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
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Trinity Haven Schlottman
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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. BACKUP MATERIAL FOR THIS AGENDA MAY BE OBTAINED FROM CHRYSTAL JACOBS, DEPARTMENT OF PLANNING, 333 NORTH RANCHO DRIVE, 3RD FLOOR, (702)-229-6301 OR ON THE CITY'S WEBPAGE AT www.lasvegasnevada.gov.

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.

7. **ANX-49991 - ANNEXATION - APPLICANT/OWNER: PINNACLE-CAPRIANA I, LLC** - For possible action on a Petition to Annex 18.10 acres at the southwest corner of Farm Road and Grand Canyon Drive (APN 125-18-301-025), Ward 6 (Ross). Staff recommends APPROVAL.

8. **ANX-50089 - ANNEXATION - APPLICANT: REALTY SPECIALISTS - OWNER: DRAGO SURVIVORS TRUST -** For possible action on a Petition to Annex 5.00 acres on the south side of Severence Lane approximately 345 feet east of Hualapai Way (APN 125-18-401-002), Ward 6 (Ross). Staff recommends APPROVAL.

9. **ANX-50100 - ANNEXATION - APPLICANT/OWNER: ISIDORO ALCAZAR** - For possible action on a Petition to Annex 0.43 acres at 6033 Rio Vista Street (APN 125-27-610-058), Ward 6 (Ross). Staff recommends APPROVAL.

10. **TMP-50062 - TENTATIVE MAP - SUMMERLIN VILLAGE 23B, PARCEL U TEVARE - APPLICANT: KB HOME NEVADA, INC. - OWNER: KB HOME LV TEVARE, LLC** - For possible action on a request for a Tentative Map FOR A 143-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 25.06 acres at the northwest corner of Fox Hill Drive and Alta Drive (APN 137-34-111-002), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin Special Land Use Designation], Ward 2 (Beers). Staff recommends APPROVAL.

11. **TMP-50086 - TENTATIVE MAP - SUMMERLIN VILLAGE 23B PARCEL W - APPLICANT: PULTE HOMES - OWNER: THE HOWARD HUGHES COMPANY, LLC** - For possible action on a request for a Tentative Map FOR A 127-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 23.78 acres on the west side of Fox Hill Drive, approximately 1,930 feet north of Alta Drive (APN 137-27-410-001), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin Special Land Use Designation], Ward 2 (Beers) [PRJ-49886]. Staff recommends APPROVAL.

12. **TMP-50088 - TENTATIVE MAP - SAHARA AT LAS VEGAS BLVD (A COMMERCIAL SUBDIVISION) - APPLICANT/OWNER: F N B N ASPEN, LLC** - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 2.04 acres at the northeast corner of Sahara Avenue and Las Vegas Boulevard (APNs 162-03-410-008, 162-04-813-070 and 071), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-49889]. Staff recommends APPROVAL.

13. **TMP-50099 - TENTATIVE MAP - SUMMERLIN VILLAGE 23B PARCEL R-S - APPLICANT: LENNAR COMMUNITIES NEVADA, LLC - OWNER: THE HOWARD HUGHES COMPANY, LLC** - For possible action on a request for a Tentative Map FOR A 175-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 40.90 acres on the east side of Fox Hill Drive, approximately 1,360 feet north of Alta Drive (portion of APN 137-27-713-001), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin Special Land Use Designation], Ward 2 (Beers) [PRJ-50058]. Staff recommends APPROVAL.

14. **TMP-50117 - TENTATIVE MAP - SUMMERLIN VILLAGE 23B PARCEL V - APPLICANT: RYLAND HOMES - OWNER: THE HOWARD HUGHES COMPANY, LLC** - For possible action on a request for a Tentative Map FOR A 112-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 25.38 acres on the west side of Fox Hill Drive, approximately 1,200 feet north of Alta Drive (APN 137-34-111-003), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin Special Land Use Designation], Ward 2 (Beers) [PRJ-49891]. Staff recommends APPROVAL.

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.

15. **SUP-49673 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BRIAN HAGER-MANY - OWNER: GREAT AMERICAN PLAZA PADS, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITHIN AN EXISTING 2,500 SQUARE-FOOT RESTAURANT AND 120 SQUARE-FOOT OUTDOOR DINING AREA WITH A WAIVER TO ALLOW A 333-FOOT SEPARATION FROM A HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED at 8390 West Sahara

Avenue, Suite #130 (APN 163-04-416-002), C-2 (General Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

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). Staff recommends APPROVAL.

17. **SUP-50074 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SAGOS PRIME, LLC - OWNER: KHJ PROPERTY HOLDINGS, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED PUB, BAR OR LOUNGE (TAVERN) WITHIN AN EXISTING 6,725 SQUARE-FOOT RESTAURANT at 2025 Village Center Circle (APN 138-19-812-017), P-C (Planned Community) Zone [VC (Village Commercial) Summerlin Special Land Use Designation], Ward 2 (Beers) [PRJ-50030]. Staff recommends APPROVAL.

18. **SUP-50075 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SAGOS PRIME, LLC - OWNER: KHJ PROPERTY HOLDINGS, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED GAMING (RESTRICTED) USE WITHIN AN EXISTING 6,725 SQUARE-FOOT RESTAURANT at 2025 Village Center Circle (APN 138-19-812-017), P-C (Planned Community) Zone [VC (Village Commercial) Summerlin Special Land Use Designation], Ward 2 (Beers) [PRJ-50030]. Staff recommends APPROVAL.

19. **SUP-50121 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SMITH'S CORPORATION - OWNER: B P CAPITAL I, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED SERVICE STATION at 7050 North Durango Drive (APN 125-20-510-011), T-C (Town Center) Zone [UC-TC (Urban Center Mixed-Use Town Center) Special Land Use Designation] [Montecito Town Center Mixed Use Commercial Land Use Designation], Ward 6 (Ross) [PRJ-49872]. Staff recommends APPROVAL.

20. **SDR-50120 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-50121 - PUBLIC HEARING - APPLICANT: SMITH'S CORPORATION - OWNER: B P CAPITAL I, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED GAS SALES CANOPY on 1.44 acres at 7050 North Durango Drive (APN 125-20-510-011), T-C (Town Center) Zone [UC-TC (Urban Center Mixed-Use Town Center) Special Land Use Designation] [Montecito Town Center Mixed Use Commercial Land Use Designation], Ward 6 (Ross) [PRJ-49872]. Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

21. **ABEYANCE - 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.

22. **ABEYANCE - 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.

23. **ABEYANCE - 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.

24. **ABEYANCE - 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.

25. **ABEYANCE - 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.

26. **ABEYANCE - 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.

27. **ABEYANCE - 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 DENIAL.

28. **ABEYANCE - SNC-49888 - STREET NAME CHANGE - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For possible action on a request for a Street Name Change FROM: ART WAY TO: JOYCE STRAUS WAY, Ward 3 (Coffin) [PRJ-49883]. Staff recommends APPROVAL.

29. **ABEYANCE - RENOTIFICATION - VAR-49497 - VARIANCE - PUBLIC HEARING - APPLICANT: AT&T - OWNER: OWNER: DRAGON 7 HENDERSON PROPERTIES, 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.

30. **ABEYANCE - RENOTIFICATION - SUP-49639 - SPECIAL USE PERMIT RELATED TO VAR-49497 - PUBLIC HEARING - APPLICANT: AT&T - OWNER: DRAGON 7 HENDERSON PROPERTIES, LLC** - 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.

31. **ABEYANCE - 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.

32. **ABEYANCE - 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 APPROVAL.

33. **ABEYANCE - TMP-49542 - TENTATIVE MAP - PUBLIC HEARING - 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 DENIAL.

34. **ABEYANCE - WVR-49873 - WAIVER RELATED TO TMP-49542 - PUBLIC HEARING - APPLICANT: D R HORTON, INC. - OWNER: D R HORTON, INC., ET AL** - For possible action on a request for a Waiver TO ALLOW A NONSTANDARD STREET DESIGN RELATED TO A 211-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION 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 DENIAL.

35. **ABEYANCE - SUP-48863 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RYLAND HOMES NEVADA, LLC - OWNER: INVESTOR EQUITY HOMES, LLC** - For possible action on a request for a Special Use Permit FOR PRIVATE STREETS WITHIN TOWN CENTER 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.

36. **ABEYANCE - WVR-48864 - WAIVER RELATED TO SUP-48863 - PUBLIC HEARING - APPLICANT: RYLAND HOMES NEVADA, LLC - OWNER: INVESTOR EQUITY HOMES, LLC** - For possible action on a request for a Waiver of Title 19.04 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; AND TO ALLOW PRIVATE STREETS TO TERMINATE IN DEAD-END STUBS WHERE CULS-DE-SAC ARE 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.

37. **ABEYANCE - SDR-48862 - SITE DEVELOPMENT PLAN RELATED TO SUP-48863 AND WVR-48864 - PUBLIC HEARING - APPLICANT: RYLAND HOMES NEVADA, LLC - 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.

38. **ABEYANCE - 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.

39. **ABEYANCE - 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.

40. **ABEYANCE - 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) 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.

41. **ZON-50095 - REZONING - PUBLIC HEARING - APPLICANT: MADISON DEVELOPMENT GROUP, LLC - OWNER: RANCHO VERDE APARTMENTS, LLC** - For possible action on a request for a Rezoning FROM: R-5 (APARTMENTS) TO: C-1 (LIMITED COMMERCIAL) on 1.2 acres at the northwest corner of Mineral Avenue and Martin L King Boulevard (APN 139-28-402-004), Ward 5 (Barlow) [PRJ-49907]. Staff recommends APPROVAL.

42. **SUP-50096 - SPECIAL USE PERMIT RELATED TO ZON-50095 - PUBLIC HEARING - APPLICANT: MADISON DEVELOPMENT GROUP, LLC - OWNER: RANCHO VERDE APARTMENTS, LLC** - For possible action on a request for a Special Use Permit FOR AN ALTERNATIVE PARKING STANDARD TO ALLOW 44 PARKING SPACES WHERE 61 IS REQUIRED AND TO ALLOW ONE LOADING ZONE SPACE WHERE TWO ARE REQUIRED FOR A PROPOSED 10,650 SQUARE-FOOT GENERAL RETAIL BUILDING on 1.2 acres at the northwest corner of Mineral Avenue and Martin L King Boulevard (APN 139-28-402-004), R-5 (Apartment) Zone [PROPOSED C-1 (Limited Commercial)], Ward 5 (Barlow) [PRJ-49907]. Staff recommends APPROVAL.

43. **SDR-50098 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-50095 AND SUP-50096 - PUBLIC HEARING - APPLICANT: MADISON DEVELOPMENT GROUP, LLC - OWNER: RANCHO VERDE APARTMENTS, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 10,665 SQUARE-FOOT GENERAL RETAIL BUILDING on 1.2 acres at the northwest corner of Martin L King Boulevard and Mineral Avenue (APN 139-28-402-004), R-5 (Apartment) Zone [PROPOSED C-1 (Limited Commercial)], Ward 5 (Barlow) [PRJ-49907]. Staff recommends APPROVAL

44. **ZON-50104 - REZONING - PUBLIC HEARING - APPLICANT: WOLF T.H., LLC - OWNER: JAMES R. MARSH** - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] TO: T-C (TOWN CENTER) on 3.96 acres at the southwest corner of Deer Springs Way and Durango Drive (APN 125-20-301-009), Ward 6 (Ross) [PRJ-49965]. Staff recommends APPROVAL.

45. **SUP-50107 - SPECIAL USE PERMIT RELATED TO ZON-50104 - PUBLIC HEARING - APPLICANT: WOLF T.H., LLC - OWNER: JAMES R. MARSH** - For possible action on a request for a Special Use Permit FOR A PROPOSED CONVENIENCE STORE (WITH FUEL PUMPS) at the southwest corner of Deer Springs Way and Durango Drive (APN 125-20-301-009), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)] [PROPOSED: GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49965]. Staff recommends DENIAL.

46. **SUP-50108 - SPECIAL USE PERMIT RELATED TO ZON-50104 AND SUP-50107 - PUBLIC HEARING - APPLICANT: WOLF T.H., LLC - OWNER: JAMES R. MARSH** - For possible action on a request for a Special Use Permit FOR AN ALTERNATIVE PARKING STANDARD TO ALLOW 28 PARKING SPACES WHERE 37 IS REQUIRED FOR A PROPOSED CONVENIENCE STORE (WITH FUEL PUMPS) AND CAR WASH, FULL SERVICE at the southwest corner of Deer Springs Way and Durango Drive (APN 125-20-301-009), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)] [PROPOSED: GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49965]. Staff recommends DENIAL.

47. **SUP-50109 - SPECIAL USE PERMIT RELATED TO ZON-50104, SUP-50107 AND SUP-50108 - PUBLIC HEARING - APPLICANT: WOLF T.H., LLC - OWNER: JAMES R. MARSH** - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT at the southwest corner of Deer Springs Way and Durango Drive (APN 125-20-301-009), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)] [PROPOSED: GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49965]. Staff recommends DENIAL.

48. **SUP-50110 - SPECIAL USE PERMIT RELATED TO ZON-50104, SUP-50107, SUP-50108 AND SUP-50109 - PUBLIC HEARING - APPLICANT: WOLF T.H., LLC - OWNER: JAMES R. MARSH** - For possible action on a request for a Special Use Permit FOR A PROPOSED LPG INSTALLATION at the southwest corner of Deer Springs Way and Durango Drive (APN 125-20-301-009), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)] [PROPOSED: GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49965]. Staff recommends DENIAL.

49. **SUP-50111 - SPECIAL USE PERMIT RELATED TO ZON-50104, SUP-50107, SUP-50108, SUP-50109 AND SUP-50110 - PUBLIC HEARING - APPLICANT: WOLF T.H., LLC - OWNER: JAMES R. MARSH** - For possible action on a request for a Special Use Permit FOR A PROPOSED GAMING ESTABLISHMENT, RESTRICTED USE at the southwest corner of Deer Springs Way and Durango Drive (APN 125-20-301-009), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)] [PROPOSED: GC-TC (General Commercial -

Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49965]. Staff recommends DENIAL.

50. **SDR-50105 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-50104, SUP-50107, SUP-50108, SUP-50109, SUP-50110 AND SUP-50111 - PUBLIC HEARING - APPLICANT: WOLF T.H., LLC - OWNER: JAMES R. MARSH** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 3,940 SQUARE-FOOT CONVENIENCE STORE (WITH FUEL PUMPS), A 1,996 SQUARE-FOOT CAR WASH, FULL SERVICE AND AN ASSOCIATED ENCROACHMENT AGREEMENT INTO THE PUBLIC RIGHT-OF-WAY, WITH A WAIVER OF THE TOWN CENTER DEVELOPMENT STANDARDS TO ALLOW THE GAS STATION TO BE LOCATED AWAY FROM PUBLIC RIGHTS-OF-WAY on 1.50 acres at the southwest corner of Deer Springs Way and Durango Drive (portion of APN 125-20-301-009), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)] [PROPOSED: GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49965]. Staff recommends DENIAL.

51. **VAR-50064 - VARIANCE - PUBLIC HEARING - APPLICANT: CORDON BLEU DE FRANCE, INC. - OWNER: SCHWIMER FAMILY TRUST** - For possible action on a request for a Variance TO ALLOW ZERO ADDITIONAL PARKING SPACES WHERE THREE IS REQUIRED on 0.16 acres at 4640 West Charleston Boulevard (APN 139-31-410-130), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.

52. **SUP-50063 - SPECIAL USE PERMIT RELATED TO VAR-50064 - PUBLIC HEARING - APPLICANT: CORDON BLEU DE FRANCE, INC - OWNER: SCHWIMER FAMILY TRUST** - For possible action on a request for a Special Use Permit FOR A PROPOSED PACKAGE LIQUOR OFF-SALE ESTABLISHMENT USE at 4640 West Charleston Boulevard (APN 139-31-410-130), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.

53. **VAR-50102 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ERIKA AYALA** - For possible action on a request for a Variance TO ALLOW A MINIMUM OF FOUR PARKING SPACES WHERE EIGHT PARKING SPACES IS REQUIRED on 0.19 acres at 2104 Sunrise Avenue (APN 139-35-812-019), R-4 (High Density Residential) Zone, Ward 3 (Coffin). Staff recommends DENIAL.

54. **VAR-50103 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ERIKA AYALA** - For possible action on a request for a Variance TO ALLOW A MINIMUM OF SIX PARKING SPACES WHERE 10 PARKING SPACES IS REQUIRED on 0.22 acres at 2100 Sunrise Avenue (APN 139-35-812-020), R-4 (High Density Residential) Zone, Ward 3 (Coffin). Staff recommends DENIAL.

55. **SCD-50073 - MAJOR DEVIATION - PUBLIC HEARING - APPLICANT/OWNER: RENEE HURDLE FAMILY TRUST** - For possible action on a request for a Major Deviation of the Summerlin Development Standards TO ALLOW AN EXISTING 10.83-FOOT BLOCK WALL WHERE EIGHT FEET IS THE MAXIMUM ALLOWED on 0.17 acres at 2121 Greenhouse Court (APN 138-19-518-030), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin Special Land Use Designation], Ward 4 (Anthony). Staff recommends DENIAL.

56. **SUP-49910 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ILAN GORODEZKI - OWNER: 1213 S LAS VEGAS BLVD, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,200 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT at 1213 South Las Vegas Boulevard (APN 162-03-112-028), C-2 (General Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

57. **SUP-50035 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SMART & FINAL PROPERTIES, LLC - OWNER: STRATA VEGAS, 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 14,400 SQUARE-FOOT GENERAL RETAIL STORE at 2305 East Bonanza Road (APN 139-26-801-002), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-49756]. Staff recommends APPROVAL.

58. **SUP-50068 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LAMCKE INVESTMENTS, INC. - OWNER: HOT SPOT NEVADA PROPERTY, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN AN EXISTING 1,716 SQUARE-FOOT CONVENIENCE STORE WITH A WAIVER TO ALLOW A 362-FOOT DISTANCE SEPARATION FROM A HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED at 4708 West Charleston Boulevard (APN-139-31-410-126) C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

59. **SUP-50069 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: YOUSIF LIMITED, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED MOTOR VEHICLE SALES (USED) USE

at 1961 East Charleston Boulevard (APNs 139-35-803-013 and 024), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-49855]. Staff recommends DENIAL.

60. **SUP-50081 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SUN LOAN COMPANY, INC. - OWNER: ALTA MIRA SHOPPING CENTER, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,540 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED, AND A 120-FOOT DISTANCE SEPARATION FROM A FINANCIAL INSTITUTION, SPECIFIED WHERE 1,000 FEET IS REQUIRED at 4950 West Craig Road, Suite #5 (APN 138-01-619-003), C-1 (Limited Commercial) Zone, Ward 4 (Anthony) [PRJ-49853]. Staff recommends DENIAL.

61. **SUP-50090 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SUSANA BARRETT, INC. - OWNER: JUAB, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 951 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH A WAIVER TO ALLOW A 60-FOOT DISTANCE SEPARATION FROM A RESIDENTIALLY ZONED PARCEL WHERE 400 FEET IS REQUIRED at 7656 West Sahara Avenue, Suite #120 (APN 163-03-415-008), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-49961]. Staff recommends DENIAL.

62. **SUP-50094 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ENTERPRISE LEASING CAR WEST - OWNER: TENAYA VEGAS PARTNERS, LP** - For possible action on a request FOR A PROPOSED AUTOMOBILE RENTAL ESTABLISHMENT on 6.28 acres at 7240 West Azure Drive, Suite #105 (APN 125-27-113-007) TC (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49849]. Staff recommends APPROVAL.

63. **SUP-50112 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WEST CHARLESTON ENRICHMENT ACADEMY - OWNER: HOWARD J & CHRISTINE S NEEDHAM** - For possible action on a request for a Special Use Permit FOR A PRIVATE SCHOOL, PRIMARY at 3216 West Charleston Boulevard, Suite B (APN 139-32-403-010), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

64. **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 TO CONVERT FOUR MULTI- FAMILY BUILDINGS TO A 9,000 SQUARE-FOOT COMMERCIAL DEVELOPMENT WITH WAIVERS TO ALLOW A FIVE-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PERIMETER AND A 20-FOOT PORTION OF THE WEST PERIMETER WHERE EIGHT FEET IS REQUIRED AND TO ALLOW A THREE-FOOT LANDSCAPE BUFFER ALONG A 50-FOOT PORTION OF THE EAST PERIMETER 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 APPROVAL.

65. **SDR-50115 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: LESLIE MARK & SAHARA STOVALL** - For possible action on a request for a Site Development Plan Review FOR A 1,700 SQUARE-FOOT ADDITION TO AN EXISTING 2,915 SQUARE-FOOT OFFICE BUILDING on 0.50 acres at 2301 Palomino Lane (APN 139-32-802-008), P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian) [PRJ-49932]. Staff recommends APPROVAL.

DIRECTOR'S BUSINESS:

66. **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:

67. 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: AUGUST 13, 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: AUGUST 13, 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: AUGUST 13, 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: AUGUST 13, 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: 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

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

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.

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

☒ **Consent** ☐ **Discussion**

SUBJECT:

ANX-49991 - ANNEXATION - APPLICANT/OWNER: PINNACLE-CAPRIANA I, LLC - For possible action on a Petition to Annex 18.10 acres at the southwest corner of Farm Road and Grand Canyon Drive (APN 125-18-301-025), Ward 6 (Ross). Staff recommends APPROVAL.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

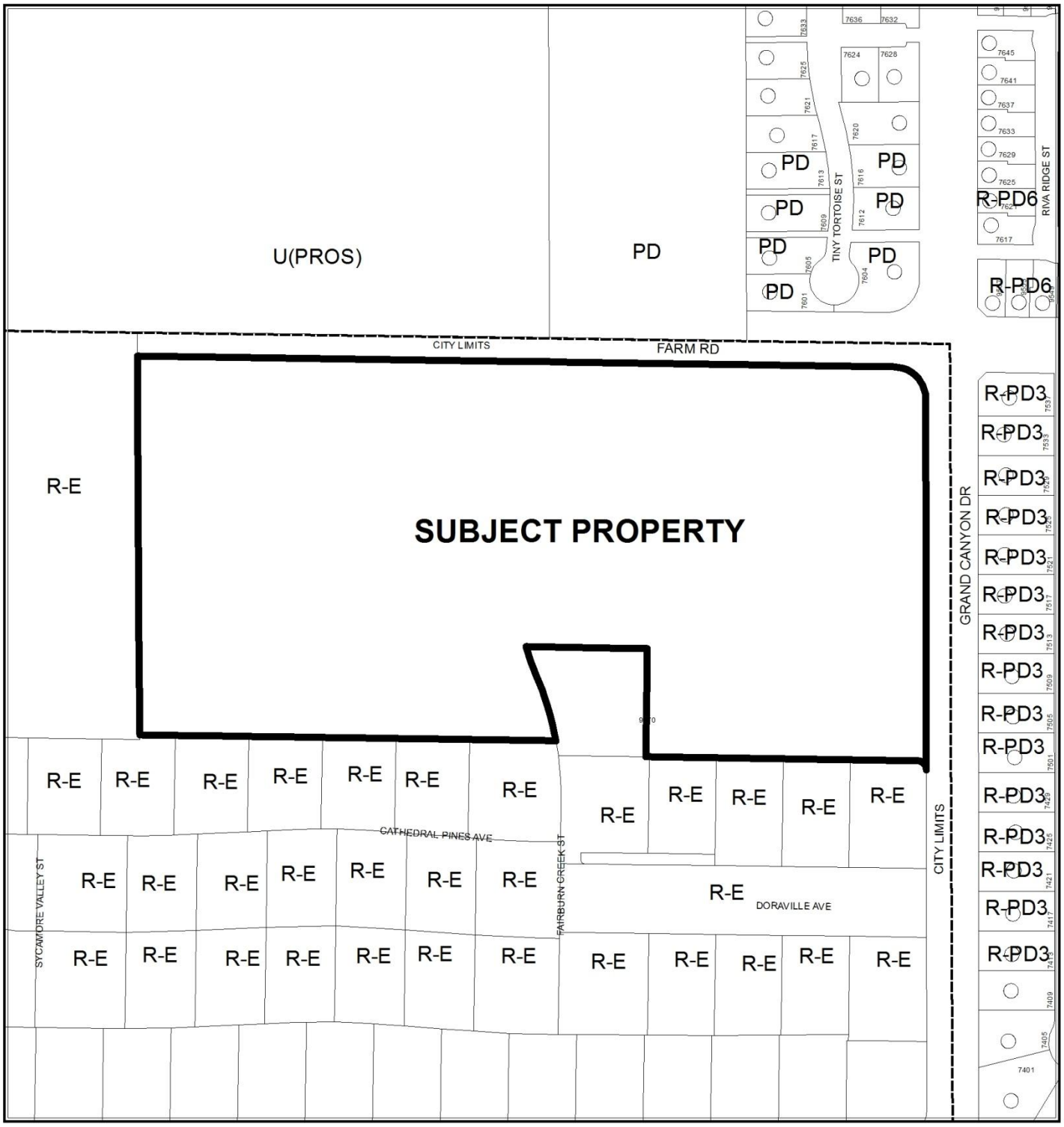
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location, Aerial and Exhibits Maps
2. Staff Report
3. Supporting Documentation
4. Photos
5. Clark County Zoning Confirmation Letter
6. Justification Letter



CASE: ANX-49991

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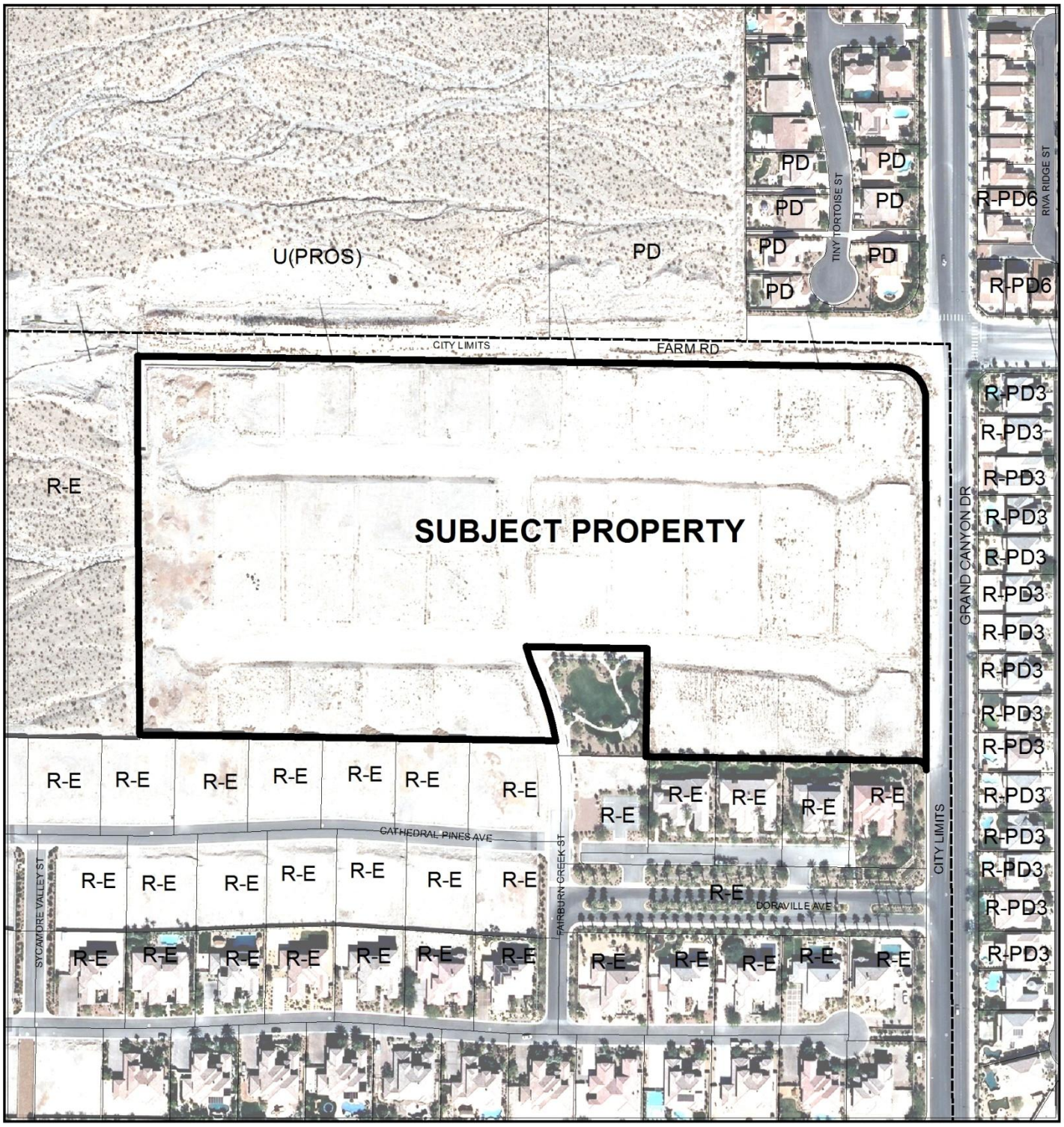

CASE: ANX-49991

0 200 400 Feet

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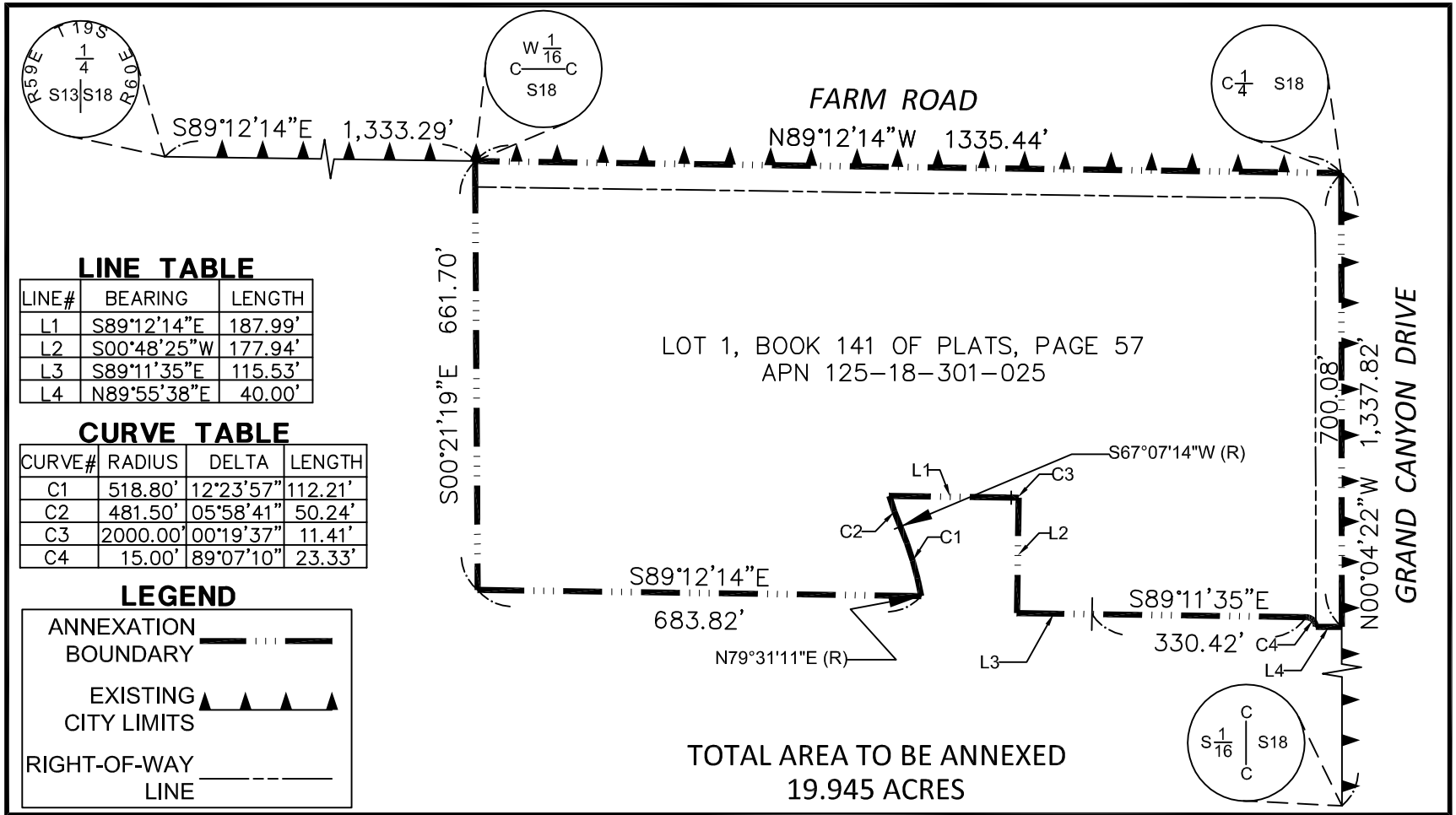


LINE TABLE

LINE#	BEARING	LENGTH
L1	S89°12'14"E	187.99'
L2	S00°48'25"W	177.94'
L3	S89°11'35"E	115.53'
L4	N89°55'38"E	40.00'

CURVE TABLE

CURVE#	RADIUS	DELTA	LENGTH
C1	518.80'	12°23'57"	112.21'
C2	481.50'	05°58'41"	50.24'
C3	2000.00'	00°19'37"	11.41'
C4	15.00'	89°07'10"	23.33'

LEGEND

ANNEXATION BOUNDARY

EXISTING CITY LIMITS

RIGHT-OF-WAY LINE

TOTAL AREA TO BE ANNEXED
19.945 ACRES

A-49991

ANNEXED TO THE CITY OF LAS VEGAS UNDER ORDINANCE NO._____

THIS MAP EXHIBIT WAS PREPARED FROM EXISTING INFORMATION AS SHOWN IN BOOK 141 OF PLATS, PAGE 57, BOOK 133 OF PLATS, PAGE 98, BOOK 127 OF PLATS, PAGE 70, AND FILE 123 OF SURVEYS, PAGE 32, ALL OF CLARK COUNTY, NEVADA, RECORDS. NO RESPONSIBILITY IS ASSUMED FOR THE CORRECTNESS OF THE INFORMATION SHOWN THEREON (ex130702.doc)

DEPARTMENT OF OPERATIONS
& MAINTENANCE
RIGHT OF WAY SECTION

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: PINNACLE-CAPRIANA I, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
ANX-49991	Staff recommends APPROVAL.	

YK

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request by the owner to have one parcel of land located at the southwest corner of Farm Road and Grand Canyon Drive containing 18.10 acres annexed into the City. The site is in conformance with NRS 268.580 requirements for annexation; therefore, staff recommends approval of the request. If denied, the property would remain in Clark County's jurisdiction.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
12/03/08	The Las Vegas City Council adopted an Inter-Local Agreement with Clark County regarding the annexation process to be used in the northwest area of the City.

Most Recent Change of Ownership	
09/15/04	A deed was recorded for a change in ownership.

Field Check	
07/08/13	Staff visited the site and found a disturbed desert parcel free of trash and debris.

Details of Application Request	
Site Area	
Gross Acres	18.10

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	RL (Residential Low) Clark County	R-D (Suburban Estates Residential District) Clark County
North	Undeveloped	U(PR-OS) Undeveloped (Park/Recreation/Open Space)	U(PR-OS) Undeveloped (Park/Recreation/Open Space)
	Single Family, Detached	PD (Planned Development)	PD (Planned Development)

YK

South	Undeveloped Single Family, Detached	RNP (Rural Neighborhood Preservation) Clark County	R-E (Rural Estates Residential District) Clark County
East	Single Family, Detached	R (Rural Density Residential)	R-PD3 [Residential-Planned Development (Three Units Per Acre)]
West	Undeveloped	RL (Residential Low) Clark County	R-E (Rural Estates Residential District) Clark County

ANALYSIS

This property is in an area considered to be appropriate for annexation in that it meets the provisions of NRS 268.580 No. 2(b), which states, "Not less than one-eighth of the aggregate external boundaries must be contiguous to the boundaries of the annexing city." The site currently is undeveloped. The parcel has a RL (Residential Low) land use designation and an R-E (Rural Estates Residential District) zoning designation from Clark County and is located within Area B of the Inter Local Agreement Overlay. If annexed, the property would have a General Plan designation of DR (Desert Rural Density Residential) with a zoning designation of R-E (Rural Estates).

FINDINGS

In the event the annexation is approved, additional entitlements may be required for future development of the property upon development, appropriate right-of-way dedications, street improvements; connection to City sewer, drainage plan/studies and traffic mitigation commitments may be required. As the subject property meets NRS requirements pertaining to annexations and is consistent with the land use designations utilized in the city, staff recommends approval.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 45

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

YK

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **ANX-49991** APN: 125-18-301-025

Name of Property Owner: Pinnacle-Capriana I, LLC

Name of Applicant: Pinnacle-Capriana I, LLC

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: FRANK B. WYATT, PRES.

Subscribed and sworn before me

This 17th day of June, 2013

Debra A. Apple

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DEBRA A. APPLE
No: 97-2729-1
My Appointment Expires July 13, 2013

RECEIVED

JUN 20 2013

City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Annexation

Project Address (Location) Farm and Grand Canyon

Project Name North Creek **Proposed Use**

Assessor's Parcel #(s) 125-18-301-025 **Ward #**

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

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

Gross Acres 18.1 **Lots/Units** _____ **Density** _____

Additional Information _____

RECEIVED
CITY CLERK
2013 JUN 25 A 11:31

PROPERTY OWNER Pinnacle-Capriana I, LLC **Contact** Frank Wyatt

Address 8080 W. Sahara Avenue, Suite D **Phone:** (702) 228-0720 **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89117

E-mail Address _____

APPLICANT Pinnacle-Capriana, I LLC **Contact** Frank Wyatt

Address 8080 W. Sahara Avenue, Suite D **Phone:** (702) 228-0720 **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89117

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

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 G. WYATT, PRES.

Subscribed and sworn before me

This 17th day of June, 2013.

Debra A. Apple

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DEBRA A. APPLE
No: 97-2729-1
My Appointment Expires July 13, 2013

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	ANX-49991
Meeting Date:	8/13/13
Total Fee:	$330.00
Date Received:*	6/20/13
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.

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

RECEIVED
JUN 20 2013
City of Las Vegas
Department of Planning



ANX-49991 - APPLICANT/OWNER: PINNACLE-CAPRIANA I, LLC
SOUTHWEST CORNER OF FARM ROAD AND GRAND CANYON DRIVE

07/08/11



ANX-49991 - APPLICANT/OWNER: PINNACLE-CAPRIANA I, LLC
SOUTHWEST CORNER OF FARM ROAD AND GRAND CANYON DRIVE

07/08/11

Department of Comprehensive Planning

500 S Grand Central Pky • Box 551744 • Las Vegas NV 89155-1744
(702) 455-4314 • Fax (702) 455-3271

Nancy Lipski, Director

July 22, 2013

City of Las Vegas, Dept. of Planning
Attn: Yorgo Kagafas, Sr. Planner
333 North Rancho Drive, 3rd Floor
Las Vegas, NV 89106

ZL-0546-13, ANX-49991
APN: 125-18-301-025

To Whom It May Concern:

The above-referenced parcel is located in the R-D (Suburban Estates Residential) zoning district.

Enclosed are copies of the land use applications (submitted) for this property.

The complete zoning code is available on-line. You can view the Clark County web site at www.clarkcountynv.gov. You can find the Comprehensive Planning Department under the "Departments" tab, "Comprehensive Planning." From there, click on "Title 30" under the Explore tab on the right hand side, which is the zoning code, separated by chapter. Chapter 30.44 lists each use and identifies the zoning districts in which it is permitted, along with any related conditions. Alternatively, Appendix F lists all of the permitted uses within each zoning district. Specific development standards per the zoning district can be found in Chapter 30.40, which must be used in conjunction with general development standards found in Chapter 30.56. Please see Chapter 30.48 to review development requirements in this overlay district, if applicable. Parking standards are located in Chapter 30.60 and landscaping and screening standards can be found in Chapter 30.64. If you are unable to access this information via the internet, please call our office for assistance.

If we can be of further assistance to you on this matter, please do not hesitate to contact our office.

Sincerely,

Robert J Klein

ROBERT J. KLEIN
SENIOR PLANNER

RECEIVED
JUL 22 2013
City of Las Vegas
Department of Planning

RXK: mc

BOARD OF COUNTY COMMISSIONERS
STEVE SISOLAK, Chairman • LARRY BROWN, Vice Chairman
SUSAN BRAGER • TOM COLLINS • CHRIS GIUNCHIGLIANI • MARY BETH SCOW • LAWRENCE WEEKLY
DONALD G. BURNETTE, County Manager

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

PIN0402-004

June 20, 2013

Doug Rankin
City of Las Vegas

SUBJECT: **North Creek**
Justification Letter for an Annexation (APN 125-18-301-025)

Slater Hanifan Group, on behalf of the applicant, Pinnacle Homes, respectfully submits this justification letter for a request to annex the subject parcel into the City of Las Vegas.

The subject development is comprised of 18.1 ± gross acres and is located at the southwest corner of Grand Canyon Drive and Farm Road within Clark County, Nevada.

The applicant has met with City officials who requested the request for annexation. Note the site will be served by City of Las Vegas sewer.

Please contact me at 284-5300 if you have any questions regarding these applications.
Sincerely,

Slater Hanifan Group, Inc.

Todd Steadham

Todd Steadham, PE
Associate

CC:
Frank Wyatt, Pinnacle Homes
Chelsea Peltier, SHG

RECEIVED

JUN 20 2013

City of Las Vegas
Department of Planning

5740 S. Arville Street #216, Las Vegas, NV 89118 ph (702) 284-5300 fax (702) 284-5399

ANX-49991

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

☒ **Consent** ☐ **Discussion**

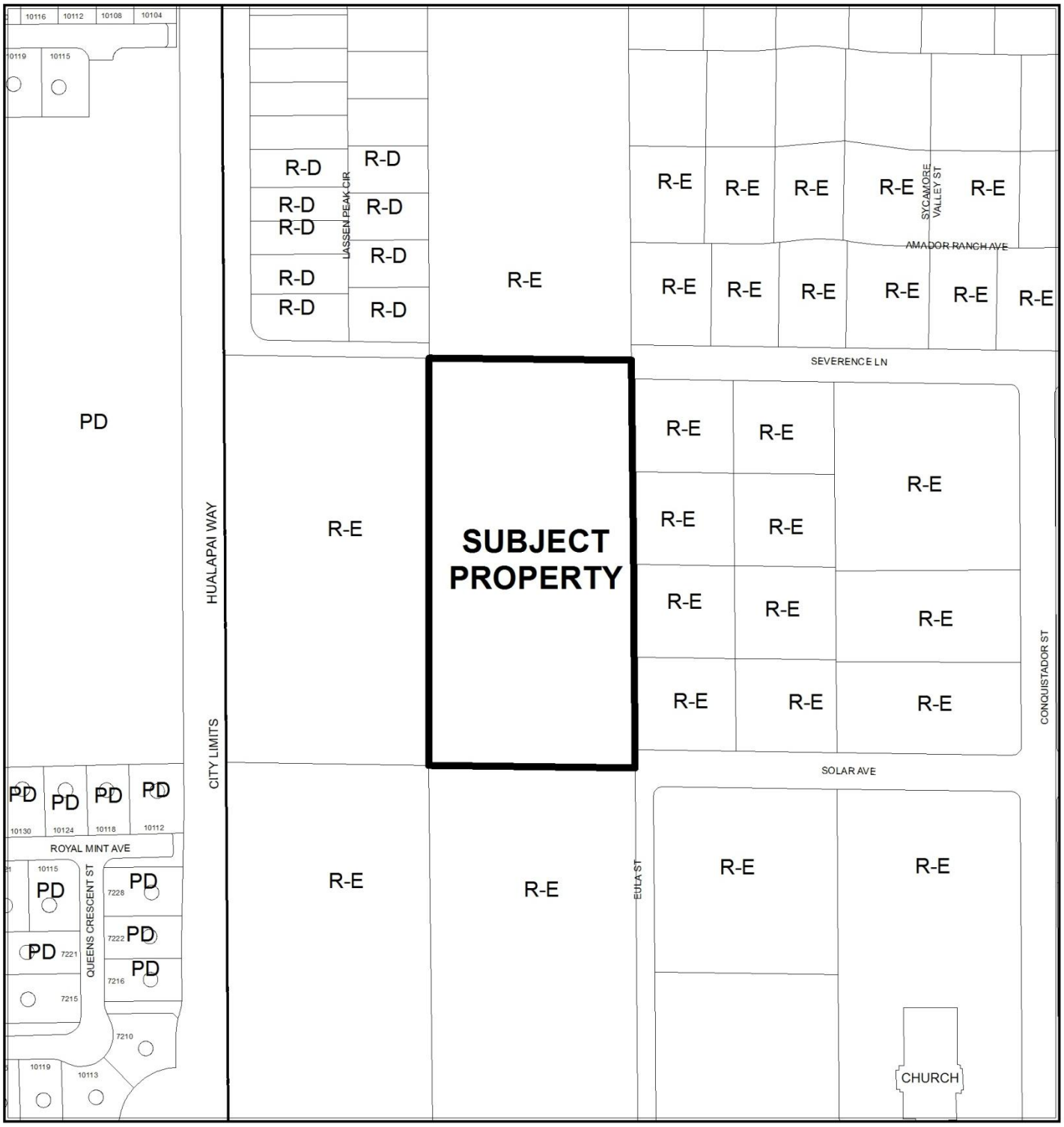
SUBJECT:
ANX-50089 - ANNEXATION - APPLICANT: REALTY SPECIALISTS - OWNER: DRAGO SURVIVORS TRUST - For possible action on a Petition to Annex 5.00 acres on the south side of Severence Lane approximately 345 feet east of Hualapai Way (APN 125-18-401-002), Ward 6 (Ross). Staff recommends APPROVAL.

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.

BACKUP DOCUMENTATION:
1. Location, Aerial and Exhibit Maps
2. Staff Report
3. Supporting Documentation
4. Photo
5. Clark County Zoning Confirmation Letter
6. Justification Letter



CASE: ANX-50089

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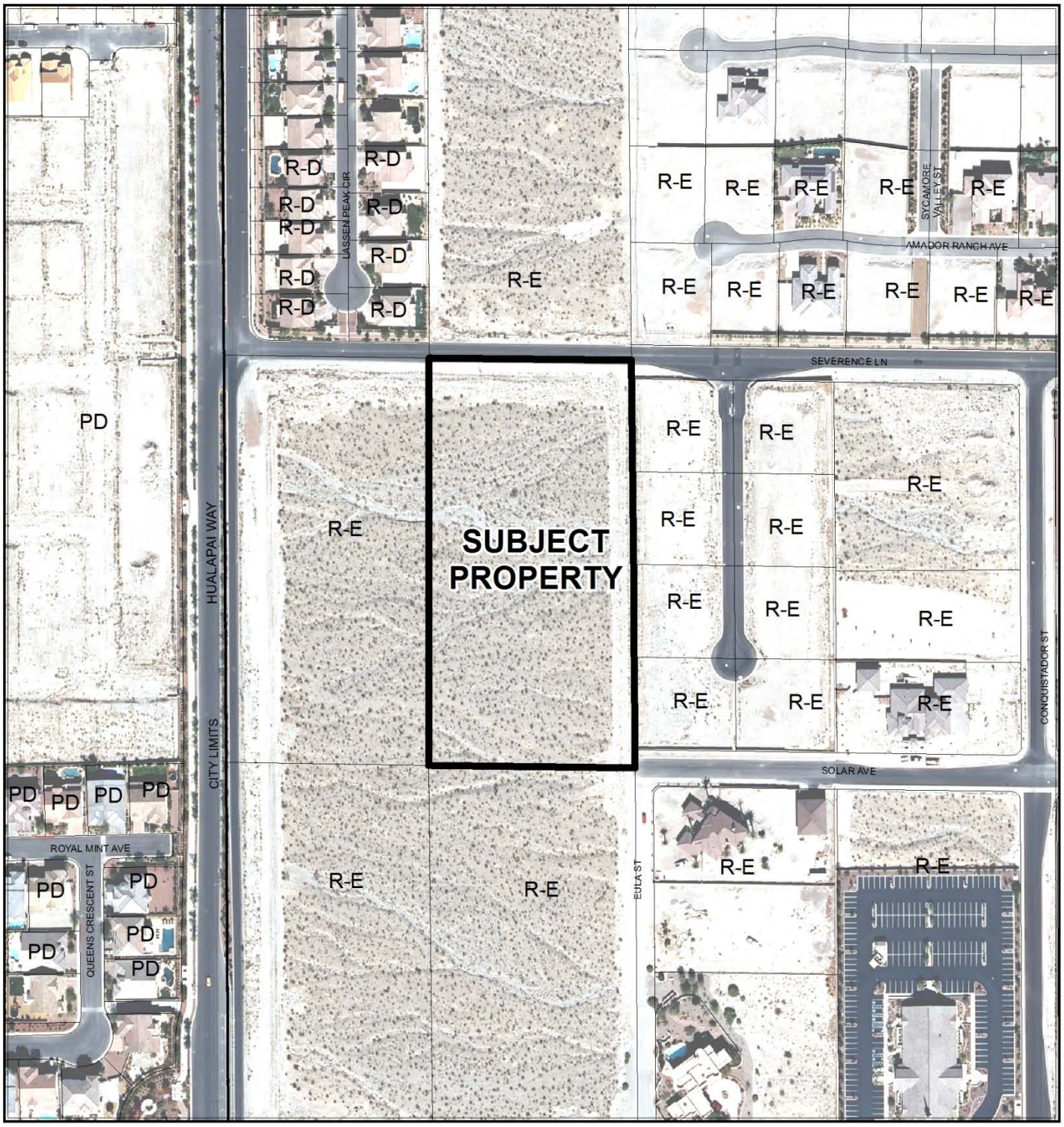
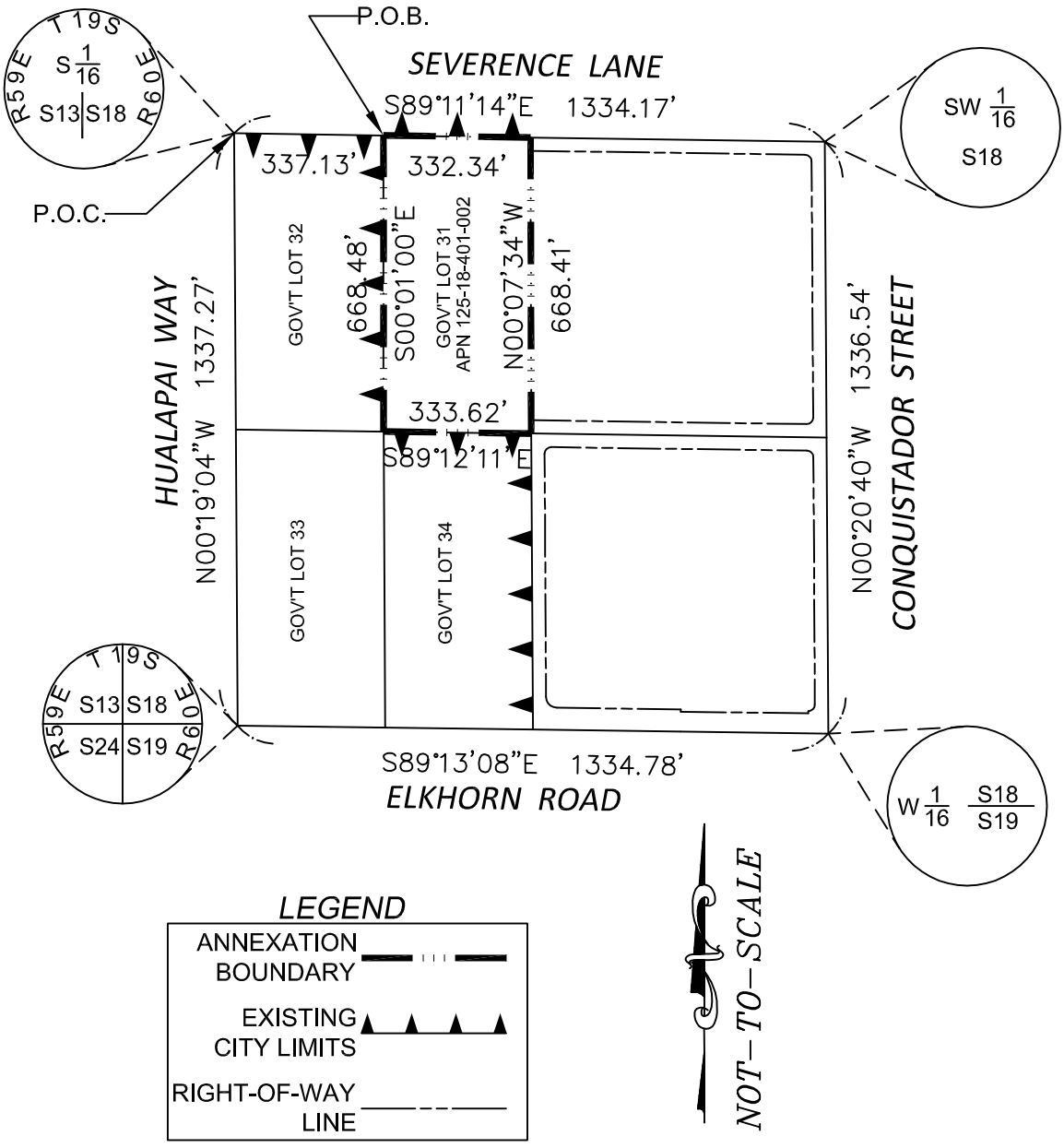


CASE: ANX-50089

0 200 400 Feet

N



TOTAL AREA TO BE ANNEXED
222,554 SQ. FT (5.109 ACRES)

A-50089

ANNEXED TO THE CITY OF LAS VEGAS UNDER ORDINANCE NO._____

THIS MAP EXHIBIT WAS PREPARED FROM EXISTING INFORMATION AS SHOWN IN FILE 123 OF SURVEYS, PAGE 32, BOOK 127 OF PLATS, PAGE 70, AND BOOK 127 OF PLATS, PAGE 24, ALL OF CLARK COUNTY, NEVADA, RECORDS. NO RESPONSIBILITY IS ASSUMED FOR THE CORRECTNESS OF THE INFORMATION SHOWN THEREON (ex130704.doc)

DEPARTMENT OF OPERATIONS
& MAINTENANCE
RIGHT OF WAY SECTION

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: REALTY SPECIALISTS - OWNER: DRAGO SURVIVORS TRUST

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
ANX-50089	Staff recommends APPROVAL.	

YK

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request by the owner to have one parcel of land approximately 345 feet east of the southeast corner of Severence Lane and Hualapai Way containing 5.00 acres annexed into the City. The site is in conformance with NRS 268.580 requirements for annexation; therefore, staff recommends approval of the request. If denied, the property would remain in Clark County's jurisdiction.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
12/03/08	The Las Vegas City Council adopted an Inter-Local Agreement with Clark County regarding the annexation process to be used in the northwest area of the City.

Most Recent Change of Ownership	
05/28/13	A deed was recorded for a change in ownership.

Field Check	
07/08/13	Staff visited the site and found an undisturbed desert parcel free of trash and debris.

Details of Application Request	
Site Area	
Gross Acres	5.0

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	RL (Residential Low) Clark County Proposed City of Las Vegas RPN (Rural Neighborhood Preservation)	R-E (Rural Estates Residential District) Clark County Proposed City of Las Vegas R-E (Rural Estates)

North	Undeveloped	RL (Residential Low) Clark County Proposed City of Las Vegas RPN (Rural Neighborhood Preservation)	R-E (Rural Estates Residential District) Clark County Proposed City of Las Vegas R-E (Rural Estates)
South	Undeveloped	RL (Residential Low) Clark County Proposed City of Las Vegas RPN (Rural Neighborhood Preservation)	R-E (Rural Estates Residential District) Clark County Proposed City of Las Vegas R-E (Rural Estates)
East	Undeveloped	RNP (Rural Neighborhood Preservation) Clark County	R-E (Rural Estates Residential District) Clark County
West	Undeveloped	RL (Residential Low) Clark County Proposed City of Las Vegas RPN (Rural Neighborhood Preservation)	R-E (Rural Estates Residential District) Clark County Proposed City of Las Vegas R-E (Rural Estates)

ANALYSIS

This property is in an area considered to be appropriate for annexation in that it meets the provisions of NRS 268.580 No. 2(b), which states, "Not less than one-eighth of the aggregate external boundaries must be contiguous to the boundaries of the annexing city." The site currently is undeveloped. The parcel has a RL (Residential Low) land use designation and an R-E (Rural Estates Residential District) zoning designation from Clark County and is located within Area B of the Inter Local Agreement Overlay. If annexed, the property would have a General Plan designation of RPN (Rural Neighborhood Preservation) designation, with a zoning designation of R-E (Rural Estates). If approved, this parcel would go to City Council in Ordinance form in conjunction with ANX-49618.

FINDINGS

In the event the annexation is approved, additional entitlements may be required for future development of the property upon development, appropriate right-of-way dedications, street improvements; connection to City sewer, drainage plan/studies and traffic mitigation commitments may be required. As the subject property meets NRS requirements pertaining to annexations and is consistent with the land use designations utilized in the city, staff recommends approval.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 36

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **ANX-50089** APN: 125-18-401-002

Name of Property Owner: Mary Jane Hayes, Trustee of the Drago Survivor's Trust

Name of Applicant: Realty Specialists

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: _____

RECEIVED
JUN 27 2013

Signature of Property Owner: Mary Jane Hayes

Print Name: Mary Jane Hayes

Subscribed and sworn before me

This 10 day of JUNE, 2013

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DANE S. HALOVICH
No: 06-107101-1
My Appointment Expires March 1 2014

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

CITY CLERK Angela Ciolli
2013 JUL 1 P 4:10

Application/Petition For: Annexation

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

Project Name _____ **Proposed Use** RESIDENTIAL

Assessor's Parcel #(s) 125-18-401-002 **Ward #** 6

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

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

Gross Acres 5 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Mary Jane Hayes, Drago Survivor's **Contact** Mary Jane Hayes
Address 2612 Ashby Ave **Phone:** _____ **Fax:** _____
City LAS VEGAS **State** NEVADA **Zip** 89102
E-mail Address _____

APPLICANT Realty Specialists **Contact** Mike Longi
Address 9494 W. Flamingo Rd. #102 **Phone:** (702) 221-8070 **Fax:** (702) 221-8073
City LAS VEGAS **State** NEVADA **Zip** 89147
E-mail Address Mike@planetforsale.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

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* Mary Jane Hayes

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

Print Name Mary Jane Hayes

Subscribed and sworn before me

This 27 day of JUNE, 20 13.

RECEIVED JUN 27 2013

Notary Public in and for said County and State

NOTARY PUBLIC STATE OF NEVADA County of Clark DANE S. HALOVICH No: 06-107101-1 My Appointment Expires March 1 2014

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	ANX-50089
Meeting Date:	8-13-13
Total Fee:	330 00
Date Received:*	6-27-13
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.



ANX-50089 - APPLICANT: REALTY SPECIALISTS - OWNER: DRAGO SURVIVORS TRUST
SOUTH SIDE OF SEVERENCE LANE APPROXIMATELY 345 FEET EAST OF HUALAPAI WAY

07/08/11

Department of Comprehensive Planning

500 S Grand Central Pky • Box 551744 • Las Vegas NV 89155-1744
(702) 455-4314 • Fax (702) 455-3271

Nancy Lipski, Director

July 22, 2013

City of Las Vegas, Dept. of Planning
Attn: Yorgo Kagafas, Sr. Planner
333 North Rancho Drive, 3rd Floor
Las Vegas, NV 89106

ZL-0545-13 ANX-50089
APN: 125-18-401-002

To Whom It May Concern:

The above-referenced parcel is located in the R-E (Rural Estates Residential) zoning district, and is located in the RNP-1 Residential Neighborhood Preservation Overlay District.

Enclosed are copies of the land use applications approved (submitted) for this property.

The complete zoning code is available on-line. You can view the Clark County web site at www.clarkcountynv.gov. You can find the Comprehensive Planning Department under the "Departments" tab, "Comprehensive Planning." From there, click on "Title 30" under the Explore tab on the right hand side, which is the zoning code, separated by chapter. Chapter 30.44 lists each use and identifies the zoning districts in which it is permitted, along with any related conditions. Alternatively, Appendix F lists all of the permitted uses within each zoning district. Specific development standards per the zoning district can be found in Chapter 30.40, which must be used in conjunction with general development standards found in Chapter 30.56. Please see Chapter 30.48 to review development requirements in this overlay district, if applicable. Parking standards are located in Chapter 30.60 and landscaping and screening standards can be found in Chapter 30.64. If you are unable to access this information via the internet, please call our office for assistance.

If we can be of further assistance to you on this matter, please do not hesitate to contact our office.

Sincerely,

MELISSA CANDEK
PLANNER

RECEIVED
JUL 22 2013
City of Las Vegas
Department of Planning

MXC:mc

BOARD OF COUNTY COMMISSIONERS
STEVE SISOLAK, Chairman • LARRY BROWN, Vice Chairman
SUSAN BRAGER • TOM COLLINS • CHRIS GIUNCHIGLIANI • MARY BETH SCOW • LAWRENCE WEEKLY
DONALD G. BURNETTE, County Manager

Triton
Engineering

June 25, 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 Parcel# 125-18-401-002

Dear Mr. Rankin:

As representatives of Mary Hayes we respectfully request annexation in the above mentioned parcel. The subject property is located within Clark County, Nevada.

The area proposed to be annexed contains 1 individual parcel. 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
JUN 27 2013
ANX-50089

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: AUGUST 13, 2013

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

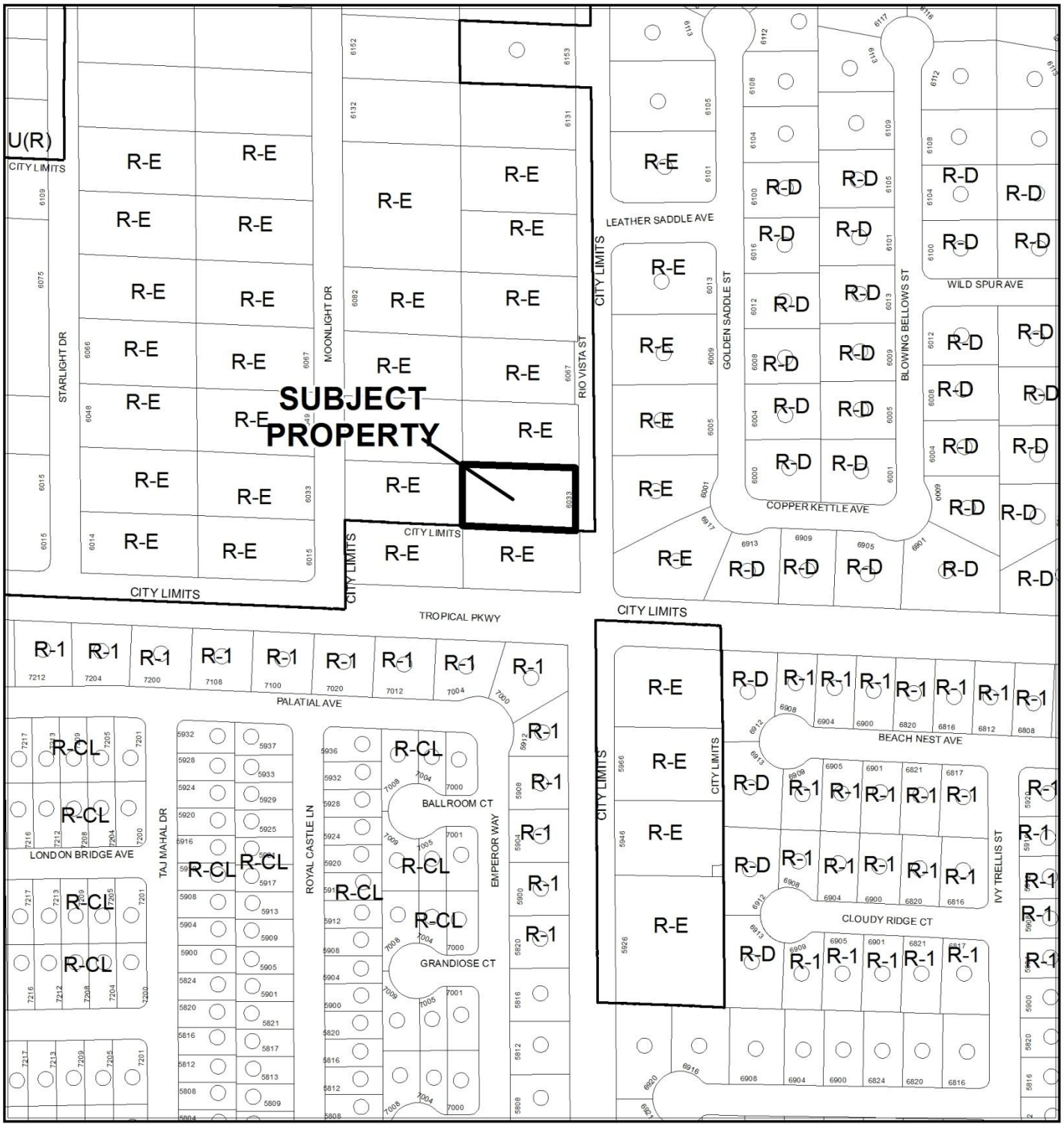
SUBJECT:
ANX-50100 - ANNEXATION - APPLICANT/OWNER: ISIDORO ALCAZAR - For possible action on a Petition to Annex 0.43 acres at 6033 Rio Vista Street (APN 125-27-610-058), Ward 6 (Ross). Staff recommends APPROVAL.

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.

BACKUP DOCUMENTATION:
1. Location, Aerial and Exhibit Maps
2. Staff Report
3. Supporting Documentation
4. Photos
5. Clark County Zoning Confirmation Letter
6. Justification Letter



CASE: ANX-50100

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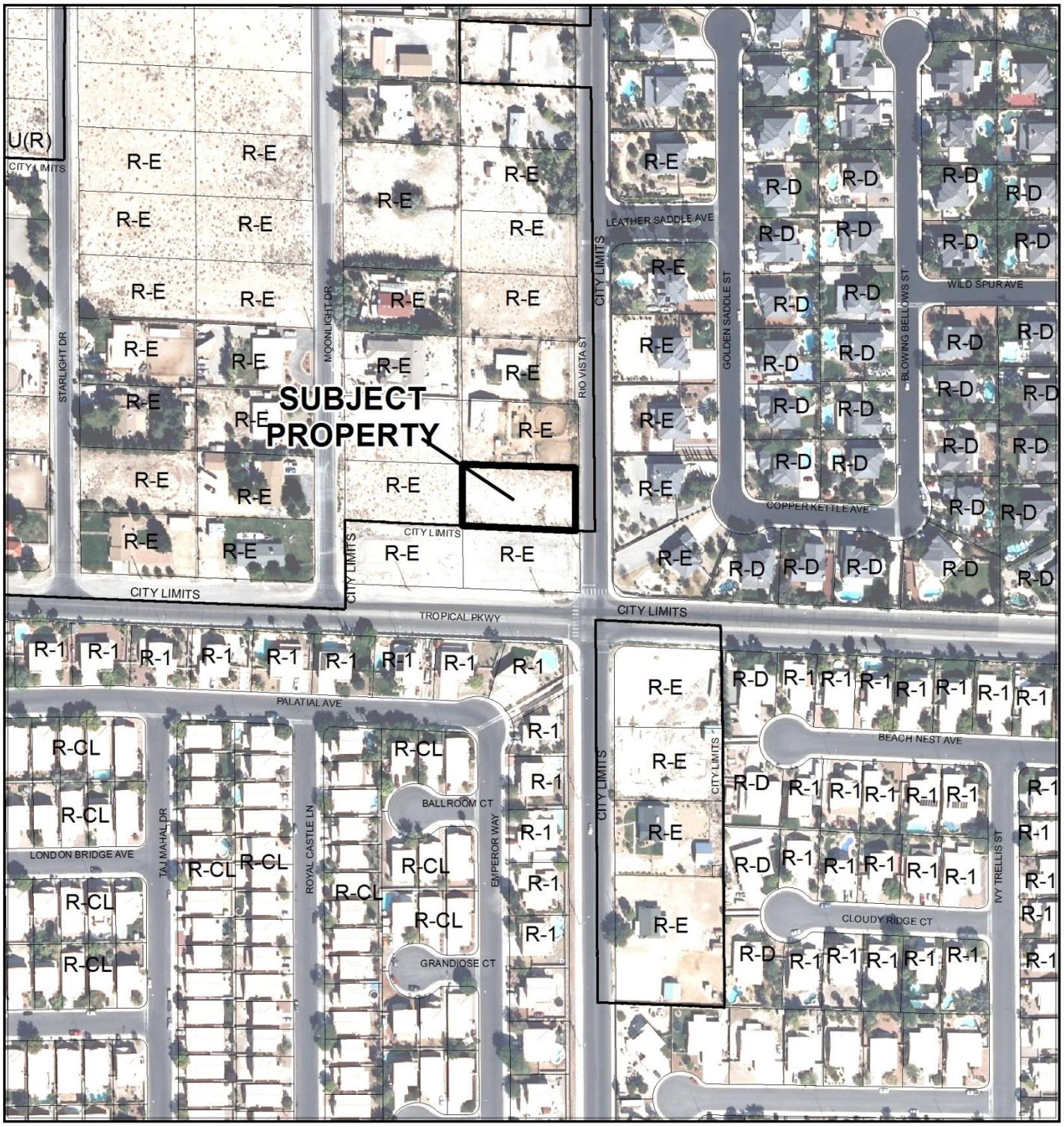

CASE: ANX-50100

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Feet

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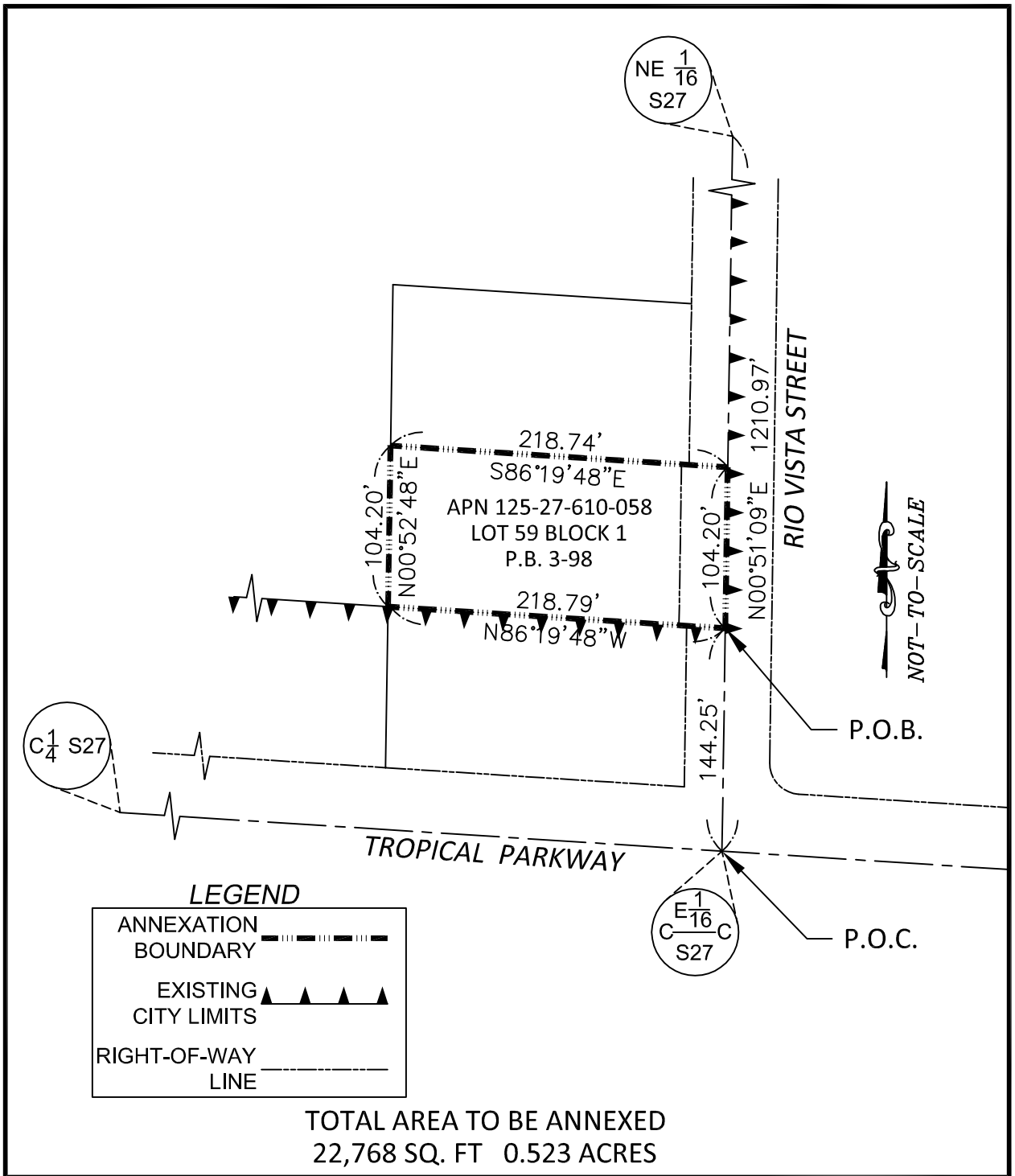


TOTAL AREA TO BE ANNEXED
22,768 SQ. FT 0.523 ACRES

ANX-50100

ANNEXED TO THE CITY OF LAS VEGAS UNDER ORDINANCE NO._____

THIS MAP EXHIBIT WAS PREPARED FROM EXISTING INFORMATION AS SHOWN IN BOOK 3 OF PLATS, PAGE 98, OF CLARK COUNTY, NEVADA, RECORDS. NO RESPONSIBILITY IS ASSUMED FOR THE CORRECTNESS OF THE INFORMATION SHOWN THEREON (ex130703.doc)

DEPARTMENT OF OPERATIONS
& MAINTENANCE
RIGHT OF WAY SECTION

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: ISIDORO ALCAZAR

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
ANX-50100	Staff recommends APPROVAL.	

YK

Staff Report Page One
August 13, 2013 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request by the owner to have one parcel of land located at 6033 Rio Vista Street containing 0.43 acres annexed into the City. The site is in conformance with NRS 268.580 requirements for annexation; therefore, staff recommends approval of the request. If denied, the property would remain in Clark County's jurisdiction.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
12/03/08	The Las Vegas City Council adopted an Inter-Local Agreement with Clark County regarding the annexation process to be used in the northwest area of the City.

Most Recent Change of Ownership	
06/19/13	A deed was recorded for a change in ownership.

Field Check	
07/08/13	Staff visited the site and found a fenced parcel with some graffiti, weeds and trash throughout the site.

Details of Application Request	
Site Area	
Gross Acres	.43

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	RL (Residential Low) Clark County	R-E (Rural Estates Residential District) Clark County
North	Single Family, Detached	RL (Residential Low) Clark County	R-E (Rural Estates Residential District) Clark County

YK

South	Undeveloped	R (Rural Density Residential)	R-E (Rural Estates)
East	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Rural Estates)
West	Undeveloped	RL (Residential Low) Clark County	R-E (Rural Estates Residential District) Clark County

ANALYSIS

This property is in an area considered to be appropriate for annexation in that it meets the provisions of NRS 268.580 No. 2(b), which states, "Not less than one-eighth of the aggregate external boundaries must be contiguous to the boundaries of the annexing city." The site currently is undeveloped. The parcel has a RL (Residential Low) land use designation and an R-E (Rural Estates Residential District) zoning designation from Clark County. Although included in the Inter-Local Agreement with Clark County for annexation, this parcel is not located in either of the excepted areas. If annexed, the property would have a General Plan designation of R (Rural Density Residential) designation, with a zoning designation of R-E (Rural Estates).

FINDINGS

In the event the annexation is approved, additional entitlements may be required for future development of the property upon development, appropriate right-of-way dedications, street improvements; connection to City sewer, drainage plan/studies and traffic mitigation commitments may be required. As the subject property meets NRS requirements pertaining to annexations and is consistent with the land use designations utilized in the city, staff recommends approval.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 21

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

YK

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **ANX-50100** APN: 125-27-610-058

Name of Property Owner: Isidoro Alcazar

Name of Applicant: Isidoro Alcazar

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: Isidoro Alcazar.

Subscribed and sworn before me

This 27 day of June, 2013

_____

Notary Public in and for said County and State

ANGELICA CASTRO
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 02-08-16
Certificate No: 12-7002-1

RECEIVED
JUN 27 2013
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

RECEIVED
CITY CLERK
Angela Coll
2013 JUL -1 P 4:10

Application/Petition For: Annex to City Zoning

Project Address (Location) 6033 Rio Vista Las Vegas, NV 89130

Project Name Alcazar Residence **Proposed Use** RE

Assessor's Parcel #(s) 125-27-610-058 **Ward #** _____

General Plan: existing _____ proposed _____ **X Zoning:** existing County proposed city

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

Gross Acres 1.43 **Lots/Units** 1 **Density** _____

Additional Information _____

PROPERTY OWNER Isidoro Alcazar **Contact** _____

Address 720 Cactus Lane **Phone:** 702-336-4721 **Fax:** 888-600-0450

City Las Vegas **State** NV **Zip** 89107

E-mail Address Isidoroalcazar@yahoo.com

APPLICANT Isidoro Alcazar **Contact** _____

Address 720 Cactus Lane **Phone:** 702-336-4721 **Fax:** 888-600-0450

City Las Vegas **State** NV **Zip** 89107

E-mail Address Isidoro Alcazar@yahoo.com

REPRESENTATIVE N/A **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 Isidoro Alcazar

Subscribed and sworn before me

This 27 day of June, 20 13.

_____

Notary Public in and for said County and State

RECEIVED
JUN 27 2013
City of Las Vegas
Department of Planning

ANGELICA CASTRO
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 02-08-16
Certificate No: 12-7002-1

FOR DEPARTMENT USE ONLY

Case #	ANX-50100
Meeting Date:	8/13/13
Total Fee:	$330.00
Date Received:*	6/27/13
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.



ANX-50100 - APPLICANT/OWNER: ISIDORO ALCAZAR
6033 RIO VISTA STREET

07/08/11



ANX-50100 - APPLICANT/OWNER: ISIDORO ALCAZAR
6033 RIO VISTA STREET

07/08/11

Department of Comprehensive Planning

500 S Grand Central Pky • Box 551744 • Las Vegas NV 89155-1744
(702) 455-4314 • Fax (702) 455-3271

Nancy Lipski, Director

July 22, 2013

City of Las Vegas, Dept. of Planning
Attn: Yorgo Kagafas, Sr. Planner
333 North Rancho Drive, 3rd Floor
Las Vegas, NV 89106

ZL-0544-13, ANX-50100
APN: 125-27-610-058

To Whom It May Concern:

The above-referenced parcel is located in the R-E (Rural Estates Residential) zoning district.

Enclosed are copies the of the land use application approved (submitted) for this property.

The complete zoning code is available on-line. You can view the Clark County web site at www.clarkcountynv.gov. You can find the Comprehensive Planning Department under the "Departments" tab, "Comprehensive Planning." From there, click on "Title 30" under the Explore tab on the right hand side, which is the zoning code, separated by chapter. Chapter 30.44 lists each use and identifies the zoning districts in which it is permitted, along with any related conditions. Alternatively, Appendix F lists all of the permitted uses within each zoning district. Specific development standards per the zoning district can be found in Chapter 30.40, which must be used in conjunction with general development standards found in Chapter 30.56. Please see Chapter 30.48 to review development requirements in this overlay district, if applicable. Parking standards are located in Chapter 30.60 and landscaping and screening standards can be found in Chapter 30.64. If you are unable to access this information via the internet, please call our office for assistance.

If we can be of further assistance to you on this matter, please do not hesitate to contact our office.

Sincerely,

For: CHARLES O'NEILL
PLANNER

RECEIVED
JUL 22 2013
City of Las Vegas
Department of Planning

CRO: mc

BOARD OF COUNTY COMMISSIONERS
STEVE SISOLAK, Chairman • LARRY BROWN, Vice Chairman
SUSAN BRAGER • TOM COLLINS • CHRIS GIUNCHIGLIANI • MARY BETH SCOW • LAWRENCE WEEKLY
DONALD G. BURNETTE, County Manager

County will not let me use
~~ex~~ current septic sistem
Nide to Annex to city to conect to
city sewer Line
I will bild single familly residence

[signature] 6-27-13

RECEIVED
JUN 27 2013
City of Las Vegas
Department of Planning
ANX-50100

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

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

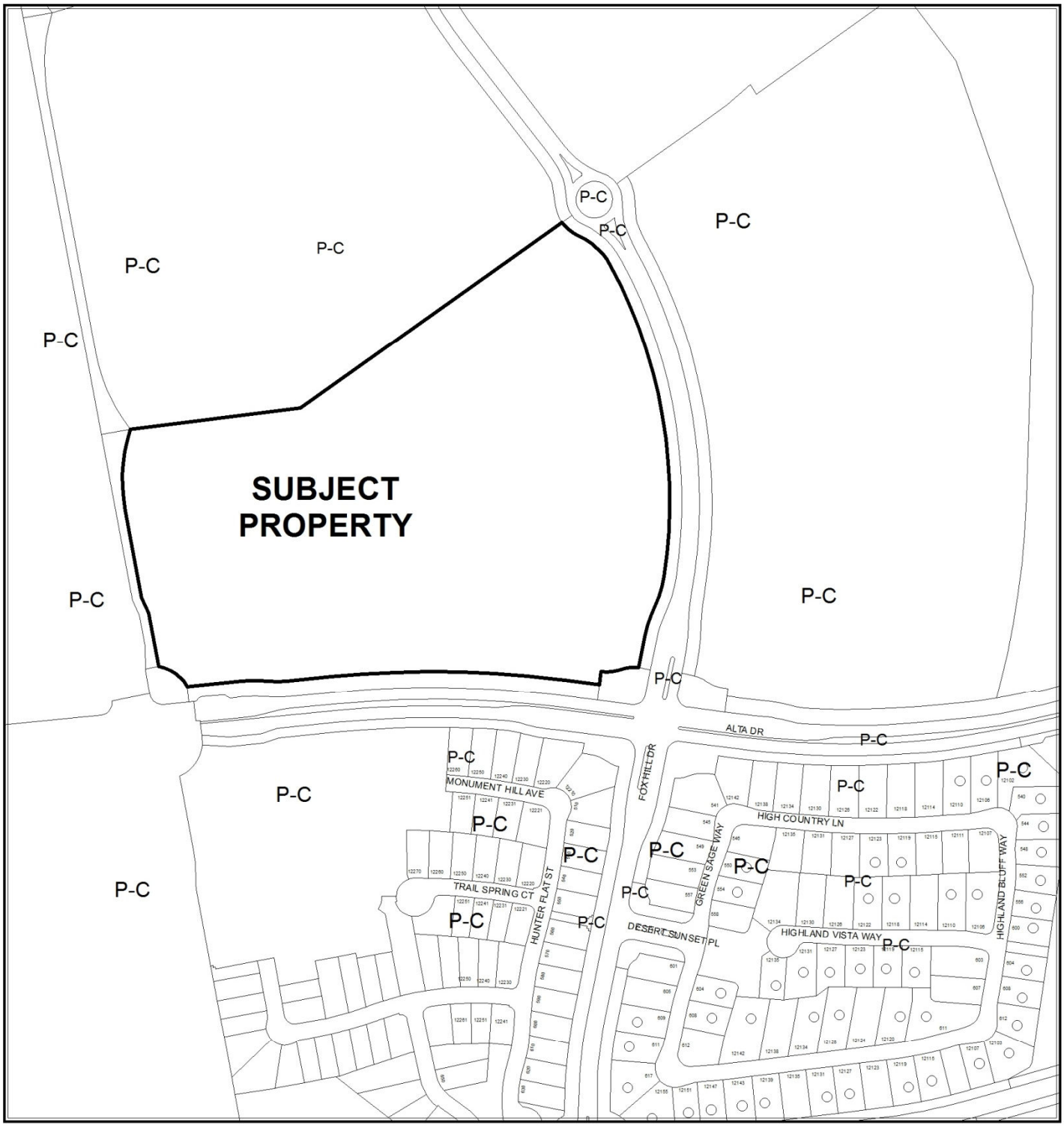
SUBJECT:
TMP-50062 - TENTATIVE MAP - SUMMERLIN VILLAGE 23B, PARCEL U TEVARE - APPLICANT: KB HOME NEVADA, INC. - OWNER: KB HOME LV TEVARE, LLC - For possible action on a request for a Tentative Map FOR A 143-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 25.06 acres at the northwest corner of Fox Hill Drive and Alta Drive (APN 137-34-111-002), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin Special Land Use Designation], Ward 2 (Beers). 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



CASE: **TMP-50062**

0 300 600
Feet

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

N



CASE: **TMP-50062**

0 300 600 Feet

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: KB HOME NEVADA, INC. – OWNER: KB HOME LV TEVARE, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
TMP-50062	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

TMP-50062 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map with four (4) years of the approval of the Tentative Map, this action is void.

2. All development shall conform to the Conditions of Approval of Rezoning (Z-0119-96), the Summerlin West Development Agreement and the Summerlin Development Standards.

3. Street names must be provided in accordance with the City's Street Naming Regulations.

4. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

5. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the

common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

7. Unless already constructed or guaranteed by the adjacent developer to the north, construct the full width of the private entry street adjacent to this site concurrent with development of this site. If this site develops prior to the site to the north, appropriate easements outside the bounds of this Tentative Map for full construction of the entry street and for complete access from the entry street shall be granted by separate document prior to the approval of construction drawings for this site or the recordation of a map, whichever may occur first. Extend all required underground infrastructure past the limits of the fully constructed entry if this site develops before the site to the north.

8. Private streets must be granted and labeled on the Final Map for this site as Public Utility Easements (P.U.E.), Public Sewer Easements, and Public Drainage Easements with private surface maintenance by the Homeowner's Association.

9. The proposed non-standard knuckles on this site are hereby approved as a Deviation of Standards. Any further deviations, if any, will require separate approval from the City Engineer.

10. Appropriate public easements (Sewer, Drainage, Emergency Access, etc.) over the adjacent Common Lot 3, Common Lot 6, and Common Lot 17 of the Summerlin Village 23B Unit No. 1 Final Map (Book 145 Page 28) shall be granted to the City of Las Vegas by separate document as determined by the Department of Public Works prior to the recordation of a Final Map for this site requiring these easements. These easements are outside the boundary of this Tentative Map and are to have private surface maintenance. The documents shall record and be shown on the civil plans prior to either civil plan approval or Final Map approval, whichever may occur first.

11. The 49' Public Drainage, Public Water, Public Drainage, and Public Sewer Easement proposed on CE "E" must have paved, drivable access to all sewer manholes, including the proposed manholes in the master HOA Common Lot 3 on Fox Hill Drive.

12. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

13. Prior to the release of a Final Map for recordation on this site, the property owner must contact the Special Improvement District Section of the Department of Public Works (229-2136) and sign a notarized affidavit acknowledging and agreeing to a per lot assessment of all lots that will be created through a Final Map for this site. The City shall prepare an apportionment report following recordation of the Final Map and this apportionment report must be signed by the property owner prior to the release of any building permits for this site.

14. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

15. Site development to comply with all applicable conditions of approval for Summerlin Village 23B, SV-0018-01, Z 0119-96 and all other applicable site-related actions.

16. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No additional deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations, unless specifically allowed herein. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing a 143-lot single-family residential subdivision on a 25.06-acre (net) undeveloped site at the northwest corner of Fox Hill Drive and Alta Drive, located within Village 23B of Summerlin West. The map has been reviewed and approved by the Summerlin Design Review Committee and conforms to the Summerlin Development Standards, applicable NRS statutes and Title 19 requirements; therefore, staff recommends approval with conditions. If denied, a final map subdividing the subject property cannot be accepted or approved.

ISSUES

- Access to the subdivision will be shared between this site and the parcel to the north. As a condition of approval of this map, the full width of the shared private entry street must be constructed concurrently with development of the site, unless the parcel to the north is developed first or the improvements are guaranteed by that site's developer.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
01/27/97	The City Council approved a Rezoning (Z-0119-96) from N-U (Non-Urban) to P-C (Planned Community) on 8,318 acres along the west side of Clark County 215, between Charleston Boulevard and Lake Mead Boulevard. The Planning Commission and staff recommended approval.
	The City Council approved a Development Agreement (DA-0001-96) for the area known as Summerlin West, which includes the subject site. The Planning Commission and staff recommended approval.
01/16/02	The City Council approved a Master Development Plan Review (SV-0018-01) establishing land use designations within Summerlin Villages 23A and 23B (The Paseos). The Planning Commission and staff recommended approval.
07/16/12	Department of Planning staff approved a Minor Modification (MOD-45960) to the Master Development Plan Review (SV-0018-01) for Village 23A and 23B.
09/11/12	The Planning Commission approved a Tentative Map (TMP-46270) for a 20-lot subdivision on 440 acres at the northwest corner of Alta Drive and Desert Foothills Drive. Staff recommended approval.

03/12/13	A Parcel Map (PMP-47903) for a three-lot subdivision on 5,920 acres at the southwest corner of Lake Mead Boulevard and Clark County 215 was recorded.
04/16/13	A Final Map (FMP-48049) for a six-pod single family residential subdivision with two open space parcels on 428 acres at the northwest corner of Alta Drive and Desert Foothills Drive was recorded, creating the subject parcel (Parcel U).
06/24/13	The Summerlin Design Review Committee approved the applicant's request for the subject tentative map with conditions.

Most Recent Change of Ownership	
06/03/13	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no building permits or business licenses relevant to the subject proposal.

Pre-Application Meeting	
05/15/13	A pre-application meeting was held with the applicant to discuss submittal requirements for a Tentative Map. No major issues surfaced during this meeting; there were only minor technical issues with the map that were to be addressed prior to submittal.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
07/08/13	The site is undeveloped with no completed development to the north, east or west. The land is in the process of being cleared and grubbed. Construction of Alta Drive is also in progress.

Details of Application Request	
Site Area	
Gross Acres	28.46
Net Acres	25.06

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Undeveloped	SF3 (Single Family Detached)	P-C (Planned Community)
North	Undeveloped	SF3 (Single Family Detached)	P-C (Planned Community)
South	Single Family, Detached	SF3 (Single Family Detached)	P-C (Planned Community)
East	Undeveloped	SF3 (Single Family Detached)	P-C (Planned Community)
West	Undeveloped – Village 28	SUM (Undesignated)	P-C (Planned Community)

Master Plan Areas	*Compliance*
Summerlin	Y
Special Purpose and Overlay Districts	***Compliance***
P-C (Planned Community) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to the Summerlin Development Standards, the following standards apply:

Existing Zoning	*Permitted Density*	*Units Allowed*
P-C [SF3]	10 du/ac	250

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Alta Drive	N/A	N/A	76	N/A
Fox Hill Drive	N/A	N/A	44	N/A

19.04.040 Connectivity			
Transportation Network Element		***# Links***	***# Nodes***
Internal Street		15	
Intersection – Internal			10
Cul-de-sac Terminus			1
Intersection – External Street or Stub Terminus			1
Intersection – Stub Terminus w/ Temporary Turn Around Easements		0.5	
Non-Vehicular Path - Unrestricted		0.5	
Total		16	12
	Required	***Provided***	
Connectivity Ratio (Links / Nodes):	**N/A**	**1.33**	

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Single Family Detached	143 du	2 spaces per du	286				
TOTAL SPACES REQUIRED			286		286		Y
Regular and Handicap Spaces Required			286	0	286	0	Y

ANALYSIS

The subject property is part of Summerlin West, which is governed by a Development Agreement between the Master Developer and the City of Las Vegas, as well as the Summerlin Development Standards. The proposed tentative map, as well as the specific residential product to be constructed on the site, was reviewed and conditionally approved by the Summerlin Design Review Committee on 06/24/13 prior to submittal to the City for review.

The Summerlin Development Standards designate the subject property as SF3 (Single Family Detached), which allows up to 10 residential units per gross acre. The proposed net density of 5.71 dwelling units per acre falls well within the maximum allowed. As this site is part of a master plan with its own improvement standards, it is not subject to Title 19.04 street section requirements. Although it is not subject to Title 19 connectivity requirements, this subdivision scores just above the preferred 1.3 link-to-node ratio.

The proposed lots range in size from 4,725 square feet to 17,648 square feet. Site access is proposed from Fox Hill Drive by way of a 100-foot private street that will serve this site as well as Parcel V to the north, which has not yet been subdivided. Emergency access to Sky Vista Drive is provided through a proposed public utility easement in the northwest corner of the site. Interior circulation is provided by 41-foot wide private streets with sidewalks and L-curbs on one side of the street and L-curbs on the other side. No required trails are adjacent to the site. A 20-foot wide pedestrian access easement to Sky Vista Drive is provided in the central portion of the subdivision. No neighborhood parks are proposed.

The submitted cross sections indicate that the maximum natural grade across the site from both north to south and from east to west is greater than 2%. Village and product walls on the perimeter of the site range in height from 4.0 feet to 8.0 feet screening and retaining in conformance to the Summerlin Development Standards, which allow up to 10 feet in total height. The north-south cross section shows a maximum retaining wall of 2.5 feet on the north property line and a maximum retaining wall of 5.0 feet on the south property line. The east-west cross section shows a maximum retaining wall of 5.0 feet on the east property line; no retaining wall is shown along the west property line. All walls are designed in accordance with Summerlin requirements, with mortar washed slump stone fascia and decorative capped stucco exterior pilasters per Summerlin Village 23B Standards (enforced by Summerlin).

The Clark County School District projects that approximately 61 primary and secondary school students will be generated by the proposed development on this site. Of the three schools serving the area (Givens Elementary School, Rogich Middle School and Palo Verde High School), the District notes that only Palo Verde was not over capacity for the 2012-13 school year, and no new schools are planned in this area at this time.

FINDINGS (TMP-50062)

The proposed Tentative Map conforms to Nevada Revised Statutes, Title 19 and the Summerlin Development Standards, and has been approved by the Summerlin Design Review Committee. Therefore, staff recommends approval with conditions.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 6

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-50062** APN: 137-34-111-002

Name of Property Owner: KB Home LV Tevare LLC

Name of Applicant: KB Home

Name of Representative: Christa Bilbrey

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: ROBERT McGIBNEY

State of Nevada, County of Clark
Subscribed and sworn before me

This 25th day of June, 2013
by Robert McGibney.

_____
Notary Public in and for said County and State

C. BILBREY
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 06-25-15
Certificate No: 99-56809-1

RECEIVED
JUN 26 2013
City of Las Vegas
Dept. of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) NW Corner of Fox Hill Drive and Alta Drive

Project Name Tevare **Proposed Use** Residential

Assessor's Parcel #(s) 137-34-111-002 **Ward #** 2

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

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

Gross Acres 28.46 **Lots/Units** 143 **Density** 5.02

Additional Information _____

PROPERTY OWNER KB Home **Contact** Christa Bilbrey

Address 5655 Badura **Phone:** 266-8400 **Fax:** 266-8623

City Las Vegas **State** NV **Zip** 89118

E-mail Address cbilbrey@kbhome.com

APPLICANT KB Home **Contact** Christa Bilbrey

Address 5655 Badura **Phone:** 266-8400 **Fax:** 266-8623

City Las Vegas **State** NV **Zip** 89118

E-mail Address cbilbrey@kbhome.com

REPRESENTATIVE Smart Growth Engineering **Contact** Jason Gross

Address P.O. Box 98274 **Phone:** 336-3723 **Fax:** 529-0813

City Las Vegas **State** NV **Zip** 89193

E-mail Address jgross@smartgrowthengineering.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 Robert McGibrey

State of Nevada, County of Clark

Subscribed and sworn before me

This 25th day of June, 2013

by Robert McGibrey

C. Bilbrey

Notary Public in and for said County and State

C. BILBREY
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 06-25-15
Certificate No: 99-56809-1

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	TMP-50062
Meeting Date:	08/13/13
Total Fee:	$750.00
Date Received:*	06/26/13
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

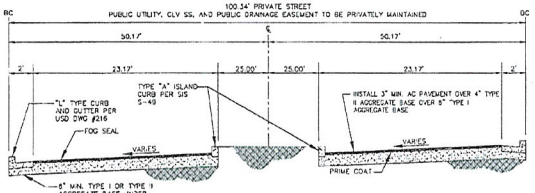
RECEIVED
JUN 26 2013
City of Las Vegas
Dept. of Planning

TENTATIVE MAP

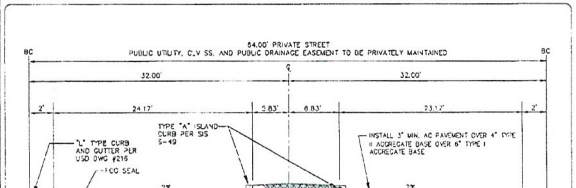
FOR

SUMMERLIN VILLAGE 23B, PARCEL U
TEVARE

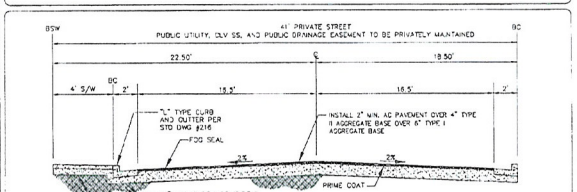
A SINGLE FAMILY RESIDENTIAL PROJECT LOCATED WITHIN THE CITY OF LAS VEGAS, NEVADA
APN 137-34-111-002
28.46 ACRES



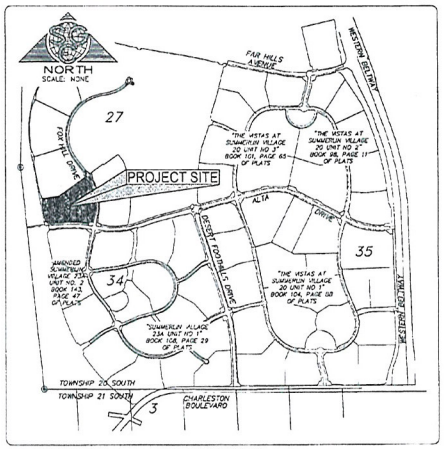
100.34 ' ENTRY STREET SECTION (PRIVATE)
NOT TO SCALE



64.00 ' STREET SECTION (PRIVATE)
NOT TO SCALE



TYPICAL 41' STREET SECTION (PRIVATE)
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

SITE DATA

ZONING: RPC
LAND USE: SF-3
GROSS ACREAGE: 28.46
NUMBER OF LOTS: 143
PROPOSED DENSITY: 5.02 DU/ACRE

CONNECTIVITY RATIO

CONNECTIVITY RATIO= LINKS/NODES
LINKS= 13.5
NODES= 10
CONNECTIVITY RATIO= 13.5/10 = 1.35

BASIS OF BEARINGS

NORTH 89°46'49" EAST, BEING THE BEARING OF THE NORTH LINE OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF ON FILE IN FILE 91, PAGE 28 OF PARCEL MAPS IN THE COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK STATION SLV09 2AN68

RIVET AND PLATE IN TOP OF CURB AT THE NORTHEAST CORNER OF DESERT FOOTHILLS AND ALTA DRIVE.

ELEVATION = 3304.45 (NAVD'88)

ASSESSOR'S PARCEL NUMBER

137-34-111-002

LEGAL DESCRIPTION

THAT PORTION OF SECTIONS 14 THRU 17, 20 THRU 23, 26 THRU 29, AND 32 THRU 34, TOWNSHIP 20 SOUTH, RANGE 59 EAST AND SECTIONS 3 AND 4, TOWNSHIP 21 SOUTH, RANGE 59 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

LOT U OF SUBDIVISION PLAT BOOK 145, PAGE 29 AS SHOWN BY MAP THEREOF IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

UTILITY COMPANIES

WATER: LAS VEGAS VALLEY WATER DISTRICT
SEWER: CITY OF LAS VEGAS
ELECTRIC: NV ENERGY
NATURAL GAS: SOUTHWEST GAS CORPORATION
TELEPHONE: CENTURY LINK
SOLID WASTE DISPOSAL: REPUBLIC SERVICES

FLOOD ZONE

THE PROJECT SITE IS COVERED BY THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE CLARK COUNTY, NEVADA, AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 3200020 2150 E. EFFECTIVE DATE: SEPTEMBER 27, 2002.

THE SITE IS LOCATED IN A FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ZONE X WHICH IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SEWER CONTRIBUTION

143 UNITS X 350 GPD/UNIT = 0.036 MGD (AVERAGE)
143 UNITS X 350 GPD/UNIT X 3.5 PEAK FACTOR = 0.126 MGD (PEAK)

WATER/SEWER STATEMENT

EXISTING WATER AND SEWER MAINS ARE ARE STUBBED INTO THE SITE.

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL CONFORM TO THE UNIFORM STANDARD DRAWINGS AND SPECIFICATIONS OF CLARK COUNTY AREA, NEVADA AND THE SUMMERLIN IMPROVEMENT STANDARDS.
2. ALL LOT DIMENSIONS FOR THIS SITE ARE PRELIMINARY AND WILL VARY FROM THE FINAL MAP.
3. BUILDING SETBACKS SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
4. UTILITY EASEMENTS SHALL BE DEDICATED TO THE RESPECTIVE AGENCIES.
5. ALL STORM WATER DRAINAGE SHALL COMPLY WITH THE VILLAGE 23B FOX HILL DRIVE TECHNICAL DRAINAGE STUDY. THE 100 YEAR STORM EVENT SHALL DISCHARGE TO FOX HILL AVENUE VIA UNDERGROUND STORM DRAIN.
6. GRANTS SHALL BE ESTABLISHED TO MAINTAIN ALL LANDSCAPING WITHIN COMMON ELEMENTS FOR THIS SUBDIVISION. THE COMMON ELEMENTS SHALL BE MAINTAINED IN PERPETUITY BY THE THE HOMEOWNER'S ASSOCIATION.
7. THIS SITE CONTAINS NO KNOWN FAULTS AND FISSURES.
8. SPRINGS, SEEPS AND OTHER INDICATIONS OF HIGH GROUND WATER LEVELS WERE NOT OBSERVED ON THE SUBJECT PROPERTY.
9. THE OWNER/DEVELOPER WILL BE ON ENFORCING THE STANDARD PROTECTIVE COVENANTS AND DEED RESTRICTIONS BY SEPARATE DOCUMENT.
10. ALL CURVE RADII SHOWN ARE TO PROPERTY LINE UNLESS OTHERWISE NOTED.

NOTE

ALL STREETS, DRAINAGE CORRIDORS, SEWER CORRIDORS, PARKS AND OPEN SPACES ARE TO BE PRIVATE.

OWNER

KB HOME
9555 RADURA AVENUE
LAS VEGAS, NEVADA 89118
(702) 256-9400

DEVELOPER

KB HOME
9555 RADURA AVENUE
LAS VEGAS, NEVADA 89118
(702) 256-9400

ENGINEER

SMART GROWTH ENGINEERING
P.O. BOX 28274
LAS VEGAS, NEVADA 89193
(702) 326-3723

THE HOWARD HUGHES CORPORATION APPROVAL

SIGNATURE Vice President, Planning & Design
6.25.13
DATE

Call before you Dig
Avoid cutting underground utility lines it's costly.
Call 811
or
1-800-227-2600
CLARK COUNTY TRAFFIC OPERATIONS
1-702-455-7544

AVOID HITTING OVERHEAD POWER LINES IT'S COSTLY.
CALL BEFORE YOU DO OVERHEAD
811
1-702-227-2929

AVOID HITTING UNDERGROUND TRAFFIC SIGNAL SYSTEM AND STREET LIGHT SYSTEM CONDUITS IT'S COSTLY.
Call before you do UnderGround
1-702-455-7511
CLARK COUNTY TRAFFIC OPERATIONS
AND
1-702-432-5300
LAS VEGAS AREA COMPUTERIZED TRAFFIC SYSTEM

BY	DATE	REVISION DESCRIPTION	REV.

DRAWN:
DESIGNED:
CHECKED:
DATE: 06/13
SCALE: NONE
HORIZ.
VERT.
PROJECT NO: 100-001-003

KB HOME
5555 RADURA AVENUE, LAS VEGAS, NEVADA 89118
PHONE: (702) 256-9400 FAX: (702) 256-3723

SMART GROWTH ENGINEERING
P.O. BOX 28274, LAS VEGAS, NEVADA 89193
PHONE: 702-326-3723, FAX: 702-529-9613

SUMMERLIN VILLAGE 23B, PARCEL U
TEVARE

TENTATIVE MAP COVER

JASON P GROSS
Exp: 09/30/13
No. 21569
06/25/13

SHEET:
T1
1 OF 3

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JUN 26 2013
City of Las Vegas
Dept. of Planning

TMP-50062



DRAWN:
DESIGNED:
CHECKED:
DATE: 05/13
SCALE: 1"=80'
HORIZ. SCALE
PROJECT NO: 100-031-003

REV	DESCRIPTION	DATE	BY

KB HOME
5655 BADURA AVENUE, LAS VEGAS, NEVADA 89118
PHONE: (702) 547-7500 FAX: (702) 547-7501

SMART GROWTH ENGINEERING
P.O. BOX 36774, LAS VEGAS, NEVADA 89133
PHONE: (702) 256-3782 FAX: (702) 256-6811

SUMMERLIN VILLAGE 23B, PARCEL U
TEVARE

TENTATIVE MAP

PROFESSIONAL ENGINEER - STATE OF NEVADA
JASON P. GROSS
Exp: 06/30/15
No. 21859
06/25/13

SHEET: T2
2 OF 3

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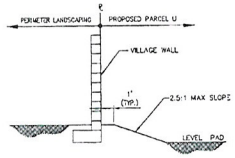
Dept. of Planning

TMP-50062



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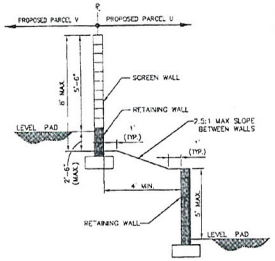

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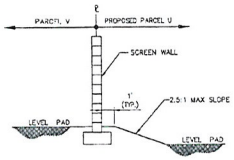

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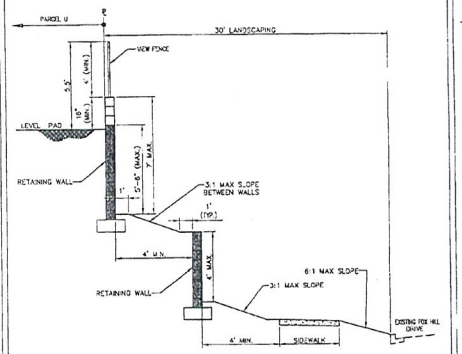
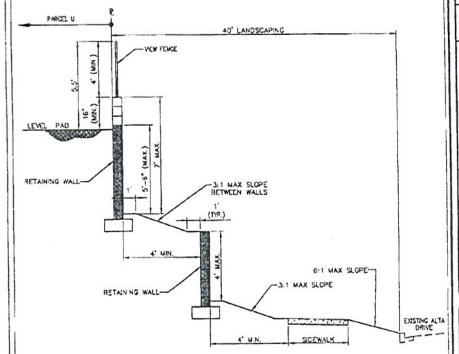


D D1 FOX HILL DRIVE PERIMETER SECTION
SCALE: N.T.S.



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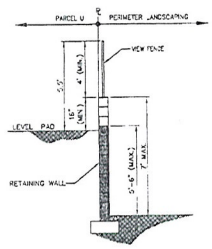

F D1 PERIMETER SECTION
SCALE: N.T.S.

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1-702-227-2929

AVOID HITTING UNDERGROUND TRAFFIC SIGNAL SYSTEMS AND STREET LIGHT SYSTEM CONDUITS. IT'S COSTLY.
Call before you do UnderGround
1-702-455-7511
CLARK COUNTY TRAFFIC OPERATIONS
AND
1-702-432-5300
LAS VEGAS AREA COMPUTERIZED TRAFFIC SYSTEM

Call before you Dig
Avoid cutting underground utility lines. It's costly.
Call
811
or
1-800-227-2600
AND
CLARK COUNTY TRAFFIC OPERATIONS
1-702-455-7544

REV.	REVISION DESCRIPTION	DATE	BY

DRAWN:
DESIGNED:
CHECKED: SGE
DATE: APRIL '13
SCALE: HORIZ. VERT.
PROJECT NO. 100-001-003

KBHOME
5655 BADURA AVENUE, LAS VEGAS, NEVADA 89118
PHONE: 702-266-8400, FAX: 702-266-8623
SMART GROWTH ENGINEERING
P.O. BOX 98274, LAS VEGAS, NEVADA 89193
PHONE: 702-336-3723, FAX: 702-529-0813

SUMMERLIN VILLAGE 23B, PARCEL U
TEVARE

CROSS SECTION DETAILS

PROFESSIONAL ENGINEER-STATE OF NEVADA
JASON P. CROSS
Exp: 06/30/15
No. 21666
06/25/13

SHEET D1
3 OF 3

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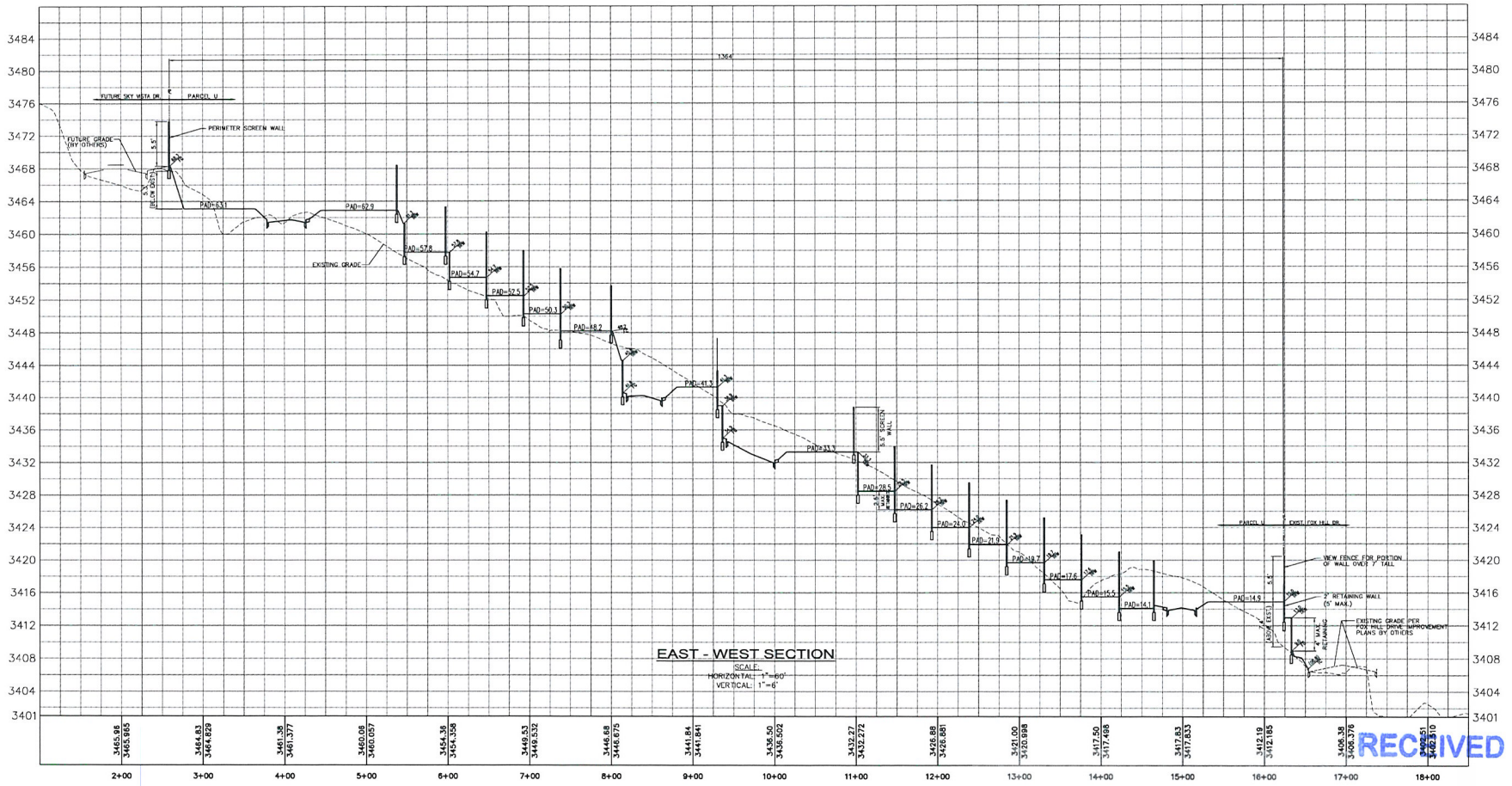
TMP-50062



EAST - WEST SECTION

SCALE:
HORIZONTAL: 1"=60'
VERTICAL: 1"=6'

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City of Las Vegas
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TMP-50062

REV.	REVISION DESCRIPTION	DATE	BY

DRAWN:
DESIGNED:
CHECKED:
DATE: 05/13
SCALE: HORIZ. 1"=60' VERT. 1"=6'
PROJECT NO: 100-001-003

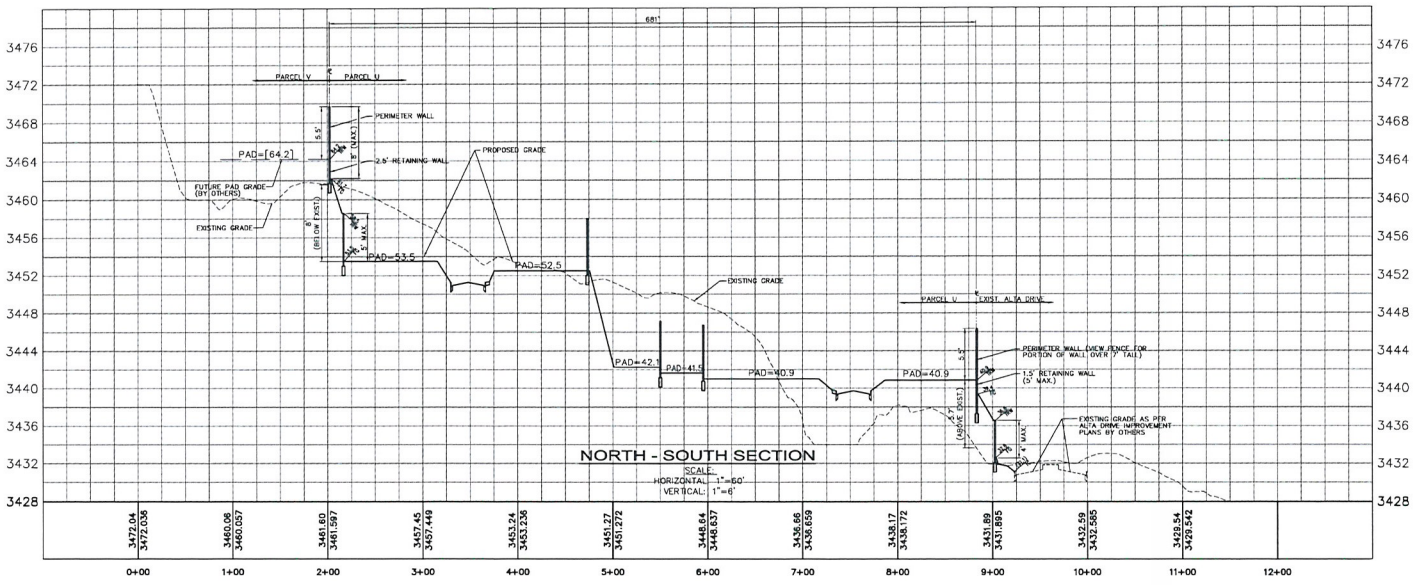
KB HOME
5655 BADURA AVENUE, LAS VEGAS, NEVADA 89118
PHONE: 702-265-8400, FAX: 702-266-8623

SMART GROWTH
P.O. BOX 98274, LAS VEGAS, NEVADA 89193
PHONE: 702-336-3723, FAX: 702-528-0813

SUMMERLIN VILLAGE 23B, PARCEL U
TEVARE

EAST - WEST SECTION

SHEET: S1
1 OF 2



NORTH - SOUTH SECTION

SCALE:
HORIZONTAL: 1"=60'
VERTICAL: 1"=6'

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City of Las Vegas
Dept. of Planning

TMP-50062

DRAWN:
DESIGNED:
CHECKED:
DATE: 05/13
SCALE: HORIZ 1"=60' VERT 1"=6'
PROJECT NO. 100-001-003

REV	REVISION DESCRIPTION	DATE	BY

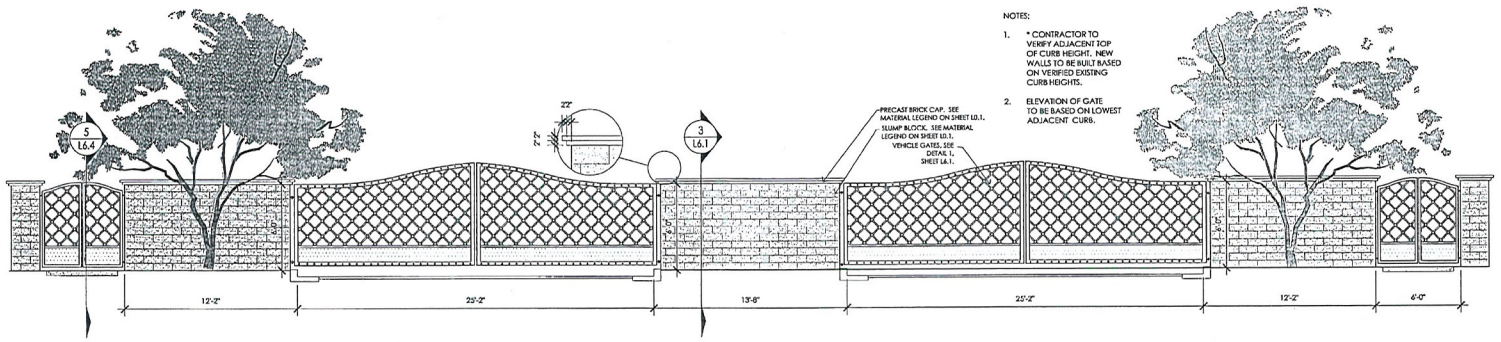
KB HOME
5655 BADURA AVENUE, LAS VEGAS, NEVADA 89118
PHONE: 702-266-8400, FAX: 702-266-8623

SMART GROWTH ENGINEERING
P.O. BOX 98274, LAS VEGAS, NEVADA 89193
PHONE: 702-338-3723, FAX: 702-528-0813

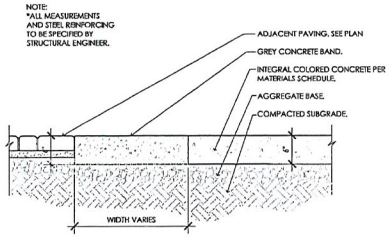
SUMMERLIN VILLAGE 23B, PARCEL U
TEVARE

NORTH - SOUTH SECTION

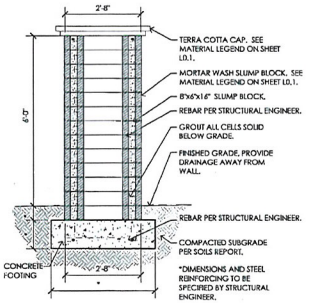
SHEET: S2
2 OF 2



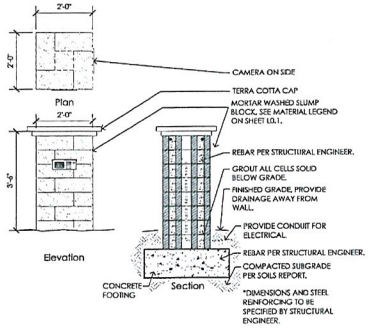
1 *Vehicle Gate Elevation*
Scale: 1/4" = 1'-0"



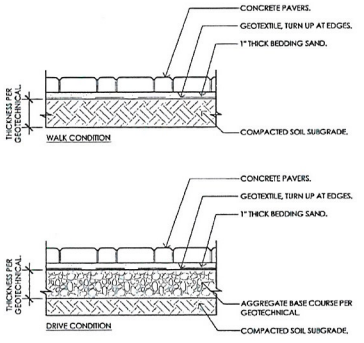
2 *Concrete Band*
Scale: 1" = 1'-0"



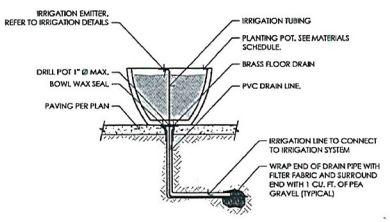
3 *Slump Block Entry Feature Wall*
Scale: 1/2" = 1'-0"



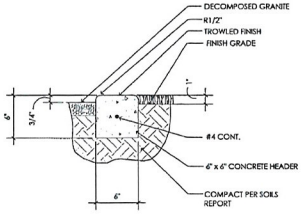
4 *Gate Keypad*
Scale: 1/2" = 1'-0"



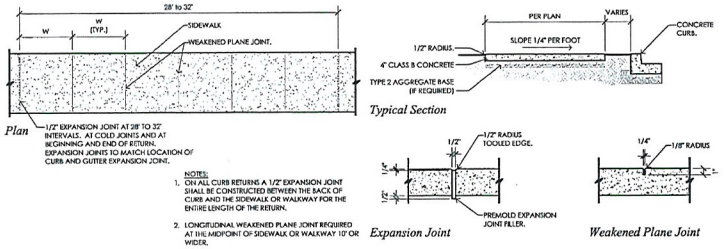
5 *Concrete Pavers*
Scale: 1" = 1'-0"



6 *Pots*
Scale: 1/2" = 1'-0"



7 *Concrete Header*
Scale: 1 1/2" = 1'-0"



8 *Concrete Walk*
Scale: no scale

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Valley Blueprint 6/13/2013

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scottsdale, arizona 85251
480.609.0009p 480.609.0069f

NOT FOR CONSTRUCTION

THE PASEOS
VILLAGE 23b - NEIGHBORHOOD ENTRY OPTION 'B' SHORT
LAS VEGAS, NEVADA

revisions:
Coordination

project #: SUM106
scale: As Noted
issued for: Review
drawn by: TEAM
date: 12-13-2012
drawing: Details

sheet #
L6.1
6 of 17

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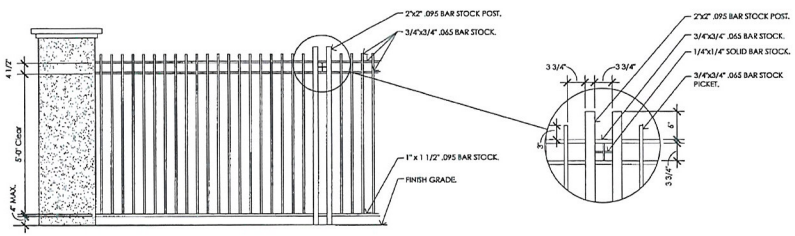
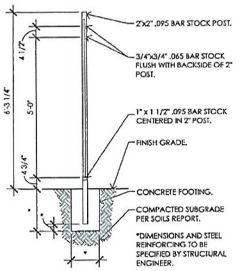
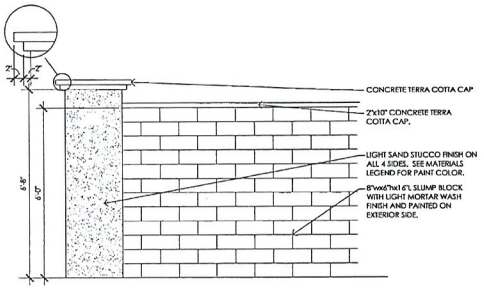


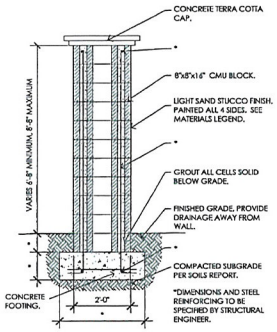
1 *Village View Fence Elevation*
Scale: 1/2" = 1'-0"



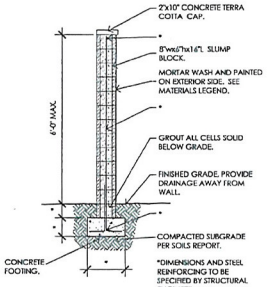
2 *Village View Fence Section*
Scale: 1/2" = 1'-0"



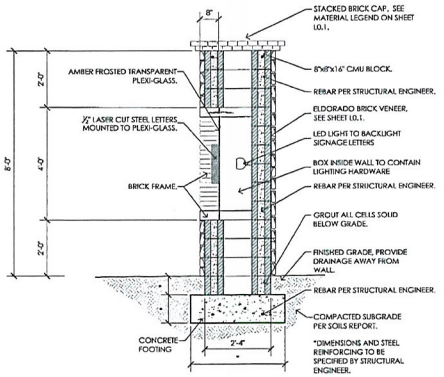
3 *Village Wall Elevation A*
Scale: 1/2" = 1'-0"



4 *Stucco Column*
Scale: 1/2" = 1'-0"

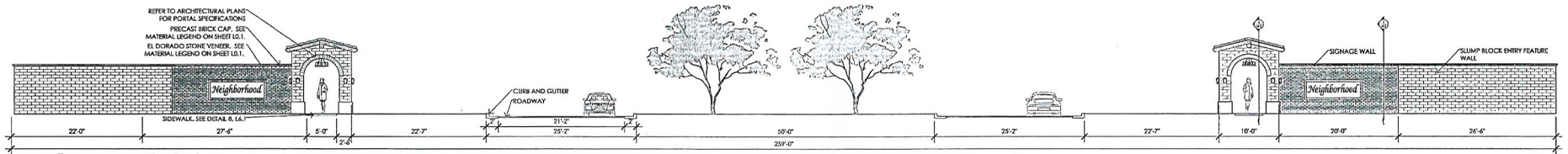


5 *Village Wall Section*
Scale: 1/2" = 1'-0"



Note: Signage shop drawings must be submitted to landscape architect for approval

6 *Entry Signage Wall*
Scale: 1/2" = 1'-0"



7 *Entry With Shade Structure*
Scale: 1/8" = 1'-0"

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NOT FOR CONSTRUCTION

THE PASEOS
VILLAGE 23b - NEIGHBORHOOD ENTRY OPTION 'B' SHORT
LAS VEGAS, NEVADA

revisions:
Coordination

project #:
SUM106
scale:
As Noted
issued for:
Review
drawn by:
TEAM
date:
12-13-2012
drawing:
Details

sheet #
L6.3
8 of 17

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Valley Blueprint 8128/2013

TMP-50062

Howard Hughes®
THE HOWARD HUGHES CORPORATION

June 24, 2013

Christa Bilbrey
KBHome
5655 Badura Avenue
Las Vegas, NV 89118

RE: **SDRC Tentative Map Approval With Conditions** – 'Tevare' by KBHome, Parcel U, Summerlin Village 23B (The Paseos)

Dear Christa,

The Summerlin Design Review Committee (SDRC) has conditionally approved your tentative map submittal for Parcel U in Summerlin Village 23B (The Paseos) of June 18, 2013. In order to accommodate the grade difference between Parcels U and V at the entry, retaining walls may need to be incorporated in the entry that were not originally part of the shared entry design. Any increase to the original budget for the shared entry as a result of these walls shall be shared equally between developers of parcels U and V.

The signed tentative map mylar is attached.

Please contact us if you have any questions.

Sincerely,

Elizabeth Molina
Design Review Administrator
SDRC

CC: Julie Cleaver, THHC
Jason P. Gross, Smart Growth Engineering

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Dept. of Planning
TMP-50062



TMP-50062 - APPLICANT: KB HOME NEVADA, INC. - OWNER: KB HOME LV TEVARE, LLC
NORTHWEST CORNER OF FOX HILL DRIVE AND ALTA DRIVE

07/08/13



TMP-50062 - APPLICANT: KB HOME NEVADA, INC. - OWNER: KB HOME LV TEVARE, LLC
NORTHWEST CORNER OF FOX HILL DRIVE AND ALTA DRIVE

07/08/13

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

☒ **Consent** ☐ **Discussion**

SUBJECT:

TMP-50086 - TENTATIVE MAP - SUMMERLIN VILLAGE 23B PARCEL W - APPLICANT: PULTE HOMES - OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Tentative Map FOR A 127-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 23.78 acres on the west side of Fox Hill Drive, approximately 1,930 feet north of Alta Drive (APN 137-27-410-001), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin Special Land Use Designation], Ward 2 (Beers) [PRJ-49886]. Staff recommends APPROVAL.

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

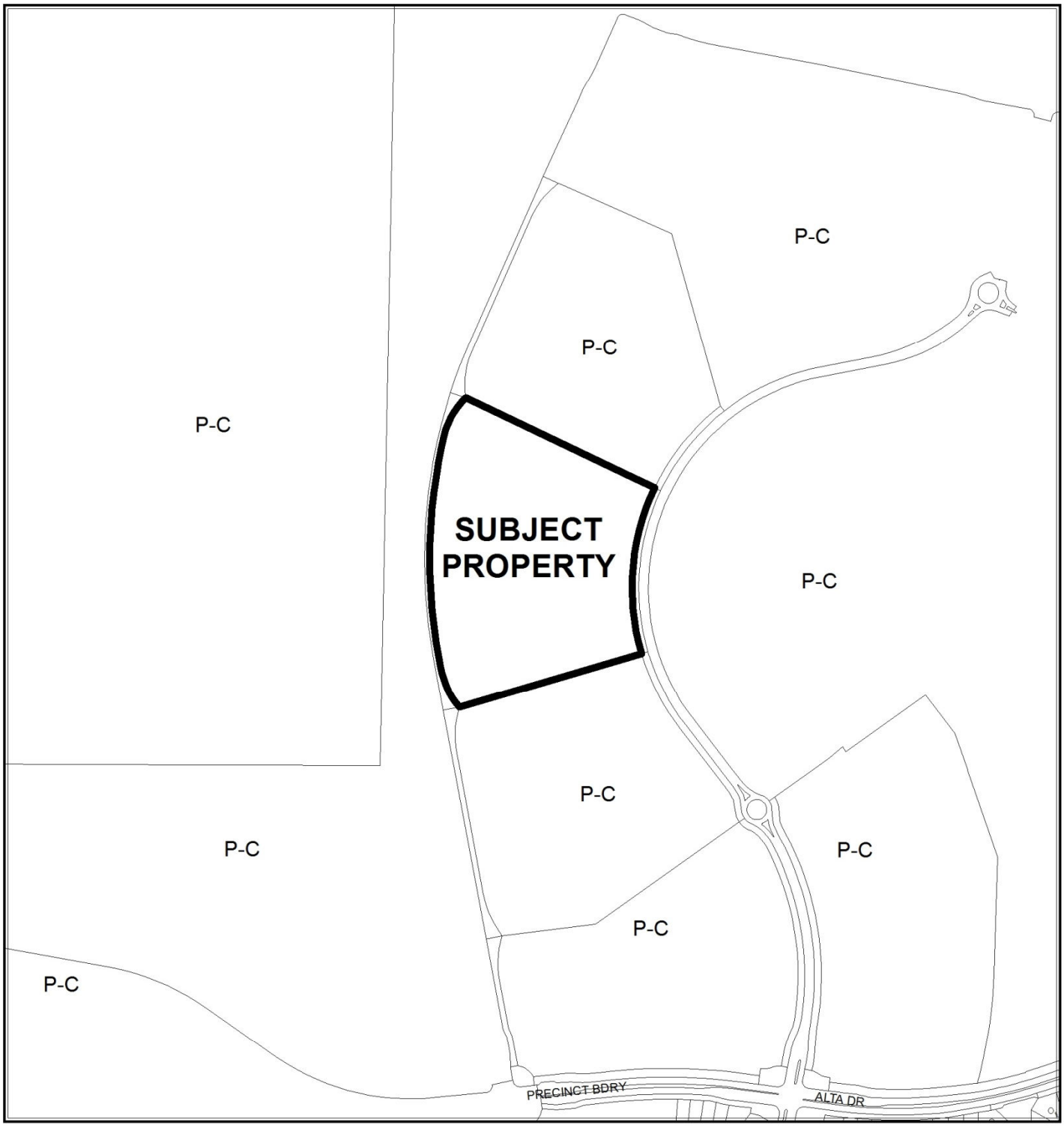
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo
5. Summerlin Design Review Committee Approval Letter

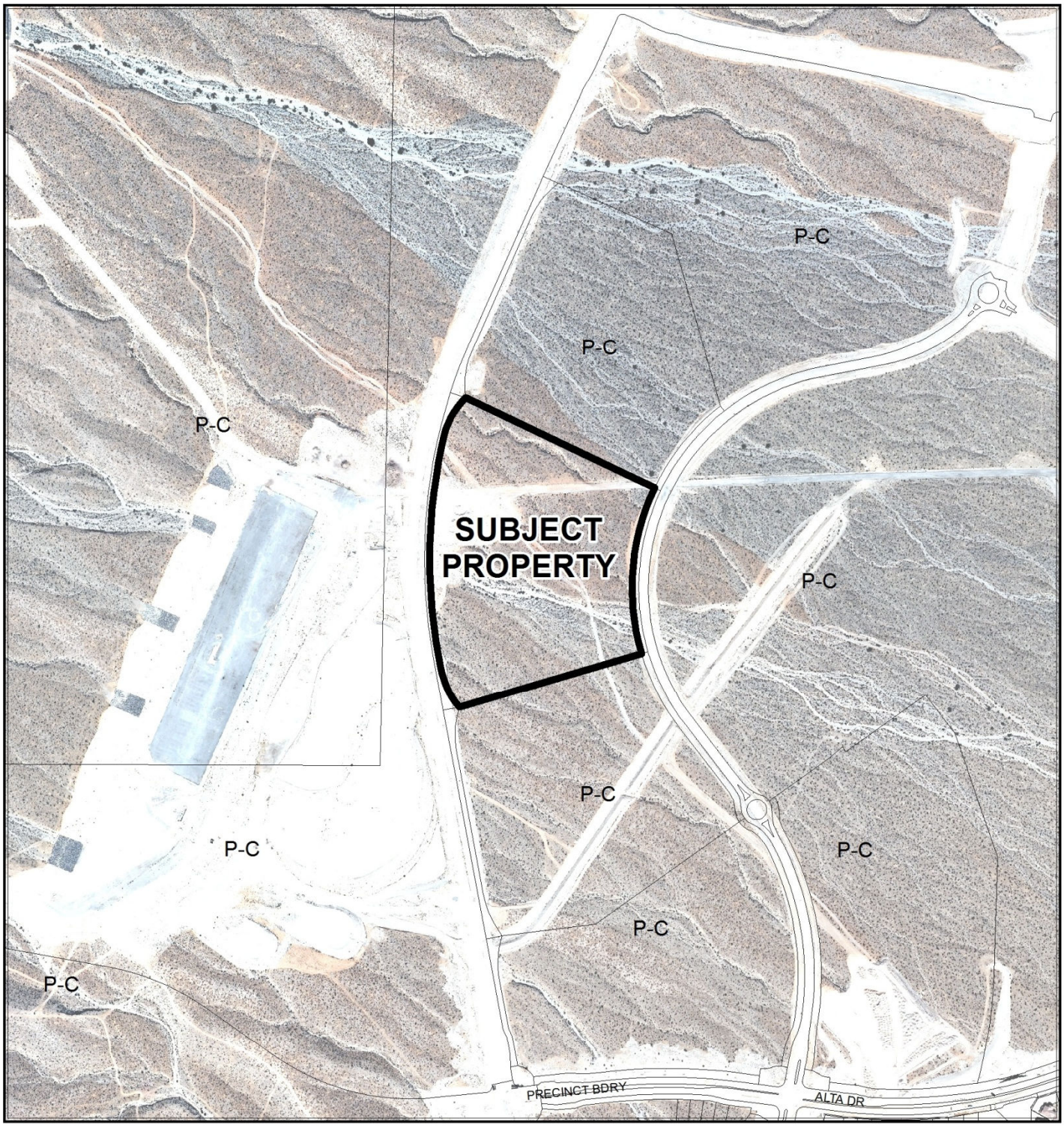


CASE: **TMP-50086 (PRJ-49886)**

0 500 1,000 Feet

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

N



CASE: **TMP-50086 (PRJ-49886)**

0 500 1,000 Feet

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: PULTE HOMES - OWNER: THE HOWARD HUGHES COMPANY, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
TMP-50086	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

TMP-50086 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map with four (4) years of the approval of the Tentative Map, this action is void.

2. All development shall conform to the Conditions of Approval of Rezoning (Z-0119-96), the Summerlin West Development Agreement and the Summerlin Development Standards.

3. Street names must be provided in accordance with the City's Street Naming Regulations.

4. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

5. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the

common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

7. Unless already constructed or guaranteed by the adjacent developer to the north, construct the full width of the private entry street adjacent to this site concurrent with development of this site. If this site develops prior to the site to the north, appropriate easements outside the bounds of this Tentative Map for full construction of the entry street and for complete access from the entry street shall be granted by separate document prior to the approval of construction drawings for this site or the recordation of a map, whichever may occur first. Extend all required underground infrastructure past the limits of the fully constructed entry if this site develops before the site to the north.

8. Private streets must be granted and labeled on the Final Map for this site as Public Utility Easements (P.U.E.), Public Sewer Easements, and Public Drainage Easements with private surface maintenance by the Homeowner's Association.

9. Appropriate public easements (Sewer, Drainage, Emergency Access, etc) over the adjacent Common Lot 8 and Common Lot 16 of the Summerlin Village 23B Unit No. 1 Final Map (Book 145 Page 28) shall be granted to the City of Las Vegas by separate document as determined by the Department of Public Works prior to the recordation of a Final Map for this site requiring these easements. These easements are outside the boundary of this Tentative Map and are to be privately maintained.

10. Provide a minimum 30-foot Public Sewer & Public Drainage Easement, surface to be privately maintained, between Lots 66 & 67. The easement must be in a Common Lot belonging to the HOA. Trees and landscaping over 3 feet tall are not allowed in Public Sewer Easements.

11. Sewers must be constructed according to the Southern Nevada Design and Construction Standards for Wastewater Collection Systems, latest edition. Curved sewers with sewer lateral connections are prohibited. All public sewers and manholes should be 5' from street centerline when possible, and must be a minimum 8' from back of curb in all cases. We note that the approved Tentative Map shows segments of public sewer lines that do not meet the Standards and that the final sewer design will be approved through the construction plan review process.

12. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for this Site Plan Prior to submittal of construction drawings for this site.

13. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

14. Prior to the release of a Final Map for recordation on this site, the property owner must contact the Special Improvement District Section of the Department of Public Works (229-2136) and sign a notarized affidavit acknowledging and agreeing to a per lot assessment of all lots that will be created through a Final Map for this site. The City shall prepare an apportionment report following recordation of the Final Map and this apportionment report must be signed by the property owner prior to the release of any building permits for this site.

15. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

16. Site development to comply with all applicable conditions of approval for Summerlin Village 23B, SV-0018-01, Z-0119-96 and all other applicable site-related actions.

17. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such

approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing a 127-lot single-family residential subdivision on a 23.78-acre (net) undeveloped site adjacent to the west side of Fox Hill Drive, approximately 1,930 feet north of Alta Drive, located within Village 23B of Summerlin West. The map has been reviewed and approved by the Summerlin Design Review Committee and conforms to the Summerlin Development Standards, applicable NRS statutes and Title 19 requirements; therefore, staff recommends approval with conditions. If denied, a final map subdividing the subject property cannot be accepted or approved.

ISSUES

- Access to the subdivision will be shared between this site and the parcel to the north. As a condition of approval of this map, the full width of the shared private street must be constructed concurrently with development of the site, unless the parcel to the north is developed first or the improvements are guaranteed by that site's developer.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
01/27/97	The City Council approved a Rezoning (Z-0119-96) from N-U (Non-Urban) to P-C (Planned Community) on 8,318 acres along the west side of Clark County 215, between Charleston Boulevard and Lake Mead Boulevard. The Planning Commission and staff recommended approval.
	The City Council approved a Development Agreement (DA-0001-96) for the area known as Summerlin West, which includes the subject site. The Planning Commission and staff recommended approval.
01/16/02	The City Council approved a Master Development Plan Review (SV-0018-01) establishing land use designations within Summerlin Villages 23A and 23B (The Paseos). The Planning Commission and staff recommended approval.
07/16/12	Department of Planning staff approved a Minor Modification (MOD-45960) to the Master Development Plan Review (SV-0018-01) for Village 23A and 23B.
09/11/12	The Planning Commission approved a Tentative Map (TMP-46270) for a 20-lot subdivision (Summerlin Village 23B) on 440 acres at the northwest corner of Alta Drive and Desert Foothills Drive. Staff recommended approval.
03/12/13	A Parcel Map (PMP-47903) for a three-lot subdivision on 5,920 acres at the southwest corner of Lake Mead Boulevard and Clark County 215 was recorded.

04/16/13	A parent Final Map (FMP-48049) for a six-pod single family residential subdivision on 427.72 acres at the northwest corner of Desert Foothills Drive and Alta Drive that established the boundaries of this site (Parcel W) was recorded.
06/25/13	The Summerlin Design Review Committee approved the applicant's request for the subject tentative map with conditions.

Most Recent Change of Ownership	
12/18/97	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no building permits or business licenses relevant to the subject proposal.

Pre-Application Meeting	
06/13/13	A pre-application meeting was held with the applicant to discuss submittal requirements for a Tentative Map. Fire services will require secondary access to the site from Sky Vista Drive, along with the necessary improvements on Sky Vista Drive to reach the access point. The Department of Public Works will require full entry street improvements from Fox Hill Drive.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
07/08/13	The site is undeveloped with no completed development in any direction.

Details of Application Request	
Site Area	
Gross Acres	26.91
Net Acres	23.78

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Undeveloped (Parcel W)	SF3 (Single Family Detached)	P-C (Planned Community)
North	Undeveloped (Parcel X)	SF3 (Single Family Detached)	P-C (Planned Community)
South	Undeveloped (Parcel V)	SF3 (Single Family Detached)	P-C (Planned Community)
East	Undeveloped (Parcel R-S)	SF3 (Single Family Detached)	P-C (Planned Community)
West	Undeveloped (Village 28)	SUM (Undesignated)	P-C (Planned Community)

Master Plan Areas	*Compliance*
Summerlin	Y
Special Purpose and Overlay Districts	***Compliance***
P-C (Planned Community) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to the Summerlin Development Standards, the following standards apply:

Existing Zoning	*Permitted Density*	*Units Allowed*	*Units Provided*
P-C [SF3]	10 du/ac	237	127

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Setbacks:			
• Front (garage)	18 Feet	19 Feet	Y
• Front (building face)	10 Feet	14 Feet	Y
• Side	5 Feet	5 Feet	Y
• Rear	15 Feet	20 Feet	Y
• Rear Patio Cover	15 Feet	20 Feet	Y
• Maximum Height	45 Feet	N/A	N/A

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Fox Hill Drive	N/A	N/A	44	N/A
Sky Vista Drive	N/A	N/A	Undeveloped	N/A

19.04.040 Connectivity			
Transportation Network Element		***# Links***	***# Nodes***
Internal Street		14	
Intersection – Internal			7
Cul-de-sac Terminus			3
Intersection – External Street or Stub Terminus			3
Intersection – Stub Terminus w/ Temporary Turn Around Easements		0.5	
Non-Vehicular Path - Unrestricted		0.5	
Total		15	13
	Required	***Provided***	
Connectivity Ratio (Links / Nodes):	**N/A**	**1.15**	

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Single Family Detached	127 du	2 spaces per du	254				
TOTAL SPACES REQUIRED			254		254		Y
Regular and Handicap Spaces Required			254	0	254	0	Y

ANALYSIS

The subject property is part of Summerlin West, which is governed by a Development Agreement between the Master Developer and the City of Las Vegas, as well as the Summerlin Development Standards. The proposed tentative map, as well as the specific residential product to be constructed on the site, was reviewed and conditionally approved by the Summerlin Design Review Committee on 06/25/13, prior to submittal to the City for review.

The Summerlin Development Land Use Plan designates the subject property as SF3 (Single Family Detached), which allows up to 10 residential units per gross acre. The proposed density of 5.34 dwelling units per net acre falls well within the maximum allowed. As this site is part of a master plan with its own improvement standards, it is not subject to Title 19.04 street section requirements. Although it is not subject to Title 19 connectivity requirements, the design of the subdivision has a Connectivity Score of 1.15, which is below the preferred ratio of 1.30.

The proposed lots range in size from 5,074 square feet to 12,487 square feet. Site access is proposed from Fox Hill Drive by way of a 100-foot private street that will serve this site, as well as Parcel X to the north, which has not yet been subdivided. Emergency access to Sky Vista Drive is provided through a proposed public utility easement in the west central portion of the site. Interior circulation is provided by 41-foot wide private streets with sidewalks and L-curbs on one side of the street and L-curbs and no sidewalks on the other side. No required trails are adjacent to the site. A pedestrian access easement to Sky Vista Drive is provided in the southwest corner of the subdivision with a sidewalk connection. No neighborhood parks are proposed.

The submitted cross sections indicate that the maximum natural grade across the site from both north to south and from east to west is greater than 2%. Village walls on the west perimeter of the site are up to eight feet in height screening and retaining in conformance to the Summerlin Development Standards, which allow up to 10 feet total height. Product walls along Fox Hill Drive are a maximum of six feet in height with no retaining, nine feet along the south perimeter and six feet along the north perimeter. The walls are designed in accordance with Summerlin Village 23B requirements (enforced by Summerlin), with mortar washed slump stone fascia and decorative capped stucco exterior pilasters.

The Clark County School District projects that approximately 54 primary and secondary school students would be generated by the proposed development on this site. Of the three schools serving the area (Givens Elementary School, Rogich Middle School and Palo Verde High School), the District notes that only Palo Verde was not over capacity for the 2012-13 school year, and no new schools are planned in this area at this time.

FINDINGS (TMP-50086)

The proposed Tentative Map conforms to Nevada Revised Statutes, Title 19 and the Summerlin Development Standards, and has been approved by the Summerlin Design Review Committee. Therefore, staff recommends approval with conditions.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 6

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-50086 APN: 137-27-410-001

Name of Property Owner: The Howard Hughes Company LLC

Name of Applicant: PN II (Pulte Homes)

Name of Representative: Wes Petty/Cindie Gee 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: KEVIN T. ORLOCK

Subscribed and sworn before me

This 14th day of June, 2013

Stella Clark

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

PRJ-49886
06/27/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Summerlin 23B Parcel W Tentative Map

Project Address (Location) Fox Hill and Alta Drive

Project Name Summerlin 23B Parcel W **Proposed Use** SFR

Assessor's Parcel #(s) 137-27-410-001 **Ward #** _____

General Plan: existing Summ proposed _____ **Zoning:** existing P-C proposed _____

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

Gross Acres _____ **Lots/Units** 127 **Density** 4.72

Additional Information _____

PROPERTY OWNER The Howard Hughes Company, LLC **Contact** Julie Cleaver

Address 10801 W. Charleston Blvd. 3rd Floor **Phone:** 791-4300 **Fax:** 791-4385

City Las Vegas **State** Nevada **Zip** 89135

E-mail Address julia.cleaver@howardhughes.com

APPLICANT PNII **Contact** Brenin Anderson

Address 8345 West Sunset Road **Phone:** 804-7554 **Fax:** 914-3107

City Las Vegas **State** Nevada **Zip** 89113

E-mail Address Brenin.Anderson@PulteGroup.com

REPRESENTATIVE G. C. Wallace, Inc. **Contact** Wes Petty/Cindie Gee

Address 1555 South Rainbow **Phone:** 804-2153 **Fax:** 804-2299

City Las Vegas **State** Nevada **Zip** 89146

E-mail Address w.petty@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 KEVIN T. ORROCK

Subscribed and sworn before me

This 14th day of June, 20 13.

Stella Clark

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

Revised 10/27/08

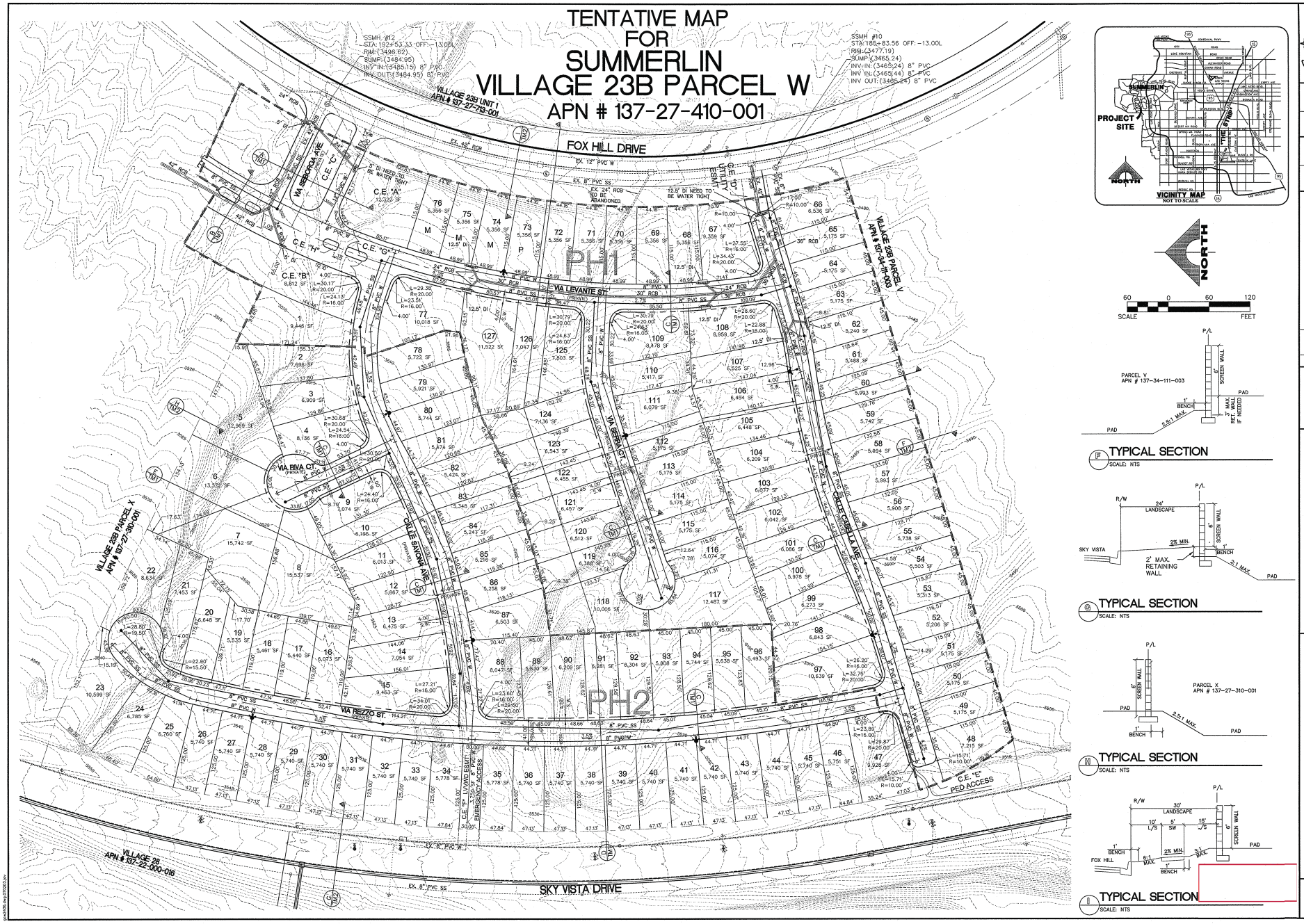
FOR DEPARTMENT USE ONLY

Case #	TMP-50086
Meeting Date:	08/13/13 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-49886
06/27/13

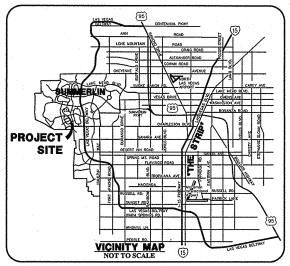
f:\depot\Application Packet\Application Form.pdf


TENTATIVE MAP
FOR
SUMMERLIN
VILLAGE 23B PARCEL W
APN # 137-27-410-001
FOX HILL DRIVE
SKY VISTA DRIVE
VILLAGE 23B UNIT 1
APN # 137-27-713-001
VILLAGE 23B PARCEL V
APN # 137-34-111-003
VILLAGE 23B PARCEL X
APN # 137-27-310-001
VILLAGE 28
APN # 137-22-000-016
VIA SEBORGA AVE
VIA LEVANTE ST.
VIA SERRA CT.
VIA BIVA CT.
VIA REZZO ST.
CALLE SAVONA AVE.
CALLE CASELLA AVE.
PH1
PH2
C.E. "A"
C.E. "B"
C.E. "C"
C.E. "D" UTILITY ESMT.
C.E. "E" PED ACCESS
C.E. "F" LVVWD ESMT. 8" PVC W EMERGENCY ACCESS
SSMH #12
STA: 192+53.33 OFF: -13.00L
RIM: (3496.62)
SUMP: (3484.95)
INV IN: (3485.15) 8" PVC
INV OUT: (3484.95) 8" PVC
SSMH #10
STA: 185+83.56 OFF: -13.00L
RIM: (3477.19)
SUMP: (3465.24)
INV IN: (3465.24) 8" PVC
INV IN: (3465.44) 8" PVC
INV OUT: (3465.24) 8" PVC
VICINITY MAP
NOT TO SCALE
PROJECT SITE
NORTH
SCALE
FEET
PARCEL V
APN # 137-34-111-003
PARCEL X
APN # 137-27-310-001
TYPICAL SECTION
SCALE: NTS
TYPICAL SECTION
SCALE: NTS
TYPICAL SECTION
SCALE: NTS
TYPICAL SECTION
SCALE: NTS
PROJECT NO.
764-a103-001
G.C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS
LAS VEGAS
PULTE HOMES
SUMMERLIN VILLAGE 23B PARCEL W
TENTATIVE MAP 2
DRAWING
TM-2
2 OF 2 SHTS

TMP-50086

TENTATIVE MAP FOR SUMMERLIN VILLAGE 23B PARCEL W

APN # 137-27-410-001



VICINITY MAP
NOT TO SCALE

SITE DATA

LOTTING SUMMARY
45' X 115' – 127 UNITS

DENSITY
GROSS ACREAGE = 26.91 AC
GROSS DENSITY = 4.72 UNIT/AC

OWNER

HUGHES HOWARD COMPANY LLC
10801 WEST CHARLESTON BLVD 3RD FL
LAS VEGAS NV 89135-1200

DEVELOPER

PULTE HOMES
8345 WEST SUNSET
LAS VEGAS, NV 89113
(702) 914-4800

ENGINEER

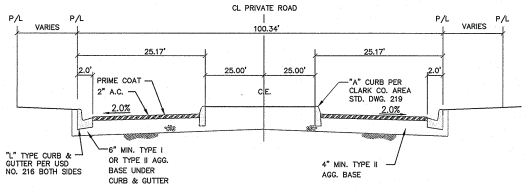
G.C. WALLACE INC.
1555 SO. RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146
(702) 804-2000
(702) 804-2299 (FAX)

UTILITY SERVICES

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

LEGEND

M	MODELS
P	PARKING
W	WATER
SS	SANITARY SEWER
1	LOT NUMBER
5,175 SF	LOT AREA
S.W.	SIDE WALK
	FIRE HYDRANT
	RIGHT-OF-WAY LINE
	STREET CENTERLINE
	PHASE LINE



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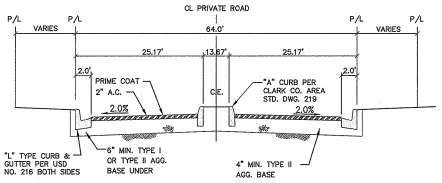
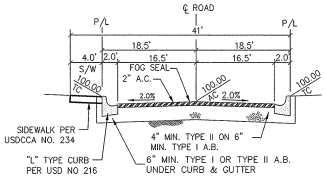
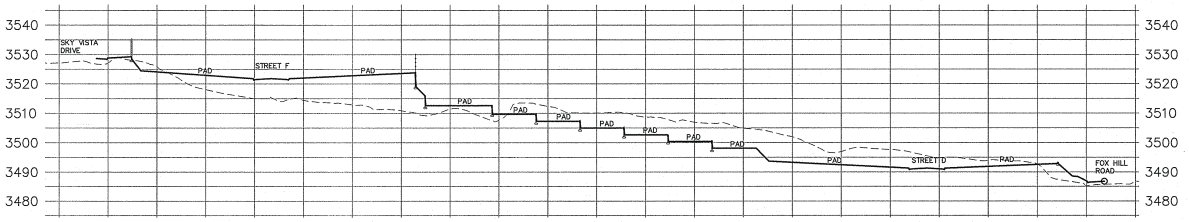


B 64.0' PRIVATE ENTRY
SCALE: NTS



C 41' PRIVATE STREET
(TYPICAL INTERIOR STREETS)
SCALE: NTS



D SECTION
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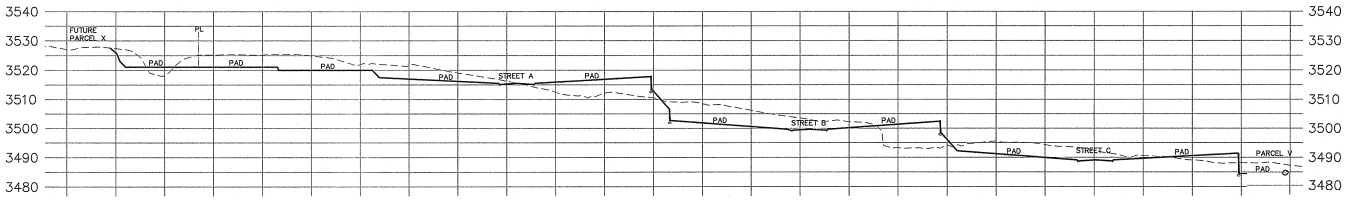

E SECTION
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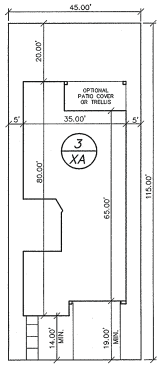


TYPICAL PLOT PLAN

SUMMERLIN DESIGN REVIEW COMMITTEE

JULIE CLEAVER DATE

STATE OF NEVADA
WESLEY T. PETTY
Exp. 12-31-13
CIVIL
No. 16369
PROFESSIONAL ENGINEER
DATE: 7/10/13

REV	DATE	DESCRIPTION	DATE	AGEN APP	DATE	CCW APP

PROJECT NO. 764-a103-001
DESIGN:
DRAWN:
CHECK:
PLOT DATE: 07-18-13
PLOT TIME: 13:58:26

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

F:\Projects\700\764-A103-001\Division\Land\TentMap\207-TM.dwg
Quangvinh Nguyen

PULTE HOMES
SUMMERLIN VILLAGE 23B PARCEL W
TENTATIVE MAP 1

DRAWING
TM-1
1 OF 2 SHTS

TMP-50086



TMP-50086 - APPLICANT: PULTE HOMES - OWNER: THE HOWARD HUGHES COMPANY, LLC
WEST SIDE OF FOX HILL DRIVE, APPROXIMATELY 1,930 FEET NORTH OF ALTA DRIVE

07/08/13

Howard Hughes.
THE HOWARD HUGHES CORPORATION

June 25, 2013

Quincy Edwards
Pulte Homes
8345 West Sunset
Las Vegas, NV 89113

RE: **SDRC Tentative Map Approval With Conditions** – 'Savona' by Pulte Homes, Parcel W, Summerlin Village 23B (The Paseos)

Dear Quincy,

The Summerlin Design Review Committee (SDRC) has conditionally approved your tentative map submittal for Parcel W in Summerlin Village 23B (The Paseos) of June 18, 2013. Please note the following conditions:

1) In order to accommodate the grade difference between Parcels W and X at the entry, retaining walls may need to be incorporated in the entry that were not originally part of the shared entry design. Any increase to the original budget for the shared entry as a result of these walls shall be shared equally between developers of parcels W and X.

2) Add pedestrian access on east side of Street C.

3) The Private Entry road shown on TM-1, Section B must be 25.17' wide on both sides of drive with a 13.67' median.

Please contact us if you have any questions.

Sincerely,

Elizabeth Molina
Design Review Administrator
SDRC

CC: Julie Cleaver, THHC
Wes Petty, GCWallace

PRJ-49886
06/27/13

TMP-50086

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

☒ **Consent** ☐ **Discussion**

SUBJECT:

TMP-50088 - TENTATIVE MAP - SAHARA AT LAS VEGAS BLVD (A COMMERCIAL SUBDIVISION) - APPLICANT/OWNER: F N B N ASPEN, LLC - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 2.04 acres at the northeast corner of Sahara Avenue and Las Vegas Boulevard (APNs 162-03-410-008, 162-04-813-070 and 071), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-49889]. Staff recommends APPROVAL.

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

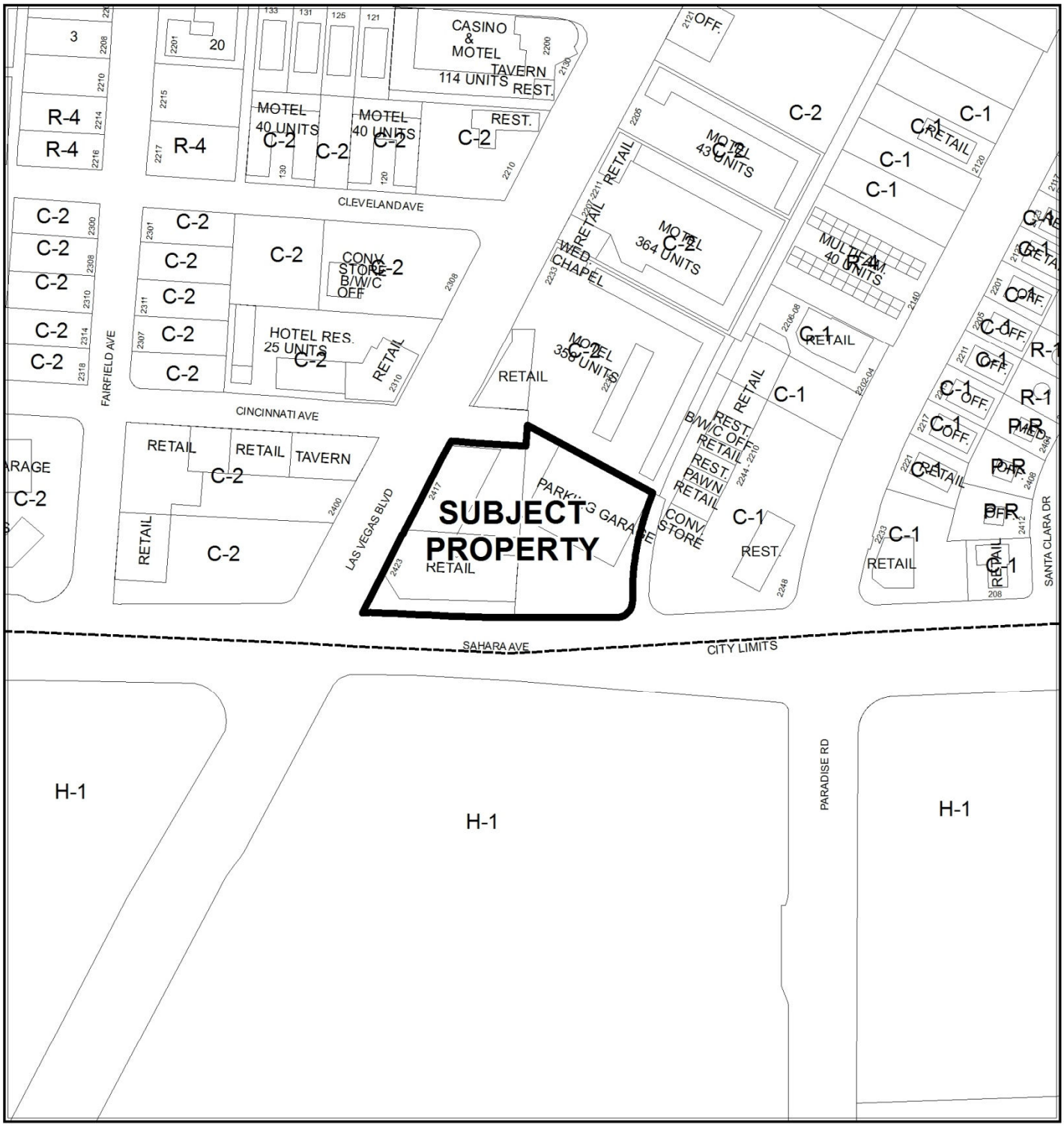
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

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



CASE: **TMP-50088 (PRJ-49889)**

0 200 400 Feet

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

N



CASE: **TMP-50088 (PRJ-49889)**

0 200 400 Feet

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: F N B N ASPEN, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
TMP-50088	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

TMP-50088 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map with four (4) years of the approval of the Tentative Map, this action is void.

2. All development shall conform to the Conditions of Approval of Site Development Plan Review (SDR-34306), and (SDR-38274) and all other applicable site-related actions.

3. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

4. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas

Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

6. In accordance with condition #15 of SDR-34306, dedicate public right-of-way and grant Roadway and Pedestrian Access Easements on Sahara Avenue and Las Vegas Boulevard South as depicted on the approved Tentative Map. The required right-of-way dedications and easement grants shall be offered on the Final Map for this site, unless otherwise allowed by the City Engineer.

7. On the Final Map for this site, add the appropriate on-site sewer note for a commercial subdivision per Unified Development Code 19.16.060.W.2:

   A. The on-site sewer system is a common element of the commercial subdivision which is privately owned and which is maintained in accordance with the covenants, conditions and restrictions that govern the subdivision.

   B. The on-site sewer system is a common element of the commercial subdivision which is privately owned and which is maintained in accordance with a joint use agreement applicable to the subdivision.

8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. Alternatively, combine all lots comprising this site and provide a guarantee that future subdivision of this site, if any, will provide for inter-site drainage rights. The Drainage Study required by condition #25 of SDR-34306 may be used to comply with this condition.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing a one-lot commercial subdivision on 2.02 acres at the northeast corner of Sahara Avenue and Las Vegas Boulevard. This project consists of three parcels; two undeveloped and one with a three-level parking garage. Staff recommends approval with conditions. If denied, a final map could not be accepted or approved.

ISSUES

- This project will satisfy Condition #14 of Site Development Plan Review (SDR-34306).

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
08/05/09	The City Council approved a request for a Waiver of Title 18.12.130 (WVR-34311) to allow Cincinnati Street to not terminate in a cul-de-sac east of Las Vegas Boulevard. The Planning Commission and staff recommended approval.
	The City Council approved a related request for a Variance (VAR-34308) to allow a 98-foot tall, 11,210 square-foot roof sign where a maximum of eight feet in height and 150 square feet in area is permitted, and to allow the combined area of wall and roof signage to be 79 percent, 23 percent, and 101 percent of the south, east, and west elevations respectively, where a maximum of 20 percent per elevation is permitted. Staff recommended denial.
	The City Council approved a related request for a Special Use Permit (SUP-34309) for a Liquor Establishment (Tavern) with a waiver to allow a 100-foot distance separation from a similar use where 1,500 feet is required.
	The City Council approved related request for a Site Development Plan Review (SDR-34306) for a proposed two-story, 37,100 square-foot Non-Restricted Gaming (Casino) and retail establishment with a waiver of the Downtown Centennial Plan Streetscape standards on Cincinnati Street.
06/04/10	The Department of Planning administratively approved a request for a Minor Amendment (SDR-38274) to a previously approved Site Development Plan Review (SDR-34306) for façade modifications and a construction phasing plan at the northeast corner of Sahara Avenue and Las Vegas Boulevard. Staff recommended approval.

09/07/11	The City Council approved a request for an Extension of Time (EOT-42603) of a previously approved Waiver of Title 18.12.130 (WVR-34311) to allow Cincinnati Street to not terminate in a cul-de-sac east of Las Vegas Boulevard. Staff recommended approval.
	The City Council approved a related request for an Extension of Time (EOT-42605) of a previously approved Variance (VAR-34308) to allow a 98-foot tall, 11,210 square-foot roof sign where a maximum of eight feet in height and 150 square feet in area is permitted, and to allow the combined area of wall and roof signage to be 79 percent, 23 percent, and 101 percent of the south, east, and west elevations respectively, where a maximum of 20 percent per elevation is permitted.
	The City Council approved a related request for an Extension of Time (EOT-42602) of a previously approved Special Use Permit (SUP-34309) for a Liquor Establishment (Tavern) with a waiver to allow a 100-foot distance separation from a similar use where 1,500 feet is required.
	The City Council approved a related request for an Extension of Time (EOT-42606) of a previously approved Site Development Plan Review (SDR-34306) for a proposed two-story, 37,100 square-foot Non-Restricted Gaming (Casino) and retail establishment with a waiver of the Downtown Centennial Plan Streetscape standards on Cincinnati Street.
07/18/12	The City Council approved a request for an Extension of Time (EOT-45559) of an approved Minor Amendment (SDR-38274) to an approved Site Development Plan Review (SDR-34306) for facade modifications and a construction phasing plan. Staff recommended approval.

Most Recent Change of Ownership	
10/15/10	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
02/28/12	A business license (C30-01037) was issued for Convention Hall gaming tax at 2423 South Las Vegas Boulevard. The license remains active.
There are no open building permits for the subject sites.	

Pre-Application Meeting	
06/13/13	Staff met with the applicant and reviewed the requirements for a Tentative Map application.

Field Check	
07/08/13	Staff visited the site and found a fenced property free of trash and debris.

YK

Details of Application Request	
Site Area	
Gross Acres	2.04

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Vacant Land	C (Commercial)	C-2 (General Commercial)
North	Retail Establishment and Motel	C (Commercial)	C-2 (General Commercial)
South	Clark County	Clark County	Clark County
East	Shopping Center	C (Commercial)	C-1 (Limited Commercial)
West	Retail Establishments, Tavern	C (Commercial)	C-2 (General Commercial)

Master Plan Areas	***Compliance***
Beverly Green/South Ridge Neighborhood	Y
Downtown Centennial Plan	Y
Special Purpose and Overlay Districts	***Compliance***
Downtown Centennial Plan Overlay District	Y
G-O (Gaming Enterprise Overlay) District	Y
A-O (Airport Overlay) District	Y
Las Vegas Boulevard Scenic Byway Overlay District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

ANALYSIS

This is a request for a Tentative Map for a one-lot commercial subdivision on 2.04 acres at the northeast corner of Sahara Avenue and Las Vegas Boulevard. A previous Site Development Plan Review (SDR-34306) entitled this property for a two-story, 37,100 square-foot non-restricted gaming (casino) and retail establishment with a waiver of the Downtown Centennial Plan Streetscape Standards on Cincinnati Street within the proposed commercial subdivision. This Tentative Map application request will satisfy Condition #14 of SDR-34306 that states, "Coordinate with the City Surveyor to determine whether a Merger and Re-Subdivision Map or other mapping is necessary; comply with the recommendations of the City Surveyor."

YK

The Public Works Department offered the following comments:

> "We note that there is an approved Traffic Impact Analysis for this site on file with the Traffic Division of the Department of Public Works.
>
> The submitted east/west cross sections depict maximum natural grade between 0% and 2% across this site. Per the Tables in Subdivision Code 19.06.050, a development with natural slope less than 2% is allowed a maximum 4-foot retaining wall. No retaining walls are proposed along the west side or east side of this site.
>
> The submitted north/south cross section depicts maximum natural grade between 0% and 2% across this site. Per the Tables in Subdivision Code 19.06.050, a development with natural slope less than 2% is allowed a maximum 4-foot retaining wall. No retaining walls are proposed along the north side or south side of this site."

FINDINGS

The proposed Tentative Map conforms to Nevada Revised Statutes and Title 19; therefore, staff recommends approval with conditions.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

TMP-50088

Case Number: PRJ-49889 APN: 162-03-410-008, 162-04-813-070 & 071

Name of Property Owner: FNBN Aspen, LLC

Name of Applicant: FNBN Aspen LLC

Name of Representative: Per4mance 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: _____

FNBN ASPEN, LLC, a Delaware Limited Liability Company
BY: FNBN CMLCON I, LLC, a Delaware Limited Liability Company, its Manager
BY: SGH FNB VENTURES, LLC, a Delaware Limited Liability Company, its Manager
BY: SORENSON GROUP MANAGEMENT, LLC, a Delaware Limited Liability Company, its Manager

Print Name: _____ DONALD E. WALLACE, COO

DATE: 6/19/2013

Subscribed and sworn before me

This 19th day of June, 2013

_____

Notary Public in and for said County and State

TERI FORBES
Notary Public State of Utah
My Commission Expires on:
April 8, 2016
Comm. Number: 654723

PRJ-49889
06/27/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Commercial Subdivision Tentative Map

Project Address (Location) Northeast corner of Las Vegas Blvd at Sahara

Project Name NEC Sahara at LVB **Proposed Use** C-2

Assessor's Parcel #(s) 162-03-410-008, 162-04-813-070 & 071 **Ward #** 3

General Plan: existing C proposed C **Zoning:** existing C-2 proposed C-2

Commercial Square Footage 42,500 **Floor Area Ratio** n/a

Gross Acres 2.04 **Lots/Units** 1 **Density** n/a

Additional Information Submital is for a commercial subdivision map related to SDR-38274, EOT-42605, EOT-42602, EOT-42603, EOT-42606)

PROPERTY OWNER FNBN Aspen, LLC **Contact** Mr Donald Wallace

Address 299 South Main Street, Suite #2200 **Phone:** 8014901003 **Fax:** 8018033631

City Salt Lake City **State** UT **Zip** 84111

E-mail Address dwallace@sorensongm.com

APPLICANT FNBN Aspen, LLC **Contact** Mr Donald Wallace

Address 299 South Main Street, Ste #2200 **Phone:** 8014901003 **Fax:** 8018033631

City Salt Lake City **State** UT **Zip** 84111

E-mail Address dwallace@sorensongm.com

REPRESENTATIVE Per4mance Engineering **Contact** Ray Fredericksen

Address 197 Carlsbad Caverns St **Phone:** 7025699770 **Fax:** n/a

City Henderson **State** NV **Zip** 89012

E-mail Address rayf@per4mancelv.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 FNBN ASPEN, LLC, a Delaware Limited Liability Company
BY: FNBN CMLCON I, LLC, a Delaware Limited Liability Company, its Manager
BY: SGH FNB VENTURES, LLC, a Delaware Limited Liability Company, its Manager
BY: SORENSON GROUP MANAGEMENT, LLC, a Delaware Limited Liability Company, its Manager

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

Print Name DONALD E. WALLACE, COO

Subscribed and sworn before me

This 19th day of June, 2013.

Notary Public in and for said County and State

TERI FORBES
Notary Public State of Utah
My Commission Expires on:
April 8, 2016
Comm. Number: 654723

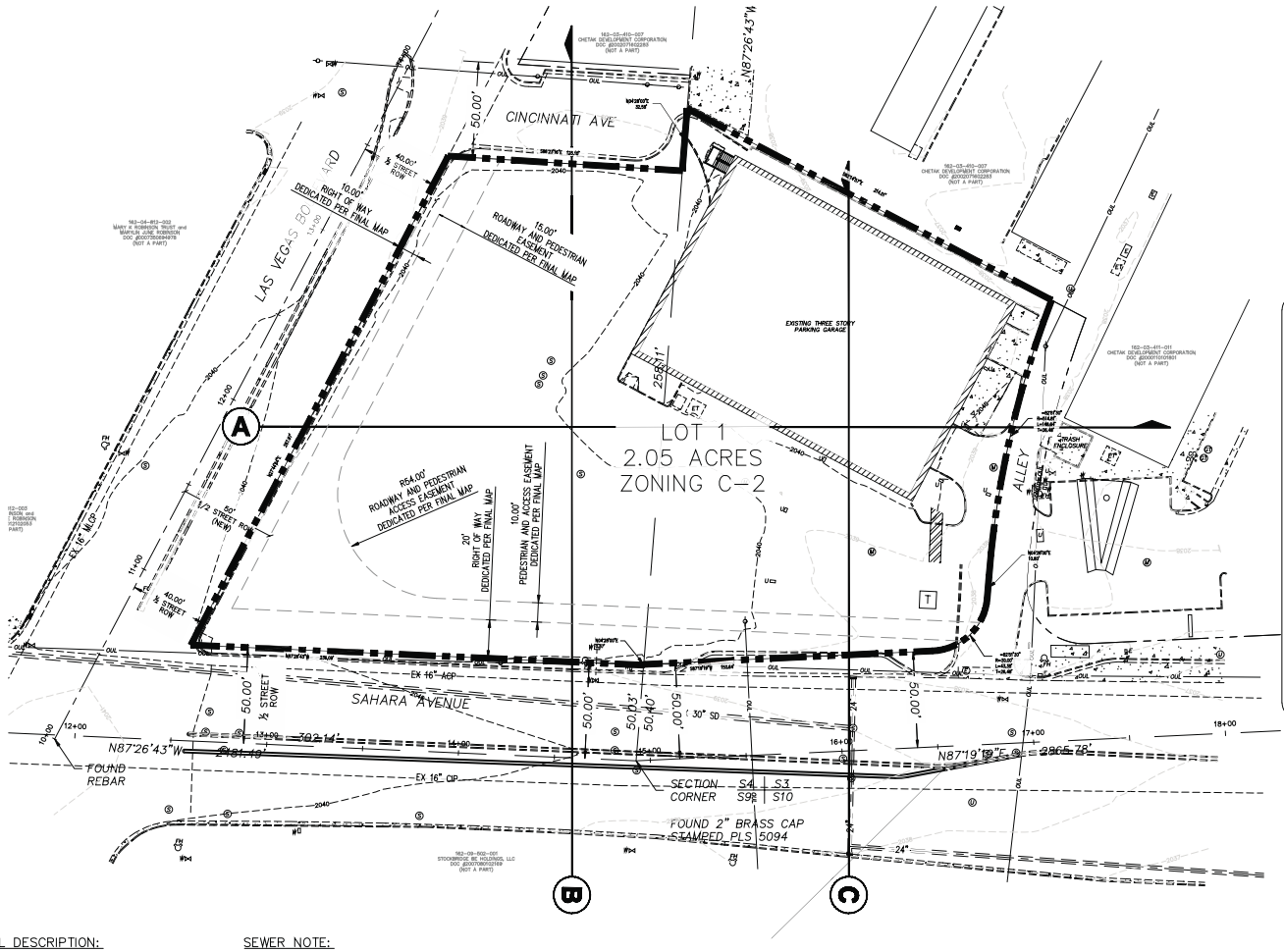
FOR DEPARTMENT USE ONLY

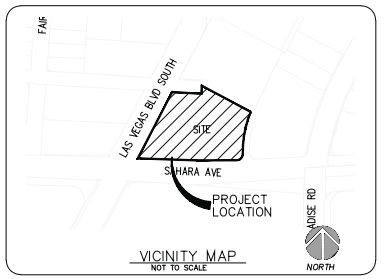
Case #	TMP-50088
Meeting Date:	08/13/13 PC
Total Fee:	
Date Received:*	
Received By:	

PRJ-49889
06/27/13

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

COMMERCIAL SUBDIVISION TENTATIVE MAP
FOR
NEC LAS VEGAS BOULEVARD AT SAHARA AVE
A COMMERCIAL DEVELOPMENT
APN# 162-03-410-008, 162-04-813-070 & 071





VICINITY MAP
NOT TO SCALE

NORTH

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

LEGEND
- BOUNDARY LINE
- SECTION LINE
- AUQUOT PART LINE
- ASSESSOR'S PARCEL LINE
- RIGHT-OF-WAY LINE
- STREET CENTERLINE
- EASEMENT LINE
- DRAINAGE CHANNEL
- BUILDING
- EDGE OF ASPHALT
- "A" TYPE CURB
- "L" TYPE CURB AND GUTTER
- VALLEY GUTTER
- EX. STORM DRAIN
- SEWER LINE
- WATER LINE
- SEWER MANHOLE
- STREET LIGHT
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- SEWER CLEAN OUT
- HANDICAP STALL
- APN ASSESSOR'S PARCEL NUMBER
- HANDICAP ACCESS RAMP

OWNER/DEVELOPER
FNBN ASPEN LLC
299 SOUTH MAIN STREET, STE 2200
SALT LAKE CITY, UT 84111
PHONE: (505) 450-2444

UTILITIES AND SERVICES
POWER:	NV ENERGY
WATER:	LAS VEGAS VALLEY WATER DISTRICT
SEWER:	CITY OF LAS VEGAS
GAS:	SOUTHWEST GAS CO
TELEPHONE:	CENTURY LINK
DISPOSAL:	REPUBLIC SERVICES

PROJECT DATA
ASSESSORS PARCEL NO.:	162-03-410-008, 162-04-813-070 & 071
EXISTING ZONING:	C-2
EXISTING LAND USE:	GENERAL COMMERCIAL DISTRICT
PROPOSED ZONING:	C-2
PROPOSED LAND USE:	GENERAL COMMERCIAL DISTRICT
GROSS ACREAGE:	2.05 ACRES
NET ACREAGE:	2.05 ACRES

ACREAGE	
LAND USE	SIZE (ACRES)
C-2	2.05

LEGAL DESCRIPTION:
THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 61 EAST, AND THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 3, TOWNSHIP 21 S, RANGE 61 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

LOT TWELVE (12) BLOCK 1 AS SHOWN BY MAP OF THE MEADOWS THEREOF IN BOOK 001 OF PARCEL MAPS, PAGE 43, IN THE OFFICE OF THE CLARK COUNTY RECORDER, CLARK COUNTY, NEVADA.

SEWER NOTE:
THE ON-SITE SEWER SYSTEM IS A COMMON ELEMENT OF THE COMMERCIAL SUBDIVISION WHICH IS PRIVATELY OWNED AND WHICH IS MAINTAINED IN ACCORDANCE WITH TEH COVENANTS, CONDITIONS AND RESTRICTIONS THAT GOVERN THE SUBDIVISION.

NO.	REVISION	BY	DATE	APP'D	DATE
A					
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A					
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SAHARA AT LAS VEGAS BLVD
CITY OF LAS VEGAS NEVADA
SHEET: COMMERCIAL SUBDIVISION TENTATIVE MAP

PERI ENGINEERING
197 CARLSBAD CAVERNS ST., HENDERSON, NEVADA 89012
TEL: (702)308-5770 EMAIL: RAY@PERIANDCELY.COM

DEVELOPER:
FNBN ASPEN LLC

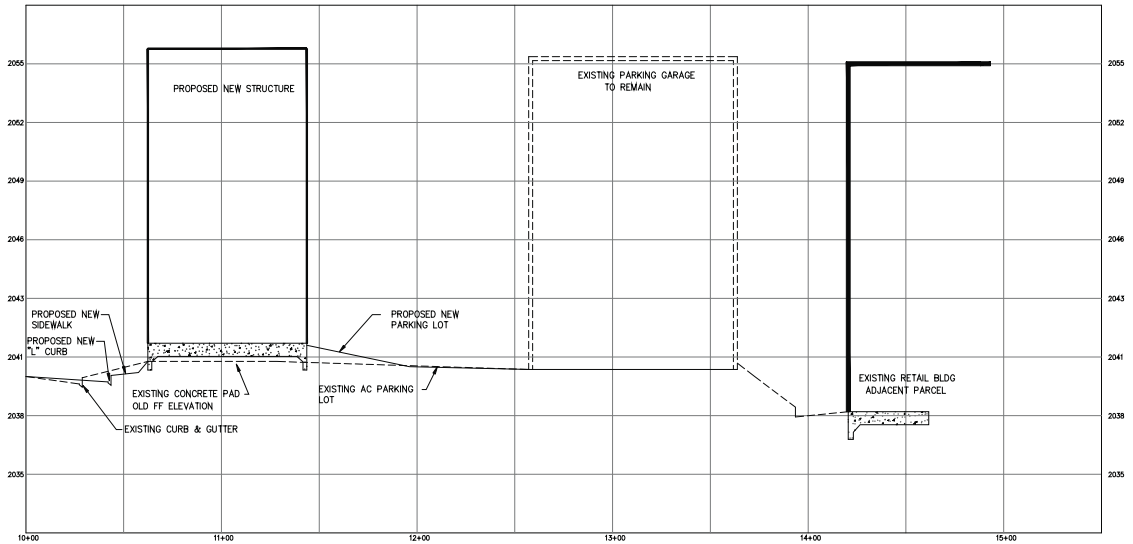
SEAL
PROFESSIONAL ENGINEER - STATE OF NEVADA
RAY F. FREDERICKSEN
Exp. 06/30/15
CIVIL
No.17471

DESIGNED BY:	RF
DRAWN BY:	RF
CHECKED BY:	RF
SCALE:	1"=100'
PROJECT DATE:	JUNE, 2013
SHEET	TM-1
	1 OF 1
AGENCY DWG. NO.	

P:\Walgreen's LVB at Sahara\Entitlements\TENTMAP\2013-TM Sahara at LVB rev 072513.dwg rayf Mon, 29 Jul 2013 - 8:18am

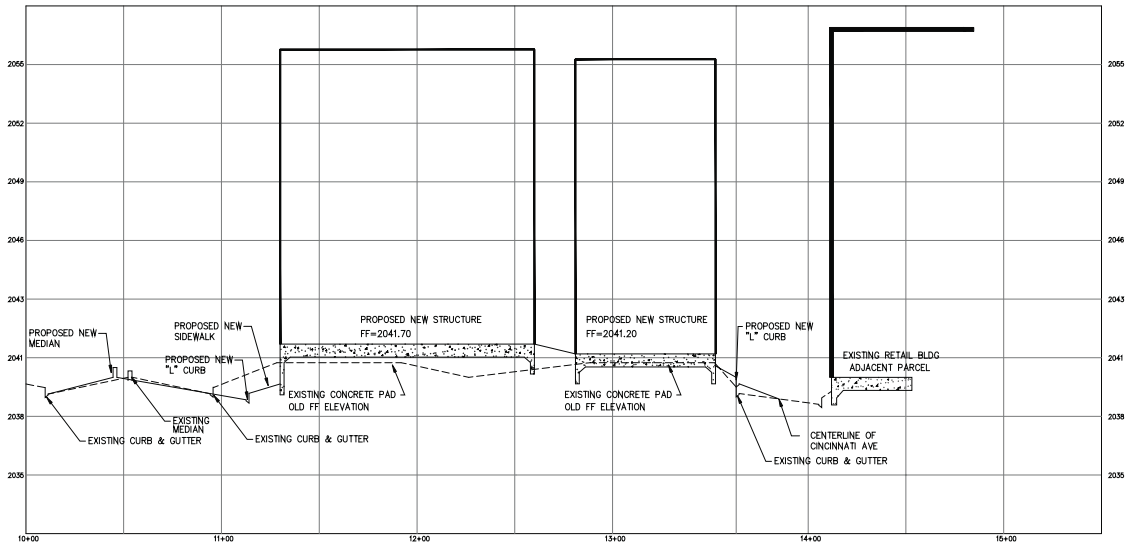
TMP-50088
REVISED

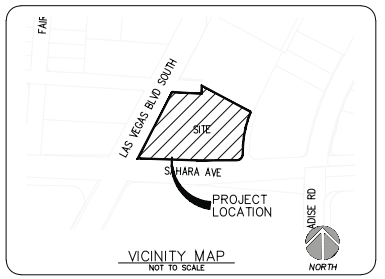
SECTION A



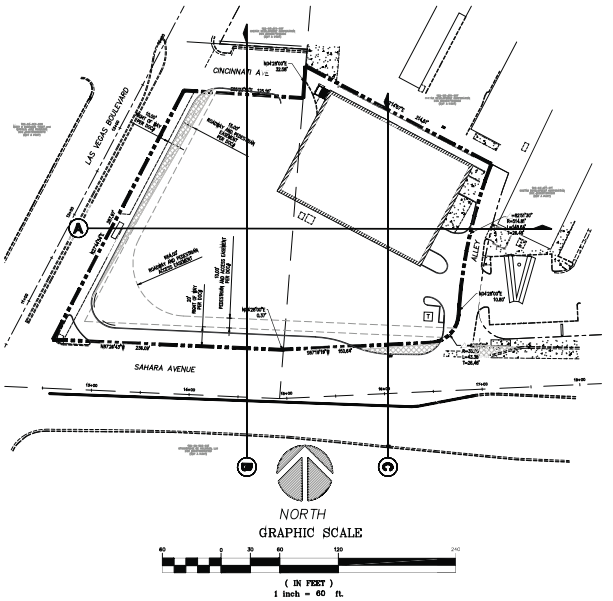
1"=30' HORIZONTAL
1"=3' VERTICAL

SECTION B





VICINITY MAP
NOT TO SCALE



NO.	REVISION	BY	DATE	APP.	DATE
6					
5					
4					
3					
2					
1					

SAHARA AT LAS VEGAS BLVD
CITY OF LAS VEGAS NEVADA

SHEET:
SITE SECTIONS
TENTATIVE MAP

PERFORMANCE CONSULTING & ENGINEERING
197 CARLSBAD CAVERNS ST, HENDERSON, NEVADA 89012
TEL: (702)869-9770 EMAIL: RAYF@PERFMANCELV.COM

DEVELOPER:
FNBN ASPEN LLC

SEAL
PROFESSIONAL ENGINEER-STATE OF NEVADA
RAY F. FREDERICKSEN
Exp. 06/30/15
CIVIL
No.17471

DESIGNED BY: RF
DRAWN BY: RF
CHECKED BY: RF
SCALE: 1"=40'
PROJECT DATE: JUNE, 2013

SHEET
S-1
1 OF 1

AGENCY DWG. NO.

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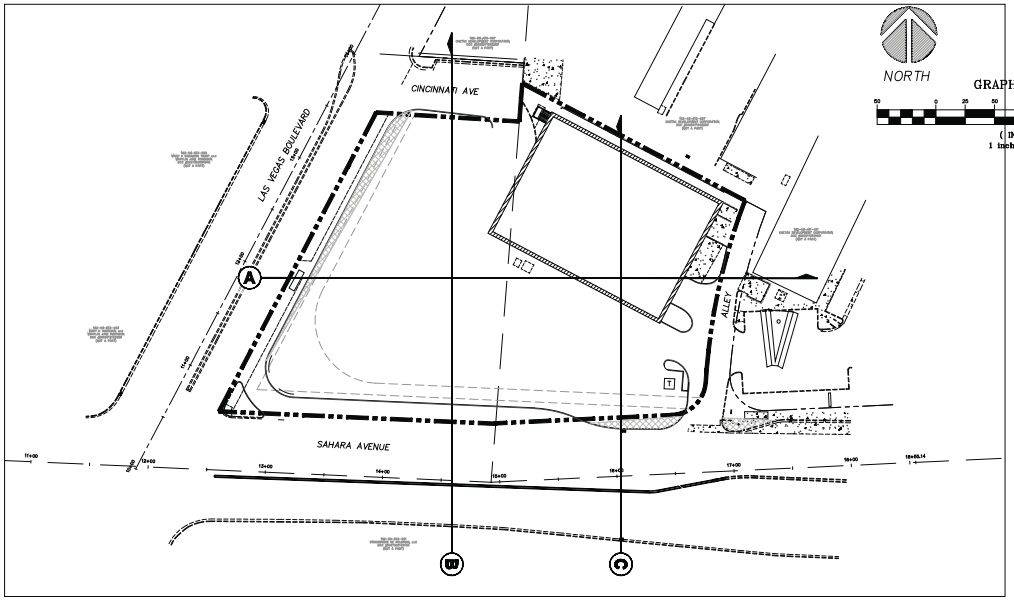
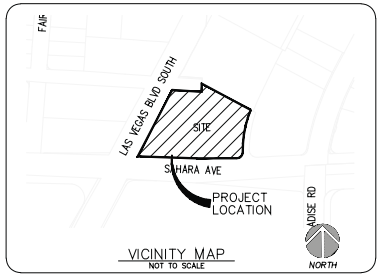
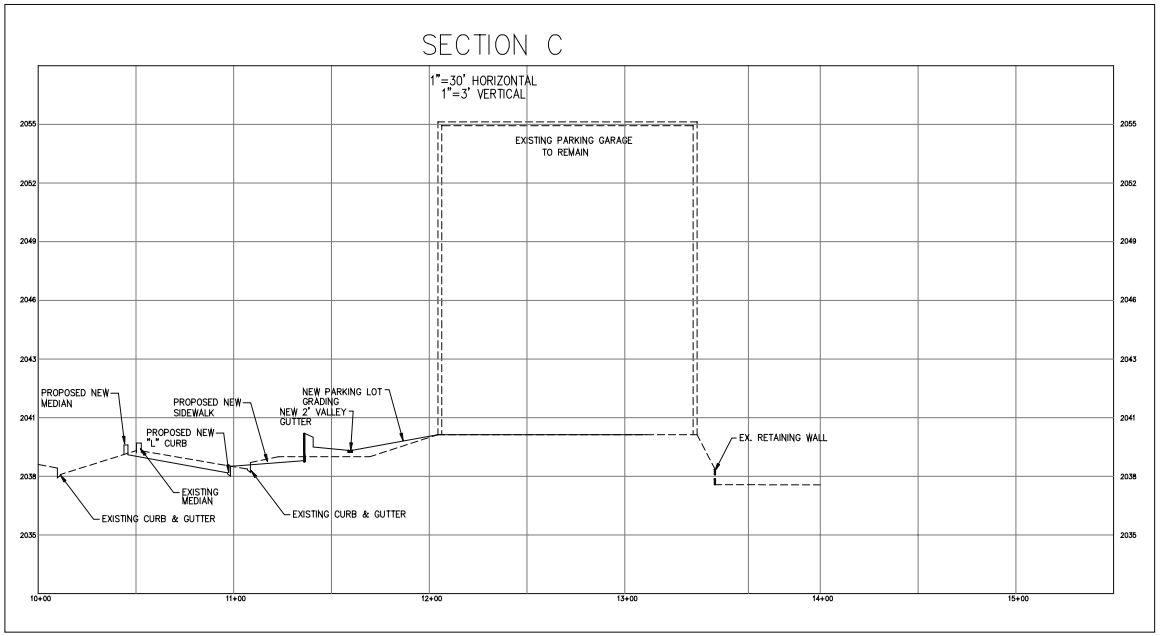




VICINITY MAP
NOT TO SCALE



NO.	REVISION	BY	DATE	APP'D	DATE
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SAHARA AT LAS VEGAS BLVD
CITY OF LAS VEGAS NEVADA
SHEET:
SITE SECTIONS
TENTATIVE MAP

PERIMANCE CONSULTING ENGINEERING
197 CARLSBAD CAVERNS ST., HENDERSON, NEVADA 89012
TEL: (702)358-9770 EMAIL: RAYF@PERIMANCELV.COM

DEVELOPER:
FNBN ASPEN LLC

SEAL
PROFESSIONAL ENGINEER-STATE OF NEVADA
RAY F. FREDERICKSEN
Exp. 06/30/15
CIVIL
No.17471

DESIGNED BY:	RF
DRAWN BY:	RF
CHECKED BY:	RF
SCALE:	1"=40'
PROJECT DATE:	JUNE, 2013

SHEET
S-1
1 OF 1

AGENCY DWG. NO.

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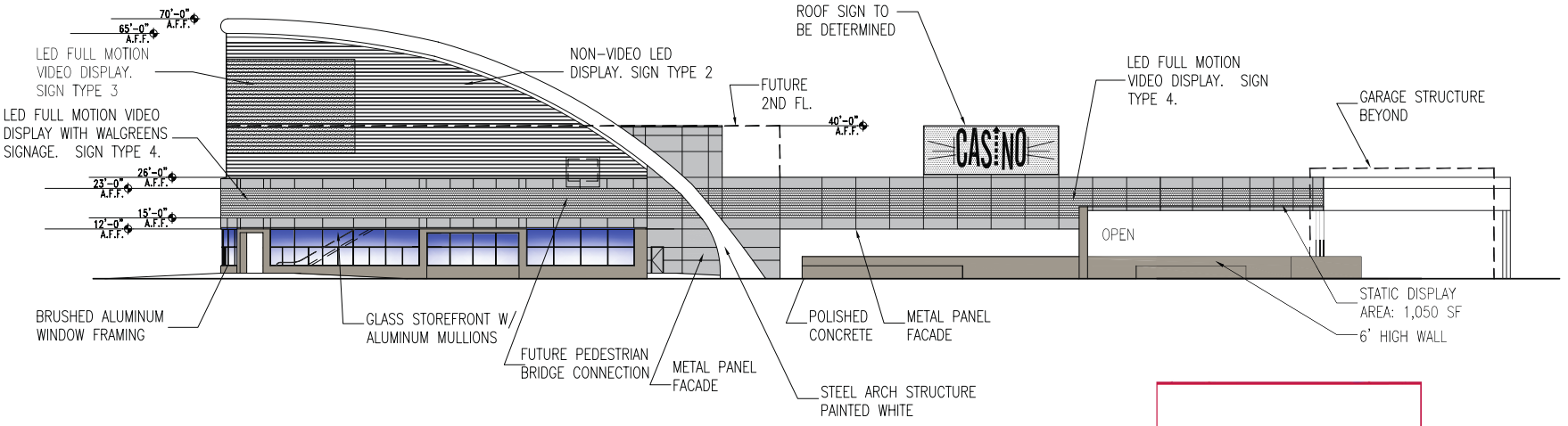
TMP-50088



SOUTHERN ELEVATION

1" = 30'

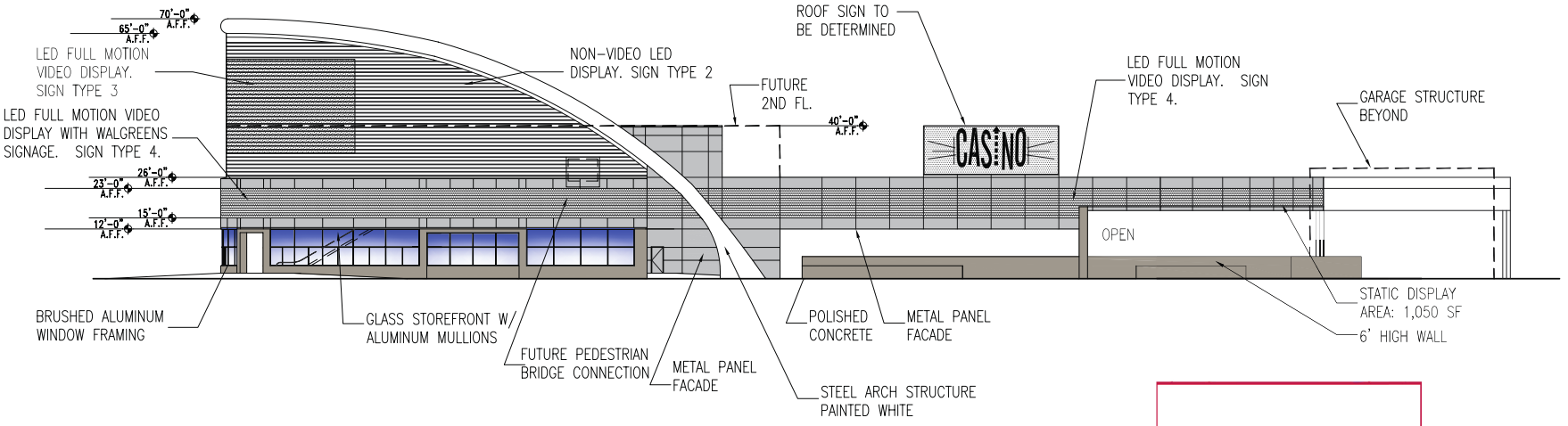
0' 15' 30' 60' 90' 120'

TMP-50088

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

GEORGE RANHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO N.E., SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE: SAHARA AND LAS VEGAS BLVD.
ADDRESS: SOUTHEAST CORNER OF SAHARA AND LAS VEGAS BLVD
LAS VEGAS NEVADA 89104
PROJECT MANAGER: George Ranhart, AIA
JOB NO.: 0709
DRAWN BY: JCS
SHEET TITLE: SOUTHERN ELEVATION
DATE: 3.30.2010
SCALE: 1" = 30'-0"
sheet: A2.1 of



SOUTHERN ELEVATION

1" = 30'

0' 15' 30' 60' 90' 120'

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			
7			

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE., SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE: SAHARA AND LAS VEGAS BLVD.
2427 SOUTH LAS VEGAS BOULEVARD
LAS VEGAS, NEVADA 89104

PROJECT MANAGER: George Rainhart, AIA

JOB NO.: 0708

DRAWN BY: JCS

SHEET TITLE: SOUTHERN ELEVATION

DATE: 3.30.2010

SCALE: 1" = 30'-0"

sheet A2.1 of

TMP-50088



TMP-50088 - APPLICANT/OWNER: F N B N ASPEN, LLC
NORTHEAST CORNER OF SAHARA AVENUE AND LAS VEGAS BOULEVARD

07/08/13

June 6, 2013

City of Las Vegas
Planning Department
333 N. Rancho Drive
Las Vegas, NV 89016

Re: NEC Sahara at Las Vegas Blvd
(APN(s): 162-03-410-008, 162-04-813-070 & 071)

To Whom it May Concern,

Per4mance Consulting and Engineering, on behalf of our client, FNBN Aspen LLC., respectfully submits this justification letter in support of the application for a commercial subdivision map on the above mentioned parcels. The commercial subdivision map is being submitted at this time such that a commercial subdivision final map consisting of a merger and resubdivision map can be completed at a later date.

The proposed site is situated on 2.05 acres and located at the northeast corner of Las Vegas Blvd at Sahara Avenue. The site is currently zoned C-2. The proposed development will consist of a pharmacy with drive through lane, restaurant(s), retail and a casino element.

The following are existing zoning actions associated with the site: SDR-34306, SUP-34309, WVR-34311 and VAR34308.

The developer, respectfully requests your approval of the enclosed application for the commercial subdivision tentative map.

If you have any questions, please contact our office.

Thank You,



Ray Fredericksen, P.E.
Owner

PRJ-49889
06/27/13

197 Carlsbad Caverns St. – HENDERSON, NV 89012
PHONE (702) 569-9770 email: rayf@per4mancelv.com

TMP-50088

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

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

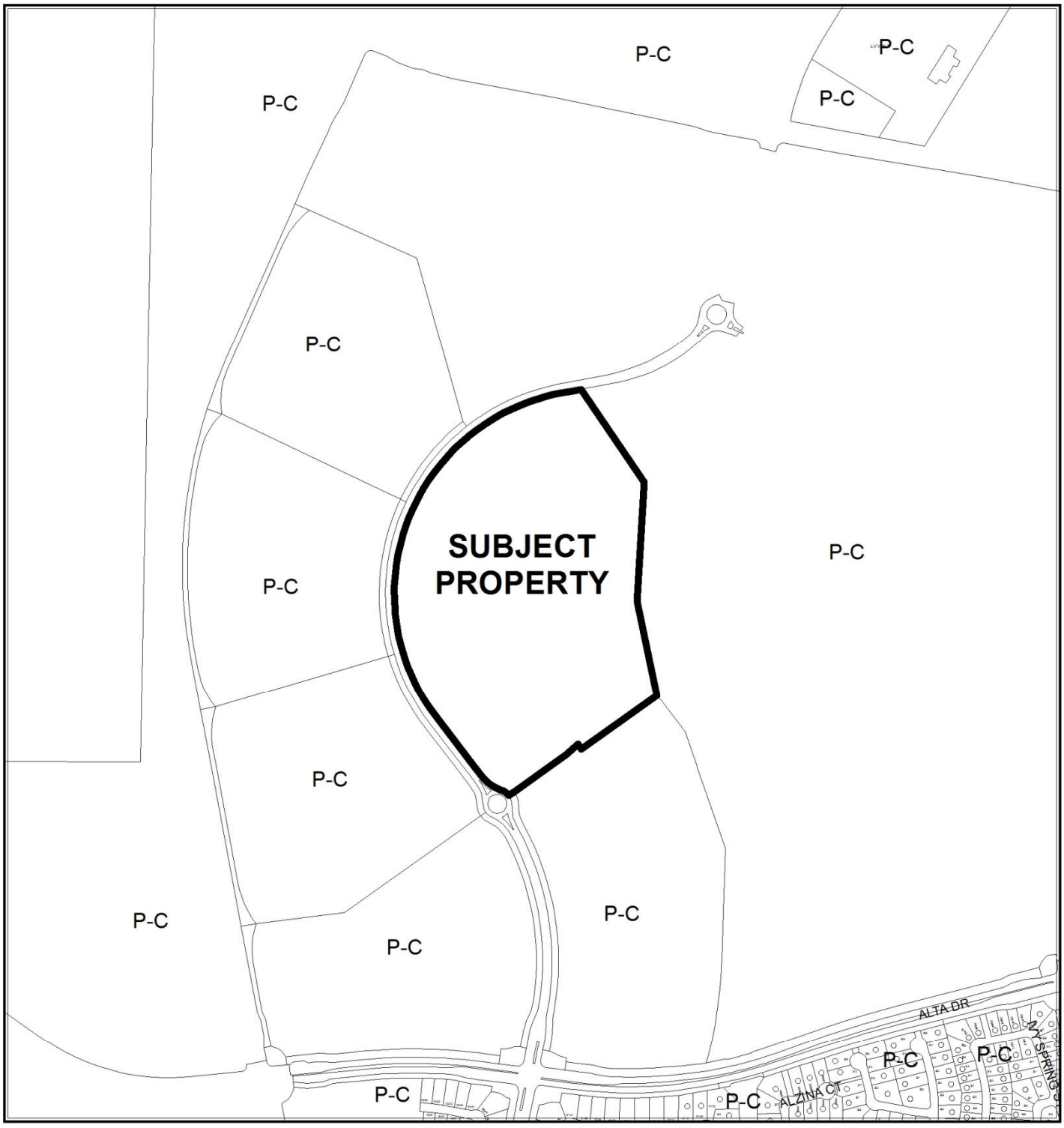
SUBJECT:
TMP-50099 - TENTATIVE MAP - SUMMERLIN VILLAGE 23B PARCEL R-S - APPLICANT: LENNAR COMMUNITIES NEVADA, LLC - OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Tentative Map FOR A 175-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 40.90 acres on the east side of Fox Hill Drive, approximately 1,360 feet north of Alta Drive (portion of APN 137-27-713-001), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin Special Land Use Designation], Ward 2 (Beers) [PRJ-50058]. 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. Photo
5. Summerlin Design Review Committee Approval Letter
6. Justification Letter

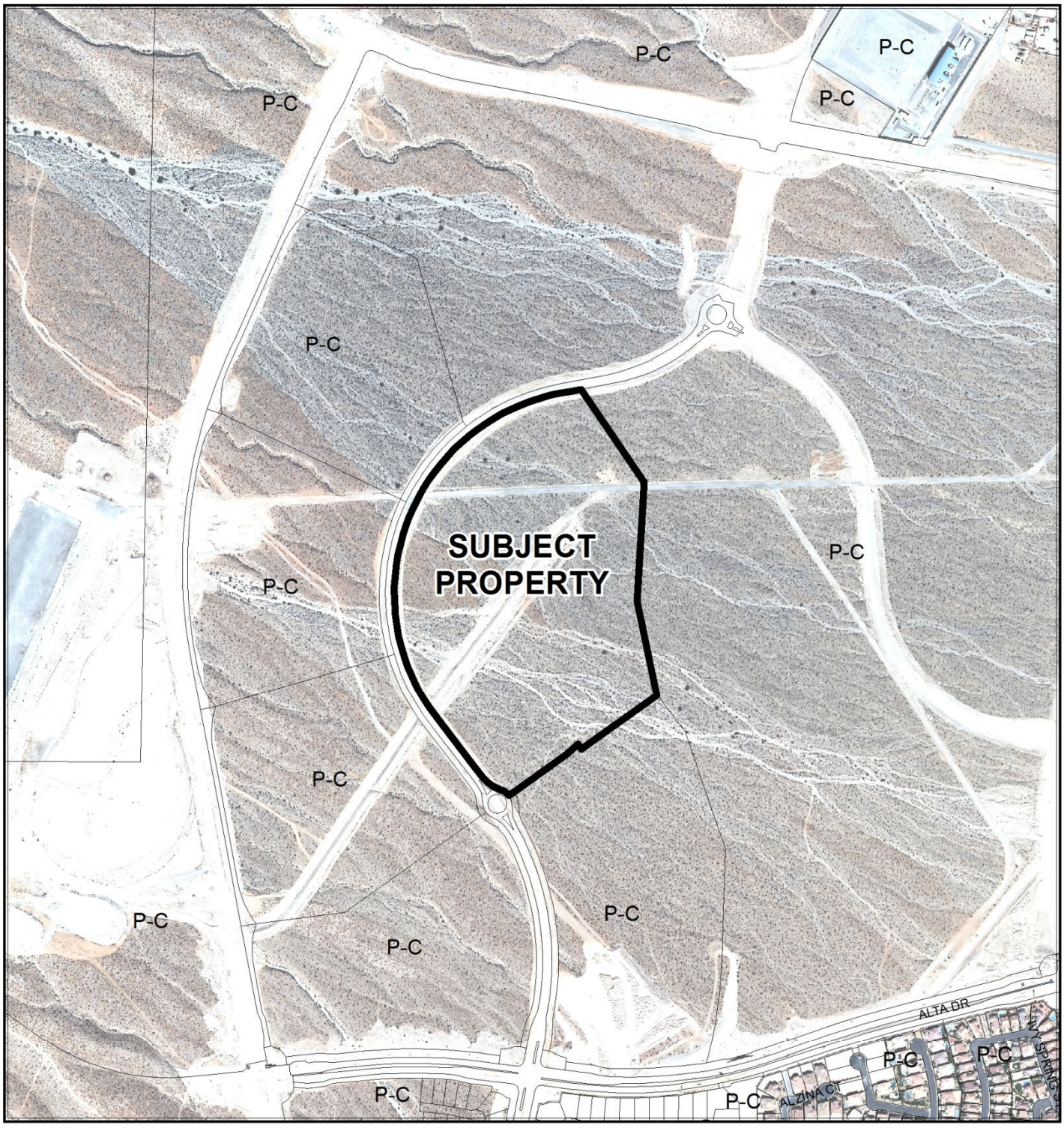


CASE: **TMP-50099 (PRJ-50058)**

0 500 1,000
Feet

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

N



CASE: **TMP-50099 (PRJ-50058)**

0 500 1,000
Feet

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: LENNAR COMMUNITIES NEVADA, LLC - OWNER: THE HOWARD HUGHES COMPANY, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
TMP-50099	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

TMP-50099 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map with four (4) years of the approval of the Tentative Map, this action is void.

2. A Final Map (FMP-48545) establishing the boundaries of the subject site (Parcel R-S) shall be recorded prior to recordation of a Final Map of this site.

3. All development shall conform to the Conditions of Approval of Rezoning (Z-0119-96), the Summerlin West Development Agreement and the Summerlin Development Standards.

4. Street names must be provided in accordance with the City's Street Naming Regulations.

5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

6. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

7. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

8. Unless already constructed or guaranteed by the adjacent developer to the south, construct the full width of the private entry street adjacent to this site concurrent with development of this site. If this site develops prior to the site to the south, appropriate easements outside the bounds of this Tentative Map for full construction of the entry street and for complete access from the entry street shall be granted by separate document prior to the approval of construction drawings for this site or the recordation of a map, whichever may occur first. Extend all required underground infrastructure past the limits of the fully constructed entry if this site develops before the site to the south.

9. Private streets must be granted and labeled on the Final Map for this site as Public Utility Easements (P.U.E.), Public Sewer Easements, and Public Drainage Easements with private surface maintenance by the Homeowner's Association.

10. Appropriate public easements (Sewer, Drainage, Emergency Access, etc.) over the adjacent common lots of the Summerlin Village 23B Unit No. 2 Final Map shall be granted to the City of Las Vegas prior to approval of construction drawings for this site. If these easements are not granted with the Summerlin Village 23B Unit No. 2 Final Map, they shall be granted by separate document as determined by the Department of Public Works prior to the recordation of a Final Map for this site requiring these easements. These easements are outside the boundary of this Tentative Map and are to be privately maintained.

11. Common Element "B" must contain a minimum 30-foot wide Public Sewer & Public Drainage Easement, surface to be privately maintained. No trees or vegetation over 3 feet tall will be allowed within this easement. The grading of CE "B" must permit sewer maintenance vehicles to perform spot excavation on the proposed sewer main. Steep slopes between Common Element "B" and the Paseo Common Lot will not be allowed within the Public Sewer Easement.

12. The proposed off-site sewer must be designed, bonded, and have all off-site easements in place, prior to the approval of construction drawings for this site. A working sanitary sewer connection shall be in place prior to final inspection of any units within this development. This development will be responsible for the completion of the off-site sewer and easements if it is not completed by others.

13. Sewers must be constructed according to the Southern Nevada Design and Construction Standards for Wastewater Collection Systems, latest edition. Curved sewers with sewer lateral connections are prohibited. All public sewers and manholes should be 5 feet from street centerline when possible, and must be a minimum 8 feet from back of curb in all cases. We note that the approved Tentative Map shows segments of public sewer lines that do not meet the Standards and that the final sewer design will be approved through the construction plan review process.

14. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

15. Prior to the release of a Final Map for recordation on this site, the property owner must contact the Special Improvement District Section of the Department of Public Works (229-2136) and sign a notarized affidavit acknowledging and agreeing to a per lot assessment of all lots that will be created through a Final Map for this site. The City shall prepare an apportionment report following recordation of the Final Map and this apportionment report must be signed by the property owner prior to the release of any building permits for this site.

16. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

17. Site development to comply with all applicable conditions of approval for Summerlin Village 23B, SV-0018-01, Z-0119-96 and all other applicable site-related actions.

18. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing a 175-lot single-family residential subdivision on a 40.90-acre undeveloped site within Summerlin Village 23B, specifically located adjacent to the east side of Fox Hill Drive, approximately 1,360 feet north of Alta Drive. The map has been reviewed and approved by the Summerlin Design Review Committee and conforms to the Summerlin Development Standards, applicable NRS statutes and Title 19 requirements; therefore, staff recommends approval with conditions. If denied, a final map subdividing the subject property cannot be accepted or approved.

ISSUES

- A parent Final Map (FMP-48545) establishing the perimeter of this site is currently in review and must be recorded prior to recordation of a Final Map for this site.
- Access to the subdivision will be shared between this site and the parcel to the south. As a condition of approval of this map, the full width of the shared private entry street must be constructed concurrently with development of the site, unless the parcel to the south is developed first or the improvements are guaranteed by that site's developer.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
01/27/97	The City Council approved a Rezoning (Z-0119-96) from N-U (Non-Urban) to P-C (Planned Community) on 8,318 acres along the west side of Clark County 215, between Charleston Boulevard and Lake Mead Boulevard. The Planning Commission and staff recommended approval.
	The City Council approved a Development Agreement (DA-0001-96) for the area known as Summerlin West, which includes the subject site. The Planning Commission and staff recommended approval.
01/16/02	The City Council approved a Master Development Plan Review (SV-0018-01) establishing land use designations within Summerlin Villages 23A and 23B (The Paseos). The Planning Commission and staff recommended approval.
07/16/12	Department of Planning staff approved a Minor Modification (MOD-45960) to the Master Development Plan Review (SV-0018-01) for Village 23A and 23B.

09/11/12	The Planning Commission approved a Tentative Map (TMP-46270) for a 20-lot subdivision on 440 acres at the northwest corner of Alta Drive and Desert Foothills Drive. Staff recommended approval.
03/12/13	A Parcel Map (PMP-47903) for a three-lot subdivision on 5,920 acres at the southwest corner of Lake Mead Boulevard and Clark County 215 was recorded.
03/04/13	An application was submitted for Technical Review of a Final Map (FMP-48545) for a five-pod single family residential subdivision with one Community Open Space parcel, one private open space parcel and one school parcel on 289.58 acres at the northwest corner of Desert Foothills Drive and Alta Drive. This map will define the boundaries of the subject Parcel R-S. The Final Map has not been recorded.
04/16/13	A parent Final Map (FMP-48049) for a six-pod single family residential subdivision on 427.72 acres at the northwest corner of Desert Foothills Drive and Alta Drive that established the boundaries of this site (Parcel W) was recorded.
06/26/13	The Summerlin Design Review Committee approved the applicant's request for the subject tentative map with conditions.

Most Recent Change of Ownership	
12/18/97	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no building permits or business licenses relevant to the subject proposal.

Pre-Application Meeting	
06/19/13	A pre-application meeting was held with the applicant to discuss submittal requirements for a Tentative Map. The applicant was reminded that the Final Map for Summerlin Village 23B Unit No. 2 (the parent map for this site) must record prior to recordation of a Final Map of this site. No other major issues were discussed.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
07/08/13	The site is undeveloped with no completed development to the north, east or west. The land is in the process of being cleared and grubbed.

Details of Application Request	
Site Area	
Gross Acres	45.50
Net Acres	40.90

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped (Parcel R-S)	SF3 (Single Family Detached)	P-C (Planned Community)
North	Undeveloped (Parcel Y)	SF3 (Single Family Detached)	P-C (Planned Community)
	Undeveloped (Parcel Z)	MF1 (Low Density Multi-Family)	P-C (Planned Community)
South	Undeveloped (Parcel T)	SF3 (Single Family Detached)	P-C (Planned Community)
East	Undeveloped (paseo)	COS (Community Open Space	P-C (Planned Community)
West	Undeveloped (Parcels V, W, X)	SF3 (Single Family Detached)	P-C (Planned Community)

Master Plan Areas	***Compliance***
Summerlin	Y
Special Purpose and Overlay Districts	***Compliance***
P-C (Planned Community) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to the Summerlin Development Standards, the following standards apply:

Existing Zoning	***Permitted Density***	***Units Allowed***
P-C [SF3]	10 du/ac	409

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Setbacks:			
• Front (garage)	18 Feet	23 Feet	Y
• Front (building face)	10 Feet	18 Feet	Y
• Side	5 Feet	6 Feet	Y
• Perimeter Single Story Element w/o Gable End	N/A	6 Feet	N/A
• Perimeter 2-Story or Gable End	N/A	10 Feet	N/A
• Corner	15 Feet	15 Feet	Y
• Rear	15 Feet	25 Feet	Y
• Balcony	15 Feet	15 Feet	Y
• Rear Patio Cover	15 Feet	15 Feet	Y
• Maximum Height	45 Feet	N/A	N/A

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Fox Hill Drive	N/A	N/A	44	N/A

19.04.040 Connectivity			
Transportation Network Element		*# Links*	*# Nodes*
Internal Street		14	
Intersection – Internal			9
Cul-de-sac Terminus			4
Intersection – External Street or Stub Terminus			1
Intersection – Stub Terminus w/ Temporary Turn Around Easements			
Non-Vehicular Path – Unrestricted (0.5 per path)		1	
Total		15	14
	Required	*Provided*	
Connectivity Ratio (Links / Nodes):	**N/A**	**1.07**	

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Single Family Detached	175 du	2 spaces per du	350				
TOTAL SPACES REQUIRED			350		350		Y
Regular and Handicap Spaces Required			350	0	350	0	Y

ANALYSIS

The subject property is part of Summerlin West, which is governed by a Development Agreement between the Master Developer and the City of Las Vegas, as well as the Summerlin Development Standards. The proposed tentative map, as well as the specific residential product to be constructed on the site, was reviewed and conditionally approved by the Summerlin Design Review Committee on 06/26/13, prior to submittal to the City for review.

The Summerlin Development Standards designate the subject property as SF3 (Single Family Detached), which allows up to 10 residential units per gross acre. The proposed density of 4.28 dwelling units per net acre falls well within the maximum allowed. As this site is part of a master plan with its own improvement standards, it is not subject to Title 19.04 street section requirements. Although it is not subject to connectivity requirements, the design of the subdivision has a Connectivity Score of 1.07, which is below the preferred ratio of 1.30.

The proposed lots range in size from 6,600 square feet to 12,092 square feet. Site access is proposed from the southwest end of the site from an unnamed private street that will also provide access to Parcel T to the south. This unnamed street will have access to Fox Hill Drive at a traffic circle. Emergency access to Fox Hill Drive is provided through a proposed public utility easement at the northeast corner of the site. Interior circulation is provided by 43-foot wide private streets with sidewalks and roll curbs on one side of the street and roll curbs on the other side. No required trails are adjacent to the site. Two 30-foot wide pedestrian and utility access easements are provided from north to south connecting the pairs of cul-de-sac bulbs facing each other through the central part of the subdivision. The easements would be granted over a larger common lot strip (paseo) running west to east through the site. No neighborhood parks are proposed.

The submitted cross sections indicate that the maximum natural grade across the site from both north to south and from east to west is greater than 2%. Product walls on the south perimeter of the site are 9.33 feet in height screening and retaining in conformance to the Summerlin Development Standards, which allow up to 10 feet total height. No walls are shown along Fox Hill Drive, and a maximum 8.67-foot view fence would be located along the east perimeter adjacent to the paseo. The walls are designed in accordance with Summerlin Village 23B requirements (enforced by Summerlin), with mortar washed slump stone fascia and decorative capped stucco exterior pilasters.

The Clark County School District projects that approximately 75 primary and secondary school students will be generated by the proposed development on this site. Of the three schools serving the area (Givens Elementary School, Rogich Middle School and Palo Verde High School), the District notes that only Palo Verde was not over capacity for the 2012-13 school year, and no new schools are planned in this area at this time.

FINDINGS (TMP-50099)

The proposed Tentative Map conforms to Nevada Revised Statutes, Title 19 and the Summerlin Development Standards, and has been approved by the Summerlin Design Review Committee. Therefore, staff recommends approval with conditions.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 6

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-50099 APN: 137-27-713-001

Name of Property Owner: The Howard Hughes Company, LLC

Name of Applicant: Lennar 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: Reuben Davidsohn

Subscribed and sworn before me

This 24th day of June, 2013

_____

Notary Public in and for said County and State

LINDA L WILSON
Notary Public, State of Texas
My Commission Expires
January 19, 2015

PRJ-50058
06/27/13

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 R-S **Proposed Use** SFR

Assessor's Parcel #(s) 137-27-713-001 **Ward #** 2

General Plan: existing Summ proposed ____ **Zoning:** existing SF3 proposed ____

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

Gross Acres 45.5+/- **Lots/Units** 175 **Density** 4.3

Additional Information ____

PROPERTY OWNER The Howard Hughes Company, LLC **Contact** Julie Cleaver

Address 10801 W. Charleston Blvd., Third Floor **Phone:** (702) 791-4000 **Fax:** ____

City Las Vegas **State** NV **Zip** 89135

E-mail Address Robert.Flaxa@Lennar.com

APPLICANT Lennar Homes **Contact** Robert Flaxa

Address 2490 Paseo Verde Parkway **Phone:** (702) 736-9100 **Fax:** ____

City Henderson **State** Nevada **Zip** 89074

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 Reuben Davidsohn

Subscribed and sworn before me

This 24 day of June, 20 13.

Notary Public in and for said County and State

LINDA L WILSON
Notary Public, State of Texas
My Commission Expires
January 19, 2015

Revised 10/27/08

FOR DEPARTMENT USE ONLY

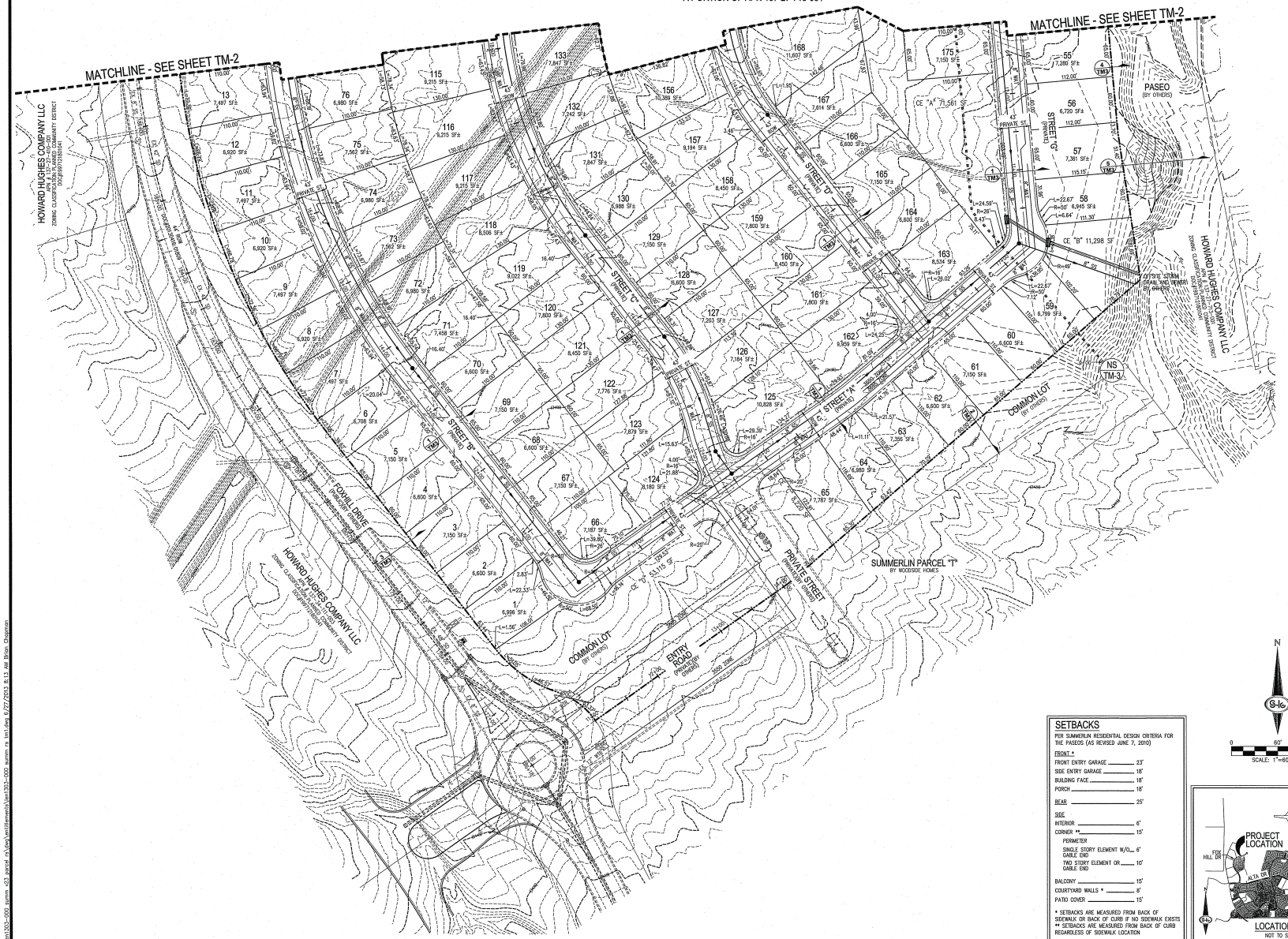
Case #	TMP-50099
Meeting Date:	08/13/13 PC
Total Fee:	
Date Received:*	
Received By:	

*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-50058
07/01/13

TENTATIVE MAP
FOR
SUMMERLIN R-S
A SINGLE FAMILY DETACHED RESIDENTIAL COMMUNITY
A PORTION OF APN 137-27-713-001



OWNER	ENGINEER
HOWARD HUGHES COMPANY, LLC P.O. BOX 833 COLUMBIA, MD 21044 PH (702) 791-4000	SLATER HANIFAN GROUP 5740 S. ARVILLE, SUITE 216 LAS VEGAS, NV 89118-3071 PH (702) 284-5300

DEVELOPER
LENNAR COMMUNITIES NEVADA, LLC
2400 PASEO VERDE PARKWAY, SUITE 120
HENDERSON, NV 89074
PH (702) 458-7700

LEGEND
- BOUNDARY
- RIGHT-OF-WAY
- LOT LINE
- CENTERLINE
- EASEMENT
- CURB
- (1605) INDEX CONTOUR (5' INTERVAL)
- (1604) INTERMEDIATE CONTOUR (1' INTERVAL)
- COMMON ELEMENT
- SCARP
- RETAINING WALL
- WALL WITHOUT RETAINING

LEGAL DESCRIPTION
A PORTION OF PARCEL A 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.

GENERAL 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.
6. TRAFFIC ACCESS SHALL BE VIA FOXHILL 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 EXISTING WATER LINES IN FOXHILL DRIVE.
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 8%.
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.

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.

SETBACKS
PER SUMMERLIN RESIDENTIAL DESIGN CRITERIA FOR THE PASEOS (AS REVISED JUNE 7, 2010)

FRONT *	
FRONT ENTRY GARAGE	23'
SIDE ENTRY GARAGE	18'
BUILDING FACE	18'
PORCH	18'
REAR	25'
SIDE	
INTERIOR	6'
CORNER **	15'
PERIMETER	
SINGLE STORY ELEMENT W/O GABLE END	6'
TWO STORY ELEMENT OR GABLE END	10'
BALCONY	15'
COURTYARD WALLS *	8'
PATIO COVER	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

N
0 60' 120'
SCALE: 1"=60 FEET

LOCATION MAP
NOT TO SCALE

PROJECT SUMMARY

ZONING	P-C
LOT DIMENSIONS (TYP)	60'x110' & 65x110'
MINIMUM LOT AREA	6,600 SQ.FT.
MAXIMUM LOT AREA	12,092 SQ.FT
GROSS ACREAGE	45.5 AC±
NET ACREAGE	40.9 AC±
TOTAL LOTS	175
DENSITY	4.3 DU/NET AC±

PARK AREA

NO. OF UNITS	175
REQUIRED PARK AREA	0 SQ.FT.

PARKING ANALYSIS

NO. OF UNITS	175
RESIDENT PARKING	2 SPACES/LOT
GUEST PARKING	0.2 SPACE/LOT
REQUIRED PARKING	354 SPACES**

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

ESTIMATED AVERAGE DAILY
175 UNITS@250 GPD/UNIT= 43,750 GPD
TOTAL AVERAGE CONTRIBUTION=0.04375 MGD
TOTAL PEAK FLOW=0.04375 MGD±3.53 (PEAK FACTOR) = 0.1544 MGD

UTILITY SERVICES

WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
GARBAGE	CLARK COUNTY DISPOSAL SERVICE
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
NATURAL GAS	SOUTHWEST GAS COMPANY

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.

LAS VEGAS, NV

LENNAR®

SUMMERLIN R-S
TENTATIVE MAP

S27 T20S R59E

DATE: 6/27/2013
DRAFTER: DJC
DESIGNER: BCC
CHECKED: STS

PROJECT NO.
LEN1303-000

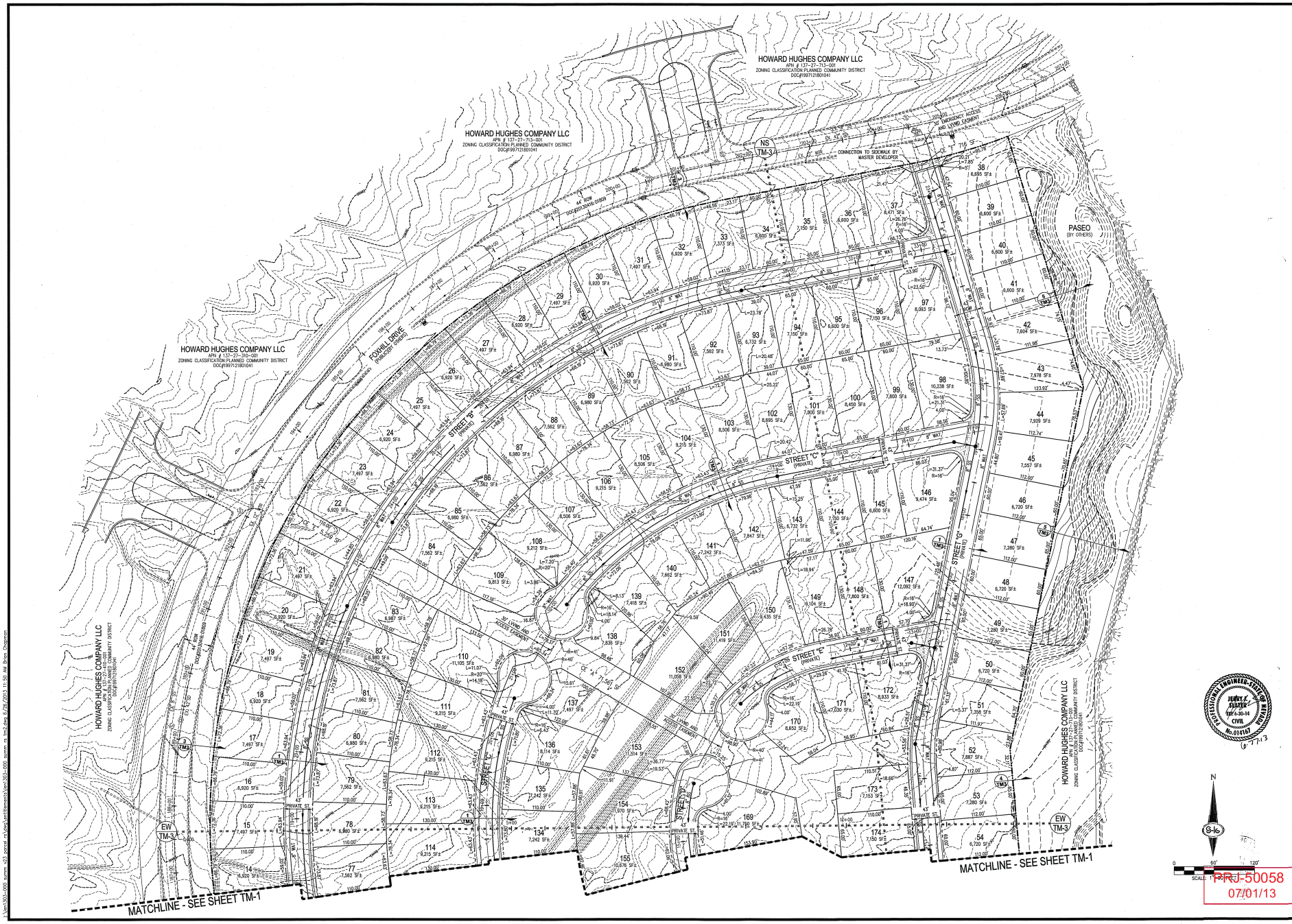
JERRY J. SLATER — 12/6/14 — CIVIL — No.014167 — STATE OF NEVADA — REGISTERED PROFESSIONAL ENGINEER
6-27-13

TM-1
SHEET 1 OF 3

Public Hearing
12/01/13

TMP-50099

J:\len1303-000\ summ_r2\ pzone\ entitlements\ len1303-000 summ_rs_tent.dwg 6/27/2013 8:13 AM Blair Chapman



PROFESSIONAL ENGINEER - STATE OF NEVADA
JERRY J. SLATER
EXP. 6-30-14
CIVIL
No. 014167
6-27-13

PRJ-50058
07/01/13

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.

LENNAR®
LAS VEGAS, NV

SUMMERLIN R-S
TENTATIVE MAP

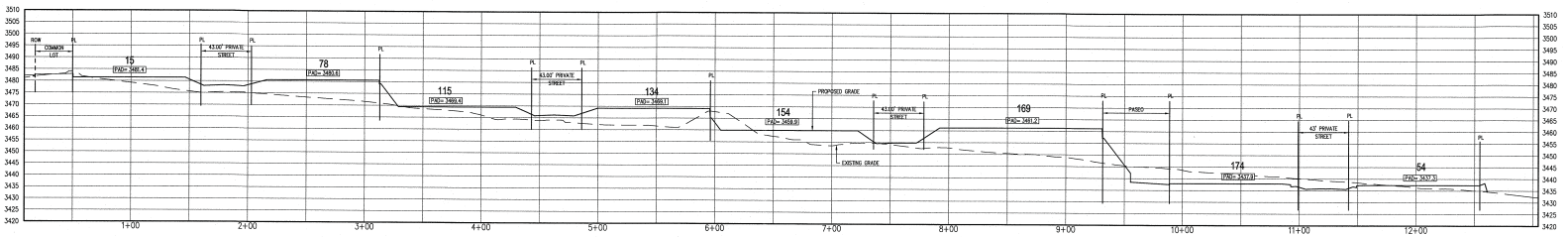
S27
T26S
R59E

DATE: 6/26/2013
DRAFTER: DJC
DESIGNER: BCC
CHECKED: STS
PROJECT NO.
LEN1303-000

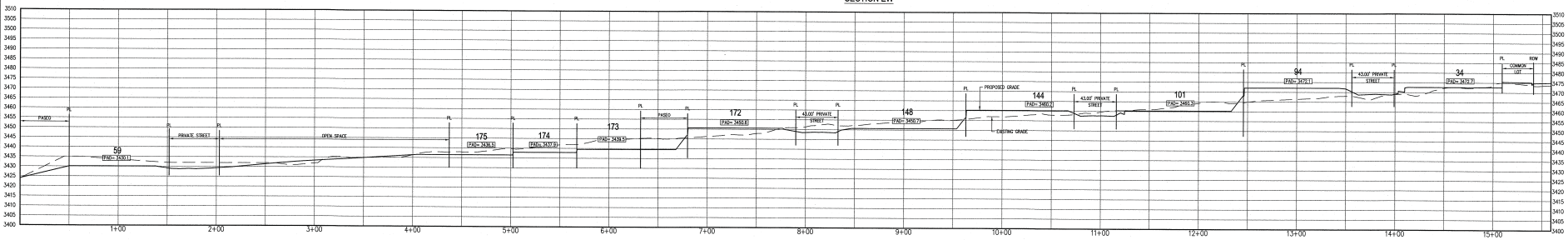
ENGINEER - STATE OF NEVADA
JERRY J. SLATER
EXP. 6-30-14
CIVIL
No. 014167

TM-2
SHEET 2 OF 3

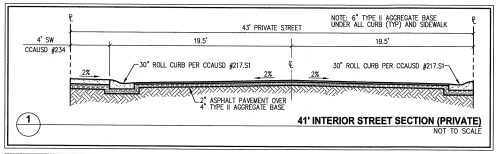
TMP-50099



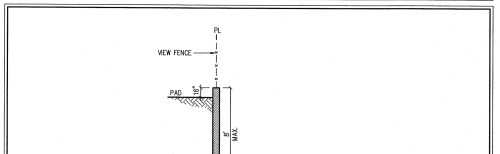
SECTION EW



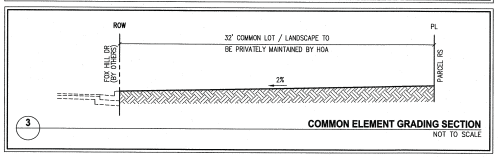
SECTION NS



1 **41' INTERIOR STREET SECTION (PRIVATE)**
NOT TO SCALE



2 **COMMON ELEMENT GRADING SECTION**
NOT TO SCALE



3 **COMMON ELEMENT GRADING SECTION**
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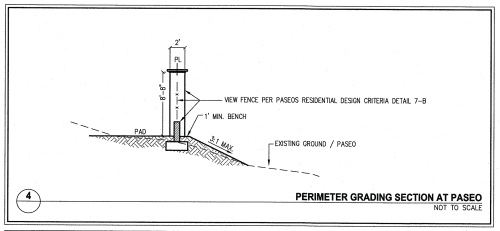
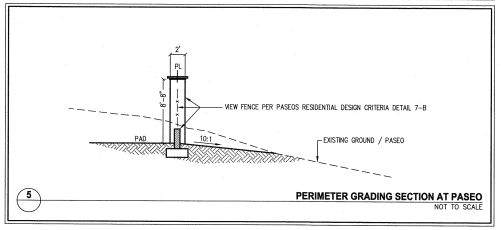
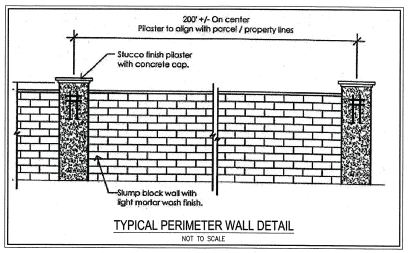


4 **PERIMETER GRADING SECTION AT PASEO**
NOT TO SCALE



5 **PERIMETER GRADING SECTION AT PASEO**
NOT TO SCALE



TYPICAL PERIMETER WALL DETAIL
NOT TO SCALE

PRJ-50058
07/01/13

TMP-50099

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.

LAS VEGAS, NV

LENNAR®

SUMMERLIN R-S

TENTATIVE MAP

S276
R59E

DATE: 6/27/2013
DRAFTER: DJC
DESIGNER: BCC
CHECKED: STS
PROJECT NO.
LEN1303-000

JEREMY S. TYLER
No. 014167
CIVIL
6-30-14
6-27-13

TM-3
SHEET 3 OF 3

J:\Len\1303-000 summ. rs\3 parcel 4's\dwg\entitlements\len1303-000 summ. rs tm3.dwg 6/27/2013 11:31 AM Brian Osborn

Howard Hughes®
THE HOWARD HUGHES CORPORATION

June 26, 2013

Robert Flaxa
Lennar Homes
2490 Paseo Verde Parkway, Suite 210
Henderson, Nevada 89074

Re: **SDRC Tentative Map Conditional Approval** – Parcel RS ('Delano' by Lennar Homes), Summerlin Village 23B (The Paseos)

Dear Mr. Flaxa,

The Summerlin Design Review Committee (SDRC) has granted tentative map approval for Parcel RS with the following conditions.

- Please note that your tentative map reflects the incorrect property line location at the entry. The property line should run equally through the center entry island as depicted in the legal description and exhibit provided to you earlier. If you choose to submit this tentative map with the property line at its wrong location please be aware that you will need to deal with any requirements or consequences the City of Las Vegas may have due to this.

- As indicated earlier the section shown in Detail 2 is incorrect as grading into Hughes common areas is not allowed. Retaining walls in the location shown may not be necessary based on Greey-Pickett's grading plan for the paseo.

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

Sincerely,

Elizabeth Molina
Design Review Administrator
SDRC

CC: Tracy Stratton, Slater Hanifan Group
Julie Cleaver, THHC

PRJ-50058
06/27/13

TMP-50099



TMP-50099 - APPLICANT: LENNAR COMMUNITIES NEVADA, LLC - OWNER: THE HOWARD HUGHES COMPANY, LLC
ON THE EAST SIDE OF FOX HILL DRIVE, APPROXIMATELY 1,360 FEET NORTH OF ALTA DRIVE

07/08/13

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

LEN1303.000

June 6, 2013

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

RE: Summerlin Village 23A Parcel R-S Tentative Map

To whom it may concern:

Slater Hanifan Group, on behalf of our client, Lennar Homes, respectfully submits this justification letter for a Tentative Map for the subject development. The project site is approximately 45.5± gross acres and is a portion of APN 137-27-713-001. It is located north of the intersection of Alta Drive and Fox Hill Drive.

The proposed community will be a single family subdivision consisting of approximately 175 lots, yielding a net density of 4.3 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.

Lennar 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.

S. Tracy Stratton
Senior Project Manager

PRJ-50058
06/27/13

5740 S. Arville Street #216, Las Vegas, NV 89118 ph (702) 284-5300 fax (702) 284-5399

TMP-50099

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

☒ **Consent** ☐ **Discussion**

SUBJECT:

TMP-50117 - TENTATIVE MAP - SUMMERLIN VILLAGE 23B PARCEL V - APPLICANT: RYLAND HOMES - OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Tentative Map FOR A 112-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 25.38 acres on the west side of Fox Hill Drive, approximately 1,200 feet north of Alta Drive (APN 137-34-111-003), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin Special Land Use Designation], Ward 2 (Beers) [PRJ-49891]. Staff recommends APPROVAL.

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

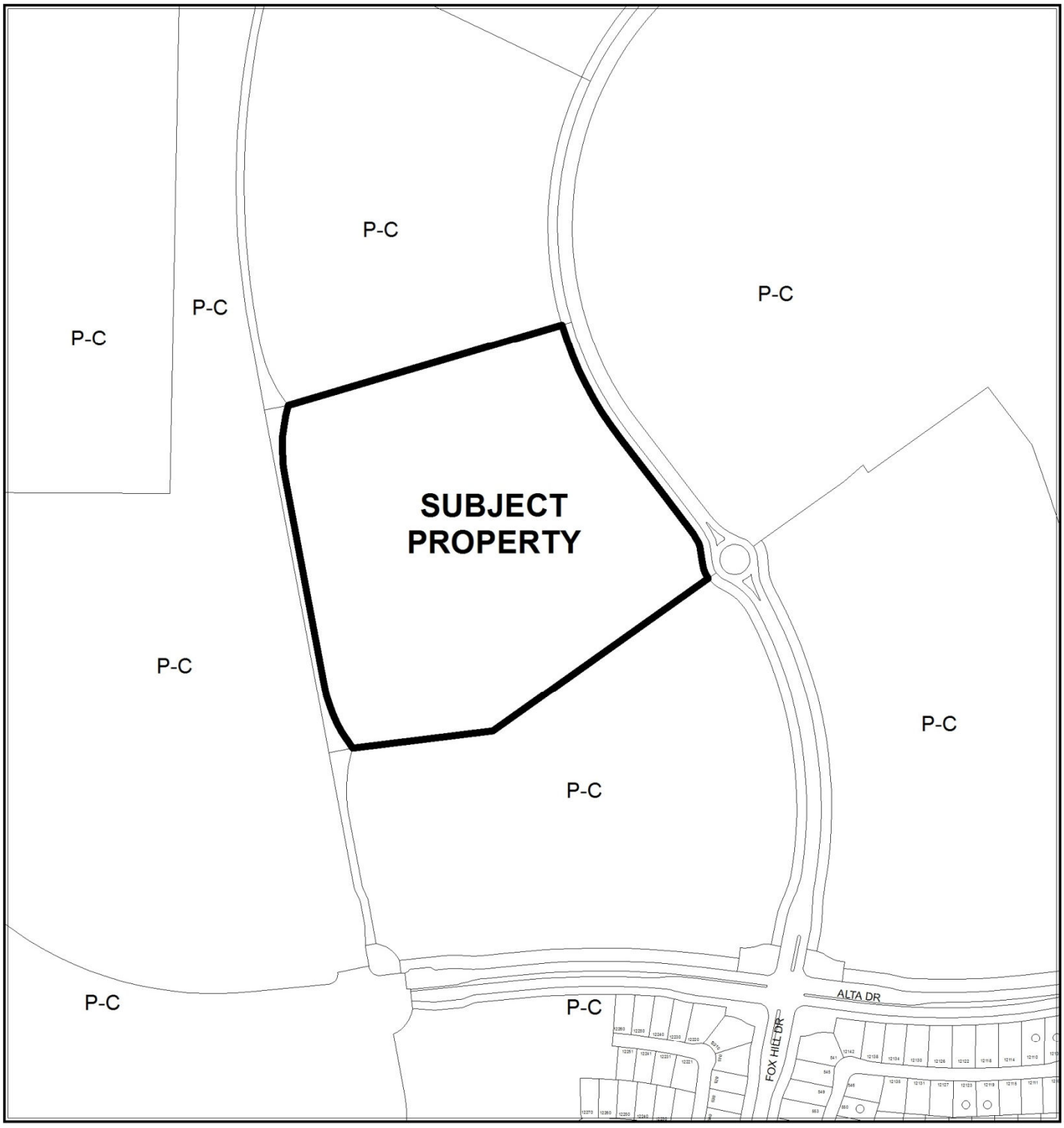
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

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

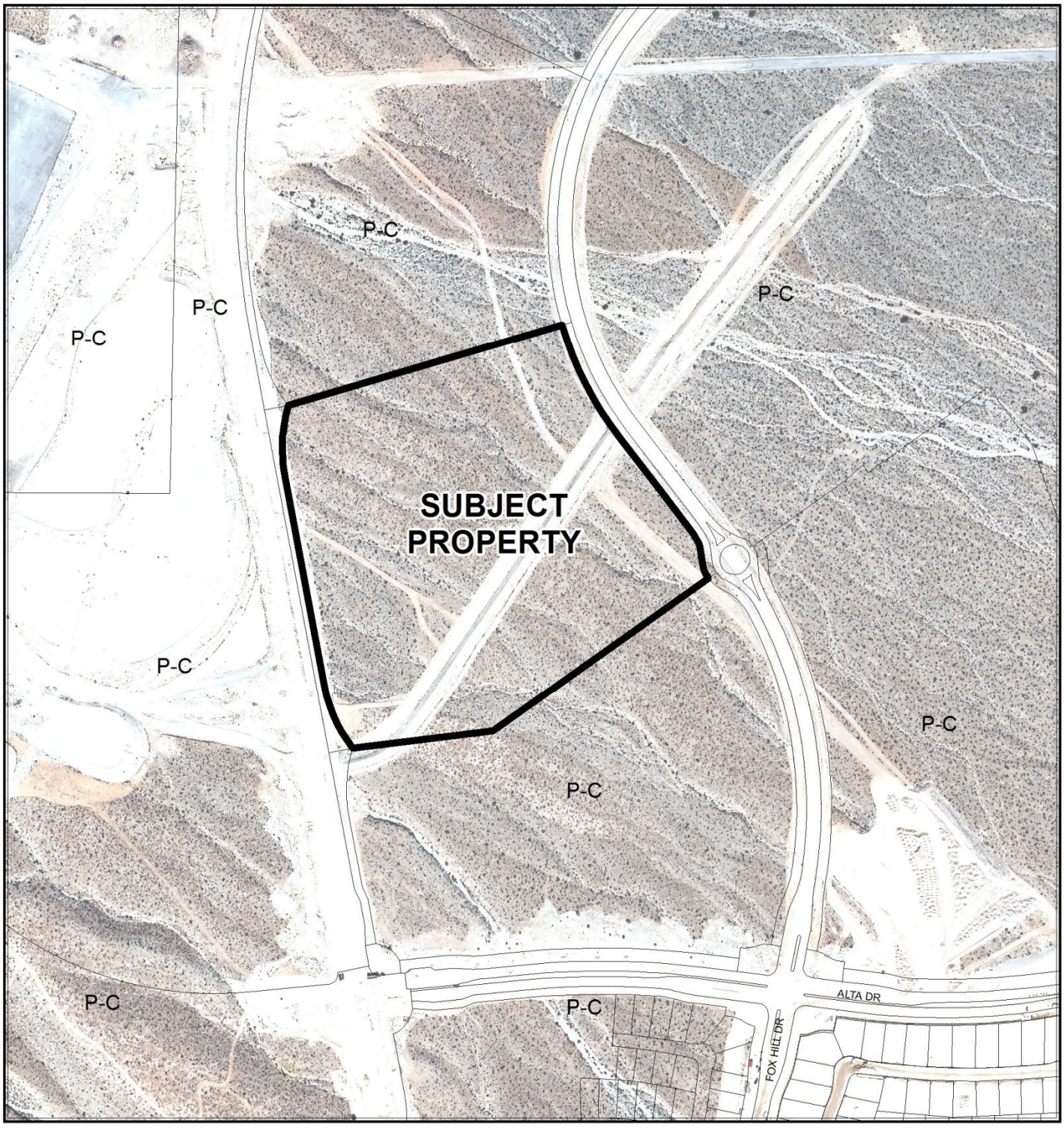


CASE: **TMP-50117 (PRJ-49891)**

0 310 620 Feet

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

N



CASE: **TMP-50117 (PRJ-49891)**

0 300 600
Feet

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: RYLAND HOMES - OWNER: THE HOWARD HUGHES COMPANY, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
TMP-50117	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

TMP-50117 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map with four (4) years of the approval of the Tentative Map, this action is void.

2. All development shall conform to the Conditions of Approval of Rezoning (Z-0119-96), the Summerlin West Development Agreement and the Summerlin Development Standards.

3. Street names must be provided in accordance with the City's Street Naming Regulations.

4. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

5. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the

common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

7. Unless already constructed or guaranteed by the adjacent developer to the south, construct the full width of the private entry street adjacent to this site concurrent with development of this site. If this site develops prior to the site to the south, appropriate easements outside the bounds of this Tentative Map for full construction of the entry street and for complete access from the entry street shall be granted by separate document prior to the approval of construction drawings for this site or the recordation of a map, whichever may occur first. Extend all required underground infrastructure past the limits of the fully constructed entry if this site develops before the site to the south.

8. Private streets must be granted and labeled on the Final Map for this site as Public Utility Easements (P.U.E.), Public Sewer Easements, and Public Drainage Easements with private surface maintenance by the Homeowner's Association.

9. The proposed non-standard knuckles on this site are hereby approved as a Deviation of Standards. Any further deviations, if any, will require separate approval from the City Engineer.

10. Appropriate public easements (Sewer, Drainage, Emergency Access, etc.) over the adjacent Common Lot 7 and Common Lot 17 of the Summerlin Village 23B Unit No. 1 Final Map (Book 145 Page 28) shall be granted to the City of Las Vegas by separate document as determined by the Department of Public Works prior to the recordation of a Final Map for this site requiring these easements. These easements are outside the boundary of this Tentative Map and are to be privately maintained.

11. A minimum 30-foot Public Sewer and Public Drainage Easement must be provided for on Common Element "C" and Common Element 1 on a Final Map for this site. Trees or landscaping over 3 feet tall are not allowed within this Public Sewer & Public Drainage Easement. The surface of Public Sewer Easements is to be privately maintained. This site may also provide the 30-foot Public Sewer and Public Drainage Easement completely on Common Element "C."

12. The proposed off-site sewer must be designed, bonded, and have all off-site easements in place, prior to the approval of construction drawings for this site. A working sanitary sewer connection shall be in place prior to final inspection of any units within this development. This development will be responsible for the completion of the off-site sewer and easements if it is not completed by others.

13. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

14. Prior to the release of a Final Map for recordation on this site, the property owner must contact the Special Improvement District Section of the Department of Public Works (229-2136) and sign a notarized affidavit acknowledging and agreeing to a per lot assessment of all lots that will be created through a Final Map for this site. The City shall prepare an apportionment report following recordation of the Final Map and this apportionment report must be signed by the property owner prior to the release of any building permits for this site.

15. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

16. Site development to comply with all applicable conditions of approval for Summerlin Village 23B, SV-0018-01, Z-0119-96 and all other applicable site-related actions.

17. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No additional deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations,

unless specifically allowed herein. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing a 112-lot single-family residential subdivision on a 25.38-acre (net) undeveloped site within Summerlin Village 23B. The site is specifically located adjacent to the west side of Fox Hill Drive, approximately 1,200 feet north of Alta Drive. The map has been reviewed and approved by the Summerlin Design Review Committee and conforms to the Summerlin Development Standards, applicable NRS statutes and Title 19 requirements; therefore, staff recommends approval with conditions. If denied, a final map subdividing the subject property cannot be accepted or approved.

ISSUES

- Access to the subdivision will be shared between this site and the parcel to the south. As a condition of approval of this map, the full width of the shared private entry street must be constructed concurrently with development of the site, unless the parcel to the south is developed first or the improvements are guaranteed by that site's developer.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
01/27/97	The City Council approved a Rezoning (Z-0119-96) from N-U (Non-Urban) to P-C (Planned Community) on 8,318 acres along the west side of Clark County 215, between Charleston Boulevard and Lake Mead Boulevard. The Planning Commission and staff recommended approval.
	The City Council approved a Development Agreement (DA-0001-96) for the area known as Summerlin West, which includes the subject site. The Planning Commission and staff recommended approval.
01/16/02	The City Council approved a Master Development Plan Review (SV-0018-01) establishing land use designations within Summerlin Villages 23A and 23B (The Paseos). The Planning Commission and staff recommended approval.
07/16/12	Department of Planning staff approved a Minor Modification (MOD-45960) to the Master Development Plan Review (SV-0018-01) for Village 23A and 23B.
09/11/12	The Planning Commission approved a Tentative Map (TMP-46270) for a 20-lot subdivision (Summerlin Village 23B) on 440 acres at the northwest corner of Alta Drive and Desert Foothills Drive. Staff recommended approval.

03/12/13	A Parcel Map (PMP-47903) for a three-lot subdivision on 5,920 acres at the southwest corner of Lake Mead Boulevard and Clark County 215 was recorded.
04/16/13	A parent Final Map (FMP-48049) for a six-pod single family residential subdivision on 427.72 acres at the northwest corner of Desert Foothills Drive and Alta Drive that established the boundaries of this site (Parcel V) was recorded.
06/26/13	The Summerlin Design Review Committee approved the applicant's request for the subject tentative map with conditions.

Most Recent Change of Ownership	
12/18/97	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no building permits or business licenses relevant to the subject proposal.

Pre-Application Meeting	
06/13/13	A pre-application meeting was held with the applicant to discuss submittal requirements for a Tentative Map. Fire services will require secondary access to the site from Sky Vista Drive, along with the necessary improvements on Sky Vista Drive to reach the access point. The Department of Public Works will require full entry street improvements to the parcel to the south.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
07/08/13	The site is undeveloped with no completed development in any direction, although work has begun clearing land to the south of the subject site.

Details of Application Request	
Site Area	
Gross Acres	28.16
Net Acres	25.38

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Undeveloped (Parcel V)	SF3 (Single Family Detached)	P-C (Planned Community)
North	Undeveloped (Parcel W)	SF3 (Single Family Detached)	P-C (Planned Community)
South	Undeveloped (Parcel U)	SF3 (Single Family Detached)	P-C (Planned Community)
East	Undeveloped (Parcel R-S)	SF3 (Single Family Detached)	P-C (Planned Community)
West	Undeveloped (Village 28)	SUM (Undesignated)	P-C (Planned Community)

Master Plan Areas	*Compliance*
Summerlin	Y
Special Purpose and Overlay Districts	***Compliance***
P-C (Planned Community) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to the Summerlin Development Standards, the following standards apply:

Existing Zoning	*Permitted Density*	*Units Allowed*	*Units Provided*
P-C [SF3]	10 du/ac	253	112

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Setbacks:			
• Front (garage)	18 Feet	19 Feet	Y
• Front (building face or side load garage)	10 Feet	14 Feet	Y
• Side	5 Feet	6 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	15 Feet	20 Feet	Y
• Maximum Height	45 Feet	N/A	N/A

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Fox Hill Drive	N/A	N/A	44	N/A
Sky Vista Drive	N/A	N/A	Undeveloped	N/A

19.04.040 Connectivity			
Transportation Network Element		***# Links***	***# Nodes***
Internal Street		15	
Intersection – Internal			10
Cul-de-sac Terminus			0
Intersection – External Street or Stub Terminus			2
Intersection – Stub Terminus w/ Temporary Turn Around Easements		0.5	
Non-Vehicular Path - Unrestricted		0.5	
Total		16	12
	Required	***Provided***	
Connectivity Ratio (Links / Nodes):	**N/A**	**1.33**	

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Single Family Detached	112 du	2 spaces per du	254				
TOTAL SPACES REQUIRED			254		254		Y
Regular and Handicap Spaces Required			254	0	254	0	Y

ANALYSIS

The subject property is part of Summerlin West, which is governed by a Development Agreement between the Master Developer and the City of Las Vegas, as well as the Summerlin Development Standards. The proposed tentative map, as well as the specific residential product to be constructed on the site, was reviewed and conditionally approved by the Summerlin Design Review Committee on 06/26/13 prior to submittal to the City for review.

The Summerlin Development Standards designate the subject property as SF3 (Single Family Detached), which allows up to 10 residential units per gross acre. The proposed density of 4.41 dwelling units per net acre falls well within the maximum allowed. As this site is part of a master plan with its own improvement standards, it is not subject to Title 19.04 street section requirements. Although it is not subject to Title 19 connectivity requirements, the design of the subdivision has a Connectivity Score of 1.33, which is above the preferred ratio of 1.30.

The proposed lots range in size from 5,900 square feet to 14,442 square feet. Site access is proposed from Fox Hill Drive by way of a 64-foot private street that will serve this site, as well as Parcel U to the south, which has not yet been subdivided. Emergency access to Sky Vista Drive is provided through a proposed public utility easement in the southwest corner of the site. Interior circulation is provided by 43-foot wide private streets with sidewalks and roll curbs on one side of the street and roll curbs and no sidewalks on the other side. No required trails are adjacent to the site. A pedestrian access easement to Sky Vista Drive is provided in the northwest corner of the subdivision. No neighborhood parks are proposed.

The submitted east/west cross sections depict maximum natural grade greater than 2% across this site. Per the Summerlin Development Standards, all development is allowed a maximum exposure of 10 feet. The east/west cross section shows no retaining walls at the property line. The submitted north/south cross section depicts maximum natural grade greater than 2% across this site. Per the Summerlin Development Standards, all development is allowed a maximum exposure of 10 feet. The north/south cross section shows a six-foot retaining wall on the south and no retaining wall on the north property line.

We note that there are several cross sections along the boundary of this site. In most cases the retaining walls are not on the property line, but instead are within the residential lot where a combination of scarp and retaining wall is shown.

The Clark County School District projects that approximately 48 primary and secondary school students would be generated by the proposed development on this site. Of the three schools serving the area (Givens Elementary School, Rogich Middle School and Palo Verde High School), the District notes that only Palo Verde was not over capacity for the 2012-13 school year, and no new schools are planned in this area at this time.

FINDINGS (TMP-50117)

The proposed Tentative Map conforms to Nevada Revised Statutes, Title 19 and the Summerlin Development Standards, and has been approved by the Summerlin Design Review Committee. Therefore, staff recommends approval with conditions.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 6

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-50117 APN: 137-34-111-003

Name of Property Owner: Hughes Howard Company, LLC

Name of Applicant: Ryland Homes

Name of Representative: Jeff Stevens

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 5th day of June, 20____

Stella Clark

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

PRJ-49891
07/01/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Near Alta Drive and Fox Hill Drive

Project Name Summerlin Village 23B Parcel V **Proposed Use** SFR

Assessor's Parcel #(s) 137-34-111-003 **Ward #** 2 - Beers

General Plan: existing SUM **proposed** N/A **Zoning: existing** PC **proposed** N/A

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

Gross Acres 25.4+ **Lots/Units** 112 **Density** 4.4

Additional Information

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

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

City **State** **Zip**

E-mail Address

APPLICANT Ryland Homes **Contact** Jeff Stevens

Address 8925 W. Russell Road, Suite 200 **Phone:** 360-7500 **Fax:** 360-7560

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

E-mail Address jstevens@ryland.com

REPRESENTATIVE VTN Nevada **Contact** Jason Kepple

Address 2727 S. Rainbow Boulevard **Phone:** 873-7550 **Fax:** 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 KEVIN T. ORROCK

Subscribed and sworn before me

This 5th day of June, 20 13.

Stella Clark

Notary Public in and for said County and State

Revised 10 27 08

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

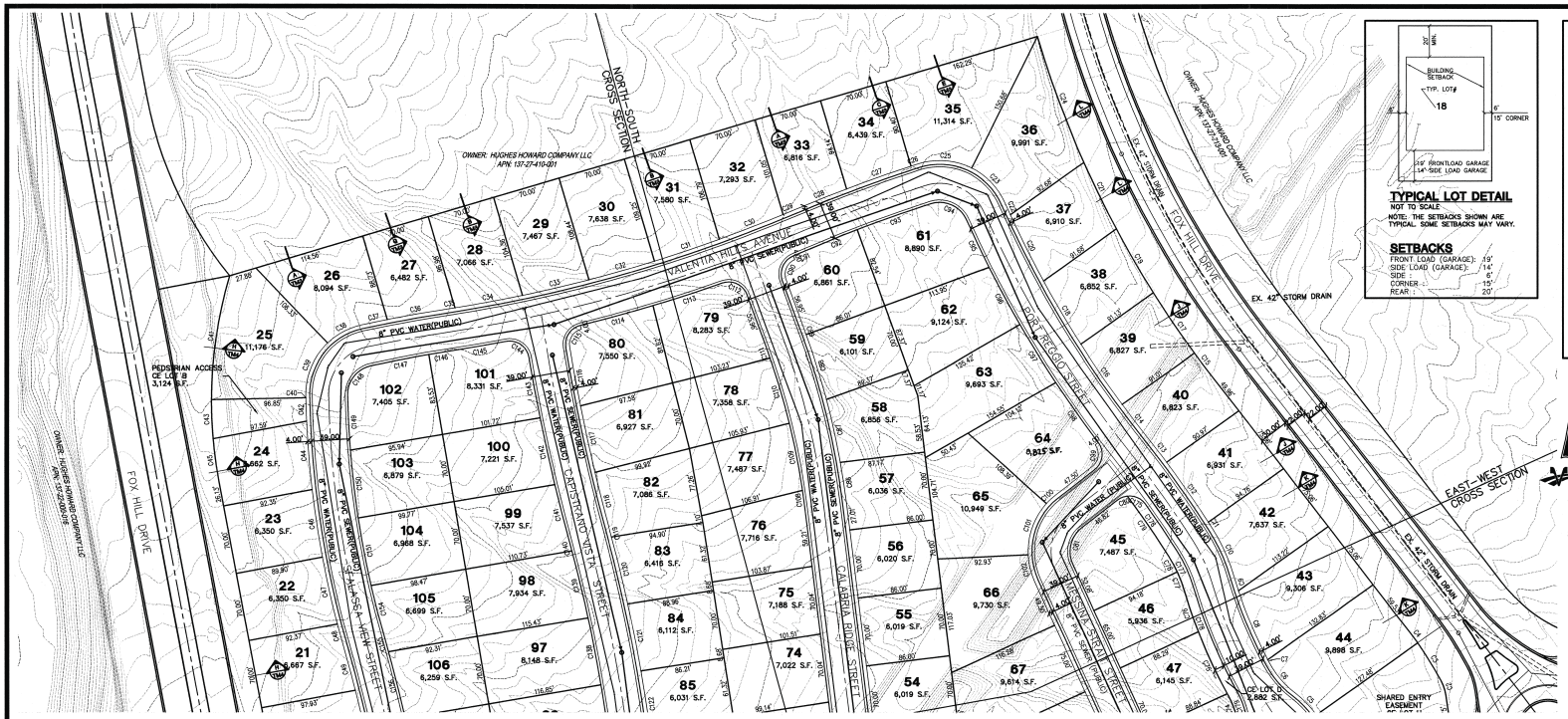
FOR DEPARTMENT USE ONLY

Case #	TMP-50117
Meeting Date:	08/13/13 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

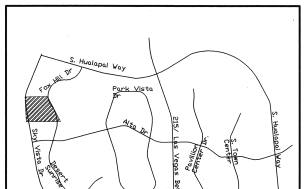
PRJ-49891
07/01/13



TYPICAL LOT DETAIL
NOT TO SCALE
NOTE: THE SETBACKS SHOWN ARE TYPICAL. SOME SETBACKS MAY VARY.

SETBACKS

FRONT LOAD (GARAGE):	19'
SIDE LOAD (GARAGE):	14'
SIDE :	5'
CORNER :	15'
REAR :	20'



KEY MAP
N.T.S.

GRAPHIC SCALE
60 0 30 60 120
1" = 60'

LEGEND

	STREET CENTERLINE
	PARCEL BOUNDARY
	LOT LINE
	Z LOT LINE
	SETBACK LINE
EX 8"S	EXISTING SEWER LINE AND MANHOLE
EX 8"W	EXISTING WATER LINE
8"S	PROPOSED SEWER LINE AND MANHOLE
8"W	PROPOSED WATER LINE
18" SD	PROPOSED STORM DRAIN
20	LOT NUMBER
1	BLOCK NUMBER
POC	POINT OF CONNECTION TO EXIST. UTILITIES
3.14%	RATE OF GRADE AND DIRECTION OF SLOPE (APPLIES TO BOTH STREET AND SEWER UNLESS OTHERWISE NOTED)
2675	EXISTING CONTOUR LINE
C.E.	COMMON ELEMENT AREA
	STREET LIGHT
	FIRE HYDRANT

LEGAL DESCRIPTION:
BEING A PRTION OF THE NORTH HALF (N 1/2) OF NORTHWEST QUARTER (NW 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

PROJECT BENCHMARK
PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

CITY OF LAS VEGAS BENCHMARK: SLV09:34NE6 2008 ADJUSTMENT (UPDATED 5/24/10) NAVD88 ELEVATION: 1007.197 METERS (3304.45 FEET)

RIVET AND PLATE IN TOP OF CURVE AT THE NORTHEAST CORNER OF DESERT FOOTHILLS AND ALTA.

BASIS OF BEARINGS
NORTH 89°46'49" EAST--BEING THE BEARING OF THE NORTH LINE OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 59 EAST M.D.M., AS SHOWN BY THAT PARCEL MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN FILE 118 OF PLATS, AT PAGE 100.

OWNER
HUGHES HOWARD COMPANY LLC
10801 W. CHARLESTON BLVD, 3RD FLOOR
LAS VEGAS, NV. 89135
(702) 791--4266
CONTACT : ELIZABETH MOLINA

DEVELOPER
RYLAND HOMES
8925 W. RUSSELL ROAD, SUITE 200
LAS VEGAS, NV. 89148
(702) 360--7500
CONTACT : JEFF STEVENS

LOT DATA

CURRENT ZONING :	PCD
PROPOSED ZONING :	PD
GROSS AREA :	28.16 AC
NUMBER OF LOTS :	112
PROPOSED DENSITY :	4.0 DUA
PROPOSED DENSITY :	4.0 DUA

OVERALL SITE DATA

CURRENT ZONING :	PCD
PROPOSED ZONING :	PD
GROSS AREA :	28.16 AC
NUMBER OF LOTS :	112
PROPOSED DENSITY :	4.0 DUA
NUMBER OF COMMON ELEMENTS :	9 EA
OPEN SPACE REQUIRED :	0 S.F.
USABLE OPEN SPACE PROVIDED :	29,821 S.F.

APN#: 137--34--111--003

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.....NEVADA ENERGY
   GAS.....SOUTHWEST GAS CORPORATION
   SEWER.....CITY OF LAS VEGAS
   SOLID WASTE DISPOSAL.....REPUBLIC SERVICES
   TELEPHONE.....CENTURY LINK
3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
4. SEWER CONTRIBUTION :
   AVERAGE FLOW = 0.028
   PEAK FLOW (3.6)= 0.1008
5. BUILDING SETBACKS TO COMPLY WITH ALL APPLICABLE ORDINANCES.
6. STORM WATER TO SURFACE DRAIN ON STREETS AND STORM DRAINS.
7. THIS DEVELOPMENT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AS DESIGNATED BY FEMA FIRM PNL NO. 32003C2150 E
8. ALL INTERIOR SEWER AND WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
9. ALL INTERIOR STREETS ARE 39' WIDE PRIVATE UNLESS OTHERWISE SHOWN.
10. ALL PROPERTY LINE RADIUS = 20' AT INTERSECTIONS UNLESS OTHERWISE SHOWN.
11. THIS SUBDIVISION WILL HAVE CC&R'S & TO MAINTAIN LANDSCAPING IN PERPETUITY BY THE HOME OWNER'S ASSOCIATION.
12. COMMON ELEMENTS AND LANDSCAPING PER ZONE CHANGE CONDITIONS.
13. THERE ARE NO OBSERVABLE FAULTS OR FISSURES ON OR NEAR THIS SITE.
14. SEEPS, SPRINGS, OR OTHER INDICATIONS OR HIGH GROUND WATER LEVELS LEVELS WERE NOT NOTED ON THE SUBJECT PROPERTY.
15. THERE ARE NO EXISTING STRUCTURES & OTHER PHYSICAL FEATURES.
16. THERE ARE NO PROPOSED RESERVATIONS OR DEDICATIONS FOR PARKS, SCHOOLS, OR OTHER PUBLIC OR QUASI--PUBLIC USES.

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

Avoid overhead power line contact. It's easy.
Call before you **Overhead**
1-702-227-2929

PRJ-50117
02/01/18

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	26.00'	90°00'00"	40.84'	26.00'
C2	45.00'	19°51'11"	15.59'	7.88'
C3	370.00'	7°04'53"	45.73'	22.89'
C4	370.00'	2°25'44"	15.68'	7.84'
C5	104.00'	17°27'16"	31.68'	15.96'
C6	96.00'	25°00'05"	41.89'	21.28'
C7	476.50'	0°18'42"	2.59'	1.30'
C8	476.50'	9°14'48"	76.90'	38.53'
C9	476.50'	1°52'46"	15.63'	7.82'
C10	193.00'	15°55'19"	53.63'	26.99'
C11	1049.00'	0°25'09"	7.67'	3.84'
C12	1049.00'	4°05'51"	75.02'	37.53'
C13	1049.00'	1°39'03"	30.23'	15.11'
C14	1143.00'	2°14'50"	44.83'	22.42'
C15	1052.00'	1°22'00"	25.09'	12.55'
C16	1143.00'	3°45'39"	75.03'	37.53'
C17	1052.00'	4°05'11"	75.03'	37.53'
C18	1143.00'	3°46'24"	75.28'	37.65'
C19	1052.00'	4°06'09"	75.33'	37.68'
C20	1143.00'	3°48'10"	75.86'	37.95'
C21	1052.00'	4°08'25"	76.02'	38.03'
C22	1143.00'	0°42'14"	14.04'	7.02'
C23	73.00'	39°07'48"	49.86'	25.94'
C24	1052.00'	7°29'50"	137.65'	68.92'
C25	73.00'	44°35'41"	56.82'	29.94'
C26	1499.00'	0°17'07"	7.46'	3.73'
C27	1499.00'	2°40'47"	70.11'	35.06'
C28	1499.00'	2°09'29"	56.46'	28.23'
C29	1501.00'	0°31'48"	13.88'	6.94'
C30	1501.00'	2°40'52"	70.24'	35.13'
C31	1501.00'	2°40'26"	70.05'	35.03'
C32	1501.00'	2°40'21"	70.01'	35.01'
C33	1501.00'	2°40'36"	70.13'	35.07'
C34	1501.00'	2°41'13"	70.39'	35.20'
C35	1501.00'	0°22'51"	9.98'	4.99'

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C36	1499.00'	2°18'47"	60.51'	30.26'
C37	1499.00'	1°00'53"	26.54'	13.27'
C38	73.00'	31°48'09"	40.52'	20.80'
C39	73.00'	47°10'45"	60.11'	31.88'
C40	999.00'	0°08'08"	2.37'	1.18'
C41	447.77'	16°29'38"	128.90'	64.90'
C42	1039.02'	1°20'03"	24.19'	12.10'
C43	448.28'	5°08'24"	40.21'	20.12'
C44	999.00'	4°02'16"	70.40'	35.22'
C45	447.77'	5°37'21"	43.94'	21.99'
C46	999.00'	4°01'05"	70.06'	35.04'
C47	999.00'	4°01'05"	70.06'	35.04'
C48	999.00'	1°20'15"	23.32'	11.66'
C49	1501.00'	1°47'25"	46.90'	23.45'
C50	1501.00'	2°40'27"	70.06'	35.04'
C51	1501.00'	2°40'20"	70.01'	35.01'
C52	1501.00'	2°40'34"	70.11'	35.06'
C53	1501.00'	2°41'10"	70.37'	35.19'
C54	1501.00'	0°01'49"	0.79'	0.40'
C55	399.00'	9°57'33"	69.35'	34.76'
C56	399.00'	10°09'39"	70.76'	35.47'
C57	438.54'	0°58'46"	7.50'	3.75'
C58	399.00'	10°35'58"	73.81'	37.01'
C59	438.54'	9°11'56"	70.41'	35.28'
C60	399.00'	0°49'26"	5.74'	2.87'
C61	438.54'	4°00'38"	30.70'	15.36'
C62	73.00'	24°22'36"	31.06'	15.77'
C63	436.54'	13°24'34"	102.64'	51.55'
C64	73.00'	32°00'03"	40.77'	20.93'
C65	73.00'	5°37'00"	7.16'	3.58'
C66	299.00'	12°05'44"	63.12'	31.68'
C67	299.00'	12°49'04"	66.89'	33.59'
C68	299.00'	3°28'18"	18.12'	9.06'
C69	73.50'	15°05'51"	19.37'	9.74'
C70	73.50'	41°28'35"	53.21'	27.83'

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C71	73.50'	22°36'17"	29.00'	14.69'
C72	100.00'	3°13'40"	5.63'	2.82'
C73	75.00'	12°32'13"	16.41'	8.24'
C74	90.00'	16°56'14"	26.60'	13.40'
C75	529.50'	7°34'49"	70.05'	35.08'
C76	529.50'	4°49'27"	44.58'	22.30'
C77	140.00'	8°28'50"	20.72'	10.38'
C78	140.00'	7°26'29"	18.18'	9.10'
C79	996.00'	4°18'58"	75.03'	37.53'
C80	20.00'	31°41'24"	11.06'	5.68'
C81	30.50'	76°44'04"	40.85'	24.15'
C82	26.50'	79°10'44"	36.62'	21.91'
C83	16.00'	94°47'35"	26.47'	17.40'
C84	457.00'	15°41'19"	125.13'	62.96'
C85	457.00'	7°57'40"	63.50'	31.80'
C86	793.00'	3°06'27"	43.01'	21.51'
C87	793.00'	4°47'19"	66.28'	33.16'
C88	793.00'	5°03'54"	70.10'	35.07'
C89	793.00'	0°12'56"	2.98'	1.49'
C90	16.00'	87°50'17"	24.53'	15.41'
C91	1544.00'	0°46'09"	20.72'	10.36'
C92	1456.00'	1°58'15"	50.08'	25.04'
C93	1456.00'	3°09'08"	80.11'	40.06'
C94	30.00'	83°43'29"	43.84'	26.88'
C95	1186.00'	2°36'45"	54.08'	27.04'
C96	1186.00'	3°12'44"	66.49'	33.26'
C97	1186.00'	3°23'01"	70.04'	35.03'
C98	1186.00'	3°39'30"	75.73'	37.88'
C99	16.00'	89°14'23"	24.92'	15.79'
C100	73.50'	10°12'31"	13.10'	6.57'
C101	73.50'	44°33'56"	57.17'	30.12'
C102	73.50'	21°57'37"	28.17'	14.26'
C103	20.00'	85°56'11"	30.00'	18.63'
C104	500.00'	6°20'39"	55.36'	27.71'
C105	500.00'	7°02'15"	61.41'	30.75'

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C106	500.00'	8°03'33"	70.33'	35.22'
C107	500.00'	2°56'19"	25.64'	12.82'
C108	750.00'	1°28'09"	19.23'	9.62'
C109	750.00'	5°21'27"	70.13'	35.09'
C110	750.00'	5°21'13"	70.08'	35.06'
C111	750.00'	0°56'47"	13.04'	6.52'
C112	20.00'	89°16'02"	31.16'	19.75'
C113	1544.00'	2°46'25"	74.75'	37.38'
C114	1544.00'	2°52'12"	77.34'	38.68'
C115	16.00'	85°44'38"	23.94'	14.85'
C116	1957.00'	1°48'35"	61.81'	30.91'
C117	1957.00'	2°03'02"	70.04'	35.03'
C118	1957.00'	1°51'36"	63.53'	31.77'
C119	1543.00'	0°10'27"	4.69'	2.35'
C120	1543.00'	2°36'32"	70.26'	35.14'
C121	1543.00'	2°36'05"	70.06'	35.04'
C122	1543.00'	2°35'58"	70.01'	35.01'
C123	1543.00'	2°36'11"	70.10'	35.06'
C124	1543.00'	1°19'40"	35.76'	17.88'
C125	457.00'	4°19'05"	34.44'	17.23'
C126	457.00'	8°47'53"	70.17'	35.16'
C127	457.00'	2°11'52"	17.53'	8.77'
C128	16.00'	85°05'03"	23.76'	14.68'
C129	256.00'	16°07'40"	72.06'	36.27'
C130	256.00'	5°24'03"	24.88'	12.45'
C131	20.00'	101°36'21"	35.47'	24.53'
C132	500.00'	1°56'27"	16.94'	8.47'
C133	500.00'	8°02'18"	70.15'	35.13'
C134	500.00'	5°20'05"	46.55'	23.29'
C135	1500.00'	0°54'18"	23.69'	11.85'
C136	1500.00'	2°40'52"	70.19'	35.10'
C137	1500.00'	2°40'30"	70.03'	35.02'
C138	1500.00'	2°40'29"	70.02'	35.02'
C139	1500.00'	2°40'48"	70.16'	35.09'
C140	1500.00'	0°17'57"	7.83'	3.91'

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C141	2000.00'	1°47'16"	62.41'	31.21'
C142	2000.00'	2°00'28"	70.08'	35.04'
C143	2000.00'	1°48'54"	63.35'	31.68'
C144	20.00'	91°14'55"	31.85'	20.44'
C145	1544.00'	2°05'50"	56.51'	28.26'
C146	1456.00'	0°56'35"	23.97'	11.98'
C147	1456.00'	2°23'04"	60.59'	30.30'
C148	30.00'	78°56'35"	41.35'	24.72'
C149	956.00'	3°25'59"	57.28'	28.65'
C150	956.00'	4°12'09"	70.12'	35.08'
C151	956.00'	4°11'49"	70.03'	35.03'
C153	998.04'	16°28'19"	286.93'	144.46'
C154	956.00'	3°06'07"	51.76'	25.88'
C155	1544.00'	0°41'15"	18.52'	9.26'
C156	1544.00'	2°36'18"	70.20'	35.11'
C157	1544.00'	2°35'56"	70.04'	35.02'
C158	1544.00'	2°35'53"	70.02'	35.01'
C159	1544.00'	2°36'10"	70.14'	35.08'
C160	1544.00'	1°28'14"	38.73'	19.36'
C161	356.00'	5°04'30"	31.53'	15.78'
C162	356.00'	11°19'08"	70.33'	35.28'
C163	356.00'	15°08'58"	94.13'	47.34'
C164	30.00'	61°59'39"	32.46'	18.02'
C165	6.84'	180°00'00"	21.47'	INFINITY'
C167	3.50'	90°00'00"	5.50'	3.50'
C168	3.50'	90°00'00"	5.50'	3.50'
C169	3.00'	90°00'00"	4.71'	3.00'
C170	3.00'	90°00'00"	4.71'	3.00'
C171	6.83'	180°00'00"	21.47'	INFINITY'
C172	20.00'	90°00'00"	31.42'	20.00'
C173	20.00'	93°41'20"	32.55'	21.16'
C174	68.50'	3°14'20"	3.87'	1.94'
C175	20.00'	60°30'07"	21.12'	11.66'
C176	1006.00'	3°18'53"	58.20'	29.11'
C177	150.00'	15°55'19"	41.68'	20.98'

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C178	519.50'	12°33'49"	113.91'	57.19'
C179	100.00'	16°56'14"	29.56'	14.89'
C180	100.00'	20°07'49"	35.13'	17.75'

REV	DATE	BY	REVISION
7			
6			
5			
4			
3			
2			
1			

RYLAND HOMES
8925 W. RUSSELL ROAD, SUITE 200
LAS VEGAS, NV. 89148
(702) 360--7500

CITY OF LAS VEGAS

2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146--5148
PH. (702) 873--7500 FAX (702) 362--2597 WEB WWW.VTNNV.COM
CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

TENTATIVE MAP

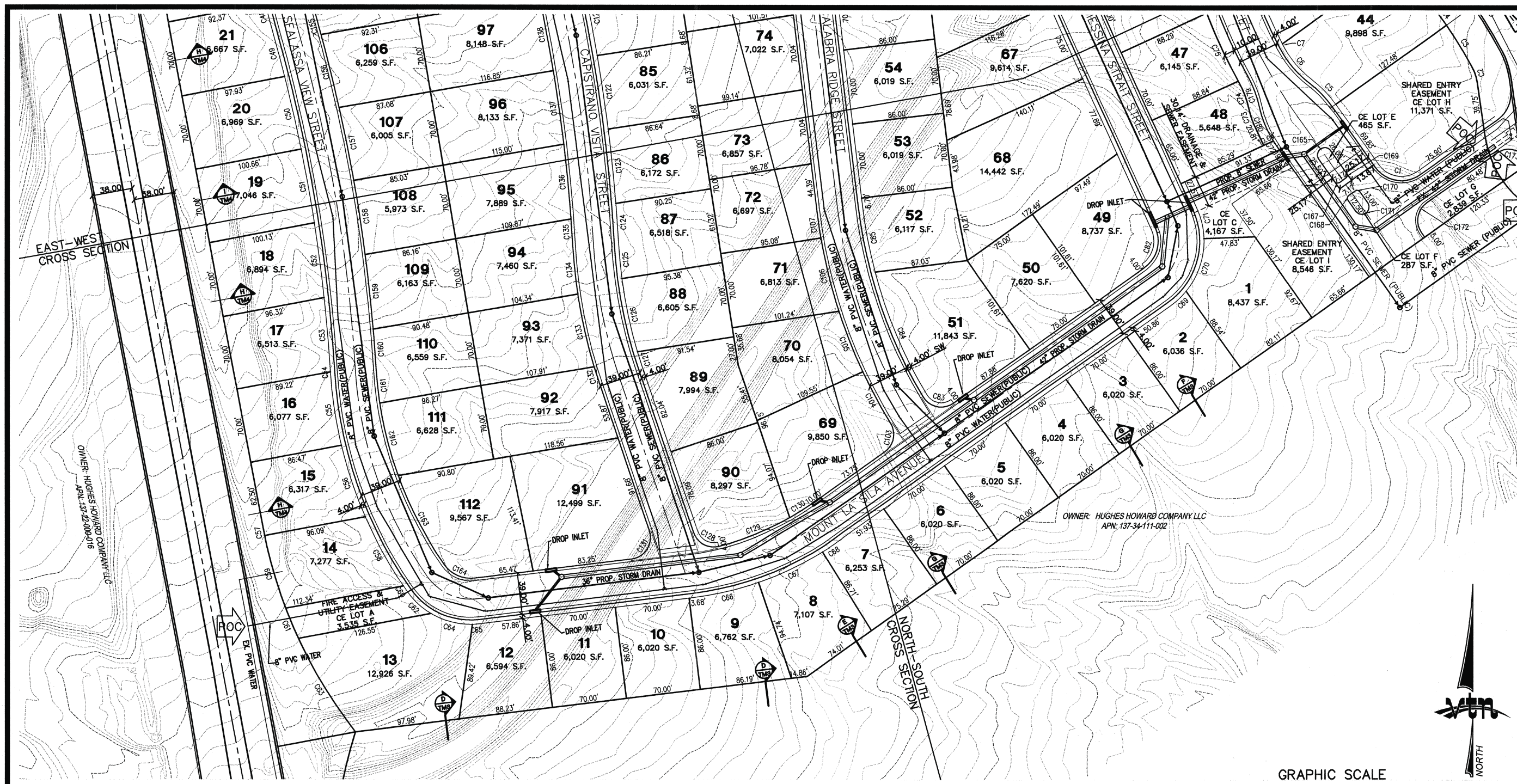
SUMMERLIN VILLAGE 23B
PARCEL V

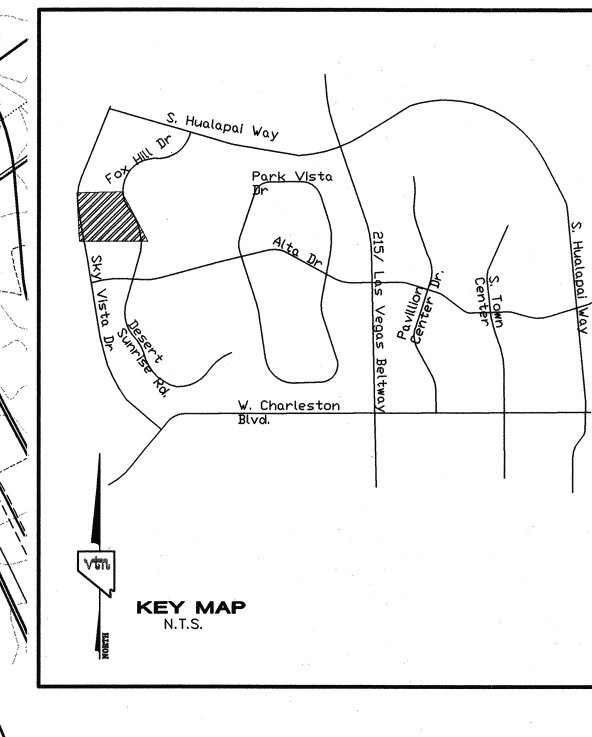
DRAWN BY:
DESIGNED BY:
CHECKED BY:
PROJECT NO: 2532
SCALE: 1"=60' HORIZ. NA VERT.
MAY 2013
MAY 2013

EXPIRES 06--30--19
PROFESSIONAL ENGINEER
AARON M. KENNEDY
No. 15079
CIVIL
STATE OF NEVADA
6/14/18

SHEET
TM1
1 OF 4 SHEETS
DRAWING NO.

TMP-50117





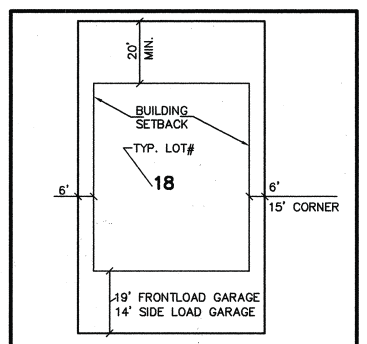
KEY MAP
N.T.S.

NORTH

GRAPHIC SCALE
0 30 60 120
1" = 60'

LEGEND

Symbol	Description
	STREET CENTERLINE
	PARCEL BOUNDARY
	LOT LINE
	Z LOT LINE
	SETBACK LINE
EX 8"S	EXISTING SEWER LINE AND MANHOLE
EX 8"W	EXISTING WATER LINE
8"S	PROPOSED SEWER LINE AND MANHOLE
8"W	PROPOSED WATER LINE
18" SD	PROPOSED STORM DRAIN
20	LOT NUMBER
1	BLOCK NUMBER
POC	POINT OF CONNECTION TO EXIST. UTILITIES
3.14%	RATE OF GRADE AND DIRECTION OF SLOPE (APPLIES TO BOTH STREET AND SEWER UNLESS OTHERWISE NOTED)
2675	EXISTING CONTOUR LINE
C.E.	COMMON ELEMENT AREA
	STREET LIGHT
	FIRE HYDRANT



TYPICAL LOT DETAIL
NOT TO SCALE
NOTE: THE SETBACKS SHOWN ARE TYPICAL. SOME SETBACKS MAY VARY.

SETBACKS
FRONT LOAD (GARAGE): 19'
SIDE LOAD (GARAGE): 14'
SIDE : 6'
CORNER : 15'
REAR : *20'

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....................NEVADA ENERGY
   GAS.........................SOUTHWEST GAS CORPORATION
   SEWER.......................CITY OF LAS VEGAS
   SOLID WASTE DISPOSAL........REPUBLIC SERVICES
   TELEPHONE...................CENTURY LINK
3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
4. SEWER CONTRIBUTION :
   AVERAGE FLOW = 0.028
   PEAK FLOW (3.6)= 0.1008
5. BUILDING SETBACKS TO COMPLY WITH ALL APPLICABLE ORDINANCES.
6. STORM WATER TO SURFACE DRAIN ON STREETS AND STORM DRAINS.
7. THIS DEVELOPMENT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AS DESIGNATED BY FEMA FIRM PNL. NO. 32003C2150 E
8. ALL INTERIOR SEWER AND WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
9. ALL INTERIOR STREETS ARE 39' WIDE PRIVATE UNLESS OTHERWISE SHOWN.
10. ALL PROPERTY LINE RADIUS = 20' AT INTERSECTIONS UNLESS OTHERWISE SHOWN.
11. THIS SUBDIVISION WILL HAVE CC&R'S & TO MAINTAIN LANDSCAPING IN PERPETUITY BY THE HOME OWNER'S ASSOCIATION.
12. COMMON ELEMENTS AND LANDSCAPING PER ZONE CHANGE CONDITIONS.
13. THERE ARE NO OBSERVABLE FAULTS OR FISSURES ON OR NEAR THIS SITE.
14. SEEPS, SPRINGS, OR OTHER INDICATIONS OR HIGH GROUND WATER LEVELS LEVELS WERE NOT NOTED ON THE SUBJECT PROPERTY.
15. THERE ARE NO EXISTING STRUCTURES & OTHER PHYSICAL FEATURES.
16. THERE ARE NO PROPOSED RESERVATIONS OR DEDICATIONS FOR PARKS, SCHOOLS, OR OTHER PUBLIC OR QUASI-PUBLIC USES.

LEGAL DESCRIPTION:
BEING A PRTION OF THE NORTH HALF (N 1/2) OF NORTHWEST QUARTER (NW 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

PROJECT BENCHMARK
PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

CITY OF LAS VEGAS BENCHMARK: 5LV09:34NE6 2008 ADJUSTMENT (UPDATED 5/24/10) NAVD88 ELEVATION: 1007.197 METERS (3304.45 FEET)

RIVET AND PLATE IN TOP OF CURVE AT THE NORTHEAST CORNER OF DESERT FOOTHILLS AND ALTA.

BASIS OF BEARINGS
NORTH 89°46'49" EAST–BEING THE BEARING OF THE NORTH LINE OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 59 EAST M.D.M., AS SHOWN BY THAT PARCEL MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN FILE 118 OF PLATS, AT PAGE 100.

OWNER
HUGHES HOWARD COMPANY LLC
10801 W. CHARLESTON BLVD, 3RD FLOOR
LAS VEGAS. NV. 89135
(702) 791-4266
CONTACT : ELIZABETH MOLINA

DEVELOPER
RYLAND HOMES
8925 W. RUSSELL ROAD, SUITE 200
LAS VEGAS. NV. 89148
(702) 360-7500
CONTACT : JEFF STEVENS

LOT DATA
CURRENT ZONING : PCD
PROPOSED ZONING : PD
GROSS AREA : 28.16 AC
NUMBER OF LOTS : 112
PROPOSED DENSITY : 4.0 DUA

OVERALL SITE DATA
CURRENT ZONING : PCD
PROPOSED ZONING : PD
GROSS AREA : 28.16 AC
NUMBER OF LOTS : 112
PROPOSED DENSITY : 4.0 DUA
NUMBER OF COMMON ELEMENTS : 9 EA
OPEN SPACE REQUIRED : 0 S.F.
USABLE OPEN SPACE PROVIDED : 29,821 S.F.

APN#: 137-34-111-003

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	26.00'	90°00'00"	40.84'	26.00'
C2	45.00'	19°51'11"	15.59'	7.88'
C3	370.00'	7°04'53"	45.73'	22.89'
C4	370.00'	2°25'44"	15.68'	7.84'
C5	104.00'	17°27'16"	31.68'	15.96'
C6	96.00'	25°00'05"	41.89'	21.28'
C7	476.50'	0°18'42"	2.59'	1.30'
C8	476.50'	9°14'48"	76.90'	38.53'
C9	476.50'	1°52'46"	15.63'	7.82'
C10	193.00'	15°55'19"	53.63'	26.99'
C11	1049.00'	0°25'09"	7.67'	3.84'
C12	1049.00'	4°05'51"	75.02'	37.53'
C13	1049.00'	1°39'03"	30.23'	15.11'
C14	1143.00'	2°14'50"	44.83'	22.42'
C15	1052.00'	1°22'00"	25.09'	12.55'
C16	1143.00'	3°45'39"	75.03'	37.53'
C17	1052.00'	4°05'11"	75.03'	37.53'
C18	1143.00'	3°46'24"	75.28'	37.65'
C19	1052.00'	4°06'09"	75.33'	37.68'
C20	1143.00'	3°48'10"	75.86'	37.95'
C21	1052.00'	4°08'25"	76.02'	38.03'
C22	1143.00'	0°42'14"	14.04'	7.02'
C23	73.00'	39°07'48"	49.86'	25.94'
C24	1052.00'	7°29'50"	137.65'	68.92'
C25	73.00'	44°35'41"	56.82'	29.94'
C26	1499.00'	0°17'07"	7.46'	3.73'
C27	1499.00'	2°40'47"	70.11'	35.06'
C28	1499.00'	2°09'29"	56.46'	28.23'
C29	1501.00'	0°31'48"	13.88'	6.94'
C30	1501.00'	2°40'52"	70.24'	35.13'
C31	1501.00'	2°40'26"	70.05'	35.03'
C32	1501.00'	2°40'21"	70.01'	35.01'
C33	1501.00'	2°40'36"	70.13'	35.07'
C34	1501.00'	2°41'13"	70.39'	35.20'
C35	1501.00'	0°22'51"	9.98'	4.99'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C36	1499.00'	2°18'47"	60.51'	30.26'
C37	1499.00'	1°00'53"	26.54'	13.27'
C38	73.00'	31°48'09"	40.52'	20.80'
C39	73.00'	47°10'45"	60.11'	31.88'
C40	999.00'	0°08'08"	2.37'	1.18'
C41	447.77'	16°29'38"	128.90'	64.90'
C42	1039.02'	1°20'03"	24.19'	12.10'
C43	448.28'	5°08'24"	40.21'	20.12'
C44	999.00'	4°02'16"	70.40'	35.22'
C45	447.77'	5°37'21"	43.94'	21.99'
C46	999.00'	4°01'05"	70.06'	35.04'
C47	999.00'	4°01'05"	70.06'	35.04'
C48	999.00'	1°20'15"	23.32'	11.66'
C49	1501.00'	1°47'25"	46.90'	23.45'
C50	1501.00'	2°40'27"	70.06'	35.04'
C51	1501.00'	2°40'20"	70.01'	35.01'
C52	1501.00'	2°40'34"	70.11'	35.06'
C53	1501.00'	2°41'10"	70.37'	35.19'
C54	1501.00'	0°01'49"	0.79'	0.40'
C55	399.00'	9°57'33"	69.35'	34.76'
C56	399.00'	10°09'39"	70.76'	35.47'
C57	438.54'	0°58'46"	7.50'	3.75'
C58	399.00'	10°35'58"	73.81'	37.01'
C59	438.54'	9°11'56"	70.41'	35.28'
C60	399.00'	0°49'26"	5.74'	2.87'
C61	438.54'	4°00'38"	30.70'	15.36'
C62	73.00'	24°22'36"	31.06'	15.77'
C63	438.54'	13°24'34"	102.64'	51.55'
C64	73.00'	32°00'03"	40.77'	20.93'
C65	73.00'	5°37'00"	7.16'	3.58'
C66	299.00'	12°05'44"	63.12'	31.68'
C67	299.00'	12°49'04"	66.89'	33.59'
C68	299.00'	3°28'18"	18.12'	9.06'
C69	73.50'	15°05'51"	19.37'	9.74'
C70	73.50'	41°28'35"	53.21'	27.83'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C71	73.50'	22°36'17"	29.00'	14.69'
C72	100.00'	3°13'40"	5.63'	2.82'
C73	75.00'	12°32'13"	16.41'	8.24'
C74	90.00'	16°56'14"	26.60'	13.40'
C75	529.50'	7°34'49"	70.05'	35.08'
C76	529.50'	4°49'27"	44.58'	22.30'
C77	140.00'	8°28'50"	20.72'	10.38'
C78	140.00'	7°26'29"	18.18'	9.10'
C79	996.00'	4°18'58"	75.03'	37.53'
C80	20.00'	31°41'24"	11.06'	5.68'
C81	30.50'	76°44'04"	40.85'	24.15'
C82	26.50'	79°10'44"	36.62'	21.91'
C83	16.00'	94°47'35"	26.47'	17.40'
C84	457.00'	15°41'19"	125.13'	62.96'
C85	457.00'	7°57'40"	63.50'	31.80'
C86	793.00'	3°06'27"	43.01'	21.51'
C87	793.00'	4°47'19"	66.28'	33.16'
C88	793.00'	5°03'54"	70.10'	35.07'
C89	793.00'	0°12'56"	2.98'	1.49'
C90	16.00'	87°50'17"	24.53'	15.41'
C91	1544.00'	0°46'09"	20.72'	10.36'
C92	1456.00'	1°58'15"	50.08'	25.04'
C93	1456.00'	3°09'08"	80.11'	40.06'
C94	30.00'	83°43'29"	43.84'	26.88'
C95	1186.00'	2°36'45"	54.08'	27.04'
C96	1186.00'	3°12'44"	66.49'	33.26'
C97	1186.00'	3°23'01"	70.04'	35.03'
C98	1186.00'	3°39'30"	75.73'	37.88'
C99	16.00'	89°14'23"	24.92'	15.79'
C100	73.50'	10°12'31"	13.10'	6.57'
C101	73.50'	44°33'56"	57.17'	30.12'
C102	73.50'	21°57'37"	28.17'	14.26'
C103	20.00'	85°56'11"	30.00'	18.63'
C104	500.00'	6°20'39"	55.36'	27.71'
C105	500.00'	7°02'15"	61.41'	30.75'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C106	500.00'	8°03'33"	70.33'	35.22'
C107	500.00'	2°56'19"	25.64'	12.82'
C108	750.00'	1°28'09"	19.23'	9.62'
C109	750.00'	5°21'27"	70.13'	35.09'
C110	750.00'	5°21'13"	70.08'	35.06'
C111	750.00'	0°59'47"	13.04'	6.52'
C112	20.00'	89°16'02"	31.16'	19.75'
C113	1544.00'	2°46'25"	74.75'	37.38'
C114	1544.00'	2°52'12"	77.34'	38.68'
C115	16.00'	85°44'38"	23.94'	14.85'
C116	1957.00'	1°48'35"	61.81'	30.91'
C117	1957.00'	2°03'02"	70.04'	35.03'
C118	1957.00'	1°51'36"	63.53'	31.77'
C119	1543.00'	0°10'27"	4.69'	2.35'
C120	1543.00'	2°36'32"	70.26'	35.14'
C121	1543.00'	2°36'05"	70.06'	35.04'
C122	1543.00'	2°35'58"	70.01'	35.01'
C123	1543.00'	2°36'11"	70.10'	35.06'
C124	1543.00'	1°19'40"	35.76'	17.88'
C125	457.00'	4°19'05"	34.44'	17.23'
C126	457.00'	8°47'53"	70.17'	35.16'
C127	457.00'	2°11'52"	17.53'	8.77'
C128	16.00'	85°05'03"	23.76'	14.68'
C129	256.00'	16°07'40"	72.06'	36.27'
C130	256.00'	5°34'03"	24.88'	12.45'
C131	20.00'	101°36'21"	35.47'	24.53'
C132	500.00'	1°56'27"	16.94'	8.47'
C133	500.00'	8°02'18"	70.15'	35.13'
C134	500.00'	5°20'05"	46.55'	23.29'
C135	1500.00'	0°54'18"	23.69'	11.85'
C136	1500.00'	2°40'52"	70.19'	35.10'
C137	1500.00'	2°40'30"	70.03'	35.02'
C138	1500.00'	2°40'29"	70.02'	35.02'
C139	1500.00'	2°40'48"	70.16'	35.09'
C140	1500.00'	0°17'57"	7.83'	3.91'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C141	2000.00'	1°47'16"	62.41'	31.21'
C142	2000.00'	2°00'28"	70.08'	35.04'
C143	2000.00'	1°48'54"	63.35'	31.68'
C144	20.00'	91°14'55"	31.85'	20.44'
C145	1544.00'	2°05'50"	56.51'	28.26'
C146	1456.00'	0°56'35"	23.97'	11.98'
C147	1456.00'	2°23'04"	60.59'	30.30'
C148	30.00'	78°58'55"	41.35'	24.72'
C149	956.00'	3°25'59"	57.28'	28.65'
C150	956.00'	4°12'09"	70.12'	35.08'
C151	956.00'	4°11'49"	70.03'	35.03'
C153	998.04'	16°28'19"	286.93'	144.46'
C154	956.00'	3°06'07"	51.76'	25.88'
C155	1544.00'	0°41'15"	18.52'	9.26'
C156	1544.00'	2°36'18"	70.20'	35.11'
C157	1544.00'	2°35'56"	70.04'	35.02'
C158	1544.00'	2°35'53"	70.02'	35.01'
C159	1544.00'	2°36'10"	70.14'	35.08'
C160	1544.00'	1°26'14"	38.73'	19.36'
C161	356.00'	5°04'30"	31.53'	15.78'
C162	356.00'	11°19'08"	70.33'	35.28'
C163	356.00'	15°08'58"	94.13'	47.34'
C164	30.00'	61°59'39"	32.46'	18.02'
C165	6.84'	180°00'00"	21.47'	INFINITY
C167	3.50'	90°00'00"	5.50'	3.50'
C168	3.50'	90°00'00"	5.50'	3.50'
C169	3.00'	90°00'00"	4.71'	3.00'
C170	3.00'	90°00'00"	4.71'	3.00'
C171	6.83'	180°00'00"	21.47'	INFINITY
C172	20.00'	90°00'00"	31.42'	20.00'
C173	20.00'	93°14'20"	32.55'	21.16'
C174	68.50'	3°14'20"	3.87'	1.94'
C175	20.00'	60°30'07"	21.12'	11.66'
C176	1006.00'	3°18'53"	58.20'	29.11'
C177	150.00'	15°55'19"	41.68'	20.98'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C178	519.50'	12°33'49"	113.91'	57.19'
C179	100.00'	16°56'14"	29.56'	14.89'
C180	100.00'	20°07'49"	35.13'	17.75'

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

Avoid overhead power line contact. It's costly.
Call before you Overhead
1-702-227-2929

PRJ-49891
06/27/13

RYLAND HOMES
8925 W. RUSSELL ROAD SUITE 200
LAS VEGAS, NV. 89148
(702) 360-7500

CITY OF LAS VEGAS

2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-7550 FAX (702) 362-2597 WEB WWW.VTNNV.COM
CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			
7			

TENTATIVE MAP

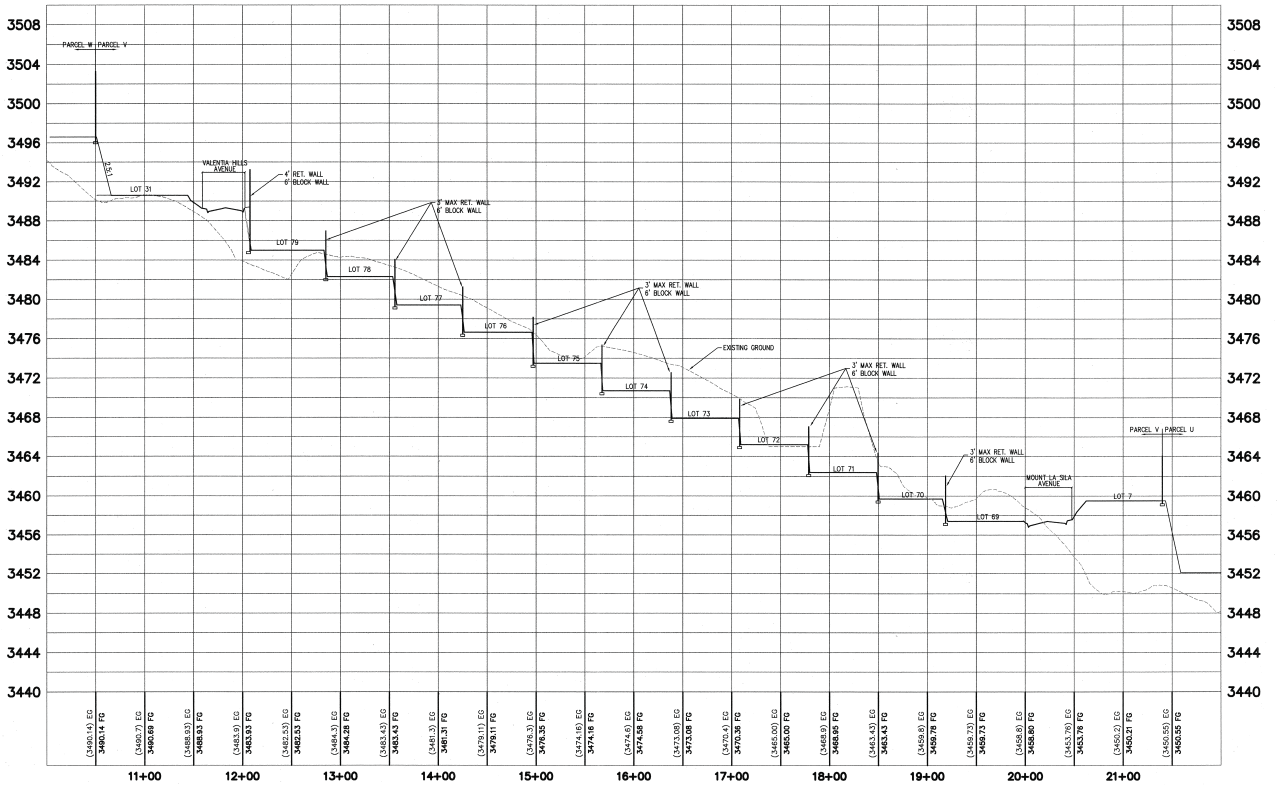
SUMMERLIN VILLAGE 23B
PARCEL V

DRAWN BY: EM — MAY 2013
DESIGNED BY:
CHECKED BY: AY — MAY 2013
PROJECT NO: 7534
SCALE: 1"=60' HORIZ. NA VERT.

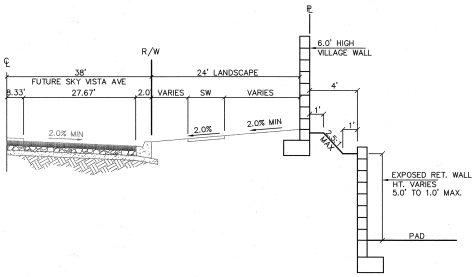
EXPIRES 06-30-14
PROFESSIONAL ENGINEER STATE OF NEVADA
AARON M. YAMACHIKA
CIVIL
No. 15079
6/27/13

SHEET
TM2
2 OF 4 SHEETS
DRAWING NO.

TMP-50117



NORTH/SOUTH CROSS SECTION



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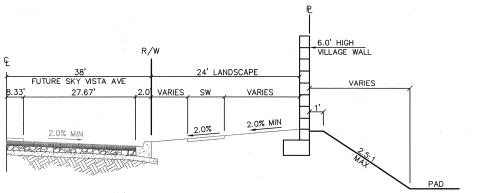

(I) WEST PERIMETER SECTION 2
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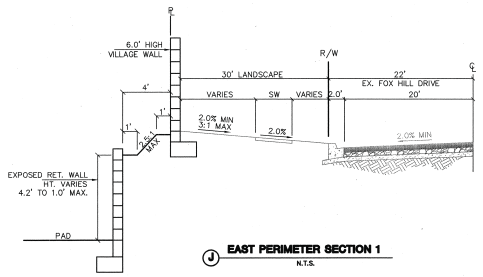

(J) EAST PERIMETER SECTION 1
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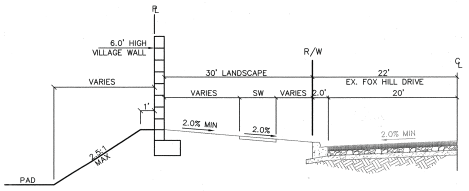

(K) EAST PERIMETER SECTION 2
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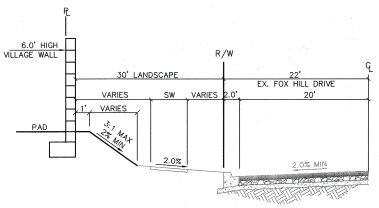


(L) EAST PERIMETER SECTION 2
N.T.S.

PRJ-49891
07/01/13

REV	DATE	BY	REVISION

RYLAND HOMES
8925 W. RUSSELL ROAD, STE 200
LAS VEGAS, NEVADA 89148
(702) 360-7500

CITY OF LAS VEGAS
2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-7550 FAX (702) 362-2597 WEB WWW.VTNNV.COM
CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

TENTATIVE MAP

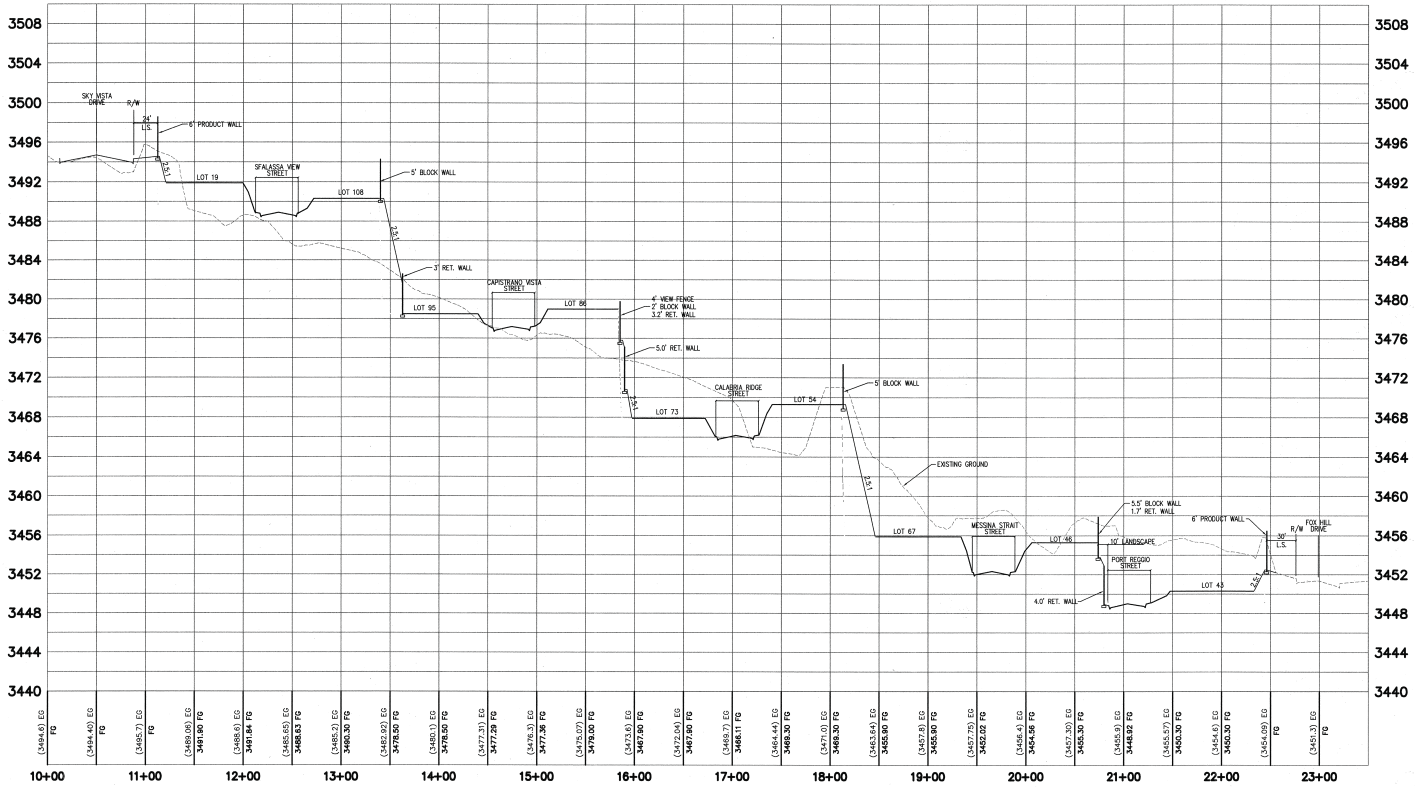
SUMMERLIN VILLAGE 23B
PARCEL V

DRAWN BY: DMO — MAY 2013
DESIGNED BY:
CHECKED BY: AY — MAY 2013
PROJECT NO: 7534
SCALE: 1"=60' HORIZ. NA VERT.

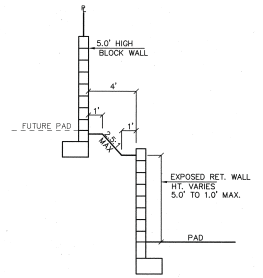
EXPIRES 06-30-14
PROFESSIONAL ENGINEER STATE OF NEVADA
AARON M. YAMACHIKA
No. 15079
6/27/13

SHEET
TM4
4 OF 4 SHEETS
DRAWING NO.

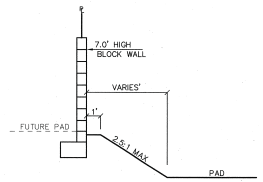
TMP-50117



EAST/WEST CROSS SECTION



(A) PERIMETER WALL SECTION
N.T.S.



(B) PERIMETER WALL SECTION
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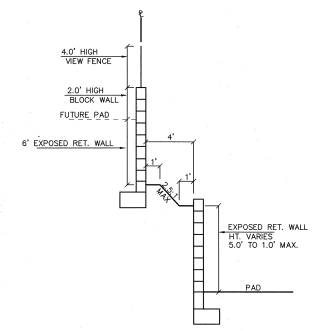

(C) PERIMETER WALL SECTION
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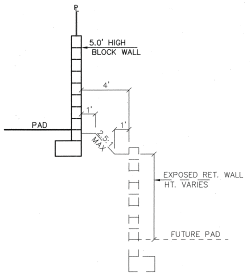

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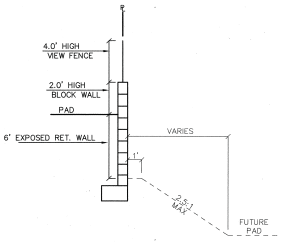

(E) PERIMETER WALL SECTION
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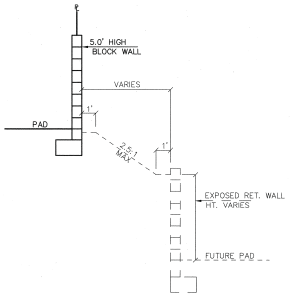

(F) PERIMETER WALL SECTION
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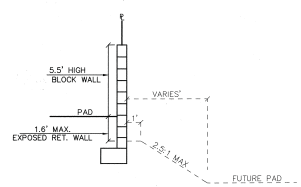

(G) PERIMETER WALL SECTION
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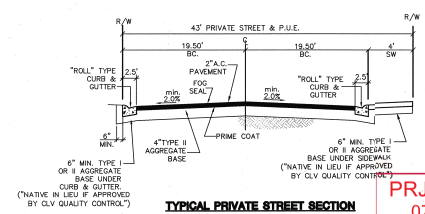


TYPICAL PRIVATE STREET SECTION
N.T.S.

PRJ-49891
07/01/13

REV	DATE	BY	REVISION

RYLAND HOMES
8925 W. RUSSELL ROAD, STE 200
LAS VEGAS, NEVADA 89148
(702) 360-7500

CITY OF LAS VEGAS
2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-7550 FAX (702) 362-2597 WEB WWW.VTNNV.COM
CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

TENTATIVE MAP

SUMMERLIN VILLAGE 23B
PARCEL V

DRAWN BY: DMO MAY 2013
DESIGNED BY:
CHECKED BY: AY MAY 2013
PROJECT NO: 7534
SCALE: 1"=60' HORIZ. NA VERT.

EXPIRES 06-30-14
PROFESSIONAL ENGINEER STATE OF NEVADA
AARON M. YAMACHIKA
No. 15079
4/27/13

SHEET
TM3
3 OF 4 SHEETS
DRAWING NO.

TMP-50117

Howard Hughes®
THE HOWARD HUGHES CORPORATION

June 26, 2013

Jeffrey Stevens
Land Acquisition and Development Manager
Ryland Homes
8925 West Russell Road, Suite 200
Las Vegas, Nevada 89148

Re: **SDRC Tentative Map Conditional Approval** – Parcel V, 'Capistrano' by Ryland Homes, Summerlin Village 23B (The Paseos)

Dear Mr. Stevens,

The Summerlin Design Review Committee (SDRC) has conditionally approved your tentative map submittal for Parcel V in Summerlin Village 23B (The Paseos). In order to accommodate the grade difference between Parcels U and V at the entry, retaining walls may need to be incorporated in the entry that were not originally part of the shared entry design. Any increase to the original budget for the shared entry as a result of these walls shall be shared equally between developers of parcels U and V.

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

Sincerely,

Elizabeth Molina
Design Review Administrator
SDRC

CC: Julie Cleaver, THHC
VTN

The Howard Hughes Corporation
10801 W. Charleston Blvd., Suite 300
Las Vegas, Nevada 89135

PRJ-49891
07/01/13

TMP-50117



TMP-50117- APPLICANT: RYLAND HOMES - OWNER: THE HOWARD HUGHES COMPANY, LLC
WEST SIDE OF FOX HILL DRIVE, APPROXIMATELY 1,200 FEET NORTH OF ALTA DRIVE

07/08/13

PROVIDING QUALITY PROFESSIONAL
SERVICES SINCE 1960

June 5, 2013

W.O. 7534

City of Las Vegas
333 N. Rancho Drive
Las Vegas, Nevada 89106

Attention: Planning Staff

SUBJECT: TENTATIVE MAP REQUEST FOR SUMMERLIN VILLAGE 23B PARCEL V APN 137-34-111-003

On behalf of our client, Ryland Homes Nevada LLC, VTN Nevada respectfully requests the City of Las Vegas consider this tentative map application. The location of the site is near the intersection of Alta Drive and Fox Hill Drive.

A Single Family Residential Subdivision is being proposed with 112 lots. A Final Map will be submitted after the approval of this tentative map.

Should you have any questions regarding the project please do not hesitate to contact our office at (702) 873-7550.

Sincerely,

VTN Nevada

Aaron Yamachika, P.E.
Principal

PRJ-49891
07/01/13

TMP-50117

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

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

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

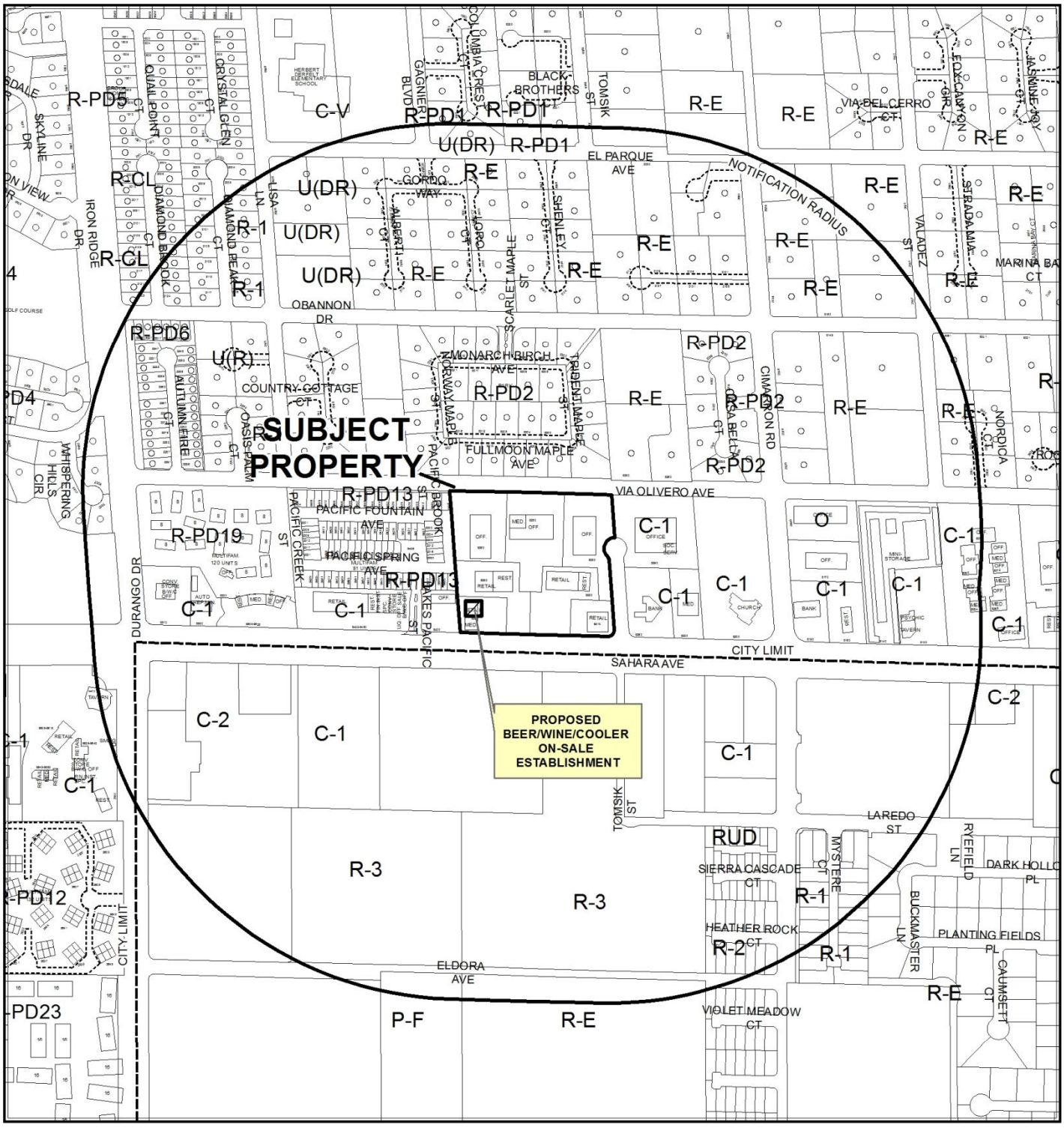
SUBJECT:
SUP-49673 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BRIAN HAGERMANY - OWNER: GREAT AMERICAN PLAZA PADS, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITHIN AN EXISTING 2,500 SQUARE-FOOT RESTAURANT AND 120 SQUARE-FOOT OUTDOOR DINING AREA WITH A WAIVER TO ALLOW A 333-FOOT SEPARATION FROM A HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED at 8390 West Sahara Avenue, Suite #130 (APN 163-04-416-002), C-2 (General Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 09/18/2013
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. Photo
5. Justification Letter



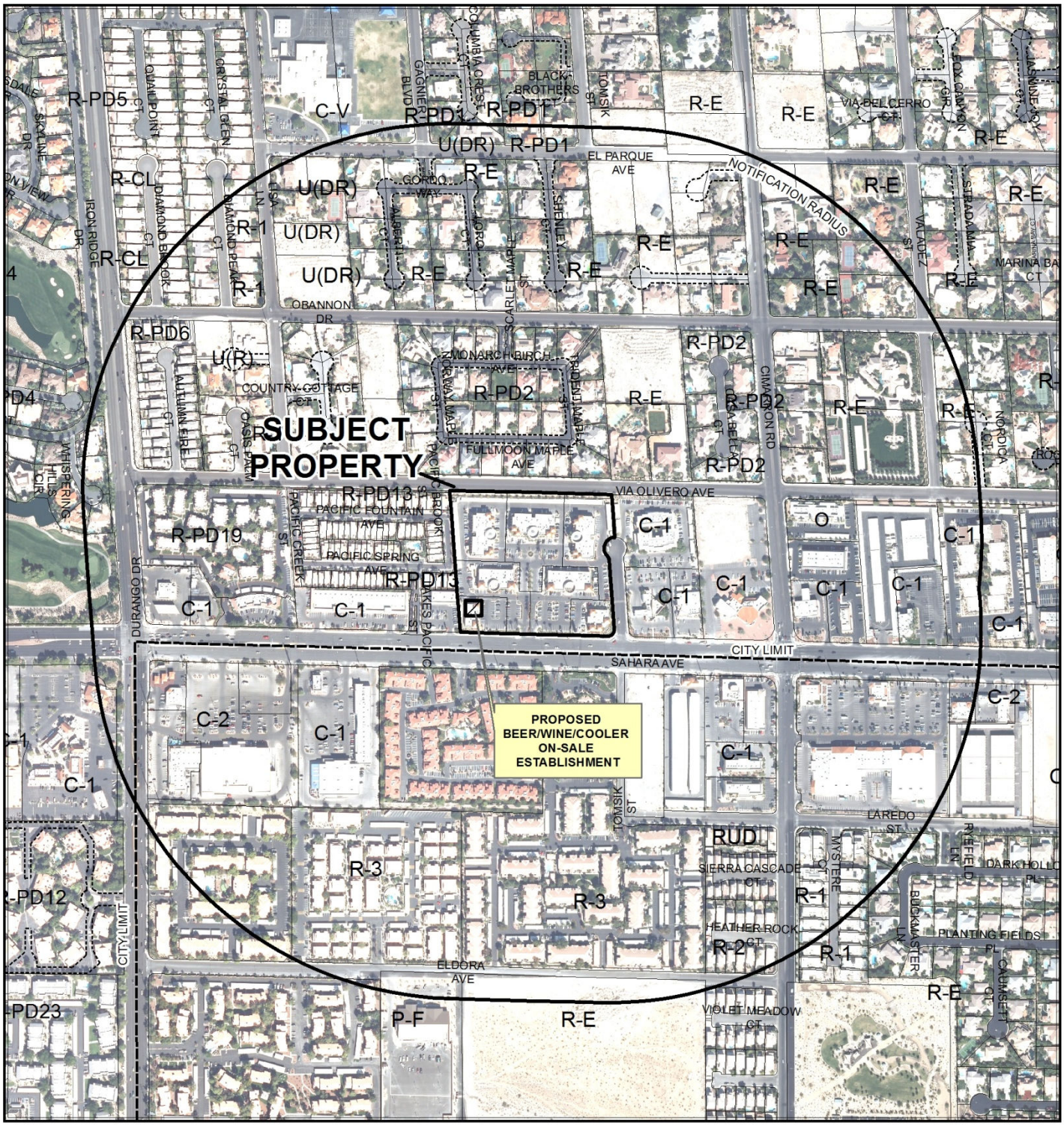
0 400 800 Feet

CASE: **SUP-49673**

RADIUS: 1500 FEET

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

N



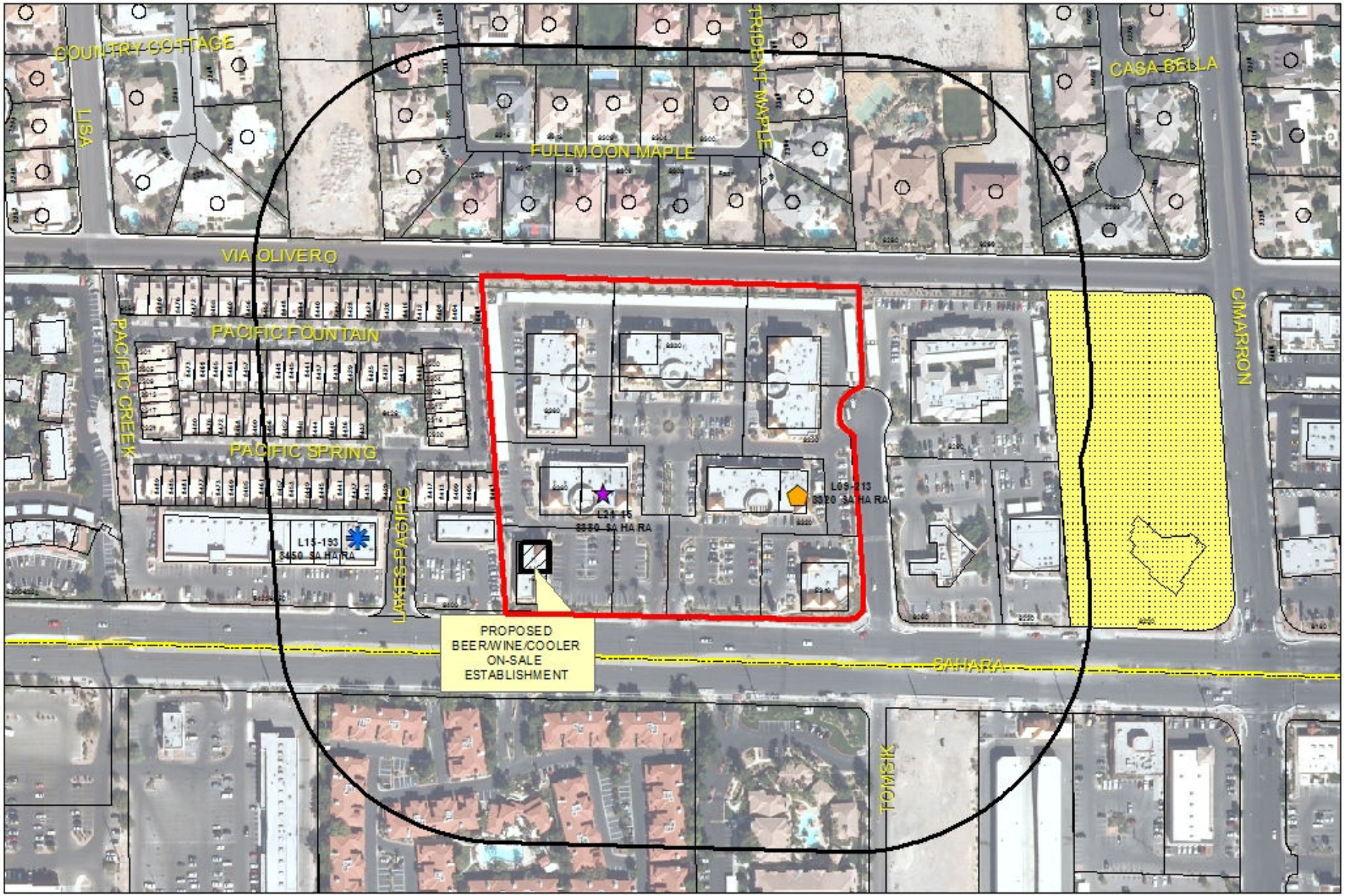
CASE: **SUP-49673**

0 400 800 Feet

RADIUS: 1500 FEET

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

N



SUP-49673

Beer/Wine/Cooler

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: BRIAN HAGER-MANY - OWNER: GREAT AMERICAN PLAZA PADS, LLC

**** STAFF RECOMMENDATION ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-49673	Staff recommends APPROVAL, subject to conditions:	N/A

**** CONDITIONS ****

SUP-49673 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Beer/Wine/Cooler On-Sale use.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. A Waiver from Title 19.12 is hereby approved, to allow a 333-foot distance separation from a House of Worship where a minimum 400-foot distance separation is required.

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.

Staff Report Page One
August 13, 2013 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This application is a request for a Special Use Permit to add a Beer/Wine/Cooler On-Sale establishment use to an existing restaurant located at 8390 West Sahara Avenue, Suite #130. The proposed use will be incorporated within the 2,500 square-foot restaurant and the adjoining 120 square-foot outdoor dining area. This Special Use Permit is accompanied with a requested waiver to allow a 333-foot separation distance between the commercial subdivision and a House of Worship where a minimum 400-foot distance separation is required. Staff supports the requested waiver, as the protected use is physically located over 900 feet to the east of the subject site. The Beer/Wine-Cooler On-Sale Establishment use can be conducted in a manner that is harmonious and compatible with the surrounding uses; therefore, staff recommends approval. If the application is denied, the proposed use will not be allowed at this location

ISSUES

- The Beer/Wine/Cooler On-Sale use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.
- The applicant is requesting a Waiver to allow a 333-foot distance separation from a Church where a 400-foot separation distance is required. Staff supports this waiver request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
08/07/02	The City Council approved a General Plan Amendment (GPA-0013-02) to amend a portion of the Southwest Sector of the General Plan From: R (Rural Density Residential) to: O (Office) on a 2.81 acre portion of the site, a Rezoning (Z-0035-02) from: U (Undeveloped) Zone [SC (Service Commercial) and O (Office) General Plan Designations] to: C-1 (Limited Commercial) and O (Office), and a Site Development Plan Review [Z-0035-02(1)] for a 103,133 square foot retail/office complex and a reduction in the amount of required parking lot landscaping on this site. The Planning Commission recommended approval.
10/29/03	The City Council approved the request for a Special Use Permit (SUP-2767) for a proposed Supper Club with outdoor dining area at 8380 West Sahara Avenue, Suite #110. The Planning Commission and staff recommended approval.
12/03/03	The City Council approved a request for a Special Use Permit (SUP-2975) for a Restaurant with Service Bar at 8320 West Sahara Avenue, Suite #180. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
06/17/05	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
10/24/12	A building permit (#220845) issued for a 2,484 square-foot tenant improvement at 8390 West Sahara Avenue, Suite #130. The permit received final inspection on 12/11/12.
11/19/12	A business license (#R10-01194) was issued for a bakery at 8390 West Sahara Avenue, Suite #130. This license is active.

Pre-Application Meeting	
04/07/13	The applicant met with staff to discuss the addition of a proposed Beer/Wine/Cooler On-Sale Establishment use to an existing restaurant (bakery) at 8390 West Sahara Avenue.

Neighborhood Meeting
A neighborhood meeting is not required for this request, nor was one held.

Field Check	
07/08/13	Staff visited the site and found a well maintained shopping center with an existing restaurant (bakery) and an outdoor seating area at 8390 West Sahara Avenue, Suite #130.

Details of Application Request	
Site Area	
Net Acres	0.66

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
	Office, Other Than Listed	O (Office)	O (Office)
North	Single Family, Detached	DR (Desert Rural Density Residential)	R-PD2 (Residential Planned Development – 2 Units Per Acre)

South	Unincorporated Clark County – Multi-Family Residential	Unincorporated Clark County – RH (Residential High – 8 to 18 DU/AC)	Unincorporated Clark County – R-3 (Multi-Family Residential)
East	Office, Other Than Listed	SC (Service Commercial)	C-1 (Limited Commercial)
	Financial Institution, General		
West	Single Family, Attached	SC (Service Commercial)	C-1 (Limited Commercial)
	Office, Other Than Listed	M (Medium Density Residential)	R-PD13 (Residential Planned Development – 13 Units Per Acre)

Master Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
No Applicable Special Purpose or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	Y

DEVELOPMENT STANDARDS

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	109,198 SF	1:250 SF					
TOTAL SPACES REQUIRED			437		483		
Regular and Handicap Spaces Required			426	9	469	14	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
A 400-foot minimum distance separation is required from a House of Worship.	To allow a 333-foot distance separation.	Approval

MH

ANALYSIS

The Beer/Wine/Cooler On-Sale use is defined by Title 19.18 as:

> "An establishment whose license to sell alcoholic beverage is limited to the sale of beer, wine and coolers for consumption only in connection with a meal on the premises where the same is sold, and is operated in connection with a restaurant in which 30 or more people may be served with meals at any one time at tables or stools."

The proposed use meets the definition above, as the provided floor plans show a square-foot restaurant with seating for 30 inside and an additional 120 square feet of outdoor seating for 12 additional customers.

The Minimum Special Use Permit Requirements for this use include:

1. Except as otherwise provided, no beer/wine/cooler on-sale establishment with (hereinafter "establishment") shall be located within 400 feet of any church, synagogue, school, child care facility licensed for more than 12 children, or City park.

2. Except as otherwise provided in Requirement 3 below, the distances referred to in Requirement 1 shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed establishment which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed establishment. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:

   a. Any leasehold parcel; or

   b. Any parcel which lacks access to a public street or has no area for on-site parking and which has been created so as to avoid the distance limitation described in Requirement 1.

3. In the case of an establishment proposed to be located on a parcel of at least 80 acres in size, the minimum distances referred to in Requirement 1 shall be measured in a straight line:

   a. From the nearest property line of the existing use to the nearest portion of the structure in which the establishment will be located, without regard to intervening obstacles; or

b. In the case of a proposed establishment which will be located within a shopping center or other multiple-tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the establishment will be located, without regard to intervening obstacles.

4. When considering a Special Use Permit application for an establishment which also requires a waiver of the distance limitation in Requirement 1, the Planning Commission shall take into consideration the distance policy and shall, as part of its recommendation to the City Council, state whether the distance requirement should be waived and the reasons in support of the decision.

5. The minimum distance requirements in Requirement 1 do not apply to:

a. An establishment which has a nonrestricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992 or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992; or

b. A proposed establishment having more than 50,000 square feet of retail floor space.

*6. All businesses which sell alcoholic beverages shall conform to the provision of LVMC Chapter 6.50.

The proposed use does not meet all Minimum Special Use Permit Requirements, as there is a protected use (church) within 333 feet of the commercial subdivision that the proposed use is located on. Per Title 19.12, the distance separation is determined with reference to the shortest distance between two property lines, or fee interest parcels, rather than leasehold parcels such as the subject site. Staff supports the requested waiver, as the church is physically located over 900 feet to the east of the retail location of proposed use. The proposed Beer/Wine/Cooler On-Sale use is complementary to the existing restaurant use and will add to the variety of commercial uses and other existing retail establishments found on site.

The proposed use is located within a larger commercial subdivision, which provides cross-access and shared parking throughout the entire commercial center. No additional parking required beyond that which is required for the principal use on the site, as parking requirements were addressed during the Site Development Plan Review for this site.

Staff recommends approval of this request, as the use is compatible with the surrounding area. If denied, the applicant would be allowed to operate a Restaurant without the Beer/Wine/Cooler On-Sale use.

FINDINGS (SUP-49673)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed location for the Beer/Wine/Cooler On-Sale Establishment is compatible with the surrounding land uses. The proposed Special Use Permit is accompanied with a Waiver to allow a 333-foot distance separation from a protected use (church) where a 400-foot distance separation is required. Staff recommends approval of the requested Special Use Permit and Waiver, with conditions, as the use is harmonious and compatible with the existing surrounding land uses.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The proposed use will operate within an existing restaurant located within a shopping center with adequate parking provided. The proposed use will not increase parking demands of the existing site, and the restaurant already has the outdoor seating area.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   Access to the Site is primarily from Sahara Avenue, a 140-foot wide Primary Arterial. The proposed use will be in addition to an existing restaurant and will have a negligible increase in traffic and parking to the existing site.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   The proposed Beer/Wine/Cooler On-Sale Establishment will be subject to regular inspections by regulatory agencies for business licensing and will therefore not compromise the public health, safety and welfare, or the overall objectives of the General Plan.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The proposed use in does meet all of conditions per Title 19.12, as the applicant has requested a waiver to allow a 333-foot distance separation from a protected use (church) where a 400-foot distance separation is required. Staff supports this request, as the location of the proposed use would have minimal impact on the church.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

NOTICES MAILED 1,001

APPROVALS 0

PROTESTS 0

MH

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-49673 _ APN: 163-04-416-002

Name of Property Owner: Great American Plaza Pads, LLC

Name of Applicant: La Belle Terre, LLC

Name of Representative: Brian Hager-Many

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: Haskel Iny

State of Nevada
County of Clark
Subscribed and sworn before me

This 22nd day of May, 2013

Emily Winn
Notary Public in and for said County and State

Emily Winn
Notary Public State of Nevada
APPT. NO. 10-1962-1
My App. Expires April 16, 2014

RECEIVED
MAY 30 2013
City of Las Vegas
Dept. of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: La Belle Terre, LLC dba La Belle Terre Bread

Project Address (Location) 8390 W. Sahara Ave Suite 130

Project Name French Bakery Cafe Beer/Wine/Cooler On sale **Proposed Use** _____

Assessor's Parcel #(s) 163-04-416-002 **Ward #** _____

General Plan: existing C-2 proposed C-2 **Zoning:** existing Restaurant proposed Restaurant

Commercial Square Footage .66 acre **Floor Area Ratio** 2500 sq ft.

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

Additional Information Adding Beer/Wine/Cooler On-Sale to existing Restaurant

PROPERTY OWNER Great American Plaza Pads, LLC **Contact** John Murillo

Address 8350 W. Sahara Ave. Suite 210 **Phone:** (702) 253-5751 **Fax:** _____

City Las Vegas **State** NV **Zip** 89117

E-mail Address John@GREATAC.com

APPLICANT Brian Hager-Many **Contact** 702-686-9347

Address 8390 W. Sahara Ave. Suite 130 **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89117

E-mail Address brian@LaBelleTerreBread.com

REPRESENTATIVE Brian Hager-Many **Contact** 702-686-9347

Address 4470 Palisades Canyon Circle **Phone:** (702) 686-9347 **Fax:** _____

City Las Vegas **State** NV **Zip** 89129

E-mail Address brian@LaBelleTerreBread.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 Noam Schwartz, Treasurer of Great American Capital its manager

Subscribed and sworn before me

This 23rd day of May, 20 13.

Emily Winn

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

Emily Winn
Notary Public State of Nevada
APPT. NO. 10-1962-1
My App. Expires April 16, 2014

FOR DEPARTMENT USE ONLY

Case #	SUP-49673
Meeting Date:	08/13/13
Total Fee:	$1280.00
Date Received:*	05/30/13
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 30 2013
City of Las Vegas
Dept. of Planning

Revised 10/27/08

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

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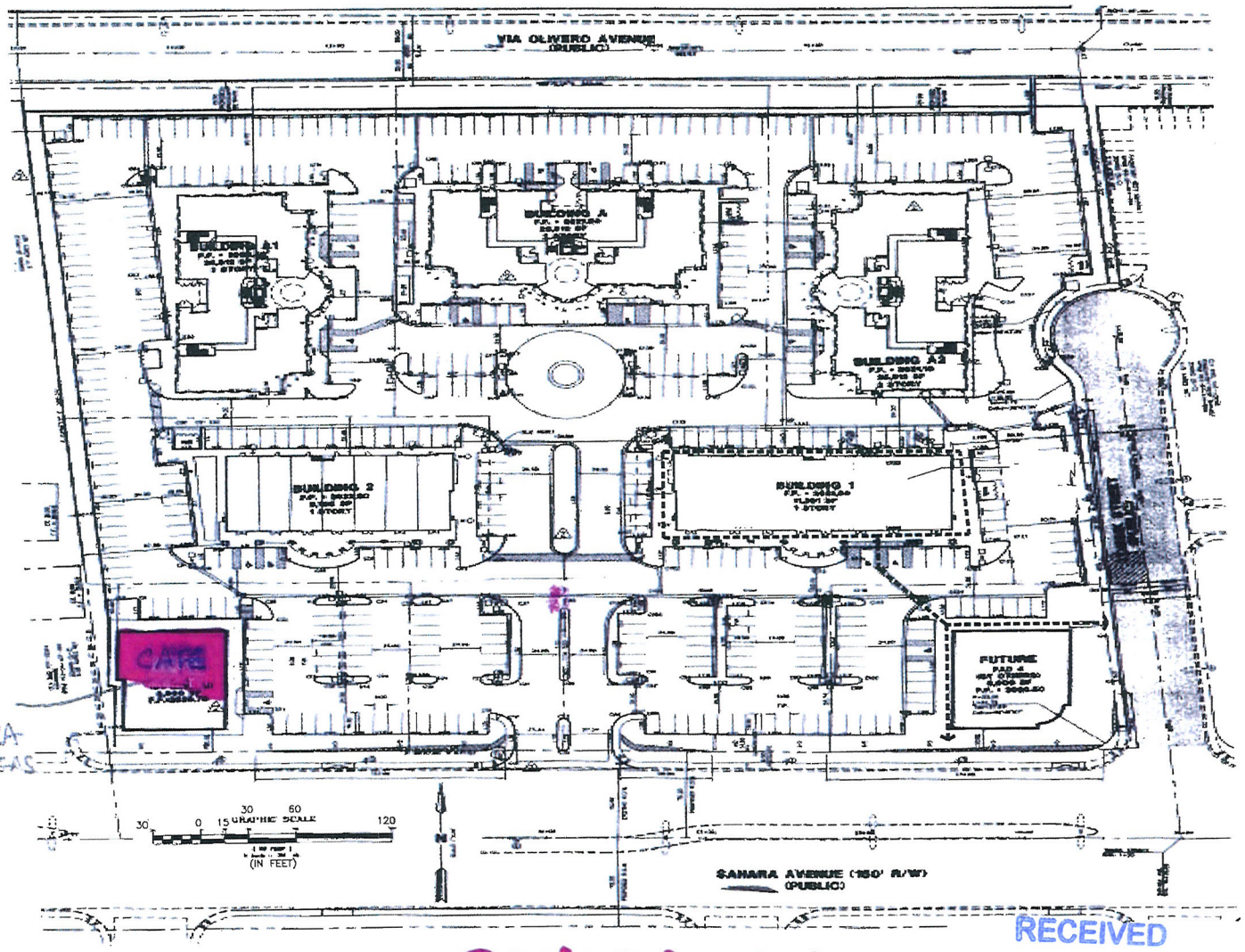


La Belle Terre
8390 W. SAHARA
#1 130 LAS VEGAS
89117

SAHARA AVE

SITE PLAN SHOWING ACCESSIBLE ROUTE
SEE GRAPHIC SCALE
ACCESSIBILITY ROUTE

NORTH

RECEIVED
MAY 30 2013
City of Las Vegas
Dept. of Planning

CONTRACTOR
ELLIS CONSTRUCTION CO.
JOHN ELLIS

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

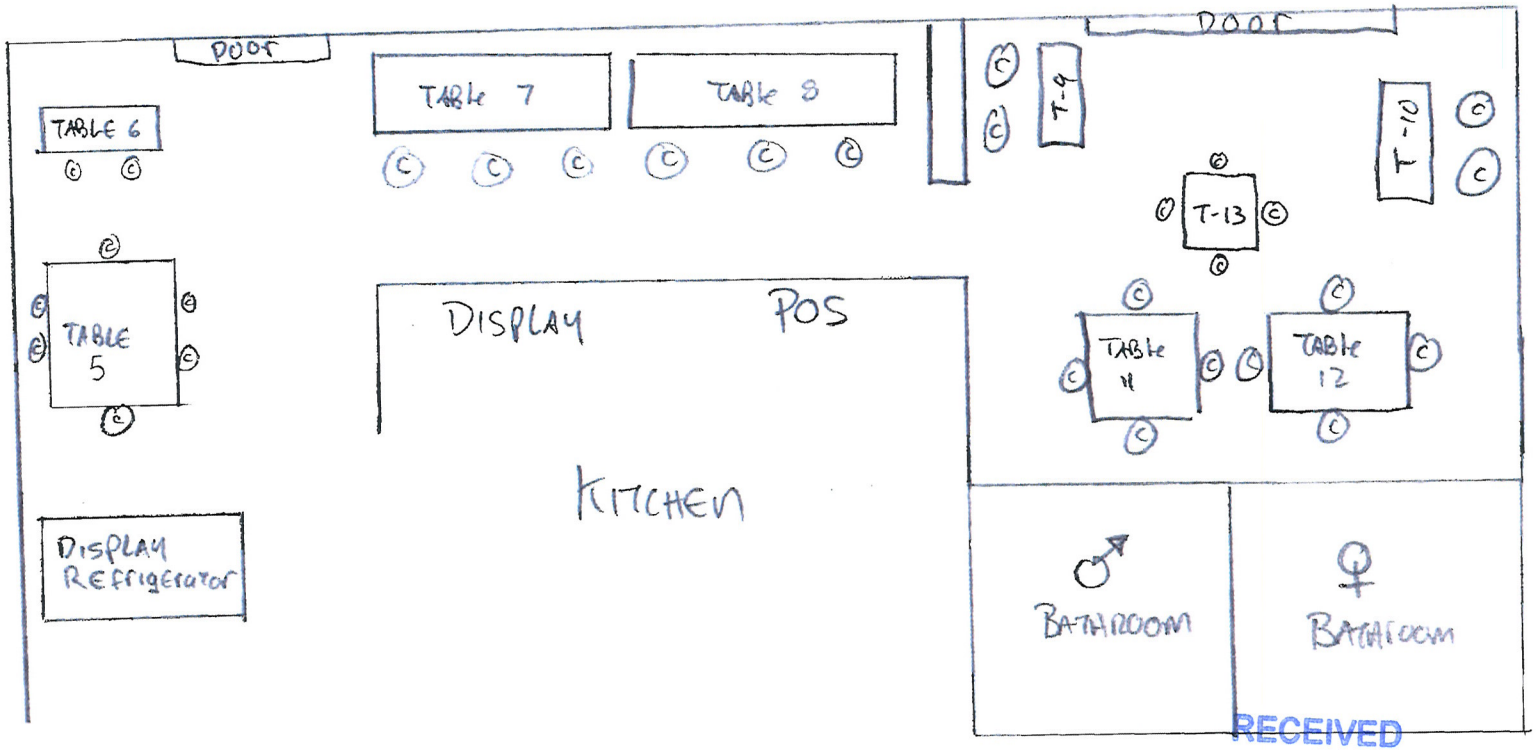
SUP-49673

La Belle Terre Bread
8390 W. SAHARA AVE SUITE 130
LAS VEGAS, NV 89117

MAX OCCUPANCY 56

TOP VIEW OF INSIDE
RESTAURANT

30 SEATS



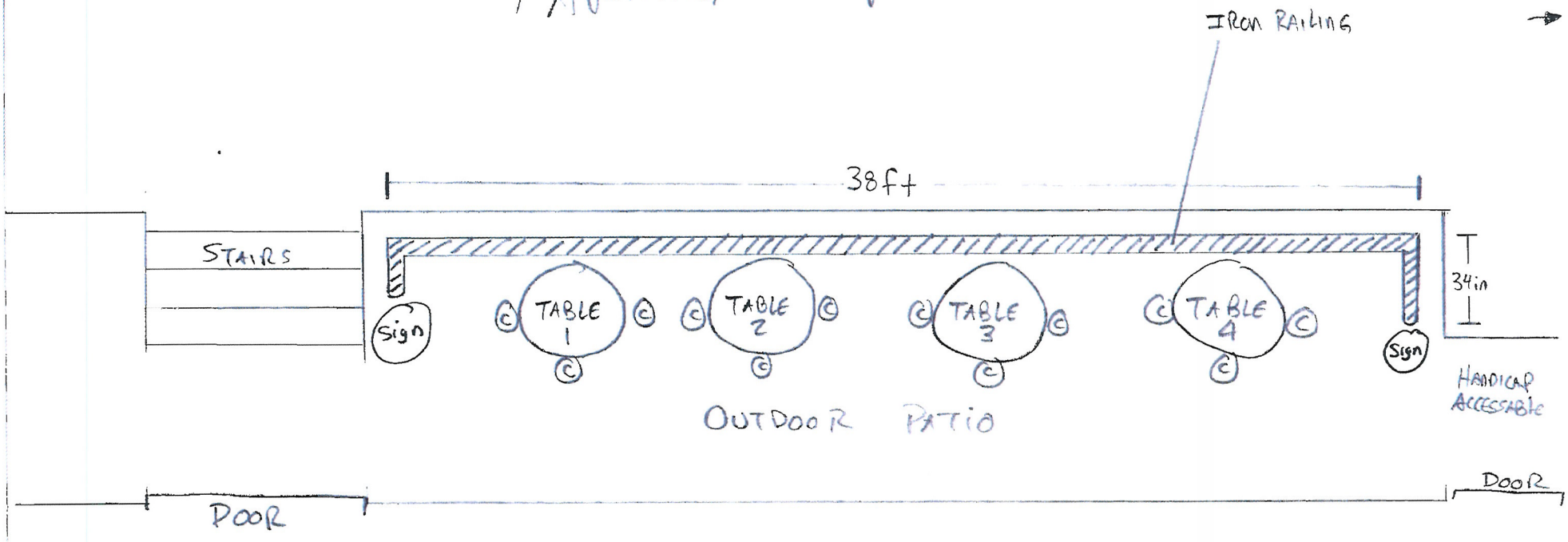
RECEIVED
MAY 30 2013
SUP-49673 City of Las Vegas
Dept. of Planning

La Belle Terre Bread
8390 W. SAHARA AVE.
SUITE 130
LAS VEGAS, NV 89117

TOP VIEW OF OUTDOOR PATIO
12 - 16 SEATS

SAHARA AVE.

PARKING SPACES



STORE/CAFE

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City of Las Vegas
Dept. of Planning

SUP-49673



SUP-49673 - APPLICANT: BRIAN HAGER-MANY - OWNER: GREAT AMERICAN PLAZA PADS, LLC
8390 WEST SAHARA AVENUE, SUITE #130

07/08/13

La Belle Terre Bread Bakery & Café
8930 W. Sahara #130
Las Vegas, NV 89117
www.LaBelleTerreBread.com
brian@labelleterrebread.com
702.685.7712

To: Dept of Planning, City of Las Vegas
Re: Wine and Beer Permit Application

Sir(s);

La Belle Terre Bread, a French Bakery and Café, opened on December 2012 at the above location in Summerlin. We currently sell packaged French Foods/Cheeses, bread, pastries, cakes, Sandwiches, Crêpes, Non-Alcoholic Beverages and are an authorized seller of PEET's Coffee and Tea Products.

La Belle Terre is currently open 7 days per week. Weekdays, hours are 7 am to 6 pm, Saturdays, 8 am to 5 pm, and Sundays, 9 am to 5 pm. We anticipate extending evening hours Monday through Saturdays to 10 pm by April. There are currently 10 employees and 4 Owners working at the Café.

Current Seating includes 30 indoor (up to 52 per permit) , as well as 12 seats on the outdoor patio.

It is our desire to expand our current menu to include Beer, Wine and Champagne service as an accompaniment to our pastries and food items.

Paymon's , a Restaurant and Hookah Lounge is in the same complex, and currently serves all types of liquor, and we are unaware of any factors pertaining to zoning which would prohibit us from obtaining a permit to serve alcohol at our establishment.

None of the Principles of La Belle Terre has any interest in any other establishment which sells food or alcohol in Nevada or any other state.

Thank you for your consideration. Please contact me with any further questions.

Cordially,

Brian Hager-Many
Owner, La Belle Terre Bread

RECEIVED
MAY 30 2013
City of Las Vegas
Dept. of Planning

SUP-49673

City of Las Vegas Agenda Item No.: **16.**

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

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

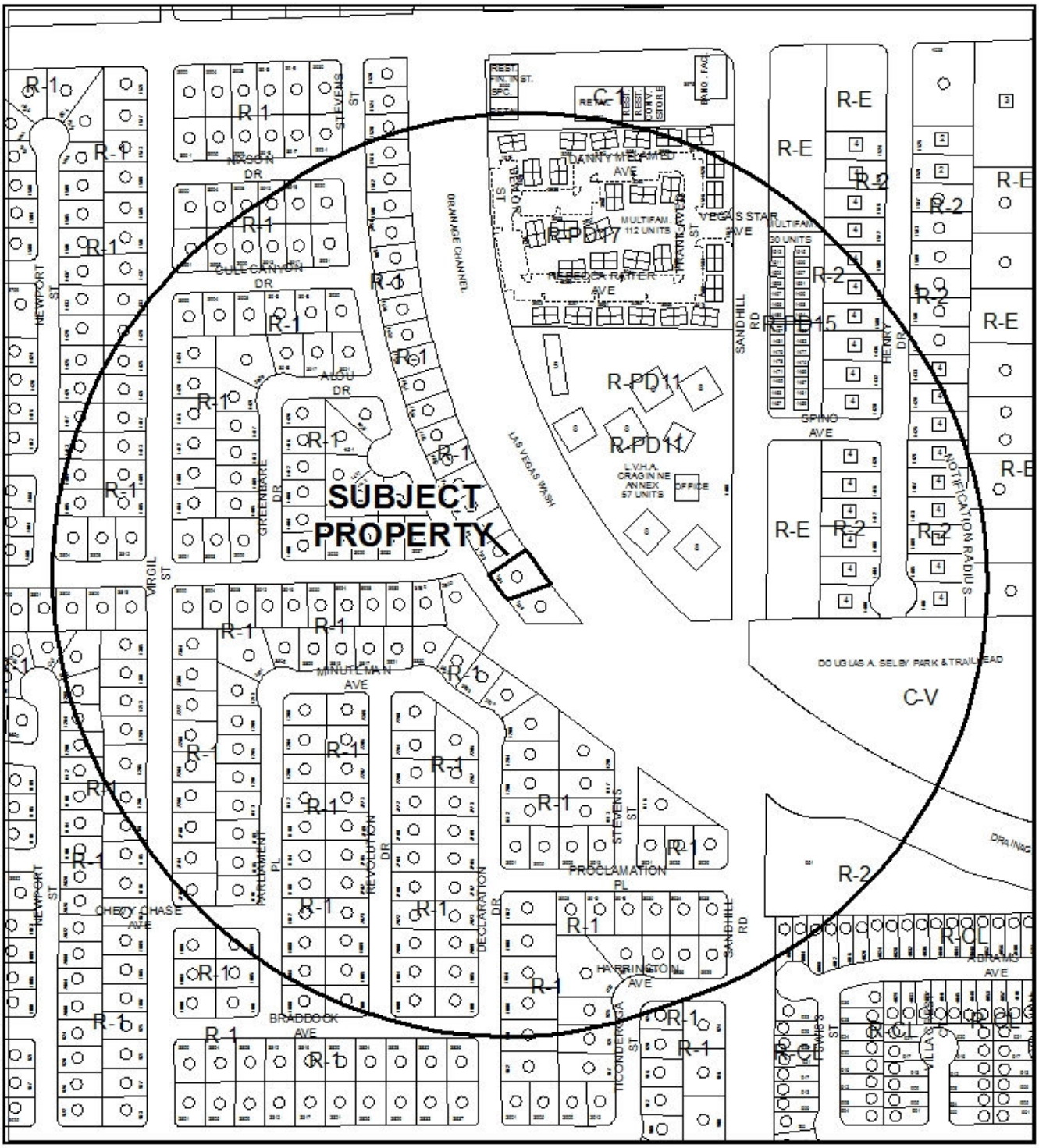
SUBJECT:
SUP-49676 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: ELSA RUELAS - For possible action on a request for a Special Use Permit FOR A PROPOSED 736 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) at 1328 Stevens Street (APN 140-30-112-061), R-1 (Single Family Residential) Zone, Ward 3 (Coffin).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

MAY GO TO CITY COUNCIL ON 09/18/2013
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. Photo
5. Justification Letter



0 200 400
Feet

CASE: **SUP-49676**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

N



CASE: **SUP-49676**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: ELSA RUELAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-49676	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-49676 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Accessory Structure (Class I) use.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. The existing driveway shall be widened nine feet on the north side to accommodate a third vehicle. This additional driveway shall use material that matches the current driveway and shall be completed prior to a Certificate of Occupancy is issued for the Accessory Structure (Class I) building.

4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

YK

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting to construct an Accessory Structure (Class I) in the rear yard at 1328 Stevens Street. The stated purpose is to provide living quarters for members of the applicant's extended family. The site meets all code requirements for such a structure and the applicant has indicated that they will continue to reside in the primary home on the parcel. Staff recommends approval of the project, as all requirements are being met. If denied, the structure could not have cooking facilities installed and could not be rented.

ISSUES

- A Special Use Permit is required for an Accessory Structure (Class I) use in an R-1 (Single Family Residential) zone. Staff supports this request as all minimum conditions are being met.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc
No relevant actions on file.

Most Recent Change of Ownership	
07/01/11	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
No relevant actions on file.

Pre-Application Meeting	
02/26/13	Staff met with the owner and reviewed the requirements for an Accessory Structure (Class I). No outstanding issues were noted.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
07/08/13	Staff visited the site and found a well maintained property with a single family dwelling.

Details of Application Request	
Site Area	
Net Acres	0.19

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
North	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
South	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
East	Las Vegas Wash	PF (Public Facilities)	Las Vegas Wash
West	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)

Master Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
No Applicable Special Purpose or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.070, the following standards apply:

Accessory Structure Standards	***Required/Allowed***	***Provided***	***Compliance***
Separation from Main Building	6 Feet	6 Feet	Y
Min. Setbacks			
• Side	3 Feet	10 Feet	Y
• Corner	15 Feet	N/A	N/A
• Rear	3 Feet	8 Feet	Y
Max. Size and Coverage	Not to exceed 50% of	49 %	Y

YK

	primary structure		

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Stevens Street	N/A	N/A	50	N/A

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Single Family, Detached	1 Unit	2 per Unit	2				
Accessory Structure (Class I)	N/A	1 additional Space	1				
TOTAL SPACES REQUIRED			3		3		Y *
Regular and Handicap Spaces Required			3	0	3	0	Y *

*By Condition.

ANALYSIS

The applicant is proposing to build an Accessory Structure (Class I) structure in the rear yard of an R-1 (Single Family Residential) zoned property at 1328 Stevens Street. The Accessory Structure (Class I) use is defined as "an accessory structure which is located on the same residential parcel as a principal dwelling and which, as an ancillary use, provide living quarters, including full kitchen facilities, for the occupants of the principal dwelling or their tenants, domestic employees or temporary guests." The proposed use meets the definition as the applicant states in the justification letter that extended family will reside in the structure.

The Minimum Special Use Permit Requirements for this use include:

1. The size of the lot or parcel must exceed 6500 square feet.

   The proposed use meets this requirement as the parcel is 7,136 square feet.

2. Unless the principal dwelling is owner-occupied, a Class I accessory structure may not be offered or occupied as a rental unit.

   The proposed use meets this requirement as the owner indicates that she will be residing in the principal dwelling on site.

An additional parking space is required for the proposed use. This requirement will be met via a condition to widen the existing driveway to accommodate another vehicle without obstruction. There is space to the north of the driveway to accommodate this requirement. The applicant is aware and in agreement with this condition. The proposed project is in conformance with all code requirements and is compatible with the surrounding neighborhood; therefore, staff recommends approval with conditions.

FINDINGS (SUP-49676)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   This project is compatible with the surrounding area as it meets all code requirements for an Accessory Structure (Class I) use in an R-1 (Single Family Residential) zone within an L (Low Density) General Plan designation.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The parcel is 7,136 square feet and exceeds the minimum lot size for the proposed use by 636 feet and is adjacent to the Las Vegas Wash open space.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   The project is located on Stevens Street, a standard 50-foot wide residential street that is adequate in size to serve the traffic generated by the proposed use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   This use will be subject to building inspections via the permitting process; therefore it will not compromise the public health, welfare or safety.

5. **The use meets all of the applicable conditions per Title 19.12.**

   All minimum conditions for an Accessory Structure (Class I) are being met.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 20

NOTICES MAILED 343

APPROVALS 0

PROTESTS 0

YK

RECEIVED

MAY 3 0 2013

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-49676** APN: 140-30-112-061

Name of Property Owner: ELSA RUELAS

Name 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: _____

Print Name: Elsa Sahily Ruelas-Ortega

Subscribed and sworn before me by Elsa Ruelas

This 1 day of April, 2013

_____

Notary Public in and for said County and State

Nevada state, clark county

my app. exp on Dec-23-16

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
NORMA M-VALDEZ
No: 96-3484-1
My Appointment Expires APR. 23, 2016

Revised 11-14-06

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

RECEIVED

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: ELSA RUELAS

Project Address (Location) 1328 STEVENS ST. LAS VEGAS, NV 89110

Project Name ACCESORY 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 OWNER **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* Elsa Ruelas

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

Print Name Elsa Sahily Ruelas-Ortega

Subscribed and sworn before me by Elsa Ruelas

This 1 day of April, 20 13.

Norma M Valdez

Notary Public in and for said County and State clark NV.

my appt exp on Apr 23-16

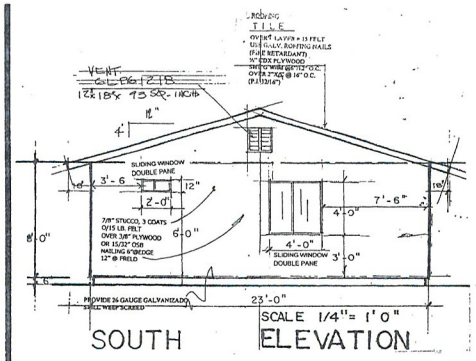
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
NORMA M-VALDEZ
No: 96-3484-1
My Appointment Expires APR. 23, 2016

Revised 10/27/08

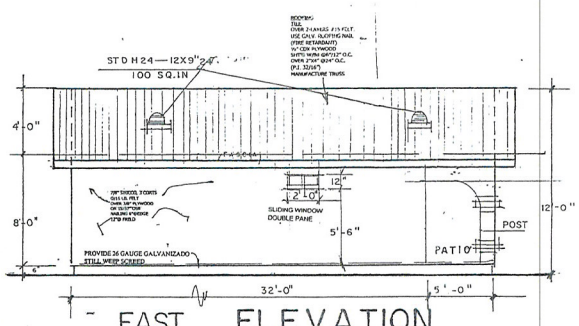
FOR DEPARTMENT USE ONLY

Case #	SUP-49676
Meeting Date:	8/13/2013
Total Fee:	1030.00
Date Received:*	5/30/2013
Received By:	J.O.M.P.

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.



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



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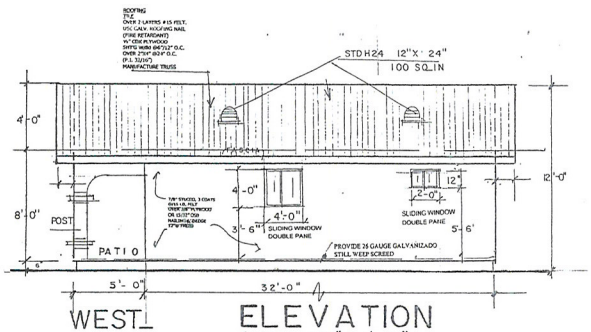
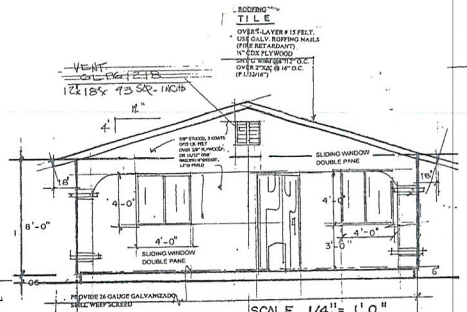
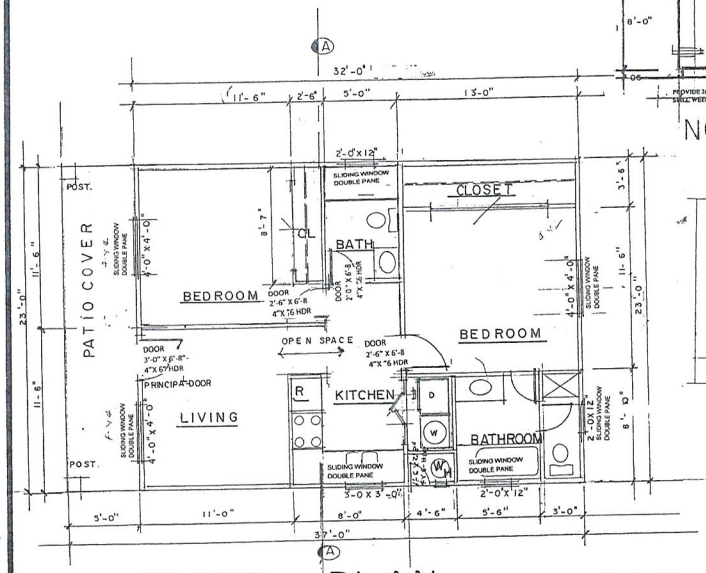


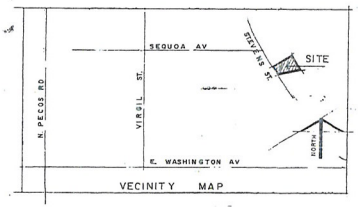
WEST ELEVATION SCALE 1/4" = 1'- 0"



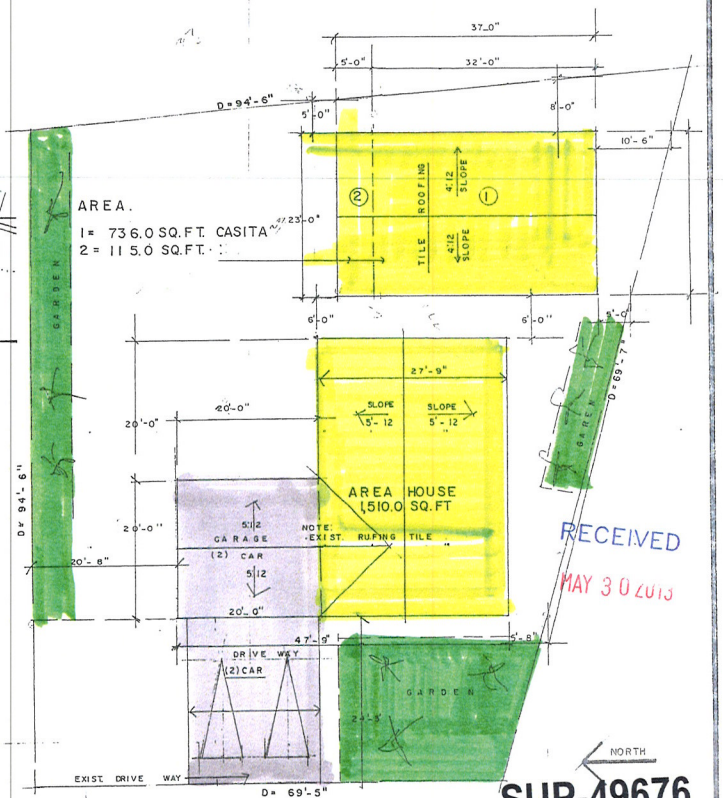
NORTH ELEVATION SCALE 1/4"= 1'0"



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



Applicable Codes
2009 International Building Code
2009 International Residential Code
2009 Uniform Mechanical Code
2009 Uniform Plumbing Code
2008 National Electrical Code



RECEIVED
MAY 30 2013

SUP-49676

PLOT PLAN SCALE 1/8"=1'-0"

PROPOSED BY: ELSA AND ISMAEL RUELAS
ADDRESS JOB: 1328 STEVENS ST LAS VEGAS, NV 89110
JOB: ACCESSORY STRUCTURE
PHONE: (702) 689-7876
4643

OWNER/BUILDER

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



SUP-49676 – APPLICANT/OWNER: ELSA RUELAS
1328 STEVENS STREET

07/08/13

RECEIVED
MAY 30 2013

Variance Justification Letter

Elsa Ruelas
1328 Stevens St.
Las Vegas, NV 89110

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,

Sahily Ruelas .

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

SUP-49676

City of Las Vegas Agenda Item No.: **17.**

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

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

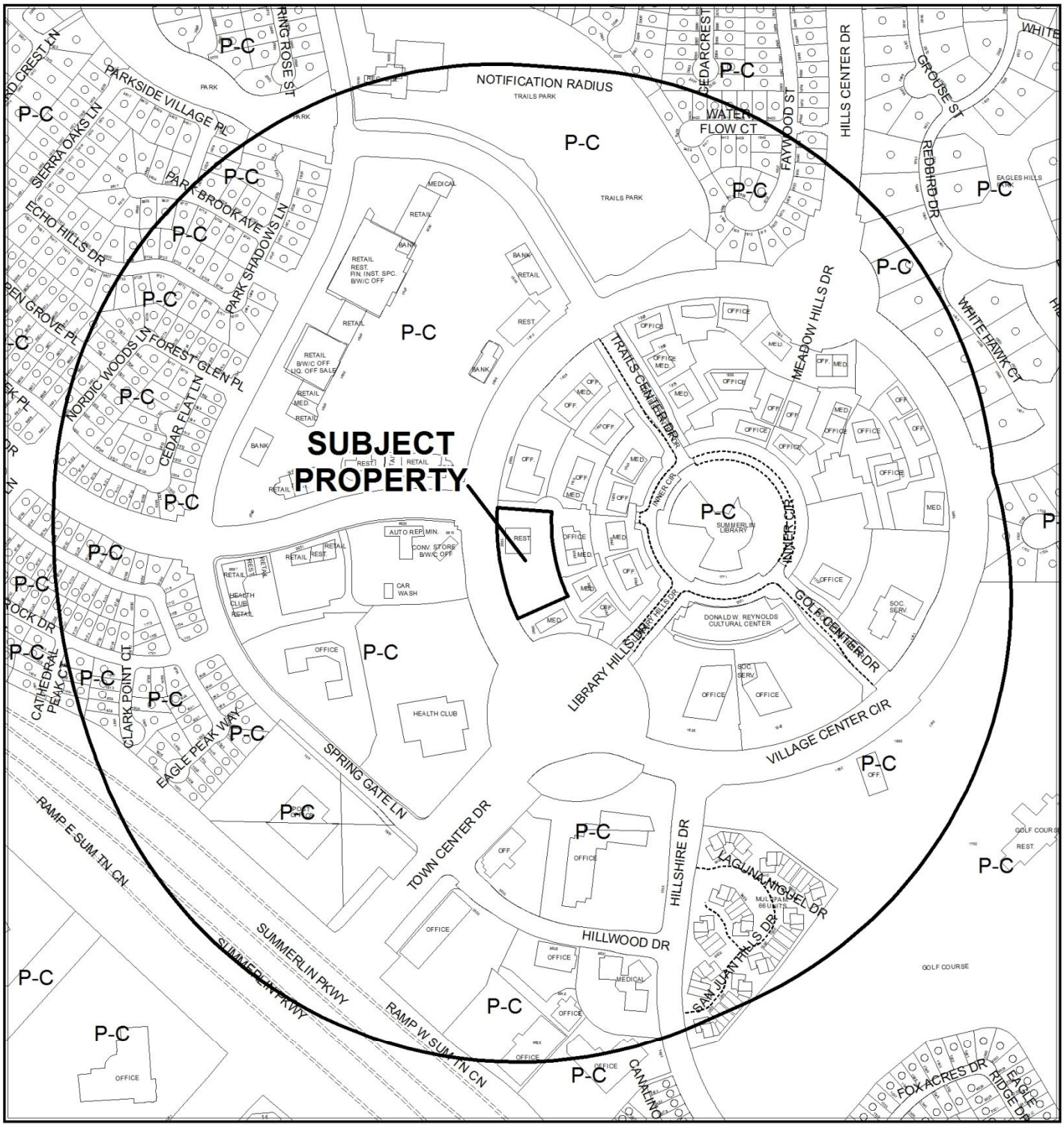
SUBJECT:
SUP-50074 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SAGOS PRIME, LLC - OWNER: KHJ PROPERTY HOLDINGS, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED PUB, BAR OR LOUNGE (TAVERN) WITHIN AN EXISTING 6,725 SQUARE-FOOT RESTAURANT at 2025 Village Center Circle (APN 138-19-812-017), P-C (Planned Community) Zone [VC (Village Commercial) Summerlin Special Land Use Designation], Ward 2 (Beers) [PRJ-50030]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 09/18/2013
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-50074 and SUP-50075
2. Conditions and Staff Report - SUP-50074 and SUP-50075
3. Supporting Documentation
4. Photos - SUP-50074 and SUP-50075
5. Justification Letter - SUP-50074 and SUP-50075



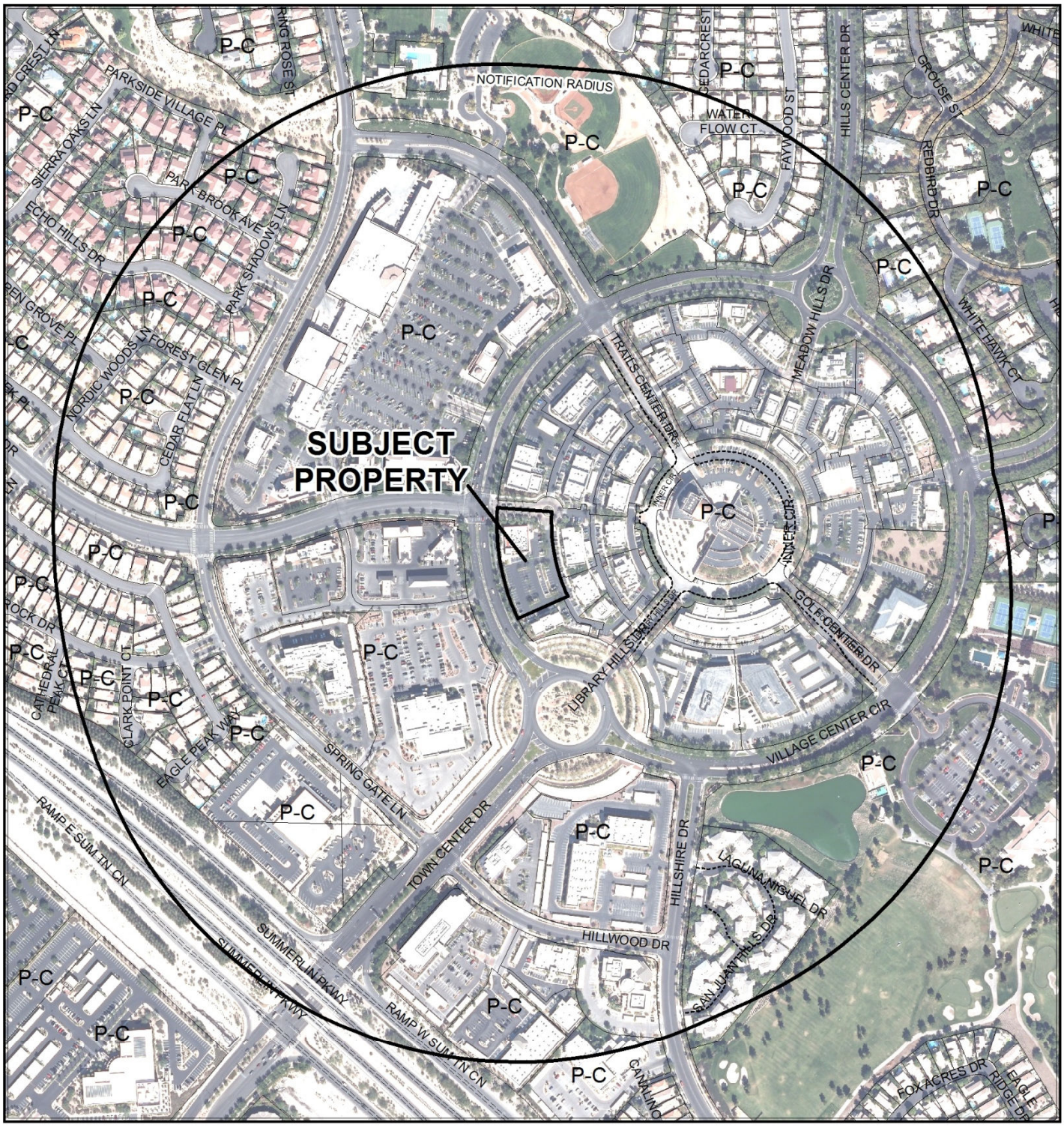
CASE: **SUP-50074 AND SUP-50075 (PRJ-50030)**

0 400 800 Feet

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)
[VC (VILLAGE COMMERCIAL)
Summerlin Special Land Use Designation]

N



CASE: **SUP-50074 AND SUP-50075 (PRJ-50030)**

0 400 800 Feet

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)
[VC (VILLAGE COMMERCIAL)
Summerlin Special Land Use Designation]

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: SAGOS PRIME, LLC - OWNER: KHJ PROPERTY HOLDINGS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-50074	Staff recommends APPROVAL, subject to conditions:	
SUP-50075	Staff recommends APPROVAL, subject to conditions:	SUP-50074

** CONDITIONS **

SUP-50074 CONDITIONS

Planning

1. Conformance to the approved conditions for Site Development Plan Review (SV-0001-01) and Master Sign Plan (SV-0020-01).

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. Minors shall only be permitted in such areas wherein spirituous, malt or fermented liquors or wines are served only in conjunction with regular meals and where dining tables or booths are provided separate from the bar in conformance with Title 6.50.

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. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

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

SUP-50075 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-50074) shall be required.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

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

** STAFF REPORT **

PROJECT DESCRIPTION

An existing 6,725 square-foot restaurant on the subject site is currently entitled and licensed as a Restaurant with Service Bar. The applicant is requesting a Special Use Permit for a Pub, Bar or Lounge within the same space in order to obtain a Tavern license. The use is located on its own parcel and shares parking with several medical and professional office uses on adjacent parcels that are part of an integrated development. The use can be conducted in a manner that is harmonious and compatible with the adjacent retail and office uses; therefore, staff recommends approval of the Special Use Permit with conditions. If denied, the restaurant may continue to serve alcohol with meals as long as that entitlement remains active.

ISSUES

- The site was previously entitled for a Supper Club (SUP-32801); however, no business license for that use was issued and the use expired 03/19/10.
- A Pubs, Bars and Lounges use is permitted in the VC (Village Center) land use category within Summerlin with approval of a Special Use Permit.
- A Gaming (Restricted) use is permitted in the VC (Village Center) land use category within Summerlin with approval of a Special Use Permit.
- In Summerlin there is no separation distance requirement between this use and protected uses such as churches, schools or parks. It is noted that an existing Pubs, Bars and Lounges use is located within 1,500 feet of the subject property; however, this use is located on the interior of a golf course, completely separated from the subject development by a Primary Arterial.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
06/03/87	The City Council, as part of a larger request, approved a Rezoning (Z-0044-87) to P-C (Planned Community) for property located on Village Center Circle between Trails Center Drive and Library Hills Drive.
01/19/93	The City Referral Group approved a Site Development Plan Review (SV-0012-92) for the Summerlin Office Buildings, located at Village Center Circle between Town Center Drive and Golf Center Drive in Summerlin Village One.
02/07/01	The City Referral Group approved a Site Development Plan Review (SV-0001-01) for Phase 1 of the Plaza Commerce Center located on Village Center Circle between Trails Center Drive and Library Hills Drive.

05/02/01	The City Council approved a Special Use Permit (U-0027-01) for a Supper Club at the southeast corner of the intersection of Village Center Circle and Trailwood Drive. The Planning Commission and staff recommended approval.
11/21/07	The City Council approved a Special Use Permit (SUP-24493) for a Restaurant with Service Bar at 2025 Village Center Circle. The Planning Commission and staff recommended approval.
03/18/09	The City Council approved a Special Use Permit (SUP-32801) for a proposed Supper Club use within an existing 6,725 square-foot Restaurant (with Service Bar) at 2025 Village Center Circle. The Planning Commission and staff recommended approval. The Special Use Permit expired 03/19/10.

Most Recent Change of Ownership	
07/05/07	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
06/20/01	A building permit (#01011201) was issued for a restaurant at 2025 Village Center Circle. A special inspection was completed 10/05/01.
09/23/02	A business license (L21-00028) was issued for a Supper Club at 2025 Village Center Circle. The license was marked inactive on 12/15/06.
06/06/07	An interior demolition permit (#07001858) was issued for a restaurant at 2025 Village Center Circle. The permit expired on 05/24/08.
11/05/07	A building permit (#95685) was issued for a tenant improvement for a restaurant at 2025 Village Center Circle. The permit was finaled on 02/16/08.
02/25/08	A business license (L19-00011) was issued for a restaurant with service bar at 2025 Village Center Circle. The license is still active.
	A business license (#R09-01466) was issued for a restaurant at 2025 Village Center Circle. The license is still active.
07/07/10	A temporary business license (H18-96573) was issued for a hookah lounge at 2025 Village Center Circle. The license was marked out of business on 08/24/10. [This license is now classified as T50-96573.]

Pre-Application Meeting	
06/25/13	A pre-application meeting was held with the applicant, where submittal requirements for two Special Use Permit applications were discussed. It was explained that the Summerlin Standards differ from Title 19 minimum use requirements, chiefly that there is no minimum separation distance requirement in Summerlin. Unlike outside of Summerlin, a Special Use Permit for restricted gaming is necessary in conjunction with a tavern.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
07/08/13	The subject site contains a well maintained restaurant that was not open at the time of inspection.

Details of Application Request	
Site Area	
Net Acres	1.44

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Restaurant with Service Bar	VC (Village Center)	P-C (Planned Community)
North	Office, Other Than Listed	VC (Village Center)	P-C (Planned Community)
South	Office, Medical or Dental	VC (Village Center)	P-C (Planned Community)
East	Office, Medical or Dental	VC (Village Center)	P-C (Planned Community)
West	Convenience Store	VC (Village Center)	P-C (Planned Community)
	Auto Repair Garage, Minor		
	Car Wash, Full Service		

Master Plan Areas	***Compliance***
Summerlin	Y
Special Purpose and Overlay Districts	***Compliance***
P-C (Planned Community) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 13, the following standards apply:

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Village Center Circle	Primary Arterial	Master Plan of Streets and Highways Map	70	N

Pursuant to Site Development Plan Reviews (SV-0012-92, SV-0001-01) and the Summerlin Development Standards, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Pubs, Bars & Lounges	6,725 SF (3,588 SF seating/ waiting area, including 400 SF outdoor patio)	1 space per 50 SF seating and waiting, plus 1 space per 200 SF remaining (min. 10 spaces)	88				
Office, General Business and Professional	81,840 SF	1 space per 300 SF	273				
TOTAL SPACES REQUIRED			361		451		Y
Regular and Handicap Spaces Required			353	8	425	26	Y
Loading Spaces	6,725 SF	Less than 10,000 SF	1		1		Y

ANALYSIS

The subject site is located within the Summerlin Master Plan area and has a Special Land Use designation of VC (Village Center). The VC designation allows for Pubs, Bars and Lounges with the approval of a Special Use Permit. The site is *not* located within the Triad development, which prohibits Pubs, Bars and Lounges through its Development Agreement (DA-0001-01) with the City of Las Vegas. (That development is located east of Trails Center Drive.)

The "Pubs, Bars and Lounges" use is not specifically defined in Title 19. The closest identifiable use matching the proposal is "Liquor Establishment (Tavern)." This use is defined by Title 19.18 as "a facility which sells alcoholic beverages for consumption on the premises where the same are sold and authorizes the sale, to consumers only and not for resale, of alcoholic beverages in original sealed or corked containers, for consumption off the premises where the same are sold." The proposed use meets this definition, as the proposed floor plan indicates a centrally located bar wherein patrons could be seated and served alcoholic beverages without the requirement of accompanying food.

There are no Minimum Special Use Permit Requirements for this use in Summerlin.

The closest Title 19 use identified with the "Gaming (Restricted)" use is "Gaming Establishment, Restricted," which is defined by Title 19.18 as "An establishment which is used or intended to be used for gaming activities for which a restricted gaming license is required pursuant to Title 6 of the Las Vegas Municipal Code. For informational purposes, the term refers to an establishment whose gaming operations are limited to not more than fifteen slot machines, incidental to the primary business at the establishment, and no other game or gaming device." The proposed use meets the definition, as 15 table top gaming machines are proposed in the bar area of the restaurant. The primary uses of the establishment would remain a Bar (Tavern) and restaurant.

There are no Minimum Special Use Permit Requirements for this use in Summerlin.

The subject site had originally been entitled as a Supper Club (U-0027-01) in 2001, approved as a Restaurant with Service Bar (SUP-24493) in 2007, and re-entitled as a Supper Club (SUP-32801) in 2009. However, no license for a supper club was issued within the one-year approval period, and the Supper Club use expired. The entitlement and licenses for a Restaurant with Service Bar are therefore still active. The previous entitlements were granted pursuant to Section 1 of the Summerlin Development Standards, which states, "With regard to any issue pertaining to land use and development that may arise in connection with these Development Standards, and that are not addressed or provided for specifically in these standards or a development agreement entered into pursuant to Section 19.06.030 of the City of Las Vegas Zoning Code, the applicable regulations and standards contained in the City of Las Vegas Zoning Code will apply." The current request falls under the "Pubs, Bars and Lounges" use category in Summerlin, and therefore no minimum use conditions (including a minimum separation distance requirement) apply to the subject proposal as Title 19 would normally require.

The existing restaurant is surrounded by exclusively commercial uses. The nearest existing Pubs, Bars and Lounges (Tavern) use is located on property that is 115 feet from the lot containing the proposed use; however, the actual use is located over 1,700 feet to the southeast at the Tournament Players Club Golf Course, separated from the subject development by a Primary Arterial roadway. Furthermore, the proposed use is located at the edge of the office development, where it can easily be accessed from major streets.

Within the authority of Title 19, a Special Use Permit is not required for Restricted Gaming if the use will be in conjunction with a Tavern. In Summerlin, a separate Special Use Permit is required for the gaming, but the establishment is still subject to Title 6 licensing requirements. The addition of this use will have minimal impact on the surrounding uses, as there is excess parking capacity within the development and the area is exclusively commercial.

As the proposed uses can be conducted compatibly with the surrounding land uses, staff recommends approval of both Special Use Permits with conditions.

FINDINGS (SUP-50074)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed Pubs, Bars and Lounges use is located within an exclusively commercial area that can accommodate a variety of uses. The addition of the proposed use within this commercial subdivision is compatible with the existing and future land uses as specified by the VC (Village Center) General Plan designation.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The proposed site is located within a commercial area that was designed to accommodate a variety of uses, including the proposed use. The site also features parking facilities that exceed the requirements of the Pubs, Bars and Lounges use, which will accommodate the higher intensity of the site's uses.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

The subject site has access through shared private drives to Village Center Circle, a Primary Arterial as designated by the Master Plan of Streets and Highways, and Library Hills Drive, a Minor Street as designated by Title 13.12. Library Hills Drive provides direct access to Village Center Circle. These facilities are adequate for the proposed use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   The site will be subject to permitting, annual inspections and licensing by the City of Las Vegas and will not compromise the public health, safety, and welfare, or the overall objectives of the General Plan.

5. **The use meets all of the applicable conditions per Title 19.12.**

   There are no Minimum Special Use Permit Requirements for this use in Summerlin.

FINDINGS (SUP-50075)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed Gaming (Restricted) use would be incidental to the existing restaurant and proposed Pubs, Bars and Lounges use, which is situated in an area designed for similar commercial uses.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The proposed site is located within a commercial area that was designed to accommodate a variety of uses, including the proposed use. The site also features parking facilities that exceed the requirements of the Pubs, Bars and Lounges use, which will accommodate the higher intensity of the site's uses.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

The subject site has access through shared private drives to Village Center Circle, a Primary Arterial as designated by the Master Plan of Streets and Highways, and Library Hills Drive, a Minor Street as designated by Title 13.12. Library Hills Drive provides direct access to Village Center Circle. These facilities are adequate for the proposed use.

4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.

The site will be subject to periodic inspections by the City of Las Vegas and will not compromise the public health, safety, and welfare, or the overall objectives of the General Plan.

5. The use meets all of the applicable conditions per Title 19.12.

There are no Minimum Special Use Permit Requirements for this use in Summerlin.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 7

NOTICES MAILED 330

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-50074

Case Number: PRJ-50030 APN: 138-19-812-017

Name of Property Owner: KHJ Property Holdings LLC

Name of Applicant: Sagos Prime

Name of Representative: Jason Godfrey

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: Hyo Jin Kim

Subscribed and sworn before me

This 26th day of June, 2013

_____

Notary Public in and for said County and State

Clark, Nevada

TINA SHIO TING CHEN
Notary Public, State of Nevada
Appointment No. 06-107301-1
My Appt. Expires Jun 19, 2014

Revised 11-14-06

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

PRJ-50030
06/27/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Sagos Prime

Project Address (Location) 2025 Village Center Cirle

Project Name Sagos Prime - Pub/Bar/Lounge w/Gaming Restricted **Proposed Use** Pub/Bar/Lounge with Gaming Restricted

Assessor's Parcel #(s) 138-19-812-017 **Ward #** 2-Beers

General Plan: existing _____ proposed _____ **Zoning:** existing Supper club proposed Pub/Bar/Lounge with Gaming Restricted

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

Gross Acres 1.44 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER K HJ Property Holdings LLC **Contact** Hyo Jin Kim

Address 42 Via Tiberius Way **Phone:** 702 324-2775 **Fax:** _____

City Henderson **State** NV **Zip** 89011

E-mail Address Maruvegas@gmail.com

APPLICANT Sagos Prime **Contact** Jason Godfrey

Address 4790 S. Fort Apache Rd Ste E **Phone:** 702-257-2467 **Fax:** 702-367-0063

City Las Vegas **State** NV **Zip** 89147

E-mail Address Jasong@sagosbar.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 Hyo Jin Kim

Subscribed and sworn before me

This 26th day of June, 2013.

_____

Notary Public in and for said County and State

Clark, Nevada

TINA SHIO TING CHEN
Notary Public, State of Nevada
Appointment No. 06-107301-1
My Appt. Expires Jun 19, 2014

FOR DEPARTMENT USE ONLY

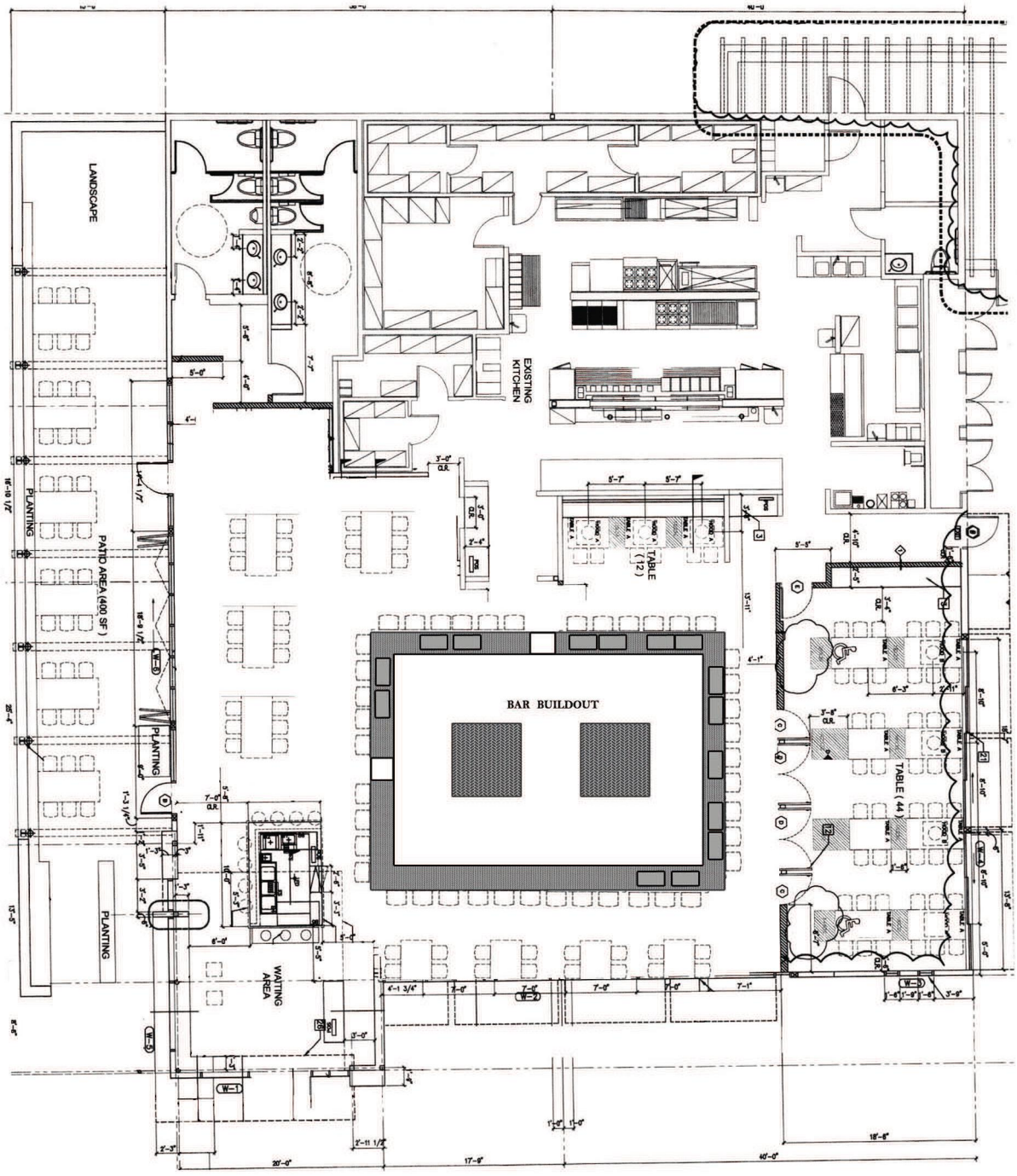
Case #	SUP-50074
Meeting Date:	08/13/13 PC
Total Fee:	
Date Received:*	
Received By:	

*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-50030
06/27/13



SUP-50074
SUP-50075



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SUP-50074
SUP-50075

PRJ-50030
06/27/13

A2.01

SHEET No.

1/4"=1'-0"

SCALE

DATE

REVISIONS

FLOOR PLAN

DRAWING TITLE

SAGOS PRIME

PROJECT

2025 N. Village Center Circle.
Las Vegas, NV 89134

GENERAL CONTRACTOR



SUP-50074 & SUP-50075 – APPLICANT: SAGOS PRIME, LLC - OWNER: KHJ PROPERTY HOLDINGS
2025 VILLAGE CENTER CIRCLE

07/08/13



SUP-50074 & SUP-50075 – APPLICANT: SAGOS PRIME, LLC - OWNER: KHJ PROPERTY HOLDINGS
2025 VILLAGE CENTER CIRCLE

07/08/13

8-1-2013

Justification Letter:

SAGOS Prime is applying to switch the current Restaurant with Service Bar special use permit for Maru (138-19-812-017) located at 2025 Village Center Circle into a special use permit for a new Pub/Bar/Lounge w/ Gaming Restricted. Maru was previously approved for a Supper Club license but failed to obtain the license before that entitlement expired in 2010. SAGOS Prime will be an upscale 6725 sq ft Tavern located in the bustling village center complex in the heart of Summerlin, Las Vegas Nevada. The Restaurant and Tavern will feature 3,588 sq ft of dining, waiting and patio space. The 100 seat fine-dining restaurant will be separated into two main sections. The main dining and bar area is 2411sq ft as well as a 617 sqft separated banquet and side dining area. Within the main dining section is a 900 sqft elegant bar with 15 IGT bartop Gamekings. There is also a 400 sq ft patio section and a 160 sqft waiting area. Our focus will be on the community/customer service, and we will offer our guests a North American menu featuring excellent USDA Prime Steak and Seafood as well as a drink menu with handcrafted specialty drinks.

Jason Godfrey

PRJ-50030
08/01/13

SUP-50074 & SUP-50075
REVISED

City of Las Vegas Agenda Item No.: **18.**

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

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

SUBJECT:
SUP-50075 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SAGOS PRIME, LLC - OWNER: KHJ PROPERTY HOLDINGS, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED GAMING (RESTRICTED) USE WITHIN AN EXISTING 6,725 SQUARE-FOOT RESTAURANT at 2025 Village Center Circle (APN 138-19-812-017), P-C (Planned Community) Zone [VC (Village Commercial) Summerlin Special Land Use Designation], Ward 2 (Beers) [PRJ-50030]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 09/18/2013
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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-50075

Case Number: PRJ-50030 APN: 138-19-812-017

Name of Property Owner: KHJ Property Holdings LLC

Name of Applicant: Sagos Prime

Name of Representative: Jason Godfrey

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: Hyo Jin Kim

Subscribed and sworn before me

This 26th day of June, 2013

_____

Notary Public in and for said County and State

Clark, Nevada

TINA SHIO TING CHEN
Notary Public, State of Nevada
Appointment No. 06-107301-1
My Appt. Expires Jun 19, 2014

PRJ-50030
06/27/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Sagos Prime

Project Address (Location) 2025 Village Center Cirle

Project Name Sagos Prime - Pub/Bar/Lounge w/Gaming Restricted **Proposed Use** Pub/Bar/Lounge with Gaming Restricted

Assessor's Parcel #(s) 138-19-812-017 **Ward #** 2-Beers

General Plan: existing _____ proposed _____ **Zoning:** existing Supper club proposed Pub/Bar/Lounge with Gaming Restricted

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

Gross Acres 1.44 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER K HJ Property Holdings LLC **Contact** Hyo Jin Kim

Address 42 Via Tiberius Way **Phone:** 702 324-2775 **Fax:** _____

City Henderson **State** NV **Zip** 89011

E-mail Address Maruvegas@gmail.com

APPLICANT Sagos Prime **Contact** Jason Godfrey

Address 4790 S. Fort Apache Rd Ste E **Phone:** 702-257-2467 **Fax:** 702-367-0063

City Las Vegas **State** NV **Zip** 89147

E-mail Address Jasong@sagosbar.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 Hyo Jin Kim

Subscribed and sworn before me

This 26th day of June, 2013.

_____

Notary Public in and for said County and State

Clark, Nevada

Revised 10/27/08

TINA SHIO TING CHEN
Notary Public, State of Nevada
Appointment No. 06-107301-1
My Appt. Expires Jun 19, 2014

FOR DEPARTMENT USE ONLY

Case #	SUP-50075
Meeting Date:	08/13/13 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-50030
06/27/13

City of Las Vegas Agenda Item No.: **19.**

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

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

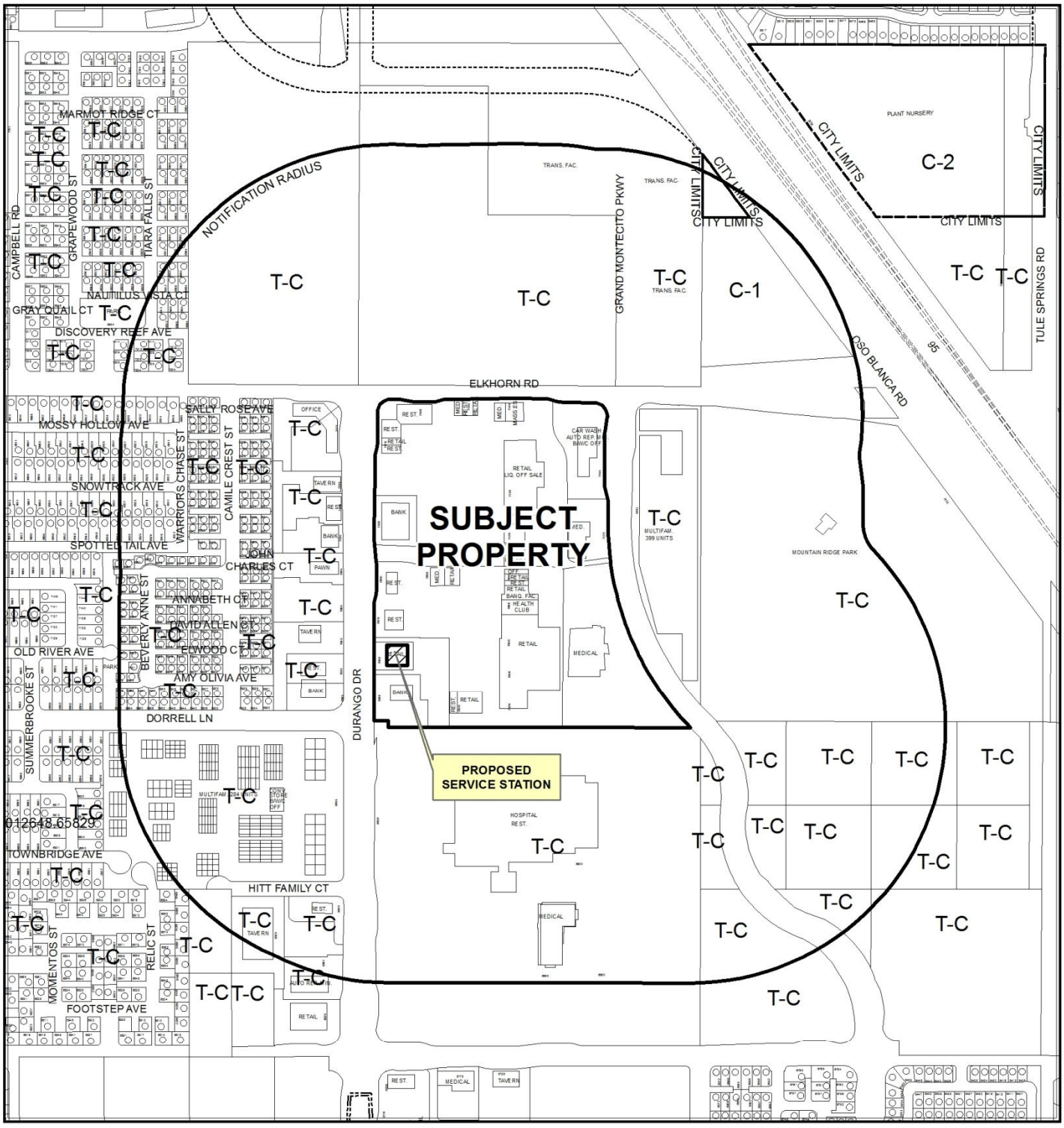
SUBJECT:
SUP-50121 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SMITH'S CORPORATION - OWNER: B P CAPITAL I, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED SERVICE STATION at 7050 North Durango Drive (APN 125-20-510-011), T-C (Town Center) Zone [UC-TC (Urban Center Mixed-Use Town Center) Special Land Use Designation] [Montecito Town Center Mixed Use Commercial Land Use Designation], Ward 6 (Ross) [PRJ-49872]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 09/18/2013
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-50121 and SDR-50120
2. Conditions and Staff Report - SUP-50121 and SDR-50120
3. Supporting Documentation
4. Photos - SUP-50121 and SDR-50120
5. Justification Letter - SUP-50121 and SDR-50120



CASE: **SUP-50121 AND SDR-50120 (PRJ-49872)**

0 400 800 Feet

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) [UC-TC (URBAN CENTER MIXED-USE - TOWN CENTER) Town Center Special Land Use Designation]

N



CASE: **SUP-50121 AND SDR-50120 (PRJ-49872)**

0 400 800 Feet

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) [UC-TC (URBAN CENTER MIXED-USE - TOWN CENTER) Town Center Special Land Use Designation]

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: SMITH'S CORPORATION - OWNER: B P CAPITAL I LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-50121	Staff recommends APPROVAL, subject to conditions:	
SDR-50120	Staff recommends APPROVAL, subject to conditions:	SUP-50121

** CONDITIONS **

SUP-50121 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under the Town Center Development Standards for a Service Station use.

2. All signage shall be permitted and meet minimum code requirements within 30 days of final approval.

3. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-50120) shall be required.

4. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

YK

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

SDR-50120 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-50121) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 07/01/13, except as amended by conditions herein.

4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

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

Public Works

8. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for this Site Plan Prior to submittal of construction drawings for this site.

9. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved update to the Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

10. A Drainage Study update must be submitted to and approved by the Department of Public Works prior to the recordation of a Final Map for this site. Provide and improve all drainageways recommended in the approved drainage study update.

11. Comply with all previous conditions of approval for Z-0076-96 and all other subsequent site development review actions.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing a Service Station with a Gas Canopy in the Montecito Town Center section of Town Center Special Area Plan. This project will be located at 7050 North Durango Drive, where a currently vacant restaurant building is located. All existing landscaping will remain. Staff recommends approval, with conditions since all code requirements are being met and the use is compatible with the surrounding developments. If denied, no building permits could be issued for the project.

ISSUES

- A Service Station is permitted in the T-C (Town Center) Zone [UC-TC (Urban Center Mixed-Use Town Center) Special Land Use Designation] [Montecito Town Center Mixed Use Commercial Land Use Designation] with a Special Use Permit. Staff supports this request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
05/20/64	The City Council approved an annexation (A-0003-64) of land generally located north of Cheyenne Avenue and west of Decatur Boulevard, containing approximately 10,136 acres, including the 40-acre east portion of the subject site. The effective date was 05/29/64.
12/07/98	The City Council approved a Rezoning (Z-0076-98) to T-C (Town Center) of a 1,468-acre portion of the Northwest, including the east 40-acre portion of the overall subject site. The Planning Commission and staff recommended approval.
01/17/01	The City Council approved an annexation (A-0003-99) of land generally located west of El Capitan Way and east of Hualapai Way between Grand Teton Drive and Rome Avenue, containing approximately 615 acres, including the west five acres of the subject site. The effective date was 01/26/01. The Planning Commission and staff recommended approval.
12/19/02	The Planning Commission approved a request for a Tentative Map (TMP-1244) for a three-lot commercial subdivision on 80 acres on the east side of the El Capitan Way alignment (Durango Drive) between Elkhorn Road and Deer Springs Way. Staff recommended approval.

04/07/04	The City Council approved a Site Development Plan Review (SDR-3764) related to a Major Modification of the Montecito Town Center Development Agreement (MOD-3763) and Rezoning (ZON-3840) for a proposed 587,750 square-foot mixed-use commercial development on 45.6 acres in Montecito Town Center, adjacent to the southeast corner of Elkhorn Road and Durango Drive. Additionally, the following Special Use Permits were also approved: (SUP-3765) for Liquor Sales on Pad A, (SUP-3767) for Gaming (Incidental) on Pad A, (SUP-3769) for a Drive-through Facility on Pad A, (SUP-3770) for a Drive-through Facility on Pad O, (SDR-3771) for a Tavern on Pad P, (SUP-3773) for Gaming (Incidental) on Pad P, (SDR-3764) for Gasoline Sales on Pad Q, (SUP-3776) for a Car Wash on Pad Q, (SUP-3777) for Gaming (Incidental) on Pad Q, (SUP-3778) for Liquor Sales on Pad Q, (SUP-3779) for a Tavern on Pad Z, (SUP-3780) for Gaming (Incidental) on Pad Z, (SUP-3781) for a Drive-through Facility on Pad F, (SUP-3783) for Liquor Sales on Pad HH, (SUP-3785) for Gaming (Incidental) on Pad HH, (SUP-3786) for a Drive-through Facility on Pad HH, (SUP-3788) for a Drive-Through facility on DD, and (SUP-3789) for a Drive-through Facility on EE. The Planning Commission and staff recommended approval.
02/16/05	The City Council approved a Site Development Plan Review (SDR-5731) for a 380,000 square-foot commercial development on 45.6 acres adjacent to the southeast corner of Durango Drive and Elkhorn Road. Planning Commission and Staff recommended approval.
04/19/06	The City Council approved a Major Amendment to a Site Development Plan Review (SDR-11702, amended from SDR-5731) to allow the modification of pads G, I through O, R, U, and V on 21.48 acres at the southeast corner of Durango Drive and Elkhorn Road. Planning Commission recommended approval. Staff recommended denial.
04/19/06	The City Council approved a Variance (VAR-11710) to allow 1,032 parking spaces where 1,209 parking spaces is the minimum number of parking spaces required on 21.48 acres at the southeast corner of Durango Drive and Elkhorn Road. Planning Commission recommended approval. Staff recommended denial.
07/19/06	The City Council approved Special Use Permit (SUP-13501) for a proposed Supper Club adjacent to the east side of Durango Drive, approximately 1,100 feet south of Elkhorn Road. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
06/11/09	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
No related permits or licenses on file.

YK

Pre-Application Meeting	
06/13/13	Staff met with the applicant and reviewed the requirements for a Service Station in the Montecito area of Town Center. No major concerns with the proposed project were noted at the meeting.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
07/08/13	Staff visited the site and found a vacant restaurant building, secured and well maintained.

Details of Application Request	
Site Area	
Net Acres	1.45

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	UC-TC (Urban Center Mixed Use – Town Center)	T-C (Town Center)
North	Undeveloped	UC-TC (Urban Center Mixed Use – Town Center)	T-C (Town Center)
South	Hospital	UC-TC (Urban Center Mixed Use – Town Center)	T-C (Town Center)
East	Office, Medical	UC-TC (Urban Center Mixed Use – Town Center)	T-C (Town Center)
West	Restaurant	UC-TC (Urban Center Mixed Use – Town Center)	T-C (Town Center)
	Financial Institution, General		
	Liquor Establishment		
	Undeveloped		

Master Plan Areas	***Compliance***
Town Center Master Plan	Y
Montecito Town Center	Y
Special Purpose and Overlay Districts	***Compliance***
T-C (Town Center) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Town Center Development Standards Manual, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Setbacks			
• Front	0 Feet	22 Feet	Y
• Side	10 Feet	12 Feet	Y
• Corner	15 Feet	N/A	N/A
• Rear	20 Feet	150 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	None	Y*
Mech. Equipment	Screened	Screened	Y

- *Use is associated with a grocery store in the same commercial center and will utilize the existing trash enclosure located there.*

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Elkhorn Road	Primary Arterial	Master Plan of Streets and Highways / Town Center Development Standards Manual	100	Y
Durango Drive	Parkway Arterial	Master Plan of Streets and Highways / Town Center Development Standards Manual	120	Y
Dorrell Lane	N/A	N/A	80	N/A

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	287,741 SF	1/250 SF	1,151				
TOTAL SPACES REQUIRED			1,151		1,384		Y
Regular and Handicap Spaces Required			1,129	22	1,352	32	Y

ANALYSIS

The applicant is proposing to demolish an existing vacant restaurant building located near the southwest end of a shopping center for the construction of a gas pump canopy and kiosk in association with an existing grocery store on the north end of the shopping center. All the existing landscaping that was previously approved will remain unchanged.

The canopy will cover nine fuel pump islands and a small 175 square-foot kiosk. There is no trash enclosure with this project. The applicant indicates that trash will be removed from the site daily and will be disposed of in the existing trash enclosures of the grocery store that is associated with the service station use.

The modern design of the canopy is similar to other such projects in Town Center and is appropriate for this site as well. All design and code standards are being met; therefore, staff recommends approval with conditions.

FINDINGS (SUP-50121)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The Service Station use meets all minimum code standards and is located within a developed commercial center. The use can be conducted in a harmonious and compatible manner with surrounding commercial developments.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The project's location within an existing shopping center is physically able to accommodate the proposed Service Station use.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   The location within an existing shopping center has direct access from two Arterial Roadways; Elkhorn Road and Durango Drive as well as from Dorrell Lane. These rights-of-ways are adequate to meet the needs of the proposed Service Station use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   This use will be subject to licensing requirements and staff inspections; therefore no compromise to public health, welfare or safety or overall objectives of the General Plan will be allowed.

5. **The use meets all of the applicable conditions per the Town Center Development Standards.**

   All conditions for a Service Station use in the Montecito are of Town Center are being met.

FINDINGS (SDR-50120)

In order to approve a Site Development Plan application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed service station use is compatible and appropriate in a shopping center development.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

   This project is consistent with the General Plan and designed to meet all code and design standards without any deviations or waivers.

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

   The location within an existing shopping center has direct access from two Arterial Roadways; Elkhorn Road and Durango Drive as well as from Dorrell Lane. These rights-of-ways are adequate to meet the needs of the proposed Service Station use and will not have a negative effect on the roadways.

4. **Building and landscape materials are appropriate for the area and for the City;**

   All existing, previously approved landscaping will remain unchanged. The canopy and kiosk is designed with building materials that are common for such projects and appropriate for the area.

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

   The modern design of the canopy is not unsightly and is compatible with other development in the area.

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

   This project will be subject to staff inspections; therefore no compromise to public health, welfare or safety will be allowed.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 33

NOTICES MAILED 512

APPROVALS 0

PROTESTS 0

YK

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-50121 APN: 125-20-510-011

Name of Property Owner: BP Capital I L L C

Name of Applicant: Smith's Food and Drug

Name of Representative: Great Basin 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: _____, FOR BP CAPITAL I, LLC

Print Name: D'MARK MICK

Subscribed and sworn before me

This 21st day of June, 2013

_____

Notary Public in and for said County and State

OFFICIAL SEAL
IVANA DUGONJEVAC
NOTARY PUBLIC-OREGON
COMMISSION NO. 476991
MY COMMISSION EXPIRES MARCH 26, 2017

PRJ-49872
07/01/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit: For Proposed Gas Sales

Project Address (Location) 7050 N. Durango Drive

Project Name SMC #332 Fuel Center **Proposed Use** Service Station

Assessor's Parcel #(s) 125-20-510-011 **Ward #** 6-Ross

General Plan: existing TC proposed TC **Zoning:** existing UC-TC proposed UT-TC

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

Gross Acres 1.44 **Lots/Units** 1 **Density** NA

Additional Information _____

PROPERTY OWNER B P Capital I L L C **Contact** _____

Address PO Box 920 **Phone:** _____ **Fax:** _____

City Lake Oswego **State** OR **Zip** 97034-0152

E-mail Address _____

APPLICANT Smith's Food And Drug **Contact** Roger Gough

Address 1550 So. Redwood Road **Phone:** (801) 974-1529 **Fax:** _____

City Salt lake City **State** Utah **Zip** 84104

E-mail Address roger.gough@sfdc.com

REPRESENTATIVE Great Basin Engineering **Contact** Brandon Preece

Address 2010 North Redwood Road **Phone:** (801) 521-8529 **Fax:** (801) 521-9551

City Salt Lake City **State** Utah **Zip** 84116

E-mail Address brandonp@greatbasinsouth.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 D MARK NICK, FOR BP CAPITAL I, LLC

Subscribed and sworn before me

This 21st day of June, 2013.

_____

Notary Public in and for said County and State

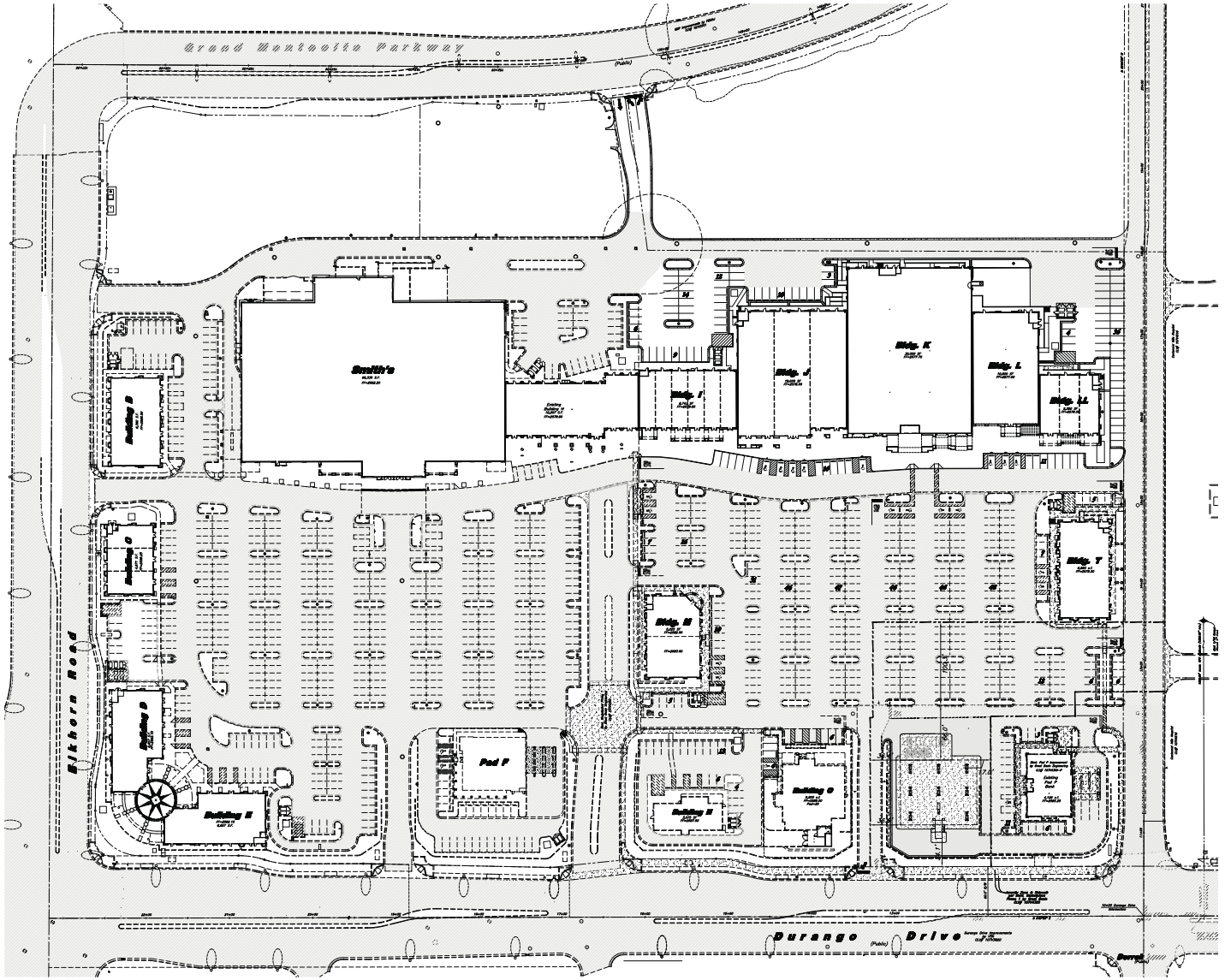
OFFICIAL SEAL
IVANA DUGONJEVAC
NOTARY PUBLIC-OREGON
COMMISSION NO. 476991
MY COMMISSION EXPIRES MARCH 26, 2017

FOR DEPARTMENT USE ONLY

Case #	SUP-50121
Meeting Date:	08/13/13 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-49872
07/01/13



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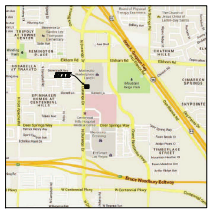


Vicinity Map:

Site Data:

Parking Required = 1216 stalls per VAR-11710

Parking Adjustments

Johnny Carinos

minus 3230 sq. ft. @ 1/30 = -105 stalls

minus 1750 sq. ft. @ 1/200 = - 9 stalls

Fuel Center

add 178 sq. ft. @ 1/200 = 1 stall

Parking Variance

VAR-11710 = - 177 stalls

New Required = 926 stalls

Current Provided = 994 stalls

Smith's
FOOD & DRUG STORES
1550 South Redwood Road
Salt Lake City, Utah 84104
Telephone (801) 974-1400

 # 332
Las Vegas, Nevada

REV	DATE	DESCRIPTION

Designed by: BVC
Drafted by: BVC
Client Name:
Smith's
SMC3320S

GREAT BASIN ENGINEERING - SOUTH
CONSULTING ENGINEERS and LAND SURVEYORS
2010 North Redwood Road, P.O. Box 16747
Salt Lake City, Utah 84116
Salt Lake City (801)521-8529 Ogden (801)394-7288 Fax (801)521-8551

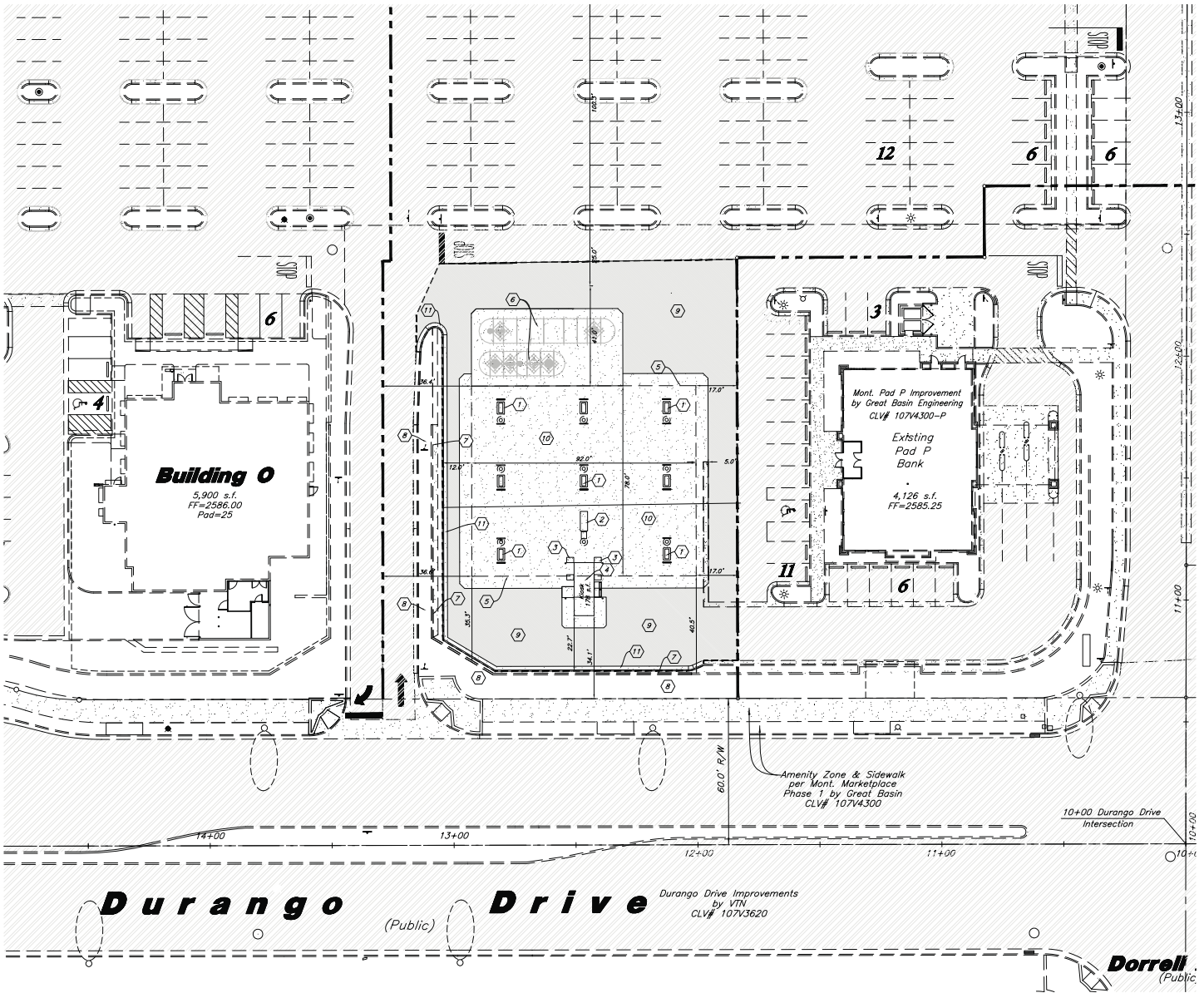
Overal Site Plan

Smith's Fuel Center #332
Northeast Corner of Durango Drive & Darrell Lane
Las Vegas, Nevada

27 Jan, 2013

SHEET NO.
C1.0

SUP-50121 SDR-50120



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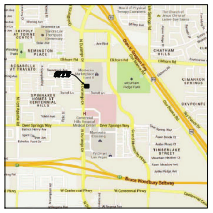


Vicinity Map

Site Data:

Property Area = 63,081 sq. ft. (1.44 acres)
Project Area: = 20,283 sq. ft. (0.44 acres)

Keynotes

1. Multi-Product Dispenser (typ.)
2. 3' x 8' Merchandiser
3. Retail Merchandiser
4. Kiosk
5. Fueling Canopy
6. Underground Storage Tanks
7. Exist. Retaining Walls to Remain
8. Exist. Retaining Landscaping to Remain
9. Proposed Asphalt
10. Concrete Pavement
11. Curb and Gutter

Smith's
FOOD & DRUG STORES
1550 South Redwood Road
Salt Lake City, Utah 84104
Telephone (801) 974-1400

332
Las Vegas, Nevada

REV | DATE | DESCRIPTION

Designed by: BP
Drafted by: BP
Client Name: Smith's
SMC332SP-E

GREAT BASIN ENGINEERING - SOUTH
CONSULTING ENGINEERS and LAND SURVEYORS
2010 North Redwood Road, P.O. Box 16747
Salt Lake City, Utah 84116
Salt Lake City (801)521-8529 Ogden (801)394-7266 Fax (801)521-8551

Conceptual Site Plan

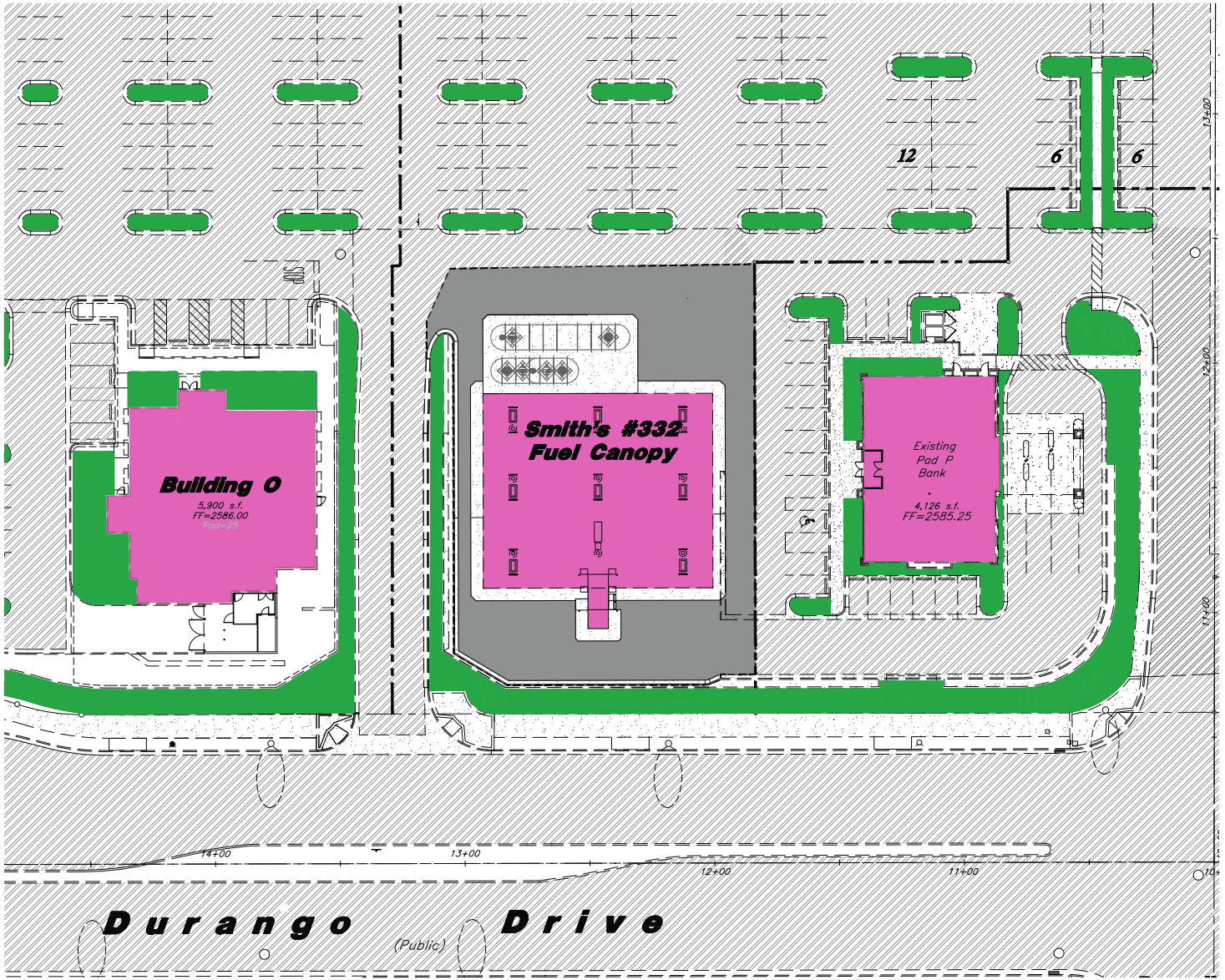
Smith's Fuel Center #332

Northeast Corner of Durango Drive & Dorrell Lane
Las Vegas, Nevada

27 Jun, 2013

SHEET NO.
C1.1

SUP-50121 SDR-50120



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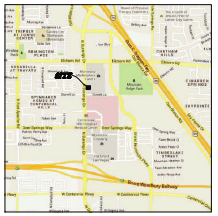

Vicinity Map:

Site Data:
Property Area = 63,081 sq. ft. (1.44 acres)
Project Area = 20,283 sq. ft. (0.44 acres)

Smith's
FOOD & DRUG STORES
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332
Las Vegas, Nevada

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Salt Lake City, Utah 84116
Salt Lake City (801)521-8529 Ogden (801)394-7288 Fax (801)521-8551

Designed by: BP
Drafted by: BP
Client Name: Smith's
SMC332SP-COLOR

REV | DATE | DESCRIPTION

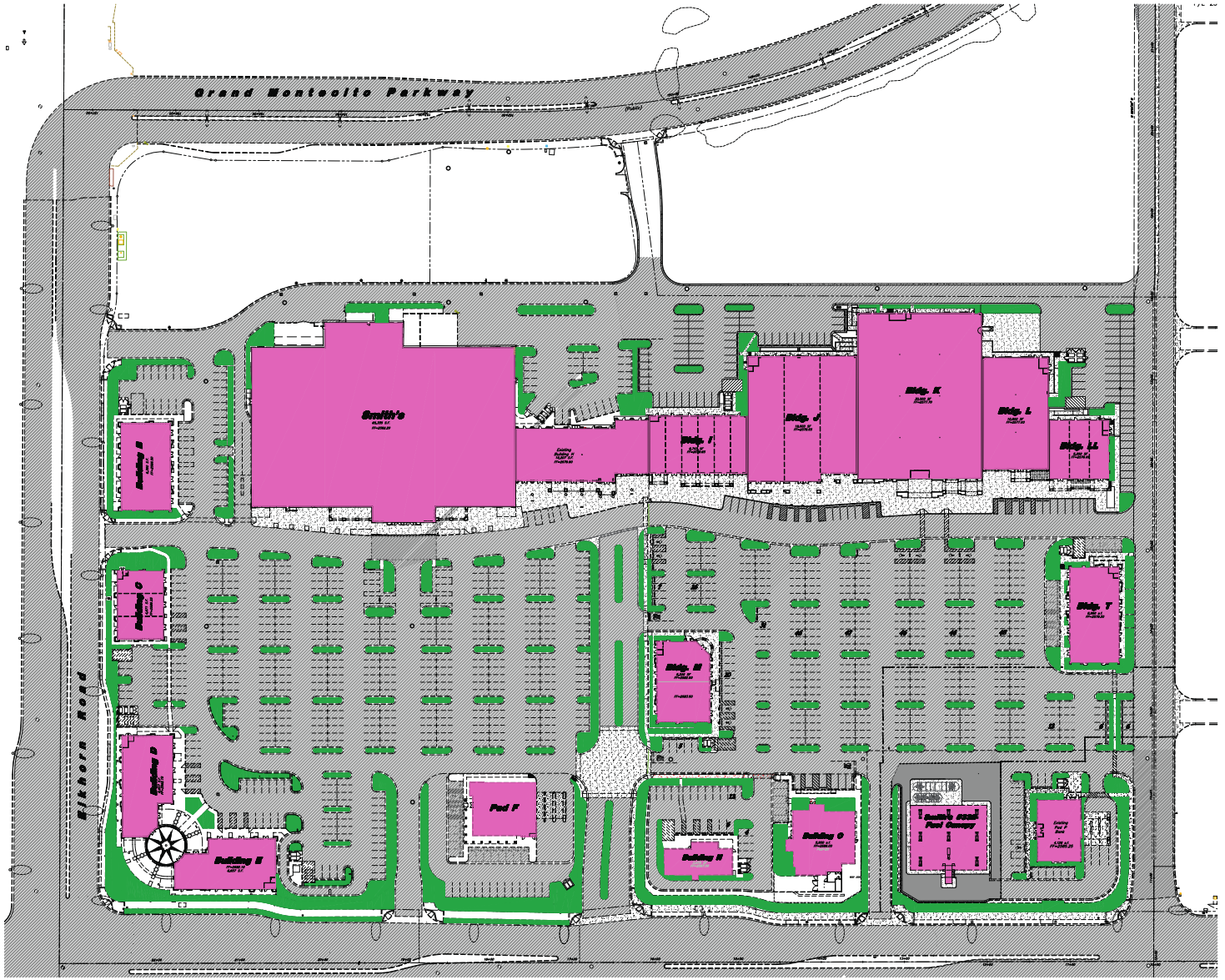
Conceptual Site Plan

Smith's Fuel Center #332
Northeast Corner of Durango Drive & Dorrell Lane
Las Vegas, Nevada

27 Jan, 2013

SHEET NO.
C1.2

SUP-50121 SDR-50120



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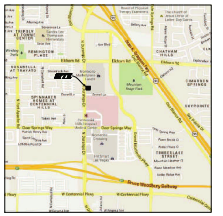

Vicinity Map

Site Data:

Parking Required = 1216 stalls

Parking Adjustments

Johnny Corinos

minus 5250 sq. ft. @ 1/30 = -105 stalls

minus 1730 sq. ft. @ 1/200 = - 9 stalls

Fuel Center

add 178 sq. ft. @ 1/200 = 1 stall

Parking Variance

VAR-11710 = - 177 stalls

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 # 332
Las Vegas, Nevada

REV	DATE	DESCRIPTION

Designed by: BP
Drafted by: BP
Client Name: Smith's
SMC332SP-COLOR

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CONSULTING ENGINEERS and LAND SURVEYORS
2010 North Redwood Road, P.O. Box 16747
Salt Lake City, Utah 84116
Salt Lake City (801)521-8529 Ogden (801)394-7288 Fax (801)521-8551

Conceptual Site Plan

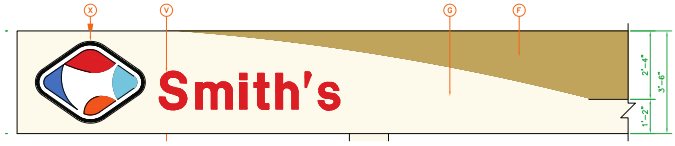
Smith's Fuel Center #332

Northeast Corner of Durango Drive & Dorrell Lane
Las Vegas, Nevada

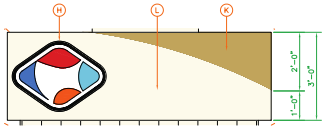
27 Jan, 2013

SHEET NO.
C1.3

SUP-50121 SDR-50120



1 CANOPY GRAPHICS
SCALE: 1/2"=1'-0"

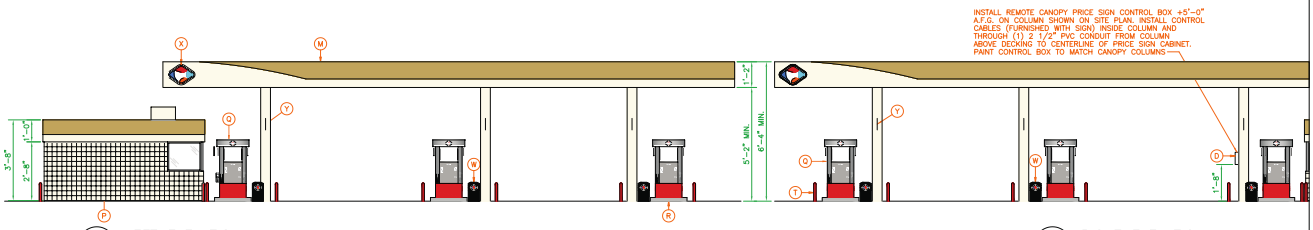


2 KIOSK GRAPHICS
SCALE: 1/2"=1'-0"

CONTRACTOR SHALL SUBMIT: MASONRY, MORTAR AND PAINT SAMPLES TO KROGER CONSTRUCTION REPRESENTATIVE FOR APPROVAL PRIOR TO ORDERING MATERIALS

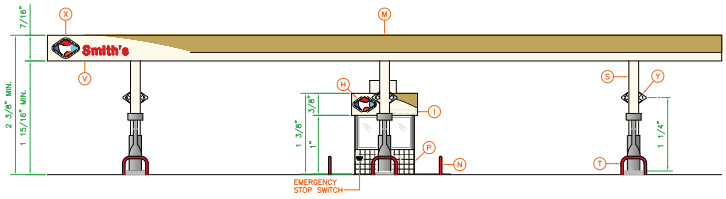
EQUIPMENT SCHEDULE

ITEM	DESCRIPTION
A	INTERNALLY ILLUMINATED IDENTIFICATION
B	INTERNALLY ILLUMINATED REMOTE CONTR
C	STATIC WARNING DECAL
D	REMOTE PRICE SIGN CONTROL BOX
E	SIGN POLE – G.C. TO PAINT
F	CANOPY FASCIA
G	CANOPY FASCIA
H	LOGO – NON-ILLUMINATED (28" H x 37
I	PRE-CUT BLACK VINYL ADDRESS DECALS AUTHORITY SPECIFICATIONS, IF REQUIRED
J	DISPENSER DOOR GRAPHICS
K	KIOSK FASCIA
K	KIOSK FASCIA
M	CANOPY
N	6" DIAMETER BOLLARD – G.C. TO PAINT
O	HEALTH AND SAFETY DECALS
P	KIOSK – PREFABRICATED
Q	DISPENSER
R	ISLAND FORMS – G.C. TO PAINT
S	CANOPY COLUMNS – G.C. TO PAINT
T	U-SHAPED BOLLARD – G.C. TO PAINT,
U	PRICE SIGN, SEE DETAIL 8, THIS SHEET
V	ILLUMINATED CHANNEL LETTERS
W	WASTE RECEPTACLE/WINDSHIELD SERVICE
X	ILLUMINATED LOGO SIGN
Y	PUMP NUMBER FLAG
Z	4" BLACK VINYL DECAL (DISPENSER NUM

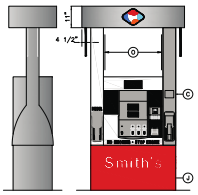


3 LEFT ELEVATION
SCALE: 1/8"=1'-0"

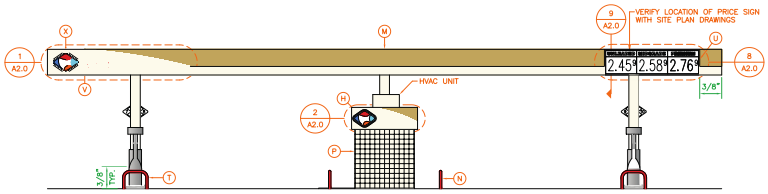
4 RIGHT ELEVATION
SCALE: 1/8"=1'-0"



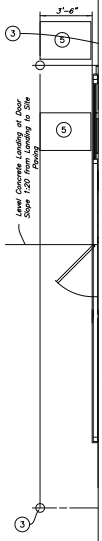
5 FRONT ELEVATION
SCALE: 1/8"=1'-0"



7 DISPENSER ELEVATION
SCALE: 1/2"=1'-0"



6 REAR ELEVATION
SCALE: 1/8"=1'-0"



Smith's Specif
Plan

SUP-50121 SDR-50120



SUP-50121 & SDR-50120 – APPLICANT: SMITH'S CORPORATION - OWNER: B P CAPITAL I, LLC
7050 NORTH DURANGO DRIVE

07/08/13



SUP-50121 & SDR-50120 – APPLICANT: SMITH'S CORPORATION - OWNER: B P CAPITAL I, LLC
7050 NORTH DURANGO DRIVE

07/08/13



SUP-50121 & SDR-50120 – APPLICANT: SMITH'S CORPORATION - OWNER: B P CAPITAL I, LLC
7050 NORTH DURANGO DRIVE

07/08/13

GREAT BASIN ENGINEERING - South
2010 North Redwood Road • P.O. Box 16747 • Salt Lake City, Utah 84116
(801) 521-8529 • (801) 394-7288 • Fax (801) 521-9551

CONSULTING ENGINEERS
AND LAND SURVEYORS

June 6, 2013

City of Las Vegas
731 S. Fourth Street
Las Vegas, NV 89101

RE: Proposed Smith's Fuel Center #332
NEC Durango Drive & Dorrell Lane

Business Description:

Smith's Food and Drug Inc. is requesting the approval of a Special Use for their proposed fuel center located at the north east corner of Durango Drive and Dorrell Lane.

The proposed fuel center consists of an overhead canopy (78'x92') with an 8'x21'9" (174 square foot) cashiers kiosk. The kiosk contains one restroom for employee use. The kiosk will sell small conveniences such as candy, ice, and oil. The facility will provide eight multi-product dispensers for a total of sixteen fueling positions. The attendant will be available during regular store hours of 07:00 am to 11:00 pm with pay at the pump option available 24 hours. There are two underground storage tanks. One is 30,000 gallons and the other is 10,000/8,000 gallon split tank. It is anticipated that the tanks will be filled during off-peak business hours.

The proposed use will be served from existing utility facilities located at the site. Based upon initial research all utilities appear to have adequate capacity for this development. The site design and scale of the building will meet the city requirements and be compatible with the surrounding commercial buildings in the area.

The current location has an existing restaurant located on it. The establishment has been vacant for a couple of years; it will be demolished with the new project.

We would ask for your approval of this special use. Please feel free to call with additional questions 877-521-8529.

Sincerely,

Bryant Cox
Great Basin Engineering-South

PRJ-49872
07/01/13
SUP-50121
SDR-50120

City of Las Vegas Agenda Item No.: **20.**

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

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

SUBJECT:
SDR-50120 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-50121 - PUBLIC HEARING - APPLICANT: SMITH'S CORPORATION - OWNER: B P CAPITAL I, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED GAS SALES CANOPY on 1.44 acres at 7050 North Durango Drive (APN 125-20-510-011), T-C (Town Center) Zone [UC-TC (Urban Center Mixed-Use Town Center) Special Land Use Designation] [Montecito Town Center Mixed Use Commercial Land Use Designation], Ward 6 (Ross) [PRJ-49872]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 09/18/2013
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-50120 APN: 125-20-510-011

Name of Property Owner: BP Capital I L L C

Name of Applicant: Smith's Food and Drug

Name of Representative: Great Basin 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: _____, FOR BP CAPITAL I, LLC

Print Name: D'MARK MICK

Subscribed and sworn before me

This 21st day of June, 2013

_____

Notary Public in and for said County and State

OFFICIAL SEAL
IVANA DUGONJEVAC
NOTARY PUBLIC-OREGON
COMMISSION NO. 476991
MY COMMISSION EXPIRES MARCH 26, 2017

PRJ-49872
07/01/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) 7050 N. Durango Drive

Project Name SMC #332 Fuel Center **Proposed Use** Service Station

Assessor's Parcel #(s) 125-20-510-011 **Ward #** 6-Ross

General Plan: existing TC proposed TC **Zoning:** existing UC-TC proposed UT-TC

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

Gross Acres 1.44 **Lots/Units** 1 **Density** NA

Additional Information _____

PROPERTY OWNER B P Capital I L L C **Contact** _____

Address PO Box 920 **Phone:** _____ **Fax:** _____

City Lake Oswego **State** OR **Zip** 97034-0152

E-mail Address _____

APPLICANT Smith's Food And Drug **Contact** Roger Gough

Address 1550 So. Redwood Road **Phone:** (801) 974-1529 **Fax:** _____

City Salt lake City **State** Utah **Zip** 84104

E-mail Address roger.gough@sfdc.com

REPRESENTATIVE Great Basin Engineering **Contact** Brandon Preece

Address 2010 North Redwood Road **Phone:** (801) 521-8529 **Fax:** (801) 521-9551

City Salt Lake City **State** Utah **Zip** 84116

E-mail Address brandonp@greatbasinsouth.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 DYMARC MICK, FOR BP CAPITAL I, LLC

Subscribed and sworn before me

This 21st day of June, 20 13.

_____

Notary Public in and for said County and State

OFFICIAL SEAL
IVANA DUGONJEVAC
NOTARY PUBLIC-OREGON
COMMISSION NO. 476991
MY COMMISSION EXPIRES MARCH 26, 2017

FOR DEPARTMENT USE ONLY

Case #	SDR-50120
Meeting Date:	08/13/13 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.

SDR-50120
07/01/13

Revised 10/27/08

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

City of Las Vegas Agenda Item No.: **21.**

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

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

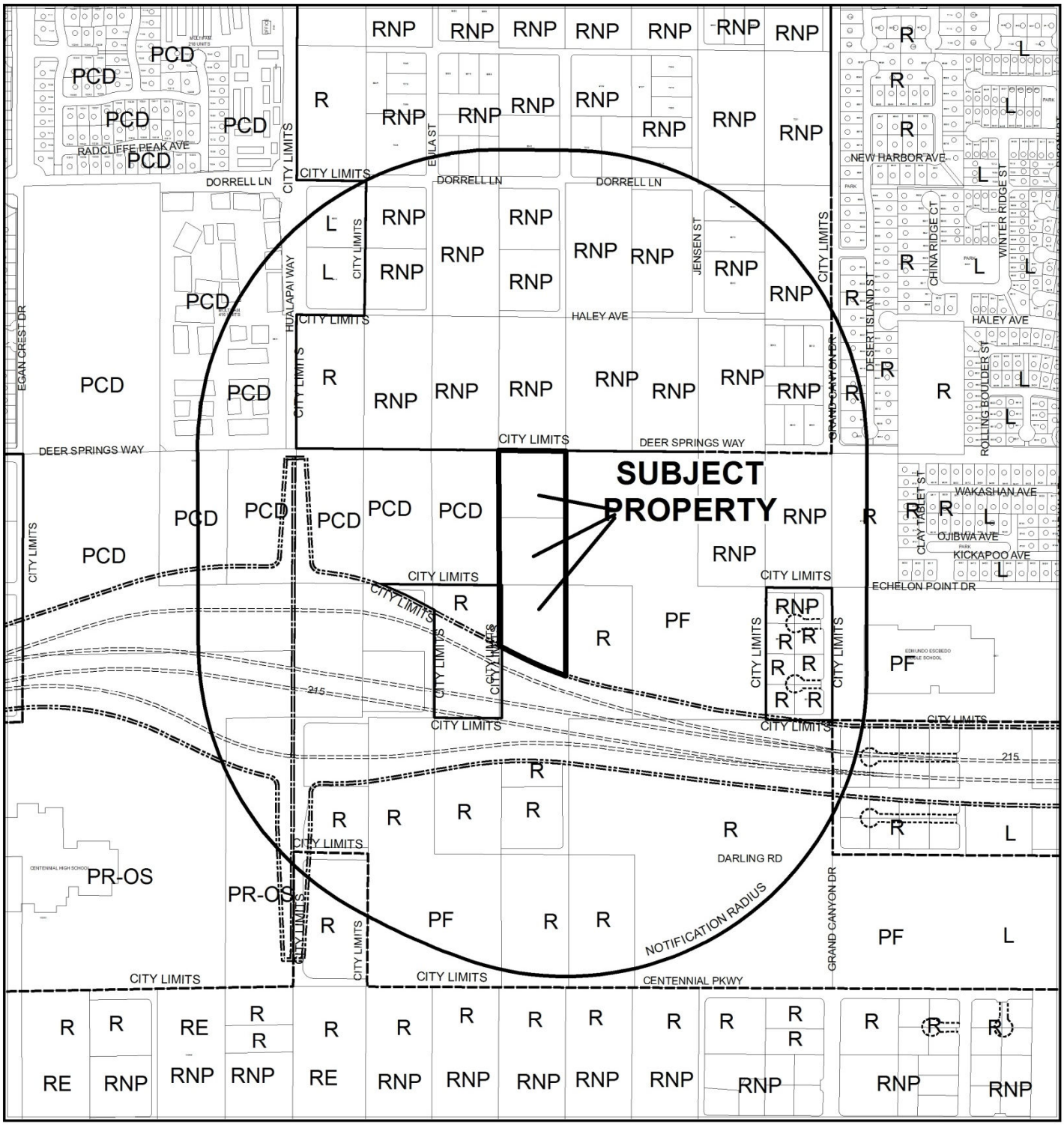
SUBJECT:
ABEYANCE - GPA-49489 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: RYLAND HOMES - OWNER: DEER SPRINGS WAY TRUST, ET AL - For possible action on a request for a General Plan Amendment FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL) on 7.97 acres on the 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.: 09/18/2013

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. Staff Report - GPA-49489 and ZON-49494
3. Supporting Documentation
4. Photos - GPA-49489 and ZON-49494
5. Las Vegas Valley Water District Approval Letter – GPA-49489 and ZON-49494
6. Justification Letter - GPA-49489 and ZON-49494



0 500 1,000 Feet

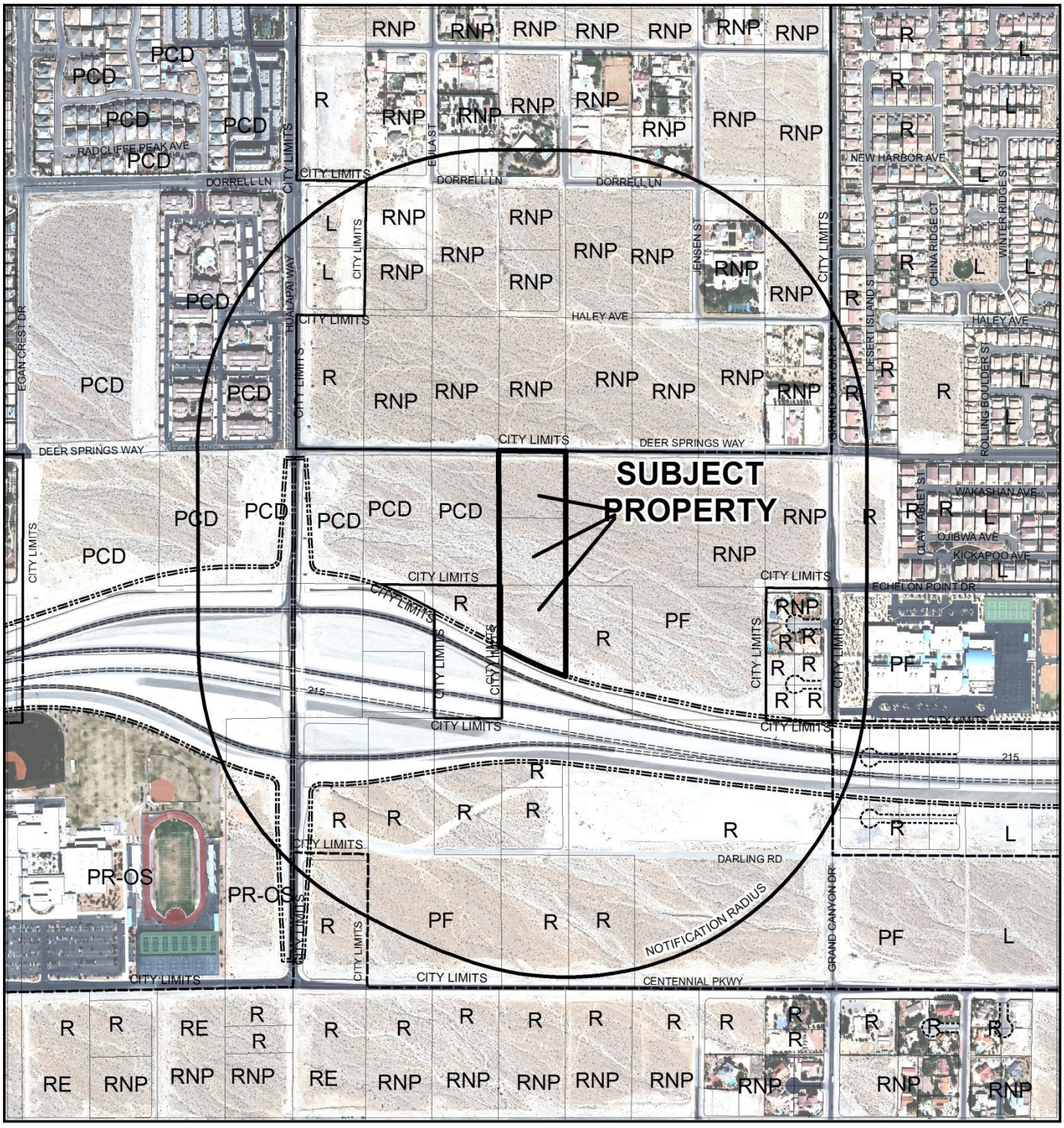
CASE: **GPA-49489 (PRJ-49434)**

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: RYLAND HOMES - OWNER: DEER SPRINGS WAY, TRUST, ET AL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-49489	Staff recommends DENIAL.	
ZON-49494	Staff recommends DENIAL.	GPA-49489

SS

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting to remove 7.97 acres of undeveloped land from the approved Providence Square Master Development Plan in order to establish residential uses on the site. A General Plan Amendment to change the established land use designation from PCD (Planned Community Development) to ML (Medium Low Density Residential) and a Rezoning from PD (Planned Development) to R-CL (Single Family Compact-Lot) will be necessary to provide the allowable density required for future development of the site. If approved, the site could accommodate up to 8.49 dwelling units per acre, or less than 67 dwelling units (adjusting for streets and streetscape), and could allow dwellings on zero-lot lines. Although entitlements for implementing the planned development have expired, the Providence Square Master Development Plan is still in effect through a previous approved rezoning action. Given its location near planned commercial development and existing rural residential development, the site is not appropriate at this time for denser residential development. Staff, therefore, recommends denial of the General Plan Amendment and Rezoning requests. If denied, the site will remain as part of the Providence Square Master Plan.

ISSUES

- If the proposed requests are approved, the Providence Square Master Plan could not be implemented as approved. At this time, all development-related entitlements within the Master Plan area have expired.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
02/07/07	The City Council approved a Petition to Annex (ANX-12215) 207.83 acres generally located north of Centennial Parkway between Shaumber Road and Fort Apache Road. The Planning Commission and staff recommended approval. The Annexation became effective 02/16/07.
06/06/07	The City Council approved a General Plan Amendment (GPA-20465) from R (Rural Density Residential) to PCD (Planned Community Development) on 23.3 acres south of Deer Springs Way, east of Hualapai Way. The Planning Commission and staff recommended denial.

04/16/08	The City Council approved a Rezoning (ZON-25758) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) on 23.62 acres south of Deer Springs Way, east of Hualapai Way, including the Providence Square Master Development Plan and Design Standards. The Planning Commission recommended approval; staff recommended denial.
	The City Council approved a Petition to Vacate (VAC-25759) U.S. Government Patent Easements east of Hualapai Way, south of Deer Springs Way. The Planning Commission and staff recommended approval. The approval expired 04/17/11.
	The City Council approved a Site Development Plan Review (SDR-25760) for a proposed 205,000 square-foot commercial development on 23.62 acres at the southeast corner of Hualapai Way and Deer Springs Way. The Planning Commission recommended approval; staff recommended denial. The approval expired 04/16/12.
08/06/08	The City Council approved a Petition to Vacate (VAC-28087) U.S. Government Patent Easements east of Hualapai Way, south of Deer Springs Way. The Planning Commission and staff recommended approval. The approval expired 08/07/11.
07/09/13	The Planning Commission voted to abey the subject requests (GPA-49489 and ZON-49494) to the August 13, 2013 Planning Commission meeting at the applicant's request.

Most Recent Change of Ownership	
04/30/12	A deed was recorded for a change in ownership.
05/18/12	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no related business licenses or building permits for development on the subject site.

Pre-Application Meeting	
05/14/13	A pre-application meeting was held with the applicant to discuss submittal requirements for a General Plan Amendment and Rezoning associated with a future residential development on the subject site. Staff explained that the site is located within the Providence Square Master Planned Area, which has its own standards that are still in effect. Permission from the adjacent property owner to the west would be required for any request to remove the subject parcels from the Master Plan, as that owner is entitled through approval of that plan to the access and amenities depicted in the Plan.

Neighborhood Meeting	
06/17/13	A neighborhood meeting was held at the Centennial Hills YMCA, located at 6601 North Buffalo Drive, Las Vegas, Nevada. There were three members of the public, two members representing the applicant, one Planning Commissioner, one Ward 6 Council Office staff member, and one Department of Planning staff member in attendance. The applicant described the proposed General Plan Amendment and Rezoning and showed a site plan of the proposed subdivision layout. The applicant stated that the only Waiver that would be requested would be to reduce the sidewalk width from five feet to 3.5 feet. The following questions and concerns were raised about the proposed action: • Questions were raised about the average lot size and square footage of the proposed houses; the applicant indicated that the average lot size would be approximately 3,700 square feet, and that the houses would range from approximately 2,100 square feet to 2,600 square feet. It was also noted that all of the houses would be two stories in height. • A concern was raised about the distance between the two proposed streets, and impacts to turning movements onto Deer Springs Way. General concerns were expressed about traffic and turning movements on Deer Springs Way, and the impacts the proposed zoning action would have on traffic volume. • A resident expressed an interest in the rest of the site remaining zoned for commercial uses, as residents need stores in the area. The general consensus of those attending the meeting was that the residential use was acceptable.

Field Check	
06/03/13	The site is undeveloped and contains rocky soil and desert vegetation. A drainage channel has been constructed along the southern edge of the site adjacent to the Las Vegas Beltway. An existing asphalt path (not part of the municipal trail system) runs along the north perimeter of the site adjacent to Deer Springs Way.

Details of Application Request	
Site Area	
Gross Acres	7.97

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Undeveloped	PCD (Planned Community Development)	PD (Planned Development)
North	Undeveloped	RNP (Rural Neighborhood Preservation)	R-D (Suburban Estates Residential) – Clark County
South	CC 215	ROW (Right-of-Way)	ROW (Right-of-Way)
East	Undeveloped	PF (Public Facilities)	U (Undeveloped)
		R (Rural Density Residential)	C-V (Civic)
West	Undeveloped	PCD (Planned Community Development)	PD (Planned Development)
	CC 215	R (Rural Density Residential)	R-E (Rural Estates Residential) – Clark County

Master Plan Areas	*Compliance*
Providence Square Master Plan	N
Special Purpose and Overlay Districts	***Compliance***
Interlocal Planning Area	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following standards apply:

Standard	*Required/Allowed*
Min. Lot Size	3,000 SF
Min. Lot Width	35 Feet
Min. Setbacks	
• Front (to dwelling)	14 Feet
• Front (to garage face)	18 Feet
• Side	10 Feet (combined)
• Corner	10 Feet
• Rear	10 Feet
Max. Lot Coverage	70 %
Max. Building Height	2 Stories/35 Feet

Existing Zoning	***Permitted Density***	***Units Allowed***
PD (Planned Development)	N/A	N/A
Proposed Zoning	***Permitted Density***	***Units Allowed***
R-CL (Single Family Compact-Lot)	14.52 du/ac	115 (based on gross acreage)
Existing General Plan	***Permitted Density***	***Units Allowed***
PCD (Planned Community Development)	8.00 du/ac	63 (based on gross acreage)
Proposed General Plan	***Permitted Density***	***Units Allowed***
ML (Medium Low Density Residential)	8.49 du/ac	67 (based on gross acreage)

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Deer Springs Way	Major Collector	Master Plan of Streets and Highways Map	30	N

ANALYSIS

The subject site is included in the Las Vegas/Clark County Interlocal Planning Area. The adjacent parcels to the north of Deer Springs Way and those to the east and west of the subject site nearest the freeway are within Excepted Area "B." Unincorporated parcels with this designation must remain at a density of 3.5 dwelling units per gross acre unless the City and County jointly agree to a land use approval to raise the density. There are no incorporated properties in a rural preservation neighborhood in the vicinity of this request; however, several unincorporated parcels to the north and west of the site are designated as part of rural preservation neighborhoods.

The subject site is part of the Providence Square Master Planned Development, which has not yet been developed but consists of 23.6 gross acres that extends from the eastern edge of the subject site west to Hualapai Way. The site-related entitlements for a 205,000 square-foot commercial development on this site and adjacent parcels have expired without being exercised; however, the Master Plan is still in effect, as it is tied to the PD (Planned Development) Zone established in 2008. All land within the Master Plan area is designated as Neighborhood Commercial. The applicant, by proposing this General Plan Amendment and Rezoning, would effectively remove approximately 7.9 acres from the Master Plan area and would require the Master Plan to be modified for any future development. The intent of these requests is to prepare the site for future single family residential development of up to 8.49 dwelling units per acre. The applicant has obtained permission from the owner of the adjacent property to the west to encumber access to

that site as originally envisioned by the Providence Square Master Plan. The applicant has also received written assurance from the Las Vegas Valley Water District that the potential elimination of the Conquistador Street alignment to the east of the subject site would not affect access to its well sites, and that it acknowledges that any future development of its site would be constrained.

The ML (Medium Low Density Residential) General Plan designation generally permits single-family detached homes, including compact lots and zero lot lines, mobile home parks and two-family dwellings. Local supporting uses such as parks, other recreation facilities, schools and churches are allowed in this category. Given its location near planned commercial development and existing rural residential development, the site is not appropriate at this time for denser residential development. Staff therefore recommends denial of the General Plan Amendment and Rezoning requests.

FINDINGS (GPA-49489)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

   As the Providence Square Master Plan establishing commercial uses on the site is still in effect, the proposed ML (Medium Low Density Residential) land use designation is not compatible with the surrounding land uses, including commercial to the west through the Providence Square Plan and rural residential densities to the north.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

   The proposed ML designation would allow for establishment of residential densities from 2.00 to 8.49 dwelling units per acre within the R-E (Residence Estates), R-MH (Mobile/Manufactured Home), R-1 (Single Family Residential), R-2 (Medium-Low Density Residential) and R-CL (Single Family Compact-Lot) zoning districts. Without transitional zones to buffer the site from the planned commercial uses to the west, none of these districts are compatible with the existing zoning districts on neighboring properties.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

Adequate utilities will be extended to this area. The site is within one mile of park and school facilities; however, the elementary and high schools within proximity of the site are over capacity for the current school year, and no additional schools are planned for the area. Most commercial services are located 1.5 miles east in Town Center. Future residents would have easy access to CC 215 by way of Deer Springs Way.

4. **The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

   The Newly Developing Areas sector of the Las Vegas 2020 Master Plan calls for more diversity in housing choices for residents, greater walkability both within neighborhoods and to area amenities, and access to public transportation. Through careful planning, any proposed residential development on this site would be able to meet these goals.

FINDINGS (ZON-49494)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   With approval of the proposed General Plan Amendment to the ML (Medium Low Density Residential) designation, the proposed rezoning of the subject site to R-CL (Single Family Compact-Lot) would conform to the City's General Plan.

2. **The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

   Although limited by the density restrictions of the General Plan, the higher densities allowed by the R-CL zoning district would not be compatible with the rural densities established on neighboring properties.

3. **Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

   Objective 3.2 of the Las Vegas 2020 Master Plan requires that rural neighborhoods be adequately buffered from higher density development. The proposed rezoning to R-CL potentially would not allow for the necessary transition from lower to higher densities in this area of the city.

4. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.

Access to the subject site would be provided by Deer Springs Way, which would be required to be improved to Las Vegas public street standards. The roadway, once completed, would be adequate to service residential development on the site.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 24

NOTICES MAILED 57

APPROVALS 0

PROTESTS 0

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:	

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

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

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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

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Print Name ZTAD HADDAD

Subscribed and sworn before me

This 25th day of April, 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:	

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

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

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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 ____

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

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*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
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Total Fee:	
Date Received:*	
Received By:	

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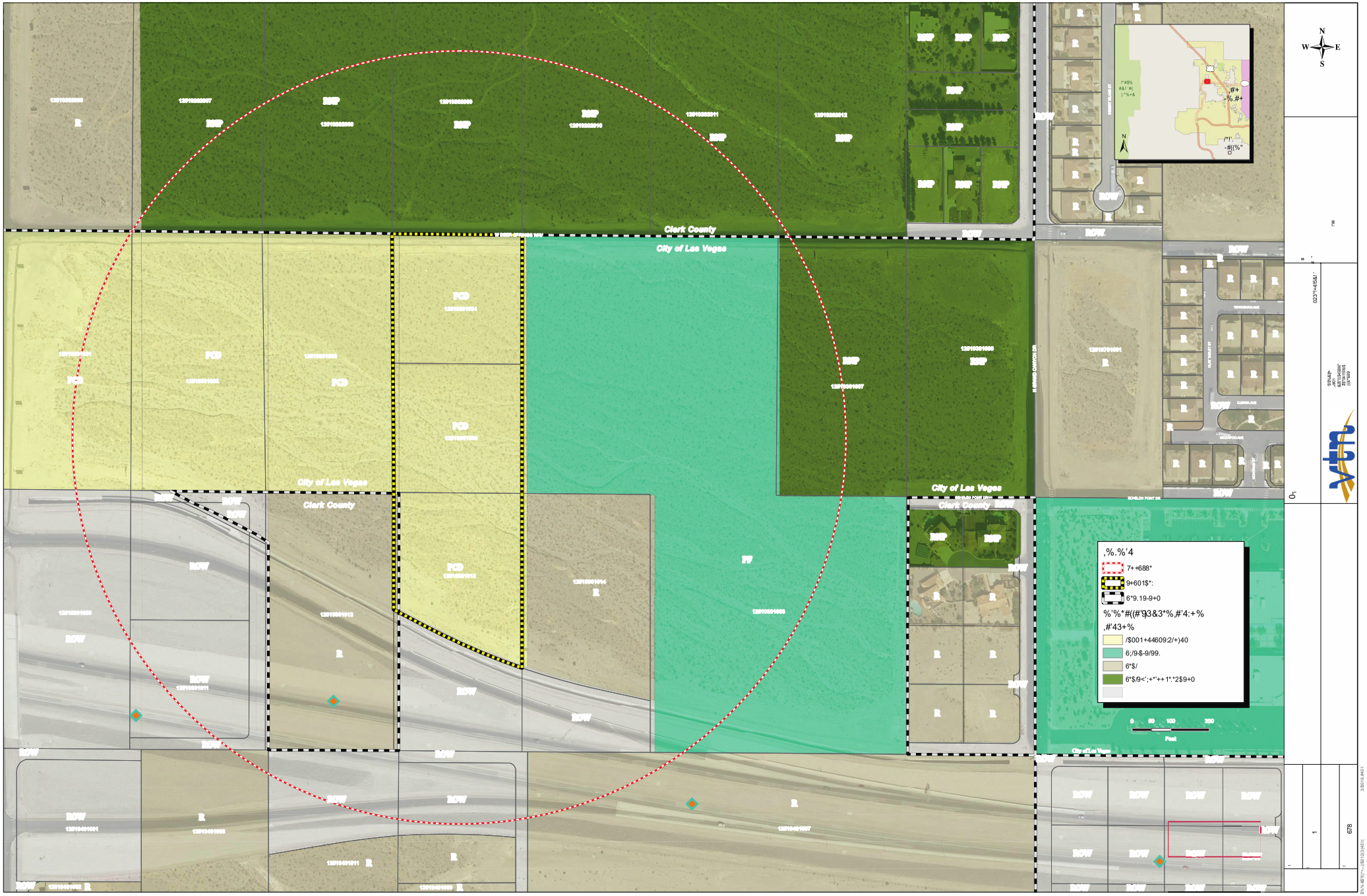
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GPA-49489



GPA-49489 & ZON-49494 - APPLICANT: RYLAND HOMES - OWNER: DEER SPRINGS WAY TRUST, ET AL

SOUTH SIDE OF DEER SPRINGS WAY, APPROXIMATELY 1,050 FEET EAST OF HUALAPAI WAY

06/03/13



GPA-49489 & ZON-49494 - APPLICANT: RYLAND HOMES - OWNER: DEER SPRINGS WAY TRUST, ET AL

SOUTH SIDE OF DEER SPRINGS WAY, APPROXIMATELY 1,050 FEET EAST OF HUALAPAI WAY

06/03/13



GPA-49489 & ZON-49494 - APPLICANT: RYLAND HOMES - OWNER: DEER SPRINGS WAY TRUST, ET AL

SOUTH SIDE OF DEER SPRINGS WAY, APPROXIMATELY 1,050 FEET EAST OF HUALAPAI WAY

06/03/13

LAS VEGAS VALLEY
WATER DISTRICT

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

RECEIVED JUN 11 2013

June 6, 2013

Ryland Homes
8925 West Russell Road, Suite 200
Las Vegas, Nevada 89148

Attention: Jeff Stevens, Land Acquisition and Development Manager

SUBJECT: BRISTLE FALLS DEVELOPMENT - SOUTHWEST CORNER OF DEER SPRINGS WAY AND CONQUISTADOR STREET

The Las Vegas Valley Water District (District) staff reviewed the conceptual lot layout for the subject project and has no objections to the plans to request a vacation of a portion of the future Conquistador Street. The District plans to access its adjacent property from Deer Springs Way.

Should you have any questions or require additional information, please contact Susan Mulanax, Right-of-Way Agent at (702) 691-5245.

Sincerely,

Leanne L. Miller, P. E.
Engineering Project Manager

LLM:SRM:mhy

PRJ-49434
06/17/13

GPA-49489
ZON-49494

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.: **22.**

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

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

SUBJECT:
ABEYANCE - 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.

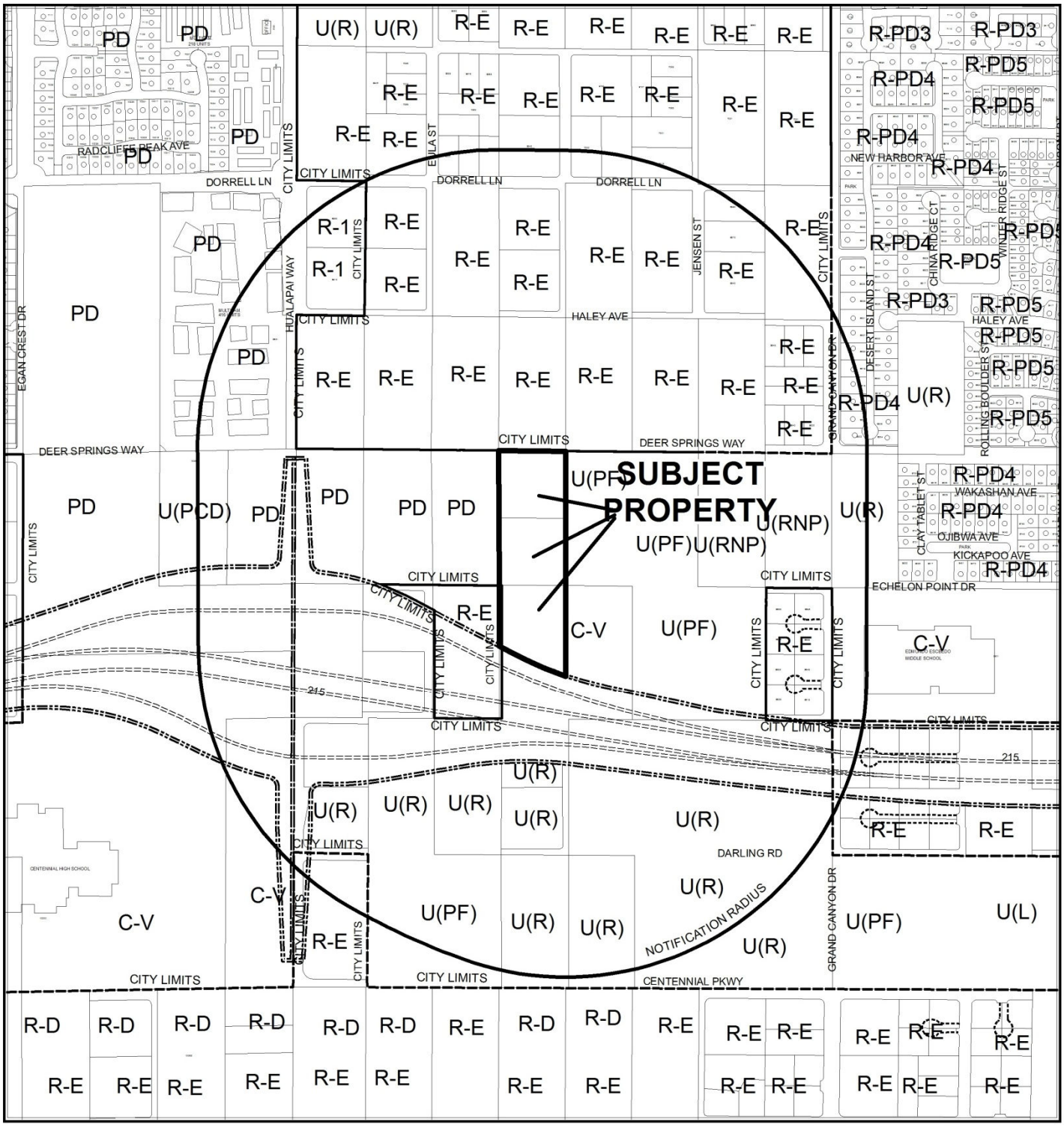
C.C.: 09/18/2013

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.

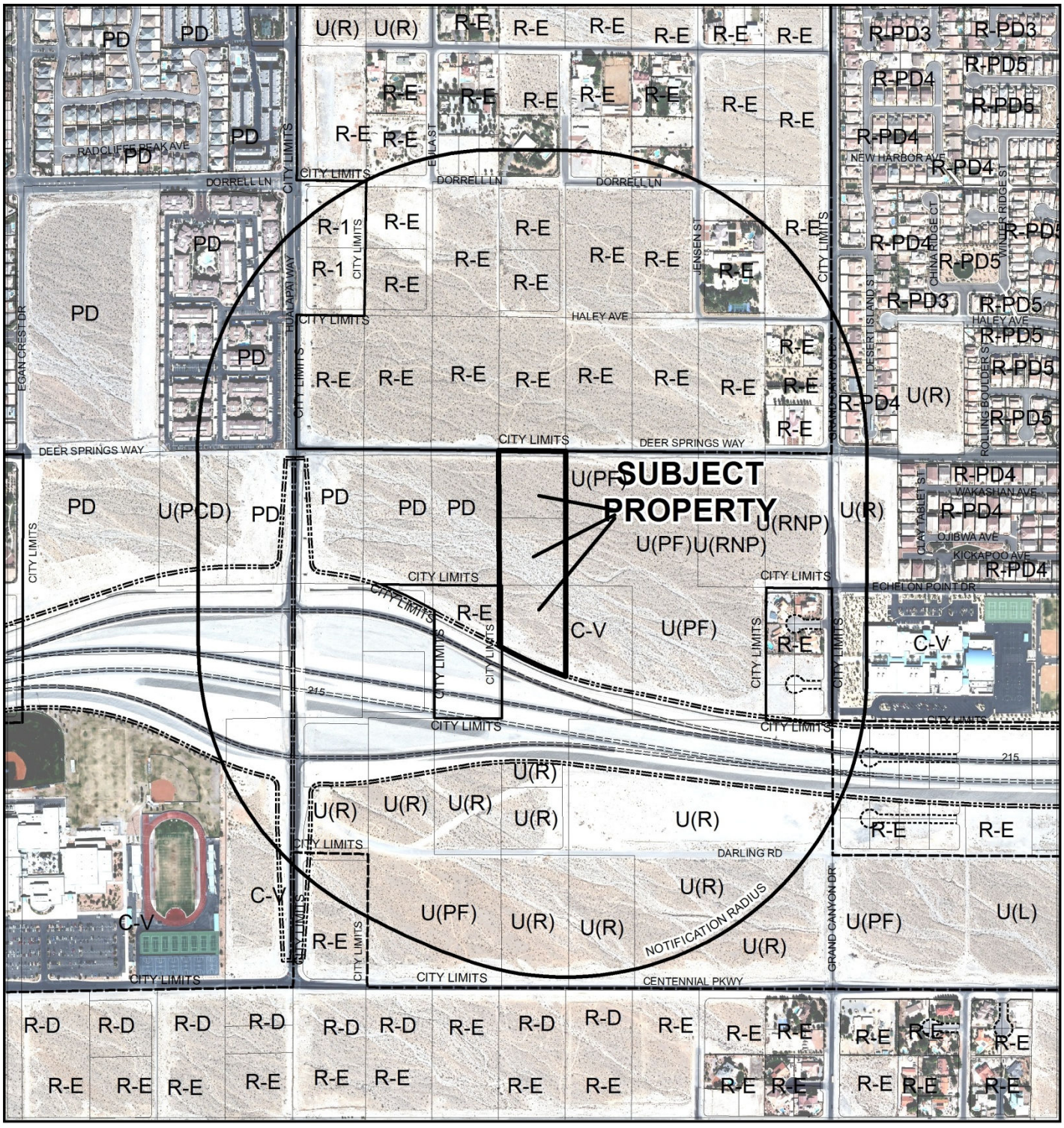


CASE: **ZON-49494 (PRJ-49434)**

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?

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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)

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☐ Yes ☒ No

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Partner(s): _____ _____

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Signature of Property Owner: _____

Print Name: Charles L Geisendorf

Subscribed and sworn before me

This 24th day of April, 2013

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STATE OF NEVADA, COUNTY OF CLARK

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

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APPLICATION / PETITION FORM

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

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E-mail Address jstevens@ryland.com

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Print Name VINCENT SCHETTLER, MGR

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s/ Nicol Montalto

Notary Public in and for said County and State

NICOL MONTALTO
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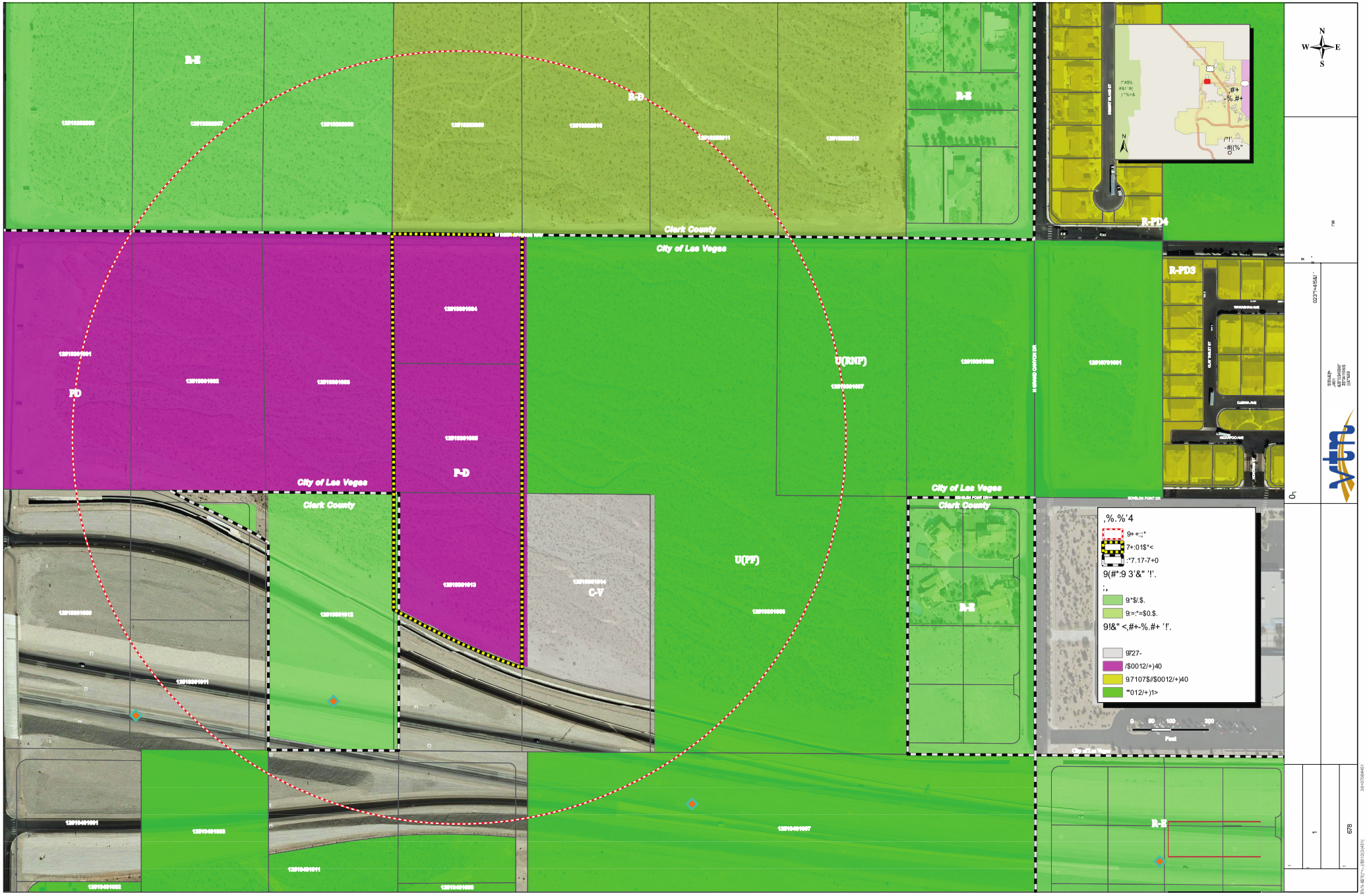
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R-PDS
Clark County
City of Las Vegas
U(RNP)
PD
City of Las Vegas
R-D
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ZON-49494

City of Las Vegas Agenda Item No.: **23.**

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

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

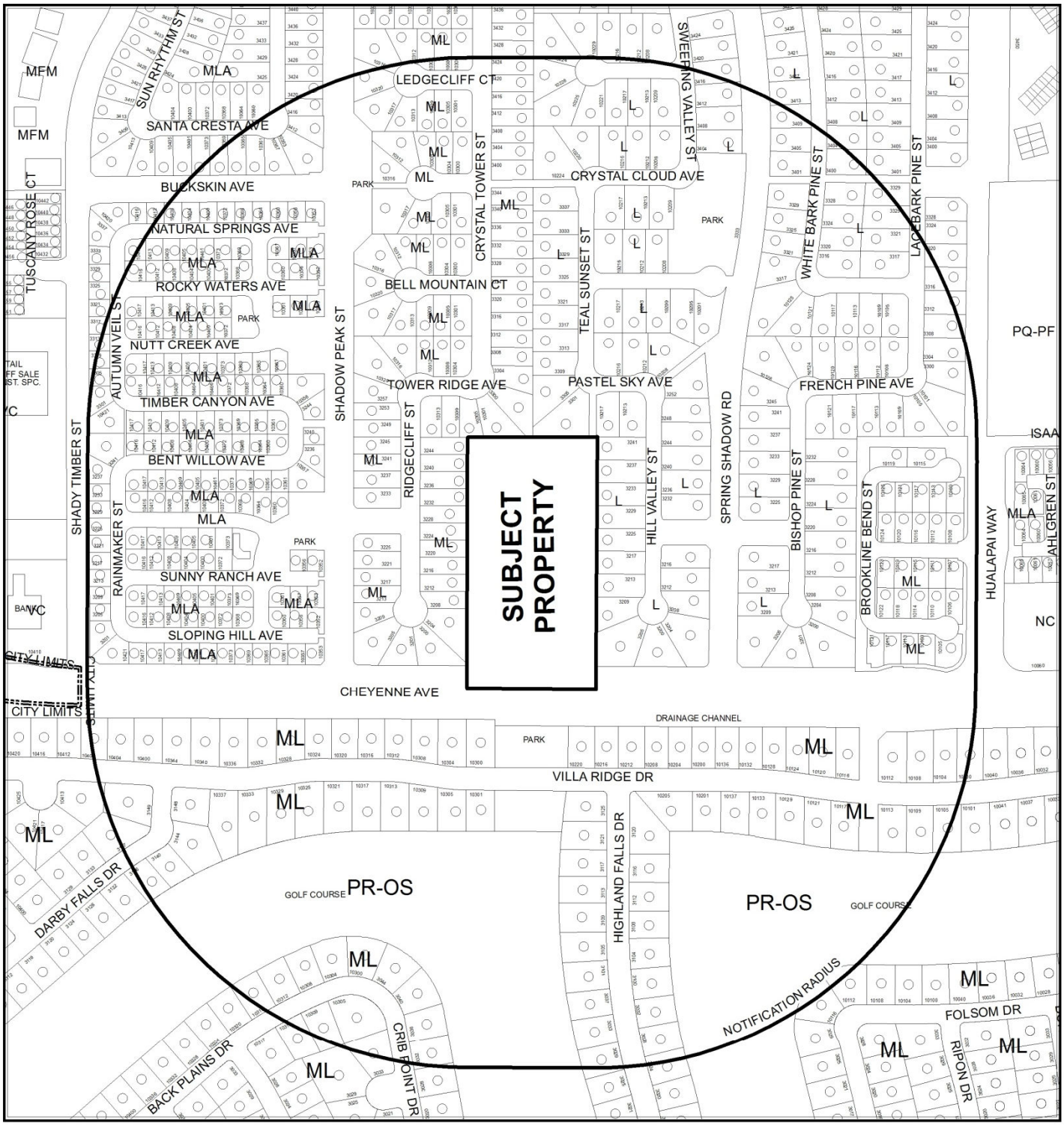
SUBJECT:
ABEYANCE - MOD-49621 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: ADAVEN HOMES, LLC - OWNER: J M J CHEYENNE PARTNERS, LLC - For possible action on a request for a Major Modification of the Lone Mountain Master Development Plan TO ADD FIVE ACRES TO THE PLAN WITH A ML (MEDIUM-LOW DENSITY) 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.: 09/18/2013

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**12**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL.

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
6. Protest/Support Postcards – MOD-49621 and ZON-49622
7. Comment submitted by: Douglas Ayotte - PC07092013-42-1



CASE: **MOD-49621 (PRJ-49482)**

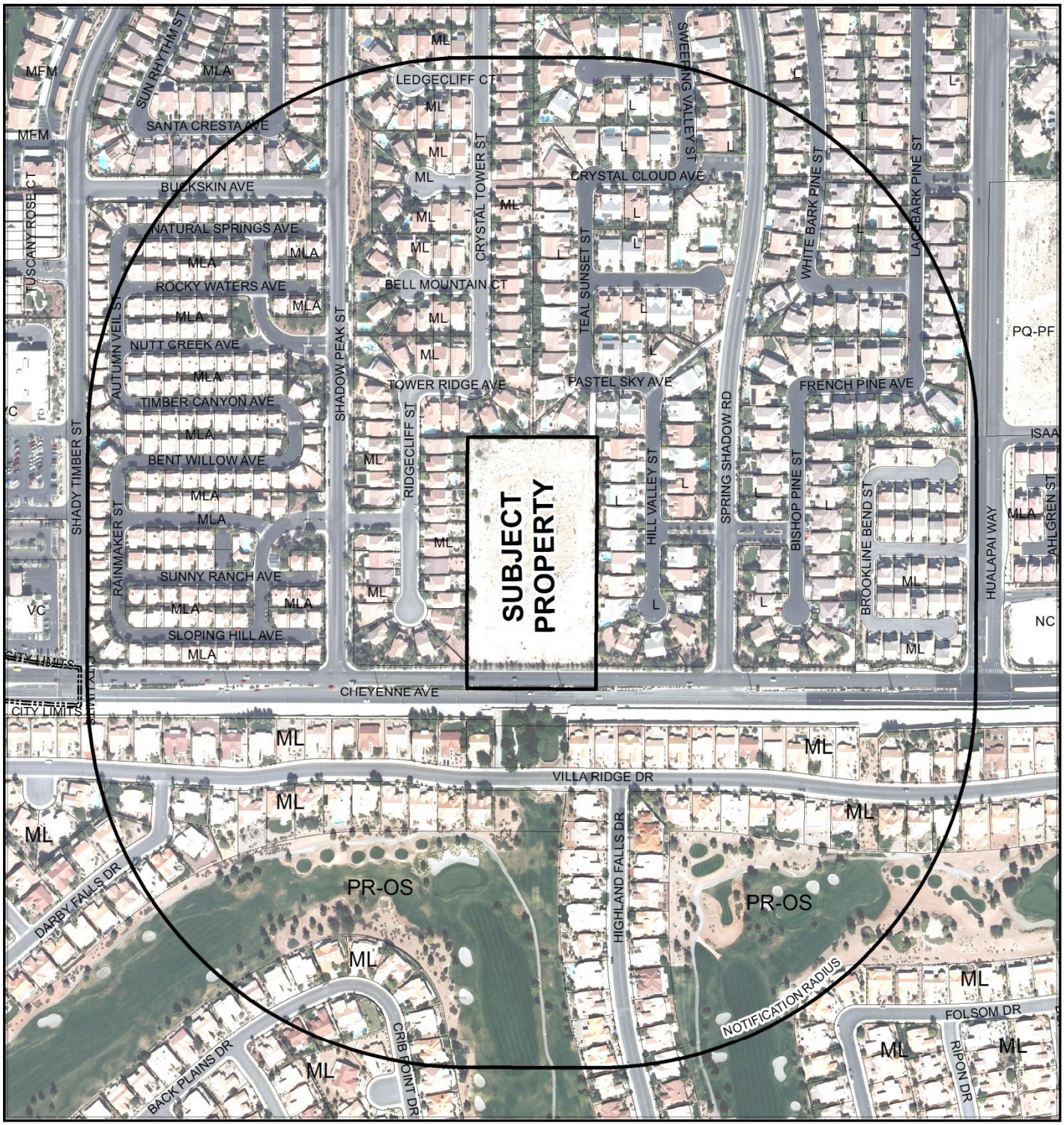
0 300 600 Feet

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



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

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: ADAVEN HOMES, LLC - OWNER: J M J CHEYENNE PARTNERS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
MOD-49621	Staff recommends APPROVAL.	
ZON-49622	Staff recommends APPROVAL.	MOD-49621
VAR-49623	Staff recommends APPROVAL, subject to conditions:	MOD-49621 ZON-49622
SDR-49625	Staff recommends DENIAL, if approved subject to conditions:	MOD-49621 ZON-49622 VAR-49623

** CONDITIONS **

VAR-49623 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Modification (MOD-49621), Rezoning (ZON-49622) and Site Development Plan Review (SDR-49625) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

YK

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

SDR-49625 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Modification (MOD-49621), Rezoning (ZON-49622) and Variance (VAR-49623) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the building elevations, date stamped 05/28/13 and the site and landscape plans date stamped 07/17/13, except as amended by conditions herein.

4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

6. A maximum of 37 lots are approved for this site.

7. The standards for this development shall include a minimum lot size of 3,156 square feet and building height shall not exceed two stories or 35 feet, whichever is less.

8. The setbacks for this development shall be a minimum of 10 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 10 feet in the rear.

9. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

10. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

11. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

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

Public Works

13. Dedicate 50 feet of right-of-way on Cheyenne Avenue adjacent to this site with appropriate dedications at internal street intersections concurrent with a Final Map for this site.

14. Construct all incomplete street improvement on Cheyenne Avenue adjacent to this site concurrent with development of this site. Also, if necessary and as required, remove all substandard street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards.

15. Internal public streets shall meet Current City Standards except as amended herein.

16. A deviation from Standard Drawing #211 to allow a non-standard knuckle at the intersection of proposed roads Lake Varese Street and Lake Garda Avenue is hereby approved.

17. A deviation from Standard Drawing #222 to allow a residential driveway to be less than six feet from a curb return on lots, 1, 30, and 40 is hereby approved.

18. A deviation from Standard Drawing #206.S1 to allow a public street to have a non-standard cross section is hereby approved. The Tentative Map for this site shall provide back of sidewalk elevations for all driveways and critical sidewalk locations on the east side of Rainy Lake Street. If the driveway slopes show an unacceptable algebraic difference, than the maximum cross slope allowed for Rainy Lake Street shall be 2%. The approved drainage study may also place restrictions on the allowable cross section for Rainy Lake Street.

19. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

20. An update to the Lone Mountain Master Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved update to the Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

21. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

** STAFF REPORT **

PROJECT DESCRIPTION

The proposed infill project calls for a 37-lot single family residential subdivision to be developed on an undeveloped five acre parcel surrounded by completed residential subdivisions on the east, west and north. The project requires a Variance to allow retaining walls to be up to six feet tall. This Variance can be supported by staff due to the unique conditions of the terrain and confined development envelope due to the surrounding projects. The requested Modification and Rezoning requests would bring the property into alignment with adjacent developments and staff can support these requests.

Staff recommends approval of the Modification, Rezoning and Variance requests and denial of the Site Development Plan Review request due to the high density of the development. If this application is denied, the project will have to be redesigned and or modified.

ISSUES

- A Major Modification of the Lone Mountain Master Plan to include an additional five acres is requested. Staff supports this request.
- A Rezoning from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] To: PD (Planned Development) is requested. Staff supports this request.
- A Variance to allow six-foot tall retaining walls where 3.5 feet is the maximum allowed is requested. Staff supports this request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
12/04/02	The City Council approved Annexation (A-0038-02) to annex undeveloped property located in various parts of the city under the provisions of NRS 268.597 No. 1(b) containing approximately 495 acres (APN: Multiple).
07/09/13	The City Council approved an Abeyance request by the applicant for a Major Modification (MOD-49621) of the Lone Mountain Master Development Plan to add five acres to the plan with a ML (Medium-Low Density) land use designation; Rezoning (ZON-49622) from: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to: PD (Planned Development); Variance (VAR-49623) to allow six-foot tall retaining walls where 3.5 feet is the maximum allowed; Waiver (49624) to allow 5,173 square feet of open space where 13,200 square feet is required; and a Site Development Plan Review (SDR-49625) for a proposed 40-lot single family residential development on 5.0 acres at 10302 west Cheyenne Avenue.

Most Recent Change of Ownership	
07/12/10	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
02/2005 to 04/2006	Several Code Enforcement actions took place on this site regarding trash, debris, weeds and vehicles on the undeveloped parcel. All were resolved and the cases closed.

Pre-Application Meeting	
05/22/13	Staff met with the applicant and reviewed the options available in order to develop a 40-lot single family residential developed at this location. The lack of planned open space was a concern.

Neighborhood Meeting	
06/18/13	A neighborhood meeting was held at 6:35 p.m. at the Durango Hill Community Center YMCA where 24 members of the public, 2 City staff and 2 members of the development team where present. The Development team made a brief presentation about the project. The following concerns were raised: • Ingress and Egress to the site will not be safe due to the traffic on Cheyenne; • Visibility for Right outs is not adequate as presented; • The project will only have right ins and outs which will create unsafe U-turn movements; • The project is too dense for the area; • The proposed Site Plan does not conform to the Lone Mountain Master Plan; and • There was opposition expressed to two story homes being proposed. Those who attended the meeting were opposed to the overall project as presented.

Field Check	
06/03/13	Staff visited the site and found undeveloped raw desert land. The right-of-way along Cheyenne Avenue was developed with a sidewalk, landscape amenity zone and a wrought iron fence. The site was free of trash, debris and weeds.

Details of Application Request	
Site Area	
Gross Acres	5.18

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	PCD (Planned Community Development)	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]
North	Single Family, Detached	PCD (Planned Community Development)	PD (Planned Development)
South	Single Family, Detached	ML (Medium-Low Density Residential)	P-C (Planned Community)
	Park	PR/OS (Park Recreation/Open Space)	
East	Single Family, Detached	PCD (Planned Community Development)	PD (Planned Development)
West	Single Family, Detached	PCD (Planned Community Development)	PD (Planned Development)

Master Plan Areas	***Compliance***
No Applicable	N/A
Special Purpose and Overlay Districts	***Compliance***
No Applicable Special Purpose or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

YK

DEVELOPMENT STANDARDS

Pursuant to the Lone Mountain Development Standards, there are no set standards that apply. The following is what is being provided:

Standard	*Provided*
Min. Lot Size	3,156 SF
Min. Lot Width	35 Feet
Min. Setbacks • Front • Garage • Side • Corner • Rear	 10 Feet 18 Feet 5 Feet 10 Feet 10 Feet
Max. Building Height	27 Feet
Mech. Equipment	Screened

Existing Zoning	*Permitted Density*	*Units Allowed*
U [(Undeveloped) Planned Community Development General Plan Land Designation]	8 Units Per Acre	40
Proposed Zoning	***Permitted Density***	***Units Allowed***
PD [(Planned Development) Medium-Low Density Residential Lone Mountain Special Land Use Designation]	8 Units Per Acre	40
General Plan	***Permitted Density***	***Units Allowed***
PCD (Planned Community Development)	8 Units Per Acre	40

Lone Mountain Open Space Standards

Total Acreage	*Required*		*Provided*	*Compliance*
	Ratio	*Area*	*Area*	
5.00	330 SF per Unit	12,870 SF	12,430 SF	Y

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Cheyenne Avenue	Primary Arterial	Master Plan of Streets	100	Y

YK

		and Highways		

19.04.040 Connectivity			
Transportation Network Element		***# Links***	***# Nodes***
Internal Street		5	0
Intersection – Internal		0	4
Cul-de-sac Terminus		0	0
Intersection – External Street or Stub Terminus		0	0
Intersection – Stub Terminus w/ Temporary Turn Around Easements		0	0
Non-Vehicular Path - Unrestricted		0	0
Total		5	4
	Required	***Provided***	
Connectivity Ratio (Links / Nodes):	**1.30**	**1.25***	

**Not required in Lone Mountain, but provided as a reference only.*

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Single Family, Detached	37	2 Spaces Per Unit	74				
TOTAL SPACES REQUIRED			74		74		Y
Regular and Handicap Spaces Required			74	N/A	74	N/A	N/A

ANALYSIS

The applicant is requesting that a five acre parcel that was excluded from the Lone Mountain Development Plan when it was adopted be included at this time via a Major Modification to the Lone Mountain Development Plan. The parcel is a natural fit into the plan as the adjacent east, west and north parcels are all within, and were designed to the Lone Mountain Development Plan Standards. As a companion to this request, a Rezoning application for the five acre parcel from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) has also been applied for. Staff supports both of these requests as they would bring this stand-alone parcel into conformance with the surrounding land use and zoning districts.

A Variance is required to allow retaining walls for the development to be up to six feet tall where the Lone Mountain Development Standards only permit three-foot, five-inch tall retaining walls. The property has an approximate 4% slope from west to east that requires retaining walls for any development. However, due to the fact that all four sides of the parcel have been fully developed, limits the grading options for the site. Allowing increased retaining wall heights will permit this site to be developed without disturbing the adjacent developments. Due to these unique conditions on the site, staff supports this request.

Although the applicant has reduced the number of lots by three and is meeting the open space requirements for Lone Mountain, the density remains incompatible with the adjacent residential developments. The adjacent neighborhood to the west and northwest of the proposed project has an overall density of 5.4 units per acre and the neighborhood to the east and northeast has an overall density of 3.8 units per acre. The proposed density of 7.4 units per acre is not is much greater than the adjacent developments making for an incompatible development.

There are two floor plans proposed for this project. These plans range from 1,800 square-feet up to 2,124 square feet. Both are two-stories with a street facing two-car garage that have a stucco aesthetic. One of the floor plans will have more than the standard 50% of the lot coverage.

The proposed site plan shows one access into the 37-lot subdivision with the right-of-way laid out in a circular manner with the lots facing this internal street pattern. The eastern portion would have only one private lot adjacent to the perimeter property line. The lots would be rather narrow, with the smallest being approximately 35-foot in width. Staff does not support the site plan as reflected in this submittal application.

In conclusion, staff supports the inclusion of this five acre parcel into the Lone Mountain Development Plan Overlay via the Modification, Zoning and Variance applications. However, due to the overdevelopment of the proposed Site Plan, staff does not support the project as submitted and recommends denial of the Site Development Plan Review.

FINDINGS (MOD-49621)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

   The proposed amendment will include this five-acre parcel in the Lone Mountain Development Plan area. The proposed density would match the existing development's

density allowance to the west and north and provides for transition to the lower density designated parcel to the east and would be compatible.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

   The PD (Planned Development) zoning district is the same as the adjacent east, west and north zoning districts and therefore will be compatible.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

   The existing infrastructure is adequate for the proposed project.

4. **The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

   This parcel was part of the approved Lone Mountain Master Plan as an excluded area with the understanding that it may be included at a later date. This amendment would include this five acre parcel into the Lone Mountain Master Plan Overlay and would conform to all applicable plans and policies.

FINDINGS (ZON-49622)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   The existing Las Vegas 2020 Master Plan land use designation of the parcel is PCD (Planned Community Development). The PD (Planned Development) zoning district conforms to the PCD designation. The proposed development would not increase the overall density of the PCD area above eight dwelling units per gross acre, in keeping with the PCD density limitation requirement.

2. **The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

   The PD (Planned Development) District allows for various individual residential, office, retail, entertainment or commercial uses or for mixed-use developments where commercial and residential uses are combined. The uses on this property would be governed by the Lone Mountain Development Plan, which would restrict the property to only residential

and associated ancillary uses. These uses are compatible with similar residential developments already existing on the east, west and north of the subject property.

3. **Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

   The PD (Planned Development) district is the appropriate zoning mechanism for implementing the Lone Mountain Development Plan and is the zoning district on properties to the east, west and north of the subject site. PD would incorporate the parcel into the plan.

4. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.**

   The site is adjacent to Cheyenne Avenue, a Primary Arterial roadway as designated in the Master Plan of Streets and Highways. This 100-foot right-of-way is adequate to meet the traffic demands of the proposed zoning district.

FINDINGS (VAR-49623)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

Evidence of a unique or extraordinary circumstance has been presented, in that the applicant has not created a self-imposed hardship by proposing taller retaining walls then code permits. The existing natural sloping terrain from west to east and the completed developments on the east, west and north make it nearly impossible to meet the existing code requirements needed to develop the parcel. In view of this hardship imposed by the site's physical characteristics, it is

concluded that the applicant's hardship is not preferential in nature, and is thereby within the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (SDR-49625)

In order to approve a Site Development Plan application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed 37-lot single family subdivision is appropriate for this section of the Lone Mountain Master Plan in that the adjacent east, west and north properties are similar in development with residential subdivisions.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

   With the approval of the Major Modification to the Lone Mountain Master Development Plan, Rezoning to PD (Planned Development) and the associated Variance, and conformance to the conditions of approval of this item, the proposed development will be consistent with all City plans and policies.

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

   The entire 37-lot development will be serviced by Cheyenne Avenue, a 100-foot Primary Arterial public right-of-way via one connection. This roadway is designed to provide service for such a development and therefore the development does not have a negatively impact on area traffic circulation.

4. **Building and landscape materials are appropriate for the area and for the City;**

   Landscape materials are drought-tolerant and provide aesthetic appeal appropriate to the area. Building materials are consistent with adjacent residential developments in the area.

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

   The proposed single-family designed homes are similar to other residential developments in the area making them harmonious and compatible with the area.

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

The development will be subject to inspections throughout the building process and therefore, the public's health, safety and welfare will be protected.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

NOTICES MAILED 514

APPROVALS 12

PROTESTS 1

YK

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.

Signature of Notary Public

GABRIEL ANGEL GOMEZ
COMM. # 1984953
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. JULY 13, 2016

(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)

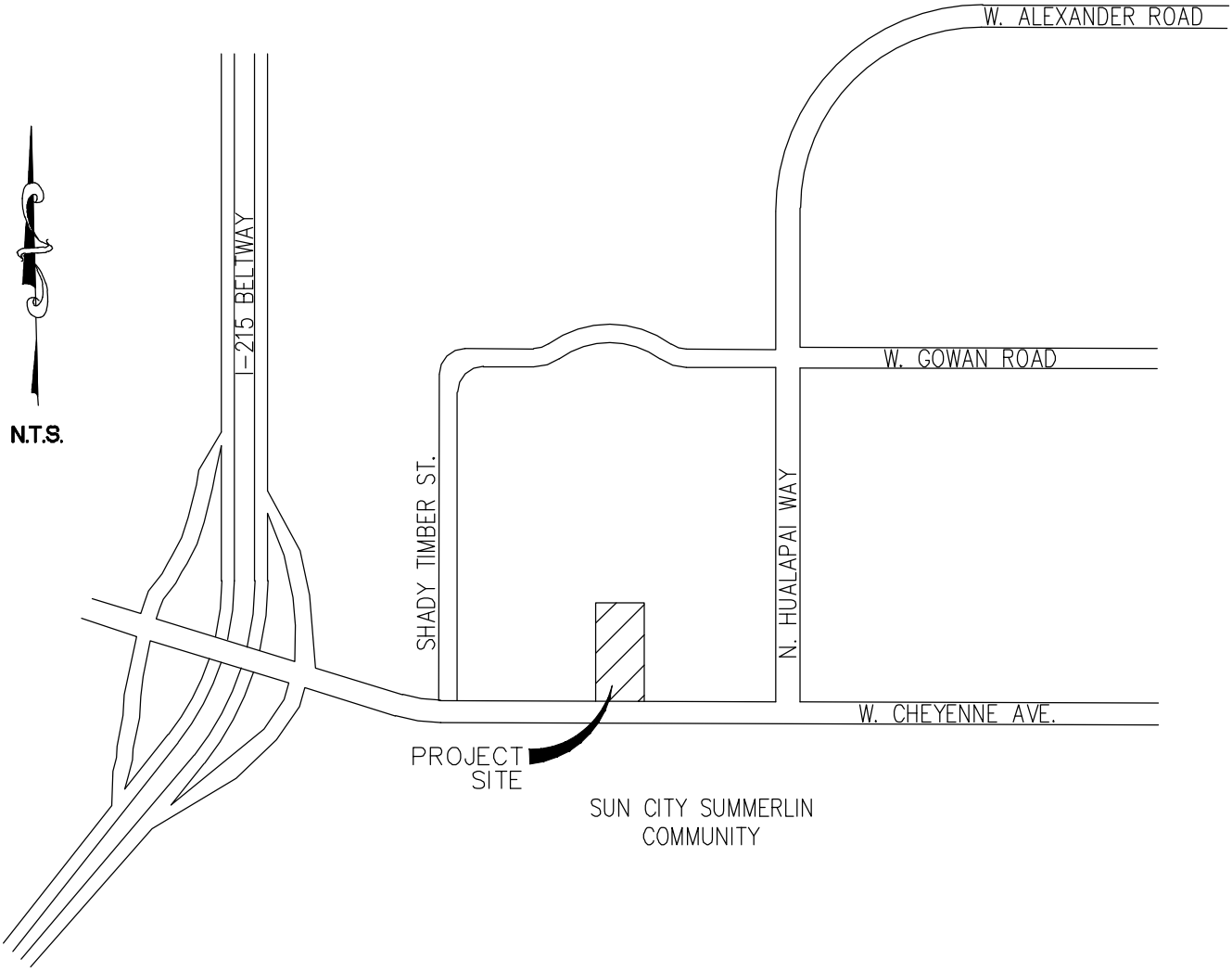
- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other

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

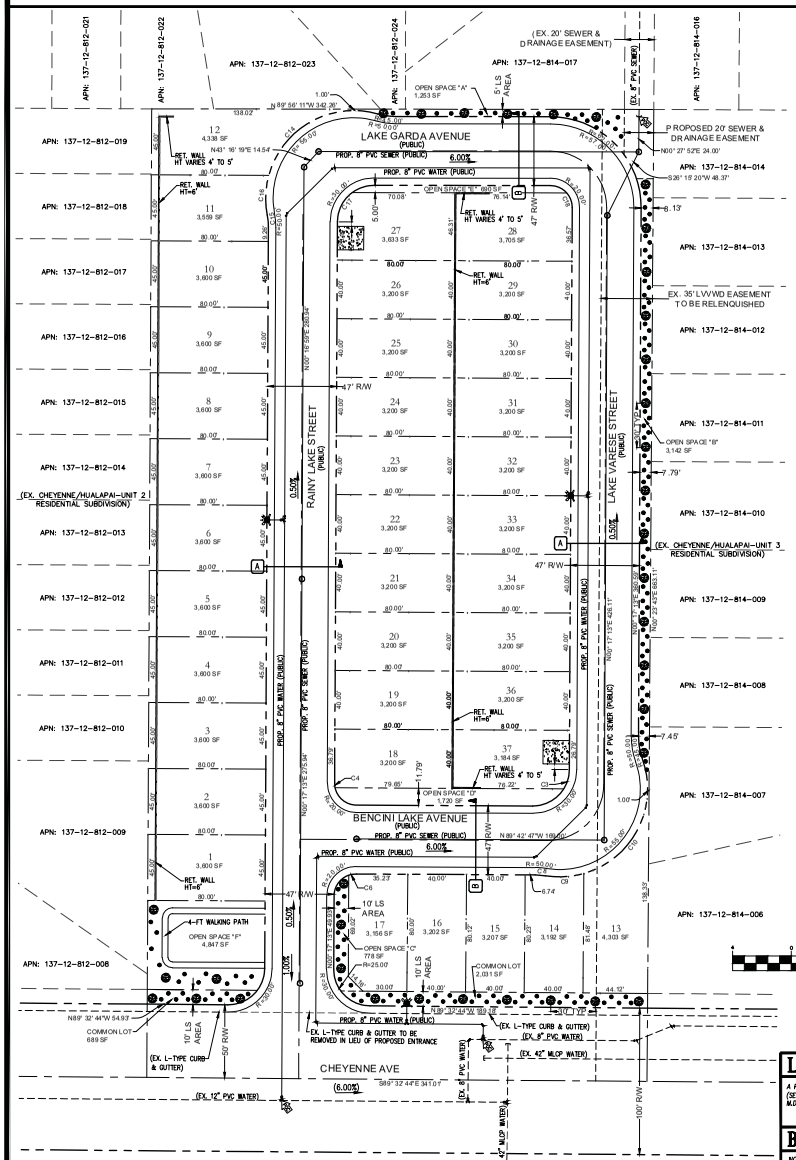
PRJ-49482
05/28/13

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



Curve Table			
Curve #	Length	Radius	Delta
C3	13.918	25.000	031.8986
C4	3.235	15.000	012.3586
C6	5.098	15.000	019.4712
C8	7.061	45.000	008.9906
C9	26.497	60.000	025.3031
C10	76.309	60.000	072.8899
C14	78.629	60.131	074.9215
C15	8.746	45.000	011.1353
C16	27.292	60.803	025.7176
C17	23.081	25.000	052.8985
C18	11.001	15.000	042.0226

OPEN SPACE REQUIRED	OPEN SPACE PROVIDED (COMMON LOTS "A", "B", "C", "D","E" & "F")
12,210 SF	12,430 SF

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

TREE / PLANT SCHEDULE

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
	36	24" Box	30' On Center	MONDEL PINE	PINUS ELDARICA
	144	5 Gallon	N/A	DESERT BROOM	BACCHARIS SAROTHROIDES

LEGAL DESCRIPTION

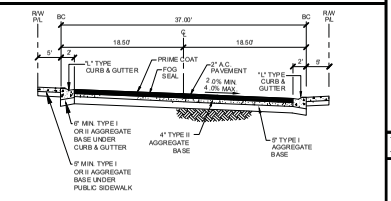
A PORTION OF SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

BASIS OF BEARING

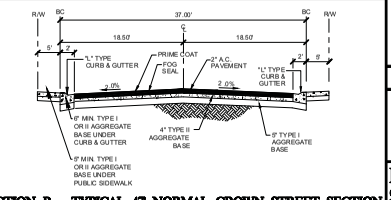
NORTH 89°32'44" WEST, BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN FILE 81 OF SURVEYS, AT PAGE 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 (NAVD 88 DATUM)

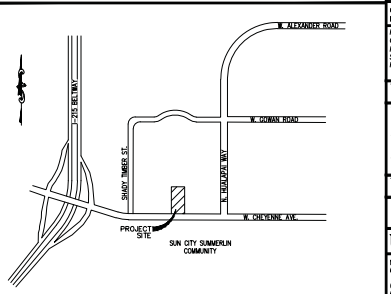


SECTION A - TYPICAL 47 CROSS-FALL STREET SECTION
(PUBLIC STREET)
N.T.S.



SECTION B - TYPICAL 47 NORMAL CROWN STREET SECTION
(PUBLIC STREET)
N.T.S.

LOCATION MAP

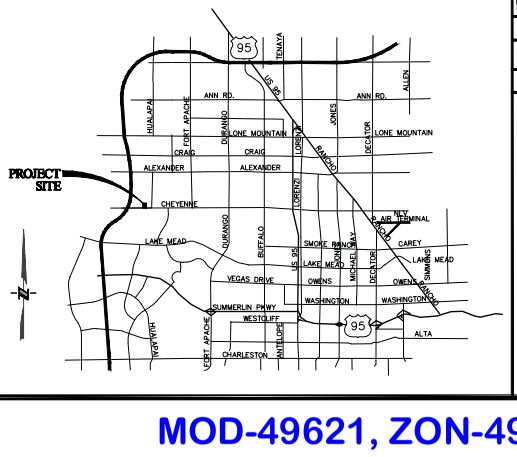


UTILITY DISTRIBUTION SYSTEM

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



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	37 RESIDENTIAL LOTS
GROSS ACREAGE	5.0±
NET ACREAGE	3.31±
DENSITY (BASED ON GROSS ACREAGE)	7.40 LOTS/ACRE
PARKING REQUIRED	2 PER UNIT = 74 SPACES
PARKING PROVIDED	148 SPACES TOTAL (37 2-CAR GARAGES & 37 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-WAYS 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: 10 FEET
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 27 AND 37.

WAIVERS

NONE

UTILITY COMPANIES

NV ENERGY
6226 W. SAHARA AVE, 367-5555

CENTRAL TELEPHONE COMPANY DBA CENTURY LINK
6650 VIA AUSTI PARKWAY, 244-7400

COX COMMUNICATIONS
1700 VEGAS DRIVE, 598-2100

SOUTHWEST GAS CORP.
6355 SHATZ STREET, 365-2202

SILVER STATE DISPOSAL SERVICE INC.
770 E. SAHARA AVE, 735-5151

CITY OF LAS VEGAS (SEWER)
333 N. RANCHO DRIVE, 229-4276

LAS VEGAS VALLEY WATER DISTRICT (WATER)
1001 SOUTH VALLEY VIEW BLVD, 870-2011

OWNERS

APN: 137-12-801-004
c/o: CHEYENNE PARTNERS LLC
112 CASA MONTANA COURT
BOUNDER CITY, NV 89005

ENGINEER

TANEY ENGINEERING
6050 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: 702-968-9885

FLOOD ZONE

THE PROJECT SITE IS IN ZONE X, AN AREA OUTSIDE THE 500-YEAR FLOOD PLAIN. FIRM PANEL 32003C2150 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

37 LOTS x 250 GPD/LOT = 9,250 GPD (AVERAGE)
37 LOTS x 250 GPD/LOT X 3.5 PEAK FACTOR = 32,375 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	STL	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		
LP	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
PRJ-49621 07/01/13
Dig | Safely. Dig | Safely
1-800-227-2600

NO.	DESCRIPTION	DATE	APPR.
	REVISIONS	BY	

ADAVEN HOMES
9112 DOLENTA AVENUE
LAS VEGAS, NV 89129
(702) 365-8588 FAX: (702) 968-9885

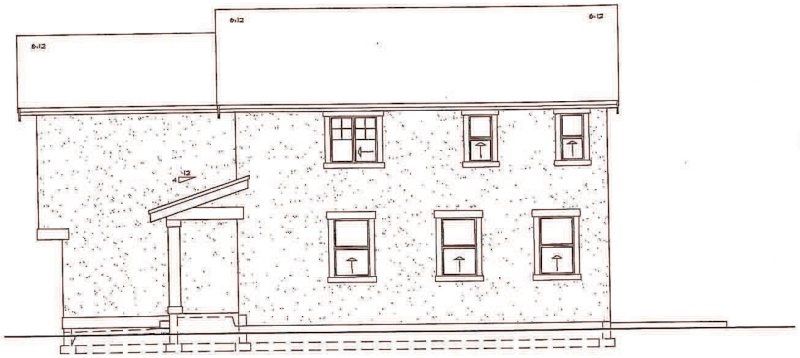
TANEY ENGINEERING
6050 S. JONES BLVD. SUITE #100
LAS VEGAS, NV 89118
(702) 362-8844 FAX: (702) 362-5233

CHEYENNE WEST OF HUALAPAI
SINGLE FAMILY RESIDENTIAL
SITE PLAN

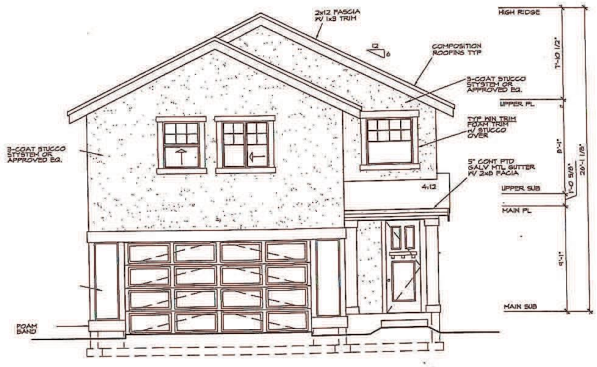
ANDREW D. BENCINI
Exp. 12-31-14
CIVIL
No. 18099
REGISTERED PROFESSIONAL ENGINEER
STATE OF NEVADA
ENGINEER'S SEAL

DATE: 07.01.13
SCALE: 1"=40'
JOB NO: ADV-13-002
DESIGNED BY: RDC
DRAWN BY: ADB
SHEET NAME: SP1
SHEET: 1 OF 1

MOD-49621, ZON-49622, VAR-49623, WVR-49624, & SDR-49625 REVISED

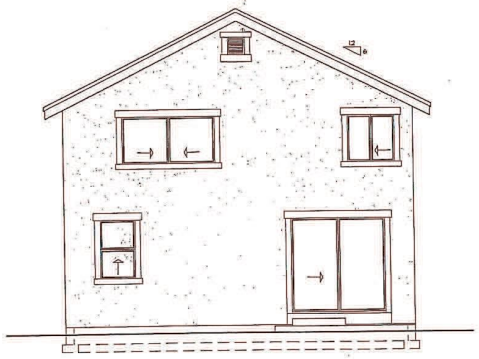


RIGHT ELEVATION



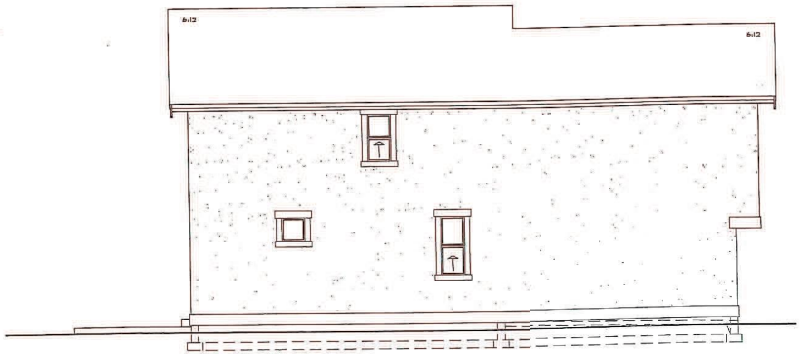
FRONT ELEVATION

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



REAR ELEVATION

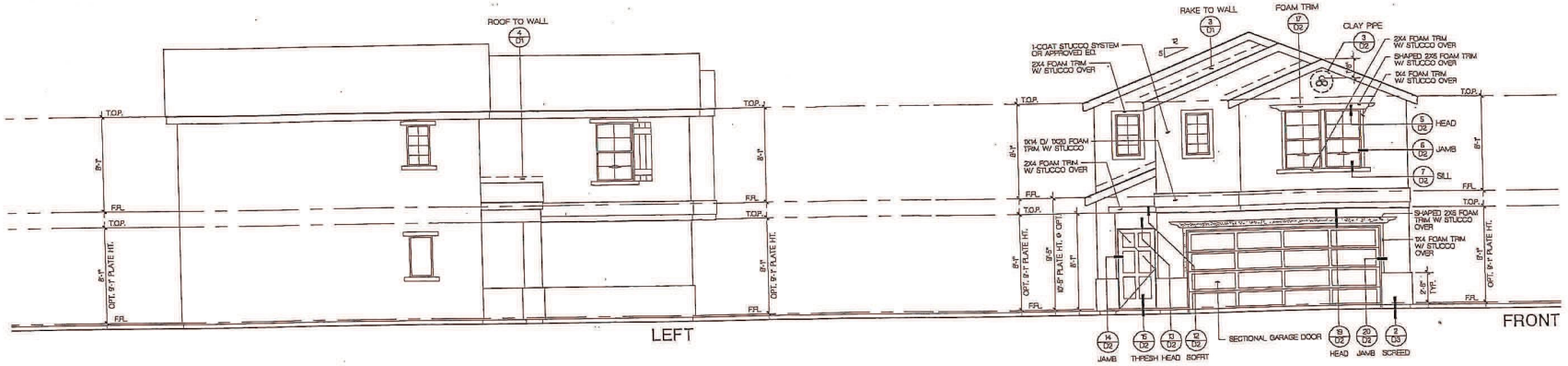
SCALE: 1/4" = 1'-0"

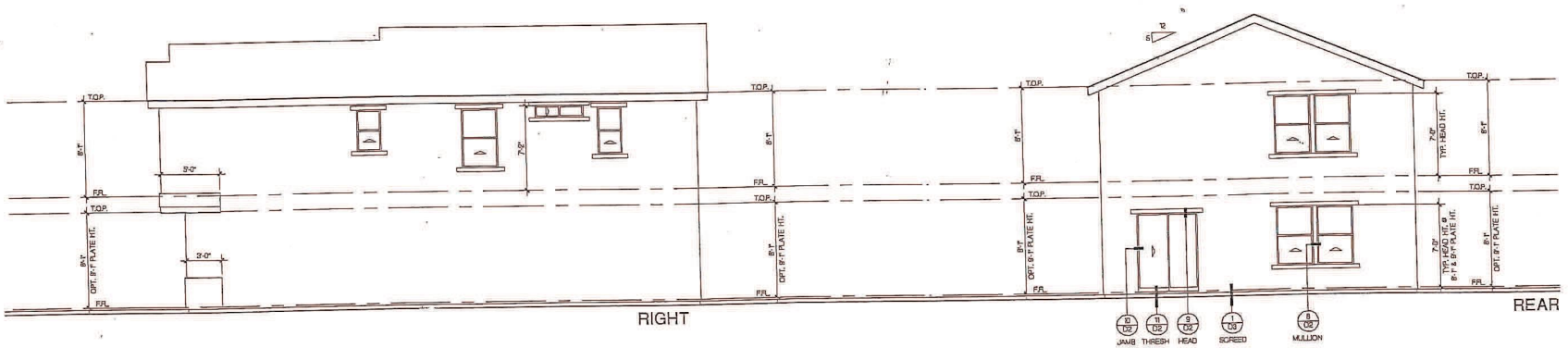


LEFT ELEVATION

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

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.

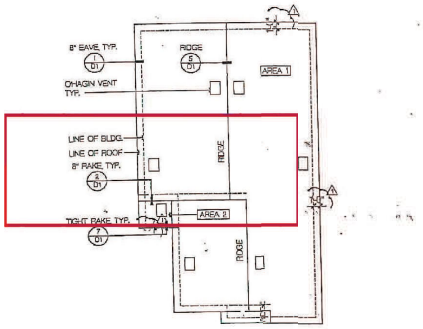
VENT CLEARANCE: WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF A 1-INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE LOCATION OF THE VENT.

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.

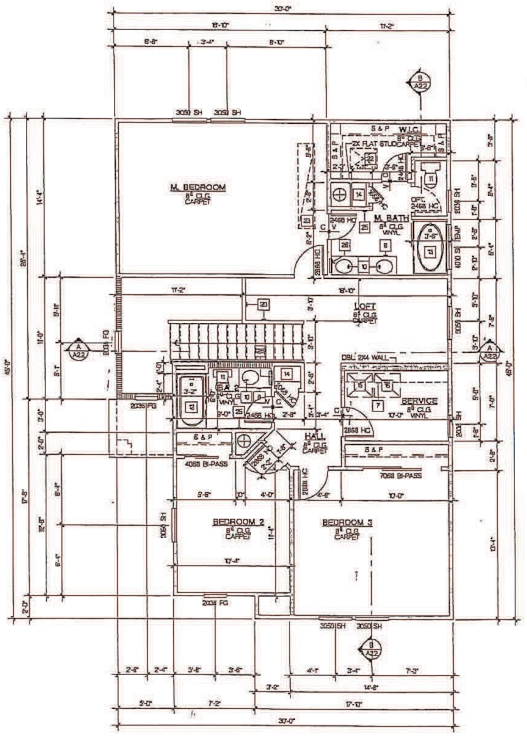
PLYCO EAVE VENTS:
3-1/2" X 22-1/2" EAVE VENT BY "PLYCO" OR APPROVED EQUAL.
43 SI. NET FREE AREA

PLYCO GABLE END VENTS:
14" X 24" RECTANGULAR VENT BY "PLYCO" OR APPROVED EQUAL.
218 SI. NET FREE AREA

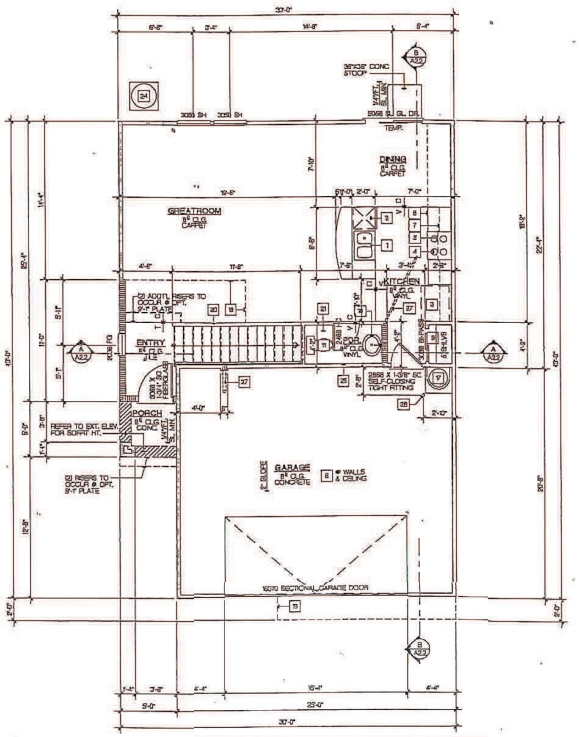


MOD-49621, ZON-49622
VAR-49623, WVR-49624
SDR-49625

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'-

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
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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
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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



MOD-49621, ZON-49622, VAR-49623, WVR-49624 & SDR-49625 - APPLICANT: ADAVEN HOMES, LLC - OWNER: J M J CHEYENNE PARTNERS, LLC
10302 WEST CHEYENNE AVENUE

06/03/13



MOD-49621, ZON-49622, VAR-49623, WVR-49624 & SDR-49625 - APPLICANT: ADAVEN HOMES, LLC - OWNER: J M J CHEYENNE PARTNERS, LLC
10302 WEST CHEYENNE AVENUE

06/03/13

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

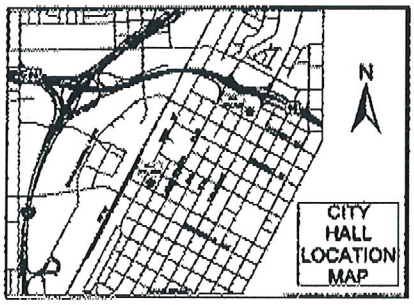
PRJ-49482
05/28/13

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.43³
0004279218 JUN 27 2013
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

MOD-49621 & ZON-49622
Planning Commission Meeting of 7/9/2013

Case: MOD-49621
13712711019
FAFALAK-VALENTI LIVING TRUST
FAFALAK LAWRENCE M TRS
10224 SINGING VIEW CT
LAS VEGAS NV 89129-8132

89 DRDSNMP 89129

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City of Las Vegas
Department of Planning

42-43
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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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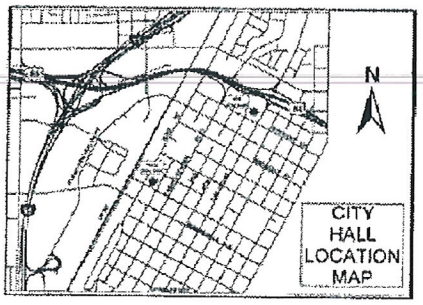
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

MOD-49621 & ZON-49622
Planning Commission Meeting of 7/9/2013

Too many homes - does not fit master plan. Too many cars Three driveways (would create) too close to Shadow Peak - no light. One way in, one way out. Development should mirror existing homes. Downsize project

Case: MOD-49621

13712812057
PARTON THANE L
WILSON-PARTON KAREN L
3253 RIDGECLIFF ST
LAS VEGAS NV 89129-8126

89 DRDGMP 89129

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Department of Planning

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Development Services Center
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Las Vegas, Nevada 89106

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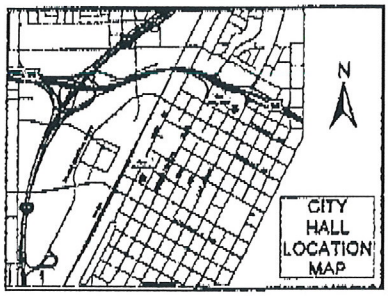

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

MOD-49621 & ZON-49622

Planning Commission Meeting of 7/9/2013

Case: MOD-49621
13712813009
WATT SHAWN & JOEY LYNN TRUST
WATT SHAWN C & JOEY LYNN CO-TRS
3217 HILL VALLEY CT
LAS VEGAS NV 89129-8111

89 DRDCMP 89129

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Department of Planning

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Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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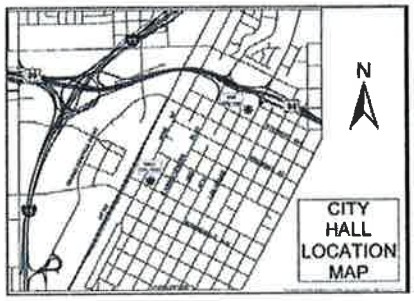

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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MOD-49621 & ZON-49622

Planning Commission Meeting of 7/9/2013

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City of Las Vegas
Planning
Dept

Case: MOD-49621
13712813016
BERLEHNER GARY L
8545 SHADY LN
GIRARD PA 16417-8816

2 DRDGNMP 16417

Department of Planning at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

MOD-49621 & ZON-49622

Planning Commission Meeting of 7/9/2013

Case: MOD-49621
13712814041
KUNIHIRO DEAN M & ELAINE S
961 SHADY BROOK DR
CONCORD CA 94521-5406

93 DRDGNMP 94521

Department of Planning at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

MOD-49621 & ZON-49622

Planning Commission Meeting of 7/9/2013

Case: MOD-49621
13712711020
THOMAS SAMUEL & LURA D
10220 SINGING VIEW CT
LAS VEGAS NV 89129-8132

42-43
3P

89 DRDGNMP 89129

Submitted after final agenda

Date 7/9/2013 Item 42-43

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Development Services Center
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Las Vegas, Nevada 89106

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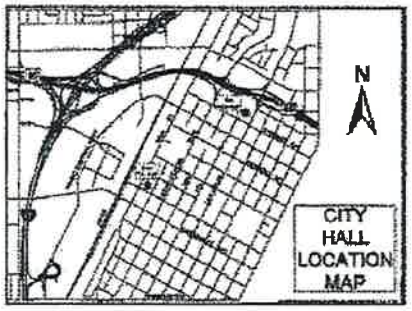

These will surely be very small + cheap homes. They will not fit into our neighborhood. will definately bring down our value.

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

NO

Please use available blank space on card for your comments.

MOD-49621 & ZON-49622

Planning Commission Meeting of 7/9/2013

Case: MOD-49621
13712710018
NARVID RONALD
SKURSKI CANDACE
6050 ALPINE ESTATES CIR
LAS VEGAS NV 89149-2023

31 DRDCNMP 89145

Jun 29 2013 4:56AM CCSD Special Projects 702-799-1040 P.2

424

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

MOD-49621 & ZON-49622
Planning Commission Meeting of 7/9/2013

Case: MOD-49621
13712710019
SILVA JAMES C & KAREN J
10304 CREST VILLAGE CT
LAS VEGAS NV 89129-8138

69 ORDGNMP 89129

42-43
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Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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These will surely be very small + cheap homes. They will not fit into our neighborhood. Will definately bring down our value.

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

NO

Case: MOD-49621

13712710018
NARVID RONALD
SKURSKI CANDACE
6050 ALPINE ESTATES CIR
LAS VEGAS NV 89149-2023

Please use available blank space on card for your comments.
MOD-49621 & ZON-49622
Planning Commission Meeting of 7/9/2013

31 DRDGNMP 89149

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City of Las Vegas
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Las Vegas, Nevada 89106

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

MOD-49621 & ZON-49622
Planning Commission Meeting of 7/9/2013

40 homes on a (barely) 5 acre lot is too many. I would support less hom being built on the land. This could also bring much heavier traffic to my stree People will only be able t turn right onto Cheyenne Cinto 3 lane traffic at 45mp To turn left* they will proba try to make U-turns onto Shadow Peak or Turning Leaf

Case: MOD-49621
13712812014
TUMPNEY JULIE
3224 RIDGECLIFF ST
LAS VEGAS NV 89129-8125

* onto Cheyenne

69 DRDGMP 89129

Department of Planning at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

MOD-49621 & ZON-49622
Planning Commission Meeting of 7/9/2013

Case: MOD-49621
13712812030
WILLIAMS FAMILY TRUST
WILLIAMS ROBERT E & PATRICIA TRS
3324 CRYSTAL TOWER ST
LAS VEGAS NV 89129-8141

69 DRDGMP 89129

42-43
2P

p.4

702-656-1626

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333 North Rancho Drive, 3rd Floor
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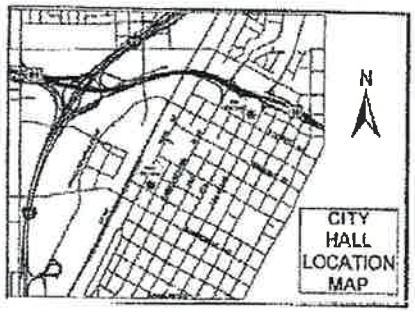

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

MOD-49621 & ZON-49622

Planning Commission Meeting of 7/9/2013

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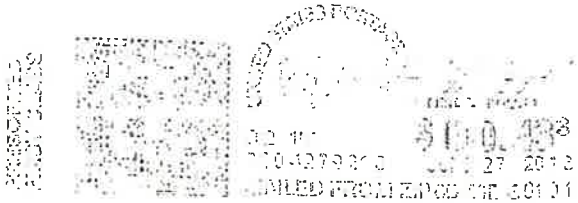
City of Las Vegas
Dept. of Planning



Case: MOD-49621

13712813008
BUCHANAN DEVIN J & LUCINDA M
3213 HILL VALLEY ST
LAS VEGAS NV 89129-8111

Buchanan

89129 DRDCMP

42-43

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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Official Notice of Public Hearing



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☒ I SUPPORT this Request

☐ I OPPOSE this Request

Please use available blank space on card for your comments.

MOD-49621 & ZON-49622

Planning Commission Meeting of 7/9/2013

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City of Las Vegas
Dept. of Planning

Case: MOD-49621
13712813022
JOHNSON LINDA JOY
3321 TEAL SUNSET ST
LAS VEGAS NV 89129-8109

69 DRDGNMP 89129

42-43
A

Public Comment Form

Item 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.

Tracking Number PC07092013-42-1

Name Douglas Ayotte

Address 3240 Hill Valley ST

City Las Vegas

State Nevada

Zip 89129

Comment Too many homes for property. Doesn't match nearby Shadow Hills developments. Needs break in median for turn in and out as already too much traffic at Cheyenne and Spring Shadow

Vote Against

City of Las Vegas Agenda Item No.: **24.**

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

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

SUBJECT:
ABEYANCE - 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.

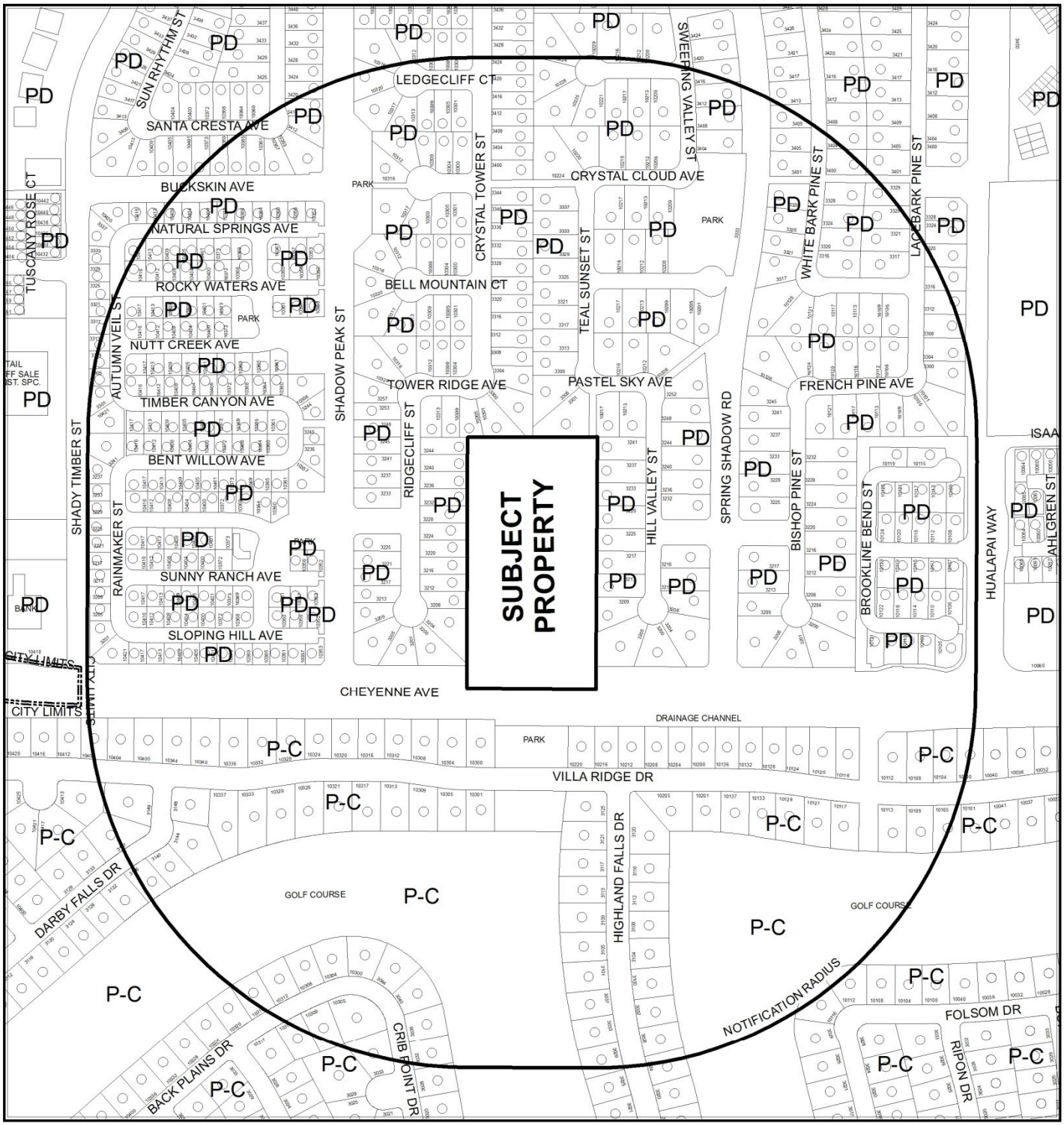
C.C.: 09/18/2013

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**12**	**Planning Commission Mtg.**	**1**
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

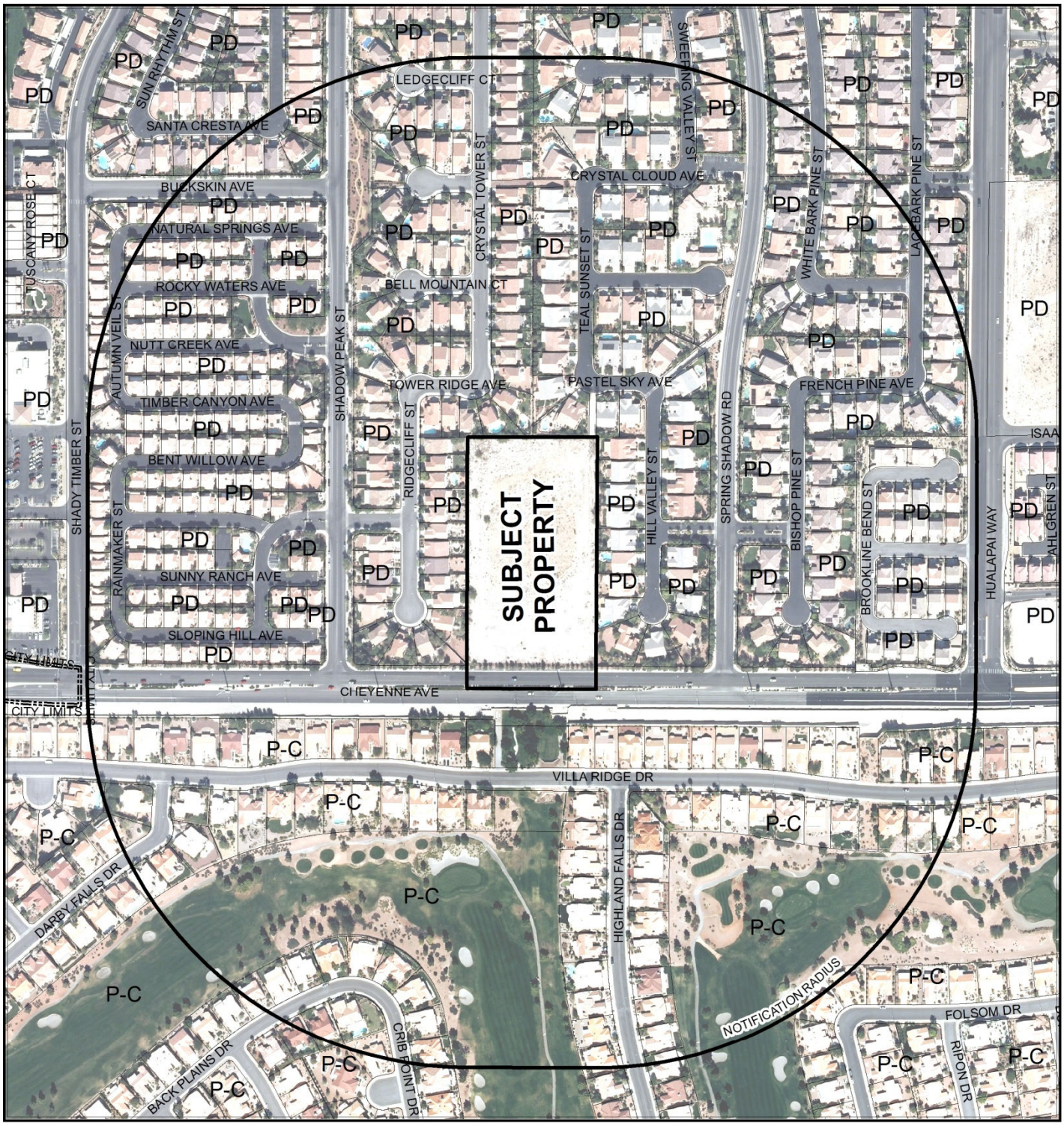
CASE: ZON-46922, VAR-49623, WVR-49624 AND SDR-49625 (PRJ-49482)

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 _____

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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

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

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)
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TITLE OR TYPE OF DOCUMENT APPLICATION/PETITION -RE-ZONING-

DATE OF DOCUMENT 14 May 2013 NUMBER OF PAGES 1

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SIGNER'S NAME _____ SIGNER'S NAME _____

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PRJ-49482
05/28/13

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City of Las Vegas Agenda Item No.: **25.**

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

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

SUBJECT:
ABEYANCE - 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.: 09/18/2013

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**12**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Protest/Support Postcards – VAR-49623 and WVR-49624

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

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STATE OF CALIFORNIA)
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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.

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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 _____

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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

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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:	

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PRJ-49482
05/28/13

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COUNTY OF LOS ANGELES)

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DATE INSERT NAME, TITLE OF OFFICER – E.G., "JANE DOE, NOTARY PUBLIC

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TITLE OR TYPE OF DOCUMENT APPLICATION/PETITION – RETAINING WALL

DATE OF DOCUMENT 14 May 2013 NUMBER OF PAGES 1

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SIGNER'S NAME SIGNER'S NAME

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PRJ-49482
05/28/13

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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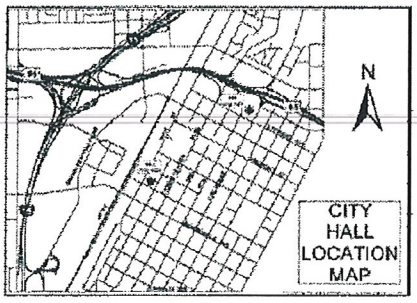

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-49623 & WVR-49624

Planning Commission Meeting of 7/9/2013

Development does not meet open space requirement set forth in master plan. Five feet between existing west homes and 6 Ft high wall creates fire hazard for weeds, trash, & transients walking behind homes

Case: VAR-49623

13712812057
PARTON THANE L
WILSON-PARTON KAREN L
3253 RIDGECLIFF ST
LAS VEGAS NV 89129-8126

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JUL 01 2013
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Department of Planning

44-45
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City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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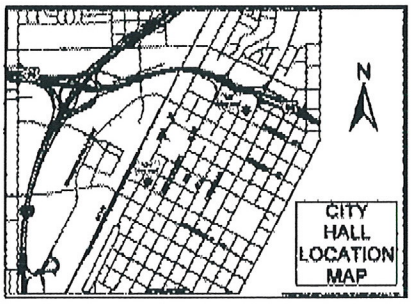

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VAR-49623 & WVR-49624

Planning Commission Meeting of 7/9/2013

Case: VAR-49623

13712711019
FAFALAK-VALENTI LIVING TRUST
FAFALAK LAWRENCE M TRS
10224 SINGING VIEW CT
LAS VEGAS NV 89129-8132

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Las Vegas, Nevada 89106

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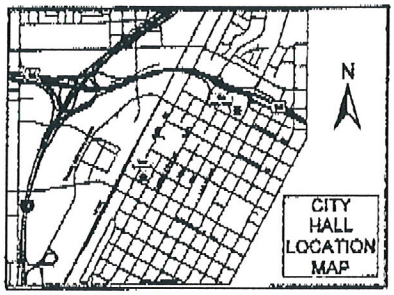

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VAR-49623 & WVR-49624

Planning Commission Meeting of 7/9/2013

Case: VAR-49623
13712813009
WATT SHAWN & JOEY LYNN TRUST
WATT SHAWN C & JOEY LYNN CO-TRS
3217 HILL VALLEY CT
LAS VEGAS NV 89129-8111

89 DRDSMP 89129

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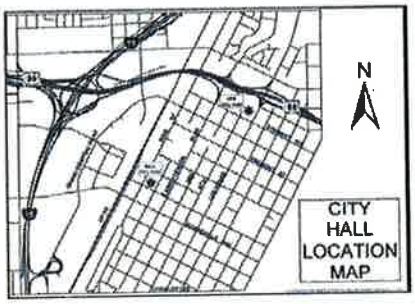

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VAR-49623 & WVR-49624
Planning Commission Meeting of 7/9/2013

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City of Las Vegas
Department of Planning

Case: VAR-49623
13712813016
BERLEHNER GARY L
8545 SHADY LN
GIRARD PA 16417-8816

2 ORDCNMP 16417

Department of Planning at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

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VAR-49623 & WVR-49624
Planning Commission Meeting of 7/9/2013

Case: VAR-49623
13712814041
KUNIHIRO DEAN M & ELAINE S
961 SHADY BROOK DR
CONCORD CA 94521-5406

93 ORDCNMP 94521

please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-49623 & WVR-49624
Planning Commission Meeting of 7/9/2013

Case: VAR-49623
13712711020
THOMAS SAMUEL & LURA D
10220 SINGING VIEW CT
LAS VEGAS NV 89129-8132

69 ORDCNMP 89129

Submitted after final agenda

Date 7/9/2013 Item 5

44-45
3P

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Dept. of Planning

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VAR-49623 & WVR-49624
Planning Commission Meeting of 7/9/2013

6 foot tall retaining wall, 5 feet from existing fences on Ridgecliff: At the June 18th community meeting, a representative said new home-owners would be responsible for maintaining the 5 feet behind the 6 foot wall. When I asked how they would access the area, a representative said she thought a homeowner would put a ladder over the 6 foot wall! this 5 foot area will pose a fire hazard if weed-filled and will be a safety concern if people find a way to get back there.

Case: VAR-49623
13712812014
TUMPNEY JULIE
3224 RIDGECLIFF ST
LAS VEGAS NV 89129-8125

69 DRDCMMP 89129

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VAR-49623 & WVR-49624
Planning Commission Meeting of 7/9/2013

Case: VAR-49623
13712812030
WILLIAMS FAMILY TRUST
WILLIAMS ROBERT E & PATRICIA TRS
3324 CRYSTAL TOWER ST
LAS VEGAS NV 89129-8141

69 DRDCMMP 89129

44-45
2P

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JUL 3 2013
City of Las Vegas
Dept. of Planning

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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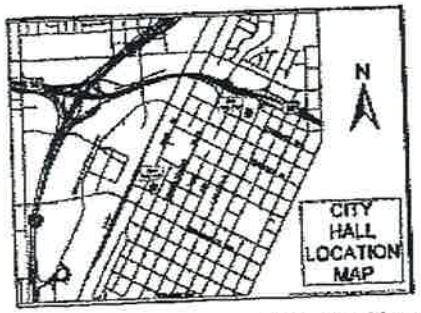

Forty homes is way too many for 5 acres. This will bring down our property value.

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VAR-49623 & WVR-49624
Planning Commission Meeting of 7/9/2013

Case: VAR-49623
13712710018
NARVID RONALD
SKURSKI CANDACE
6050 ALPINE ESTATES CIR
LAS VEGAS NV 89149-2023

31 DRDGNMP 89149

44-45
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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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VAR-49623 & WVR-49624

Planning Commission Meeting of 7/9/2013

Need to add minimum open space if not more. The houses are sandwiched [illegible] and [illegible] plan.

13712813008 Case: VAR-49623
BUCHANAN DEVIN J & LUCINDA M
3213 HILL VALLEY ST
LAS VEGAS NV 89129-8111

69 DRDGNMP 89129

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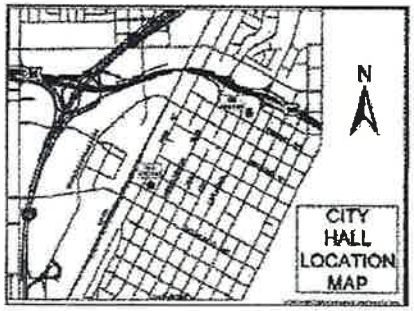

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VAR-49623 & WVR-49624

Planning Commission Meeting of 7/9/2013

Case: VAR-49623

13712710018
NARVID RONALD
SKURSKI CANDACE
6050 ALPINE ESTATES CIR
LAS VEGAS NV 89149-2023

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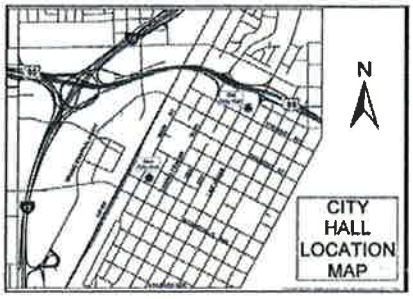
Official Notice of Public Hearing



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City of Las Vegas
Dept. of Planning

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-49623 & WVR-49624
Planning Commission Meeting of 7/9/2013

Case: VAR-49623
13712813022
JOHNSON LINDA JOY
3321 TEAL SUNSET ST
LAS VEGAS NV 89129-8109

89 DRDCNMP 89129

44-45
P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.43³
0004279218 JUN 27 2013
MAILED FROM ZIPCODE 89101

RECEIVED
JUL 2 2013
City of Las Vegas
Dept. of Planning

Return Service Requested
Official Notice of Public Hearing



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Please use available blank space on card for your comments.

VAR-49623 & WVR-49624
Planning Commission Meeting of 7/9/2013

Case: VAR-49623
13712711014
BADALEWSKI BARBARA A
MCNALLY EILEEN M
10213 SINGING VIEW CT
LAS VEGAS NV 89129-8132

89 DRDCNHP 89129

44-45
A

City of Las Vegas Agenda Item No.: **26.**

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

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

SUBJECT:
ABEYANCE - 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.: 09/18/2013

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**12**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Request to Withdraw Submitted by Taney Engineering
3. Supporting Documentation
4. Comment submitted by: Patrick O'Reilly - PC07092013-45-1
5. Comment submitted by: John Rotterschmidt - PC07092013-45-2

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.

TANEY ENGINEERING
6030 SOUTH JONES BLVD. #100
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

July 18, 2013
ADV 13-004

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

RE: Request to Withdraw Waiver WVR-49624

Yorgo Kagafas:

On behalf of our client, Adaven Homes, we respectfully request to withdraw waiver application WVR-49624 for their project, located on Cheyenne Avenue, west of Hualapai Way (APN 137-12-801-004).

The Site Plan has been revised causing this application to no longer be necessary. If you have any questions or are in need of additional information in order to withdraw these applications, please do not hesitate to contact us. Thank you for your assistance.

Sincerely,

Amber L. Dolce
Taney Engineering

WVR-49624
RECEIVED 07/18/13

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

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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

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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

,

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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

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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.

Public Comment Form

Item 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.

Tracking Number PC07092013-45-1

Name Patrick O'Reilly

Address 3237 Hill Valley St

City Las Vegas

State Nevada

Zip 89129

Comment I agree with Staff recommendation to deny. Proposed 8 homes per acre is much higher than surrounding neighborhoods, Grandview is approx. 3.4 per acre and Belle Crest is approx. 4.6 per acre. Developer is trying to cram too many homes into the property.

Vote Against

Public Comment Form

Item 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.

Tracking Number PC07092013-45-2

Name John Rotterschmidt

Address 3232 Hill Valley St

City Las Vegas

State Nevada

Zip 89129

Comment I agree with staff denial. Not enough open space due to developer building too many homes on this small property.

Vote Against

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:
ABEYANCE - 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 APPROVAL.

C.C.: 09/18/2013

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**12**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Protest/Support Postcards
4. Comment submitted by: Patrick O'Reilly - PC07092013-46-1
5. Comment submitted by: John Rotterschmidt - PC07092013-46-2

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

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DATE OF DOCUMENT 14 May 2013 NUMBER OF PAGES 1

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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

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

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personally appeared, JAMES McCORMICK

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COMM. #1894356
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
Comm. Exp. JULY 2, 2014

Joan McCormick, notary public (SEAL)
NOTARY PUBLIC SIGNATURE

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DATE OF DOCUMENT 14 May 2013 NUMBER OF PAGES 1

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SIGNER'S NAME _____ SIGNER'S NAME _____

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PRJ-49482
05/28/13

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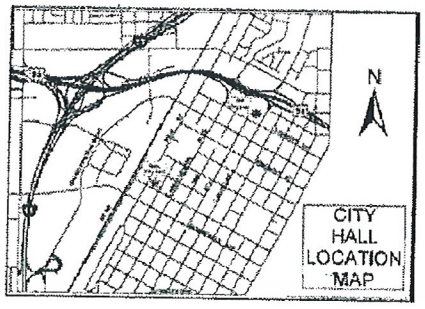
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-49625

Planning Commission Meeting of 7/9/2013

Development proposes too many homes to be built. Developer should mirror existing houses that surround it per master plan. 80-120 cars entering & exiting on Cheyenne is a safety hazard.

Case: SDR-49625

13712812057
PARTON THANE L
WILSON-PARTON KAREN L
3253 RIDGECLIFF ST
LAS VEGAS NV 89129-8126

69 DRDCMP 89129

RECEIVED

JUL 01 2013

City of Las Vegas
Department of Planning

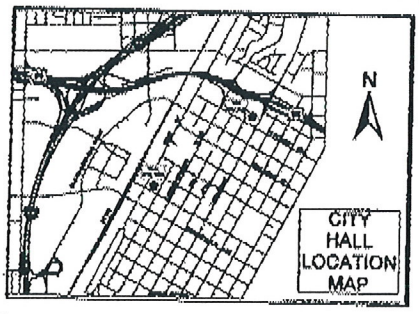
46 P

Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.43³
0004279218 JUN 27 2013
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Too many Homes to Little Space

lease use available blank space on card for your comments.

DR-49625

anning Commission Meeting of 7/9/2013

Case: SDR-49625

13712711019
FAFALAK-VALENTI LIVING TRUST
FAFALAK LAWRENCE M TRS
10224 SINGING VIEW CT
LAS VEGAS NV 89129-8132

RECEIVED
JUL 01 2013
City of Las Vegas
Department of Planning

46
P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
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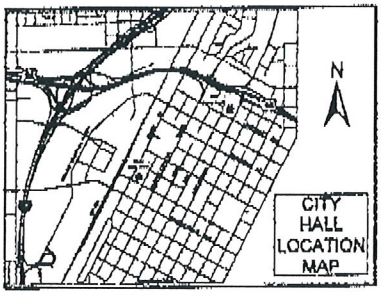

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Please use available blank space on card for your comments.

SDR-49625

Planning Commission Meeting of 7/9/2013

Case: SDR-49625
13712813009
WATT SHAWN & JOEY LYNN TRUST
WATT SHAWN C & JOEY LYNN CO-TRS
3217 HILL VALLEY CT
LAS VEGAS NV 89129-8111

89 DRDCMP 89129

RECEIVED
JUL 01 2013
City of Las Vegas
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SDR-49625
Planning Commission Meeting of 7/9/2013

40 units is too many. The 5 acre lot to the east has 19 homes. The 5 acre lot to the west has 24 homes. I am very concerned about the negative impact on utilities and traffic. There is only 1 road in & out, in their proposal, which must turn onto Cheyenne, right only, into 3 lanes of 45mph traffic.

Case: SDR-49625
13712812014
TUMPNEY JULIE
3224 RIDGECLIFF ST
LAS VEGAS NV 89129-8125

69 DRDGNMP 89129

Submitted after final agenda
Date 7/9/2013 Item. 46

Department of Planning at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

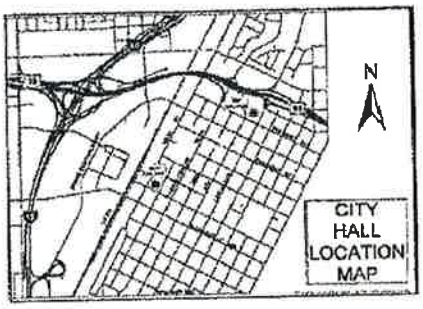
SDR-49625
Planning Commission Meeting of 7/9/2013

Case: SDR-49625
13712812030
WILLIAMS FAMILY TRUST
WILLIAMS ROBERT E & PATRICIA TRS
3324 CRYSTAL TOWER ST
LAS VEGAS NV 89129-8141

69 DRDGNMP 89129

ty of Las Vegas
epartment of Planning
evelopment Services Center
3 North Rancho Drive, 3rd Floor
is Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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☒ I OPPOSE this Request

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SDR-49625
Planning Commission Meeting of 7/9/2013

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JUL 9 2013
City of Las Vegas
Dept. of Planning

Case: SDR-49625
13712812017
SMITH BERNARD P & TERESA M
3236 RIDGECLIFF ST
LAS VEGAS NV 89129-8126

46
P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
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MAILED FROM ZIPCODE 89101

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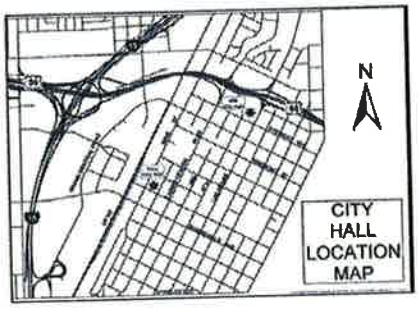

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JUL 08 2013
City of Las Vegas
Department of Planning

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SDR-49625
Planning Commission Meeting of 7/9/2013

Case: SDR-49625
13712813016
BERLEHNER GARY L
8545 SHADY LN
GIRARD PA 16417-8816

2 DRDGNMP 16417

please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-49625
Planning Commission Meeting of 7/9/2013

Case: SDR-49625
13712814041
KUNIHIRO DEAN M & ELAINE S
961 SHADY BROOK DR
CONCORD CA 94521-5406

93 DRDGNMP 94521

to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-49625
Planning Commission Meeting of 7/9/2013

Case: SDR-49625
13712711020
THOMAS SAMUEL & LURA D
10220 SINGING VIEW CT
LAS VEGAS NV 89129-8132

89 DRDGNMP 89129

4p
3p

07/02/2013 23:25 7991159 SPECIAL PROJECTS PAGE 02/03

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JUL 3 2013

City of Las Vegas
Dept. of Planning

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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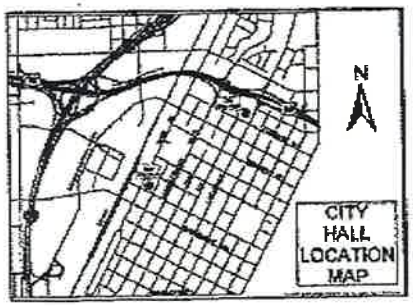

40 homes on such a small site will severly hurt our property valde.

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SDR-49625
Planning Commission Meeting of 7/9/2013

Case: SDR-49625
13712710018
NARVID RONALD
SKURSKI CANDACE
6050 ALPINE ESTATES CIR
LAS VEGAS NV 89149-2023

31 DRDGMMP 89149

46 P

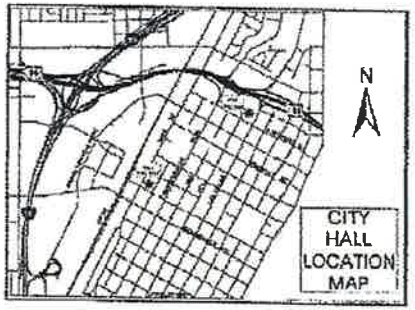
RECEIVED

JUL 3 2013

City of Las Vegas
Dept. of Planning

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-49625

Planning Commission Meeting of 7/9/2013

There needs to be less houses. Bigger homes. More open space.

13712813008 Case: SDR-49625
BUCHANAN DEVIN J & LUCINDA M
3213 HILL VALLEY ST
LAS VEGAS NV 89129-8111

69 DRDGNMP 89129

46P

Jun 29 2013 4:54AM CCSD Special Projects 702-799-1040 p.1

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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Return Service Requested
Official Notice of Public Hearing



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City of Las Vegas
Dept. of Planning

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SDR-49625

Planning Commission Meeting of 7/9/2013

Case: SDR-49625

13712710018
NARVID RONALD
SKURSKI CANDACE
6050 ALPINE ESTATES CIR
LAS VEGAS NV 89149-2023

91 ORDGNMP 89149

4th

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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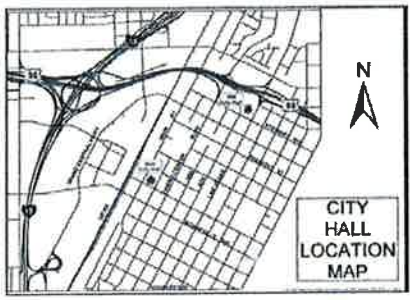

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Please use available blank space on card for your comments.

SDR-49625
Planning Commission Meeting of 7/9/2013

RECEIVED
JUL 2 2013
City of Las Vegas
Dept. of Planning

Case: SDR-49625
13712813022
JOHNSON LINDA JOY
3321 TEAL SUNSET ST
LAS VEGAS NV 89129-8109

69 DRCSMP 89129

46
A

Public Comment Form

Item 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 DENIAL.

Tracking Number PC07092013-46-1

Name Patrick O'Reilly

Address 3237 Hill Valley St

City Las Vegas

State Nevada

Zip 89129

Comment The proposed density of this project has more homes per acre (8) than the surrounding neighborhoods. Shadow Hills Grandview density is approx. 3.4 homes per acre and Shadow Hills Belle Crest is approx. 4.6 homes per acre. There will be increased traffic congestion at Cheyenne and Spring Shadow if there is no turn in at the entrance to proposed development for eastbound traffic. These autos will be forced to make a u turn at Spring Shadow. It is already very difficult to enter Cheyenne from Spring Shadow. A safety hazard would be created.

The builder is trying to cram too many homes into this area. I agree with the staff recommendation to deny Var-49624 and SDR-49625.

Vote Against

Public Comment Form

Item 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 DENIAL.

Tracking Number PC07092013-46-2

Name John Rotterschmidt

Address 3232 Hill Valley St

City Las Vegas

State Nevada

Zip 89129

Comment Agree with staff denial. Too many homes for this small property. Does not fit in with surrounding neighborhoods which have much lower density.

Vote Against

City of Las Vegas Agenda Item No.: **28.**

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

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

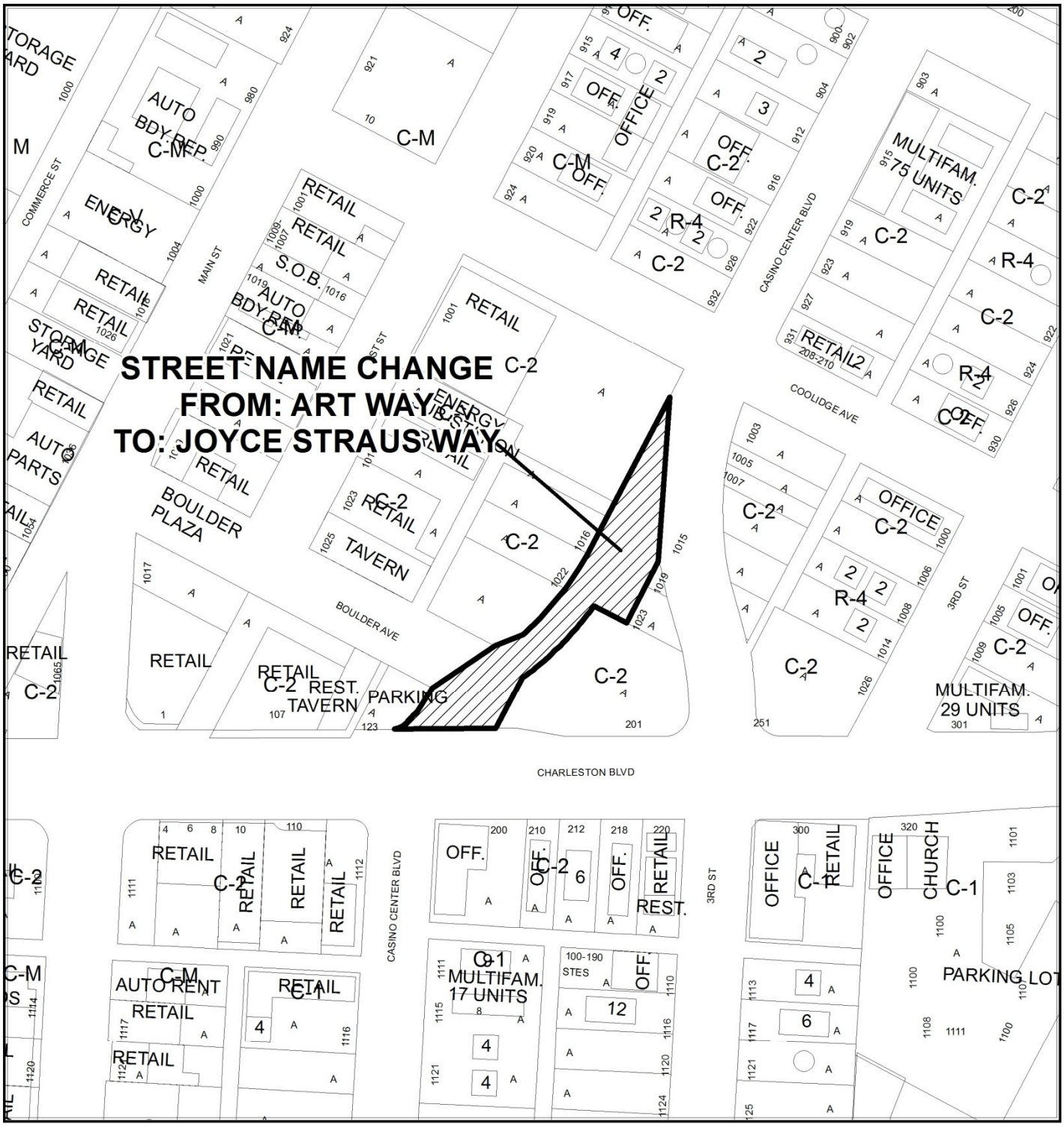
SUBJECT:
ABEYANCE - SNC-49888 - STREET NAME CHANGE - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request for a Street Name Change FROM: ART WAY TO: JOYCE STRAUS WAY, Ward 3 (Coffin) [PRJ-49883]. Staff recommends APPROVAL.

SET DATE: 09/04/2013
C.C.: 09/18/2013

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**Planning Commission Mtg.**	**247**
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
6. 18b The Las Vegas Arts District Approval Letter
7. Protest/Support Postcards/Letter Support Letters/Email



CASE: **SNC-49888 (PRJ-49883)**

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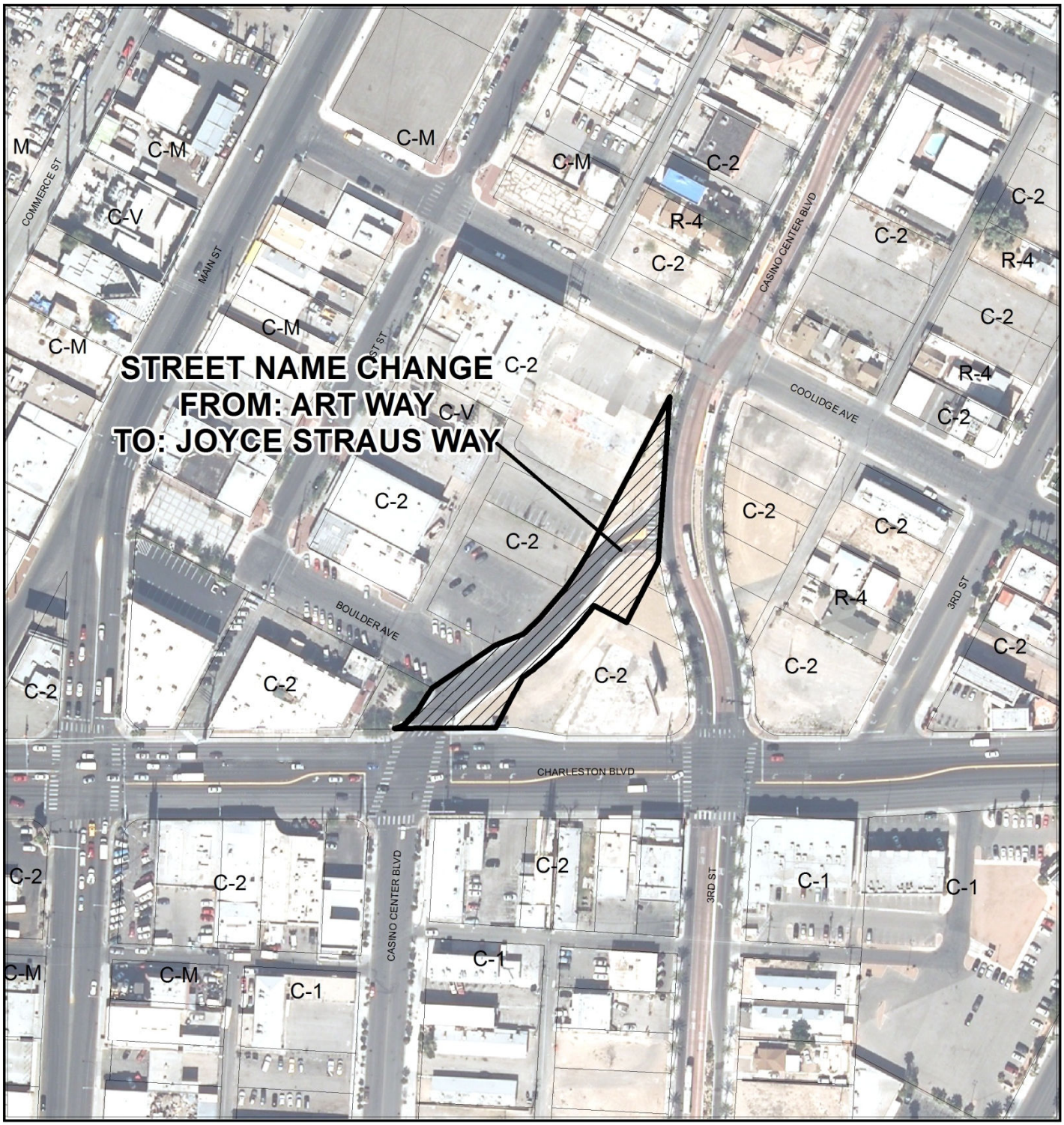

CASE: **SNC-49888 (PRJ-49883)**

0 100 200
Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SNC-49888	Staff recommends APPROVAL.	

** CONDITIONS **

SNC-49888 CONDITIONS

Public Works

1. The applicant shall be responsible for all costs associated with this Street Name Change, including signage and installation.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requests a street name change from Art Way to Joyce Straus Way. The only street segment bearing the current name exists between Charleston Boulevard and Casino Center Boulevard. There are no properties with an address on this street. As the proposed street name change is in conformance with the City's Street Naming and Addressing Assignment Regulations and will not impact existing business or residences, staff recommends approval of the request. If denied, the street would continue to be named Art Way.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
04/19/06	The City Council approved an Agreement for Exchange of Real Property and Escrow Instructions with Charleston Casino Center, LLC and Charleston - 3rd, LLC, to exchange surplus right-of-way for new right-of-way needed for the realignment of Casino Center Boulevard on the north side of Charleston Boulevard between Casino Center Boulevard and 3rd Street as part of the Casino Center/3rd Street Realignment project ($10,000 - Regional Transportation Commission [RTC]).
04/19/06	The City Council approved to appraise and purchase or condemn right-of-way parcels for the Casino Center/3rd Street Realignment road improvement project from Coolidge Avenue to Charleston Boulevard ($5,800,000 - Regional Transportation Commission [RTC]).
04/19/06	The City Council approved an Engineering Design Services Agreement with Kimley-Horn & Associates, Inc., for the design of the Casino Center Boulevard/3rd Street realignment, Charleston Boulevard to Coolidge Avenue project ($277,000 – Regional Transportation Commission [RTC]).
04/19/06	The City Council approved an Amendment to the Master Streets and Highways (MSH-11632) to add third street between Colorado Avenue and Coolidge Avenue and to include the Casino Center/3rd Street connector, as a secondary collector 80-foot wide right-of-way.
04/19/06	The City Council approved a Petition to Vacate (VAC-11633) a portion of South Casino Center Boulevard generally located between Charleston Boulevard and Coolidge Avenue.
09/19/07	The City Council approved Inter-local Agreement 112960 with the Las Vegas Valley Water District for water service for the Casino Center/3rd Street realignment ($44,584 - Regional Transportation Commission [RTC]).

09/19/07	The City Council approved the Second Supplemental Inter-local Contract 514b between the City of Las Vegas and the Regional Transportation Commission of Southern Nevada (RTC) for construction, additional engineering and right-of-way for the Casino Center/3rd Street realignment project ($3,300,000 -RTC).
06/18/08	The City Council approved the award of Bid No. 08.1730.18-LED, Downtown Connector Bus Rapid Transit - Casino Center and 3rd Street Realignment located on Paradise Road, Convention Center Drive, St. Louis Avenue, Main Street, Third Street, Charleston Boulevard, Ogden Avenue, Grand Central Parkway and the I-15 Ramp and the construction conflicts and contingency reserve set by Finance and Business Services - Department of Public Works - Award recommended to: SOUTHERN NEVADA PAVING ($20,779,140 - Road and Flood Capital Projects Fund).

Pre-Application Meeting
A pre-application conference is not required for this application type, nor was one held, as this was a City initiated application.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
06/13/13	During a field check of the subject street, staff verified that no properties were addressed on Art Way.

Master Plan Areas	***Compliance***
Downtown Centennial Plan	N/A
Special Purpose and Overlay Districts	***Compliance***
Downtown Centennial Plan Overlay District	N/A
Live/Work Overlay District	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A

ANALYSIS

The street name change is requested to honor the life and contributions of the late Joyce Straus. Joyce Straus taught numerous students using her talents through: drawing, weaving, ceramics, batik, fabric design, clay, wood, metal, stone, silver, glass and many other forms of media. Joyce is considered an icon in the arts community in Las Vegas. The current name merely reflects the focus of the surround area known as the 18b Las Vegas Arts District.

Address records indicate that there are no exiting addresses on Art Way. No special area plans or overlay districts are impacted by the proposed street name change, and there are no trail alignments that will be impacted along this street segment. The City of Las Vegas will provide new street signs in conjuncture with the change.

FINDINGS (SNC-49888)

The proposed street name change is in conformance with the City of Las Vegas Street Naming and Addressing Assignment Regulations, as adopted by reference in Title 19.04.050. The name has also been reviewed and approved by the Fire & Rescue Department. Staff therefore recommends approval, with a condition that the applicant (the City) be responsible for all costs associated with the street name change.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 33

NOTICES MAILED 5

APPROVALS 244

PROTESTS 1

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SNC-49888 APN: _____

Name of Property Owner: _____

Name of Applicant: Heidi Sarno Straus

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: Heidi Straus

State of Nevada. County of Clark.
Subscribed and sworn before me

This 25TH day of April, 20 13

_____
Notary Public in and for said County and State

G. L. LASTUFKA
Notary Public State of Nevada
No. 12-8719-1
My Appt. Exp. Aug. 27, 2016

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Street Name Change

Project Address (Location) 1000 - 1098 Art Way

Project Name Joyce Straus Way **Proposed Use** N/A

Assessor's Parcel #(s) N/A **Ward #** 3 (Coffin)

General Plan: existing N/A proposed N/A **Zoning:** existing N/A proposed N/A

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

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

Additional Information Street Name Change from Art Way to Joyce Straus Way

PROPERTY OWNER City of Las Vegas **Contact** _____

Address 495 S Main Street **Phone:** _____ **Fax:** _____

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

E-mail Address _____

APPLICANT City of Las Vegas **Contact** Peter Lowenstein

Address 333 N. Rancho Drive **Phone:** (702) 229-6301 **Fax:** (702) 348-1397

City Las Vegas **State** NV **Zip** 89106

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* _____

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

Print Name Peter Lowenstein

Subscribed and sworn before me

This 13th day of June, 2013.

_____

Notary Public in and for said County and State

Nora Lares
Notary Public, State of Nevada
Appointment No.06-103908-1
My Appt. Expires November 9,2013

FOR DEPARTMENT USE ONLY

Case #	SNC-49888 (PRJ-49883)
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.

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Street Name Change

Project Address (Location) 1000 South Casino Center and 100 East Charleston Blvd.

Project Name Change from S. Art Way to Joyce Straus Way **Proposed Use** Right of Way

Assessor's Parcel #(s) _____ **Ward #** 3

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

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

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

Additional Information _____

PROPERTY OWNER _____ **Contact** _____

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

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

E-mail Address _____

APPLICANT Heidi Sarno Straus **Contact** Heidi Sarno Straus

Address 900 Rancho Lane **Phone:** (702) 521-3338 **Fax:** (702) 474-4510

City Las Vegas **State** NV **Zip** 89106

E-mail Address heidi@strauslaw.com

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

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Print Name Heidi Straus

State of Nevada. County of Clark.
Subscribed and sworn before me

This 25TH day of April, 20 13.

_____

Notary Public in and for said County and State

G. L. LASTUFKA
Notary Public State of Nevada
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FOR DEPARTMENT USE ONLY

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

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Street Name Change

Project Address (Location) 1000 South Casino Center and 100 East Charleston Blvd.

Project Name Change from S. Art Way to Joyce Straus Way **Proposed Use** Right of Way

Assessor's Parcel #(s) _____ **Ward #** 3

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

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

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

Additional Information _____

PROPERTY OWNER _____ **Contact** _____

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

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

E-mail Address _____

APPLICANT Heidi Sarno Straus **Contact** Heidi Sarno Straus

Address 900 Rancho Lane **Phone:** (702) 521-3338 **Fax:** (702) 474-4510

City Las Vegas **State** NV **Zip** 89106

E-mail Address heidi@strauslaw.com

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

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Property Owner Signature* _____

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

Print Name Brett W. Sperry for 1337-REGRVP

State of Nevada. County of Clark.
Subscribed and sworn before me

This 23 day of April, 20 13.

_____

Notary Public in and for said County and State

G. L. LASTUFKA
Notary Public State of Nevada
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FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
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Revised 10/27/08

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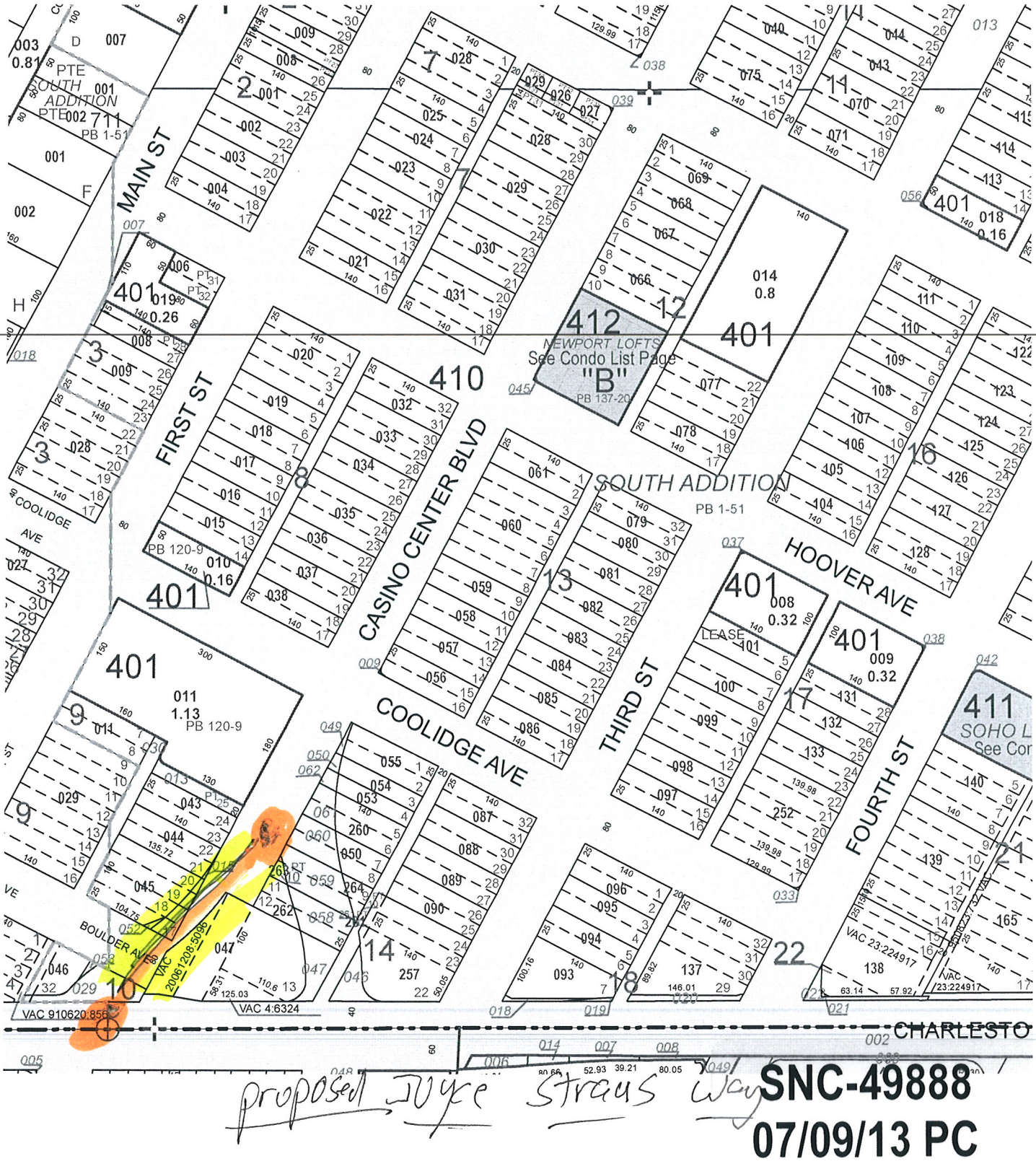


SNC-49888

07/09/13 PC

THE LAS VEGAS
ARTS DISTRICT

Dear Councilman Coffin,

The 18b The Las Vegas Arts District board would like to share their strong support of changing the name of Art way to Joyce Straus way.

Joyce was a pioneer and Art advocate of Art in Las Vegas before we had a Arts District. She educated the community as to the importance of Art in many ways.

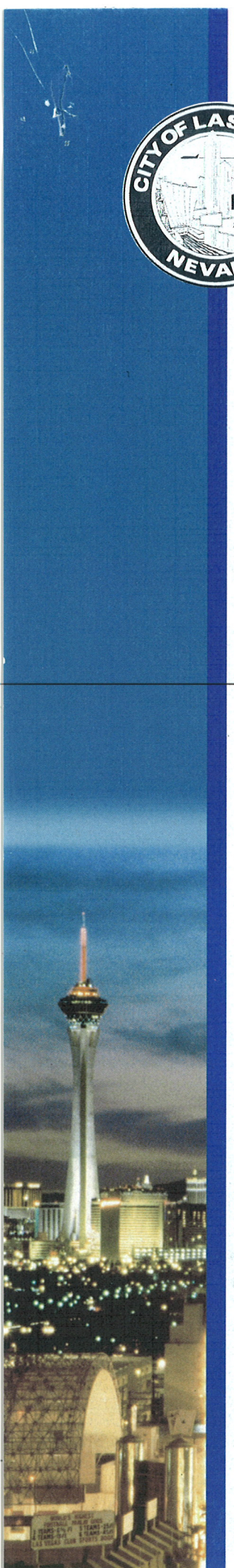
Please let us know anything you would like from us to help facilitate this happening.

Sincerely,

Marc Abelman
18b The Arts District board President, Neighborhood Association
1119 South Main St Las Vegas, NV 89104
P. 702.399.1100
F. 702.399.1124

THE LAS VEGAS
ARTS DISTRICT

SNC-49888



City of Las Vegas

Bob Coffin
Councilman, Ward 3

June 12, 2013

Mayor Carolyn G. Goodman
Members of the Las Vegas City council
c/o City of Las Vegas Planning
333 North Rancho Drive
Las Vegas, Nevada 89106

RE: S. Art Way street name change to Joyce Straus Way

On behalf of the Joyce Straus Family, I am proud to submit a justification letter requesting a "street name change" from S. Art Way to Joyce Straus Way, located between Casino Center, Boulder Avenue, and Charleston Boulevard, in the 18b Arts District.

~~Joyce Straus arrived in Las Vegas in 1961 and passed away March 17, 2013.~~ Joyce and her late husband, Dr. Neil Straus, owned a home in Rancho Estates starting in 1965. The home continues to be alive through her family, containing many of her art works. During her lifetime in Las Vegas, Joyce Straus contributed significantly to the Las Vegas community and contributed significantly to many schools. Ms. Straus taught numerous students using her talents through: drawing, weaving, ceramics, batik, fabric design, clay, wood, metal, stone, silver, glass, and many other forms of media. Her legacy is carried on through the thousands of children and adults who learned from her and loved her. Joyce is considered an icon in arts community in Las Vegas.

Her passion for public service through her entire life is reflected in her involvement with the Mabel Hoggard School, New Horizons School, Valley Hospital Psychiatric Care Unit, and Center for Independent Living, Center for Change, Chabad, the Jewish Federation, Temple Beth Shalom, and the Hebrew Academy. This is a small opportunity to recognize an individual who is worthy of a street name change.

Included with this application are numerous letters of support. The 18b Arts District Board has met and is in full support of the street name change. We feel that art, culture, and volunteer work by Joyce Straus are compatible with the surrounding area. This street is a very small street with no parcel addresses and was carved out as part of the Southern Nevada RTC bus route realignment. Right Away is working on a legal description.

Respectfully,

Bob Coffin

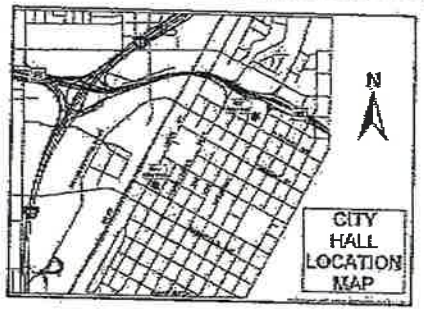
Bob Coffin
City Councilman, Ward 3

SNC-49888

495 S. Main St. | Las Vegas, Nevada 89101 | (702) 229-6405 | FAX (702) 382-8558
bcoffin@lasvegasnevada.gov | www.lasvegasnevada.gov

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SNC-49888

Planning Commission Meeting of 7/9/2013

Submitted after final agenda
Date 7/9/2013 Item 47

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.43³
0004279218 JUN 27 2013
MAILED FROM ZIP CODE 89101

RECEIVED
JUL 9 2013
City of Las Vegas
Dept. of Planning

Case: SNC-49888

13934410046
CORESTONE L L C
107 E CHARLESTON BLVD
LAS VEGAS NV 89104-1060

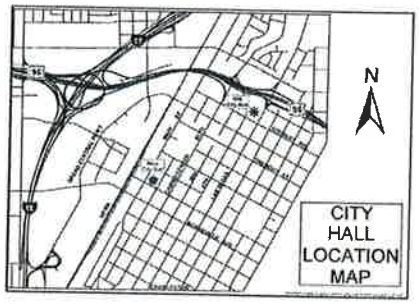
27 DRDGNMP 89104

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M
0004279218
$ 00.43³
JUN 27 2013
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SNC-49888

Planning Commission Meeting of 7/9/2013

RECEIVED
JUL 9 2013
City of Las Vegas
Dept. of Planning

Case: SNC-49888
13934410044
NECAL ASSOCIATES LLC SERIES III
%B SPERRY
200 HOOVER #1903
LAS VEGAS NV 89101-6886

30 DRDSMP 89101

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SNC-49888

Planning Commission Meeting of 7/9/2013

Case: SNC-49888
13934410047
1337 R E GROUP L L C
%D DETTMER
200 HOOVER AVE #1903
LAS VEGAS NV 89101-6886

30 DRDSMP 89101

47
2A

Todd Kessler

1001 1st Street, LLC

P.O. Box 1570

Las Vegas, NV 89125

702-953-4320

July 8, 2013

To Whom It May Concern:

Please accept this letter to note our support for Item #47 on the July 9, 2013 Planning Commission Meeting (SNC-49888 - for possible action on a request for a Street Name Change from Art Way to Joyce Straus Way). As owners of property located on the street in consideration, we would be happy to cement the legacy and honor the hard work and commitment to community that Joyce Straus showed as a teacher and an artist.

Regards,

Todd Kessler

47
A

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:16 AM
To: Susan Finucan
Subject: FW: Letter of support: Joyce Straus Way

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:09 AM
To: Chrystal L. Jacobs
Subject: Letter of support: Joyce Straus Way

From: Marcey Bernstein [mailto:mre@hosierymate.com]
Sent: Wednesday, June 19, 2013 8:53 AM
To: Felipe Ortiz
Cc: Susan Stoehr (Yayasusan@aol.com)
Subject: Joyce Straus Way

Dear Philipe Ortiz,

Please honor a very special lady who touched so many people's lives with her generosity of spirit and joy of life. It would be so fitting to honor her with a street name as she loved Las Vegas, her home.

It would truly reflect the values and honor your city to show others what is important and valued in life is the choices one makes. Please take this special opportunity to show other's what Las Vegas truly stands for and values, its citizens and people of good character.

Best Regards,

Marcey Bernstein

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:17 AM
To: Susan Finucan
Subject: FW: Joyce Straus Way

From: Marcey Bernstein [mailto:mre@hosierymate.com]
Sent: Wednesday, June 19, 2013 8:53 AM
To: Felipe Ortiz
Cc: Susan Stoehr (Yayasusan@aol.com)
Subject: Joyce Straus Way

Dear Philipe Ortiz,

Please honor a very special lady who touched so many people's lives with her generosity of spirit and joy of life. It would be so fitting to honor her with a street name as she loved Las Vegas, her home.

It would truly reflect the values and honor your city to show others what is important and valued in life is the choices one makes. Please take this special opportunity to show other's what Las Vegas truly stands for and values, its citizens and people of good character.

Best Regards,

Marcey Bernstein

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:17 AM
To: Susan Finucan
Subject: FW:

From: Cheryl Davidson [mailto:cdavidson@sbcglobal.net]
Sent: Wednesday, June 19, 2013 8:49 AM
To: Felipe Ortiz
Subject:

Dear Philipe:

I can't think of a person more deserving to be named along the Arts Way than Joyce Straus. She was an incredible artist, businesswoman, mother, wife, friend and more. I loved Joyce and learned a great deal from her in the 30+ years we knew one another. Please give her family this honor.
Thank you....

Cheryl

Cheryl F.W. Davidson

818.986.0209 (O)
818.378.3447 (C)



Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:17 AM
To: Susan Finucan
Subject: FW: Renaming South Art Way to Joyce Straus Way

From: Missy Stein [mailto:whatsupwithmissy@gmail.com]
Sent: Wednesday, June 19, 2013 6:57 AM
To: Felipe Ortiz
Subject: Renaming South Art Way to Joyce Straus Way

Dear Mr. Ortiz,

Recently an amazing woman named Joyce Straus passed away. It was not only a loss to her family but to the whole Las Vegas community where she had lived for over fifty years. She was active in the community, in the arts, and led thousands of tourists through her art studio in her Las Vegas home over the years.

I am writing to ask you to please consider renaming South Art Way to Joyce Straus Way. She deserves to be remembered and recognized by the city of Las Vegas which was her community and her family.

Thank you,
Missy Stein

--
Missy Stein
whatsupwithmissy@gmail.com
610-220-9238

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:18 AM
To: Susan Finucan
Subject: FW: Joyce Straus

-----Original Message-----
From: Susan Stoehr [mailto:yayasusan@aol.com]
Sent: Wednesday, June 19, 2013 5:29 AM
To: Felipe Ortiz
Subject: Joyce Straus

As her eldest daughter, I am wholly in support of this. Do I need it or does anyone need it, of course not! However, if one woman can singly Influence thousands of people, artistically, emotionally and deeply, Joyce did. And what is wild is she continues to influence ALL of us, and true-ly, anyone who had met and spent time with her, EVEN after her death. There are some people who are never dead and Joyce, my mom, is one of those people. Even a street, will be one additional way that Joyce lives on..... Her daughter, Susan

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:18 AM
To: Susan Finucan
Subject: FW: Joyce Straus Way

From: Janet Rapoport [mailto:jamb14@hotmail.com]
Sent: Wednesday, June 19, 2013 1:20 AM
To: Felipe Ortiz
Subject: Joyce Straus Way

Dear Philipe,

Joyce Straus was a multitalented artist. In addition to her prolific oeuvre which is comprised of works in stone, wood, fabric and glass, she was an important part of the Las Vegas community. Not only did she entertain and guide hundreds of visitors to Las Vegas through her gallery, but she used art as a means of self expression, a means to self awareness and fulfillment. "Be in the moment" was an adage by which she lived and worked. Through art she motivated her students, family and friends to reach their potential. Joyce Straus deserves a monument for her determination to make the world more beautiful and better place to live. To have a street named - Joyce Straus *Way, as in her **way** of life* - would be an appropriate tribute to this remarkable woman!

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:18 AM
To: Susan Finucan
Subject: FW: Naming of Joyce Straus way..

From: Matt Garelik [mailto:mgarelik@volfoni.com]
Sent: Wednesday, June 19, 2013 12:55 AM
To: Felipe Ortiz
Subject: Naming of Joyce Straus way..

Dear Philipe,

Las Vegas is emblematic of the American Dream. Not being rich in history, it is amongst very few cities which sprung from a dream, and continues to blossom. This requires passionate people, who helped and help the town evolve dramatically through many trials and tribulations.

This echoes the lives of Dr. Neil and Joyce Straus. Each, in their own way, gave and gave and gave to this small town they adopted in their youth. Dr. Neil was "the small town Doctor", even amongst giants. He gave his services free to clergy of all stripes, made house calls, was on his feet 12 hours/day, and never took a lunch.

Flowering slowly by his side was an orchid - Joyce. She found her creative outlet while raising 5 amazing children, and many continue to spread her art and philosophies. Few people in our lives challenge, inspire, and teach, as Joyce did. The testament to this is in her many works of art, and her legacy is the multitude of souls she healed.

Please consider this as you decide whether to re-name South Art Way in her honor.

--
Kindest regards,

Matt

Matt Garelik
VP Business Development
O: +1.323.969.8478 M: +1.818.802.1600
MGarelik@Volfoni.com
www.Volfoni.com
3450 Cahuenga Blvd W, # 504
Los Angeles, CA 90068
www.linkedin.com/company/volfoni-3d

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:18 AM
To: Susan Finucan
Subject: FW: Joyce Straus

From: Jeff Weisberg [mailto:jeff@daddyworksfromhome.com]
Sent: Wednesday, June 19, 2013 12:07 AM
To: Felipe Ortiz
Subject: Joyce Straus

Philipe,

The Straus family is hoping to get a street in the arts district renamed from South Art Way to Joyce Straus Way...

Please cast my 100% vote for this. she was an amazing lady!

Thank You,

Jeff Weisberg

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:18 AM
To: Susan Finucan
Subject: FW: Joyce Straus way

From: Sandy Wolff [mailto:sandyfitlv@yahoo.com]
Sent: Tuesday, June 18, 2013 10:55 PM
To: Felipe Ortiz
Subject: Fwd: Joyce Straus way

Sent from my iPhone

Begin forwarded message:

> **From:** Sandy Wolff <sandyfitlv@yahoo.com>
> **Date:** June 18, 2013, 10:10:24 PM PDT
> **To:** "fortiz@nevada.gov.com" <fortiz@nevada.gov.com>
> **Subject: Joyce Straus way**
>
> Please please change the name of south art way to Joyce Straus way. This would be such an amazing tribute to a woman is responsible for the creativity of many of the children in the valley.
> Thank you,
> Sandy Wolff
>
> Sent from my iPhone

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:18 AM
To: Susan Finucan
Subject: FW: Joyce Straus Way

From: Jill [mailto:jillz@premier-search.net]
Sent: Tuesday, June 18, 2013 10:44 PM
To: Felipe Ortiz
Subject: Joyce Straus Way

Dear Mr. Philipe Ortiz,

Please sir, can you facilitate in renaming the street in the Art District from South Art Way to JOYCE STRAUS WAY. She gave so very much to the community and to the art community certainly this honor is well deserved.

Thank you for any help you can lend to making this a reality.

Sincerely,
Jill Zinner
Premier Search, Inc.
702 222-3633
jillz@premir-search.net

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:19 AM
To: Susan Finucan
Subject: FW: Joyce Straus

From: Elisa Dombrowski [mailto:elisadombrowski@yahoo.com]
Sent: Tuesday, June 18, 2013 10:40 PM
To: Felipe Ortiz
Subject: Joyce Straus

Dr Mr. Ortiz,

I am writing you to request your consideration in naming a street after Joyce Straus. I was one of her first art students at the age of 5 and I continued to take classes from her through my high school years. After graduating from college, I returned to Las Vegas and became her artist's assistant while I was trying to figure out what to do with my life. Together we were teaching over a hundred children on a weekly basis. It was during that time that I truly learned what a special gift I had been given to be in the presence of and working along side such an inspirational and extraordinary woman. Because of her mentoring and unconditional support, I decided to further my education and obtain my Master's Degree in Clinical Psychology. Joyce inspired me to become a Marriage, Family and Child Therapist to continue the work of helping other children and families. The life lessons she taught me as a child still stick with me today and I firmly believe she helped shaped the person and therapist that I am today.

I remember Joyce telling me the story of when my mother first knocked on her door, in the early 70's, to ask if she would like to teach her children art lessons in the Summer, that Joyce replied "I'm not a teacher". After a moment's reflection, Joyce said, "Wait a minute...everyone is a teacher". This was the humble beginning of how the School of Creative Thinking came to be. That story has never been forgotten. About 10 years ago when I was approached by the Dean of Pepperdine University to ask if I would teach young therapists how to work with clients for the first time, Joyce's words rang through my head and I graciously accepted the position.

Losing Joyce this year was such a painful time for all of us. We fully expected her to live to a very ripe old age and to continue to be here to share herself with this Community she helped create. It has been a struggle to think of a way to honor her for all of the many lives that she has touched. When I think of having a street named after her, it makes my heart swell with pride to know that the memory of her will live on for many years to come.

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:19 AM
To: Susan Finucan
Subject: FW: Name a street after Artist Joyce Straus

-----Original Message-----
From: KIM SHWACHMAN [mailto:ksps2324@icloud.com]
Sent: Tuesday, June 18, 2013 10:40 PM
To: Felipe Ortiz
Subject: Name a street after Artist Joyce Straus

Joyce Straus's extraordinary talents and contribution to the arts and the art community is reason alone to honor her memory by naming a street after her. However, perhaps even astounding than her artistic ability and contributions was her gift for instilling her passion and wisdom in her students and allowing them to experience the same joy and contentment she found in creating her art. Joyce Straus impacted the lives of literally thousands of people and this was true whether you had the good fortune to know her for many years or you knew her only briefly. You were a better person for having known her. With the passing of Joyce Straus the Las Vegas community has lost a unique and special person. Please honor her and her family by naming a street in the Arts district after her.
Thank you,
Kim Shwachman

Sent from my iPhone

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:19 AM
To: Susan Finucan
Subject: FW: Renaming South Art Way to Joyce Straus Way

From: Mark Shpall [mailto:mshpall@faculty.ncjhs.org]
Sent: Tuesday, June 18, 2013 10:22 PM
To: Felipe Ortiz; portiz@lasvegasnevada.gov
Subject: Renaming South Art Way to Joyce Straus Way

Sending you my support for the proposition of renaming South Art Way to Joyce Straus Way.

--

Mark H. Shpall

Dean, 12th Grade
Teacher, A.P. Government
Director, Community Programming
Assistant Coach, Wrestling

New Community Jewish High School
7353 Valley Circle Blvd.
West Hills, CA 91304
818-348-0048 (work)
818-348-0092 (fax)

GO JAGS!

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:19 AM
To: Susan Finucan
Subject: FW: Internet Submission - Street name change!

-----Original Message-----
From: Swellbell@hotmail.com [mailto:Swellbell@hotmail.com]
Sent: Tuesday, June 18, 2013 10:06 PM
To: Felipe Ortiz
Subject: Internet Submission - Street name change!

Citizen Name: Rochelle Herst

Email: Swellbell@hotmail.com

IP Address: 72.193.68.143

Comments: Please rename the street in the art district to Joyce Strauss lane! She was amazing and her house should be an historical landmark!

Date: 6/18/2013 10:06:01 PM

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:19 AM
To: Susan Finucan
Subject: FW: Joyce Straus Way

From: carrie ungerman [mailto:carrieungerman@gmail.com]
Sent: Tuesday, June 18, 2013 10:02 PM
To: Felipe Ortiz
Cc: Arthur Pinchev
Subject: Joyce Straus Way

Dear Phiipe,
We are writing in support of naming a street in honor of Joyce Straus in the the arts district in Las Vegas. Her memory lives on through her children, grandchildren, friends and her many students and admirers. Joyce was an amazing creative force.

Please count us in!

Sincerely,
Carrie Ungerman and Arthur Pinchev

carrie ungerman
www.carrieungerman.com

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:20 AM
To: Susan Finucan
Subject: FW: Request

-----Original Message-----
From: Carole Fisher [mailto:CFisher@nah.org]
Sent: Tuesday, June 18, 2013 8:17 PM
To: Felipe Ortiz
Subject: Request

> Mr. Ortiz,
>
> Please consider renaming South Art Way to Joyce Strauss Way. Joyce was not only a gifted artist, she was committed to making our community a better place to live.
>
> Thank you,
>
> Carole Fisher
>
>
> Sent from my iPhone

CONFIDENTIALITY NOTICE:
This e-mail message, including all attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. If you are not the intended recipient, you may NOT use, disclose, copy or disseminate this information. Please contact the sender by reply e-mail immediately and destroy all copies of the original message including all attachments. Your cooperation is greatly appreciated.

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:20 AM
To: Susan Finucan
Subject: FW: Joyce Strauss Way

From: Bonnie Revel- Matlaf [mailto:bmatlaf@cox.net]
Sent: Tuesday, June 18, 2013 6:28 PM
To: Felipe Ortiz
Subject: Joyce Strauss Way

Mr. Ortiz,
I knew Joyce Strauss as a wonderful person and artist that gave so much to the Arts Community of Las Vegas, it would be a wonderful honor for her friends and family to have a street in the Arts District named after her. I support this with many of the people who knew her.
Regards,
Bruce and Bonnie Matlaf

Bonnie Revel-Matlaf

"Sold on Success"
Urban Nest Realty
bmatlaf@cox.net
Direct: 702-493-1999
Fax: 702-869-3974

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:20 AM
To: Susan Finucan
Subject: FW: Joyce Straus

-----Original Message-----
From: Francine Wax [mailto:franiefranners@gmail.com]
Sent: Tuesday, June 18, 2013 4:53 PM
To: Felipe Ortiz
Subject: Joyce Straus

I have been a student of Joyce Straus' for many years and with all of the contributions she has made for this community of Las Vegas over the years with such a positive impact, I can't think of anyone more deserving than Joyce Straus to have a street in the Art District named after her. I support this 110 %.
Francine Wax

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:20 AM
To: Susan Finucan
Subject: FW: Joyce Strauss Way

-----Original Message-----
From: Marcia Marcus [mailto:marciamarcus4@yahoo.com]
Sent: Tuesday, June 18, 2013 4:49 PM
To: Felipe Ortiz
Subject: Joyce Strauss Way

An honor has never been more well deserved! As a frequent visitor to Las Vegas I was lucky enough to meet Joyce on several occasions. She loved Las Vegas! She and her husband Dr. Neil Strauss were contributors to Las Vegas life in many significant ways. They were part and parcel of the foundation that created a real community in Las Vegas.

Joyce had a permanent grin, an upbeat adventurous youthful spirit and a philosophers outlook on life. She taught art to Las Vegas' adults and children and to countless tourists lucky enough to have signed up for her "life through art" sessions.

Joyce embodies all that is good about Las Vegas and for all of these and many more heartfelt reasons, I implore you to rename South Art Way, Joyce Strauss Way.

Thank you for taking the time to read this.

Respectfully,

Marcia Marcus
Sent from my iPad

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:21 AM
To: Susan Finucan
Subject: FW: Joyce Straus Way

From: Debra Kaner [mailto:debkaner1@aol.com]
Sent: Tuesday, June 18, 2013 4:25 PM
To: Felipe Ortiz
Subject: Joyce Straus Way

Hello. I am a former student of Joyce Straus, and I work at CCSD. I recognized her great talent as a teacher and ensured that my sons were able to enroll in her classes. Joyce made a strong and continuous impact on all our lives! We are not afraid to try new media, and we learned there are no mistakes in art. We continue to use our learned talents and will always remember her philosophy and continuous urging to be the best we can be. What an honor it was to learn from this amazing and dedicated Las Vegas longtime artist and teacher. I urge you to rename the street from "South Arts Way" to "Joyce Straus Way".

Thank you.
Debra Kaner.

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:21 AM
To: Susan Finucan
Subject: FW: Joyce Straus

From: Nancy [mailto:goldenwear26@gmail.com]
Sent: Tuesday, June 18, 2013 3:53 PM
To: heidi straus
Cc: Felipe Ortiz; nelbg@yahoo.com
Subject: Re: Joyce Straus

from lynn...she's so eloquent!
On Jun 18, 2013, at 4:25 PM, sophie1210@aol.com wrote:

Joyce Straus was an amazing woman and role model. A several decade resident of Las Vegas, Joyce inspired hundreds of children and adults. Teaching self confidence, responsibility, making good choices and embracing potential to LV residents, she inspired many and made a difference in the life of even more through her art.

We hope that you will name this street in the arts district after Joyce.....it will enable her legacy to continue to make a difference to many and add value and credibility to our city.

Regards.
Lynn and Arne Rosencrantz

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:21 AM
To: Susan Finucan
Subject: FW: rename South Art Way

From: WLMeoz@aol.com [mailto:WLMeoz@aol.com]
Sent: Tuesday, June 18, 2013 2:58 PM
To: Felipe Ortiz
Subject: rename South Art Way

I am writing in support of changing the street currently named South Art Way to

"Joyce Straus Way"

to honor the life and work of an artist who had multi-generational influence and impact for over 35 years on the Las Vegas community through her art and philosophy.

She was simply fabulous and we miss her greatly.

Thank you,
Wendy Meoz
Raul Meoz
Benjamin Meoz
Katherine Meoz

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:21 AM
To: Susan Finucan
Subject: FW: Joyce Straus

From: sophie1210@aol.com [mailto:sophie1210@aol.com]
Sent: Tuesday, June 18, 2013 2:25 PM
To: Felipe Ortiz
Cc: nelbg@yahoo.com
Subject: Joyce Straus

Joyce Straus was an amazing woman and role model. A several decade resident of Las Vegas, Joyce inspired hundreds of children and adults. Teaching self confidence, responsibility, making good choices and embracing potential to LV residents, she inspired many and made a difference in the life of even more through her art.

We hope that you will name this street in the arts district after Joyce.....it will enable her legacy to continue to make a difference to many and add value and credibility to our city.

Regards.
Lynn and Arne Rosencrantz

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:22 AM
To: Susan Finucan
Subject: FW: Joyce Straus Way

From: Victoria Otter [mailto:victoriaotter@me.com]
Sent: Tuesday, June 18, 2013 1:47 PM
To: Felipe Ortiz
Subject: Fwd: Joyce Straus Way

Subject: Joyce Straus Way

Dear Sirs :
I would like to lend my unconditional support and enthusiasm for the street naming of Joyce Straus Way within the the downtown Arts District area.

As a longtime friend and supporter of Joyce, I know that it is certainly appropriate to honor her in this fashion due to her continuous and generous contributions of art to the Las Vegas community throughout the past 40 years. Further, I am proud to have witnessed visitors from all over the world who came to see Joyce's works and the beautiful art gallery she called home.

To honor Joyce Straus's memory through the naming of a street within the Arts Distict will be a tribute to the tireless effort she put forth in teaching art to countless students - of all ages for so many years. I am thankful to have been one of those who gained from her incredible ability to help so many through art lessons including metal work, glass work, sculpture, paint and other media.

I ask for your thoughtful consideration in the naming of Joyce Straus Way in downtown Las Vegas.
Sincerely,
VICTORIA FOUCE OTTER

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:22 AM
To: Susan Finucan
Subject: FW: Joyce Straus Way

From: Marti Agassi [mailto:martiagassi@yahoo.com]
Sent: Tuesday, June 18, 2013 12:52 PM
To: Felipe Ortiz
Subject: Joyce Straus Way

Mr. Ortiz,

I am writing to show my support for the Straus family to get a street in the arts district renamed from South Art Way to Joyce Straus Way.

Respectfully,
Marti Agassi

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:22 AM
To: Susan Finucan
Subject: FW: renaming S Art Way

-----Original Message-----
From: Nancy Saliterman [mailto:nanner2240@aol.com]
Sent: Tuesday, June 18, 2013 12:50 PM
To: Felipe Ortiz
Subject: renaming S Art Way

Dear Sir:

Please consider renaming S Art Way to Joyce Strauss Way. Joyce was a remarkable teacher and artist living in "old Las Vegas" for many years.
She brought her skills to enrich the lives of so many of her neighbors, friends and students. It would surely be appropriate to honor her memory and remind residents of her talents in the arts as well as life.

Thank you,

Nancy Saliterman
visitor and student

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:22 AM
To: Susan Finucan
Subject: FW: Joyce Strauss

From: palmguru@embarqmail.com [mailto:palmguru@embarqmail.com]
Sent: Tuesday, June 18, 2013 12:12 PM
To: Felipe Ortiz
Subject: Joyce Strauss

If at all possible, will you change South Art Way St to Joyce Straus Way. Thank you in advance.

Terrie Bergman
www.thepalmguru.com

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:22 AM
To: Susan Finucan
Subject: FW: Joyce Straus Way

From: Stacey Hertz [mailto:staceyhertz@gmail.com]
Sent: Tuesday, June 18, 2013 12:04 PM
To: Felipe Ortiz
Subject: RE: Joyce Straus Way

Dear Mr. Ortiz,

I'm writing on behalf of Joyce Straus, a dear friend who recently passed away. She was the most amazing women I've have ever met. I have known the talented Joyce Straus for many years and have been lucky enough to be her friend. My daughter started her art class when she was six years old. She was so enthusiastic with what she learned not only about art, but life, that I started taking the class with my mother and sisters. We all continued to show up every week for many years. She has opened our hidden talent for art and taught us all how to look at the world differently.

Our family has resided in Las Vegas since 1954. We were owners of What's On, The Las Vegas Guide for over 56 years and have seen this town grow from a small community to what it is today. On behalf of our entire family we feel that Joyce Straus deserves a street named after her in the Art District, forever preserving the great icon that Joyce Straus was. She has touched so many lives and not a day goes by that we don't think about her and her lessons on life.

With respect,

Stacey Hertz and the entire Hertz family,

Murray, Diane, Haley, Pamela and Zoey

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:22 AM
To: Susan Finucan
Subject: FW: Joyce Straus

From: Darren (Dario) Scotti [mailto:drfscotti@gmail.com]
Sent: Tuesday, June 18, 2013 11:28 AM
To: Bob Coffin; Felipe Ortiz
Subject: Fwd: Joyce Straus

Dear Councilman Coffin:

I would like to formally support the creation of Joyce Straus Way.

I have known Joyce since I was 11 years old, (over 38 years..) She has been a major influence in my life in so many positive ways and many others who grew up in Las Vegas.

There has never been a more giving, compassionate and creative woman, who has touched so many lives over the years and gave back to the Las Vegas community as she did. Her writings, art and community engagement, needs to be honored, remembered and discussed for generations to come.. What better way to begin to put and keep Joyce's in the communities memories, discussions than by naming a street after her in the Art District?

Brilliant idea and I, my family, and friends in Las Vegas support the proposal unconditionally!

Please feel free to contact me of you would like to have more details of my life long experience with Joyce.

Sincerely,

Darren

Darren Scott
Clark HS Graduate 82
Cashman Jr. High 78
Paradise Elementary
Spring Valley Resident since 1971
7331 W.Park Ave
Las Vegas

702.748.9093

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:23 AM
To: Susan Finucan
Subject: FW: Joyce Straus Way

-----Original Message-----
From: kristina@veldlaw.com [mailto:kristina@veldlaw.com]
Sent: Tuesday, June 18, 2013 11:25 AM
To: Felipe Ortiz
Subject: Joyce Straus Way

To Whom it may concern:

I fully support the street being renamed in honor of Joyce Straus.
I am 42 years old, have lived in LV since I was 4 years old. I took art classes from Joyce from grade school thru college and then in the summers at law school

2 of my 4 children (current ages 5,6,9 and 10) also took art classes from Joyce from ages 6 on.

Her loss is a loss to so many. She has influenced more people than one could imagine. I know she has me and my 2 daughters who were lucky enough to know her!!!

Thanks, Kristina Wildeveld Coneh
KRISTINA WILDEVELD, ESQ.
Law Offices of Kristina Wildeveld
(702) 222-0007

*please excuse all typos as this email has been sent from my phone

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:23 AM
To: Susan Finucan
Subject: FW: Joyce Straus

From: Tina Hamilton [mailto:craigtina@hotmail.com]
Sent: Tuesday, June 18, 2013 11:00 AM
To: Felipe Ortiz
Subject: Joyce Straus

Please consider renaming South Art Way to honor a deserving artist of the Las Vegas Community, Joyce Straus.

Thank you for your time.
Sincerely,
Tina Hamilton

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:23 AM
To: Susan Finucan
Subject: FW: Joyce Straus Way

From: Ken Landow [mailto:botox@lvcoxmail.com]
Sent: Tuesday, June 18, 2013 10:32 AM
To: Felipe Ortiz
Subject: Joyce Straus Way

Please add my support to naming a street after Joyce Straus - a perfect tribute to a pillar of local society, an artist, a teacher and a philanthropist. Joyce Straus Way would be a wonderful tribute by our community to honor a lady who so freely donated her time and talents to enrich our lives. Include me among the many local fans of this great lady whose life ought to be memorialized by Joyce Straus Way. It was indeed my honor to have worked with and been captivated by Joyce and her husband Neil over many years.
Ken Landow, M.D.

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:24 AM
To: Susan Finucan
Subject: FW: joyce straus way

From: Leora Blau [mailto:mrschezzam@aol.com]
Sent: Monday, June 17, 2013 2:16 PM
To: Felipe Ortiz
Subject: Fwd: joyce straus way

I am thrilled and excited at the prospect of having a **Joyce STraus Way** here in Las Vegas. She was an incredible woman who's legacy should live on forever in this amazing town that she adored and adorned with her artistic talents for many many years. Can't wait to see her name in perpetuity!!!!

Thank you,

Leora Blau
2813 Red Arrow Dr.
Las Vegas, NV 89135

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:25 AM
To: Susan Finucan
Subject: FW: Joyce Straus

From: Darren (Dario) Scotti [mailto:drfscotti@gmail.com]
Sent: Sunday, June 16, 2013 12:10 PM
To: Felipe Ortiz
Subject: Fwd: Joyce Straus

Hello Mr. Ortiz:

I would like formally support the creation of Joyce Straus Way.

I have known Joyce since I was 11 years old, (over 38 years..) She has been a major influence in my life in so many positive ways and many others who grew up in Las Vegas.

There has never been a more giving, compassionate and creative woman, who has touched so many lives over and gave back to the Las Vegas community as she did.

Please feel free to contact me of you would like to have more details of my life long experience with Joyce.

Sincerely,

Darren

Darren Scott
702.748.9093

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:42 AM
To: Susan Finucan
Subject: FW: Joyce Straus Honor

From: Debbie Blumenthal [mailto:debbieb@templeetzchaim.org]
Sent: Wednesday, June 19, 2013 9:40 AM
To: Felipe Ortiz
Subject: Joyce Straus Honor

Dear Mr. Ortiz,
I am writing to you because I feel very strongly that Joyce Strauss should be remembered and honored by having a street named after her. She was responsible for bring art into the lives of so many people and she openly shared her home and art with everyone in the community.

Please use your influence to allow a street to be named after Joyce Strauss.

Thank you for your consideration.

--
Debbie Blumenthal
Temple Etz Chaim ECE Director
805-497-6852

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:42 AM
To: Susan Finucan
Subject: FW: Joyce Straus Way

-----Original Message-----
From: Lara Stone [mailto:lara@nas-inc.com]
Sent: Tuesday, June 18, 2013 11:55 AM
To: Felipe Ortiz
Subject: Joyce Straus Way

Dear Mr. Ortiz,
Please consider renaming a South Art Way in the arts district Joyce Straus Way. Joyce was an amazing artist, mentor, and friend to many of us locals and our children. She is dearly missed but can be memorialized by this very special honor.
Thank you,
Lara Stone, Summerlin

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:42 AM
To: Susan Finucan
Subject: FW: Joyce Straus Way

-----Original Message-----
From: Dolores Chavez [mailto:dolores.chavez@gmail.com]
Sent: Tuesday, June 18, 2013 5:06 PM
To: Felipe Ortiz
Subject: Joyce Straus Way

Mr. Ortiz,
Please know that as a Nevada resident, I strongly support the renaming of South Art Way to Joyce Straus Way.
She was a strong force in igniting and cultivating an appreciation for the arts here in Las Vegas and I find this to be a tremendous way to honor her.
Please consider my support.

Thank you!
Dolores Chavez

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:42 AM
To: Susan Finucan
Subject: FW: Joyce Straus

-----Original Message-----
From: Melanie Greenstein [mailto:melgreenstein@gmail.com]
Sent: Tuesday, June 18, 2013 7:10 PM
To: Felipe Ortiz
Subject: Joyce Straus

We sincerely hope that you will consider naming a street in Las Vegas after a wonderful, very creative, giving woman named Joyce Straus. Las Vegas was very lucky to have her as a resident for a long long time and she will be missed by many. Thank you, Melanie Greenstein

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:43 AM
To: Susan Finucan
Subject: FW: Joyce Straus way

-----Original Message-----
From: Karen Garelik [mailto:karengarelik@gmail.com]
Sent: Tuesday, June 18, 2013 9:31 PM
To: Felipe Ortiz
Subject: Joyce Straus way

To whom it may concern:

I am writing to show my support for "Joyce Straus Way" in Las Vegas.
She was a true pioneer in the art world in Las Vegas. She inspired so many young artists.
She lived her life in a way that helped others and motivated others to be creative and show their talents. I support the street name change 100%!

Karen Garelik

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:43 AM
To: Susan Finucan
Subject: FW: Pls rename the street Joyce Straus way. She deserves it!!!!! Thanks in advance!!!!!!!

-----Original Message-----
From: Dayna Lerner [mailto:lrnrfam@aol.com]
Sent: Tuesday, June 18, 2013 10:24 PM
To: Felipe Ortiz
Subject: Pls rename the street Joyce Straus way. She deserves it!!!!! Thanks in advance!!!!!!!

Sent from my iPad

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:43 AM
To: Susan Finucan
Subject: FW: Joyce Straus

-----Original Message-----
From: Amy Caruthers [mailto:cypuppy46@icloud.com]
Sent: Tuesday, June 18, 2013 10:41 PM
To: Felipe Ortiz
Subject: Joyce Straus

Please give your consideration to renaming South Art Way to Joyce Straus Way. Her contributions to art , culture, and the Las Vegas community are monumental ! Thank you very much.

Sincerely, Amy Caruthers

Sent from my iPhone

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:43 AM
To: Susan Finucan
Subject: FW: Joyce Straus Way

-----Original Message-----
From: Michelle Kallman [mailto:kallmanfamily5@gmail.com]
Sent: Wednesday, June 19, 2013 7:47 AM
To: Felipe Ortiz
Subject: Joyce Straus Way

What is an artist? A person who creates, a person who paints, molds, draws, imprints and share their vision of the world. We use the honor of streets for our celebrities and dignitaries...but what if Las Vegas was lucky enough to have a talented artist of their own? Well, they did!!

Joyce Straus was more than a person who made art, she lived art. Transforming her home into a studio...a master of every motif and teacher of every style from woodworking, to glass blowing to Pollution Solution. Her talents weren't enough, she wanted to make the world a better place by being an art therapist and connecting with every person who stepped through her front doors.

Her death has been tragic for her family, friends and students she has left behind. When I met her for the first time, she told me a story. Of how as a child she drew something for a teacher who told her it was terrible and she would never be an artist. Boy did she prove them wrong.

Having a street named for her in Las Vegas would help her memory and gifts to the community live on. For generations to come, artists and people who work on Joyce Straus Way would learn of her life and her contributions to the City of Las Vegas. Her connections and loss are felt by young and old, wealthy and struggling...she gave her life to creating and helping others. At her funeral were all walks of life. She wasn't just a dime a dozen artist, but the real deal. And while her talents of art blessed us all, her kindness and generosity was even greater. She never missed an opportunity to send a thank you note or token of her appreciation. She was a rare gem!

What better tone to set in your city...give this gift of every lasting memory to her family and help honor her creative spirit so that others are inspired to follow in her footsteps!!

South Art Way should be renamed Joyce Straus Way...by doing this you are honoring a treasure of Las Vegas and letting the city and the world know you honor your own residents, culture and gifts and their contributions to your city!

Thank you for your consideration.

Michelle Kallman
Sent from my iPhone

Felipe Ortiz

From: Matt Eisman <meisman123@gmail.com>
Sent: Wednesday, June 19, 2013 9:44 PM
To: Felipe Ortiz
Subject: Joyce Straus

Hello Philipe,

I am writing you regarding the possibility of naming a street after one of the most extraordinary women I've ever had the great pleasure to know, Joyce Straus. In the name of full disclosure, Joyce was my aunt and therefore I'm slightly biased. However, I cannot think of a more deserving person to have a street in an art district named after than Joyce. Her entire existence, after her family, was art; creating art, teaching art, helping sick people to use art to help themselves, promoting Las Vegas with art, donating art, living in a house that itself ultimately became art.

Joyce empowered and enriched so many lives for several decades in Las Vegas with her passion for teaching what she was so amazing at creating. She could teach a 5 year-old with the same grace and ease as a 75 year-old; it made no difference.

My aunt knew the joys of expressing oneself through art and wanted everyone she came in contact with to feel the same joy, the same release, the same creative genius we all have inside ourselves.

Her family, friends, and student's lives were all enriched by her energy, passion, and eternal optimism. Joyce understood the meaning of, "being in the moment" and imparted that wisdom to anyone who would listen. She knew that life was indeed short and whether it was creating art or spending time with family she truly made every second count.

When Joyce passed, there was instantly a huge void in all our lives that can never possibly be filled. Her spirit and soul are all around us and all around Las Vegas. Therefore, what could possibly be more fitting that honoring her memory by gracing a street with her name.

Thank you very much for reading my e-mail. Have a great night!

Kindest regards,

Matt Eisman
C-917-716-6351

Felipe Ortiz

From: Lori Neiberg <lori.neiberg@gmail.com>
Sent: Wednesday, June 19, 2013 11:59 AM
To: Felipe Ortiz
Subject: Street in honor of Joyce Strauss

Dear Mr. Ortiz,
I am writing this letter with the hopes that you will seriously consider renaming one of the streets in the art district after our dearly beloved Joyce Strauss. She was an amazing woman and artist who inspired so many of us. Her artwork lives on as does her philosophy of life. Joyce continues to live on in so many of us that adored her and loved her. It would only be fitting to rename a street after this special woman who meant so much to so many.
Thank you for your consideration.
Sincerely,
Lori Neiberg

--
LIVE WITH PASSION!
Lori Neiberg

Felipe Ortiz

From: Lindy <schumacher0033@yahoo.com>
Sent: Wednesday, June 19, 2013 8:37 PM
To: Felipe Ortiz
Subject: Joyce Straus

Dear Mr. Ortiz,

I am writing about my friend, my mentor, and my art teacher Joyce Straus. She changed my life and made me who I am today. My daughters also had the blessings of Joyce. They will be her little followers, they will live her mantra, and they amaze me every day. They are Joyce.... There are so many people like us, more than can be counted. Small interactions and moments with her changed the trajectory of our lives and our community.

She will be missed, she streams into my actions and words forever.

Thank you, Lindy Schumacher

Sent from my iPad

Felipe Ortiz

From: Danielle Shelton <choiceph@aol.com>
Sent: Wednesday, June 19, 2013 8:15 PM
To: Felipe Ortiz
Subject: Joyce Straus

Dear Mr. Ortiz,

Please rename "South Art Way" to Joyce "Straus Way." Joyce Straus was an amazing woman who deserves this honor.

Sincerely,
Danielle Shelton

Felipe Ortiz

From: JoJo Findley <findjojolv@me.com>
Sent: Wednesday, June 19, 2013 6:38 PM
To: Felipe Ortiz
Subject: Street name change

Please change the name of South Art Way to my dear and beloved friend Joyce Straus Way. Her art and passion has touched thousands of people within our community.

Thanks,

JoJo Findley
702/278-7003

Felipe Ortiz

From: Hilary Braun <hilarywbraun@gmail.com>
Sent: Wednesday, June 19, 2013 3:05 PM
To: Felipe Ortiz
Subject: Dedication of "Joyce Straus Way"

Dear Mr. Ortiz:

We are writing in support of renaming South Art Way to Joyce Straus Way, as a way of honoring this extraordinary citizen of Las Vegas, recently lost to us.

As I am sure you are aware, Joyce was a very special member of the Las Vegas arts community and added a depth of knowledge, creativity and energy that will be sorely missed but clearly remembered by all who were fortunate enough to come in contact with her. We were fortunate to experience Joyce at a workshop where she so energetically taught art and life lessons - there was, and will not be, another like her. Her magnificent, creative art was matched only by her embracing of life and her ability to pass on her remarkable spirit to the many who passed through her studio - convention groups, children, friends and those who became a friend once she had met them. Las Vegas has truly lost a creative, artistic force that needs to be permanently recognized and remembered.

We travel to Las Vegas several times a year and we look forward, on a future visit, to strolling down Joyce Straus Way.

Thank you.

Sincerely,

Hilary and Enric Braun
2530 Brian Dr
Northbrook, IL 60062

Felipe Ortiz

From: deeberkley@aol.com
Sent: Wednesday, June 19, 2013 1:26 PM
To: Felipe Ortiz
Subject: Support for street named after Joyce Straus

Dear Phillip-

I am writing in support of South Arts Way in the Arts district to be renamed Joyce Straus Way.

Thank you for your consideration!
Best Regards-
Dee Berkley
(702)592-1683

Felipe Ortiz

From: Wendy Samelman <wsamelman@cox.net>
Sent: Wednesday, June 19, 2013 1:23 PM
To: Felipe Ortiz
Subject: Joyce Straus

Please, honor Joyce Straus with a street named in her honor in the arts district. She was an inspiration to anyone she met.
Thank you
Wendy Samelman

Sent from my iPhone

Felipe Ortiz

From: Lori Neiberg <lori.neiberg@gmail.com>
Sent: Wednesday, June 19, 2013 11:59 AM
To: Felipe Ortiz
Subject: Street in honor of Joyce Strauss

Dear Mr. Ortiz,
I am writing this letter with the hopes that you will seriously consider renaming one of the streets in the art district after our dearly beloved Joyce Strauss. She was an amazing woman and artist who inspired so many of us. Her artwork lives on as does her philosophy of life. Joyce continues to live on in so many of us that adored her and loved her. It would only be fitting to rename a street after this special woman who meant so much to so many.
Thank you for your consideration.
Sincerely,
Lori Neiberg

--
LIVE WITH PASSION!
Lori Neiberg

Felipe Ortiz

From: Christy Shelton <christyshel@sbcglobal.net>
Sent: Wednesday, June 19, 2013 11:20 AM
To: Felipe Ortiz
Subject: In support of Joyce Straus Way

Dear Mr. Ortiz,
Thank you for considering renaming the "South Art Way" to "Joyce Straus Way" in honor of a woman who lived every moment of her life in an artistic way. This shift from a generic title to a specific person will bring attention not only to this amazing artist and her prolific work but will inspire people by her example that there are other ways one can live one's life -- namely, creatively.
I had the lucky opportunity meeting Joyce and visiting her home two years ago, and was changed by the experience. Do what you love. She was every bit as youthful, passionate, creative and capable as she was kind, wise, open-hearted and generous. I am also in favor of her home becoming a museum for future generations to enjoy, but that is another matter.

Joyce Straus deserves this honor of being remembered by the city, and of being thought about by visitors and locals alike. She was an exemplary teacher while she was here and continues to be from the hereafter.

Sincerely,
Christy Shelton
artist/art teacher

Felipe Ortiz

From: Flora Mason <florica23@me.com>
Sent: Wednesday, June 19, 2013 10:26 AM
To: Felipe Ortiz
Subject: Street naming

I support naming a street in the downtown Arts District after Joyce Straus. For decades she inspired artists of all ages and talents by teaching and by example. Her work, in many mediums, found homes throughout the world. She was a unique Las Vegan.
Flora Mason

Sent from my iPad

Felipe Ortiz

From: Debbie Blumenthal <debbieb@templeetzchaim.org>
Sent: Wednesday, June 19, 2013 9:40 AM
To: Felipe Ortiz
Subject: Joyce Straus Honor

Dear Mr. Ortiz,
I am writing to you because I feel very strongly that Joyce Strauss should be remembered and honored by having a street named after her. She was responsible for bring art into the lives of so many people and she openly shared her home and art with everyone in the community.

Please use your influence to allow a street to be named after Joyce Strauss.

Thank you for your consideration.

--
Debbie Blumenthal
Temple Etz Chaim ECE Director
805-497-6852

Felipe Ortiz

From: Heidi Birnbaum <mhjjbirn@gmail.com>
Sent: Wednesday, June 19, 2013 9:26 AM
To: Felipe Ortiz
Subject: Joyce Straus Way

Dear Mr. Ortiz,

I have heard that you are considering renaming South Art Way in the Arts District to Joyce Straus Way, so I just wanted to voice my enthusiastic support for this wonderful idea. As a friend of the family, I have toured Joyce's beautiful home and art galleries many times, as I know hundreds of other art enthusiasts have:) She always welcomed all and shared her art and wisdom lovingly with adults and children alike. A few times, I attended art workshops at her studio, and they motivated me creatively and emotionally. Joyce had an incredible way of teaching through art instruction and expression.

I am not sure if you have ever met Joyce, but she was quite incredible-extremely dynamic while remaining completely completely warm and kind. One of the things that always amazed me about her was her ability to express herself through so many different forms of art. She used woods, fabrics, glass, and paint among many other media-and somehow became proficient in them all!

Joyce Straus is already missed by so many of us, and I think renaming the street in her honor is a fitting way to recognize a woman who gave so much of herself to inspire the Vegas community.

Thanks so much,
Heidi Birnbaum

Felipe Ortiz

From: Marcey Bernstein <mre@hosierymate.com>
Sent: Wednesday, June 19, 2013 8:53 AM
To: Felipe Ortiz
Cc: Susan Stoehr (Yayasusan@aol.com)
Subject: Joyce Straus Way

Dear Philipe Ortiz,

Please honor a very special lady who touched so many people's lives with her generosity of spirit and joy of life. It would be so fitting to honor her with a street name as she loved Las Vegas, her home.

It would truly reflect the values and honor your city to show others what is important and valued in life is the choices one makes. Please take this special opportunity to show other's what Las Vegas truly stands for and values, its citizens and people of good character.

Best Regards,

Marcey Bernstein

Felipe Ortiz

From: Cheryl Davidson <cdavidson@sbcglobal.net>
Sent: Wednesday, June 19, 2013 8:49 AM
To: Felipe Ortiz

Dear Philipe:

I can't think of a person more deserving to be named along the Arts Way than Joyce Straus. She was an incredible artist, businesswoman, mother, wife, friend and more. I loved Joyce and learned a great deal from her in the 30+ years we knew one another. Please give her family this honor.
Thank you....

Cheryl

Cheryl F.W. Davidson
cdavidson@sbcglobal.net
818.986.0209 (O)
818.378.3447 (C)



Felipe Ortiz

From: Missy Stein <whatsupwithmissy@gmail.com>
Sent: Wednesday, June 19, 2013 6:57 AM
To: Felipe Ortiz
Subject: Renaming South Art Way to Joyce Straus Way

Dear Mr. Ortiz,

Recently an amazing woman named Joyce Straus passed away. It was not only a loss to her family but to the whole Las Vegas community where she had lived for over fifty years. She was active in the community, in the arts, and led thousands of tourists through her art studio in her Las Vegas home over the years.

I am writing to ask you to please consider renaming South Art Way to Joyce Straus Way. She deserves to be remembered and recognized by the city of Las Vegas which was her community and her family.

Thank you,
Missy Stein

--
Missy Stein
whatsupwithmissy@gmail.com
610-220-9238

Felipe Ortiz

From: Briana Tiberti <briana.tiberti@cox.net>
Sent: Wednesday, June 19, 2013 10:32 PM
To: Felipe Ortiz
Subject: Joyce Straus Street

Hello...
I am very proud to have been a student of Joyce Straus'. Her influence has stayed close to my heart over the many years I have grown from that young naive child she once taught. I have always been a person far too focused on perfection. Ever since the first day I stepped into her studio, my journey of being satisfied with the beauty that comes from imperfection has continued. Of course I still struggle to stay on the path Joyce so effortlessly walked. When I find myself dwelling on the struggle I remember some of Joyce's famous sayings such as "perfectionism is a slow death" or "art washes away the dust from every day life". Those words bring me right back to her studio and get me back on the path. I am now a designer working here in Las Vegas and know that my success is rooted in my history with Joyce. I can think of no better person to name a street in the arts district after. Joyce has inspired so many people, young and old, to follow their dreams, inspire other people and give back to our community. Her love of art and life was infectious and and I fully support the community giving back to her legend by naming this street after her.

Thank you for your consideration...
Briana Tiberti (recovering perfectionist)

Sent from my iPhone

Felipe Ortiz

From: ttiberti@cox.net
Sent: Wednesday, June 19, 2013 5:30 PM
To: Felipe Ortiz
Subject: Joyce Straus

Please find this correspondence as an endorsement for the naming of Joyce Straus Way in down town Las Vegas.

Joyce was an icon in Las Vegas for decades, not only in the artistic world. She was influential in many lives- and a lot of those have been influential to Las Vegas.
Please share my support with the commission.

Thank you-
Tiffany Tiberti

Sent via BlackBerry from T-Mobile

Felipe Ortiz

From: Amy Rosencrantz <amy424dvm@gmail.com>
Sent: Wednesday, June 19, 2013 3:28 PM
To: Felipe Ortiz
Subject: Joyce Straus Way

Dear Mr Ortiz-

I am emailing to support the movement to rename a street in the art district honoring Joyce Straus. She was so important to the Las Vegas community and help mold so many of our lives.
Thank you for your time

Amy Rosencrantz

Felipe Ortiz

From: Talia Stoehr <taliastoehr@yahoo.com>
Sent: Wednesday, June 19, 2013 2:55 PM
To: Felipe Ortiz
Subject: Joyce Straus Way

It would be a fantastic honor to my family to have Joyce Straus Way as a permanent part of the Las Vegas area. My grandmother was a remarkable artist, philosopher, and human being, and memorializing her in this way would mean so much. Thank you Talia Stoehr

Felipe Ortiz

From: Ed and Kathy Rogich <ekrogich@cox.net>
Sent: Wednesday, June 19, 2013 1:33 PM
To: Felipe Ortiz
Subject: Joyce Straus

Joyce Straus was and is a great part of the Las Vegas art scene. We totally support renaming a street in the art district in honor of Joyce. She touched so many lives in the area and her art lives on as testimony to her talent. We believe this is a fitting tribute and that Joyce is worthy of the honor. We appreciate you consideration and attention to this matter.

Felipe Ortiz

From: Shealen Wynner <rswynner@gmail.com>
Sent: Wednesday, June 19, 2013 1:24 PM
To: Felipe Ortiz
Subject: Joyce Straus Way

Joyce Straus was an important member of the community in Las Vegas, as an artist and as a teacher.

We are writing to ask you to please consider changing the street name to Joyce Straus Way.

Thank you,
Rob and Shealen Wynner

Sent from my iPhone

Felipe Ortiz

From: Michelle Kallman <kallmanfamily5@gmail.com>
Sent: Wednesday, June 19, 2013 7:47 AM
To: Felipe Ortiz
Subject: Joyce Straus Way

What is an artist? A person who creates, a person who paints, molds, draws, imprints and share their vision of the world. We use the honor of streets for our celebrities and dignitaries...but what if Las Vegas was lucky enough to have a talented artist of their own? Well, they did!!

Joyce Straus was more than a person who made art, she lived art. Transforming her home into a studio...a master of every motif and teacher of every style from woodworking, to glass blowing to Pollution Solution. Her talents weren't enough, she wanted to make the world a better place by being an art therapist and connecting with every person who stepped through her front doors.

Her death has been tragic for her family, friends and students she has left behind. When I met her for the first time, she told me a story. Of how as a child she drew something for a teacher who told her it was terrible and she would never be an artist. Boy did she prove them wrong.

Having a street named for her in Las Vegas would help her memory and gifts to the community live on. For generations to come, artists and people who work on Joyce Straus Way would learn of her life and her contributions to the City of Las Vegas. Her connections and loss are felt by young and old, wealthy and struggling...she gave her life to creating and helping others. At her funeral were all walks of life. She wasn't just a dime a dozen artist, but the real deal. And while her talents of art blessed us all, her kindness and generosity was even greater. She never missed an opportunity to send a thank you note or token of her appreciation. She was a rare gem!

What better tone to set in your city...give this gift of every lasting memory to her family and help honor her creative spirit so that others are inspired to follow in her footsteps!!

South Art Way should be renamed Joyce Straus Way...by doing this you are honoring a treasure of Las Vegas and letting the city and the world know you honor your own residents, culture and gifts and their contributions to your city!

Thank you for your consideration.

Michelle Kallman ·
Sent from my iPhone

Felipe Ortiz

From: Amy Caruthers <cypuppy46@icloud.com>
Sent: Tuesday, June 18, 2013 10:41 PM
To: Felipe Ortiz
Subject: Joyce Straus

Please give your consideration to renaming South Art Way to Joyce Straus Way. Her contributions to art , culture, and the Las Vegas community are monumental ! Thank you very much.

Sincerely, Amy Caruthers

Sent from my iPhone

Felipe Ortiz

From: Dayna Lerner <lrnrfam@aol.com>
Sent: Tuesday, June 18, 2013 10:24 PM
To: Felipe Ortiz
Subject: Pls rename the street Joyce Straus way. She deserves it!!!!! Thanks in advance!!!!!!!

Sent from my iPad

Felipe Ortiz

From: Karen Garelik <karengarelik@gmail.com>
Sent: Tuesday, June 18, 2013 9:31 PM
To: Felipe Ortiz
Subject: Joyce Straus way

To whom it may concern:

I am writing to show my support for "Joyce Straus Way" in Las Vegas.
She was a true pioneer in the art world in Las Vegas. She inspired so many young artists. She lived her life in a way that helped others and motivated others to be creative and show their talents. I support the street name change 100%!

Karen Garelik

Felipe Ortiz

From: Melanie Greenstein <melgreenstein@gmail.com>
Sent: Tuesday, June 18, 2013 7:10 PM
To: Felipe Ortiz
Subject: Joyce Straus

We sincerely hope that you will consider naming a street in Las Vegas after a wonderful, very creative, giving woman named Joyce Straus. Las Vegas was very lucky to have her as a resident for a long long time and she will be missed by many. Thank you, Melanie Greenstein

Felipe Ortiz

From: Dolores Chavez <dolores.chavez@gmail.com>
Sent: Tuesday, June 18, 2013 5:06 PM
To: Felipe Ortiz
Subject: Joyce Straus Way

Mr. Ortiz,
Please know that as a Nevada resident, I strongly support the renaming of South Art Way to Joyce Straus Way.
She was a strong force in igniting and cultivating an appreciation for the arts here in Las Vegas and I find this to be a tremendous way to honor her.
Please consider my support.

Thank you!
Dolores Chavez

Felipe Ortiz

From: Lara Stone <lara@nas-inc.com>
Sent: Tuesday, June 18, 2013 11:55 AM
To: Felipe Ortiz
Subject: Joyce Straus Way

Dear Mr. Ortiz,
Please consider renaming a South Art Way in the arts district Joyce Straus Way. Joyce was an amazing artist, mentor, and friend to many of us locals and our children. She is dearly missed but can be memorialized by this very special honor.
Thank you,
Lara Stone, Summerlin

Felipe Ortiz

From: Bomis Vineta <vinetabomis@aol.com>
Sent: Tuesday, June 18, 2013 11:20 AM
To: Felipe Ortiz
Subject: rename

Dear Mr. Fortiz,

Please rename the street "South Art Way" to "Joyce Strauss Way" to honor such a great patron of the arts as Joyce was.

Sincerely,

Vineta Bomis

980 Coatbridge St
Las Vegas NV 89145

Felipe Ortiz

From: Susan Stoehr <yayasusan@aol.com>
Sent: Wednesday, June 19, 2013 5:29 AM
To: Felipe Ortiz
Subject: Joyce Straus

As her eldest daughter, I am wholly in support of this. Do I need it or does anyone need it, of course not! However, if one woman can singly Influence thousands of people, artistically, emotionally and deeply, Joyce did. And what is wild is she continues to influence ALL of us, and true-ly, anyone who had met and spent time with her, EVEN after her death. There are some people who are never dead and Joyce, my mom, is one of those people. Even a street, will be one additional way that Joyce lives on..... Her daughter, Susan

Felipe Ortiz

From: Janet Rapoport <jamb14@hotmail.com>
Sent: Wednesday, June 19, 2013 1:20 AM
To: Felipe Ortiz
Subject: Joyce Straus Way

Dear Philipe,

Joyce Straus was a multitalented artist. In addition to her prolific oeuvre which is comprised of works in stone, wood, fabric and glass, she was an important part of the Las Vegas community. Not only did she entertain and guide hundreds of visitors to Las Vegas through her gallery, but she used art as a means of self expression, a means to self awareness and fulfillment. "Be in the moment" was an adage by which she lived and worked. Through art she motivated her students, family and friends to reach their potential. Joyce Straus deserves a monument for her determination to make the world more beautiful and better place to live. To have a street named - Joyce Straus *Way, as in her **way** of life* - would be an appropriate tribute to this remarkable woman!

Felipe Ortiz

From: Matt Garelik <mgarelik@volfoni.com>
Sent: Wednesday, June 19, 2013 12:55 AM
To: Felipe Ortiz
Subject: Naming of Joyce Straus way..

Dear Philipe,

Las Vegas is emblematic of the American Dream. Not being rich in history, it is amongst very few cities which sprung from a dream, and continues to blossom. This requires passionate people, who helped and help the town evolve dramatically through many trials and tribulations.

This echoes the lives of Dr. Neil and Joyce Straus. Each, in their own way, gave and gave and gave to this small town they adopted in their youth. Dr. Neil was "the small town Doctor", even amongst giants. He gave his services free to clergy of all stripes, made house calls, was on his feet 12 hours/day, and never took a lunch.

Flowering slowly by his side was an orchid - Joyce. She found her creative outlet while raising 5 amazing children, and many continue to spread her art and philosophies. Few people in our lives challenge, inspire, and teach, as Joyce did. The testament to this is in her many works of art, and her legacy is the multitude of souls she healed.

Please consider this as you decide whether to re-name South Art Way in her honor.

--
Kindest regards,

Matt

Matt Garelik
VP Business Development
O: +1.323.969.8478 M: +1.818.802.1600
MGarelik@Volfoni.com
www.Volfoni.com
3450 Cahuenga Blvd W, # 504
Los Angeles, CA 90068
www.linkedin.com/company/volfoni-3d





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Felipe Ortiz

From: Jeff Weisberg <jeff@daddyworksfromhome.com>
Sent: Wednesday, June 19, 2013 12:07 AM
To: Felipe Ortiz
Subject: Joyce Straus

Philipe,

The Straus family is hoping to get a street in the arts district renamed from South Art Way to Joyce Straus Way...

Please cast my 100% vote for this. she was an amazing lady!

Thank You,

Jeff Weisberg

Felipe Ortiz

From: Sandy Wolff <sandyfitlv@yahoo.com>
Sent: Tuesday, June 18, 2013 10:55 PM
To: Felipe Ortiz
Subject: Fwd: Joyce Straus way

Sent from my iPhone

Begin forwarded message:

> **From:** Sandy Wolff <sandyfitlv@yahoo.com>
> **Date:** June 18, 2013, 10:10:24 PM PDT
> **To:** "fortiz@nevada.gov.com" <fortiz@nevada.gov.com>
> **Subject: Joyce Straus way**
>
> Please please change the name of south art way to Joyce Straus way. This would be such an amazing tribute to a woman is responsible for the creativity of many of the children in the valley.
> Thank you,
> Sandy Wolff
>
> Sent from my iPhone

Felipe Ortiz

From: Jill <jillz@premier-search.net>
Sent: Tuesday, June 18, 2013 10:44 PM
To: Felipe Ortiz
Subject: Joyce Straus Way

Dear Mr. Philipe Ortiz,

Please sir, can you facilitate in renaming the street in the Art District from South Art Way to JOYCE STRAUS WAY. She gave so very much to the community and to the art community certainly this honor is well deserved.

Thank you for any help you can lend to making this a reality.

Sincerely,
Jill Zinner
Premier Search, Inc.
702 222-3633
jillz@premir-search.net

Felipe Ortiz

From: Elisa Dombrowski <elisadombrowski@yahoo.com>
Sent: Tuesday, June 18, 2013 10:40 PM
To: Felipe Ortiz
Subject: Joyce Straus

Dr Mr. Ortiz,

I am writing you to request your consideration in naming a street after Joyce Straus. I was one of her first art students at the age of 5 and I continued to take classes from her through my high school years. After graduating from college, I returned to Las Vegas and became her artist's assistant while I was trying to figure out what to do with my life. Together we were teaching over a hundred children on a weekly basis. It was during that time that I truly learned what a special gift I had been given to be in the presence of and working along side such an inspirational and extraordinary woman. Because of her mentoring and unconditional support, I decided to further my education and obtain my Master's Degree in Clinical Psychology. Joyce inspired me to become a Marriage, Family and Child Therapist to continue the work of helping other children and families. The life lessons she taught me as a child still stick with me today and I firmly believe she helped shaped the person and therapist that I am today.

I remember Joyce telling me the story of when my mother first knocked on her door, in the early 70's, to ask if she would like to teach her children art lessons in the Summer, that Joyce replied "I'm not a teacher". After a moment's reflection, Joyce said, "Wait a minute...everyone is a teacher". This was the humble beginning of how the School of Creative Thinking came to be. That story has never been forgotten. About 10 years ago when I was approached by the Dean of Pepperdine University to ask if I would teach young therapists how to work with clients for the first time, Joyce's words rang through my head and I graciously accepted the position.

Losing Joyce this year was such a painful time for all of us. We fully expected her to live to a very ripe old age and to continue to be here to share herself with this Community she helped create. It has been a struggle to think of a way to honor her for all of the many lives that she has touched. When I think of having a street named after her, it makes my heart swell with pride to know that the memory of her will live on for many years to come.

Thank you for your time and consideration.

Sincerely,

Elisa Dombrowski, M.A., LMFT
"A grateful student of Joyce"

elisa dombrowski, lmft | 949.225.7464 | www.OrangeCountyCounseling.net

Felipe Ortiz

From: KIM SHWACHMAN <ksps2324@icloud.com>
Sent: Tuesday, June 18, 2013 10:40 PM
To: Felipe Ortiz
Subject: Name a street after Artist Joyce Straus

Joyce Straus's extraordinary talents and contribution to the arts and the art community is reason alone to honor her memory by naming a street after her. However, perhaps even astounding than her artistic ability and contributions was her gift for instilling her passion and wisdom in her students and allowing them to experience the same joy and contentment she found in creating her art. Joyce Straus impacted the lives of literally thousands of people and this was true whether you had the good fortune to know her for many years or you knew her only briefly. You were a better person for having known her. With the passing of Joyce Straus the Las Vegas community has lost a unique and special person. Please honor her and her family by naming a street in the Arts district after her.
Thank you,
Kim Shwachman

Sent from my iPhone

Felipe Ortiz

From: Mark Shpall <mshpall@faculty.ncjhs.org>
Sent: Tuesday, June 18, 2013 10:22 PM
To: Felipe Ortiz; portiz@lasvegasnevada.gov
Subject: Renaming South Art Way to Joyce Straus Way

Sending you my support for the proposition of renaming South Art Way to Joyce Straus Way.

--

Mark H. Shpall

Dean, 12th Grade
Teacher, A.P. Government
Director, Community Programming
Assistant Coach, Wrestling

New Community Jewish High School
7353 Valley Circle Blvd.
West Hills, CA 91304
818-348-0048 (work)
818-348-0092 (fax)

GO JAGS!



Felipe Ortiz

From: Swellbell@hotmail.com
Sent: Tuesday, June 18, 2013 10:06 PM
To: Felipe Ortiz
Subject: Internet Submission - Street name change!

Citizen Name: Rochelle Herst

Email: Swellbell@hotmail.com

IP Address: 72.193.68.143

Comments: Please rename the street in the art district to Joyce Strauss lane! She was amazing and her house should be an historical landmark!

Date: 6/18/2013 10:06:01 PM

Felipe Ortiz

From: carrie ungerman <carrieungerman@gmail.com>
Sent: Tuesday, June 18, 2013 10:02 PM
To: Felipe Ortiz
Cc: Arthur Pinchev
Subject: Joyce Straus Way

Dear Phiipe,
We are writing in support of naming a street in honor of Joyce Straus in the the arts district in Las Vegas. Her memory lives on through her children, grandchildren, friends and her many students and admirers. Joyce was an amazing creative force.

Please count us in!

Sincerely,
Carrie Ungerman and Arthur Pinchev

carrie ungerman
www.carrieungerman.com

Felipe Ortiz

From: Carole Fisher <CFisher@nah.org>
Sent: Tuesday, June 18, 2013 8:17 PM
To: Felipe Ortiz
Subject: Request

> Mr. Ortiz,
>
> Please consider renaming South Art Way to Joyce Strauss Way. Joyce was not only a gifted artist, she was committed to making our community a better place to live.
>
> Thank you,
>
> Carole Fisher
>
>
> Sent from my iPhone

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Felipe Ortiz

From: Bonnie Revel- Matlaf <bmatlaf@cox.net>
Sent: Tuesday, June 18, 2013 6:28 PM
To: Felipe Ortiz
Subject: Joyce Strauss Way

Mr. Ortiz,
I knew Joyce Strauss as a wonderful person and artist that gave so much to the Arts Community of Las Vegas, it would be a wonderful honor for her friends and family to have a street in the Arts District named after her. I support this with many of the people who knew her.
Regards,
Bruce and Bonnie Matlaf

Bonnie Revel-Matlaf

"Sold on Success"
Urban Nest Realty
bmatlaf@cox.net
Direct: 702-493-1999
Fax: 702-869-3974

Felipe Ortiz

From: Francine Wax <franiefranners@gmail.com>
Sent: Tuesday, June 18, 2013 4:53 PM
To: Felipe Ortiz
Subject: Joyce Straus

I have been a student of Joyce Straus' for many years and with all of the contributions she has made for this community of Las Vegas over the years with such a positive impact, I can't think of anyone more deserving than Joyce Straus to have a street in the Art District named after her. I support this 110 %.
Francine Wax

Felipe Ortiz

From: Marcia Marcus <marciamarcus4@yahoo.com>
Sent: Tuesday, June 18, 2013 4:49 PM
To: Felipe Ortiz
Subject: Joyce Strauss Way

An honor has never been more well deserved! As a frequent visitor to Las Vegas I was lucky enough to meet Joyce on several occasions. She loved Las Vegas! She and her husband Dr. Neil Strauss were contributors to Las Vegas life in many significant ways. They were part and parcel of the foundation that created a real community in Las Vegas.

Joyce had a permanent grin, an upbeat adventurous youthful spirit and a philosophers outlook on life. She taught art to Las Vegas' adults and children and to countless tourists lucky enough to have signed up for her "life through art" sessions.

Joyce embodies all that is good about Las Vegas and for all of these and many more heartfelt reasons, I implore you to rename South Art Way, Joyce Strauss Way.

Thank you for taking the time to read this.

Respectfully,

Marcia Marcus
Sent from my iPad

Felipe Ortiz

From: Debra Kaner <debkaner1@aol.com>
Sent: Tuesday, June 18, 2013 4:25 PM
To: Felipe Ortiz
Subject: Joyce Straus Way

Hello. I am a former student of Joyce Straus, and I work at CCSD. I recognized her great talent as a teacher and ensured that my sons were able to enroll in her classes. Joyce made a strong and continuous impact on all our lives! We are not afraid to try new media, and we learned there are no mistakes in art. We continue to use our learned talents and will always remember her philosophy and continuous urging to be the best we can be. What an honor it was to learn from this amazing and dedicated Las Vegas longtime artist and teacher. I urge you to rename the street from "South Arts Way" to "Joyce Straus Way".

Thank you.
Debra Kaner.

Felipe Ortiz

From: Nancy <goldenwear26@gmail.com>
Sent: Tuesday, June 18, 2013 3:53 PM
To: heidi straus
Cc: Felipe Ortiz; nelbg@yahoo.com
Subject: Re: Joyce Straus

from lynn...she's so eloquent!
On Jun 18, 2013, at 4:25 PM, sophie1210@aol.com wrote:

Joyce Straus was an amazing woman and role model. A several decade resident of Las Vegas, Joyce inspired hundreds of children and adults. Teaching self confidence, responsibility, making good choices and embracing potential to LV residents, she inspired many and made a difference in the life of even more through her art.

We hope that you will name this street in the arts district after Joyce.....it will enable her legacy to continue to make a difference to many and add value and credibility to our city.

Regards.
Lynn and Arne Rosencrantz

Felipe Ortiz

From: WLMeoz@aol.com
Sent: Tuesday, June 18, 2013 2:58 PM
To: Felipe Ortiz
Subject: rename South Art Way

I am writing in support of changing the street currently named South Art Way
to

"Joyce Straus Way"

to honor the life and work of an artist
who had multi-generational influence and impact
for over 35 years
on the Las Vegas community
through her art and philosophy.

She was simply fabulous
and we miss her greatly.

Thank you,
Wendy Meoz
Raul Meoz
Benjamin Meoz
Katherine Meoz

Felipe Ortiz

From: sophie1210@aol.com
Sent: Tuesday, June 18, 2013 2:25 PM
To: Felipe Ortiz
Cc: nelbg@yahoo.com
Subject: Joyce Straus

Joyce Straus was an amazing woman and role model. A several decade resident of Las Vegas, Joyce inspired hundreds of children and adults. Teaching self confidence, responsibility, making good choices and embracing potential to LV residents, she inspired many and made a difference in the life of even more through her art.

We hope that you will name this street in the arts district after Joyce.....it will enable her legacy to continue to make a difference to many and add value and credibility to our city.

Regards.
Lynn and Arne Rosencrantz

Felipe Ortiz

From: Victoria Otter <victoriaotter@me.com>
Sent: Tuesday, June 18, 2013 1:47 PM
To: Felipe Ortiz
Subject: Fwd: Joyce Straus Way

Subject: Joyce Straus Way

Dear Sirs :
I would like to lend my unconditional support and enthusiasm for the street naming of Joyce Straus Way within the the downtown Arts District area.

As a longtime friend and supporter of Joyce, I know that it is certainly appropriate to honor her in this fashion due to her continuous and generous contributions of art to the Las Vegas community throughout the past 40 years. Further, I am proud to have witnessed visitors from all over the world who came to see Joyce's works and the beautiful art gallery she called home.

To honor Joyce Straus's memory through the naming of a street within the Arts Distict will be a tribute to the tireless effort she put forth in teaching art to countless students - of all ages for so many years. I am thankful to have been one of those who gained from her incredible ability to help so many through art lessons including metal work, glass work, sculpture, paint and other media.

I ask for your thoughtful consideration in the naming of Joyce Straus Way in downtown Las Vegas.
Sincerely,
VICTORIA FOUCE OTTER

Felipe Ortiz

From: Marti Agassi <martiagassi@yahoo.com>
Sent: Tuesday, June 18, 2013 12:52 PM
To: Felipe Ortiz
Subject: Joyce Straus Way

Mr. Ortiz,

I am writing to show my support for the Straus family to get a street in the arts district renamed from South Art Way to Joyce Straus Way.

Respectfully,
Marti Agassi

Felipe Ortiz

From: Nancy Saliterman <nanner2240@aol.com>
Sent: Tuesday, June 18, 2013 12:50 PM
To: Felipe Ortiz
Subject: renaming S Art Way

Dear Sir:

Please consider renaming S Art Way to Joyce Strauss Way. Joyce was a remarkable teacher and artist living in "old Las Vegas" for many years.
She brought her skills to enrich the lives of so many of her neighbors, friends and students. It would surely be appropriate to honor her memory and remind residents of her talents in the arts as well as life.

Thank you,

Nancy Saliterman
visitor and student

Felipe Ortiz

From: palmguru@embarqmail.com
Sent: Tuesday, June 18, 2013 12:12 PM
To: Felipe Ortiz
Subject: Joyce Strauss

If at all possible, will you change South Art Way St to Joyce Straus Way. Thank you in advance.

Terrie Bergman
www.thepalmguru.com

Felipe Ortiz

From: Stacey Hertz <staceyhertz@gmail.com>
Sent: Tuesday, June 18, 2013 12:04 PM
To: Felipe Ortiz
Subject: RE: Joyce Straus Way

Dear Mr. Ortiz,

I'm writing on behalf of Joyce Straus, a dear friend who recently passed away. She was the most amazing women I've have ever met. I have known the talented Joyce Straus for many years and have been lucky enough to be her friend. My daughter started her art class when she was six years old. She was so enthusiastic with what she learned not only about art, but life, that I started taking the class with my mother and sisters. We all continued to show up every week for many years. She has opened our hidden talent for art and taught us all how to look at the world differently.

Our family has resided in Las Vegas since 1954. We were owners of What's On, The Las Vegas Guide for over 56 years and have seen this town grow from a small community to what it is today. On behalf of our entire family we feel that Joyce Straus deserves a street named after her in the Art District, forever preserving the great icon that Joyce Straus was. She has touched so many lives and not a day goes by that we don't think about her and her lessons on life.

With respect,

Stacey Hertz and the entire Hertz family,

Murray, Diane, Haley, Pamela and Zoey

Felipe Ortiz

From: Darren (Dario) Scotti <drfscotti@gmail.com>
Sent: Tuesday, June 18, 2013 11:28 AM
To: Bob Coffin; Felipe Ortiz
Subject: Fwd: Joyce Straus

Dear Councilman Coffin:

I would like to formally support the creation of Joyce Straus Way.

I have known Joyce since I was 11 years old, (over 38 years..) She has been a major influence in my life in so many positive ways and many others who grew up in Las Vegas.

There has never been a more giving, compassionate and creative woman, who has touched so many lives over the years and gave back to the Las Vegas community as she did. Her writings, art and community engagement, needs to be honored, remembered and discussed for generations to come.. What better way to begin to put and keep Joyce's in the communities memories, discussions than by naming a street after her in the Art District?

Brilliant idea and I, my family, and friends in Las Vegas support the proposal unconditionally!

Please feel free to contact me of you would like to have more details of my life long experience with Joyce.

Sincerely,

Darren

Darren Scott
Clark HS Graduate 82
Cashman Jr. High 78
Paradise Elementary
Spring Valley Resident since 1971
7331 W.Park Ave
Las Vegas

702.748.9093

Felipe Ortiz

From: kristina@veldlaw.com
Sent: Tuesday, June 18, 2013 11:25 AM
To: Felipe Ortiz
Subject: Joyce Straus Way

To Whom it may concern:

I fully support the street being renamed in honor of Joyce Straus.
I am 42 years old, have lived in LV since I was 4 years old. I took art classes from Joyce from grade school thru college and then in the summers at law school

2 of my 4 children (current ages 5,6,9 and 10) also took art classes from Joyce from ages 6 on.

Her loss is a loss to so many. She has influenced more people than one could imagine. I know she has me and my 2 daughters who were lucky enough to know her!!!

Thanks, Kristina Wildeveld Coneh
KRISTINA WILDEVELD, ESQ.
Law Offices of Kristina Wildeveld
(702) 222-0007

*please excuse all typos as this email has been sent from my phone

Felipe Ortiz

From: Tina Hamilton <craigtina@hotmail.com>
Sent: Tuesday, June 18, 2013 11:00 AM
To: Felipe Ortiz
Subject: Joyce Straus

Please consider renaming South Art Way to honor a deserving artist of the Las Vegas Community, Joyce Straus.

Thank you for your time.
Sincerely,
Tina Hamilton

Felipe Ortiz

From: Ken Landow <botox@lvcoxmail.com>
Sent: Tuesday, June 18, 2013 10:32 AM
To: Felipe Ortiz
Subject: Joyce Straus Way

Please add my support to naming a street after Joyce Straus - a perfect tribute to a pillar of local society, an artist, a teacher and a philanthropist. Joyce Straus Way would be a wonderful tribute by our community to honor a lady who so freely donated her time and talents to enrich our lives. Include me among the many local fans of this great lady whose life ought to be memorialized by Joyce Straus Way. It was indeed my honor to have worked with and been captivated by Joyce and her husband Neil over many years. Ken Landow, M.D.

Felipe Ortiz

From: Leora Blau <mrschezzam@aol.com>
Sent: Monday, June 17, 2013 2:16 PM
To: Felipe Ortiz
Subject: Fwd: joyce straus way

I am thrilled and excited at the prospect of having a **Joyce STraus Way** here in Las Vegas. She was an incredible woman who's legacy should live on forever in this amazing town that she adored and adorned with her artistic talents for many many years. Can't wait to see her name in perpetuity!!!!

Thank you,

Leora Blau
2813 Red Arrow Dr.
Las Vegas, NV 89135

Felipe Ortiz

From: Leora Blau <mrschezzam@aol.com>
Sent: Monday, June 17, 2013 12:01 PM
To: Felipe Ortiz
Subject: joyce straus way

I am thrilled and excited at the prospect of having a **Joyce STraus Way** here in Las Vegas. She was an incredible woman who's legacy should live on forever in this amazing town that she adored and adorned with her artistic talents for many many years. Can't wait to see her name in perpetuity!!!!

Thank you,

Leora BLau

Felipe Ortiz

From: Darren (Dario) Scotti <drfscotti@gmail.com>
Sent: Sunday, June 16, 2013 12:10 PM
To: Felipe Ortiz
Subject: Fwd: Joyce Straus

Hello Mr. Ortiz:

I would like formally support the creation of Joyce Straus Way.

I have known Joyce since I was 11 years old, (over 38 years..) She has been a major influence in my life in so many positive ways and many others who grew up in Las Vegas.

There has never been a more giving, compassionate and creative woman, who has touched so many lives over and gave back to the Las Vegas community as she did.

Please feel free to contact me of you would like to have more details of my life long experience with Joyce.

Sincerely,

Darren

Darren Scott
702.748.9093

From:	Felipe Ortiz
To:	Chrystal L. Jacobs
Subject:	Letter of support: Joyce Straus Way
Date:	Wednesday, June 19, 2013 9:08:54 AM

From: Marcey Bernstein [mailto:mre@hosierymate.com]
Sent: Wednesday, June 19, 2013 8:53 AM
To: Felipe Ortiz
Cc: Susan Stoehr (Yayasusan@aol.com)
Subject: Joyce Straus Way

Dear Philipe Ortiz,

Please honor a very special lady who touched so many people's lives with her generosity of spirit and joy of life. It would be so fitting to honor her with a street name as she loved Las Vegas, her home.

It would truly reflect the values and honor your city to show others what is important and valued in life is the choices one makes. Please take this special opportunity to show other's what Las Vegas truly stands for and values, its citizens and people of good character.

Best Regards,

Marcey Bernstein

From:	Felipe Ortiz
To:	Chrystal L. Jacobs
Subject:	Letter of Support Joyce Straus Way
Date:	Wednesday, June 19, 2013 9:07:13 AM

From: Cheryl Davidson [mailto:cdavidson@sbcglobal.net]
Sent: Wednesday, June 19, 2013 8:49 AM
To: Felipe Ortiz
Subject:

Dear Philipe:

I can't think of a person more deserving to be named along the Arts Way than Joyce Straus. She was an incredible artist, businesswoman, mother, wife, friend and more. I loved Joyce and learned a great deal from her in the 30+ years we knew one another. Please give her family this honor.
Thank you….

Cheryl

Cheryl F.W. Davidson
cdavidson@sbcglobal.net
818.986.0209 (O)
818.378.3447 (C)



From:	Felipe Ortiz
To:	Chrystal L. Jacobs
Subject:	Letter of support: Renaming South Art Way to Joyce Straus Way
Date:	Wednesday, June 19, 2013 9:06:19 AM

From: Missy Stein [mailto:whatsupwithmissy@gmail.com]
Sent: Wednesday, June 19, 2013 6:57 AM
To: Felipe Ortiz
Subject: Renaming South Art Way to Joyce Straus Way

Dear Mr. Ortiz,

Recently an amazing woman named Joyce Straus passed away. It was not only a loss to her family but to the whole Las Vegas community where she had lived for over fifty years. She was active in the community, in the arts, and led thousands of tourists through her art studio in her Las Vegas home over the years.

I am writing to ask you to please consider renaming South Art Way to Joyce Straus Way. She deserves to be remembered and recognized by the city of Las Vegas which was her community and her family.

Thank you,
Missy Stein

--
Missy Stein
whatsupwithmissy@gmail.com
610-220-9238

From: Felipe Ortiz
To: Chrystal L. Jacobs
Subject: Letter of support: Joyce Straus Way
Date: Wednesday, June 19, 2013 9:05:54 AM

-----Original Message-----
From: Susan Stoehr [mailto:yayasusan@aol.com]
Sent: Wednesday, June 19, 2013 5:29 AM
To: Felipe Ortiz
Subject: Joyce Straus

As her eldest daughter, I am wholly in support of this. Do I need it or does anyone need it, of course not! However, if one woman can singly Influence thousands of people, artistically, emotionally and deeply, Joyce did. And what is wild is she continues to influence ALL of us, and true-ly, anyone who had met and spent time with her, EVEN after her death. There are some people who are never dead and Joyce, my mom, is one of those people. Even a street, will be one additional way that Joyce lives on..... Her daughter, Susan

From:	Felipe Ortiz
To:	Chrystal L. Jacobs
Subject:	Letter of support: Joyce Straus Way
Date:	Wednesday, June 19, 2013 9:04:44 AM

From: Janet Rapoport [mailto:jamb14@hotmail.com]
Sent: Wednesday, June 19, 2013 1:20 AM
To: Felipe Ortiz
Subject: Joyce Straus Way

Dear Philipe,

Joyce Straus was a multitalented artist. In addition to her prolific oeuvre which is comprised of works in stone, wood, fabric and glass, she was an important part of the Las Vegas community. Not only did she entertain and guide hundreds of visitors to Las Vegas through her gallery, but she used art as a means of self expression, a means to self awareness and fulfillment. "Be in the moment" was an adage by which she lived and worked. Through art she motivated her students, family and friends to reach their potential. Joyce Straus deserves a monument for her determination to make the world more beautiful and better place to live. To have a street named - Joyce Straus *Way, as in her **way** of life* - would be an appropriate tribute to this remarkable woman!

From:	Felipe Ortiz
To:	Chrystal L. Jacobs
Subject:	Letter of support: Naming of Joyce Straus Way
Date:	Wednesday, June 19, 2013 9:04:15 AM

From: Matt Garelik [mailto:mgarelik@volfoni.com]
Sent: Wednesday, June 19, 2013 12:55 AM
To: Felipe Ortiz
Subject: Naming of Joyce Straus way..

Dear Philipe,

Las Vegas is emblematic of the American Dream. Not being rich in history, it is amongst very few cities which sprung from a dream, and continues to blossom. This requires passionate people, who helped and help the town evolve dramatically through many trials and tribulations.

This echoes the lives of Dr. Neil and Joyce Straus. Each, in their own way, gave and gave and gave to this small town they adopted in their youth. Dr. Neil was "the small town Doctor", even amongst giants. He gave his services free to clergy of all stripes, made house calls, was on his feet 12 hours/day, and never took a lunch.

Flowering slowly by his side was an orchid - Joyce. She found her creative outlet while raising 5 amazing children, and many continue to spread her art and philosophies. Few people in our lives challenge, inspire, and teach, as Joyce did. The testament to this is in her many works of art, and her legacy is the multitude of souls she healed.

Please consider this as you decide whether to re-name South Art Way in her honor.

--
Kindest regards,

Matt

Matt Garelik
VP Business Development
O: +1.323.969.8478 M: +1.818.802.1600
MGarelik@Volfoni.com
www.Volfoni.com
3450 Cahuenga Blvd W, # 504
Los Angeles, CA 90068
www.linkedin.com/company/volfoni-3d

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Felipe Ortiz

From: Bomis Vineta <vinetabomis@aol.com>
Sent: Tuesday, June 18, 2013 11:20 AM
To: Felipe Ortiz
Subject: rename

Dear Mr. Fortiz,

Please rename the street "South Art Way" to "Joyce Strauss Way" to honor such a great patron of the arts as Joyce was.

Sincerely,

Vineta Bomis

980 Coatbridge St
Las Vegas NV 89145

Felipe Ortiz

From: Susan Stoehr <yayasusan@aol.com>
Sent: Wednesday, June 19, 2013 5:29 AM
To: Felipe Ortiz
Subject: Joyce Straus

As her eldest daughter, I am wholly in support of this. Do I need it or does anyone need it, of course not! However, if one woman can singly Influence thousands of people, artistically, emotionally and deeply, Joyce did. And what is wild is she continues to influence ALL of us, and true-ly, anyone who had met and spent time with her, EVEN after her death. There are some people who are never dead and Joyce, my mom, is one of those people. Even a street, will be one additional way that Joyce lives on..... Her daughter, Susan

Felipe Ortiz

From: Janet Rapoport <jamb14@hotmail.com>
Sent: Wednesday, June 19, 2013 1:20 AM
To: Felipe Ortiz
Subject: Joyce Straus Way

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Felipe Ortiz

From: Matt Garelik <mgarelik@volfoni.com>
Sent: Wednesday, June 19, 2013 12:55 AM
To: Felipe Ortiz
Subject: Naming of Joyce Straus way..

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This echoes the lives of Dr. Neil and Joyce Straus. Each, in their own way, gave and gave and gave to this small town they adopted in their youth. Dr. Neil was "the small town Doctor", even amongst giants. He gave his services free to clergy of all stripes, made house calls, was on his feet 12 hours/day, and never took a lunch.

Flowering slowly by his side was an orchid - Joyce. She found her creative outlet while raising 5 amazing children, and many continue to spread her art and philosophies. Few people in our lives challenge, inspire, and teach, as Joyce did. The testament to this is in her many works of art, and her legacy is the multitude of souls she healed.

Please consider this as you decide whether to re-name South Art Way in her honor.

--
Kindest regards,

Matt

Matt Garelik
VP Business Development
O: +1.323.969.8478 M: +1.818.802.1600
MGarelik@Volfoni.com
www.Volfoni.com
3450 Cahuenga Blvd W, # 504
Los Angeles, CA 90068
www.linkedin.com/company/volfoni-3d





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Felipe Ortiz

From: Jeff Weisberg <jeff@daddyworksfromhome.com>
Sent: Wednesday, June 19, 2013 12:07 AM
To: Felipe Ortiz
Subject: Joyce Straus

Philipe,

The Straus family is hoping to get a street in the arts district renamed from South Art Way to Joyce Straus Way...

Please cast my 100% vote for this. she was an amazing lady!

Thank You,

Jeff Weisberg

Felipe Ortiz

From: Sandy Wolff <sandyfitlv@yahoo.com>
Sent: Tuesday, June 18, 2013 10:55 PM
To: Felipe Ortiz
Subject: Fwd: Joyce Straus way

Sent from my iPhone

Begin forwarded message:

> **From:** Sandy Wolff <sandyfitlv@yahoo.com>
> **Date:** June 18, 2013, 10:10:24 PM PDT
> **To:** "fortiz@nevada.gov.com" <fortiz@nevada.gov.com>
> **Subject: Joyce Straus way**
>
> Please please change the name of south art way to Joyce Straus way. This would be such an amazing tribute to a woman is responsible for the creativity of many of the children in the valley.
> Thank you,
> Sandy Wolff
>
> Sent from my iPhone

Felipe Ortiz

From: Jill <jillz@premier-search.net>
Sent: Tuesday, June 18, 2013 10:44 PM
To: Felipe Ortiz
Subject: Joyce Straus Way

Dear Mr. Philipe Ortiz,

Please sir, can you facilitate in renaming the street in the Art District from South Art Way to JOYCE STRAUS WAY. She gave so very much to the community and to the art community certainly this honor is well deserved.

Thank you for any help you can lend to making this a reality.

Sincerely,
Jill Zinner
Premier Search, Inc.
702 222-3633
jillz@premir-search.net

Felipe Ortiz

From: Elisa Dombrowski <elisadombrowski@yahoo.com>
Sent: Tuesday, June 18, 2013 10:40 PM
To: Felipe Ortiz
Subject: Joyce Straus

Dr Mr. Ortiz,

I am writing you to request your consideration in naming a street after Joyce Straus. I was one of her first art students at the age of 5 and I continued to take classes from her through my high school years. After graduating from college, I returned to Las Vegas and became her artist's assistant while I was trying to figure out what to do with my life. Together we were teaching over a hundred children on a weekly basis. It was during that time that I truly learned what a special gift I had been given to be in the presence of and working along side such an inspirational and extraordinary woman. Because of her mentoring and unconditional support, I decided to further my education and obtain my Master's Degree in Clinical Psychology. Joyce inspired me to become a Marriage, Family and Child Therapist to continue the work of helping other children and families. The life lessons she taught me as a child still stick with me today and I firmly believe she helped shaped the person and therapist that I am today.

I remember Joyce telling me the story of when my mother first knocked on her door, in the early 70's, to ask if she would like to teach her children art lessons in the Summer, that Joyce replied "I'm not a teacher". After a moment's reflection, Joyce said, "Wait a minute...everyone is a teacher". This was the humble beginning of how the School of Creative Thinking came to be. That story has never been forgotten. About 10 years ago when I was approached by the Dean of Pepperdine University to ask if I would teach young therapists how to work with clients for the first time, Joyce's words rang through my head and I graciously accepted the position.

Losing Joyce this year was such a painful time for all of us. We fully expected her to live to a very ripe old age and to continue to be here to share herself with this Community she helped create. It has been a struggle to think of a way to honor her for all of the many lives that she has touched. When I think of having a street named after her, it makes my heart swell with pride to know that the memory of her will live on for many years to come.

Thank you for your time and consideration.

Sincerely,

Elisa Dombrowski, M.A., LMFT
"A grateful student of Joyce"

elisa dombrowski, lmft | 949.225.7464 | www.OrangeCountyCounseling.net

Felipe Ortiz

From: KIM SHWACHMAN <ksps2324@icloud.com>
Sent: Tuesday, June 18, 2013 10:40 PM
To: Felipe Ortiz
Subject: Name a street after Artist Joyce Straus

Joyce Straus's extraordinary talents and contribution to the arts and the art community is reason alone to honor her memory by naming a street after her. However, perhaps even astounding than her artistic ability and contributions was her gift for instilling her passion and wisdom in her students and allowing them to experience the same joy and contentment she found in creating her art. Joyce Straus impacted the lives of literally thousands of people and this was true whether you had the good fortune to know her for many years or you knew her only briefly. You were a better person for having known her. With the passing of Joyce Straus the Las Vegas community has lost a unique and special person. Please honor her and her family by naming a street in the Arts district after her.
Thank you,
Kim Shwachman

Sent from my iPhone

Felipe Ortiz

From: Mark Shpall <mshpall@faculty.ncjhs.org>
Sent: Tuesday, June 18, 2013 10:22 PM
To: Felipe Ortiz; portiz@lasvegasnevada.gov
Subject: Renaming South Art Way to Joyce Straus Way

Sending you my support for the proposition of renaming South Art Way to Joyce Straus Way.

--

Mark H. Shpall

Dean, 12th Grade
Teacher, A.P. Government
Director, Community Programming
Assistant Coach, Wrestling

New Community Jewish High School
7353 Valley Circle Blvd.
West Hills, CA 91304
818-348-0048 (work)
818-348-0092 (fax)

GO JAGS!



Felipe Ortiz

From: Swellbell@hotmail.com
Sent: Tuesday, June 18, 2013 10:06 PM
To: Felipe Ortiz
Subject: Internet Submission - Street name change!

Citizen Name: Rochelle Herst

Email: Swellbell@hotmail.com

IP Address: 72.193.68.143

Comments: Please rename the street in the art district to Joyce Strauss lane! She was amazing and her house should be an historical landmark!

Date: 6/18/2013 10:06:01 PM

Felipe Ortiz

From: carrie ungerman <carrieungerman@gmail.com>
Sent: Tuesday, June 18, 2013 10:02 PM
To: Felipe Ortiz
Cc: Arthur Pinchev
Subject: Joyce Straus Way

Dear Phiipe,
We are writing in support of naming a street in honor of Joyce Straus in the the arts district in Las Vegas. Her memory lives on through her children, grandchildren, friends and her many students and admirers. Joyce was an amazing creative force.

Please count us in!

Sincerely,
Carrie Ungerman and Arthur Pinchev

carrie ungerman
www.carrieungerman.com

Felipe Ortiz

From: Carole Fisher <CFisher@nah.org>
Sent: Tuesday, June 18, 2013 8:17 PM
To: Felipe Ortiz
Subject: Request

> Mr. Ortiz,
>
> Please consider renaming South Art Way to Joyce Strauss Way. Joyce was not only a gifted artist, she was committed to making our community a better place to live.
>
> Thank you,
>
> Carole Fisher
>
>
> Sent from my iPhone

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This e-mail message, including all attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. If you are not the intended recipient, you may NOT use, disclose, copy or disseminate this information. Please contact the sender by reply e-mail immediately and destroy all copies of the original message including all attachments. Your cooperation is greatly appreciated.

Felipe Ortiz

From: Bonnie Revel- Matlaf <bmatlaf@cox.net>
Sent: Tuesday, June 18, 2013 6:28 PM
To: Felipe Ortiz
Subject: Joyce Strauss Way

Mr. Ortiz,
I knew Joyce Strauss as a wonderful person and artist that gave so much to the Arts Community of Las Vegas, it would be a wonderful honor for her friends and family to have a street in the Arts District named after her. I support this with many of the people who knew her.
Regards,
Bruce and Bonnie Matlaf

Bonnie Revel-Matlaf

"Sold on Success"
Urban Nest Realty
bmatlaf@cox.net
Direct: 702-493-1999
Fax: 702-869-3974

Felipe Ortiz

From: Francine Wax <franiefranners@gmail.com>
Sent: Tuesday, June 18, 2013 4:53 PM
To: Felipe Ortiz
Subject: Joyce Straus

I have been a student of Joyce Straus' for many years and with all of the contributions she has made for this community of Las Vegas over the years with such a positive impact, I can't think of anyone more deserving than Joyce Straus to have a street in the Art District named after her. I support this 110 %.
Francine Wax

Felipe Ortiz

From: Marcia Marcus <marciamarcus4@yahoo.com>
Sent: Tuesday, June 18, 2013 4:49 PM
To: Felipe Ortiz
Subject: Joyce Strauss Way

An honor has never been more well deserved! As a frequent visitor to Las Vegas I was lucky enough to meet Joyce on several occasions. She loved Las Vegas! She and her husband Dr. Neil Strauss were contributors to Las Vegas life in many significant ways. They were part and parcel of the foundation that created a real community in Las Vegas.

Joyce had a permanent grin, an upbeat adventurous youthful spirit and a philosophers outlook on life. She taught art to Las Vegas' adults and children and to countless tourists lucky enough to have signed up for her "life through art" sessions.

Joyce embodies all that is good about Las Vegas and for all of these and many more heartfelt reasons, I implore you to rename South Art Way, Joyce Strauss Way.

Thank you for taking the time to read this.

Respectfully,

Marcia Marcus
Sent from my iPad

Felipe Ortiz

From: Debra Kaner <debkaner1@aol.com>
Sent: Tuesday, June 18, 2013 4:25 PM
To: Felipe Ortiz
Subject: Joyce Straus Way

Hello. I am a former student of Joyce Straus, and I work at CCSD. I recognized her great talent as a teacher and ensured that my sons were able to enroll in her classes. Joyce made a strong and continuous impact on all our lives! We are not afraid to try new media, and we learned there are no mistakes in art. We continue to use our learned talents and will always remember her philosophy and continuous urging to be the best we can be. What an honor it was to learn from this amazing and dedicated Las Vegas longtime artist and teacher. I urge you to rename the street from "South Arts Way" to "Joyce Straus Way".

Thank you.
Debra Kaner.

Felipe Ortiz

From: Nancy <goldenwear26@gmail.com>
Sent: Tuesday, June 18, 2013 3:53 PM
To: heidi straus
Cc: Felipe Ortiz; nelbg@yahoo.com
Subject: Re: Joyce Straus

from lynn...she's so eloquent!
On Jun 18, 2013, at 4:25 PM, sophie1210@aol.com wrote:

Joyce Straus was an amazing woman and role model. A several decade resident of Las Vegas, Joyce inspired hundreds of children and adults. Teaching self confidence, responsibility, making good choices and embracing potential to LV residents, she inspired many and made a difference in the life of even more through her art.

We hope that you will name this street in the arts district after Joyce.....it will enable her legacy to continue to make a difference to many and add value and credibility to our city.

Regards.
Lynn and Arne Rosencrantz

Felipe Ortiz

From: WLMeoz@aol.com
Sent: Tuesday, June 18, 2013 2:58 PM
To: Felipe Ortiz
Subject: rename South Art Way

I am writing in support of changing the street currently named South Art Way
to

"Joyce Straus Way"

to honor the life and work of an artist
who had multi-generational influence and impact
for over 35 years
on the Las Vegas community
through her art and philosophy.

She was simply fabulous
and we miss her greatly.

Thank you,
Wendy Meoz
Raul Meoz
Benjamin Meoz
Katherine Meoz

From:	Felipe Ortiz
To:	Chrystal L. Jacobs
Subject:	Letter of support: Joyce Straus Way
Date:	Wednesday, June 19, 2013 9:03:26 AM

From: Jeff Weisberg [mailto:jeff@daddyworksfromhome.com]
Sent: Wednesday, June 19, 2013 12:07 AM
To: Felipe Ortiz
Subject: Joyce Straus

Philipe,

The Straus family is hoping to get a street in the arts district renamed from South Art Way to Joyce Straus Way…

Please cast my 100% vote for this. she was an amazing lady!

Thank You,

Jeff Weisberg

From: Felipe Ortiz
To: Chrystal L. Jacobs
Subject: Letter of support: Joyce Straus way
Date: Wednesday, June 19, 2013 9:02:53 AM

From: Sandy Wolff [mailto:sandyfitlv@yahoo.com]
Sent: Tuesday, June 18, 2013 10:55 PM
To: Felipe Ortiz
Subject: Fwd: Joyce Straus way

Sent from my iPhone

Begin forwarded message:

> **From:** Sandy Wolff <sandyfitlv@yahoo.com>
> **Date:** June 18, 2013, 10:10:24 PM PDT
> **To:** "fortiz@nevada.gov.com" <fortiz@nevada.gov.com>
> **Subject: Joyce Straus way**
>
> Please please change the name of south art way to Joyce Straus way. This would be such an amazing tribute to a woman is responsible for the creativity of many of the children in the valley.
> Thank you,
> Sandy Wolff
>
> Sent from my iPhone

Felipe Ortiz

From: sophie1210@aol.com
Sent: Tuesday, June 18, 2013 2:25 PM
To: Felipe Ortiz
Cc: nelbg@yahoo.com
Subject: Joyce Straus

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We hope that you will name this street in the arts district after Joyce.....it will enable her legacy to continue to make a difference to many and add value and credibility to our city.

Regards.
Lynn and Arne Rosencrantz

Felipe Ortiz

From: Victoria Otter <victoriaotter@me.com>
Sent: Tuesday, June 18, 2013 1:47 PM
To: Felipe Ortiz
Subject: Fwd: Joyce Straus Way

Subject: Joyce Straus Way

Dear Sirs :
I would like to lend my unconditional support and enthusiasm for the street naming of Joyce Straus Way within the the downtown Arts District area.

As a longtime friend and supporter of Joyce, I know that it is certainly appropriate to honor her in this fashion due to her continuous and generous contributions of art to the Las Vegas community throughout the past 40 years. Further, I am proud to have witnessed visitors from all over the world who came to see Joyce's works and the beautiful art gallery she called home.

To honor Joyce Straus's memory through the naming of a street within the Arts Distict will be a tribute to the tireless effort she put forth in teaching art to countless students - of all ages for so many years. I am thankful to have been one of those who gained from her incredible ability to help so many through art lessons including metal work, glass work, sculpture, paint and other media.

I ask for your thoughtful consideration in the naming of Joyce Straus Way in downtown Las Vegas.
Sincerely,
VICTORIA FOUCE OTTER

Felipe Ortiz

From: Marti Agassi <martiagassi@yahoo.com>
Sent: Tuesday, June 18, 2013 12:52 PM
To: Felipe Ortiz
Subject: Joyce Straus Way

Mr. Ortiz,

I am writing to show my support for the Straus family to get a street in the arts district renamed from South Art Way to Joyce Straus Way.

Respectfully,
Marti Agassi

Felipe Ortiz

From: Nancy Saliterman <nanner2240@aol.com>
Sent: Tuesday, June 18, 2013 12:50 PM
To: Felipe Ortiz
Subject: renaming S Art Way

Dear Sir:

Please consider renaming S Art Way to Joyce Strauss Way. Joyce was a remarkable teacher and artist living in "old Las Vegas" for many years.
She brought her skills to enrich the lives of so many of her neighbors, friends and students. It would surely be appropriate to honor her memory and remind residents of her talents in the arts as well as life.

Thank you,

Nancy Saliterman
visitor and student

Felipe Ortiz

From: palmguru@embarqmail.com
Sent: Tuesday, June 18, 2013 12:12 PM
To: Felipe Ortiz
Subject: Joyce Strauss

If at all possible, will you change South Art Way St to Joyce Straus Way. Thank you in advance.

Terrie Bergman
www.thepalmguru.com

Felipe Ortiz

From: Stacey Hertz <staceyhertz@gmail.com>
Sent: Tuesday, June 18, 2013 12:04 PM
To: Felipe Ortiz
Subject: RE: Joyce Straus Way

Dear Mr. Ortiz,

I'm writing on behalf of Joyce Straus, a dear friend who recently passed away. She was the most amazing women I've have ever met. I have known the talented Joyce Straus for many years and have been lucky enough to be her friend. My daughter started her art class when she was six years old. She was so enthusiastic with what she learned not only about art, but life, that I started taking the class with my mother and sisters. We all continued to show up every week for many years. She has opened our hidden talent for art and taught us all how to look at the world differently.

Our family has resided in Las Vegas since 1954. We were owners of What's On, The Las Vegas Guide for over 56 years and have seen this town grow from a small community to what it is today. On behalf of our entire family we feel that Joyce Straus deserves a street named after her in the Art District, forever preserving the great icon that Joyce Straus was. She has touched so many lives and not a day goes by that we don't think about her and her lessons on life.

With respect,

Stacey Hertz and the entire Hertz family,

Murray, Diane, Haley, Pamela and Zoey

Felipe Ortiz

From: Darren (Dario) Scotti <drfscotti@gmail.com>
Sent: Tuesday, June 18, 2013 11:28 AM
To: Bob Coffin; Felipe Ortiz
Subject: Fwd: Joyce Straus

Dear Councilman Coffin:

I would like to formally support the creation of Joyce Straus Way.

I have known Joyce since I was 11 years old, (over 38 years..) She has been a major influence in my life in so many positive ways and many others who grew up in Las Vegas.

There has never been a more giving, compassionate and creative woman, who has touched so many lives over the years and gave back to the Las Vegas community as she did. Her writings, art and community engagement, needs to be honored, remembered and discussed for generations to come.. What better way to begin to put and keep Joyce's in the communities memories, discussions than by naming a street after her in the Art District?

Brilliant idea and I, my family, and friends in Las Vegas support the proposal unconditionally!

Please feel free to contact me of you would like to have more details of my life long experience with Joyce.

Sincerely,

Darren

Darren Scott
Clark HS Graduate 82
Cashman Jr. High 78
Paradise Elementary
Spring Valley Resident since 1971
7331 W.Park Ave
Las Vegas

702.748.9093

Felipe Ortiz

From: kristina@veldlaw.com
Sent: Tuesday, June 18, 2013 11:25 AM
To: Felipe Ortiz
Subject: Joyce Straus Way

To Whom it may concern:

I fully support the street being renamed in honor of Joyce Straus.
I am 42 years old, have lived in LV since I was 4 years old. I took art classes from Joyce from grade school thru college and then in the summers at law school

2 of my 4 children (current ages 5,6,9 and 10) also took art classes from Joyce from ages 6 on.

Her loss is a loss to so many. She has influenced more people than one could imagine. I know she has me and my 2 daughters who were lucky enough to know her!!!

Thanks, Kristina Wildeveld Coneh
KRISTINA WILDEVELD, ESQ.
Law Offices of Kristina Wildeveld
(702) 222-0007

*please excuse all typos as this email has been sent from my phone

Felipe Ortiz

From: Tina Hamilton <craigtina@hotmail.com>
Sent: Tuesday, June 18, 2013 11:00 AM
To: Felipe Ortiz
Subject: Joyce Straus

Please consider renaming South Art Way to honor a deserving artist of the Las Vegas Community, Joyce Straus.

Thank you for your time.
Sincerely,
Tina Hamilton

Felipe Ortiz

From: Ken Landow <botox@lvcoxmail.com>
Sent: Tuesday, June 18, 2013 10:32 AM
To: Felipe Ortiz
Subject: Joyce Straus Way

Please add my support to naming a street after Joyce Straus - a perfect tribute to a pillar of local society, an artist, a teacher and a philanthropist. Joyce Straus Way would be a wonderful tribute by our community to honor a lady who so freely donated her time and talents to enrich our lives. Include me among the many local fans of this great lady whose life ought to be memorialized by Joyce Straus Way. It was indeed my honor to have worked with and been captivated by Joyce and her husband Neil over many years. Ken Landow, M.D.

Felipe Ortiz

From: Leora Blau <mrschezzam@aol.com>
Sent: Monday, June 17, 2013 2:16 PM
To: Felipe Ortiz
Subject: Fwd: joyce straus way

I am thrilled and excited at the prospect of having a **Joyce STraus Way** here in Las Vegas. She was an incredible woman who's legacy should live on forever in this amazing town that she adored and adorned with her artistic talents for many many years. Can't wait to see her name in perpetuity!!!!

Thank you,

Leora Blau
2813 Red Arrow Dr.
Las Vegas, NV 89135

Felipe Ortiz

From: Leora Blau <mrschezzam@aol.com>
Sent: Monday, June 17, 2013 12:01 PM
To: Felipe Ortiz
Subject: joyce straus way

I am thrilled and excited at the prospect of having a **Joyce STraus Way** here in Las Vegas. She was an incredible woman who's legacy should live on forever in this amazing town that she adored and adorned with her artistic talents for many many years. Can't wait to see her name in perpetuity!!!!

Thank you,

Leora BLau

Felipe Ortiz

From: Darren (Dario) Scotti <drfscotti@gmail.com>
Sent: Sunday, June 16, 2013 12:10 PM
To: Felipe Ortiz
Subject: Fwd: Joyce Straus

Hello Mr. Ortiz:

I would like formally support the creation of Joyce Straus Way.

I have known Joyce since I was 11 years old, (over 38 years..) She has been a major influence in my life in so many positive ways and many others who grew up in Las Vegas.

There has never been a more giving, compassionate and creative woman, who has touched so many lives over and gave back to the Las Vegas community as she did.

Please feel free to contact me of you would like to have more details of my life long experience with Joyce.

Sincerely,

Darren

Darren Scott
702.748.9093

From:	Felipe Ortiz
To:	Chrystal L. Jacobs
Subject:	Letter of support: Joyce Straus Way
Date:	Wednesday, June 19, 2013 9:02:31 AM

From: Jill [mailto:jillz@premier-search.net]
Sent: Tuesday, June 18, 2013 10:44 PM
To: Felipe Ortiz
Subject: Joyce Straus Way

Dear Mr. Philipe Ortiz,

Please sir, can you facilitate in renaming the street in the Art District from South Art Way to JOYCE STRAUS WAY. She gave so very much to the community and to the art community certainly this honor is well deserved.

Thank you for any help you can lend to making this a reality.

Sincerely,
Jill Zinner
Premier Search, Inc.
702 222-3633
jillz@premir-search.net

From:	Felipe Ortiz
To:	Chrystal L. Jacobs
Subject:	Letter of support: Joyce Straus Way
Date:	Wednesday, June 19, 2013 9:02:02 AM

From: Elisa Dombrowski [mailto:elisadombrowski@yahoo.com]
Sent: Tuesday, June 18, 2013 10:40 PM
To: Felipe Ortiz
Subject: Joyce Straus

Dr Mr. Ortiz,

I am writing you to request your consideration in naming a street after Joyce Straus. I was one of her first art students at the age of 5 and I continued to take classes from her through my high school years. After graduating from college, I returned to Las Vegas and became her artist's assistant while I was trying to figure out what to do with my life. Together we were teaching over a hundred children on a weekly basis. It was during that time that I truly learned what a special gift I had been given to be in the presence of and working along side such an inspirational and extraordinary woman. Because of her mentoring and unconditional support, I decided to further my education and obtain my Master's Degree in Clinical Psychology. Joyce inspired me to become a Marriage, Family and Child Therapist to continue the work of helping other children and families. The life lessons she taught me as a child still stick with me today and I firmly believe she helped shaped the person and therapist that I am today.

I remember Joyce telling me the story of when my mother first knocked on her door, in the early 70's, to ask if she would like to teach her children art lessons in the Summer, that Joyce replied "I'm not a teacher". After a moment's reflection, Joyce said, "Wait a minute...everyone is a teacher". This was the humble beginning of how the School of Creative Thinking came to be. That story has never been forgotten. About 10 years ago when I was approached by the Dean of Pepperdine University to ask if I would teach young therapists how to work with clients for the first time, Joyce's words rang through my head and I graciously accepted the position.

Losing Joyce this year was such a painful time for all of us. We fully expected her to live to a very ripe old age and to continue to be here to share herself with this Community she helped create. It has been a struggle to think of a way to honor her for all of the many lives that she has touched. When I think of having a street named after her, it makes my heart swell with pride to know that the memory of her will live on for many years to come.

Thank you for your time and consideration.

Sincerely,

Elisa Dombrowski, M.A., LMFT
"A grateful student of Joyce"

elisa dombrowski, lmft | 949.225.7464 | www.OrangeCountyCounseling.net

From: Felipe Ortiz
To: Chrystal L. Jacobs
Subject: Letter of support: Name a street after Artist Joyce Straus
Date: Wednesday, June 19, 2013 9:01:35 AM

-----Original Message-----
From: KIM SHWACHMAN [mailto:ksps2324@icloud.com]
Sent: Tuesday, June 18, 2013 10:40 PM
To: Felipe Ortiz
Subject: Name a street after Artist Joyce Straus

Joyce Straus's extraordinary talents and contribution to the arts and the art community is reason alone to honor her memory by naming a street after her. However, perhaps even astounding than her artistic ability and contributions was her gift for instilling her passion and wisdom in her students and allowing them to experience the same joy and contentment she found in creating her art. Joyce Straus impacted the lives of literally thousands of people and this was true whether you had the good fortune to know her for many years or you knew her only briefly. You were a better person for having known her. With the passing of Joyce Straus the Las Vegas community has lost a unique and special person. Please honor her and her family by naming a street in the Arts district after her.
Thank you,
Kim Shwachman

Sent from my iPhone

From: Felipe Ortiz
To: Chrystal L. Jacobs
Subject: Letter of support: Renaming South Art Way to Joyce Straus Way
Date: Wednesday, June 19, 2013 9:01:12 AM

From: Mark Shpall [mailto:mshpall@faculty.ncjhs.org]
Sent: Tuesday, June 18, 2013 10:22 PM
To: Felipe Ortiz; portiz@lasvegasnevada.gov
Subject: Renaming South Art Way to Joyce Straus Way

Sending you my support for the proposition of renaming South Art Way to Joyce Straus Way.
--

Mark H. Shpall

Dean, 12th Grade
Teacher, A.P. Government
Director, Community Programming
Assistant Coach, Wrestling

New Community Jewish High School
7353 Valley Circle Blvd.
West Hills, CA 91304
818-348-0048 (work)
818-348-0092 (fax)

GO JAGS!



From: Felipe Ortiz
To: Chrystal L. Jacobs
Subject: Letter of support Joyce Straus Way
Date: Wednesday, June 19, 2013 8:07:58 AM

-----Original Message-----
From: Swellbell@hotmail.com [mailto:Swellbell@hotmail.com]
Sent: Tuesday, June 18, 2013 10:06 PM
To: Felipe Ortiz
Subject: Internet Submission - Street name change!

Citizen Name: Rochelle Herst

Email: Swellbell@hotmail.com

IP Address: 72.193.68.143

Comments: Please rename the street in the art district to Joyce Strauss lane! She was amazing and her house should be an historical landmark!

Date: 6/18/2013 10:06:01 PM

From:	Felipe Ortiz
To:	Chrystal L. Jacobs
Subject:	Letter of support: Joyce Straus Way
Date:	Wednesday, June 19, 2013 8:07:19 AM

From: carrie ungerman [mailto:carrieungerman@gmail.com]
Sent: Tuesday, June 18, 2013 10:02 PM
To: Felipe Ortiz
Cc: Arthur Pinchev
Subject: Joyce Straus Way

Dear Phiipe,
We are writing in support of naming a street in honor of Joyce Straus in the the arts district in Las Vegas.
Her memory lives on through her children, grandchildren, friends and her many students and admirers.
Joyce was an amazing creative force.

Please count us in!

Sincerely,
Carrie Ungerman and Arthur Pinchev

carrie ungerman
www.carrieungerman.com

From: Felipe Ortiz
To: Chrystal L. Jacobs
Subject: Letter of support: Joyce Straus Way
Date: Wednesday, June 19, 2013 8:07:00 AM

-----Original Message-----
From: Carole Fisher [mailto:CFisher@nah.org]
Sent: Tuesday, June 18, 2013 8:17 PM
To: Felipe Ortiz
Subject: Request

> Mr. Ortiz,
>
> Please consider renaming South Art Way to Joyce Strauss Way. Joyce was not only a gifted artist, she was committed to making our community a better place to live.
>
> Thank you,
>
> Carole Fisher
>
>
> Sent from my iPhone

CONFIDENTIALITY NOTICE:
This e-mail message, including all attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. If you are not the intended recipient, you may NOT use, disclose, copy or disseminate this information. Please contact the sender by reply e-mail immediately and destroy all copies of the original message including all attachments. Your cooperation is greatly appreciated.

From:	Felipe Ortiz
To:	Chrystal L. Jacobs
Subject:	Letter of support: Joyce Strauss Way
Date:	Wednesday, June 19, 2013 8:06:25 AM

From: Bonnie Revel- Matlaf [mailto:bmatlaf@cox.net]
Sent: Tuesday, June 18, 2013 6:28 PM
To: Felipe Ortiz
Subject: Joyce Strauss Way

Mr. Ortiz,
I knew Joyce Strauss as a wonderful person and artist that gave so much to the Arts Community of Las Vegas, it would be a wonderful honor for her friends and family to have a street in the Arts District named after her. I support this with many of the people who knew her.
Regards,
Bruce and Bonnie Matlaf

Bonnie Revel-Matlaf

"Sold on Success"
Urban Nest Realty
bmatlaf@cox.net
Direct: 702-493-1999
Fax: 702-869-3974

From: Felipe Ortiz
To: Chrystal L. Jacobs
Subject: Letter of support: Joyce Straus Way
Date: Wednesday, June 19, 2013 8:05:48 AM

-----Original Message-----
From: Francine Wax [mailto:franiefranners@gmail.com]
Sent: Tuesday, June 18, 2013 4:53 PM
To: Felipe Ortiz
Subject: Joyce Straus

I have been a student of Joyce Straus' for many years and with all of the contributions she has made for this community of Las Vegas over the years with such a positive impact, I can't think of anyone more deserving than Joyce Straus to have a street in the Art District named after her. I support this 110 %.
Francine Wax

From: Felipe Ortiz
To: Chrystal L. Jacobs
Subject: Letter of support: Joyce Straus Way
Date: Wednesday, June 19, 2013 8:05:29 AM

-----Original Message-----
From: Marcia Marcus [mailto:marciamarcus4@yahoo.com]
Sent: Tuesday, June 18, 2013 4:49 PM
To: Felipe Ortiz
Subject: Joyce Strauss Way

An honor has never been more well deserved! As a frequent visitor to Las Vegas I was lucky enough to meet Joyce on several occasions. She loved Las Vegas! She and her husband Dr. Neil Strauss were contributors to Las Vegas life in many significant ways. They were part and parcel of the foundation that created a real community in Las Vegas.

Joyce had a permanent grin, an upbeat adventurous youthful spirit and a philosophers outlook on life. She taught art to Las Vegas' adults and children and to countless tourists lucky enough to have signed up for her "life through art" sessions.

Joyce embodies all that is good about Las Vegas and for all of these and many more heartfelt reasons, I implore you to rename South Art Way, Joyce Strauss Way.

Thank you for taking the time to read this.

Respectfully,

Marcia Marcus
Sent from my iPad

From:	Felipe Ortiz
To:	Chrystal L. Jacobs
Subject:	Letter of support: Joyce Straus Way
Date:	Wednesday, June 19, 2013 8:05:05 AM

From: Debra Kaner [mailto:debkaner1@aol.com]
Sent: Tuesday, June 18, 2013 4:25 PM
To: Felipe Ortiz
Subject: Joyce Straus Way

Hello. I am a former student of Joyce Straus, and I work at CCSD. I recognized her great talent as a teacher and ensured that my sons were able to enroll in her classes. Joyce made a strong and continuous impact on all our lives! We are not afraid to try new media, and we learned there are no mistakes in art. We continue to use our learned talents and will always remember her philosophy and continuous urging to be the best we can be. What an honor it was to learn from this amazing and dedicated Las Vegas longtime artist and teacher. I urge you to rename the street from "South Arts Way" to "Joyce Straus Way".

Thank you.
Debra Kaner.

From: Felipe Ortiz
To: Chrystal L. Jacobs
Subject: Letter of Support: Joyce Straus Way
Date: Wednesday, June 19, 2013 8:04:34 AM

From: Nancy [mailto:goldenwear26@gmail.com]
Sent: Tuesday, June 18, 2013 3:53 PM
To: heidi straus
Cc: Felipe Ortiz; nelbg@yahoo.com
Subject: Re: Joyce Straus

from lynn…she's so eloquent!
On Jun 18, 2013, at 4:25 PM, sophie1210@aol.com wrote:

Joyce Straus was an amazing woman and role model. A several decade resident of Las Vegas, Joyce inspired hundreds of children and adults. Teaching self confidence, responsibility, making good choices and embracing potential to LV residents, she inspired many and made a difference in the life of even more through her art.

We hope that you will name this street in the arts district after Joyce.....it will enable her legacy to continue to make a difference to many and add value and credibility to our city.

Regards.
Lynn and Arne Rosencrantz

From:	Felipe Ortiz
To:	Chrystal L. Jacobs
Subject:	Letter of support: Joyce Straus Way
Date:	Wednesday, June 19, 2013 8:04:05 AM

From: WLMeoz@aol.com [mailto:WLMeoz@aol.com]
Sent: Tuesday, June 18, 2013 2:58 PM
To: Felipe Ortiz
Subject: rename South Art Way

I am writing in support of changing the street currently named South Art Way to

"Joyce Straus Way"

to honor the life and work of an artist
who had multi-generational influence and impact
for over 35 years
on the Las Vegas community
through her art and philosophy.

She was simply fabulous
and we miss her greatly.

Thank you,
Wendy Meoz
Raul Meoz
Benjamin Meoz
Katherine Meoz

From:	Felipe Ortiz
To:	Chrystal L. Jacobs
Subject:	Letter of support: Joyce Straus Way
Date:	Wednesday, June 19, 2013 8:03:29 AM

From: sophie1210@aol.com [mailto:sophie1210@aol.com]
Sent: Tuesday, June 18, 2013 2:25 PM
To: Felipe Ortiz
Cc: nelbg@yahoo.com
Subject: Joyce Straus

Joyce Straus was an amazing woman and role model. A several decade resident of Las Vegas, Joyce inspired hundreds of children and adults. Teaching self confidence, responsibility, making good choices and embracing potential to LV residents, she inspired many and made a difference in the life of even more through her art.

We hope that you will name this street in the arts district after Joyce.....it will enable her legacy to continue to make a difference to many and add value and credibility to our city.

Regards.
Lynn and Arne Rosencrantz

From: Felipe Ortiz
To: Chrystal L. Jacobs
Subject: Letter of Support: Joyce Straus Way
Date: Wednesday, June 19, 2013 8:02:37 AM

From: Victoria Otter [mailto:victoriaotter@me.com]
Sent: Tuesday, June 18, 2013 1:47 PM
To: Felipe Ortiz
Subject: Fwd: Joyce Straus Way

Subject: Joyce Straus Way

Dear Sirs :
I would like to lend my unconditional support and enthusiasm for the street naming of Joyce Straus Way within the the downtown Arts District area.

As a longtime friend and supporter of Joyce, I know that it is certainly appropriate to honor her in this fashion due to her continuous and generous contributions of art to the Las Vegas community throughout the past 40 years. Further, I am proud to have witnessed visitors from all over the world who came to see Joyce's works and the beautiful art gallery she called home.

To honor Joyce Straus's memory through the naming of a street within the Arts Distict will be a tribute to the tireless effort she put forth in teaching art to countless students - of all ages for so many years. I am thankful to have been one of those who gained from her incredible ability to help so many through art lessons including metal work, glass work, sculpture, paint and other media.

I ask for your thoughtful consideration in the naming of Joyce Straus Way in downtown Las Vegas.
Sincerely,
VICTORIA FOUCE OTTER

From:	Felipe Ortiz
To:	Chrystal L. Jacobs
Subject:	Letter of Support: Joyce Straus Way
Date:	Wednesday, June 19, 2013 8:02:15 AM

From: Marti Agassi [mailto:martiagassi@yahoo.com]
Sent: Tuesday, June 18, 2013 12:52 PM
To: Felipe Ortiz
Subject: Joyce Straus Way

Mr. Ortiz,

I am writing to show my support for the Straus family to get a street in the arts district renamed from South Art Way to Joyce Straus Way.

Respectfully,
Marti Agassi

From: Felipe Ortiz
To: Chrystal L. Jacobs
Subject: Letter of Support: renaming Joyce Straus Way
Date: Wednesday, June 19, 2013 8:01:56 AM

-----Original Message-----
From: Nancy Saliterman [mailto:nanner2240@aol.com]
Sent: Tuesday, June 18, 2013 12:50 PM
To: Felipe Ortiz
Subject: renaming S Art Way

Dear Sir:

Please consider renaming S Art Way to Joyce Strauss Way. Joyce was a remarkable teacher and artist living in "old Las Vegas" for many years.
She brought her skills to enrich the lives of so many of her neighbors, friends and students. It would surely be appropriate to honor her memory and remind residents of her talents in the arts as well as life.

Thank you,

Nancy Saliterman
visitor and student

From: Felipe Ortiz
To: Chrystal L. Jacobs
Subject: Letter of support: Joyce Straus Way
Date: Wednesday, June 19, 2013 8:01:17 AM

From: palmguru@embarqmail.com [mailto:palmguru@embarqmail.com]
Sent: Tuesday, June 18, 2013 12:12 PM
To: Felipe Ortiz
Subject: Joyce Strauss

If at all possible, will you change South Art Way St to Joyce Straus Way. Thank you in advance.

Terrie Bergman
www.thepalmguru.com

From:	Felipe Ortiz
To:	Chrystal L. Jacobs
Subject:	Letter of Support: Joyce Straus Way
Date:	Wednesday, June 19, 2013 8:00:51 AM

From: Stacey Hertz [mailto:staceyhertz@gmail.com]
Sent: Tuesday, June 18, 2013 12:04 PM
To: Felipe Ortiz
Subject: RE: Joyce Straus Way

Dear Mr. Ortiz,
I'm writing on behalf of Joyce Straus, a dear friend who recently passed away. She was the most amazing women I've have ever met. I have known the talented Joyce Straus for many years and have been lucky enough to be her friend. My daughter started her art class when she was six years old. She was so enthusiastic with what she learned not only about art, but life, that I started taking the class with my mother and sisters. We all continued to show up every week for many years. She has opened our hidden talent for art and taught us all how to look at the world differently.
Our family has resided in Las Vegas since 1954. We were owners of What's On, The Las Vegas Guide for over 56 years and have seen this town grow from a small community to what it is today. On behalf of our entire family we feel that Joyce Straus deserves a street named after her in the Art District, forever preserving the great icon that Joyce Straus was. She has touched so many lives and not a day goes by that we don't think about her and her lessons on life.
With respect,
Stacey Hertz and the entire Hertz family,
Murray, Diane, Haley, Pamela and Zoey

From:	Felipe Ortiz
To:	Chrystal L. Jacobs
Subject:	Letter of Support: Joyce Straus Way
Date:	Wednesday, June 19, 2013 8:00:00 AM

From: Darren (Dario) Scotti [mailto:drfscotti@gmail.com]
Sent: Tuesday, June 18, 2013 11:28 AM
To: Bob Coffin; Felipe Ortiz
Subject: Fwd: Joyce Straus

Dear Councilman Coffin:

I would like to formally support the creation of Joyce Straus Way.

I have known Joyce since I was 11 years old, (over 38 years..) She has been a major influence in my life in so many positive ways and many others who grew up in Las Vegas.

There has never been a more giving, compassionate and creative woman, who has touched so many lives over the years and gave back to the Las Vegas community as she did. Her writings, art and community engagement, needs to be honored, remembered and discussed for generations to come.. What better way to begin to put and keep Joyce's in the communities memories, discussions than by naming a street after her in the Art District?

Brilliant idea and I, my family, and friends in Las Vegas support the proposal unconditionally!

Please feel free to contact me of you would like to have more details of my life long experience with Joyce.

Sincerely,

Darren

Darren Scott
Clark HS Graduate 82
Cashman Jr. High 78
Paradise Elementary
Spring Valley Resident since 1971
7331 W.Park Ave
Las Vegas

702.748.9093

From: Felipe Ortiz
To: Chrystal L. Jacobs
Subject: Letter of Support: Joyce Straus Way
Date: Wednesday, June 19, 2013 7:59:38 AM

-----Original Message-----
From: kristina@veldlaw.com [mailto:kristina@veldlaw.com]
Sent: Tuesday, June 18, 2013 11:25 AM
To: Felipe Ortiz
Subject: Joyce Straus Way

To Whom it may concern:

I fully support the street being renamed in honor of Joyce Straus.
I am 42 years old, have lived in LV since I was 4 years old. I took art classes from Joyce from grade school thru college and then in the summers at law school

2 of my 4 children (current ages 5,6,9 and 10) also took art classes from Joyce from ages 6 on.

Her loss is a loss to so many. She has influenced more people than one could imagine. I know she has me and my 2 daughters who were lucky enough to know her!!!

Thanks, Kristina Wildeveld Coneh
KRISTINA WILDEVELD, ESQ.
Law Offices of Kristina Wildeveld
(702) 222-0007

*please excuse all typos as this email has been sent from my phone

From: Felipe Ortiz
To: Chrystal L. Jacobs
Subject: Letter of Support: Joyce Straus Way
Date: Wednesday, June 19, 2013 7:59:05 AM

From: Tina Hamilton [mailto:craigtina@hotmail.com]
Sent: Tuesday, June 18, 2013 11:00 AM
To: Felipe Ortiz
Subject: Joyce Straus

Please consider renaming South Art Way to honor a deserving artist of the Las Vegas Community, Joyce Straus.

Thank you for your time.
Sincerely,
Tina Hamilton

From:	Felipe Ortiz
To:	Chrystal L. Jacobs
Subject:	Letter of support: Joyce Straus Way
Date:	Wednesday, June 19, 2013 7:58:25 AM

From: Ken Landow [mailto:botox@lvcoxmail.com]
Sent: Tuesday, June 18, 2013 10:32 AM
To: Felipe Ortiz
Subject: Joyce Straus Way

Please add my support to naming a street after Joyce Straus - a perfect tribute to a pillar of local society, an artist, a teacher and a philanthropist. Joyce Straus Way would be a wonderful tribute by our community to honor a lady who so freely donated her time and talents to enrich our lives. Include me among the many local fans of this great lady whose life ought to be memorialized by Joyce Straus Way. It was indeed my honor to have worked with and been captivated by Joyce and her husband Neil over many years.
Ken Landow, M.D.

From:	Felipe Ortiz
To:	Chrystal L. Jacobs
Subject:	Letter of support Joyce Straus Way
Date:	Wednesday, June 19, 2013 7:56:45 AM

From: Leora Blau [mailto:mrschezzam@aol.com]
Sent: Monday, June 17, 2013 2:16 PM
To: Felipe Ortiz
Subject: Fwd: joyce straus way

I am thrilled and excited at the prospect of having a **Joyce STraus Way** here in Las Vegas. She was an incredible woman who's legacy should live on forever in this amazing town that she adored and adorned with her artistic talents for many many years. Can't wait to see her name in perpetuity!!!!

Thank you,

Leora Blau
2813 Red Arrow Dr.
Las Vegas, NV 89135

From:	Felipe Ortiz
To:	Chrystal L. Jacobs
Subject:	Letter of support Joyce Straus Way
Date:	Wednesday, June 19, 2013 7:55:55 AM

From: Leora Blau [mailto:mrschezzam@aol.com]
Sent: Monday, June 17, 2013 12:01 PM
To: Felipe Ortiz
Subject: joyce straus way

I am thrilled and excited at the prospect of having a **Joyce STraus Way** here in Las Vegas. She was an incredible woman who's legacy should live on forever in this amazing town that she adored and adorned with her artistic talents for many many years. Can't wait to see her name in perpetuity!!!!

Thank you,

Leora BLau

From:	Felipe Ortiz
To:	Chrystal L. Jacobs
Subject:	Letter of support Joyce Straus Way
Date:	Wednesday, June 19, 2013 7:53:27 AM

From: Darren (Dario) Scotti [mailto:drfscotti@gmail.com]
Sent: Sunday, June 16, 2013 12:10 PM
To: Felipe Ortiz
Subject: Fwd: Joyce Straus

Hello Mr. Ortiz:

I would like formally support the creation of Joyce Straus Way.

I have known Joyce since I was 11 years old, (over 38 years..) She has been a major influence in my life in so many positive ways and many others who grew up in Las Vegas.

There has never been a more giving, compassionate and creative woman, who has touched so many lives over and gave back to the Las Vegas community as she did.

Please feel free to contact me of you would like to have more details of my life long experience with Joyce.

Sincerely,

Darren

Darren Scott
702.748.9093

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:16 AM
To: Susan Finucan
Subject: FW: Letter of support: Joyce Straus Way

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:09 AM
To: Chrystal L. Jacobs
Subject: Letter of support: Joyce Straus Way

From: Marcey Bernstein [mailto:mre@hosierymate.com]
Sent: Wednesday, June 19, 2013 8:53 AM
To: Felipe Ortiz
Cc: Susan Stoehr (Yayasusan@aol.com)
Subject: Joyce Straus Way

Dear Philipe Ortiz,

Please honor a very special lady who touched so many people's lives with her generosity of spirit and joy of life. It would be so fitting to honor her with a street name as she loved Las Vegas, her home.

It would truly reflect the values and honor your city to show others what is important and valued in life is the choices one makes. Please take this special opportunity to show other's what Las Vegas truly stands for and values, its citizens and people of good character.

Best Regards,

Marcey Bernstein

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:17 AM
To: Susan Finucan
Subject: FW: Joyce Straus Way

From: Marcey Bernstein [mailto:mre@hosierymate.com]
Sent: Wednesday, June 19, 2013 8:53 AM
To: Felipe Ortiz
Cc: Susan Stoehr (Yayasusan@aol.com)
Subject: Joyce Straus Way

Dear Philipe Ortiz,

Please honor a very special lady who touched so many people's lives with her generosity of spirit and joy of life. It would be so fitting to honor her with a street name as she loved Las Vegas, her home.

It would truly reflect the values and honor your city to show others what is important and valued in life is the choices one makes. Please take this special opportunity to show other's what Las Vegas truly stands for and values, its citizens and people of good character.

Best Regards,

Marcey Bernstein

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:17 AM
To: Susan Finucan
Subject: FW:

From: Cheryl Davidson [mailto:cdavidson@sbcglobal.net]
Sent: Wednesday, June 19, 2013 8:49 AM
To: Felipe Ortiz
Subject:

Dear Philipe:

I can't think of a person more deserving to be named along the Arts Way than Joyce Straus. She was an incredible artist, businesswoman, mother, wife, friend and more. I loved Joyce and learned a great deal from her in the 30+ years we knew one another. Please give her family this honor.
Thank you....

Cheryl

Cheryl F.W. Davidson

818.986.0209 (O)
818.378.3447 (C)



Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:17 AM
To: Susan Finucan
Subject: FW: Renaming South Art Way to Joyce Straus Way

From: Missy Stein [mailto:whatsupwithmissy@gmail.com]
Sent: Wednesday, June 19, 2013 6:57 AM
To: Felipe Ortiz
Subject: Renaming South Art Way to Joyce Straus Way

Dear Mr. Ortiz,

Recently an amazing woman named Joyce Straus passed away. It was not only a loss to her family but to the whole Las Vegas community where she had lived for over fifty years. She was active in the community, in the arts, and led thousands of tourists through her art studio in her Las Vegas home over the years.

I am writing to ask you to please consider renaming South Art Way to Joyce Straus Way. She deserves to be remembered and recognized by the city of Las Vegas which was her community and her family.

Thank you,
Missy Stein

--
Missy Stein
whatsupwithmissy@gmail.com
610-220-9238

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:18 AM
To: Susan Finucan
Subject: FW: Joyce Straus

-----Original Message-----
From: Susan Stoehr [mailto:yayasusan@aol.com]
Sent: Wednesday, June 19, 2013 5:29 AM
To: Felipe Ortiz
Subject: Joyce Straus

As her eldest daughter, I am wholly in support of this. Do I need it or does anyone need it, of course not! However, if one woman can singly Influence thousands of people, artistically, emotionally and deeply, Joyce did. And what is wild is she continues to influence ALL of us, and true-ly, anyone who had met and spent time with her, EVEN after her death. There are some people who are never dead and Joyce, my mom, is one of those people. Even a street, will be one additional way that Joyce lives on..... Her daughter, Susan

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:18 AM
To: Susan Finucan
Subject: FW: Joyce Straus Way

From: Janet Rapoport [mailto:jamb14@hotmail.com]
Sent: Wednesday, June 19, 2013 1:20 AM
To: Felipe Ortiz
Subject: Joyce Straus Way

Dear Philipe,

Joyce Straus was a multitalented artist. In addition to her prolific oeuvre which is comprised of works in stone, wood, fabric and glass, she was an important part of the Las Vegas community. Not only did she entertain and guide hundreds of visitors to Las Vegas through her gallery, but she used art as a means of self expression, a means to self awareness and fulfillment. "Be in the moment" was an adage by which she lived and worked. Through art she motivated her students, family and friends to reach their potential. Joyce Straus deserves a monument for her determination to make the world more beautiful and better place to live. To have a street named - Joyce Straus *Way, as in her **way** of life* - would be an appropriate tribute to this remarkable woman!

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:18 AM
To: Susan Finucan
Subject: FW: Naming of Joyce Straus way..

From: Matt Garelik [mailto:mgarelik@volfoni.com]
Sent: Wednesday, June 19, 2013 12:55 AM
To: Felipe Ortiz
Subject: Naming of Joyce Straus way..

Dear Philipe,

Las Vegas is emblematic of the American Dream. Not being rich in history, it is amongst very few cities which sprung from a dream, and continues to blossom. This requires passionate people, who helped and help the town evolve dramatically through many trials and tribulations.

This echoes the lives of Dr. Neil and Joyce Straus. Each, in their own way, gave and gave and gave to this small town they adopted in their youth. Dr. Neil was "the small town Doctor", even amongst giants. He gave his services free to clergy of all stripes, made house calls, was on his feet 12 hours/day, and never took a lunch.

Flowering slowly by his side was an orchid - Joyce. She found her creative outlet while raising 5 amazing children, and many continue to spread her art and philosophies. Few people in our lives challenge, inspire, and teach, as Joyce did. The testament to this is in her many works of art, and her legacy is the multitude of souls she healed.

Please consider this as you decide whether to re-name South Art Way in her honor.

--
Kindest regards,

Matt

Matt Garelik
VP Business Development
O: +1.323.969.8478 M: +1.818.802.1600
MGarelik@Volfoni.com
www.Volfoni.com
3450 Cahuenga Blvd W, # 504
Los Angeles, CA 90068
www.linkedin.com/company/volfoni-3d

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:18 AM
To: Susan Finucan
Subject: FW: Joyce Straus

From: Jeff Weisberg [mailto:jeff@daddyworksfromhome.com]
Sent: Wednesday, June 19, 2013 12:07 AM
To: Felipe Ortiz
Subject: Joyce Straus

Philipe,

The Straus family is hoping to get a street in the arts district renamed from South Art Way to Joyce Straus Way...

Please cast my 100% vote for this. she was an amazing lady!

Thank You,

Jeff Weisberg

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:18 AM
To: Susan Finucan
Subject: FW: Joyce Straus way

From: Sandy Wolff [mailto:sandyfitlv@yahoo.com]
Sent: Tuesday, June 18, 2013 10:55 PM
To: Felipe Ortiz
Subject: Fwd: Joyce Straus way

Sent from my iPhone

Begin forwarded message:

> **From:** Sandy Wolff <sandyfitlv@yahoo.com>
> **Date:** June 18, 2013, 10:10:24 PM PDT
> **To:** "fortiz@nevada.gov.com" <fortiz@nevada.gov.com>
> **Subject: Joyce Straus way**
>
> Please please change the name of south art way to Joyce Straus way. This would be such an amazing tribute to a woman is responsible for the creativity of many of the children in the valley.
> Thank you,
> Sandy Wolff
>
> Sent from my iPhone

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:18 AM
To: Susan Finucan
Subject: FW: Joyce Straus Way

From: Jill [mailto:jillz@premier-search.net]
Sent: Tuesday, June 18, 2013 10:44 PM
To: Felipe Ortiz
Subject: Joyce Straus Way

Dear Mr. Philipe Ortiz,

Please sir, can you facilitate in renaming the street in the Art District from South Art Way to JOYCE STRAUS WAY. She gave so very much to the community and to the art community certainly this honor is well deserved.

Thank you for any help you can lend to making this a reality.

Sincerely,
Jill Zinner
Premier Search, Inc.
702 222-3633
jillz@premir-search.net

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:19 AM
To: Susan Finucan
Subject: FW: Joyce Straus

From: Elisa Dombrowski [mailto:elisadombrowski@yahoo.com]
Sent: Tuesday, June 18, 2013 10:40 PM
To: Felipe Ortiz
Subject: Joyce Straus

Dr Mr. Ortiz,

I am writing you to request your consideration in naming a street after Joyce Straus. I was one of her first art students at the age of 5 and I continued to take classes from her through my high school years. After graduating from college, I returned to Las Vegas and became her artist's assistant while I was trying to figure out what to do with my life. Together we were teaching over a hundred children on a weekly basis. It was during that time that I truly learned what a special gift I had been given to be in the presence of and working along side such an inspirational and extraordinary woman. Because of her mentoring and unconditional support, I decided to further my education and obtain my Master's Degree in Clinical Psychology. Joyce inspired me to become a Marriage, Family and Child Therapist to continue the work of helping other children and families. The life lessons she taught me as a child still stick with me today and I firmly believe she helped shaped the person and therapist that I am today.

I remember Joyce telling me the story of when my mother first knocked on her door, in the early 70's, to ask if she would like to teach her children art lessons in the Summer, that Joyce replied "I'm not a teacher". After a moment's reflection, Joyce said, "Wait a minute...everyone is a teacher". This was the humble beginning of how the School of Creative Thinking came to be. That story has never been forgotten. About 10 years ago when I was approached by the Dean of Pepperdine University to ask if I would teach young therapists how to work with clients for the first time, Joyce's words rang through my head and I graciously accepted the position.

Losing Joyce this year was such a painful time for all of us. We fully expected her to live to a very ripe old age and to continue to be here to share herself with this Community she helped create. It has been a struggle to think of a way to honor her for all of the many lives that she has touched. When I think of having a street named after her, it makes my heart swell with pride to know that the memory of her will live on for many years to come.

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:19 AM
To: Susan Finucan
Subject: FW: Name a street after Artist Joyce Straus

-----Original Message-----
From: KIM SHWACHMAN [mailto:ksps2324@icloud.com]
Sent: Tuesday, June 18, 2013 10:40 PM
To: Felipe Ortiz
Subject: Name a street after Artist Joyce Straus

Joyce Straus's extraordinary talents and contribution to the arts and the art community is reason alone to honor her memory by naming a street after her. However, perhaps even astounding than her artistic ability and contributions was her gift for instilling her passion and wisdom in her students and allowing them to experience the same joy and contentment she found in creating her art. Joyce Straus impacted the lives of literally thousands of people and this was true whether you had the good fortune to know her for many years or you knew her only briefly. You were a better person for having known her. With the passing of Joyce Straus the Las Vegas community has lost a unique and special person. Please honor her and her family by naming a street in the Arts district after her.
Thank you,
Kim Shwachman

Sent from my iPhone

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:19 AM
To: Susan Finucan
Subject: FW: Renaming South Art Way to Joyce Straus Way

From: Mark Shpall [mailto:mshpall@faculty.ncjhs.org]
Sent: Tuesday, June 18, 2013 10:22 PM
To: Felipe Ortiz; portiz@lasvegasnevada.gov
Subject: Renaming South Art Way to Joyce Straus Way

Sending you my support for the proposition of renaming South Art Way to Joyce Straus Way.

--

Mark H. Shpall

Dean, 12th Grade
Teacher, A.P. Government
Director, Community Programming
Assistant Coach, Wrestling

New Community Jewish High School
7353 Valley Circle Blvd.
West Hills, CA 91304
818-348-0048 (work)
818-348-0092 (fax)

GO JAGS!

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:19 AM
To: Susan Finucan
Subject: FW: Internet Submission - Street name change!

-----Original Message-----
From: Swellbell@hotmail.com [mailto:Swellbell@hotmail.com]
Sent: Tuesday, June 18, 2013 10:06 PM
To: Felipe Ortiz
Subject: Internet Submission - Street name change!

Citizen Name: Rochelle Herst

Email: Swellbell@hotmail.com

IP Address: 72.193.68.143

Comments: Please rename the street in the art district to Joyce Strauss lane! She was amazing and her house should be an historical landmark!

Date: 6/18/2013 10:06:01 PM

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:19 AM
To: Susan Finucan
Subject: FW: Joyce Straus Way

From: carrie ungerman [mailto:carrieungerman@gmail.com]
Sent: Tuesday, June 18, 2013 10:02 PM
To: Felipe Ortiz
Cc: Arthur Pinchev
Subject: Joyce Straus Way

Dear Phiipe,
We are writing in support of naming a street in honor of Joyce Straus in the the arts district in Las Vegas. Her memory lives on through her children, grandchildren, friends and her many students and admirers. Joyce was an amazing creative force.

Please count us in!

Sincerely,
Carrie Ungerman and Arthur Pinchev

carrie ungerman
www.carrieungerman.com

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:20 AM
To: Susan Finucan
Subject: FW: Request

-----Original Message-----
From: Carole Fisher [mailto:CFisher@nah.org]
Sent: Tuesday, June 18, 2013 8:17 PM
To: Felipe Ortiz
Subject: Request

> Mr. Ortiz,
>
> Please consider renaming South Art Way to Joyce Strauss Way. Joyce was not only a gifted artist, she was committed to making our community a better place to live.
>
> Thank you,
>
> Carole Fisher
>
>
> Sent from my iPhone

CONFIDENTIALITY NOTICE:
This e-mail message, including all attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. If you are not the intended recipient, you may NOT use, disclose, copy or disseminate this information. Please contact the sender by reply e-mail immediately and destroy all copies of the original message including all attachments. Your cooperation is greatly appreciated.

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:20 AM
To: Susan Finucan
Subject: FW: Joyce Strauss Way

From: Bonnie Revel- Matlaf [mailto:bmatlaf@cox.net]
Sent: Tuesday, June 18, 2013 6:28 PM
To: Felipe Ortiz
Subject: Joyce Strauss Way

Mr. Ortiz,
I knew Joyce Strauss as a wonderful person and artist that gave so much to the Arts Community of Las Vegas, it would be a wonderful honor for her friends and family to have a street in the Arts District named after her. I support this with many of the people who knew her.
Regards,
Bruce and Bonnie Matlaf

Bonnie Revel-Matlaf

"Sold on Success"
Urban Nest Realty
bmatlaf@cox.net
Direct: 702-493-1999
Fax: 702-869-3974

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:20 AM
To: Susan Finucan
Subject: FW: Joyce Straus

-----Original Message-----
From: Francine Wax [mailto:franiefranners@gmail.com]
Sent: Tuesday, June 18, 2013 4:53 PM
To: Felipe Ortiz
Subject: Joyce Straus

I have been a student of Joyce Straus' for many years and with all of the contributions she has made for this community of Las Vegas over the years with such a positive impact, I can't think of anyone more deserving than Joyce Straus to have a street in the Art District named after her. I support this 110 %.
Francine Wax

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:20 AM
To: Susan Finucan
Subject: FW: Joyce Strauss Way

-----Original Message-----
From: Marcia Marcus [mailto:marciamarcus4@yahoo.com]
Sent: Tuesday, June 18, 2013 4:49 PM
To: Felipe Ortiz
Subject: Joyce Strauss Way

An honor has never been more well deserved! As a frequent visitor to Las Vegas I was lucky enough to meet Joyce on several occasions. She loved Las Vegas! She and her husband Dr. Neil Strauss were contributors to Las Vegas life in many significant ways. They were part and parcel of the foundation that created a real community in Las Vegas.

Joyce had a permanent grin, an upbeat adventurous youthful spirit and a philosophers outlook on life. She taught art to Las Vegas' adults and children and to countless tourists lucky enough to have signed up for her "life through art" sessions.

Joyce embodies all that is good about Las Vegas and for all of these and many more heartfelt reasons, I implore you to rename South Art Way, Joyce Strauss Way.

Thank you for taking the time to read this.

Respectfully,

Marcia Marcus
Sent from my iPad

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:21 AM
To: Susan Finucan
Subject: FW: Joyce Straus Way

From: Debra Kaner [mailto:debkaner1@aol.com]
Sent: Tuesday, June 18, 2013 4:25 PM
To: Felipe Ortiz
Subject: Joyce Straus Way

Hello. I am a former student of Joyce Straus, and I work at CCSD. I recognized her great talent as a teacher and ensured that my sons were able to enroll in her classes. Joyce made a strong and continuous impact on all our lives! We are not afraid to try new media, and we learned there are no mistakes in art. We continue to use our learned talents and will always remember her philosophy and continuous urging to be the best we can be. What an honor it was to learn from this amazing and dedicated Las Vegas longtime artist and teacher. I urge you to rename the street from "South Arts Way" to "Joyce Straus Way".

Thank you.
Debra Kaner.

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:21 AM
To: Susan Finucan
Subject: FW: Joyce Straus

From: Nancy [mailto:goldenwear26@gmail.com]
Sent: Tuesday, June 18, 2013 3:53 PM
To: heidi straus
Cc: Felipe Ortiz; nelbg@yahoo.com
Subject: Re: Joyce Straus

from lynn...she's so eloquent!
On Jun 18, 2013, at 4:25 PM, sophie1210@aol.com wrote:

Joyce Straus was an amazing woman and role model. A several decade resident of Las Vegas, Joyce inspired hundreds of children and adults. Teaching self confidence, responsibility, making good choices and embracing potential to LV residents, she inspired many and made a difference in the life of even more through her art.

We hope that you will name this street in the arts district after Joyce.....it will enable her legacy to continue to make a difference to many and add value and credibility to our city.

Regards.
Lynn and Arne Rosencrantz

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:21 AM
To: Susan Finucan
Subject: FW: rename South Art Way

From: WLMeoz@aol.com [mailto:WLMeoz@aol.com]
Sent: Tuesday, June 18, 2013 2:58 PM
To: Felipe Ortiz
Subject: rename South Art Way

I am writing in support of changing the street currently named South Art Way to

"Joyce Straus Way"

to honor the life and work of an artist who had multi-generational influence and impact for over 35 years on the Las Vegas community through her art and philosophy.

She was simply fabulous and we miss her greatly.

Thank you,
Wendy Meoz
Raul Meoz
Benjamin Meoz
Katherine Meoz

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:21 AM
To: Susan Finucan
Subject: FW: Joyce Straus

From: sophie1210@aol.com [mailto:sophie1210@aol.com]
Sent: Tuesday, June 18, 2013 2:25 PM
To: Felipe Ortiz
Cc: nelbg@yahoo.com
Subject: Joyce Straus

Joyce Straus was an amazing woman and role model. A several decade resident of Las Vegas, Joyce inspired hundreds of children and adults. Teaching self confidence, responsibility, making good choices and embracing potential to LV residents, she inspired many and made a difference in the life of even more through her art.

We hope that you will name this street in the arts district after Joyce.....it will enable her legacy to continue to make a difference to many and add value and credibility to our city.

Regards.
Lynn and Arne Rosencrantz

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:22 AM
To: Susan Finucan
Subject: FW: Joyce Straus Way

From: Victoria Otter [mailto:victoriaotter@me.com]
Sent: Tuesday, June 18, 2013 1:47 PM
To: Felipe Ortiz
Subject: Fwd: Joyce Straus Way

Subject: Joyce Straus Way

Dear Sirs :
I would like to lend my unconditional support and enthusiasm for the street naming of Joyce Straus Way within the the downtown Arts District area.

As a longtime friend and supporter of Joyce, I know that it is certainly appropriate to honor her in this fashion due to her continuous and generous contributions of art to the Las Vegas community throughout the past 40 years. Further, I am proud to have witnessed visitors from all over the world who came to see Joyce's works and the beautiful art gallery she called home.

To honor Joyce Straus's memory through the naming of a street within the Arts Distict will be a tribute to the tireless effort she put forth in teaching art to countless students - of all ages for so many years. I am thankful to have been one of those who gained from her incredible ability to help so many through art lessons including metal work, glass work, sculpture, paint and other media.

I ask for your thoughtful consideration in the naming of Joyce Straus Way in downtown Las Vegas.
Sincerely,
VICTORIA FOUCE OTTER

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:22 AM
To: Susan Finucan
Subject: FW: Joyce Straus Way

From: Marti Agassi [mailto:martiagassi@yahoo.com]
Sent: Tuesday, June 18, 2013 12:52 PM
To: Felipe Ortiz
Subject: Joyce Straus Way

Mr. Ortiz,

I am writing to show my support for the Straus family to get a street in the arts district renamed from South Art Way to Joyce Straus Way.

Respectfully,
Marti Agassi

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:22 AM
To: Susan Finucan
Subject: FW: renaming S Art Way

-----Original Message-----
From: Nancy Saliterman [mailto:nanner2240@aol.com]
Sent: Tuesday, June 18, 2013 12:50 PM
To: Felipe Ortiz
Subject: renaming S Art Way

Dear Sir:

Please consider renaming S Art Way to Joyce Strauss Way. Joyce was a remarkable teacher and artist living in "old Las Vegas" for many years.
She brought her skills to enrich the lives of so many of her neighbors, friends and students. It would surely be appropriate to honor her memory and remind residents of her talents in the arts as well as life.

Thank you,

Nancy Saliterman
visitor and student

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:22 AM
To: Susan Finucan
Subject: FW: Joyce Strauss

From: palmguru@embarqmail.com [mailto:palmguru@embarqmail.com]
Sent: Tuesday, June 18, 2013 12:12 PM
To: Felipe Ortiz
Subject: Joyce Strauss

If at all possible, will you change South Art Way St to Joyce Straus Way. Thank you in advance.

Terrie Bergman
www.thepalmguru.com

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:22 AM
To: Susan Finucan
Subject: FW: Joyce Straus Way

From: Stacey Hertz [mailto:staceyhertz@gmail.com]
Sent: Tuesday, June 18, 2013 12:04 PM
To: Felipe Ortiz
Subject: RE: Joyce Straus Way

Dear Mr. Ortiz,

I'm writing on behalf of Joyce Straus, a dear friend who recently passed away. She was the most amazing women I've have ever met. I have known the talented Joyce Straus for many years and have been lucky enough to be her friend. My daughter started her art class when she was six years old. She was so enthusiastic with what she learned not only about art, but life, that I started taking the class with my mother and sisters. We all continued to show up every week for many years. She has opened our hidden talent for art and taught us all how to look at the world differently.

Our family has resided in Las Vegas since 1954. We were owners of What's On, The Las Vegas Guide for over 56 years and have seen this town grow from a small community to what it is today. On behalf of our entire family we feel that Joyce Straus deserves a street named after her in the Art District, forever preserving the great icon that Joyce Straus was. She has touched so many lives and not a day goes by that we don't think about her and her lessons on life.

With respect,

Stacey Hertz and the entire Hertz family,

Murray, Diane, Haley, Pamela and Zoey

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:22 AM
To: Susan Finucan
Subject: FW: Joyce Straus

From: Darren (Dario) Scotti [mailto:drfscotti@gmail.com]
Sent: Tuesday, June 18, 2013 11:28 AM
To: Bob Coffin; Felipe Ortiz
Subject: Fwd: Joyce Straus

Dear Councilman Coffin:

I would like to formally support the creation of Joyce Straus Way.

I have known Joyce since I was 11 years old, (over 38 years..) She has been a major influence in my life in so many positive ways and many others who grew up in Las Vegas.

There has never been a more giving, compassionate and creative woman, who has touched so many lives over the years and gave back to the Las Vegas community as she did. Her writings, art and community engagement, needs to be honored, remembered and discussed for generations to come.. What better way to begin to put and keep Joyce's in the communities memories, discussions than by naming a street after her in the Art District?

Brilliant idea and I, my family, and friends in Las Vegas support the proposal unconditionally!

Please feel free to contact me of you would like to have more details of my life long experience with Joyce.

Sincerely,

Darren

Darren Scott
Clark HS Graduate 82
Cashman Jr. High 78
Paradise Elementary
Spring Valley Resident since 1971
7331 W.Park Ave
Las Vegas

702.748.9093

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:23 AM
To: Susan Finucan
Subject: FW: Joyce Straus Way

-----Original Message-----
From: kristina@veldlaw.com [mailto:kristina@veldlaw.com]
Sent: Tuesday, June 18, 2013 11:25 AM
To: Felipe Ortiz
Subject: Joyce Straus Way

To Whom it may concern:

I fully support the street being renamed in honor of Joyce Straus.
I am 42 years old, have lived in LV since I was 4 years old. I took art classes from Joyce from grade school thru college and then in the summers at law school

2 of my 4 children (current ages 5,6,9 and 10) also took art classes from Joyce from ages 6 on.

Her loss is a loss to so many. She has influenced more people than one could imagine. I know she has me and my 2 daughters who were lucky enough to know her!!!

Thanks, Kristina Wildeveld Coneh
KRISTINA WILDEVELD, ESQ.
Law Offices of Kristina Wildeveld
(702) 222-0007

*please excuse all typos as this email has been sent from my phone

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:23 AM
To: Susan Finucan
Subject: FW: Joyce Straus

From: Tina Hamilton [mailto:craigtina@hotmail.com]
Sent: Tuesday, June 18, 2013 11:00 AM
To: Felipe Ortiz
Subject: Joyce Straus

Please consider renaming South Art Way to honor a deserving artist of the Las Vegas Community, Joyce Straus.

Thank you for your time.
Sincerely,
Tina Hamilton

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:23 AM
To: Susan Finucan
Subject: FW: Joyce Straus Way

From: Ken Landow [mailto:botox@lvcoxmail.com]
Sent: Tuesday, June 18, 2013 10:32 AM
To: Felipe Ortiz
Subject: Joyce Straus Way

Please add my support to naming a street after Joyce Straus - a perfect tribute to a pillar of local society, an artist, a teacher and a philanthropist. Joyce Straus Way would be a wonderful tribute by our community to honor a lady who so freely donated her time and talents to enrich our lives. Include me among the many local fans of this great lady whose life ought to be memorialized by Joyce Straus Way. It was indeed my honor to have worked with and been captivated by Joyce and her husband Neil over many years.
Ken Landow, M.D.

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:24 AM
To: Susan Finucan
Subject: FW: joyce straus way

From: Leora Blau [mailto:mrschezzam@aol.com]
Sent: Monday, June 17, 2013 2:16 PM
To: Felipe Ortiz
Subject: Fwd: joyce straus way

I am thrilled and excited at the prospect of having a **Joyce STraus Way** here in Las Vegas. She was an incredible woman who's legacy should live on forever in this amazing town that she adored and adorned with her artistic talents for many many years. Can't wait to see her name in perpetuity!!!!

Thank you,

Leora Blau
2813 Red Arrow Dr.
Las Vegas, NV 89135

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:25 AM
To: Susan Finucan
Subject: FW: Joyce Straus

From: Darren (Dario) Scotti [mailto:drfscotti@gmail.com]
Sent: Sunday, June 16, 2013 12:10 PM
To: Felipe Ortiz
Subject: Fwd: Joyce Straus

Hello Mr. Ortiz:

I would like formally support the creation of Joyce Straus Way.

I have known Joyce since I was 11 years old, (over 38 years..) She has been a major influence in my life in so many positive ways and many others who grew up in Las Vegas.

There has never been a more giving, compassionate and creative woman, who has touched so many lives over and gave back to the Las Vegas community as she did.

Please feel free to contact me of you would like to have more details of my life long experience with Joyce.

Sincerely,

Darren

Darren Scott
702.748.9093

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:42 AM
To: Susan Finucan
Subject: FW: Joyce Straus Honor

From: Debbie Blumenthal [mailto:debbieb@templeetzchaim.org]
Sent: Wednesday, June 19, 2013 9:40 AM
To: Felipe Ortiz
Subject: Joyce Straus Honor

Dear Mr. Ortiz,
I am writing to you because I feel very strongly that Joyce Strauss should be remembered and honored by having a street named after her. She was responsible for bring art into the lives of so many people and she openly shared her home and art with everyone in the community.

Please use your influence to allow a street to be named after Joyce Strauss.

Thank you for your consideration.

--
Debbie Blumenthal
Temple Etz Chaim ECE Director
805-497-6852

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:42 AM
To: Susan Finucan
Subject: FW: Joyce Straus Way

-----Original Message-----
From: Lara Stone [mailto:lara@nas-inc.com]
Sent: Tuesday, June 18, 2013 11:55 AM
To: Felipe Ortiz
Subject: Joyce Straus Way

Dear Mr. Ortiz,
Please consider renaming a South Art Way in the arts district Joyce Straus Way. Joyce was an amazing artist, mentor, and friend to many of us locals and our children. She is dearly missed but can be memorialized by this very special honor.
Thank you,
Lara Stone, Summerlin

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:42 AM
To: Susan Finucan
Subject: FW: Joyce Straus Way

-----Original Message-----
From: Dolores Chavez [mailto:dolores.chavez@gmail.com]
Sent: Tuesday, June 18, 2013 5:06 PM
To: Felipe Ortiz
Subject: Joyce Straus Way

Mr. Ortiz,
Please know that as a Nevada resident, I strongly support the renaming of South Art Way to Joyce Straus Way.
She was a strong force in igniting and cultivating an appreciation for the arts here in Las Vegas and I find this to be a tremendous way to honor her.
Please consider my support.

Thank you!
Dolores Chavez

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:42 AM
To: Susan Finucan
Subject: FW: Joyce Straus

-----Original Message-----
From: Melanie Greenstein [mailto:melgreenstein@gmail.com]
Sent: Tuesday, June 18, 2013 7:10 PM
To: Felipe Ortiz
Subject: Joyce Straus

We sincerely hope that you will consider naming a street in Las Vegas after a wonderful, very creative, giving woman named Joyce Straus. Las Vegas was very lucky to have her as a resident for a long long time and she will be missed by many. Thank you, Melanie Greenstein

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:43 AM
To: Susan Finucan
Subject: FW: Joyce Straus way

-----Original Message-----
From: Karen Garelik [mailto:karengarelik@gmail.com]
Sent: Tuesday, June 18, 2013 9:31 PM
To: Felipe Ortiz
Subject: Joyce Straus way

To whom it may concern:

I am writing to show my support for "Joyce Straus Way" in Las Vegas.
She was a true pioneer in the art world in Las Vegas. She inspired so many young artists.
She lived her life in a way that helped others and motivated others to be creative and show their talents. I support the street name change 100%!

Karen Garelik

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:43 AM
To: Susan Finucan
Subject: FW: Pls rename the street Joyce Straus way. She deserves it!!!!! Thanks in advance!!!!!!!

-----Original Message-----
From: Dayna Lerner [mailto:lrnrfam@aol.com]
Sent: Tuesday, June 18, 2013 10:24 PM
To: Felipe Ortiz
Subject: Pls rename the street Joyce Straus way. She deserves it!!!!! Thanks in advance!!!!!!!

Sent from my iPad

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:43 AM
To: Susan Finucan
Subject: FW: Joyce Straus

-----Original Message-----
From: Amy Caruthers [mailto:cypuppy46@icloud.com]
Sent: Tuesday, June 18, 2013 10:41 PM
To: Felipe Ortiz
Subject: Joyce Straus

Please give your consideration to renaming South Art Way to Joyce Straus Way. Her contributions to art , culture, and the Las Vegas community are monumental ! Thank you very much.

Sincerely, Amy Caruthers

Sent from my iPhone

Susan Finucan

From: Felipe Ortiz
Sent: Wednesday, June 19, 2013 9:43 AM
To: Susan Finucan
Subject: FW: Joyce Straus Way

-----Original Message-----
From: Michelle Kallman [mailto:kallmanfamily5@gmail.com]
Sent: Wednesday, June 19, 2013 7:47 AM
To: Felipe Ortiz
Subject: Joyce Straus Way

What is an artist? A person who creates, a person who paints, molds, draws, imprints and share their vision of the world. We use the honor of streets for our celebrities and dignitaries...but what if Las Vegas was lucky enough to have a talented artist of their own? Well, they did!!

Joyce Straus was more than a person who made art, she lived art. Transforming her home into a studio...a master of every motif and teacher of every style from woodworking, to glass blowing to Pollution Solution. Her talents weren't enough, she wanted to make the world a better place by being an art therapist and connecting with every person who stepped through her front doors.

Her death has been tragic for her family, friends and students she has left behind. When I met her for the first time, she told me a story. Of how as a child she drew something for a teacher who told her it was terrible and she would never be an artist. Boy did she prove them wrong.

Having a street named for her in Las Vegas would help her memory and gifts to the community live on. For generations to come, artists and people who work on Joyce Straus Way would learn of her life and her contributions to the City of Las Vegas. Her connections and loss are felt by young and old, wealthy and struggling...she gave her life to creating and helping others. At her funeral were all walks of life. She wasn't just a dime a dozen artist, but the real deal. And while her talents of art blessed us all, her kindness and generosity was even greater. She never missed an opportunity to send a thank you note or token of her appreciation. She was a rare gem!

What better tone to set in your city...give this gift of every lasting memory to her family and help honor her creative spirit so that others are inspired to follow in her footsteps!!

South Art Way should be renamed Joyce Straus Way...by doing this you are honoring a treasure of Las Vegas and letting the city and the world know you honor your own residents, culture and gifts and their contributions to your city!

Thank you for your consideration.

Michelle Kallman
Sent from my iPhone

Felipe Ortiz

From: Matt Eisman <meisman123@gmail.com>
Sent: Wednesday, June 19, 2013 9:44 PM
To: Felipe Ortiz
Subject: Joyce Straus

Hello Philipe,

I am writing you regarding the possibility of naming a street after one of the most extraordinary women I've ever had the great pleasure to know, Joyce Straus. In the name of full disclosure, Joyce was my aunt and therefore I'm slightly biased. However, I cannot think of a more deserving person to have a street in an art district named after than Joyce. Her entire existence, after her family, was art; creating art, teaching art, helping sick people to use art to help themselves, promoting Las Vegas with art, donating art, living in a house that itself ultimately became art.

Joyce empowered and enriched so many lives for several decades in Las Vegas with her passion for teaching what she was so amazing at creating. She could teach a 5 year-old with the same grace and ease as a 75 year-old; it made no difference.

My aunt knew the joys of expressing oneself through art and wanted everyone she came in contact with to feel the same joy, the same release, the same creative genius we all have inside ourselves.

Her family, friends, and student's lives were all enriched by her energy, passion, and eternal optimism. Joyce understood the meaning of, "being in the moment" and imparted that wisdom to anyone who would listen. She knew that life was indeed short and whether it was creating art or spending time with family she truly made every second count.

When Joyce passed, there was instantly a huge void in all our lives that can never possibly be filled. Her spirit and soul are all around us and all around Las Vegas. Therefore, what could possibly be more fitting that honoring her memory by gracing a street with her name.

Thank you very much for reading my e-mail. Have a great night!

Kindest regards,

Matt Eisman
C-917-716-6351

Felipe Ortiz

From: Lori Neiberg <lori.neiberg@gmail.com>
Sent: Wednesday, June 19, 2013 11:59 AM
To: Felipe Ortiz
Subject: Street in honor of Joyce Strauss

Dear Mr. Ortiz,
I am writing this letter with the hopes that you will seriously consider renaming one of the streets in the art district after our dearly beloved Joyce Strauss. She was an amazing woman and artist who inspired so many of us. Her artwork lives on as does her philosophy of life. Joyce continues to live on in so many of us that adored her and loved her. It would only be fitting to rename a street after this special woman who meant so much to so many.
Thank you for your consideration.
Sincerely,
Lori Neiberg

--
LIVE WITH PASSION!
Lori Neiberg

Felipe Ortiz

From: Lindy <schumacher0033@yahoo.com>
Sent: Wednesday, June 19, 2013 8:37 PM
To: Felipe Ortiz
Subject: Joyce Straus

Dear Mr. Ortiz,

I am writing about my friend, my mentor, and my art teacher Joyce Straus. She changed my life and made me who I am today. My daughters also had the blessings of Joyce. They will be her little followers, they will live her mantra, and they amaze me every day. They are Joyce.... There are so many people like us, more than can be counted. Small interactions and moments with her changed the trajectory of our lives and our community.

She will be missed, she streams into my actions and words forever.

Thank you, Lindy Schumacher

Sent from my iPad

Felipe Ortiz

From: Danielle Shelton <choiceph@aol.com>
Sent: Wednesday, June 19, 2013 8:15 PM
To: Felipe Ortiz
Subject: Joyce Straus

Dear Mr. Ortiz,

Please rename "South Art Way" to Joyce "Straus Way." Joyce Straus was an amazing woman who deserves this honor.

Sincerely,
Danielle Shelton

Felipe Ortiz

From: JoJo Findley <findjojolv@me.com>
Sent: Wednesday, June 19, 2013 6:38 PM
To: Felipe Ortiz
Subject: Street name change

Please change the name of South Art Way to my dear and beloved friend Joyce Straus Way. Her art and passion has touched thousands of people within our community.

Thanks,

JoJo Findley
702/278-7003

Felipe Ortiz

From: Hilary Braun <hilarywbraun@gmail.com>
Sent: Wednesday, June 19, 2013 3:05 PM
To: Felipe Ortiz
Subject: Dedication of "Joyce Straus Way"

Dear Mr. Ortiz:

We are writing in support of renaming South Art Way to Joyce Straus Way, as a way of honoring this extraordinary citizen of Las Vegas, recently lost to us.

As I am sure you are aware, Joyce was a very special member of the Las Vegas arts community and added a depth of knowledge, creativity and energy that will be sorely missed but clearly remembered by all who were fortunate enough to come in contact with her. We were fortunate to experience Joyce at a workshop where she so energetically taught art and life lessons - there was, and will not be, another like her. Her magnificent, creative art was matched only by her embracing of life and her ability to pass on her remarkable spirit to the many who passed through her studio - convention groups, children, friends and those who became a friend once she had met them. Las Vegas has truly lost a creative, artistic force that needs to be permanently recognized and remembered.

We travel to Las Vegas several times a year and we look forward, on a future visit, to strolling down Joyce Straus Way.

Thank you.

Sincerely,

Hilary and Enric Braun
2530 Brian Dr
Northbrook, IL 60062

Felipe Ortiz

From: deeberkley@aol.com
Sent: Wednesday, June 19, 2013 1:26 PM
To: Felipe Ortiz
Subject: Support for street named after Joyce Straus

Dear Phillip-

I am writing in support of South Arts Way in the Arts district to be renamed Joyce Straus Way.

Thank you for your consideration!
Best Regards-
Dee Berkley
(702)592-1683

Felipe Ortiz

From: Wendy Samelman <wsamelman@cox.net>
Sent: Wednesday, June 19, 2013 1:23 PM
To: Felipe Ortiz
Subject: Joyce Straus

Please, honor Joyce Straus with a street named in her honor in the arts district. She was an inspiration to anyone she met.
Thank you
Wendy Samelman

Sent from my iPhone

Felipe Ortiz

From: Lori Neiberg <lori.neiberg@gmail.com>
Sent: Wednesday, June 19, 2013 11:59 AM
To: Felipe Ortiz
Subject: Street in honor of Joyce Strauss

Dear Mr. Ortiz,
I am writing this letter with the hopes that you will seriously consider renaming one of the streets in the art district after our dearly beloved Joyce Strauss. She was an amazing woman and artist who inspired so many of us. Her artwork lives on as does her philosophy of life. Joyce continues to live on in so many of us that adored her and loved her. It would only be fitting to rename a street after this special woman who meant so much to so many.
Thank you for your consideration.
Sincerely,
Lori Neiberg

--
LIVE WITH PASSION!
Lori Neiberg

Felipe Ortiz

From: Christy Shelton <christyshel@sbcglobal.net>
Sent: Wednesday, June 19, 2013 11:20 AM
To: Felipe Ortiz
Subject: In support of Joyce Straus Way

Dear Mr. Ortiz,
Thank you for considering renaming the "South Art Way" to "Joyce Straus Way" in honor of a woman who lived every moment of her life in an artistic way. This shift from a generic title to a specific person will bring attention not only to this amazing artist and her prolific work but will inspire people by her example that there are other ways one can live one's life -- namely, creatively.
I had the lucky opportunity meeting Joyce and visiting her home two years ago, and was changed by the experience. Do what you love. She was every bit as youthful, passionate, creative and capable as she was kind, wise, open-hearted and generous. I am also in favor of her home becoming a museum for future generations to enjoy, but that is another matter.

Joyce Straus deserves this honor of being remembered by the city, and of being thought about by visitors and locals alike. She was an exemplary teacher while she was here and continues to be from the hereafter.

Sincerely,
Christy Shelton
artist/art teacher

Felipe Ortiz

From: Flora Mason <florica23@me.com>
Sent: Wednesday, June 19, 2013 10:26 AM
To: Felipe Ortiz
Subject: Street naming

I support naming a street in the downtown Arts District after Joyce Straus. For decades she inspired artists of all ages and talents by teaching and by example. Her work, in many mediums, found homes throughout the world. She was a unique Las Vegan.
Flora Mason

Sent from my iPad

Felipe Ortiz

From: Debbie Blumenthal <debbieb@templeetzchaim.org>
Sent: Wednesday, June 19, 2013 9:40 AM
To: Felipe Ortiz
Subject: Joyce Straus Honor

Dear Mr. Ortiz,
I am writing to you because I feel very strongly that Joyce Strauss should be remembered and honored by having a street named after her. She was responsible for bring art into the lives of so many people and she openly shared her home and art with everyone in the community.

Please use your influence to allow a street to be named after Joyce Strauss.

Thank you for your consideration.

--
Debbie Blumenthal
Temple Etz Chaim ECE Director
805-497-6852

Felipe Ortiz

From: Heidi Birnbaum <mhjjbirn@gmail.com>
Sent: Wednesday, June 19, 2013 9:26 AM
To: Felipe Ortiz
Subject: Joyce Straus Way

Dear Mr. Ortiz,

I have heard that you are considering renaming South Art Way in the Arts District to Joyce Straus Way, so I just wanted to voice my enthusiastic support for this wonderful idea. As a friend of the family, I have toured Joyce's beautiful home and art galleries many times, as I know hundreds of other art enthusiasts have:) She always welcomed all and shared her art and wisdom lovingly with adults and children alike. A few times, I attended art workshops at her studio, and they motivated me creatively and emotionally. Joyce had an incredible way of teaching through art instruction and expression.

I am not sure if you have ever met Joyce, but she was quite incredible-extremely dynamic while remaining completely completely warm and kind. One of the things that always amazed me about her was her ability to express herself through so many different forms of art. She used woods, fabrics, glass, and paint among many other media-and somehow became proficient in them all!

Joyce Straus is already missed by so many of us, and I think renaming the street in her honor is a fitting way to recognize a woman who gave so much of herself to inspire the Vegas community.

Thanks so much,
Heidi Birnbaum

Felipe Ortiz

From: Marcey Bernstein <mre@hosierymate.com>
Sent: Wednesday, June 19, 2013 8:53 AM
To: Felipe Ortiz
Cc: Susan Stoehr (Yayasusan@aol.com)
Subject: Joyce Straus Way

Dear Philipe Ortiz,

Please honor a very special lady who touched so many people's lives with her generosity of spirit and joy of life. It would be so fitting to honor her with a street name as she loved Las Vegas, her home.

It would truly reflect the values and honor your city to show others what is important and valued in life is the choices one makes. Please take this special opportunity to show other's what Las Vegas truly stands for and values, its citizens and people of good character.

Best Regards,

Marcey Bernstein

Felipe Ortiz

From: Cheryl Davidson <cdavidson@sbcglobal.net>
Sent: Wednesday, June 19, 2013 8:49 AM
To: Felipe Ortiz

Dear Philipe:

I can't think of a person more deserving to be named along the Arts Way than Joyce Straus. She was an incredible artist, businesswoman, mother, wife, friend and more. I loved Joyce and learned a great deal from her in the 30+ years we knew one another. Please give her family this honor.
Thank you....

Cheryl

Cheryl F.W. Davidson
cdavidson@sbcglobal.net
818.986.0209 (O)
818.378.3447 (C)



Felipe Ortiz

From: Missy Stein <whatsupwithmissy@gmail.com>
Sent: Wednesday, June 19, 2013 6:57 AM
To: Felipe Ortiz
Subject: Renaming South Art Way to Joyce Straus Way

Dear Mr. Ortiz,

Recently an amazing woman named Joyce Straus passed away. It was not only a loss to her family but to the whole Las Vegas community where she had lived for over fifty years. She was active in the community, in the arts, and led thousands of tourists through her art studio in her Las Vegas home over the years.

I am writing to ask you to please consider renaming South Art Way to Joyce Straus Way. She deserves to be remembered and recognized by the city of Las Vegas which was her community and her family.

Thank you,
Missy Stein

--
Missy Stein
whatsupwithmissy@gmail.com
610-220-9238

Felipe Ortiz

From: Briana Tiberti <briana.tiberti@cox.net>
Sent: Wednesday, June 19, 2013 10:32 PM
To: Felipe Ortiz
Subject: Joyce Straus Street

Hello...
I am very proud to have been a student of Joyce Straus'. Her influence has stayed close to my heart over the many years I have grown from that young naive child she once taught. I have always been a person far too focused on perfection. Ever since the first day I stepped into her studio, my journey of being satisfied with the beauty that comes from imperfection has continued. Of course I still struggle to stay on the path Joyce so effortlessly walked. When I find myself dwelling on the struggle I remember some of Joyce's famous sayings such as "perfectionism is a slow death" or "art washes away the dust from every day life". Those words bring me right back to her studio and get me back on the path. I am now a designer working here in Las Vegas and know that my success is rooted in my history with Joyce. I can think of no better person to name a street in the arts district after. Joyce has inspired so many people, young and old, to follow their dreams, inspire other people and give back to our community. Her love of art and life was infectious and and I fully support the community giving back to her legend by naming this street after her.

Thank you for your consideration...
Briana Tiberti (recovering perfectionist)

Sent from my iPhone

Felipe Ortiz

From: ttiberti@cox.net
Sent: Wednesday, June 19, 2013 5:30 PM
To: Felipe Ortiz
Subject: Joyce Straus

Please find this correspondence as an endorsement for the naming of Joyce Straus Way in down town Las Vegas.

Joyce was an icon in Las Vegas for decades, not only in the artistic world. She was influential in many lives- and a lot of those have been influential to Las Vegas.
Please share my support with the commission.

Thank you-
Tiffany Tiberti

Sent via BlackBerry from T-Mobile

Felipe Ortiz

From: Amy Rosencrantz <amy424dvm@gmail.com>
Sent: Wednesday, June 19, 2013 3:28 PM
To: Felipe Ortiz
Subject: Joyce Straus Way

Dear Mr Ortiz-

I am emailing to support the movement to rename a street in the art district honoring Joyce Straus. She was so important to the Las Vegas community and help mold so many of our lives.
Thank you for your time

Amy Rosencrantz

Felipe Ortiz

From: Talia Stoehr <taliastoehr@yahoo.com>
Sent: Wednesday, June 19, 2013 2:55 PM
To: Felipe Ortiz
Subject: Joyce Straus Way

It would be a fantastic honor to my family to have Joyce Straus Way as a permanent part of the Las Vegas area. My grandmother was a remarkable artist, philosopher, and human being, and memorializing her in this way would mean so much. Thank you Talia Stoehr

Felipe Ortiz

From: Ed and Kathy Rogich <ekrogich@cox.net>
Sent: Wednesday, June 19, 2013 1:33 PM
To: Felipe Ortiz
Subject: Joyce Straus

Joyce Straus was and is a great part of the Las Vegas art scene. We totally support renaming a street in the art district in honor of Joyce. She touched so many lives in the area and her art lives on as testimony to her talent. We believe this is a fitting tribute and that Joyce is worthy of the honor. We appreciate you consideration and attention to this matter.

Felipe Ortiz

From: Shealen Wynner <rswynner@gmail.com>
Sent: Wednesday, June 19, 2013 1:24 PM
To: Felipe Ortiz
Subject: Joyce Straus Way

Joyce Straus was an important member of the community in Las Vegas, as an artist and as a teacher.

We are writing to ask you to please consider changing the street name to Joyce Straus Way.

Thank you,
Rob and Shealen Wynner

Sent from my iPhone

Felipe Ortiz

From: Michelle Kallman <kallmanfamily5@gmail.com>
Sent: Wednesday, June 19, 2013 7:47 AM
To: Felipe Ortiz
Subject: Joyce Straus Way

What is an artist? A person who creates, a person who paints, molds, draws, imprints and share their vision of the world. We use the honor of streets for our celebrities and dignitaries...but what if Las Vegas was lucky enough to have a talented artist of their own? Well, they did!!

Joyce Straus was more than a person who made art, she lived art. Transforming her home into a studio...a master of every motif and teacher of every style from woodworking, to glass blowing to Pollution Solution. Her talents weren't enough, she wanted to make the world a better place by being an art therapist and connecting with every person who stepped through her front doors.

Her death has been tragic for her family, friends and students she has left behind. When I met her for the first time, she told me a story. Of how as a child she drew something for a teacher who told her it was terrible and she would never be an artist. Boy did she prove them wrong.

Having a street named for her in Las Vegas would help her memory and gifts to the community live on. For generations to come, artists and people who work on Joyce Straus Way would learn of her life and her contributions to the City of Las Vegas. Her connections and loss are felt by young and old, wealthy and struggling...she gave her life to creating and helping others. At her funeral were all walks of life. She wasn't just a dime a dozen artist, but the real deal. And while her talents of art blessed us all, her kindness and generosity was even greater. She never missed an opportunity to send a thank you note or token of her appreciation. She was a rare gem!

What better tone to set in your city...give this gift of every lasting memory to her family and help honor her creative spirit so that others are inspired to follow in her footsteps!!

South Art Way should be renamed Joyce Straus Way...by doing this you are honoring a treasure of Las Vegas and letting the city and the world know you honor your own residents, culture and gifts and their contributions to your city!

Thank you for your consideration.

Michelle Kallman ·
Sent from my iPhone

Felipe Ortiz

From: Amy Caruthers <cypuppy46@icloud.com>
Sent: Tuesday, June 18, 2013 10:41 PM
To: Felipe Ortiz
Subject: Joyce Straus

Please give your consideration to renaming South Art Way to Joyce Straus Way. Her contributions to art , culture, and the Las Vegas community are monumental ! Thank you very much.

Sincerely, Amy Caruthers

Sent from my iPhone

Felipe Ortiz

From: Dayna Lerner <lrnrfam@aol.com>
Sent: Tuesday, June 18, 2013 10:24 PM
To: Felipe Ortiz
Subject: Pls rename the street Joyce Straus way. She deserves it!!!!! Thanks in advance!!!!!!!

Sent from my iPad

Felipe Ortiz

From: Karen Garelik <karengarelik@gmail.com>
Sent: Tuesday, June 18, 2013 9:31 PM
To: Felipe Ortiz
Subject: Joyce Straus way

To whom it may concern:

I am writing to show my support for "Joyce Straus Way" in Las Vegas.
She was a true pioneer in the art world in Las Vegas. She inspired so many young artists. She lived her life in a way that helped others and motivated others to be creative and show their talents. I support the street name change 100%!

Karen Garelik

Felipe Ortiz

From: Melanie Greenstein <melgreenstein@gmail.com>
Sent: Tuesday, June 18, 2013 7:10 PM
To: Felipe Ortiz
Subject: Joyce Straus

We sincerely hope that you will consider naming a street in Las Vegas after a wonderful, very creative, giving woman named Joyce Straus. Las Vegas was very lucky to have her as a resident for a long long time and she will be missed by many. Thank you, Melanie Greenstein

Felipe Ortiz

From: Dolores Chavez <dolores.chavez@gmail.com>
Sent: Tuesday, June 18, 2013 5:06 PM
To: Felipe Ortiz
Subject: Joyce Straus Way

Mr. Ortiz,
Please know that as a Nevada resident, I strongly support the renaming of South Art Way to Joyce Straus Way.
She was a strong force in igniting and cultivating an appreciation for the arts here in Las Vegas and I find this to be a tremendous way to honor her.
Please consider my support.

Thank you!
Dolores Chavez

Felipe Ortiz

From: Lara Stone <lara@nas-inc.com>
Sent: Tuesday, June 18, 2013 11:55 AM
To: Felipe Ortiz
Subject: Joyce Straus Way

Dear Mr. Ortiz,
Please consider renaming a South Art Way in the arts district Joyce Straus Way. Joyce was an amazing artist, mentor, and friend to many of us locals and our children. She is dearly missed but can be memorialized by this very special honor.
Thank you,
Lara Stone, Summerlin

City of Las Vegas Agenda Item No.: **29.**

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

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

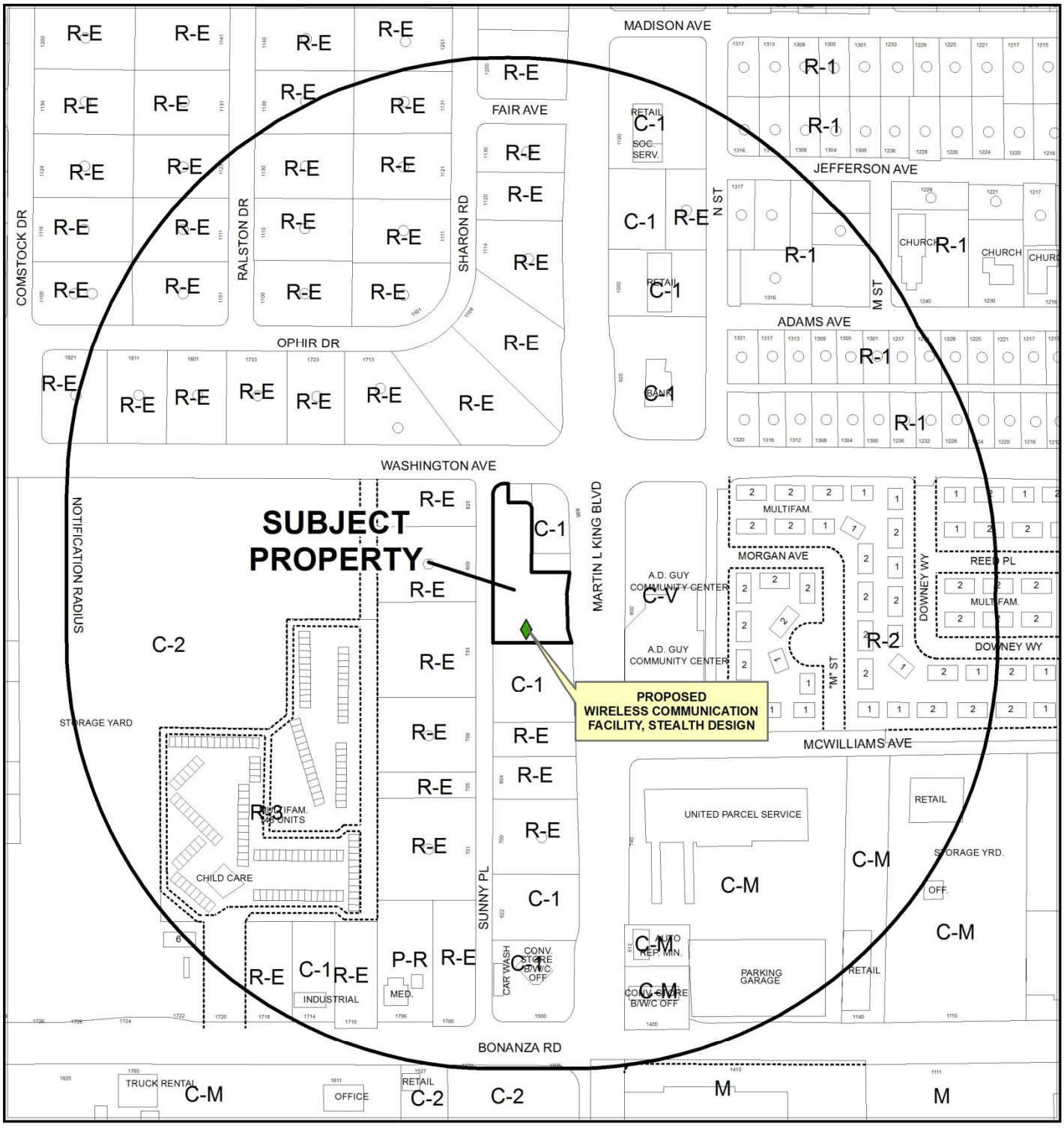
SUBJECT:
ABEYANCE – RENOTIFICATION - VAR-49497 - VARIANCE - PUBLIC HEARING - APPLICANT: AT&T - OWNER: OWNER: DRAGON 7 HENDERSON PROPERTIES, LLC - For possible action on a request for a Variance TO ALLOW A 100-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 225 FEET IS REQUIRED FOR A PROPOSED WIRELESS COMMUNICATION 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 09/18/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**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
6. Protest Postcard - VAR-49497 and SUP-49639



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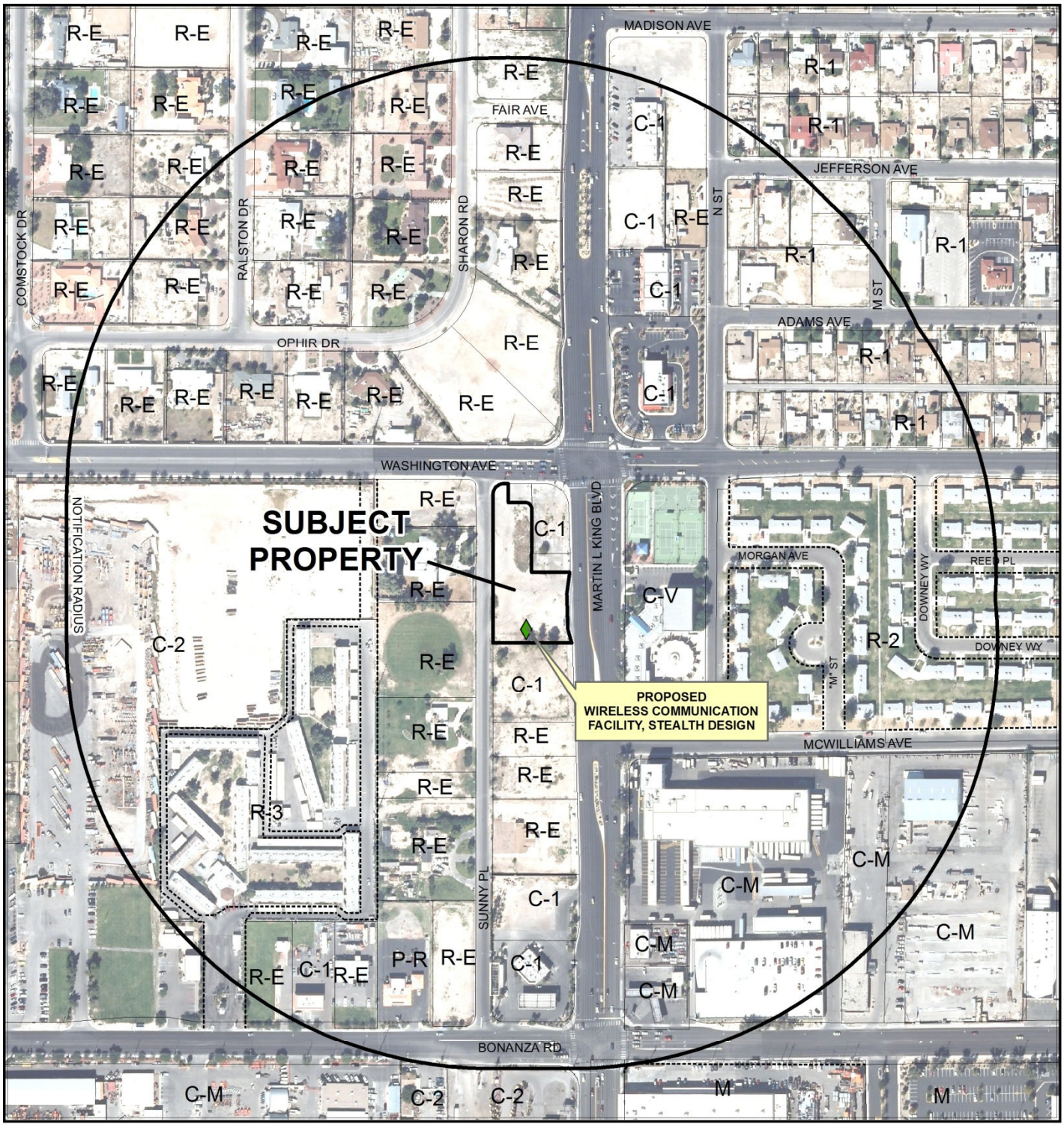
CASE: **VAR-49497 AND SUP-49639 (PRJ-49387)**

RADIUS: 1000 FEET

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

N



0 300 600 Feet

CASE: **VAR-49497 AND SUP-49639 (PRJ-49387)**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: AT&T - OWNER: SMOKE RANCH CENTER EQUITY PARTNERS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-49497	Staff recommends DENIAL, if approved subject to conditions:	N/A
SUP-49639	Staff recommends DENIAL, if approved subject to conditions:	VAR-49497

** CONDITIONS **

VAR-49497 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

SUP-49639 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-49497) shall be required.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. The communications monopole and its associated equipment and facility shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the communications monopole and its associated equipment and facility.

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

Staff Report Page One
August 13, 2013 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed 75-foot tall Wireless Communication Facility, Stealth Design (monopalm) on vacant lot located on the south side of Washington Avenue, approximately 200 feet west of Martin L. King Boulevard. The proposed facility will accommodate up to three tiers of antennas and tower of the surrounding neighborhood thus creating the beginnings of visual blight.

An associated Variance request is needed to allow a residential adjacency setback of 100-foot where 225 feet is required. The subject site's proximity to residential property coupled with its shallowness highlights the sites unsuitable for such a use. The Applicant's desire to locate such a facility at this location is preferential in nature and would have a negative impact on the welfare of the adjacent residences; therefore, the proposed use cannot be conducted in a harmonious manner. Staff is recommending denial of this Special Use Permit and Variance application.

ISSUES

- The Conditional use requirements for a Wireless Factuality, Stealth design are not meet: therefore, a Special Use Permit is required in the C-1 (Limited Commercial) zoning district.
- A residential adjacency setback Variance to allow a 75-foot tall wireless structure to be located 100 feet from a residentially protected property where 225 feet is required.
- As presented, the proposed use is inconsistent with the West Las Vegas Plan Redevelopment Objective (N).

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
10/21/87	The City Council approved the Rezoning (Z-0090-87) from R-E (Residence Estates) to C-1 (Limited Commercial) injunction with a retail center. The Planning Commission recommended approval. Land use entitlement expired.
10/03/90	The City Council approved Rezoning (Z-0095-90) from R-E (Residence Estates) to C-1 (Limited Commercial) injunction with a 20,658 square-foot Shopping Center. The Planning Commission recommended approval.
10/02/91	The City Council approved an Extension of Time (Z-0095-90) for Resolution of Intent (Z-0095-90) to rezone the property from R-E (Residence Estates) to C-1 (Limited Commercial) injunction with a 20,658 square-foot Shopping Center. The Planning Commission recommended approval.

10/03/92	The City Council approved an Extension of Time (Z-0095-90) for Resolution of Intent (Z-0095-90) to rezone the property from R-E (Residence Estates) to C-1 (Limited Commercial) injunction with a 20,658 square-foot Shopping Center. The Planning Commission recommended approval.
12/17/92	The Planning Commission approved a Plot Plan Review (Z-0095-90) for a bank on the northwest corner of the shopping center.
11/04/92	The City Council approved an Extension of Time (Z-0095-90) for Resolution of Intent (Z-0095-90) to rezone the property from R-E (Residence Estates) to C-1 (Limited Commercial) injunction with a 20,658 square-foot Shopping Center. The Planning Commission recommended approval of this request.
06/07/00	The City Council approved a Resolution of Intent [Z-0095-90 (6)] to rezone the property from R-E (Residence Estates) to C-1 (Limited Commercial) injunction with a 20,658 square-foot Shopping Center. The Planning Commission recommends approval of this request.
10/29/07	A complaint was filed with Code Enforcement for trailers in the right-of-way and on the vacant lot. The complaint was resolved on 11/03/07.
07/09/13	The Planning Commission voted to hold this item in abeyance to the 08/13/13 Planning Commission meeting at the request of the applicant to discuss the design of the plan with members of the community.

Most Recent Change of Ownership	
02/07/13	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no building permits or business license for this property

Pre-Application Meeting	
05/14/13	A Pre-Application meeting was held with the applicant and the following was discussed: 1. The Special Use Permit and Variance submittal requirements for a Wireless Communication Facility, Stealth Design that does meet the requirement setback. 2. The requirements for a voluntary neighborhood meeting.

Neighborhood Meeting	
06/27/13	A neighborhood meeting was held on June 27, 2013 from 5:35 pm to 6:05 pm at the Doolittle Community Center located at 1950 J Street. The meeting was attended by one citizen, two members of the development team, and one Planning individual. No concerns were raised about this project by the general public at the meeting.

Field Check	
06/04/13	A field check was conducted on the property and discovered patches of weeds on garbage on the property. A complaint was filed with Code Enforcement on 06/06/13.

Details of Application Request	
Site Area	
Gross Acres	1.05

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Vacant	C (Commercial)	C-1 (Limited Commercial)
North	Vacant	C (Commercial)	C-1 (Limited Commercial)
		R (Rural Density Residential)	R-E (Residence Estates)
South	Vacant	C (Commercial)	C-1 (Limited Commercial)
East	Single, Family Residential	MXU (Mixed-Use	R-E Residence Estates
	Vacant		
West	Community Recreational Facility (Public)	PF (Public Facilities)	C-V Civic

Master Plan Areas	***Compliance***
West Las Vegas Plan	N
Special Purpose and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (140-Foot)	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to 19.08.070, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	350 Feet	Y
Min. Setbacks			
• Front	10 Feet	344 Feet	Y
• Side	10 Feet	120 Feet	Y
• Corner	10 Feet	27 Feet	Y
• Rear	20 Feet	20 Feet	Y
Max. Lot Coverage	50 %	0.2 %	Y
Mech. Equipment	Screened	Y	Y
Height*	33 Feet	75 Feet	N

*Building height is limited by the Residential Adjacency Standard.

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
3:1 proximity slope	225 Feet	100 Feet	N

ANALYSIS

The subject property is located on the south side of Washington Avenue approximately 200 feet west of Martin L. King Boulevard, on a vacant lot located within the C-1 (Limited Commercial) zoning district. Also, said property is in the Airport Overlay with a restricted height of 140 feet. At 75 feet the proposed tower falls well below the Airport Overlay's restricted height. However, the 75-foot tower fails to meet the required 225-foot residential adjacency setback, as it is only providing a 100-foot setback from a residentially zoned property. As such, a residential adjacency setback Variance is required. Failure to meet code results in the project failing to meet the West Las Vegas Redevelopment Plan overall Objectives, which are designed "to eliminate and prevent the spread of blight and deterioration in the Redevelopment Area." Specifically, the setback Variance does not meet Objective N, for the project fails to upgrade "the quality of life in the Redevelopment area."

The Wireless Communication Facility, Stealth Deign use is defined as "A wireless communication facility that is designed to blend into the surrounding environment. Examples include without limitation: antenna tower alternative structures; roof mounted antennas (with architectural screening when appropriate); building mounted antennas painted to match the existing structure; antennas integrated into architectural elements (such as steeples or cupolas); antennas and antenna structures designed to look like light poles, flagpoles, or any other camouflaging techniques available on the market; and a cable microcell network which utilizes multiple low powered transmitters/receivers or repeaters attached to existing wireline systems, such as conventional cable or telephone wires, or similar technology that does not require the use of towers."

The use meets the definition above as the applicant has proposed a monopalm design depicted on elevations and site plan date stamped 05/22/13.

Conditional Use Regulations:

1. The applicant must submit to the Department, for administrative review and approval, a site plan and an elevation drawing. The Director shall review the documents to determine if the proposed facility conforms to the conditions listed below for this use. If the Director, in his discretion:
   a. Approves the proposed facility to proceed as a conditional use, the Director shall provide written notice of approval to the applicant, with a copy to the office of the City Council. Within 10 days after the notice is mailed or delivered, the applicant may proceed to apply for building permits, unless a member of the City Council files with the Director a written request for the Council to review the approval. If such a request to review is filed, the application must first be reviewed and approved by the Council.
   b. Determines that the proposed facility does not conform to the conditions listed below, a Special Use Permit will be required for the use. Any determination by the Director that a Special Use Permit will be required is not subject to appeal.
2. No residential use may exist on the property.
3. The design must conform to the definition of the term "Wireless Communication Facility, Stealth Design," as set forth in LVMC 19.18.020 and as determined by the Director.
4. Within an area designated as a Historic Preservation District, the proposed facility must first be reviewed by the Historic Preservation Commission before the Director considers granting approval as a conditional use.
5. The design and location of the proposed facility must be deemed by the Director to be compatible with surrounding uses, and the facility must include appropriate screening and landscaping to ensure such compatibility.
6. The frequencies used by the communication provider shall be in conformance with Federal Communication Commission standards, as certified by a competent professional (such as a radio frequency engineer).

The proposed project fails to meet Conditional Use Requirements 1 and 5 with respect to the tower height and its visual compatibility with the surrounding area. Additionally, the subject property does not have enough space to accommodate the proposed use without the approval of a residential adjancy setback variance. In summation, the Applicant's desire to locate such a facility at this location is preferential in nature and would have a negative impact on the welfare of the adjacent residences; therefore, the proposed use cannot be conducted in a harmonious manner. Staff is recommending denial of this Special Use Permit and Variance application.

FINDINGS (VAR-49497)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to construct a Wireless Communication Facility that is taller than the property can physically accommodate. A shorter communication tower could be constructed that conforms to code or an alternative site could be located that adequately accommodates the proposed project as presented and would allow conformance to all Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is therefore outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (SUP-49639)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   If approved, the proposed Wireless Communication Facility, Stealth Design (mono-palm) will be constructed on a vacant lot. The north and west property lines are in close proximity to residential zoned properties and a minimum residential adjacency setback of 225 feet is required. As such, the proposed project will result in a negative visual impact on the surrounding community and therefore cannot be conducted in a harmonious and compatible manner with existing neighboring land uses as projected by the General Plan.

2. The subject site is physically suitable for the type and intensity of land use proposed.

The subject site is not physically suitable for the intensity of the proposed use, as the facility will be greater in height than allowed by code and is taller than surrounding trees and structures. Additionally, as new antennas/carriers collocate on the facility, the Wireless Communication Facility will create additional visual intrusion into the neighboring properties.

3. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.

Site access is provided from three streets, Washington Avenue (a 80-foot Major Collector), Martin L. King Boulevard (a 100-foot Primary Arterial), and Sunny Place (40-foot right-of-way). All three streets can easily accommodate the proposed use.

4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.

Approval of this Special Use Permit will affect the quality of life or welfare of the residents of the surrounding neighborhood for the proposed project does not comply with the West Las Vegas Plan's redevelopment Objective N, for it fails to upgrade the quality of life in West Las Vegas. If approved, all other public health and safety concerns will be addressed as the wireless communication facility will be subject to regular inspections.

5. The use meets all of the applicable conditions per Title 19.12.

The proposed use does not meet all the Conditional Use requirements per Title 19.12, thereby requiring this request for a Special Use Permit.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 26

NOTICES MAILED 164

APPROVALS 0

PROTESTS 1

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

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* 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

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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

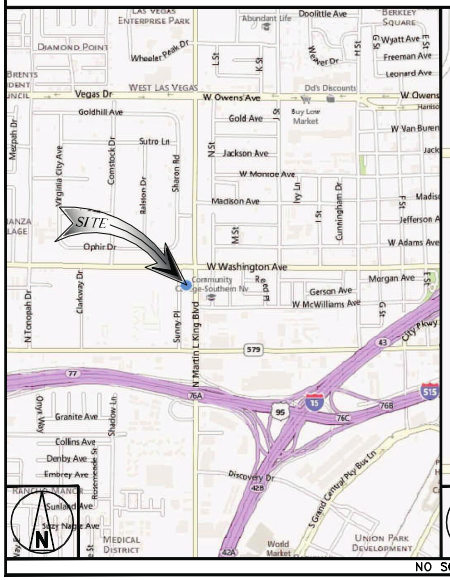
SITE INFORMATION

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

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PROJECT NO:	T130873
DRAWN BY:	BJB
CHECKED BY:	RJG

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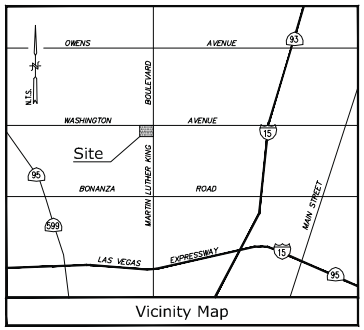
L-175
WASHINGTON & HIGHLAND
816 SUNNY PLACE
LAS VEGAS, NV 89106

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

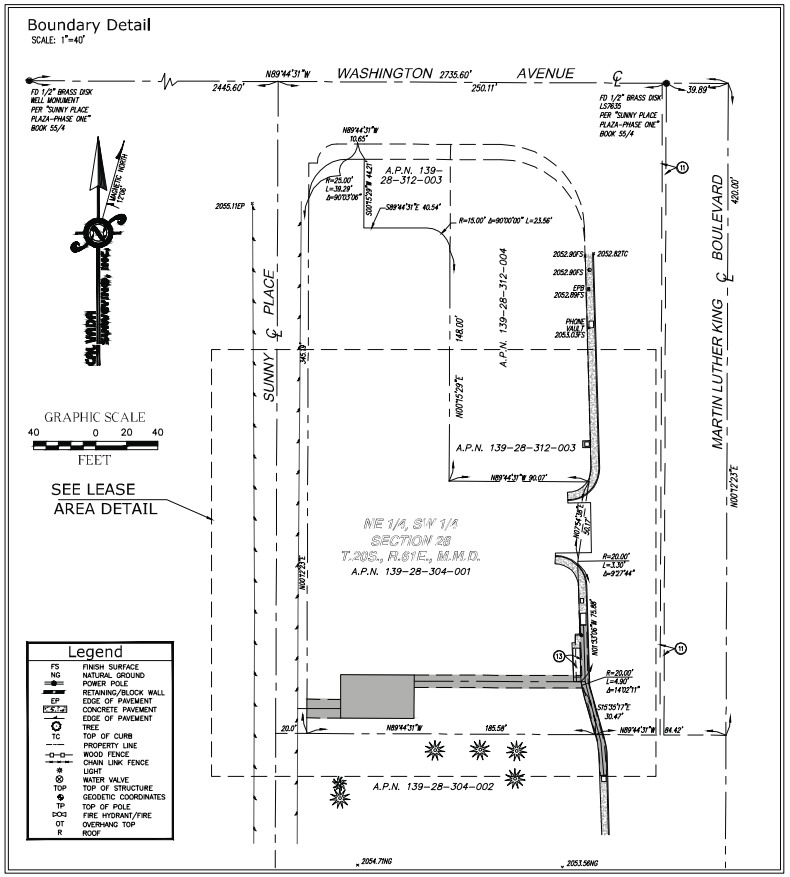
THE NGS MONUMENT "NVCA", ELEVATION = 2211.55 FEET (NAVD 88).

Date of Survey

MARCH 21, 2013.

Boundary Detail

SCALE: 1"=40'

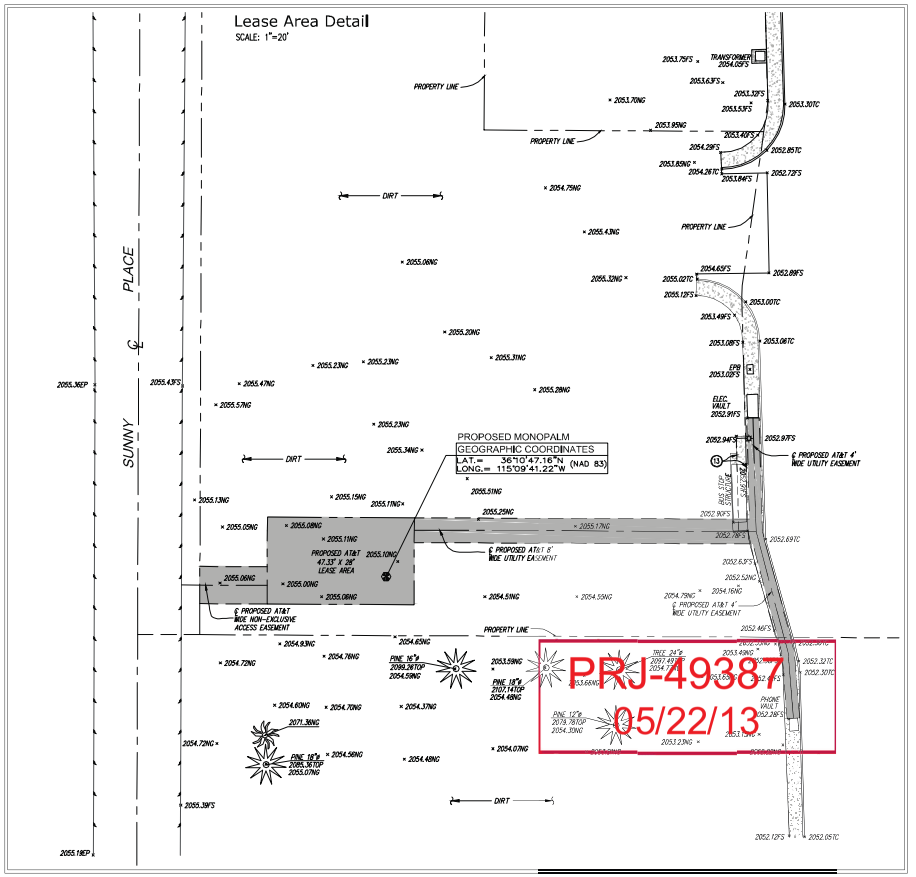


Legend

FS	FINISH SURFACE
NG	NATURAL GROUND
	POWER POLE
	RETAINING/BLOCK WALL
EP	EDGE OF PAVEMENT
CONC	CONCRETE PAVEMENT
	EDGE OF PAVEMENT
	TREE
TC	TOP OF CURB
	PROPERTY LINE
	WOOD FENCE
	CHAIN LINK FENCE
	LIGHT
	WATER VALVE
TOS	TOP OF STRUCTURE
	GEODETIC COORDINATES
TP	TOP OF POLE
FDC	FIRE HYDRANT/FIRE
OT	OVERHANG TOP
R	ROOF

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 Jenks Cir., Suite 205, Corona, CA 92880
Phone: 951-808-0880 Fax: 951-808-0748
Toll Free: 800-CAL-VADA www.calvada.com

JOB NO. 13181

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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

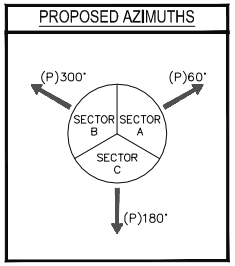
A/C	AIR CONDITIONING	LBS	POUNDS
AGL	ABOVE GRADE LEVEL		
APPROX	APPROXIMATELY	MAX	MAXIMUM
		MECH	MECHANICAL
BLDG	BUILDING	MTL	METAL
BLK	BLOCKING	MFR	MANUFACTURER
		MGR	MANAGER
CLG	CEILING	MIN	MINIMUM
CLR	CLEAR	MISC	MISCELLANEOUS
CONC	CONCRETE		
CONST	CONSTRUCTION	NA	NOT APPLICABLE
CONT	CONTINUOUS	NIC	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		

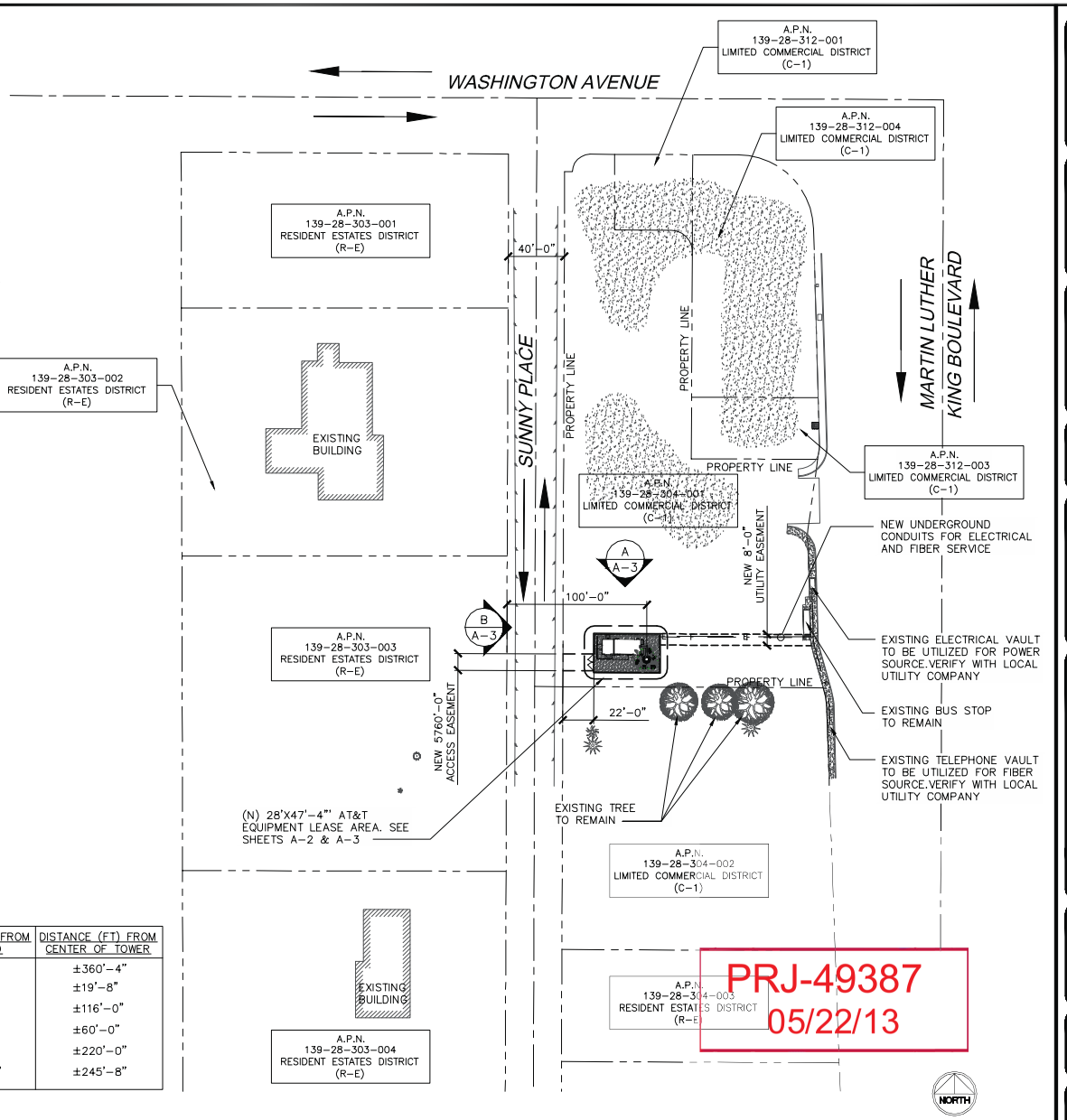
LEGEND

- 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

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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

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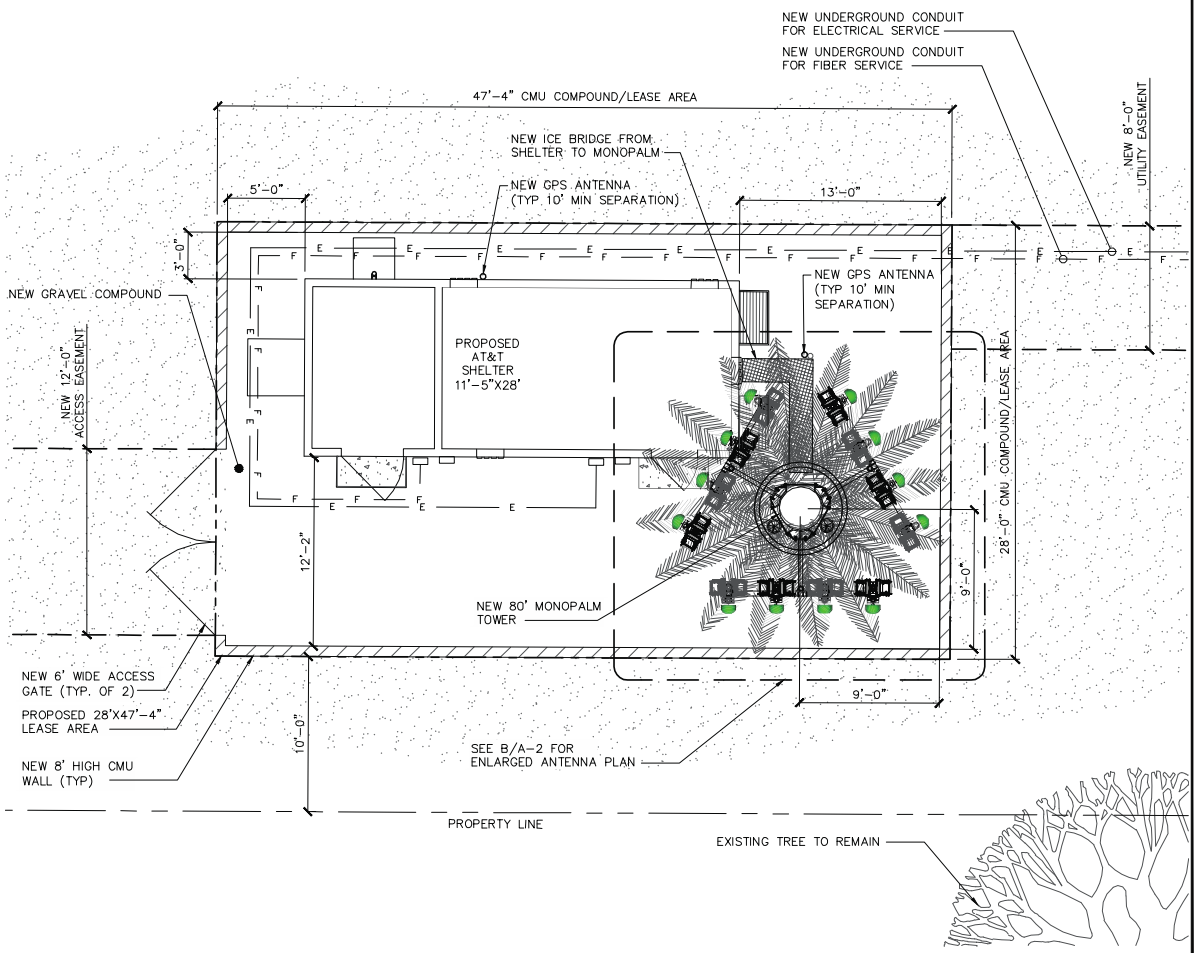
WASHINGTON & HIGHLAND
816 SUNNY PLACE
LAS VEGAS, NV 89106

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
A-1

VAR-49497
SUP-49639

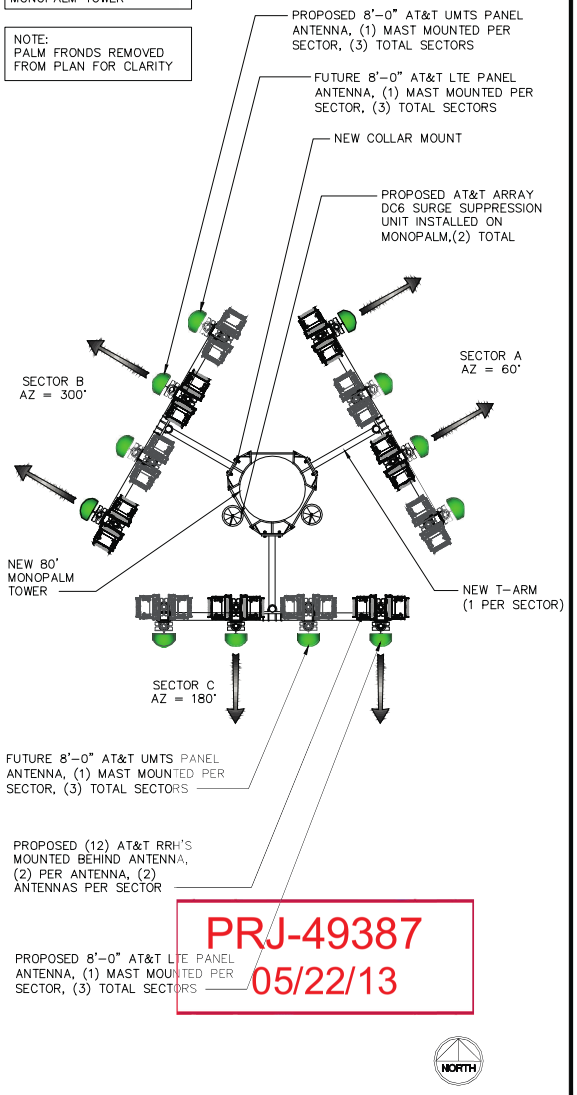


ENLARGED PROPOSED SITE PLAN | SCALE: 1/4"=1' | A

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

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OVERLAND PARK, KANSAS 66210
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PROJECT NO:	T130873
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CHECKED BY:	RJG

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B	04/19/13	100% ZONING DRAWINGS
A	04/04/13	ZONING DRAWINGS

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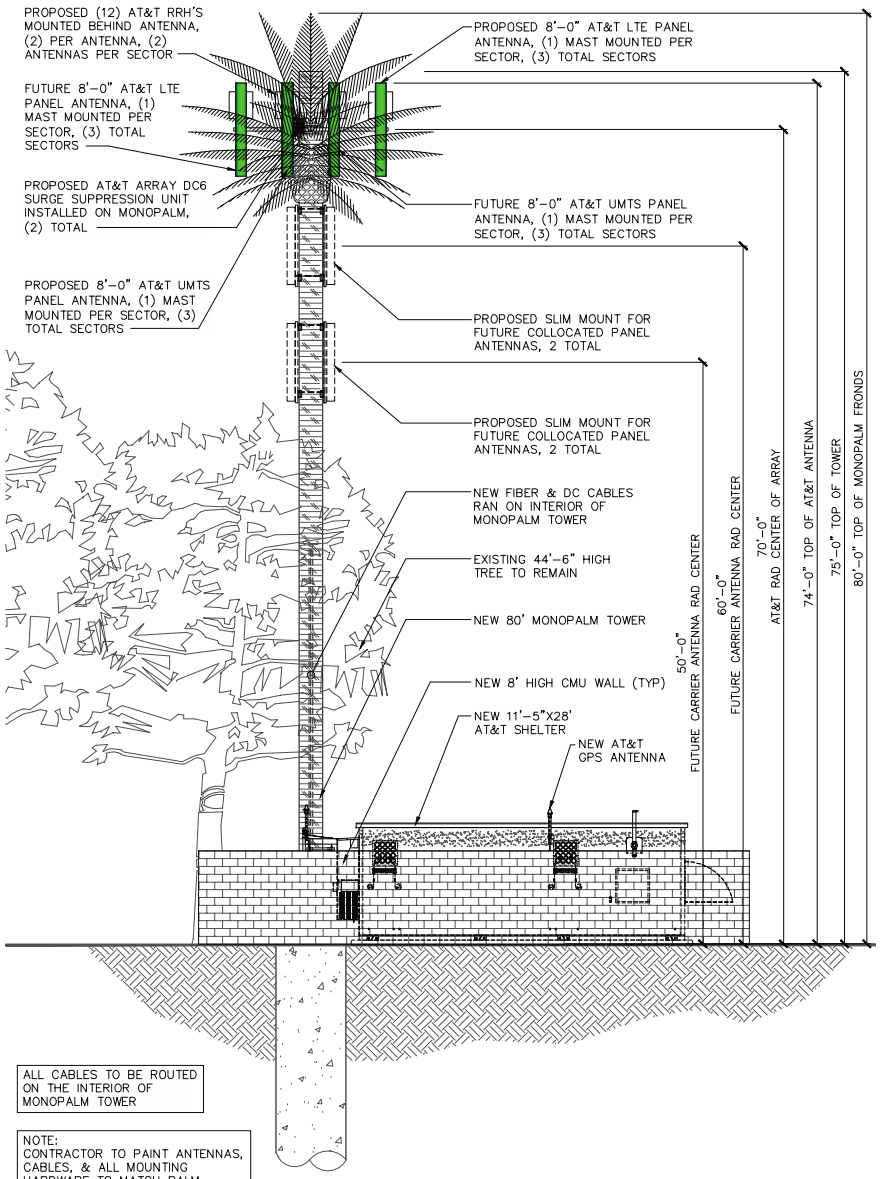
L-175
WASHINGTON & HIGHLAND
816 SUNNY PLACE
LAS VEGAS, NV 89106

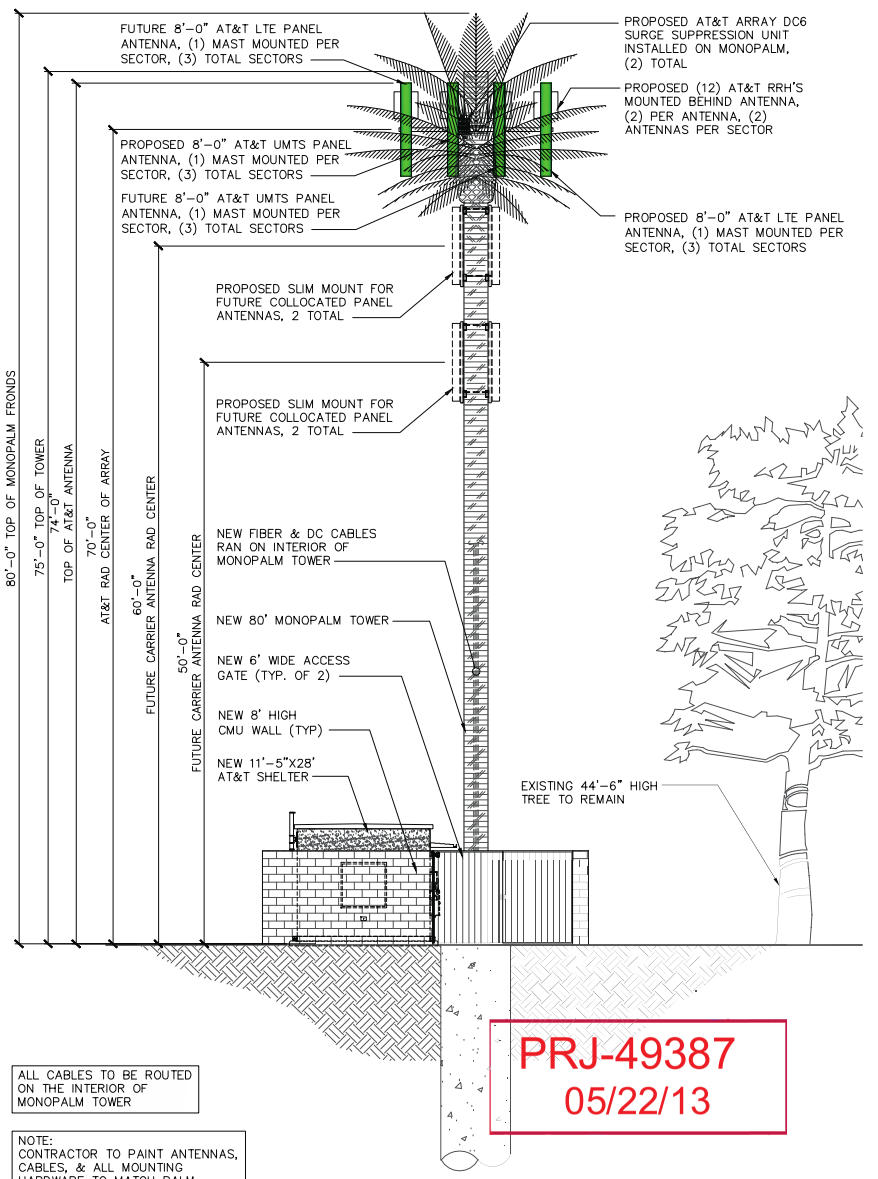
SHEET TITLE
ENLARGED PROPOSED SITE & ANTENNA PLAN

SHEET NUMBER
A-2

VAR-49497
SUP-49639



PROPOSED NORTH ELEVATION | SCALE: 3/16"=1' | 2



PROPOSED WEST ELEVATION | SCALE: 3/16"=1' | 1

PRJ-49387
05/22/13

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LAS VEGAS, NEVADA 89169

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PROJECT NO:	T130873
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REV	DATE	DESCRIPTION
C	05/01/13	ZONING SUBMITTAL
B	04/19/13	100% ZONING DRAWINGS
A	04/04/13	ZONING DRAWINGS

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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

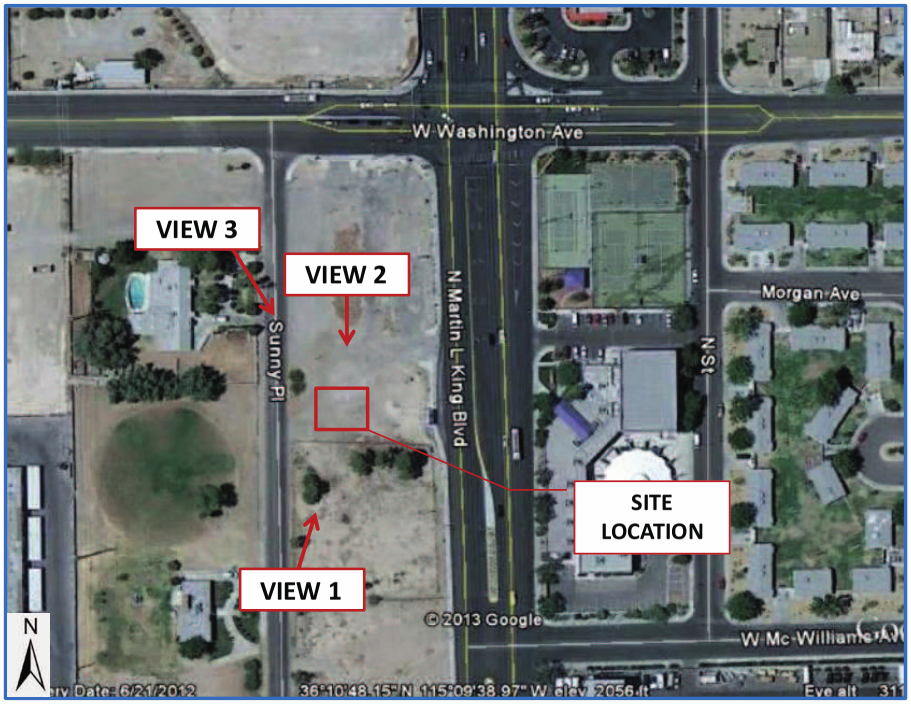

Image ©Google Maps 2013

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



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EXISTING VIEW 2 –
LOOKING SOUTH

PHOTOGRAPHIC SIMULATION –
VIEW 2 - LOOKING SOUTH



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VAR-49497
SUP-49639



EXISTING VIEW 3 –
LOOKING SOUTHEAST

PHOTOGRAPHIC SIMULATION –
VIEW 2 - LOOKING SOUTHEAST



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VAR-49497
SUP-49639



VAR-49497 & SUP-49639 - APPLICANT: AT&T - OWNER: SMOKE RANCH CENTER EQUITY PARTNERS, LLC

SOUTH SIDE OF WASHINGTON AVENUE APPROXIMATELY 200 FEET WEST OF MARTIN L. KING BOULEVARD

06/03/13



VAR-49497 & SUP-49639 - APPLICANT: AT&T - OWNER: SMOKE RANCH CENTER EQUITY PARTNERS, LLC

SOUTH SIDE OF WASHINGTON AVENUE APPROXIMATELY 200 FEET WEST OF MARTIN L. KING BOULEVARD

06/03/13

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-49497 & SUP-49639

Planning Commission Meeting of 7/9/2013

PRESORTED FIRST CLASS

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02 1M
0004279218
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JUN 27 2013
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JUL 1 2013
City of Las Vegas
Dept. of Planning

13928210018 Case: VAR-49497
DEASE BOBBIE J
%J BURNS
1217 W MADISON
LAS VEGAS NV 89106-2823

25 DRDCNMP 89106

Submitted after final agenda

Date 7/9/2013 Item 50-51 P

City of Las Vegas Agenda Item No.: **30.**

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

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

SUBJECT:
ABEYANCE – RENOTIFICATION - SUP-49639 - SPECIAL USE PERMIT RELATED TO VAR-49497 - PUBLIC HEARING - APPLICANT: AT&T - OWNER: DRAGON 7 HENDERSON PROPERTIES, LLC - 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.

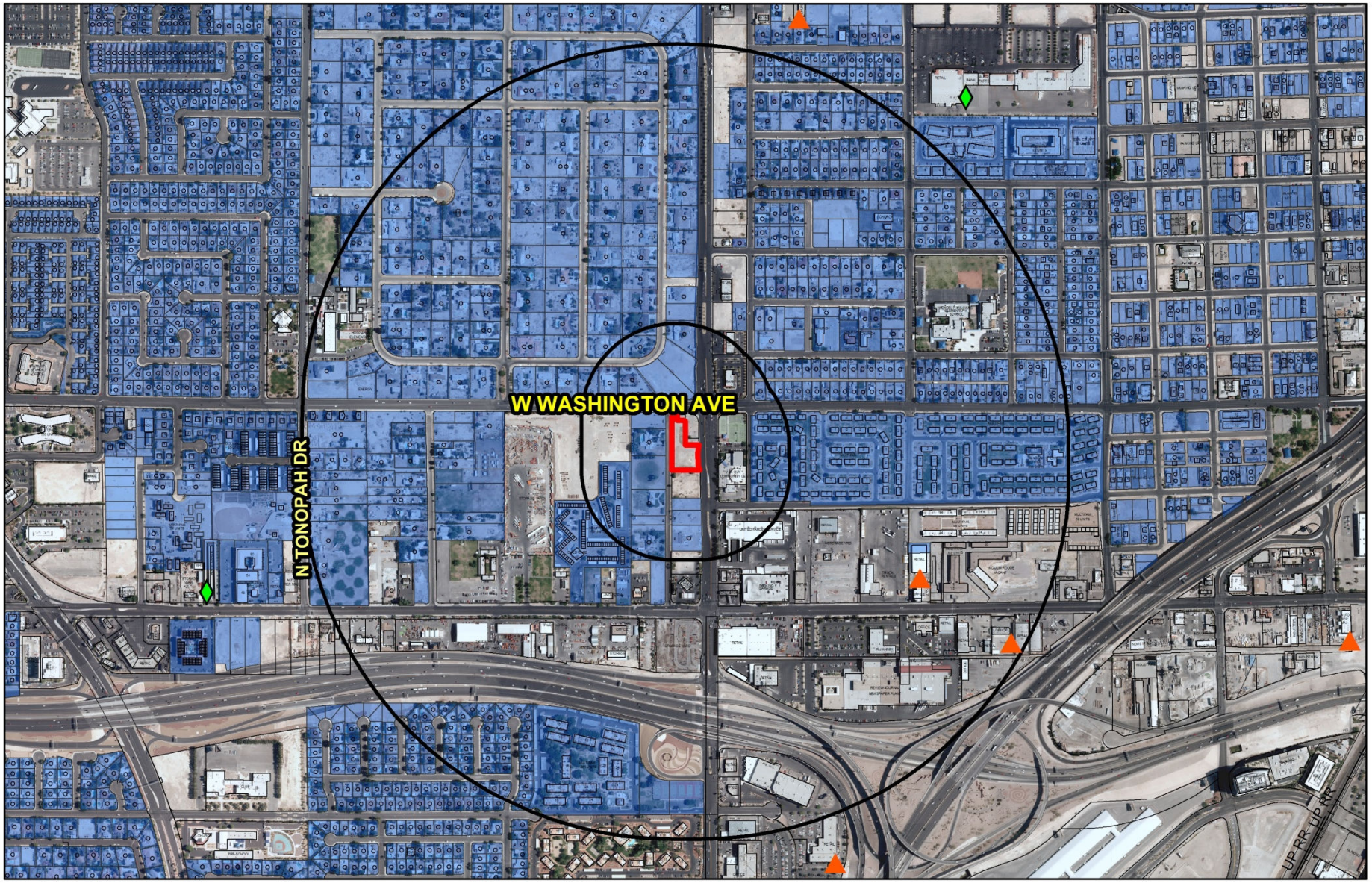
MAY GO TO CITY COUNCIL ON 09/18/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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.: **31.**

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

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

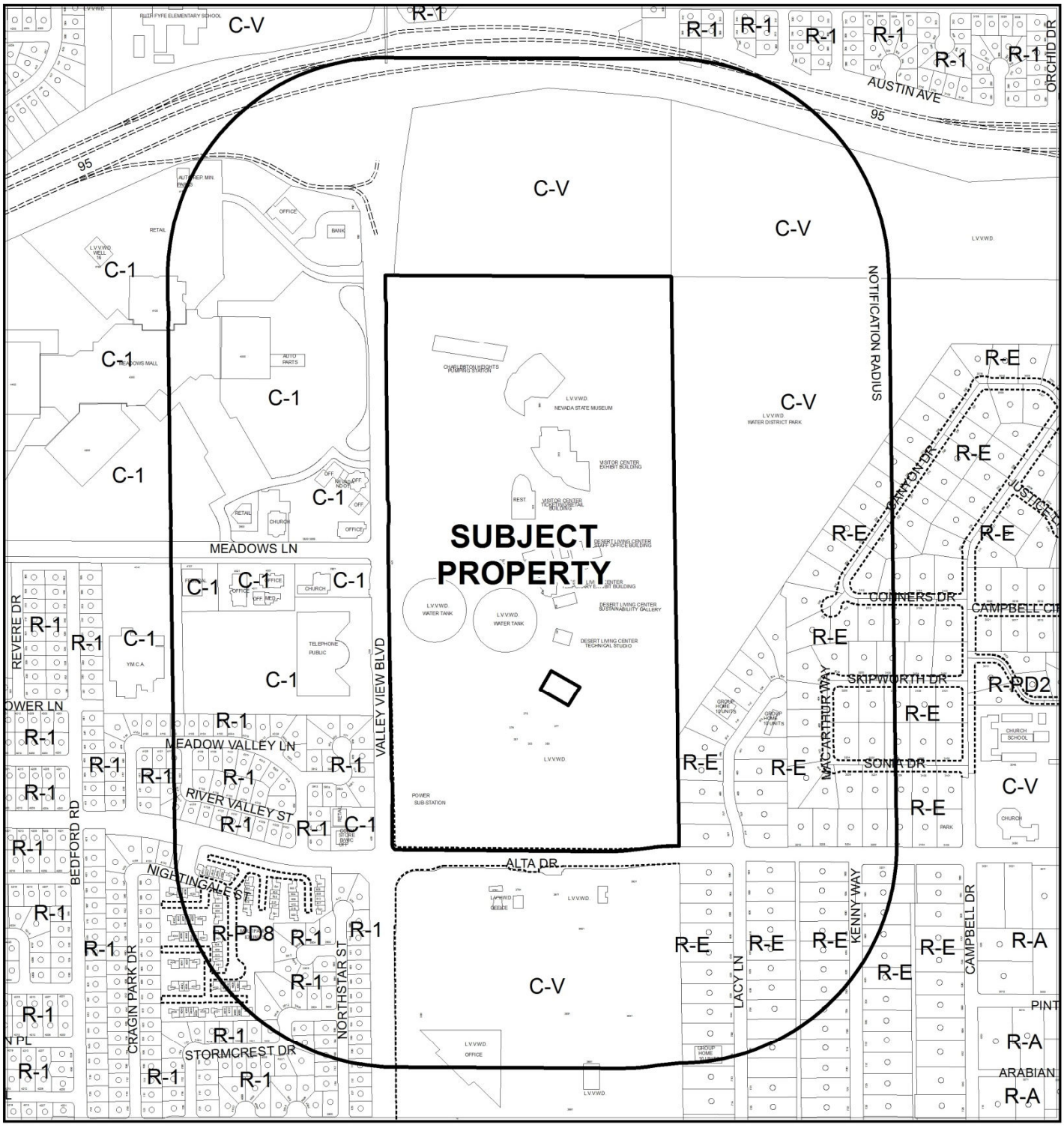
SUBJECT:
ABEYANCE - VAR-49529 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT - For possible action on a request for a Variance TO ALLOW AN EIGHTH FREESTANDING SIGN ALONG VALLEY VIEW BOULEVARD THAT IS 30 FEET IN HEIGHT AND 328 SQUARE FEET WHERE 12 FEET IN HEIGHT AND 48 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 09/18/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**7**	**Planning Commission Mtg.**	**1**
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
6. Protest/Support Postcards - VAR-49529 and MSP-49527
7. Comment submitted by: Steve van Gorp - PC07092013-52-1



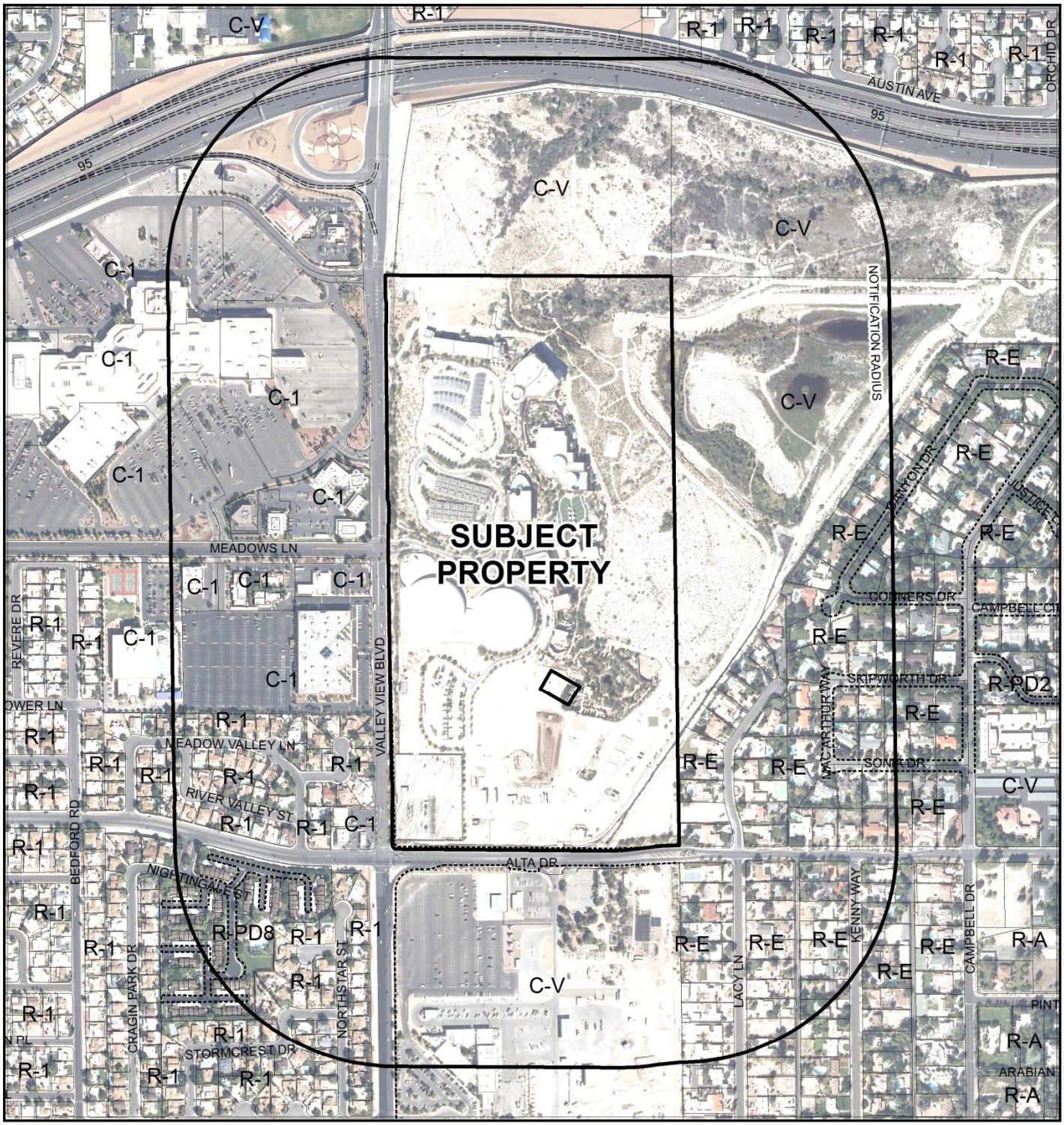
0 500 1,000 Feet

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-49529	Staff recommends APPROVAL, subject to conditions:	
MSP-49527	Staff recommends APPROVAL, subject to conditions:	VAR-49529

**** CONDITIONS ****

VAR-49529 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for a Major Amendment (MSP-49527) of the approved Master Sign Plan (MSP-18047) for this site shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

Public Works

6. The proposed sign 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.

MSP-49527 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-49529) shall be required.

2. Conformance to the approved conditions for Master Sign Plan (MSP-18047), except as amended herein.

3. Conformance with the site plan, sign elevations and documentation date stamped 07/23/13, except as amended by conditions herein.

4. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

5. All building permits for signage shall be obtained and final inspections shall be completed in conformance with Title 19 and all codes as required by the Department of Building and Safety.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

7. Any future amendments to the approved signage within the Master Sign Plan in conformance with Title 19 standards may be reviewed and approved administratively by the Department of Planning.

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is a quasi-governmental entity that operates the Las Vegas Springs Preserve, a 180-acre cultural area showcasing the historical origin of Las Vegas and its desert wetland environment. Signage standards for the site were first established in 2006 and included seven freestanding signs along Valley View Boulevard. The applicant is requesting to add an eighth freestanding sign to be located at the Valley View Boulevard entrance. The sign is intended to be a gateway for the site and includes an arched metal background with illuminated 30-inch channel letters spelling "Springs Preserve" that would be supported by two metal pylons on the north and south sides of the ingress and egress to the property. The pylons would each contain an illuminated cabinet with changeable panels describing site facilities such as the Nevada State Museum and Railroad Cottages. Additionally, depictions of representative animal and plant species would be etched into the lower portion of the pylons. Due to the large size of the property and the unique purpose of the site, the Variance to allow an additional, larger sign is warranted. The proposed design is intended to be compatible with the existing themed signage along the Valley View Boulevard frontage in materials, color and font style. Staff therefore recommends approval of the Master Sign Plan amendment, with conditions. If these requests are denied, a modified sign design must be brought forward for review as a separate Major Amendment.

ISSUES

- These items were abeyed from the 07/09/13 Planning Commission meeting in order for the applicant to work with staff to revise the sign design to be more compatible with existing signage along Valley View Boulevard and to provide public outreach.
- Per Condition Number 4 of the original Master Sign Plan (MSP-18047) for this site, amendments to the master sign plan may be approved administratively only if the changes are in conformance with Title 19.08.120 for the C-V (Civic) zoning district. The proposed sign does not meet number, size and height requirements for this zoning district; therefore, a Variance and a Major Amendment of the Master Sign Plan are required.
- A Variance is required to allow an additional proposed freestanding sign on Valley View Boulevard that is 30 feet tall and 328 square feet in area where the C-V (Civic) District sign standards allow a 12-foot tall, 48 square-foot freestanding sign and where only seven signs were previously approved. Staff believes the hardship is real and supports the variance.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
07/01/92	The City Council approved a Rezoning (Z-0026-92) to the C-V (Civic) zoning district on the subject site as part of a larger request. The Planning Commission and staff recommended approval.
02/07/01	The City Council approved a Site Development Plan Review [Z-0026-92(4)] for the master plan of the Las Vegas Springs Preserve, including approximately 266,100 square feet of building area for a visitor center, interpretive center, museum, research area, garden support and administrative offices on 175.58 acres on the east side of Valley View Boulevard between Alta Drive and U.S. 95. The Planning Commission and staff recommended approval.
12/21/06	The Planning Commission approved a Master Sign Plan (MSP-18047) for an approved Government Facility on 160 acres at 333 South Valley View Boulevard. Staff recommended approval.
07/09/13	The Planning Commission voted to abey VAR-49529 and MSP-49527 to the 08/13/13 Planning Commission meeting at the applicant's request.

Most Recent Change of Ownership	
03/12/63	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no relevant permits or licenses related to this request.

Pre-Application Meeting	
12/05/12	Submittal requirements were discussed for Variance and Master Sign Plan applications; however, additional information about the proposed and existing signage on the site must be provided with the submittal materials. It was determined that the sign plan amendment is a Major Amendment, since the proposed sign does not meet Title 19 sign criteria as required by condition of approval of the original Master Sign Plan.
05/23/13	Staff briefly met with the applicant to verify that the submittal requirements would be fulfilled with the provided documentation.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
06/03/13	The east side of the intersection of Valley View Boulevard and Meadows Lane is the entrance to the Las Vegas Springs Preserve. There is one freestanding sign on the north and south sides of the intersection and two temporary signs in the vicinity of the intersection.

Details of Application Request	
Site Area	
Net Acres	Portion of 80.45

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Government Facility	PF (Public Facilities)	C-V (Civic)
North	U.S. 95	ROW (Right-of-Way)	ROW (Right-of-Way)
South	Government Facility	PF (Public Facilities)	C-V (Civic)
East	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
West	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
	General Retail	MXU (Mixed Use)	C-1 (Limited Commercial)
	Office, Medical		
	Office, Other Than Listed		
	Church/House of Worship		
	Shopping Center		

Master Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
C-V (Civic) District	N
A-O (Airport Overlay) District (140 Feet)	Y
H (Historic Designation)	N/A
Other Plans or Special Requirements	***Compliance***
Trails (Pedestrian Path)	Y
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.10.020, Title 19.08.120 and the approved Master Sign Plan (MSP-18047) for this site, the following standards apply:

Freestanding Signs:			
Standards	***Allowed (MSP-18047) and Title 19.10.020)***	***Provided***	***Compliance (Deviation)***
Maximum Number	7 signs along Valley View Blvd.	Add one additional sign 8 total	N (14%)
Maximum Area	48 SF	328 SF	N (583%)
Maximum Height	12 Feet	30 Feet	N (150%)
Minimum Setback	5 Feet from all property lines	50 Feet	Y
Illumination	Internal or External	Internal	Y

ANALYSIS

Per Condition Number 4 of MSP-18047, administrative amendments to the sign plan are only possible if they are in full compliance with Title 19 sign standards or establish criteria that are more stringent than Title 19. The proposal does not meet the number, height and area standards of the C-V (Civic) District as required by Title 19.10.020. Therefore, a public hearing is required to amend the Master Sign Plan.

Although the site is zoned C-V (Civic), it is unique in that it is situated on a large property with multiple access points. Furthermore, this site, unlike other government facilities, is intended to be a public attraction; thus, it requires a larger sign than Code allows in order to call attention to its public entrance. Staff recommends approval of the proposed variance, subject to conditions.

The previously approved existing signage, particularly near the primary entrance on Valley View Boulevard, bears a distinctive font and lettering, with weathered steel bases and contemporary color schemes. The proposed sign incorporates these same characteristics, thereby supporting an integrated sign plan tying together all areas of the site. Staff can therefore recommend approval of the additional sign along Valley View Boulevard.

FINDINGS (VAR-49529)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

Evidence of a unique circumstance related to the characteristics of the site has been presented, in that the Springs Preserve is a regional cultural attraction spread out over a 160-acre area. A larger sign than Title 19 allows within the C-V zoning district is warranted. One additional sign will not clutter the main access road. The applicant's hardship is therefore real and within the scope of NRS Chapter 278 for granting of Variances.

FINDINGS (MSP-49527)

With regard to the requirements for signage that the Planning Commission may consider as part of a Master Sign Plan (as described by Title 19.16.270), the proposed plan does not conform to the standards of the C-V zoning district. However, the proposed plan does contain signage that would be aesthetically compatible with the existing signage in the development, and the sign height and size are appropriate for the context of the property. Staff can therefore recommend approval of the Master Sign Plan amendment with conditions.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 32

NOTICES MAILED 251

APPROVALS 1

PROTESTS 7

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

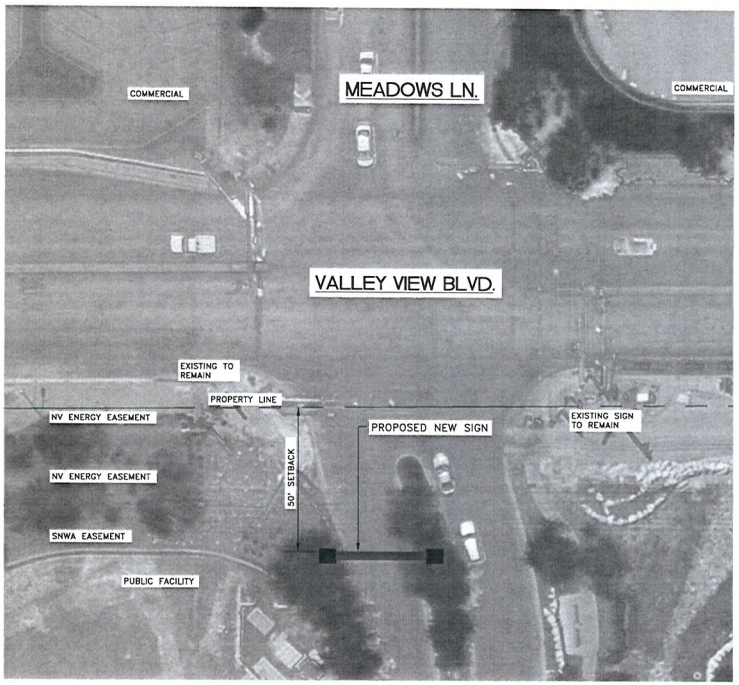
Notary Public in and for said County and State

JOAN S. WAKLEY
Notary Public State of Nevada
No. 08-7913-1
My Appt. Exp. July 17, 2016

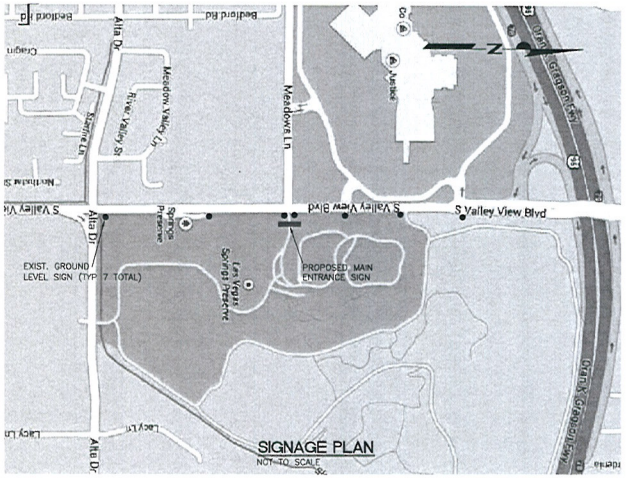
FOR DEPARTMENT USE ONLY

Case #	49529 - VAR
Meeting Date:	07/09/13
Total Fee:	830.00
Date Received:*	5/23/13
Received By:	K. Edwards

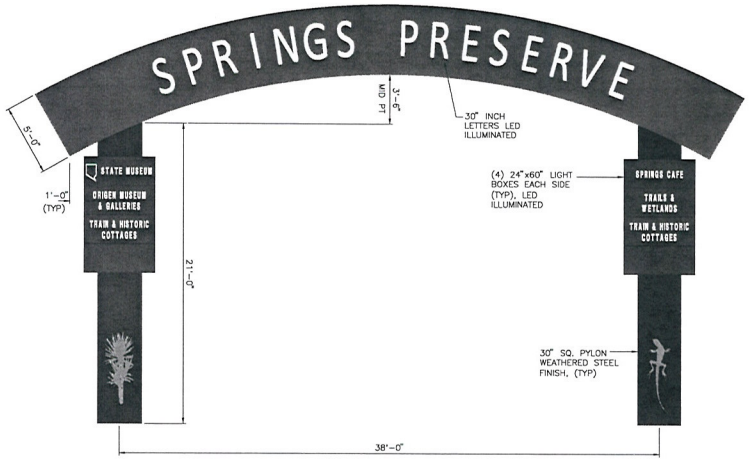
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.



PLAN
SCALE: 1" = 20'



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

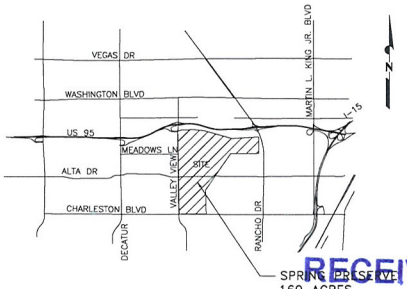
MATERIALS OF CONSTRUCTION.

STEEL OR ALUMINUM SHEET METAL PAINTED. LETTERING AND LIGHT BOX FACES DURABLE PLASTIC.

NOTE:

COLORS, FONTS, FINISHES ETC. TO MATCH EXISTING SIGN FEATURES.

PARCEL NO. 139-31-602-003
LAS VEGAS SPRINGS PRESERVE
333 SOUTH VALLEY VIEW BLVD.
LAS VEGAS, NV. 89107



VICINITY MAP
SCALE: NTS

VAR-49529
MSP-49527
REVISED

RECEIVED
JUL 2 3 2013
City of Las Vegas
Department of Planning

LAS VEGAS VALLEY WATER DISTRICT
1001 S. VALLEY VIEW BOULEVARD
LAS VEGAS, NEVADA 89153
(702) 870-2011

VERIFY SCALE
1/2 0 1/2 1
BAR REPRESENTS ONE INCH WHEN PRESENTED AT ONE-HALF INCHES ON ORIGINAL

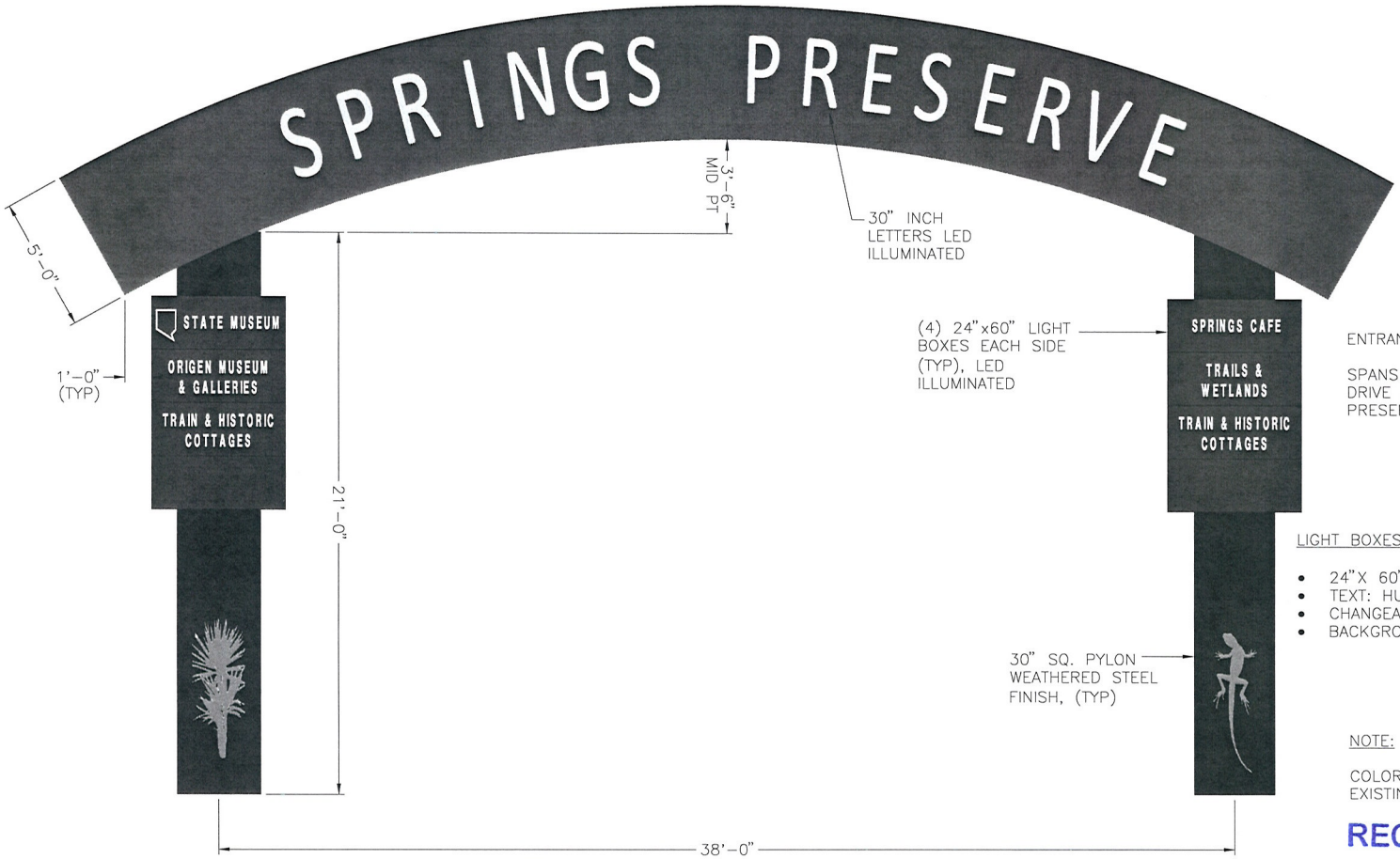
SPRINGS PRESERVE
ENTRANCE SIGN
SITE PLAN

SCALE: AS NOTED

DRAWN BY: R.C. WELDEN 07/17/13
CHECKED BY: STEVEN ANDERSON 05/06/13
RECOMMENDED BY: L. STEVEN ANDERSON DATE
ACCEPTED BY: PETER J. JAUCH DATE

REVISIONS:

CONTRACT NUMBER
80101
DRAWING NUMBER C1
SHEET 1 OF 1



ENTRANCE MARQUEE II

SPANS THE ENTRY DRIVE AT THE SPRINGS PRESERVE MAIN ENTRANCE

LIGHT BOXES

- 24"X 60" LIGHT BOXES.
- TEXT: HUMANIST 521, SIZE VARIES, OFF WHITE.
- CHANGEABLE LITES.
- BACKGROUND COLORS: ORANGE –PMS 173C
  BROWN –PMS 154C
  DARK GREEN –PMS 385C
  OFF WHITE –PMS 7534C

NOTE:

COLORS, FONTS, FINISHES, ETC. TO MATCH EXISTING SIGN FEATURES.

RECEIVED

JUL 2 3 2013

City of Las Vegas
Department of Planning

SHEET S-2.1.1 ADD. NO. 1
ENTRANCE MARQUEE II
SCALE: 1' = 1/2"
DATE: 07/17/13

VAR-49529
MSP-49527
REVISED



VAR-49529 & MSP-49527 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT
309 SOUTH VALLEY VIEW BOULEVARD

06/03/13

LAS VEGAS VALLEY
WATER DISTRICT

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

July 23, 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, ADMINISTRATIVE 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 a new entrance sign located at the Valley View Boulevard entrance to the Springs Preserve. This entrance sign will be installed in addition to the existing seven (7) street-front signs approved as a part of the Springs Preserve Master Sign Plan (MSP-18047). The sign will be free standing and include eight (8) smaller placard signs placed on the posts.

The existing lower-level street front signs are showing signs of wear and tear, partially due to relocation as a result of the recent City of Las Vegas Valley View Widening Project. The District plans for the new entrance sign to provide greater visibility and to clear foliage and other obstructions that are beginning to inhibit the view of the existing lower-level entrance signs. The entrance sign has been designed to set back from the right-of-way to be in compliance with easement requirements along the property frontage and to provide cushion for any future street improvements. The sign fonts and color palette are consistent with the existing Springs Preserve signage plan and brand.

The District is seeking approval of the major amendment to the approved Master Sign Plan and Variance of the City of Las Vegas Unified Development Code Title 19. If you have any questions, or require additional information, please contact Lisa Reiss, Senior Public Information Coordinator, at (702) 822-8577.

Sincerely,

Julie A. Wilcox
Director Public Services

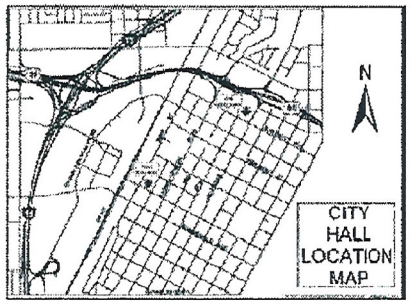
VAR-49529
MSP-49527
REVISED

RECEIVED
JUL 23 2013
City of Las Vegas
Department of Planning

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above or fax this side of this card to (702) 385-7228. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-49529 & MSP-49527

Planning Commission Meeting of 7/9/2013

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JUL 01 2013
City of Las Vegas
Department of Planning

52-53
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Case: VAR-49529

13932211027
SHOUGHRO FAM REV TR-SURV TR ETAL
SHOUGHRO JAMES M TRS
3113 CONNERS DR
LAS VEGAS NV 89107-3225

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.43³
0004279218 JUN 27 2013
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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JUL 0 8 2013
City of Las Vegas
Department of Planning

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request From Alta both sides

Please use available blank space on card for your comments.
Loop very Bad
don't make it worse

VAR-49529 & MSP-49527
Planning Commission Meeting of 7/9/2013

Case: VAR-49529
13932211003
MUSGRAVE MABEL TRUST
MUSGRAVE MABEL EAST TRS
3204 ALTA DR
LAS VEGAS NV 89107-3206

25 DRDGMMP 89107

Department of Planning at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-49529 & MSP-49527
Planning Commission Meeting of 7/9/2013

Billboard size? We think these signs would be unsightly. What is the purpose of the signs

Case: VAR-49529
13932210010
BOCH-COLLINS FAMILY TRUST
COLLINS WILLIAM JOHN TRS
304 LACY LN
LAS VEGAS NV 89107-3252

25 DRDGMMP 89107

52-53
2P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

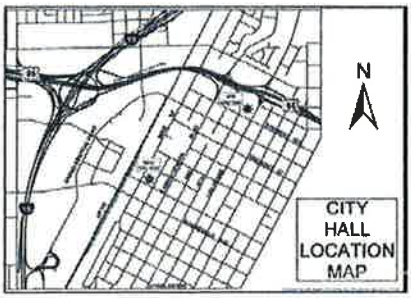
this "Springs Preserve" has

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES

02 1M $ 00.43³
0004279218 JUN 27 2013
MAILED FROM ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing



(1) A Disturb-the-Peace sound system
(2) A Death-ray silver reflective Rotunda
... they have intruded on my home quite enough ... And now they want a strip sized marquee ... they have enough toys!

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-49529 & MSP-49527
Planning Commission Meeting of 7/9/2013

Case: VAR-49529
13932110003
HANSON-JOLLY 1997 REV LIV TR
JOLLY JAMES N TRS
220 CANYON DR
LAS VEGAS NV 89107-3222

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JUL 0 8 2013
City of Las Vegas
Department of Planning

25 DRDCNMP 89107



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-49529 & MSP-49527
Planning Commission Meeting of 7/9/2013

JUL 0 8 2013
City of Las Vegas
Department of Planning

Case: VAR-49529
13931711046
MOORE SHIRLEY A REVOCABLE LIV TR
MOORE SHIRLEY A TRS
4128 RIVER RUN CIR
HICKORY NC 28602-7231

2 DRDCNMP 28602

52-53
2P

RECEIVED
JUL 9 2013
City of Las Vegas
Dept. of Planning

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



02 1M
0004279218 JUN 27 2013
MAILED FROM ZIP CODE 89101

Way too large.
This sign will take away from the neighborhood.
What are you thinking?

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-49529 & MSP-49527

Planning Commission Meeting of 7/9/2013

Case: VAR-49529
13932211039
SHADY LADY TRUST
3201 SKIPWORTH DR
LAS VEGAS NV 89107-3240

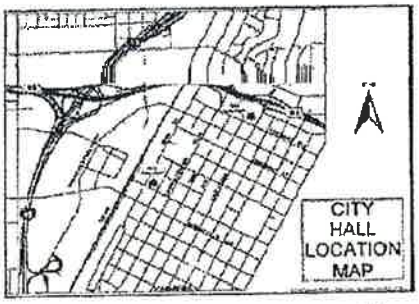
25 DRDGNMP 89107

52-53
P

ity of Las Vegas
)epartment of Planning
)evelopment Services Center
33 North Rancho Drive, 3rd Floor
as Vegas, Nevada 89106

Return Service Requested

Official Notice of Public Hearing



f you wish to file your protest or support on this request, check the ppropriate box below and return this card in an envelope with postage to the)epartment of Planning at the address listed above or fax this side of this card o (702) 385-7268. If you would like to contact your Council Representative,)lease call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

)lease use available blank space on card for your comments.

VAR-49529 & MSP-49527

)lanning Commission Meeting of 7/9/2013

RECEIVED
JUL 9 2013
City of Las Vegas
Dept. of Planning

Case: VAR-49529
13931712019
CHANEY DONALD A & DOROTHY C
600 NORTHSTAR ST
LAS VEGAS NV 89107-4346

52-53
A

Don

17022596587

p.1

Public Comment Form

Item 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.

Tracking Number PC07092013-52-1

Name Steve van Gorp

Address 9412 Silent Oak Ct

City Las Vegas

State Nevada

Zip 89149

Comment I am against this enormous and ugly sign. It is too big and does not match or coordinate with any of the other signs that are well designed along Valley View for the Springs Preserve. If Water District management think that they need to direct folks to the main entry, they could redesign the landscape along Valley View to create hierarchy toward the entry and place directory signs pointing toward "entry". if they are trying to increase visitation, they could reduce or eliminate ticket prices for locals, then we might go see the park that we already paid for!

Vote Against

City of Las Vegas Agenda Item No.: **32.**

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

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

SUBJECT:
ABEYANCE - 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 APPROVAL.

MAY GO TO CITY COUNCIL ON 09/18/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**7**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL.

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.: **33.**

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

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

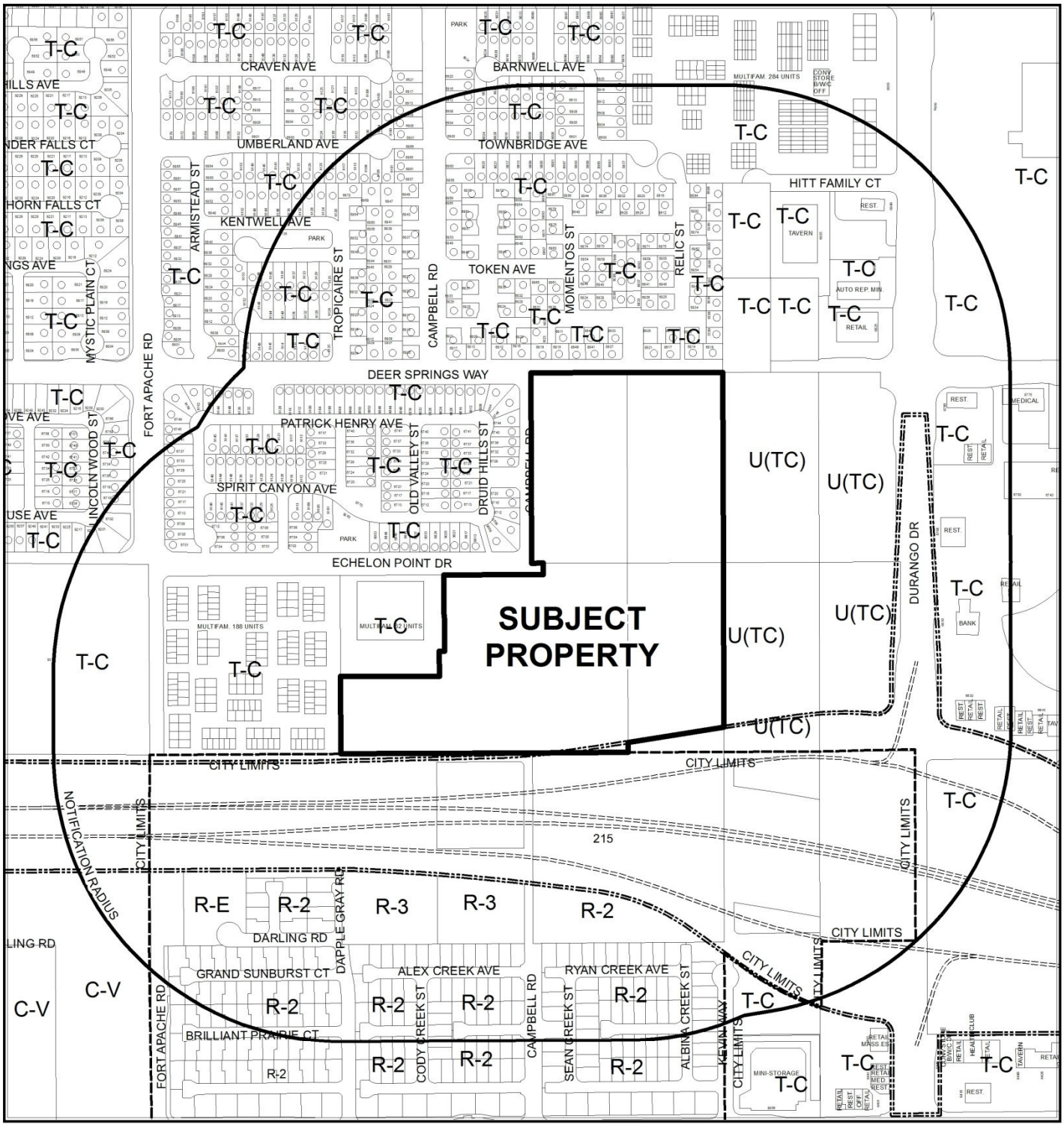
SUBJECT:
ABEYANCE - TMP-49542 - TENTATIVE MAP - PUBLIC HEARING - DEER SPRINGS - APPLICANT: D R HORTON, INC. - OWNER: D R HORTON, INC., ET AL - For possible action on a request for a Tentative Map FOR A 211-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH A WAIVER OF THE TOWN CENTER STREETSCAPE DESIGN STANDARDS 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 DENIAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**3**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

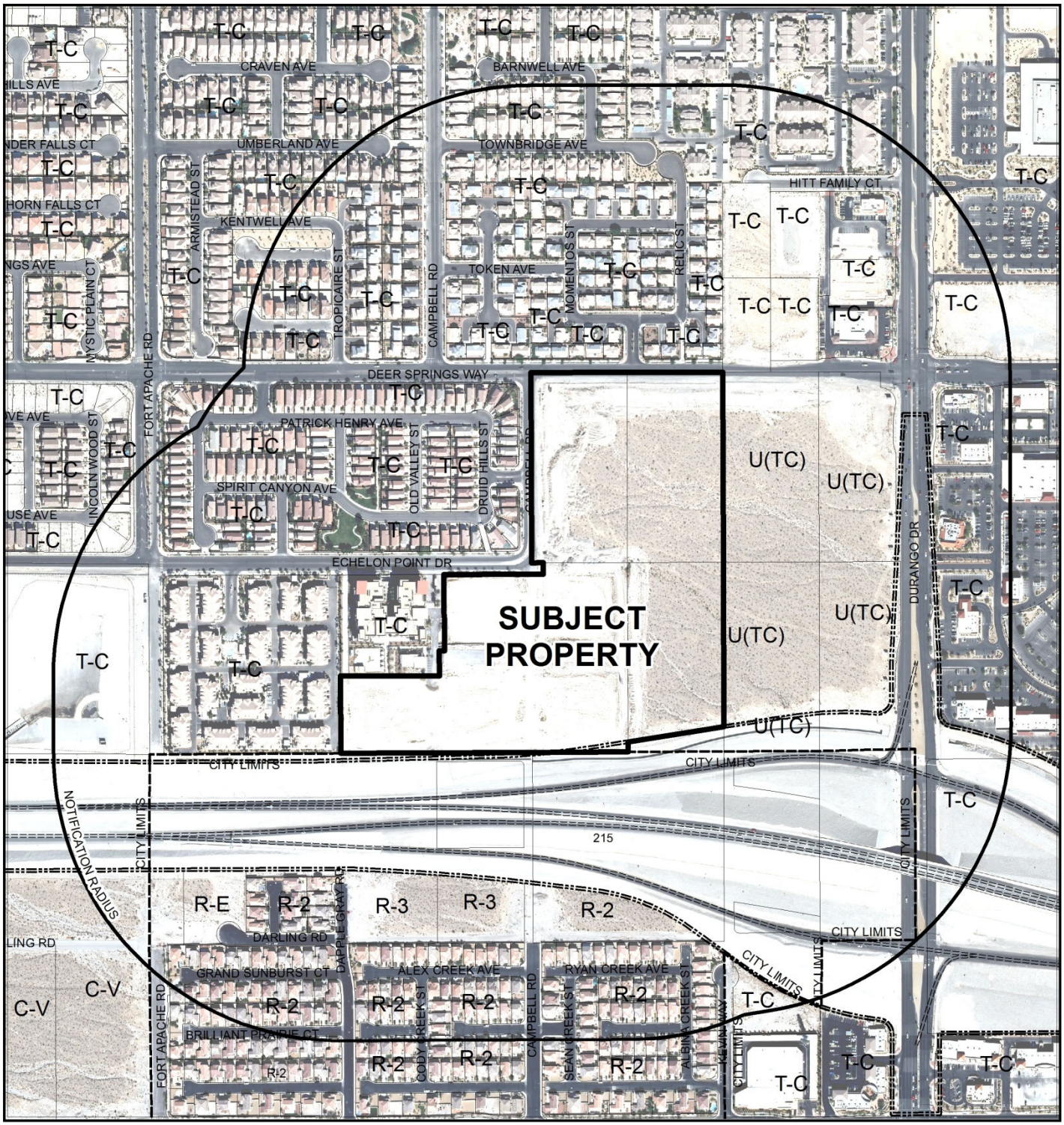
BACKUP DOCUMENTATION:
1. Location and Aerial Maps – TMP-49542 and WVR-49873
2. Abeyance Request Submitted by Kaempfer Crowell Renshaw Gronauer & Fiorentino - TMP-49542 and WVR-49873
3. Conditions and Staff Report - TMP-49542 and WVR-49873
4. Supporting Documentation
5. Photos - TMP-49542 and WVR-49873
6. Justification Letter - TMP-49542 and WVR-49873
7. Protest/Support Postcards - TMP-49542 and WVR-49873



CASE: **TMP-49542 AND WVR-49873 (PRJ-49374)**

RADIUS: 1000 FEET

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



0 400 800 Feet

CASE: **TMP-49542 AND WVR-49873 (PRJ-49374)**

RADIUS: 1000 FEET

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

N

KAEMPFER CROWELL
ATTORNEYS AT LAW

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

LAS VEGAS OFFICE
8345 W. Sunset Road
Suite 250
Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
50 W. Liberty Street
Suite 900
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.852.3982

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV
89703
Tel: 775.882.1311
Fax: 775.882.0257

LAS VEGAS OFFICE

ROBERT J. GRONAUER
rgronauer@kcnvlaw.com
702.792.7000

August 5, 2013

VIA EMAIL
drankin@lasvegasnevada.gov
plowenstein@lasvegasnevada.gov

Doug Rankin & Peter Lowenstein
City of Las Vegas Planning Dept.
333 No. Rancho Drive, 3rd Flr.
Las Vegas, NV 89106

Re: TMP-49542 and WVR-49873
D.R. Horton – Deer Springs/Campbell

Dear Doug & Peter:

As you may know, our office represents the applicant in the above-referenced matters. We respectfully request that these items be held from the presently scheduled Planning Commission hearing of August 13, 2013 until the September 10, 2013 meeting. The additional time is needed to finalize revisions to SDR-48852.

Thank you for your cooperation and please call if you have any questions.

Sincerely,

KAEMPFER CROWELL

Bob Gronauer/mlt

Robert J. Gronauer

RJG/mlt

cc: Michael Howe (via email)
Darrin Pappa (via email)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: D R HORTON, INC. OWNER: RES NV TVL, LLC

** STAFF RECOMMENDATIONS **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
TMP-49542	Staff recommends DENIAL, subject to conditions:	WVR-49873
WVR-49873	Staff recommends DENIAL, subject to conditions:	N/A

** CONDITIONS **

TMP-49542 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map with four (4) years of the approval of the Tentative Map, this action is void.

2. All development shall conform to the Conditions of Approval of Site Development Plan Review (SDR-48852).

3. Street names must be provided in accordance with the City's Street Naming Regulations.

4. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

5. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained

components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

7. A Petition of Vacation, such as VAC-48854, shall record concurrent with the recordation of a Final Map for this site which coincides with the area requested to be vacated.

8. Dedicate 40 feet of right-of-way adjacent to this site for Deer Springs Way, 40 feet for Campbell Road, 80 feet for Echelon Point Drive, a 20-foot radius on the southeast corner of Campbell Road and Deer Springs Way and at the corner northeast corner of Campbell Road and Echelon Point Drive on a Final Map for this site. Grant Pedestrian Access Easements for all sidewalks adjacent to public streets that are not within the proposed rights-of-way. Additionally grant Public Pedestrian Access Easements between lots 1 and 60 as well as between lots 59 and 38 on the Final Map for this site. If the project is phased, dedications of rights-of-way and granting of public easements shall record coincident with the appropriate phase and no single phase may be recorded without all required public rights-of-way and easements being provided for in that particular phase.

9. Common Elements "K" and "S" shall be granted as Public Sewer Easements with private surface maintenance to be the responsibility of the Homeowner's Association. Common Element "S" must also have drivable access to the maintenance road along I-215. The drivable access shall accommodate a turning radius at the southern end of Common Element "S" and lot 102 as required by the Collection Systems Planning Section of the Department of Public Works. No structures, and no trees or vegetation taller than three feet, shall be allowed within any Public Sewer Easement.

10. Grant a Private Sewer Easement to the property owner to the northwest of this site (Assessor's Parcel Number APN# 125-20-313-000) whose private sewer line exists in the proposed Common Element "AA." This private sewer shall be connected to the Public Sewer line to be constructed in the proposed Monarca Avenue alignment. Provide an abandonment/removal plan, acceptable to the Sanitary Sewer Planning Section of the Department of Public Works, for the unused portions of public and private sewer prior to recordation of a Final Map for this site.

11. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site. The Traffic Study required by SDR-48852 may be used to satisfy this condition.

12. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer. The Drainage Study required by SDR-48852 may be used to satisfy this condition.

13. Comply with all applicable conditions of Site Development Plan Review SDR-48852.

** STAFF REPORT **

PROJECT DESCRIPTION

The requested Tentative Map for Deer Springs consists of a 211-lot single family residential subdivision on 26.4 acres located at the southeast corner of Deer Springs Way Road and Campbell Road. This map is accompanied by a request for a Waiver from standard to allow a nonstandard street design to omit the required street knuckle design where required. This Tentative Map and associated Waiver request have been submitted prior to final approval for the parent Site Development Plan Review (SDR-48852) request by City Council; therefore, staff recommends denial of this request, as the submitted Tentative Map request does not match the submitted Site Development Plan Review.

ISSUES

- The Site Development Plan Review has not been approved by City Council and has amended site plans date stamped 07/24/13; whereas the submitted Tentative Map has submitted plans stamped plans. Staff recommends denial of the requested Tentative Map and Waiver, as they are not in substantial conformance with the yet-approved Site Development Plan Review (SDR-48852).

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
10/17/07	The City Council approved a Major Modification (MOD-22882) of the Town Center Land Use Map to change the land use designation from: ML-TC (Medium Low Residential - Town Center) to: M-TC (Medium Residential - Town Center) on 10.13 acres adjacent to the southeast corner of Deer Springs Way and Campbell Road, on 10.13 acres adjacent to the southeast corner of Deer Springs Way and Campbell Road. The Planning Commission and staff recommended approval.
	The City Council approved a Site Development Plan Review (SDR-22877) for a proposed two-story, 149-unit Multi-Family Residential development on 10.13 acres adjacent to the southeast corner of Deer Springs Way and Campbell Road. The Planning Commission and staff recommended approval.
07/10/08	The Planning Commission approved a Tentative Map (TMP-28262) for a 372-unit condominium development. Staff recommended approval.
04/15/09	The City Council approved an Extension of Time (EOT-33650) of an approved Site Development Plan Review (SDR-22877) for a proposed two story, 149-unit Multi-Family Residential development on 10.13 acres adjacent to the southeast corner of Deer Springs Way and Campbell Road. Staff recommended approval.

06/19/13	The City Council approved a Major Modification (MOD-48855) of the Town Center Land Use Plan to Amend the Special Land Use Designation from the M-TC (Medium Density Residential - Town Center) to: ML-TC (Medium low Density Residential - Town Center) on 26.4 acres Petition to Vacate (VAC-48854) all of the City of Las Vegas public drainage easements generally located adjacent to the southeast corner of Deer Springs Way and Campbell Road. The Planning Commission and staff recommended approval.
	The City Council approved the request to abey the request for a Site Development Plan Review (SDR-48852) for a 211-lot single family subdivision to the 07/24/13 City Council, in order to submit revised site plans.
07/24/13	The City Council approved the request to abey the request for a Site Development Plan Review (SDR-48852) for a 211-lot single family subdivision to the 08/07/13 City Council, in order to further revise the submitted site plans.

Most Recent Change of Ownership	
02/20/13	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no building permits or business licenses associated with this request.

Pre-Application Meeting	
05/14/13	A pre-application meeting was held with staff and the applicant's representative to discuss the submittal requirements for a proposed Tentative Map for a 211-lot single family subdivision. It was noted during the meeting that a Waiver of the street standards would be required.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
07/08/13	Staff conducted a site visit and found that subject site has been graded in preparation for previous multi-family developments. The site is enclosed with a decorative wall with iron fencing. The site is currently maintained and did not exhibit issues with illegal dumping or trash and debris.

Details of Application Request	
Site Area	
Gross Acres	26.40

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	M-TC (Medium Density Residential – Town Center)] [Proposed: ML-TC (Medium Low Density Residential-Town Center)	T-C (Town Center)
North	Single-Family Residential, Detached	ML-TC (Medium Low Density Residential-Town Center)	T-C (Town Center)
South	Right-of-Way (215)	Right-of-Way (215)	Right-of-Way (215)
East	Undeveloped	UC-TC (Urban Center Mixed Use – Town Center)	T-C (Town Center)
West	Single-Family Residential, Detached	ML-TC (Medium Low Density Residential-Town Center)	T-C (Town Center)
	Multi-Family Residential	M-TC (Medium Density Residential – Town Center	

Master Plan Areas	***Compliance***
Town Center Master Plan	N
Special Purpose and Overlay Districts	***Compliance***
T-C (Town Center) District	N
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to SDR-48852, the following standards apply:

Standard	***Provided***
Min. Lot Size	2,940 SF
Min. Setbacks – Primary Structure • Front of House • Front of Garage • Side • Corner • Rear	 14 Feet 22 Feet 5 Feet 10 Feet 7 Feet
Max. Lot Coverage	50 %
Max. Building Height	35 Feet or 2 Stories, whichever is less

Open Space – R-PD only						
Total Acreage	***Density***	***Open Space Required***		***Provided***		***Compliance***
		Percent	***Area***	***Percent***	***Area***	
26.4	7.99 DU/AC	7%	1.85 Acres	9%	2.62 Acres	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Deer Springs Way	Town Center Arterial (80')	Town Center Development Standards Manual	80'	Y
Campbell Road	Town Center Residential Collector (80')	Town Center Development Standards Manual	80'	Y
Echelon Point Drive	Town Center Collector (80')	Town Center Development Standards Manual	80'	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Single Family Detached	211 Units	2 Spaces Per Unit					
TOTAL SPACES REQUIRED			422		422		Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
To provide the standard street knuckle design along the outer radii of the five applicable internal street curves.	To not provide the required street knuckle design along the five interior street curves.	Denial

ANALYSIS

This Tentative Map (TMP49542) and associated Waiver (WVR-49873) cannot be approved unless the Site Development Plan Review (SDR-48852) is approved by the City Council. The conditions placed upon this review are based upon the submitted Tentative Map date stamped, 05/30/13, which does not match the current site plan submitted with the Site Development Plan Review (SDR-48852) date stamped 07/24/13.

Any proposed conditions or changes to the Site Development Plan Review (SDR-48852) made at City Council will require modification to this request in order to conform to approved City Council imposed conditions.

The submitted east/west cross sections depict maximum natural grade between greater than 2% across this site. Per Town Center Development Standards a development with natural slope greater than 2%, is allowed a maximum 6-foot retaining wall. A 3.1-foot retaining wall is proposed along the east side and a 2.2-foot retaining wall is proposed along the west side.

The submitted north/south cross section depicts maximum natural grade less than 2% across this site. Per Town Center Development Standards a development with natural slope less than 2% is allowed a maximum 6-foot retaining wall. A 5-foot retaining wall is proposed along the north side and a 1.9-foot retaining wall is proposed along the south side.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED 778

APPROVALS 0

PROTESTS 0

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

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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

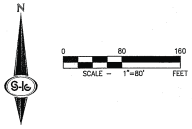
TENTATIVE MAP

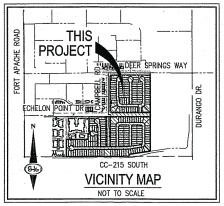
DEER SPRINGS

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, PHASE 1, 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°47'38" WEST, 333.14 FEET;
2) THENCE SOUTH 89°47'34" WEST, 656.24 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°45'57" 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, 346.48 FEET;
THENCE NORTH 00°06'42" 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
- 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) 435-3800
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-1C)
PROPOSED ZONING:	= MEDIUM-LOW RESIDENTIAL (ML-1C)
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 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 THE 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

TMP-49542
WVR-49873

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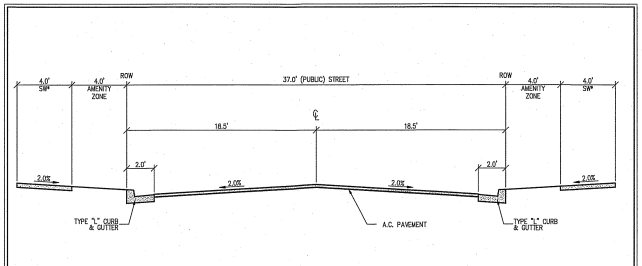
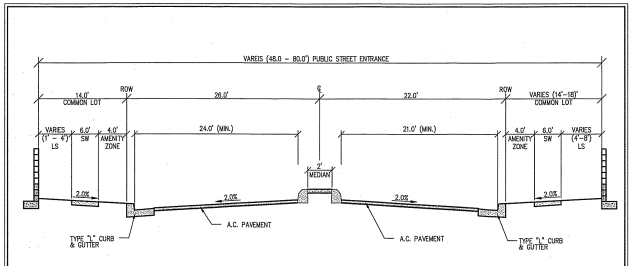


A. 37' (PUBLIC) STREET SECTION
NOT TO SCALE
INTERIOR STREET
* ATTACHED SIDEWALK AT DRIVEWAYS



B. 80' (PUBLIC) ENTRY STREET SECTION
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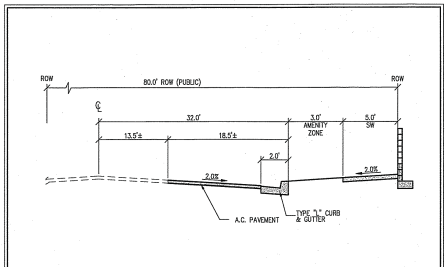
PER TOWN CENTER SUBDIVISION ENTRY



C. 80' (PUBLIC) STREET SECTION
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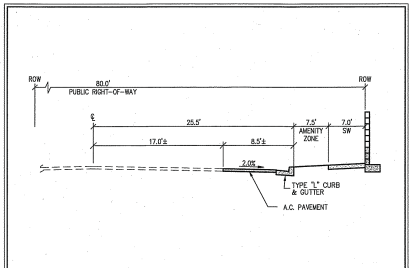
DEER SPRINGS WAY



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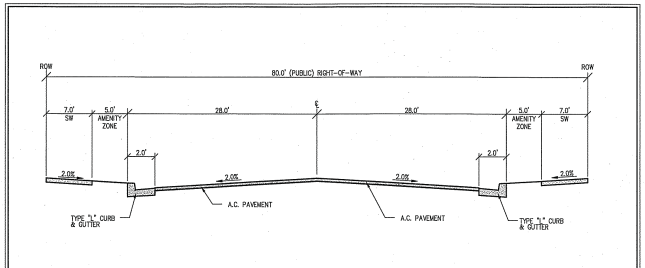
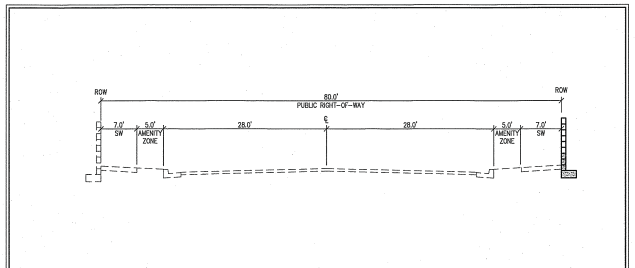
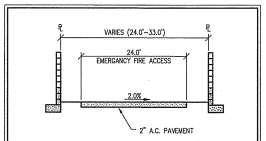
NOT TO SCALE
CAMPBELL ROAD



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



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



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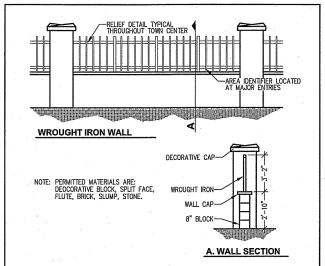

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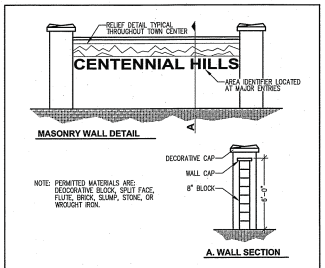


RESIDENTIAL AREA MASONRY WALLS
NOT TO SCALE

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

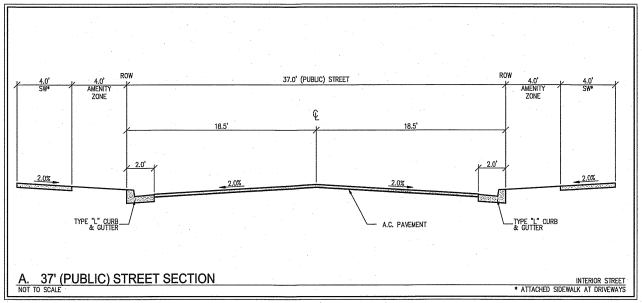
S 20
T 19
R 60

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
WVR-49873



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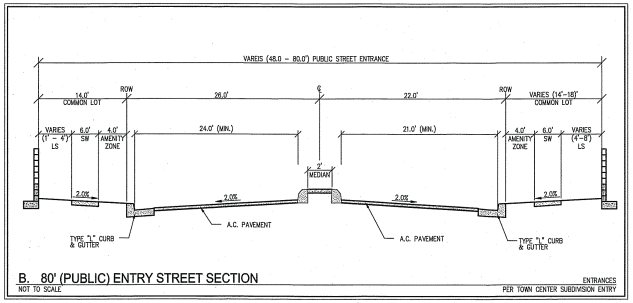

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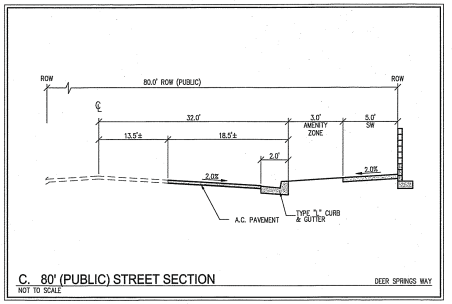

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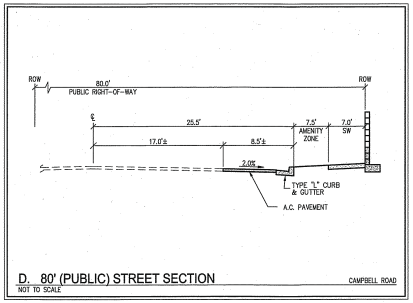

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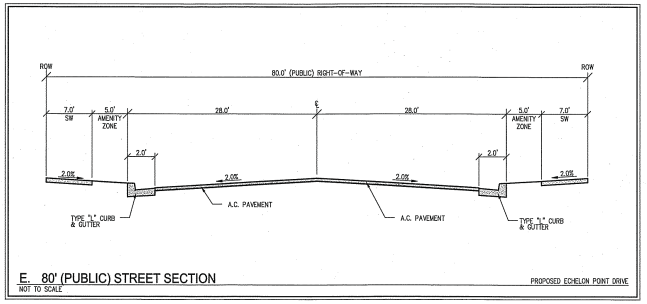

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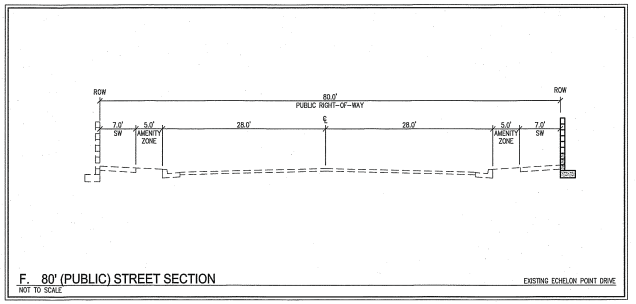

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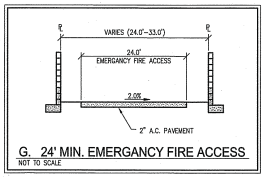

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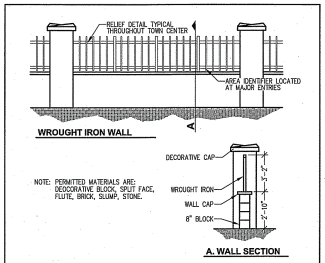

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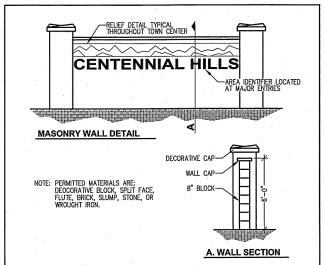

RESIDENTIAL AREA MASONRY WALLS
NOT TO SCALE

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



TM-2
SHEET 2 OF 3

TMP-49542
WVR-49873

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TMP-49542
WVR-49873

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

DR#1213-000
PROJECT NO.
CHECKED: BRM
DESIGNER: BRM
DRAFTER: JTC
DATE: 05/02/2013

TM-3
SHEET 3 OF 3

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TMP-49542 & WVR-49873 - APPLICANT: D R HORTON, INC. - OWNER: D R HORTON, INC., ET AL
SOUTHEAST CORNER OF DEER SPRINGS WAY AND CAMPBELL ROAD

06/03/13



TMP-49542 & WVR-49873 - APPLICANT: D R HORTON, INC. - OWNER: D R HORTON, INC., ET AL
SOUTHEAST CORNER OF DEER SPRINGS WAY AND CAMPBELL ROAD

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06/03/13

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

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TMP-49542
WVR-49873

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
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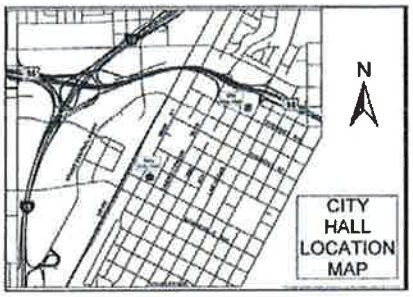
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-49542 & WVR-49873
Planning Commission Meeting of 7/9/2013

RECEIVED
JUL 0 8 2013
City of Las Vegas
Department of Planning

Case: TMP-49542
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2259 MOON VIEW DR
HACIENDA HEIGHTS CA 91745-5740

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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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TMP-49542 & WVR-49873
Planning Commission Meeting of 7/9/2013

RECEIVED
JUL 9 2013
City of Las Vegas
Dept. of Planning

Case: TMP-49542
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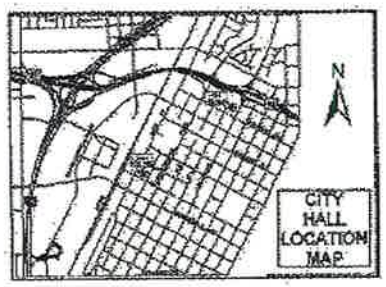
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-49542 & WVR-49873

Planning Commission Meeting of 7/9/2013

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City of Las Vegas
Department of Planning

PRESORTED FIRST CLASS

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Case: TMP-49542

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33 North Rancho Drive, 3rd Floor
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PRESORTED FIRST CLASS

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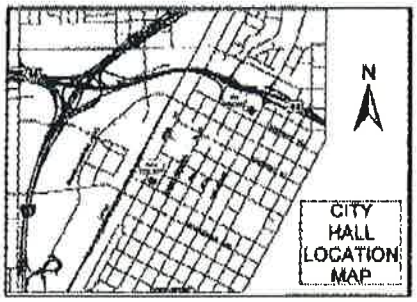
Official Notice of Public Hearing



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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MP-49542 & WVR-49873
lanning Commission Meeting of 7/9/2013

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City of Las Vegas
Dept. of Planning

Case: TMP-49542
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City of Las Vegas Agenda Item No.: **34.**

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

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

SUBJECT:
ABEYANCE - WVR-49873 - WAIVER RELATED TO TMP-49542 - PUBLIC HEARING - APPLICANT: D R HORTON, INC. - OWNER: D R HORTON, INC., ET AL - For possible action on a request for a Waiver TO ALLOW A NONSTANDARD STREET DESIGN RELATED TO A 211-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION 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 DENIAL.

MAY GO TO CITY COUNCIL ON 09/18/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**3**	**Planning Commission Mtg.**	**1**
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-49873 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

PRJ-49374
06/13/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Waiver

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:** 821-4888 **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* [signature]

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

Print Name Anthony Segas

Subscribed and sworn before me

This 5th day of March, 20 13.

[signature]

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 #	WVR-49873
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.

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

PRJ-49374
06/13/13

City of Las Vegas Agenda Item No.: **35.**

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

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

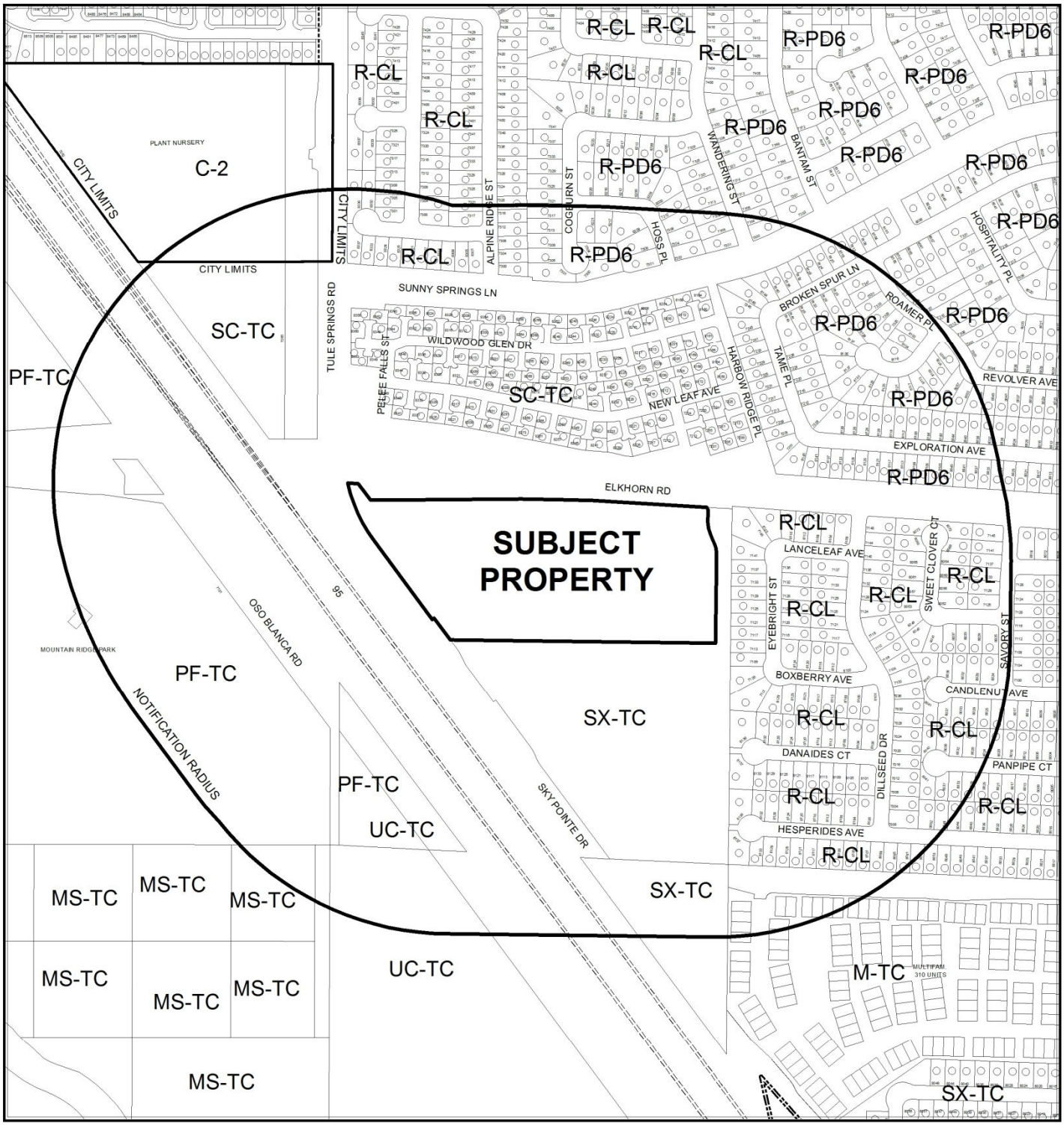
SUBJECT:
ABEYANCE - SUP-48863 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RYLAND HOMES NEVADA, LLC - OWNER: INVESTOR EQUITY HOMES, LLC - For possible action on a request for a Special Use Permit FOR PRIVATE STREETS WITHIN TOWN CENTER at the southeast corner of Sky Pointe Drive and Elkhorn Road (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 09/18/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**12**	**Planning Commission Mtg.**	**3**
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
6. Protest/Support Postcards – SUP-48863 and WVR-48864
7. Protest Postcards – SUP-48863, WVR-48864 and SDR-48862



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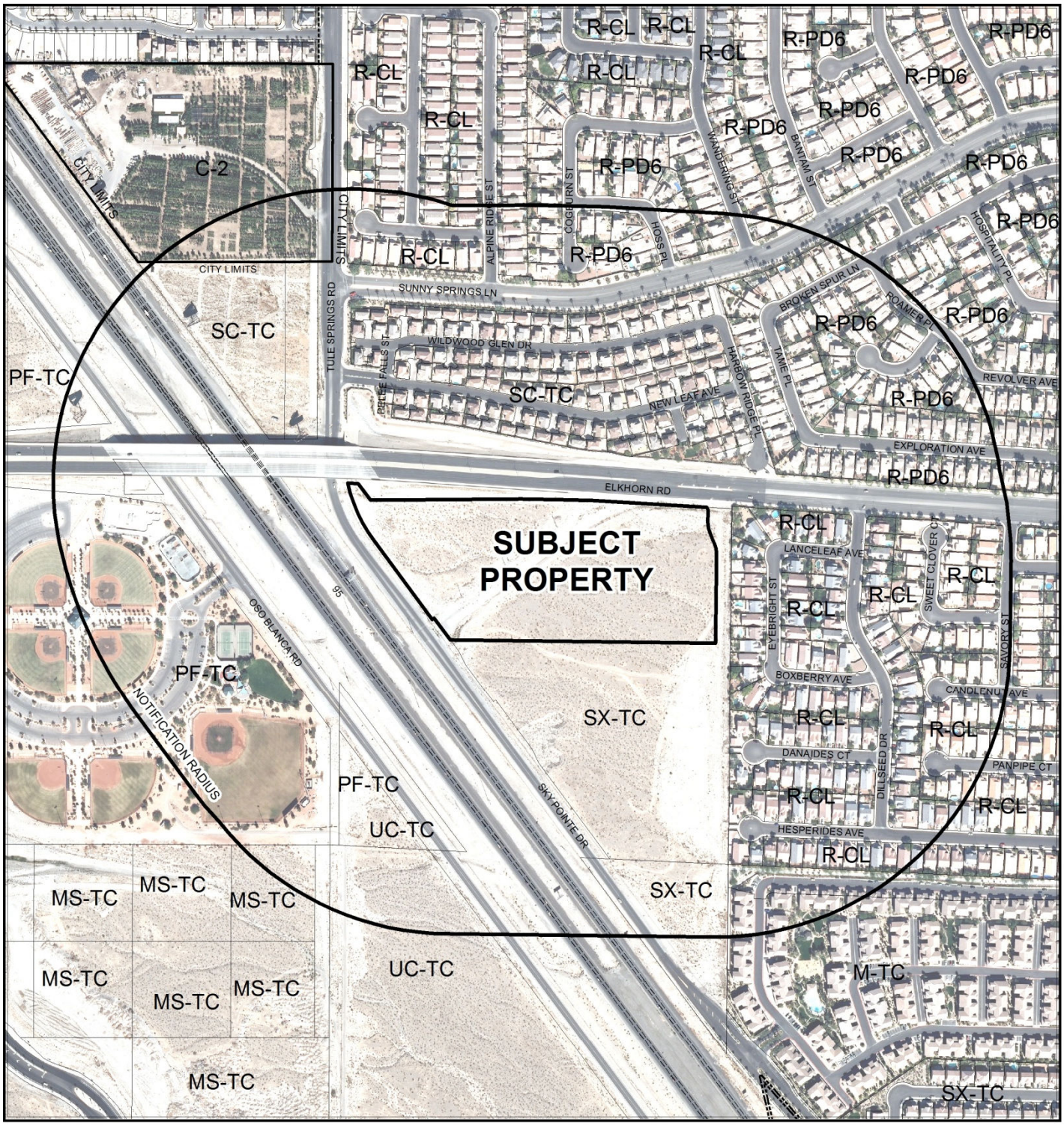
CASE: **SUP-48863, WVR-48864 AND SDR-48862**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)
[SX-TC (SUBURBAN MIXED USE - TOWN CENTER)
Special Land Use Designation]

N



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City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: RYLAND HOMES NEVADA, LLC - OWNER: INVESTOR EQUITY HOMES, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-48863	Staff recommends DENIAL, if approved subject to conditions:	
WVR-48864	Staff recommends DENIAL, if approved subject to conditions:	SUP-48863
SDR-48862	Staff recommends DENIAL, if approved subject to conditions:	SUP-48863 WVR-48864

** CONDITIONS **

SUP-48863 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under the Town Center Development Standards for a Private Street use.

2. Approval of and conformance to the Conditions of Approval for a Waiver of private street standards (WVR-48864) and a Site Development Plan Review (SDR-48862) shall be required.

3. This approval shall be void two (2) years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

WVR-48864 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for a Special Use Permit (SUP-48863) and a Site Development Plan Review (SDR-48862) shall be required, if approved.

2. This approval shall be void two (2) years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

Public Works

6. The stub streets shall meet the minimum requirements of Section 1.5 and SD-28B in the "Design and Construction Standards for Wastewater Collection Systems."

7. The entries into this site shall provide gates at a location and width acceptable to both the Fire Protection Engineer and the City Traffic Engineer prior to approval of construction drawings for this site.

SDR-48862 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-48863) and Waiver (WVR-48864) shall be required, if approved.

2. Conformance to the approved conditions for Site Development Plan Review (SDR-45943), except as amended herein.

3. This approval shall be void two (2) years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All development shall be in conformance with the site plan date stamped 05/30/13, and landscape plan and building elevations, date stamped 06/12/13, except as amended by conditions herein.

5. A Waiver from Town Center Development Standards Manual Section C.2.B is hereby approved, to allow 7 percent of the single-family residential development to consist of open space where a minimum of 20 percent is required in the SX-TC District.

6. A Waiver from Town Center Development Standards Manual Section C.2.B is hereby approved, to allow a zero-foot perimeter landscape buffer along the north property line and a zero-foot landscape buffer along a portion of the west property line where a 15-foot buffer is required in the SX-TC District.

7. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

9. The standards for this development shall include a minimum lot size of 2,245 square feet and building height shall not exceed three stories or 35 feet, whichever is less.

10. The setbacks for this development shall be a minimum of 14 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, five feet on the side, 10 feet on the corner side, and 10 feet in the rear.

11. A revised site plan shall be submitted to and approved by the Department of Planning, prior to the time application is made for a tentative map, to reflect the following changes in addition to those required by other departments:
    A. Clearly delineate the west property line by moving the bold-dashed line out of the public right-of-way to match the line shown on the recorded Parcel Map (PMP-46559) on this site.
    B. The entrance to the development from the east property line shall be gated and shall be designed to meet the requirements of the Department of Public Works.

12. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan:
    A. Street trees within the amenity zone along Sky Pointe Drive shall consist of 36-inch box shade trees spaced no more than 30 feet on center in conformance with the Town Center Arterial standards.
    B. Provide cross sections of Sky Pointe Drive and Elkhorn Road, including landscaped areas.

13. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

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

Public Works

16. Provide a copy of a recorded Joint Access Agreement between this site and Assessor's Parcel #125-21-102-009 prior to the issuance of any permits.

17. Construct full-width street improvements to the satisfaction of the City Engineer on Sky Pointe Drive, including the required Multi-use Non-Equestrian Trail, to Town Center Developments Standards adjacent to this site per Title 19.04.120.B concurrent with the development of this site. Where legally able, extend widened paving north to prevent a "sawtooth" roadway on Tule Springs Road. All roadway designs shall meet the approval of the City Traffic Engineer. This condition is in accordance with and supersedes Condition #16 of SDR-45943 for required off-site improvements adjacent to Assessor's Parcel #125-21-102-008.

18. Construct the necessary downstream sanitary sewer capacity improvements to accommodate the projected increase in wastewater flows from this site as directed by the Sanitary Sewer Planning Section of the Department of Public Works (229-5384). The plan may be implemented coincident with phased development of the site.

19. Coordinate public sewer connection locations and required Public Sewer Easements with the Sewer Collection Systems Planning Section of the Department of Public Works prior to submittal of construction drawings for this site. All Public Sewer Easements must meet the access criteria of the "Design and Construction Standards for Wastewater Collection Systems" Section 1.5.

20. Submit a revised site plan accurately showing Site Visibility Restriction Zones (SVRZs) for the driveway on Sky Pointe Drive. Construct a median island in Sky Pointe Drive to prevent southbound left movements from exiting this site on Sky Pointe Drive. The entrance location off of Sky Pointe Drive and the required median must be approved by the Nevada Department of Transportation (NDOT). If NDOT does not approve of this entrance location and median, this site plan shall be null and void and a new site plan must be submitted. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

21. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

22. Site development to comply with all applicable conditions of approval for SDR-45943 and all other applicable site-related actions.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing a 122-lot single family residential development on 11.85 acres of undeveloped land at the southeast corner of Sky Pointe Drive and Elkhorn Road in Town Center. The site was part of an approved Site Development Plan Review (SDR-45943) for a Private School and multi-family development on 24 acres extending south from Elkhorn Road. Since the original approval, the applicant has mapped a parcel boundary from west to east to separate the school component from the residential component. The applicant now seeks to convert the multi-family use on the northern parcel of the 24-acre site to a gated single-family residential community with detached dwellings. The development would feature three-story homes on lot sizes varying from 2,245 square feet to 4,904 square feet and provide amenities such as a community pool and central pedestrian path.

However, the site does not conform to City standards. There are site visibility issues with the location of the west entrance, the design of the private streets does not meet Complete Street Standards, and Town Center waivers are needed to allow reduced landscaping along the perimeter and reduced open space throughout the development.

Staff recommends denial of the requests, as non-gated communities with public streets meeting Complete Streets standards are encouraged in Town Center. Furthermore, the design of the development presents access and safety issues that could endanger residents and traffic approaching the site. If denied, the entitlement for the approved multi-family development would remain active until such time as the plan is amended.

ISSUES

- This item was abeyed from the 07/09/13 Planning Commission at the applicant's request to allow time for revisions to the design of the development. Renotification of SDR-48862 will be required as a result of the revisions.
- The establishment of Private Streets in Town Center use is permitted in the SX-TC (Suburban Mixed Use – Town Center) zoning district with the approval of a Special Use Permit. Staff supports the requirements of Town Center Master Plan and therefore recommends denial.
- A Major Amendment of an approved Site Development Plan Review (SDR-45943) is required to amend the northern portion of the approved plan from a 280-unit multi-family development to a 122-lot single-family detached residential development. The southern portion will remain as originally approved for a private school development.
- Since the original approval of the development, the site has been mapped into two separate parcels. The northern parcel is accessed from Sky Pointe Drive and the southern parcel is accessed by both Sky Pointe Drive and Elkhorn Road.

- The entrance to the proposed single-family residential development is proposed to be moved north from its approved location, which presents sight visibility and traffic safety issues for southbound traffic on Sky Pointe Drive.
- A Waiver of the Town Center Development Standards Manual is required to allow open space on 7% of the total site area where a minimum of 20% open space is required in the SX-TC District. Staff recommends denial of the waiver.
- A Waiver of the Town Center Development Standards Manual is required to allow a zero-foot landscape buffer along the north property line and a zero-foot landscape buffer along a portion of the west property line where a 15-foot buffer is required in the SX-TC District. Staff recommends denial of the waiver.
- A Waiver of Title 19.04 is required to allow 42-foot wide private streets with sidewalks on one side of the street within a gated development where Complete Streets Standards require 47-foot wide private streets with sidewalks on both sides of the street. Additionally, this waiver, if approved, would allow some private streets to terminate in dead-end stubs where Title 19.04 requires cul-de-sac terminations. The stub streets as shown do not meet the minimum street width of 37 feet wide with L-curb or 39 feet wide with rolled curb. Staff recommends denial of the waiver.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
05/12/64	The City Council approved the Annexation (A-0003-64) of approximately 5,000 acres generally located north of Lone Mountain Road and west of Decatur Boulevard, including the subject property.
12/07/98	The City Council approved a Rezoning (Z-0076-98) to T-C (Town Center) of a 1,468-acre portion of the Northwest, including the subject site. The Planning Commission and staff recommended approval.
11/07/01	The City Council approved the Town Center Development Standards Manual, which designated the subject site as SC-TC (Service Commercial – Town Center).
10/18/06	The City Council approved a Petition to Vacate (VAC-15514) a 40-foot public right-of-way between Sky Pointe Drive and Elkhorn Road. The Planning Commission and staff recommended approval. The Order of Vacation was recorded on 02/05/07.
10/17/12	The City Council approved a General Plan Amendment (GPA-45940) to amend the Planned Streets and Highways Map and Schedule 13-1A and to modify Map 2C of the Transportation & Streets and Highways Element of the Las Vegas 2020 Master Plan to remove the Frontage Street alignment between Sky Pointe Drive and Elkhorn Road and to designate Sky Pointe Drive as a Frontage Street - Special Design: Town Center Arterial from Tule Springs Road to the south end of the subject site. The Planning Commission recommended approval; staff recommended denial.

10/17/12	The City Council approved a Major Modification (MOD-45944) of the Town Center Land Use Plan to change the special land use designation from SC-TC (Service Commercial – Town Center) to SX-TC (Suburban Mixed Use – Town Center), to remove the Town Center Loop Road alignment between Sky Pointe Drive and Elkhorn Road and to realign the Town Center Arterial alignment from within the subject site and extend it along Sky Pointe Drive to the south end of the subject site on 24.45 acres at the southeast corner of Elkhorn Road and Sky Pointe Drive. The Planning Commission recommended approval; staff recommended denial.
	The City Council approved a Special Use Permit (SUP-45941) for a Private School, Primary And Secondary with direct access/egress from a Town Center Primary Arterial at the southeast corner of Elkhorn Road and Sky Pointe Drive. The Planning Commission recommended approval; staff recommended denial.
	The City Council approved a Site Development Plan Review (SDR-45943) for a proposed 280-unit multi-family residential development, a 139,250 square-foot Private School, Primary and Secondary campus and an associated encroachment agreement in the public right-of-way on 24.45 acres at the southeast corner of Elkhorn Road and Sky Pointe Drive. The Planning Commission recommended approval; staff recommended denial.
03/06/13	A two-lot Parcel Map (PMP-46559) on 24.09 acres at the southeast corner of Sky Pointe Drive and Elkhorn Road was recorded.
07/09/13	The Planning Commission voted to abey SUP-48863, WVR-48864 and SDR-48862 to the 08/13/13 Planning Commission meeting at the request of the applicant.

Most Recent Change of Ownership	
11/28/12	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no building permits or business licenses relevant to the subject site.

Pre-Application Meeting	
03/20/13	The applicant met with staff to discuss submittal requirements for a Special Use Permit, Waivers of Title 19.04 and a Major Amendment of an approved Site Development Plan Review in relation to a proposed single-family development where a multi-family development was previously approved. The design of the development will necessitate waivers of open space, landscape buffering and Complete Streets Standards, which were discussed with the applicant. The required multi-use transportation trail must be integrated into the site plan for the development.

Neighborhood Meeting	
07/02/13	A neighborhood meeting was held at the Centennial Hills YMCA to discuss the current proposal. Details of the discussion will be provided at the Planning Commission meeting.

Field Check	
06/03/13	The site is undeveloped with no evidence of trash or debris.

Details of Application Request	
Site Area	
Net Acres	11.85

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	SX-TC (Suburban Mixed Use – Town Center)	T-C (Town Center)
North	Single Family, Detached	MLA-TC (Medium Low Attached Density Residential – Town Center)	T-C (Town Center)
South	Private School, Primary and Secondary	SX-TC (Suburban Mixed Use – Town Center)	T-C (Town Center)
East	Single Family, Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
West	U.S. 95	ROW (Right-of-Way)	ROW (Right-of-Way)

Master Plan Areas	***Compliance***
Town Center Master Plan	N
Special Purpose and Overlay Districts	***Compliance***
T-C (Town Center) District	Y
Other Plans or Special Requirements	***Compliance***
Trails (Multi-use Non-Equestrian)	Y
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to the Town Center Development Standards, the following standards are proposed:

Standard	*Provided*
Min. Lot Size	2,245 SF (2,380 SF typical)
Max. Lot Size	4,904 SF
Min. Setbacks: • Front (garage front) • Front (dwelling) • Side • Corner • Rear	 18 Feet 14 Feet 5 Feet 10 Feet 10 Feet
Max. Building Height	3 Stories/35 Feet

Existing Zoning	*Permitted Density*	*Provided Density*	*Units Allowed*
SX-TC	5.6 to 25.0 du/ac*	10.3 du/ac	66-296

*Per the Town Center Development Standards Manual, a Special Use Permit is required for densities greater than 25 dwelling units per acre within the SX-TC designation.

Pursuant to the approved Site Development Plan Review (SDR-45943), Title 19.06 and the Town Center Development Standards Manual, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required or Approved (SDR-45943)*		*Provided*	*Compliance/ Change*
	Ratio	*Trees*		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	60 Trees	0 Trees	N
• South	N/A	N/A	45 Trees	N/A
• East	N/A	N/A	11 Trees	N/A
• West	1 Tree / 30 Linear Feet	18 Trees	11 Trees	N
TOTAL PERIMETER TREES		**78 Trees**	**67 Trees**	**N**
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	15 Feet		0 Feet	N
• South	0 Feet		15 Feet	Y
• East	0 Feet		15 Feet	Y
• West	15 Feet		0 Feet	N

Open Space – Town Center						
Total SF	***Density***	***Required***		***Provided***		***Compliance***
		Percent	***Area***	***Percent***	***Area***	
516,186 SF	10.3 du/ac	20%	103,237 SF	7.28%	37,588 SF	N

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Elkhorn Road	Primary Arterial	Master Plan of Streets and Highways Map/Town Center Development Standards Manual	132	Y
Sky Pointe Drive	Town Center Arterial	Town Center Development Standards Manual	70	N

Pursuant to Title 19.04, the following Connectivity Standards apply:

Transportation Network Element		***# Links***	***# Nodes***
Internal Street		18	
Intersection – Internal			10
Cul-de-sac Terminus			2
Intersection – External Street or Stub Terminus			3
Intersection – Stub Terminus w/ Temporary Turn Around Easements			0
Non-Vehicular Path – Unrestricted (0.5 link)		2	
Total		20	15
	Required	***Provided***	
Connectivity Ratio (Links / Nodes):	**N/A**	**1.33**	

Streetscape Standards	***Required***	***Provided***	***Compliance***
Town Center Arterial (Sky Pointe Drive)	5-foot sidewalk	10-foot sidewalk	No change
	3-foot amenity zone	3-foot amenity zone	No change
	36-inch box street trees at 30-foot intervals	25’ BTH Mexican Fan Palms at 40’ intervals	N
	Amenity zone and sidewalk treatment	Scored sidewalk and 15-foot scroll pattern in amenity zone	No change

Primary Arterial (Elkhorn Drive)	5-foot sidewalk	5-foot sidewalk	No change
	2.5-foot amenity zone	2.5-foot amenity zone	No change
	36-inch box shade trees alternating with two Mexican Fan palm trees at 35-foot intervals	Not indicated	N
	Amenity zone and sidewalk treatment	Scored sidewalk and 15-foot scroll pattern in amenity zone	No change

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Single Family, Detached	122 units	2 spaces per unit	244				
TOTAL SPACES REQUIRED			244		244		Y
Regular and Handicap Spaces Required			244	0	244	244	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
Developments within SX-TC shall contain a minimum of 20% open space (103,237 SF)	To allow 37,588 SF (7.28%) of open space	Denial

ANALYSIS

The subject property is currently designated SX-TC (Suburban Mixed Use – Town Center), which is intended to allow low to medium intensity neighborhood commercial uses in addition to low- to medium-density residential uses in a suburban setting. The proposed density of 10.3 dwelling units per acre is in the allowable range under the SX-TC designation. No commercial uses are proposed for the site.

The Site Plan submitted and date stamped 05/30/13 proposes numerous design features that do not comply with City Standards. The entrance into the subdivision off of Sky Pointe Drive does not appear to provide adequate site visibility. The stub streets as shown are not wide enough to accommodate both public sewer and public water. This site proposes to change the access location along the private drive on Parcel 2 of PMP-46559. The original Site Development Plan Review SDR-45943 only had one owner; however, since the approval of SDR-45943 and the recordation of PMP-46559 the original parcel ownership has been split into two owners. We question whether or not the location of the access point on the east side of this site can be considered without the benefit of approval from the southerly parcel owner, as this is different from what was previously approved. Additionally, as shown, the entry off of Sky Pointe Drive is gated, but the entry off of the easterly private drive does not have a gate. Accounting for all of the design features that do not comply with City Standards, Public Works staff recommends denial of this application.

Staff objects to the request for a waiver to allow private streets that do not meet public street standards and to allow a private street to terminate without a circular cul-de-sac meeting City Standards. This project proposes private streets with sidewalk on one side of the street and stub streets, which are not allowed per Title 19.04.100. Title 19.04.070.E requires that private streets be separated by a gate from public streets if they do not meet public streets standards, and Public Works can allow the waiver provided that gates are installed to separate the private streets from public streets. However, stub streets require that delivery or trash vehicles either back in or back out of the stub. Additionally, the stub streets as shown do not meet the minimum street width of 37 feet wide with L-curb or 39 feet wide with rolled curb. Because this is a self-imposed hardship and the site could be designed to eliminate stub streets or widen the stubs to meet the minimum standard width, Public Works recommends denial of this request.

The site previously met the 20 percent open space standard required of all projects in the SX-TC District; both the approved multi-family development and the school separately met the 20 percent requirement. Open space on the proposed single-family site has been reduced from 29 percent down to 7 percent, requiring a Waiver of the Town Center Development Standards. Furthermore, the 15-foot landscape buffer outside of the right-of-way that is required of all projects in the SX-TC District has been eliminated along the north property line and reduced down to zero feet along a portion of the west property line. Since staff supports the Town Center Plan, which promotes open spaces within a variety of contexts (urban, suburban, mixed use), staff recommends the requests be denied. To the applicant's credit, additional landscaping is being provided along the south and east property lines to screen the site from the school development and access drive, and, despite the lack of conformance with Complete Streets Standards, multiple pedestrian access points to adjacent properties would be provided, as well as a centrally-located community park and greenway amenity.

The Private Street use in Town Center is defined (through Title 19.18) as "any roadway, other than a private drive, that is not owned by a public entity or is designated for use by specified property owners, maintained by or on behalf of those property owners, and not dedicated to nor intended for access by the general public. The proposed use meets the definition, as the proposed interior streets serving the development would not be owned or maintained by the City, County or State and would not be intended for access by the general public.

The Minimum Special Use Permit Requirements for this use include:

1. Abutting public street stubs from previously approved adjacent developments shall be terminated in a cul-de-sac or shall be extended to connect to another public street.

   This requirement does not apply to this development, as there are no existing public stub streets adjacent to the site.

2. Gated communities not taking access directly off an arterial roadway shall have a minimum of two active gated entrances. Additional gated entrances may be required to disperse the traffic throughout the street network.

   The proposed use partially meets this requirement, as the site plan indicates that the one gated access is from Sky Pointe Drive, designated as a Town Center Arterial. The access to the development from the east comes from a private drive with separate access to the school, but it is not gated. A condition of approval will require a revised site plan to show gates on the east access to meet the requirements of the Department of Public Works.

3. Consideration must be given to previously approved grading plans and drainage studies to assure minimum impact to existing and future developments.

   The proposed use will meet this requirement, as the future grading of this site will take into account the grading plans and drainage studies of the existing adjacent properties.

Staff supports the Town Center Master Plan, which encourages non-gated communities with public streets; therefore, it cannot recommend approval of the Special Use Permit request.

From the submitted application materials, it is evident that little if any consideration was given to the site as a whole that includes the school. Many of the revisions required by SDR-45943 have not been incorporated into these plans, and no additional waivers were requested to deviate from Town Center Development Standards. As presented here, the site is proposed to be overbuilt at the expense of code requirements. Staff recommends that the applications be denied or abeyed to a future hearing so that the applicant can work with staff to address the multiple revisions needed to implement the plan.

FINDINGS (SUP-48863)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed private streets would not negatively affect the public streets or access to the proposed development, nor would they impair access to or from public facilities. Onsite amenities are provided to compensate for the loss of walkable space in the development, as the private streets would not be constructed to meet minimum Complete Streets standards.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject parcel is undeveloped and can be designed for private streets; however, a different design would allow for the use of public streets.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   Access to the site is provided by Sky Pointe Drive on the west, designated as an 80-foot Town Center Arterial, and from a 35-foot private drive that takes its access from Elkhorn Road, a 132-foot Primary Arterial. These roadways provide sufficient capacity to meet the traffic needs of the proposed single-family development; however, the eastern entrance is not gated, nor is the entry street wide enough to support a standard gate design.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   The proposed private streets do not pose a safety threat to area traffic; however, public streets that conform to Complete Street requirements are encouraged within Town Center.

5. **The use meets all of the applicable conditions per the Town Center Development Standards Manual.**

   The proposed Private Street use meets applicable Town Center minimum requirements; however, it is noted that the east access from a non-arterial street does not contain gates. This defeats the purpose of having gates at the west entrance.

FINDINGS (WVR-48864)

The inability to meet Complete Streets standards is a self-imposed hardship based on the design of the development and not the physical characteristics of the site. The site could be designed to eliminate stub streets or widen the stubs to meet the minimum standard width. For these reasons, staff recommends denial of this request.

FINDINGS (SDR-48862)

In order to approve a Site Development Plan application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed single-family residential development is intended to be a separate entity from the approved school currently under construction on the parcel to the south. Adequate screening is provided from adjacent properties, and pedestrian connections will facilitate access to the site perimeter. However, there is no interconnectivity to other developments in the area, and the product type is incompatible with other housing units in this area of Town Center.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

   The proposed single-family residential development is not consistent with the standards for the SX-TC District, Complete Streets and site visibility. The proposed site will be overbuilt, which requires that these standards be compromised.

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

   The west access to the site has been moved northward from its approved location, which will cause sight visibility issues related to the Elkhorn overpass at Sky Pointe Drive.

4. **Building and landscape materials are appropriate for the area and for the City;**

   Building materials include stucco and cobblestone exteriors, stucco and wrought iron trim, and concrete tile for roofing. These materials are appropriate for this area. Landscape materials along Sky Pointe Drive are not in conformance with the Town Center Arterial streetscape standards, which require large canopy trees that provide shade for the sidewalk and amenity zone.

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

   The proposed three-story elevations, while allowed by the Town Center Development Standards Manual, are unique to this area and are out of character with other single-family development in the vicinity.

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

   Development will be subject to permit review and inspection to meet all applicable codes, thereby protecting the public health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 33

NOTICES MAILED 749

APPROVALS 3

PROTESTS 12

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: Ryland Homes Nevada, 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: 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. 99-35681-1
MY APPT. EXPIRES MAR. 1, 2015

RECEIVED

JUN 12 2013

City of Las Vegas
Department of Planning

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 Ryland Homes Nevada LLC **Contact** Jeff Stevens

Address 8925 W. Russell Road # 200 **Phone** (702) 360-7500 **Fax** (702) 360-7005

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

E-mail Address Jeffrey.Stevens@ryland.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:*	6/12/13
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.

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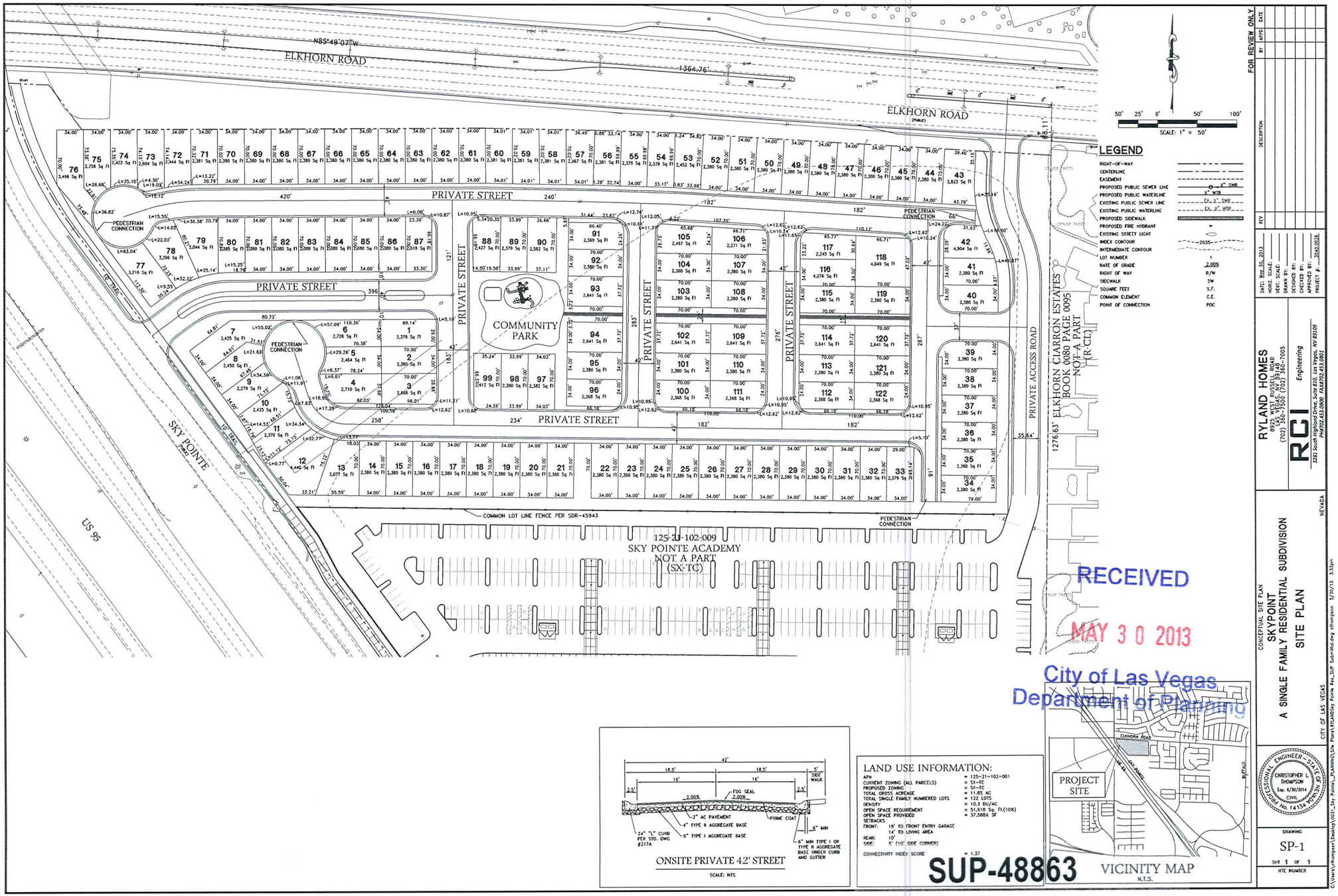
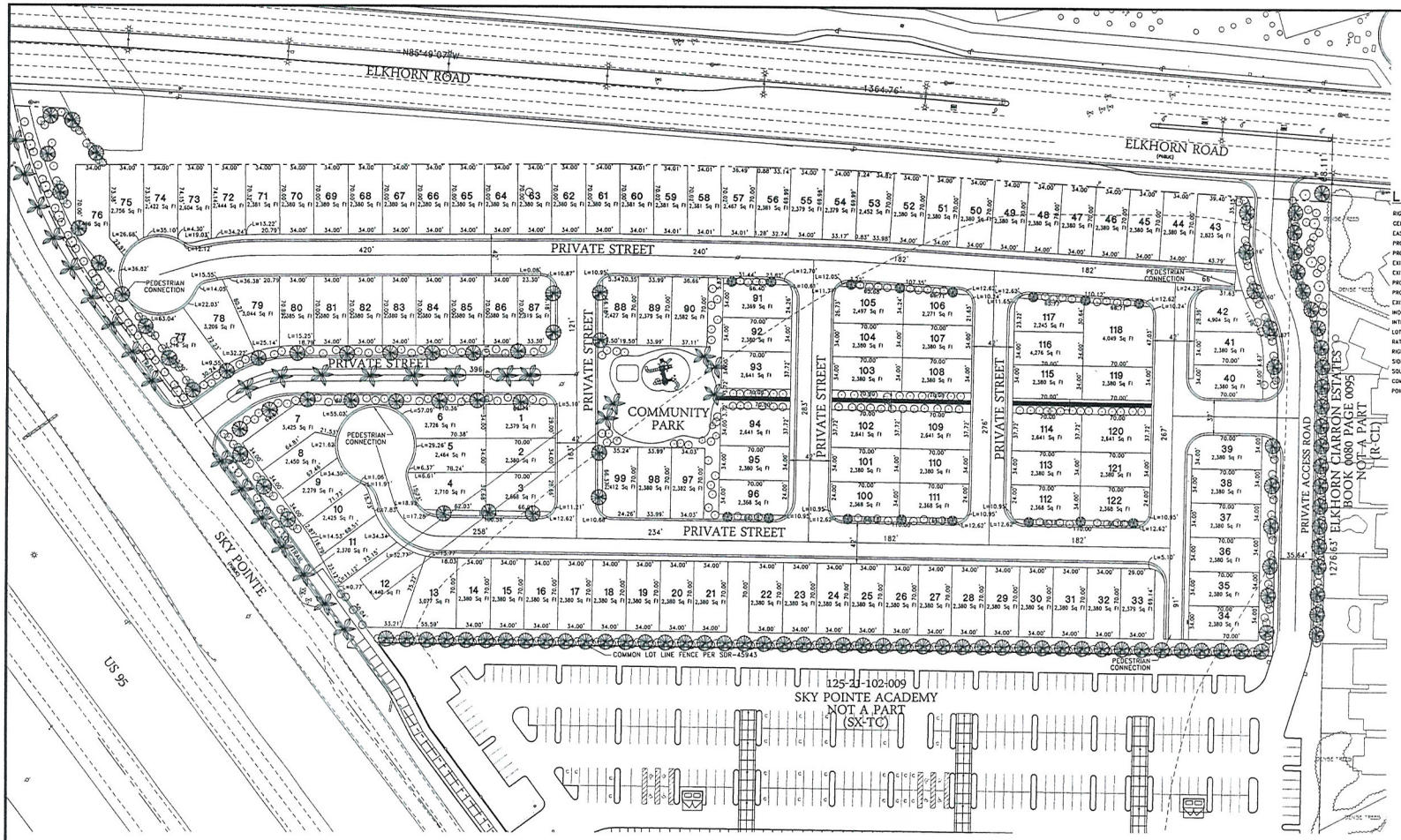
JUN 12 2013

City of Las Vegas
Department of Planning


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

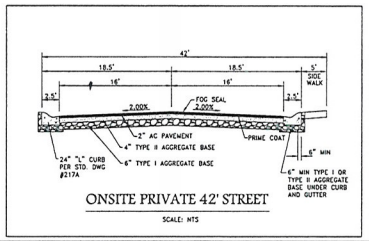


LANDSCAPE LEGEND

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
	118	36" Box	35' On Center	RIO GRANDE ASH	FRAXINUS VELUTINA RIO GRANDE
	29	36" Box	35' On Center	MEXICAN FAN PALM 12'-25' BROWN TRUNK HEIGHT	WASHINGTONIA ROBUSTA HYBRID
	15	36" Box	VARIES	PURPLE ROBE LOCUST	ROBINIA AMBIGUA
	19	24"-Box	N/A	TEXAS MOUNTAIN LAUREL	SOPHURA SECUNDIFLORA
	434	1- 5 Gallon	N/A	Ornamental Ground Shrubs and Cover **	Ornamental Ground Shrubs and Cover **

* Xeroscape- No turf to be used. Only rock, Crushed rock or other Low-water use, approved ground conver will be used.

** Groundcover, shrubs and decomposed granite used on streetscapes limited to those noted in Town Center



ONSITE PRIVATE 42' STREET

SCALE: NTS

LAND USE INFORMATION:

APN #	= 125-21-102-001
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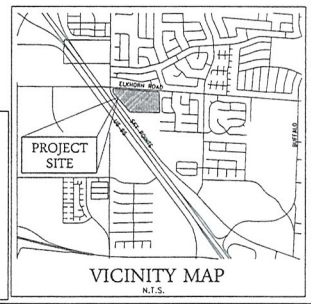
REAR:	10'
SIDE:	5' (10' SIDE CORNER)
CONNECTIVITY INDEX SCORE	= 1.37



VICINITY MAP

N.T.S.

FOR REVIEW ONLY

NO	DESCRIPTION	BY	APPD	DATE

DATE: June 12, 2013
HORZ. SCALE:
VERT. SCALE:
DRAWN BY:
DESIGNED BY:
CHECKED BY:
PROJECT #: 3540.03.06

RYLAND HOMES
8712 W. DOVE RIDGE
LAS VEGAS, NV 89148
(702) 360-3500 (702) 360-7005

RCI Engineering
3311 South Highland Drive, Suite 810, Las Vegas, NV 89109
PH:(702)433-3500 FAX:(702)433-3601

CONCEPTUAL SITE PLAN
SKYPOINT
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
LANDSCAPE PLAN
CITY OF LAS VEGAS NEVADA

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

DRAWING
LS-1
SHT 1 OF 1
HTE NUMBER

C:\Users\cthompson\Desktop\0831_Sky Pointe_KAMMS\Civ Plans\PlanDisp Plans Rev_SUP Submittal.dwg cthompson 6/12/13 10:52am

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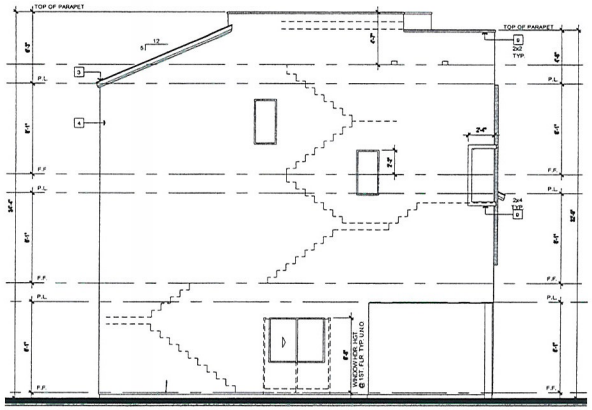
SUP-48863 WVR-48864
SDR-48862 REVISED

JUN 12 2013

City of Las Vegas
Department of Planning



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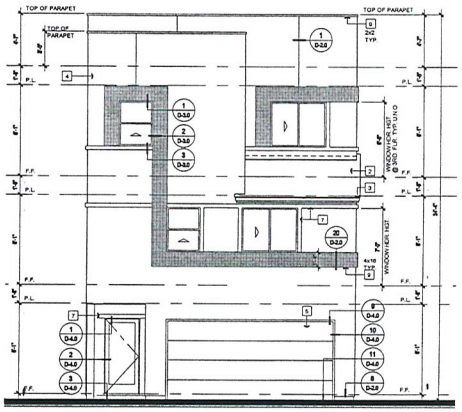

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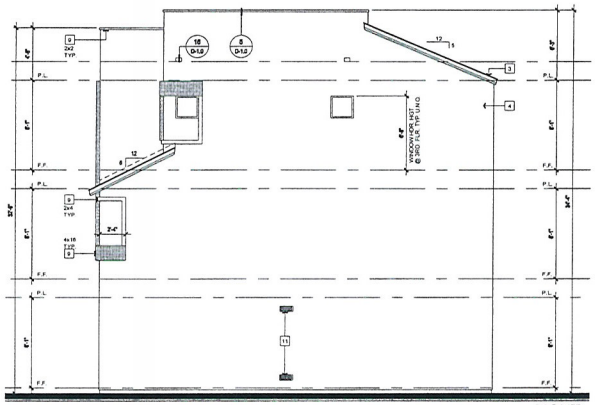

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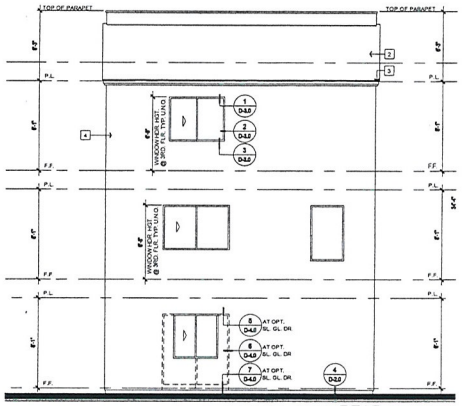


REAR

EXTERIOR ELEVATIONS | SCALE: 1/4" = 1'-0" | 1

ELEVATION KEYNOTES

1. **ROOF MATERIAL:** MANUFACTURED CONCRETE 'S' ROOF TILE'S BY 'MLT' (ESR-1647) OR EQUAL. VERIFY WITH COLOR SCHEME
2. **ROOF MATERIAL:** MANUFACTURED CONCRETE FLAT ROOF TILES BY 'MLT' (ESR-1647) OR EQUAL. VERIFY WITH COLOR SCHEME
3. **FASCIA:** 2X8 R.S. WOOD BARGE AND FASCIA BOARD.
4. **EXT. PLASTER WALLS:** 1-COAT EXTERIOR PLASTER O/ B.LDG. PAPER BY OMEGA (ESR-1164) OR EQUAL. PROVIDE 2 LAYERS OF BUILDING PAPER OVER WOOD SHEATHING THAT WILL RECEIVE EXTERIOR PLASTER.
5. **GARAGE DOOR:** MANUFACTURED OVERHEAD STEEL SECTIONAL GARAGE DOOR
6. **COMPOSITE WOOD SIDING:** INSTALL PER MANUF. REQUIREMENTS.
7. **DOOR AND WINDOW TRIM:** 2"X4" EPS FOAM TRIM AT HEAD, AND SILL. 1"X4" AT JAMBS W/ EXT. PLASTER OVER, TYP.
8. **DOOR AND WINDOW TRIM:** 2"X4" SHAPED E.P.S. FOAM TRIM AT HEAD W/ EXT. PLASTER OVER, TYP.
9. **EXT. PLASTER TRIM:** E.P.S. FOAM TRIM W/ EXT. PLASTER OVER, TYP. SEE EXT. ELEVATIONS FOR SIZE
10. **MFGR. ADHERED VENEER:** MANUFACTURED ADHERED STONE VENEER BY 'ENVIRONMENTAL STONEWORKS' (ESR-2360) OR EQUAL
11. **WATER HEATER VENTILATION:** 14"X8" GALVANIZED SHEET METAL LOUVERED COMBUSTION AIR VENTS TOP AND BOTTOM

ELEVATION NOTES

1. ALL STUD WALLS & CEILINGS EXTENDING INTO A SOFFIT WILL BE PRE BOARDED WITH RATED GYP-BD PRIOR TO SOFFIT INSTALLATION.
2. DUCT TERMINATION TO OCCUR MINIMUM 10'-0" FROM WINDOW OR DOOR OPENINGS INTO DWELLING UNIT
3. ALL VERTICAL DIMENSIONS SHOWN ARE FROM THE INTERIOR TOP OF SHEATHING AT THE FIRST OR SECOND FLOOR.
4. REFER TO DETAIL A/D-X FOR MINIMUM WINDOW, DOOR AND WALL VENT MOISTURE BARRIER INSTALLATION REQUIREMENTS.
5. PROVIDE (2) LAYERS OF GRADE "D" BUILDING PAPER AT WOOD SHEATHED WALLS RECEIVING EXTERIOR PLASTER.
6. ALL VERTICAL PLASTER SURFACES 3" OR MORE IN DEPTH WILL RECEIVE ICE AND WATER SHIELD WEATHER BOARD LAPPED 6" MINIMUM WITH BUILDING PAPER PRIOR TO THE APPLICATION OF WIRE LATH AND PLASTER

ROOF PLAN NOTES

1. IN 'CALIFORNIA' DOUBLE FRAMING AREAS, PROVIDE OPENINGS INTO MAIN ATTIC SPACE FOR ADEQUATE VENTILATION PER IRC.
2. ALL BOX COLUMNS AND 'POP-OUTS' SHALL REMAIN OPEN AT TOP PLATE LINE TO ALLOW FOR VENTILATION.
3. PROVIDE TWO (2) LAYERS GRADE 'D' MIN BUILDING PAPER UNDER STUCCO WHERE WOOD SHEATHING OCCURS.
4. NO ROOF PENETRATIONS (I.E. ATTIC VENTS, CHIMNEYS, PLUMBING OR DRYER VENTS, ETC.) TO OCCUR WITH 1'-0" OF VALLEY, HIPS OR RIDGES.
5. REFER TO 22/D-1.0 FOR TYPICAL VENT THROUGH ROOF DETAIL.
6. REFER TO 12/D-1.0 FOR TYPICAL ROOF TO WALL DIVERTER DETAIL.

ATTIC CALCULATIONS

ATTIC VENTILATION

ATTIC VENTILATION: (I.R.C. SECTION R806.2) 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.

CLOAKED VENTS: BY "O'HAGIN" OR APPROVED EQUAL

SIZE 16X32 - 98 S.I. NET FREE AREA (CONCRETE TILAT)

AREA 1

ATTIC SQUARE FOOTAGE = SQ. FT. 272
272 SQ. FT. x 1/150 = SQ. FT. (1.81 SQ. IN.) 261

(3) O'HAGIN VENT(S) AT 98 SQ. IN. EACH 294 SQ. IN

TOTAL FREE AREA = 294 SQ. IN

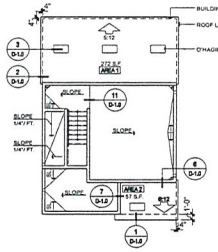
AREA 2

ATTIC SQUARE FOOTAGE = SQ. FT. 57
57 SQ. FT. x 1/150 = SQ. FT. (0.38 SQ. IN.) 55

(3) O'HAGIN VENT(S) AT 98 SQ. IN. EACH 98 SQ. IN

TOTAL FREE AREA = 98 SQ. IN

ROOF PLAN | SCALE: 1/8" = 1'-0" | 2



KTGY Group, Inc.
17922 Fitch
Irvine, California 92614
ktgy.com
949 851 2133

KTGY Project No: 2011-0606

Project Contact: Bill Ramsey
Email: wramsey@ktgy.com

Principal: John Tully
Project Designer: Jim Tsai

Developer

RYLAND HOMES
8925 Russell Road, Suite 200
Las Vegas, Nevada

PHONE NO. 702 360 7500 Main
FAX NO. Fax

HILLSIDE
CITY OF LAS VEGAS
NEVADA

No.	Date	Description
	05/23/12	B.D. SUBMITTAL

It is the client's responsibility prior to accepting and utilization to make the architect in writing aware of any requirements that may affect the design of the project. Any discrepancies found in the drawings, or between drawings and field conditions, shall immediately be reported. Failure to make such notification will be considered a waiver of any claim against the architect arising out of such discrepancies or conditions which may exist. The client will be responsible for any deficiency conditions if these procedures are not followed.

CHRISTOPHER A. TETTER No. 8255 REGISTERED ARCHITECT STATE OF NEVADA

May 23, 2012

PLAN 1
'A' EXTERIOR
ELEVATIONS &
ROOF PLAN

A1-4

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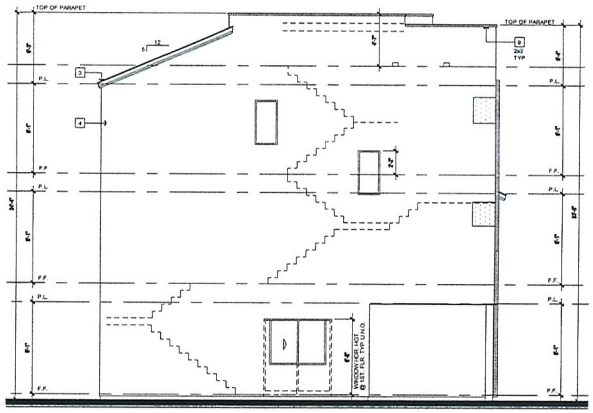
SUP-48863 WVR-48864
SDR-48862 REVISED

JUN 12 2013

City of Las Vegas
Department of Planning



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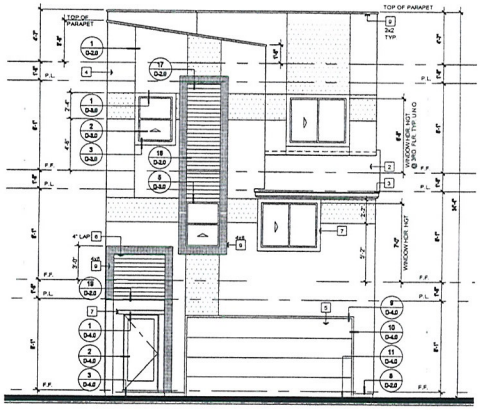

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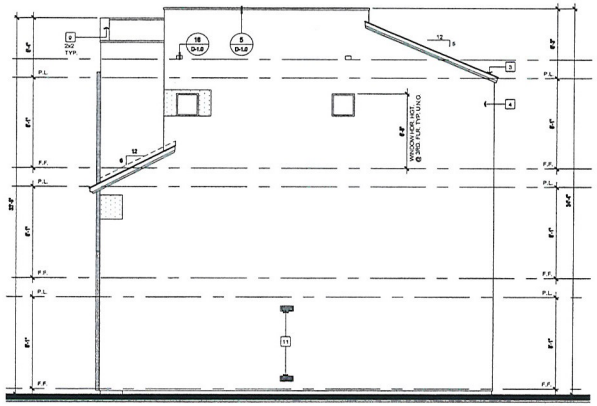

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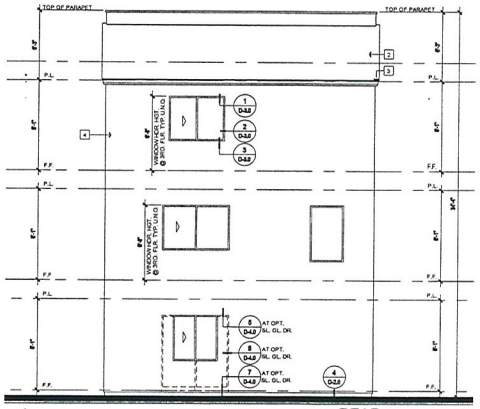

REAR

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3. **FASCIA**: 2X6 R.S. WOOD BARGE AND FASCIA BOARD
4. **EXT. PLASTER WALLS**: 1-COAT EXTERIOR PLASTER O/BLDG. PAPER BY OMEGA (ESR-1130) OR EQUAL. PROVIDE 2 LAYERS OF BUILDING PAPER OVER WOOD SHEATHING THAT WILL RECEIVE EXTERIOR PLASTER.
5. **GARAGE DOOR**: MANUFACTURED OVERHEAD STEEL SECTIONAL GARAGE DOOR
6. **COMPOSITE WOOD SIDING**: INSTALL PER MANUF. REQUIREMENTS.
7. **DOOR AND WINDOW TRIM**: 2"X4" EPS FOAM TRIM AT HEAD, AND SILL, 1"X4" AT JAMBS W/ EXT. PLASTER OVER, TYP.
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9. **EXT. PLASTER TRIM**: E.P.S. FOAM TRIM W/ EXT. PLASTER OVER, TYP. SEE EXT. ELEVATIONS FOR SIZE
10. **MFGR. ADHERED VENEER**: MANUFACTURED ADHERED STONE VENEER BY 'ENVIRONMENTAL STONEWORKS' (ESR-2086) OR EQUAL
11. **WATER HEATER VENTILATION**: 14"X8" GALVANIZED SHEET METAL LOUVERED COMBUSTION AIR VENTS TOP AND BOTTOM

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CLOAKED VENTS BY 'O'HAGIN' OR APPROVED EQUAL

SIZE 16X32 - 9# S.I. NET FREE AREA (CONCRETE 'FLAT')

AREA 1

ATTIC SQUARE FOOTAGE = SQ. FT. 272
272 SQ. FT. x 1/150 = SQ. FT. (1.81 SQ. IN.) 261

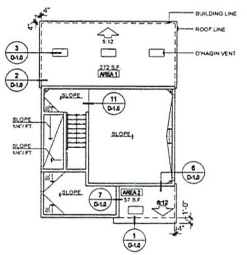
(3) O'HAGIN VENT(S) AT 98 SQ. IN. EACH	294 SQ. IN
TOTAL FREE AREA =	294 SQ. IN

AREA 2

ATTIC SQUARE FOOTAGE = SQ. FT. 57
57 SQ. FT. x 1/150 = SQ. FT. (0.38 SQ. IN.) 55

(3) O'HAGIN VENT(S) AT 98 SQ. IN. EACH	98 SQ. IN
TOTAL FREE AREA =	98 SQ. IN

ATTIC CALCULATIONS



ROOF PLAN | SCALE : 1/8" = 1'-0" | 2

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ktgy

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949 851 2133

KTGY Project No: 2011-0606

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Principal: John Tully
Project Designer: Jim Tsai

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HILLSIDE
CITY OF LAS VEGAS
NEVADA

No.	Date	Description
	05/23/12	B.D. SUBMITTAL

CHRISTOPHER S. SEXTON REGISTERED ARCHITECT No. 6255 STATE OF NEVADA

May 23, 2012

PLAN 1
'B' EXTERIOR ELEVATIONS & ROOF PLAN

A1-5

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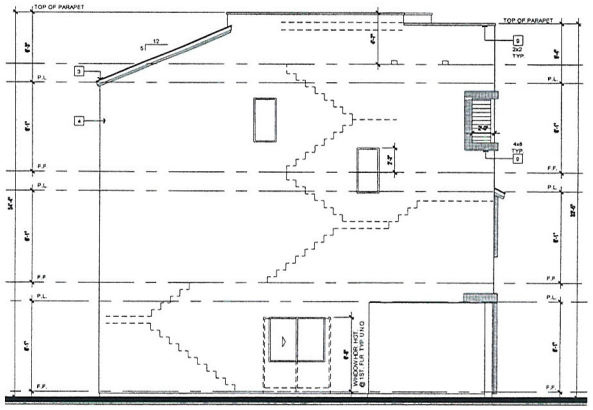
SUP-48863 WVR-48864
SDR-48862 REVISED

JUN 12 2013

City of Las Vegas
Department of Planning



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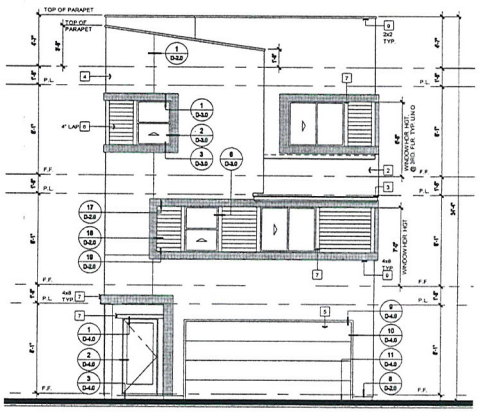

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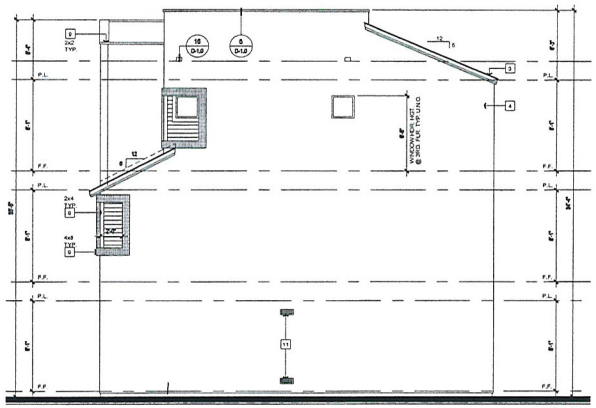

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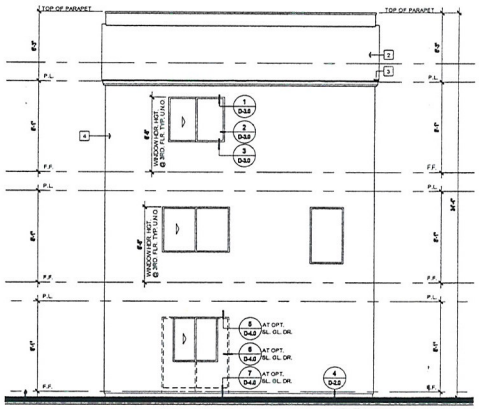

REAR

EXTERIOR ELEVATIONS — SCALE : 1/4" = 1'-0" — 1

ELEVATION KEYNOTES

1. **ROOF MATERIAL** 'MLT' (ESR-1847) OR EQUAL. VERIFY WITH COLOR SCHEME
2. **ROOF MATERIAL** MANUFACTURED CONCRETE FLAT ROOF TILES BY 'MLT' (ESR-1847) OR EQUAL. VERIFY WITH COLOR SCHEME
3. **FASCIA** 2X8 R.S. WOOD BARGE AND FASCIA BOARD
4. **EXT. PLASTER WALLS** 3-COAT EXTERIOR PLASTER O/ BLDG. PAPER BY OMEGA (ESR-1199) OR EQUAL. PROVIDE 2 LAYERS OF BUILDING PAPER OVER WOOD SHEATHING THAT WILL RECEIVE EXTERIOR PLASTER.
5. **GARAGE DOOR** MANUFACTURED OVERHEAD STEEL SECTIONAL GARAGE DOOR
6. **COMPOSITE WOOD SIDING** INSTALL PER MANUF. REQUIREMENTS
7. **DOOR AND WINDOW TRIM** 2"X4" EPS FOAM TRIM AT HEAD, AND SILL, 1"X4" AT JAMBS W/ EXT. PLASTER OVER, TYP.
8. **DOOR AND WINDOW TRIM** 2"X4" SHAPED E.P.S. FOAM TRIM AT HEAD W/ EXT. PLASTER OVER, TYP.
9. **EXT. PLASTER TRIM** E.P.S. FOAM TRIM W/ EXT. PLASTER OVER, TYP. SEE EXT. ELEVATIONS FOR SIZE
10. **MFGR. ADHERED VENEER** MANUFACTURED ADHERED STONE VENEER BY 'ENVIRONMENTAL STONEWORKS' (ESR-2360) OR EQUAL
11. **WATER HEATER VENTILATION** 14"X8" GALVANIZED SHEET METAL LOUVERED COMBUSTION AIR VENTS TOP AND BOTTOM

ELEVATION NOTES

1. ALL STUD WALLS & CEILINGS EXTENDING INTO A SOFFIT WILL BE PREBOARDED WITH RATED GYP-BD PRIOR TO SOFFIT INSTALLATION.
2. DUCT TERMINATION TO OCCUR MINIMUM 10'-0" FROM WINDOW OR DOOR OPENINGS INTO DWELLING UNIT.
3. ALL VERTICAL DIMENSIONS SHOWN ARE FROM THE INTERIOR TOP OF SHEATHING AT THE FIRST OR SECOND FLOOR.
4. REFER TO DETAIL A/D- X FOR MINIMUM WINDOW, DOOR AND WALL VENT MOISTURE BARRIER INSTALLATION REQUIREMENTS.
5. PROVIDE (2) LAYERS OF GRADE 'D' BUILDING PAPER AT WOOD SHEATHED WALLS RECEIVING EXTERIOR PLASTER.

   ALL VERTICAL PLASTER SURFACES 3' OR MORE IN DEPTH WILL RECEIVE ICE AND WATER SHIELD WEATHER BOARD LAPPED 6" MINIMUM WITH BUILDING PAPER PRIOR TO THE APPLICATION OF WIRE LATH AND PLASTER.

ROOF PLAN NOTES

1. IN 'CALIFORNIA' DOUBLE FRAMING AREAS, PROVIDE OPENINGS INTO MAIN ATTIC SPACE FOR ADEQUATE VENTILATION PER IRC.
2. ALL BOX COLUMNS AND 'POP-OUTS' SHALL REMAIN OPEN AT TOP PLATE LINE TO ALLOW FOR VENTILATION.
3. PROVIDE TWO (2) LAYERS GRADE 'D' MIN BUILDING PAPER UNDER STUCCO WHERE WOOD SHEATHING OCCURS.
4. NO ROOF PENETRATIONS (I.E. ATTIC VENTS, CHIMNEYS, PLUMBING OR DRYER VENTS, ETC.) TO OCCUR WITH 1'-6" OF VALLEY, HIPS OR RIDGES.
5. REFER TO 12/D-1.0 FOR TYPICAL VENT THROUGH ROOF DETAIL.
6. REFER TO 13/D-1.0 FOR TYPICAL ROOF TO WALL DIVERTER DETAIL

ATTIC CALCULATIONS

ATTIC VENTILATION

ATTIC VENTILATION: (I.R.C. SECTION R806.2) 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.

CLOAKED VENTS BY 'O'HAGIN' OR APPROVED EQUAL

SIZE 16X32 = 9S N.I. NET FREE AREA (CONCRETE TILE)

AREA 1

ATTIC SQUARE FOOTAGE = SQ. FT. 272
272 SQ. FT. x 1/150 = SQ. FT. (1.81 SQ. IN.) 261

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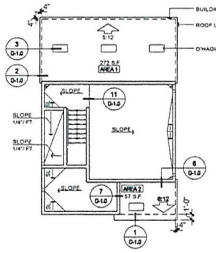
(3) O'HAGIN VENT(S) AT 98 SQ. IN. EACH 98 SQ. IN

TOTAL FREE AREA = 98 SQ. IN

ROOF PLAN — SCALE : 1/8" = 1'-0" — 2



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It is the client's responsibility prior to authoring construction to notify the architect in writing of any non-conformance or deficiencies in the plans and specifications of which a contractor should be aware. Failure to notify the architect shall relieve the architect of responsibility for any reasonably foreseeable damages. Written instructions given by such notification to contractors shall be issued from the architect prior to the client or clients' subcontractors proceeding with the work. The architect shall not be responsible for any contractor's non-compliance with the plans and specifications as prepared.

CHRISTOPHER S. TERZICH REGISTERED ARCHITECT No. 8755 STATE OF NEVADA

May 23, 2012

PLAN 1
'C' EXTERIOR
ELEVATIONS &
ROOF PLAN

A1-6

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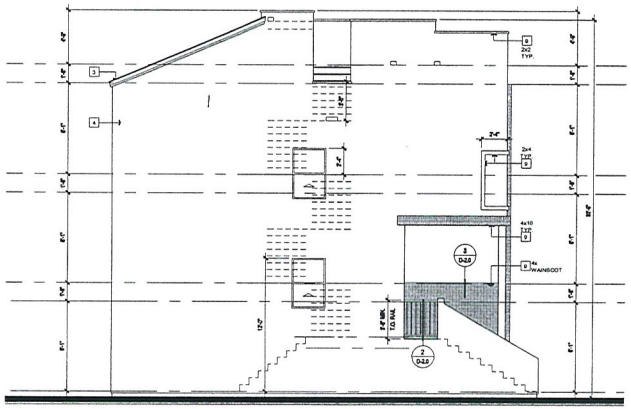

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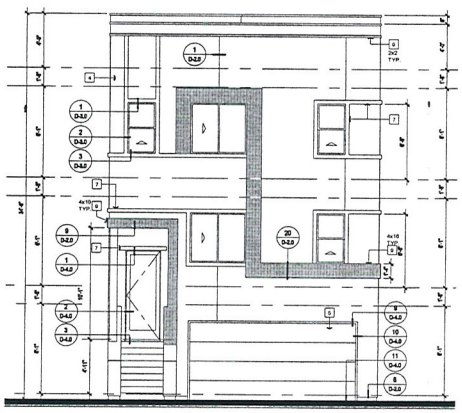

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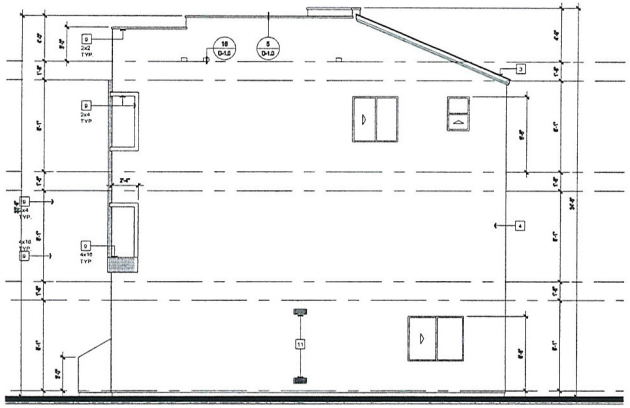

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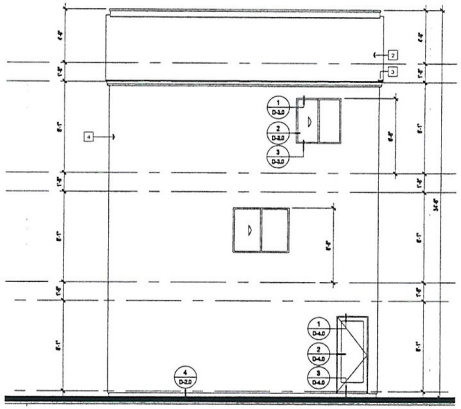

REAR

EXTERIOR ELEVATIONS — SCALE : 1/4" = 1'-0" — 1

ELEVATION KEYNOTES

1. **ROOF MATERIAL:** MANUFACTURED CONCRETE 'S' ROOF TILE S BY 'MLT' (ESR-1647) OR EQUAL. VERIFY WITH COLOR SCHEME
2. **ROOF MATERIAL:** MANUFACTURED CONCRETE FLAT ROOF TILES BY 'MLT' (ESR-1647) OR EQUAL. VERIFY WITH COLOR SCHEME
3. **FASCIA:** 2X8 R.S. WOOD BARGE AND FASCIA BOARD
4. **EXT. PLASTER WALLS:** 1-COAT EXTERIOR PLASTER O/ BLDG. PAPER BY OMEGA (ESR-1184) OR EQUAL. PROVIDE 2 LAYERS OF BUILDING PAPER OVER WOOD SHEATHING THAT WILL RECEIVE EXTERIOR PLASTER.
5. **GARAGE DOOR:** MANUFACTURED OVERHEAD STEEL SECTIONAL GARAGE DOOR
6. **COMPOSITE WOOD SIDING:** INSTALL PER MANUF. REQUIREMENTS.
7. **DOOR AND WINDOW TRIM:** 2"X4" EPS FOAM TRIM AT HEAD, AND SILL, 1"X4" AT JAMBS W/ EXT. PLASTER OVER, TYP.
8. **DOOR AND WINDOW TRIM:** 2"X4" SHAPED E.P.S. FOAM TRIM AT HEAD W/ EXT. PLASTER OVER, TYP.
9. **EXT. PLASTER TRIM:** E.P.S. FOAM TRIM W/ EXT. PLASTER OVER, TYP SEE EXT. ELEVATIONS FOR SIZE
10. **MFGR. ADHERED VENEER:** MANUFACTURED ADHERED STONE VENEER BY 'ENVIRONMENTAL STONEWORKS' (ESR-2360) OR EQUAL
11. **WATER HEATER VENTILATION:** 14"X8" GALVANIZED SHEET METAL LOUVERED COMBUSTION AIR VENTS TOP AND BOTTOM

ELEVATION NOTES

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3. ALL VERTICAL DIMENSIONS SHOWN ARE FROM THE INTERIOR TOP OF SHEATHING AT THE FIRST OR SECOND FLOOR.
4. REFER TO DETAIL M2/A-X FOR MINIMUM WINDOW, DOOR AND WALL VENT MOISTURE BARRIER INSTALLATION REQUIREMENTS.
5. PROVIDE (2) LAYERS OF GRADE "D" BUILDING PAPER AT WOOD SHEATHED WALLS RECEIVING EXTERIOR PLASTER.
6. ALL VERTICAL PLASTER SURFACES 2'-0R MORE IN DEPTH WILL RECEIVE ICE AND WATER SHIELD WEATHER BOARD LAPPED 6" MINIMUM WITH BUILDING PAPER PRIOR TO THE APPLICATION OF WIRE LATH AND PLASTER.

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5. REFER TO 22/D-1.0 FOR TYPICAL VENT THROUGH ROOF DETAIL.
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CLOAKED VENTS: BY "O'HAGIN" OR APPROVED EQUAL

SIZE 16X32 - 96 S.I. NET FREE AREA (CONCRETE 'FLAT')

AREA 1

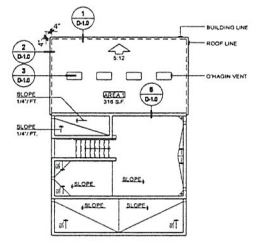
ATTIC SQUARE FOOTAGE = SQ. FT. 316

316 SQ. FT. x 1/150 = SQ. FT. (2.11 SQ. IN.) 304

(4) O'HAGIN VENT(S) AT 98 SQ. IN. EACH 392 SQ. IN

TOTAL FREE AREA = 392 SQ. IN

ROOF PLAN — SCALE : 1/8" = 1'-0" — 2



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No.	Date	Description
	05/23/12	B.D. SUBMITTAL

CHRISTOPHER Z. KEEFER REGISTERED No. 9255 ARCHITECT STATE OF NEVADA

May 23, 2012

PLAN 2
'A' EXTERIOR ELEVATIONS & ROOF PLAN

A2-4

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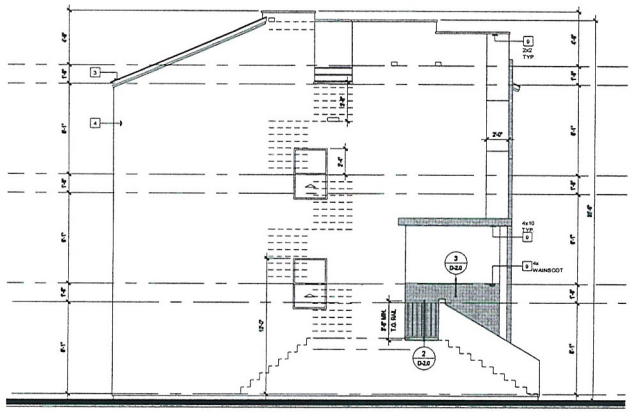

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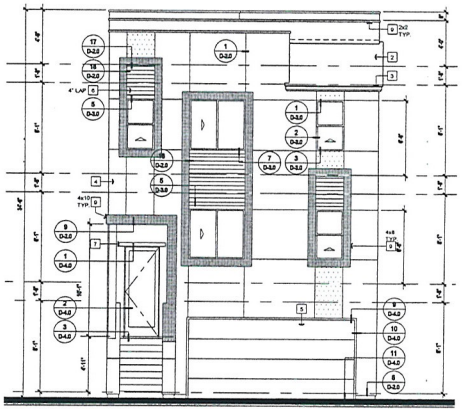

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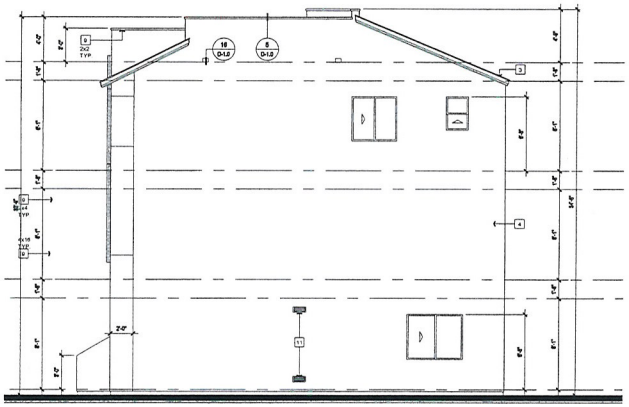

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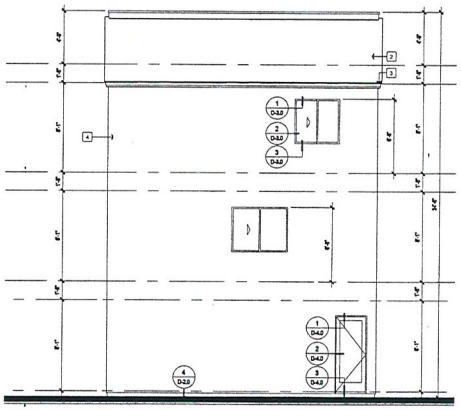

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1. **ROOF MATERIAL:** MANUFACTURED CONCRETE 'S' ROOF TILE S BY 'MLT' (ESR-1847) OR EQUAL. VERIFY WITH COLOR SCHEME
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4. **EXT. PLASTER WALLS:** 1-COAT EXTERIOR PLASTER O/ BLDG. PAPER BY OMEDA (ESR-1194) OR EQUAL. PROVIDE 2 LAYERS OF BUILDING PAPER OVER WOOD SHEATHING THAT WILL RECEIVE EXTERIOR PLASTER.
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11. **WATER HEATER VENTILATION:** 14"X8" GALVANIZED SHEET METAL LOUVERED COMBUSTION AIR VENTS TOP AND BOTTOM

ELEVATION NOTES

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5. PROVIDE (2) LAYERS OF GRADE 'D' BUILDING PAPER AT WOOD SHEATHED WALLS RECEIVING EXTERIOR PLASTER.
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(4) O'HAGIN VENT(S) AT 98 SQ. IN. EACH 392 SQ. IN

TOTAL FREE AREA = 392 SQ. IN

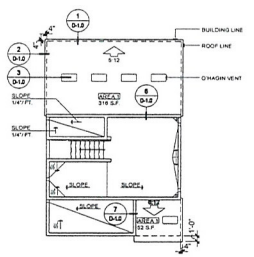
AREA 2

ATTIC SQUARE FOOTAGE = SQ. FT. 92
92 SQ. FT. x 1/150 = SQ. FT. (0.35 SQ. IN.) 50

(1) O'HAGIN VENT(S) AT 98 SQ. IN. EACH 98 SQ. IN

TOTAL FREE AREA = 98 SQ. IN

ROOF PLAN — SCALE : 1/8" = 1'-0" — 2



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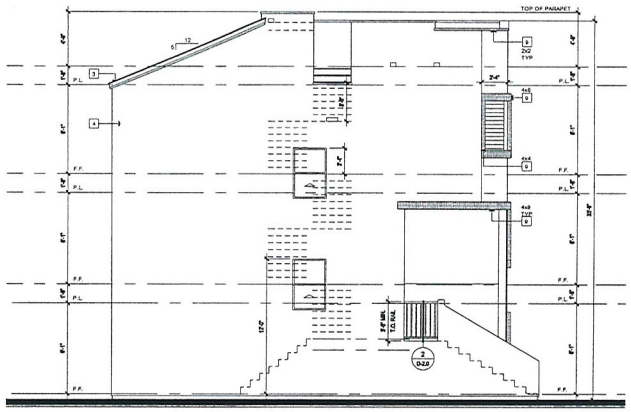
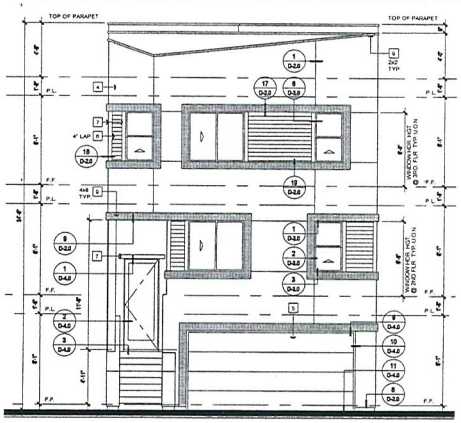
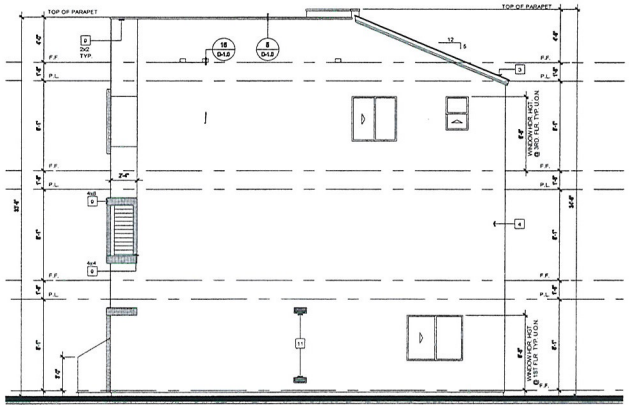
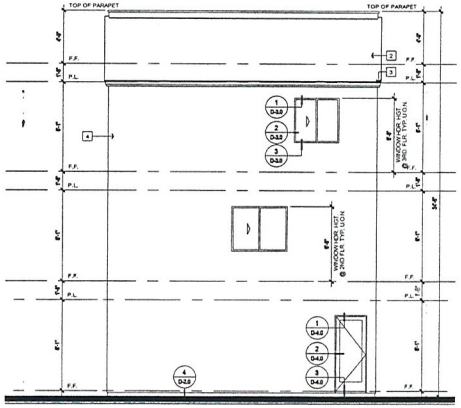
SUP-48863 WVR-48864
SDR-48862 REVISED









EXTERIOR ELEVATIONS — SCALE 1/4" = 1'-0" — 1

ELEVATION KEYNOTES

1. **ROOF MATERIAL:** MANUFACTURED CONCRETE 'S' ROOF TILE S BY MLT (ESR-1847) OR EQUAL. VERIFY WITH COLOR SCHEME
2. **ROOF MATERIAL:** MANUFACTURED CONCRETE FLAT ROOF TILES BY MLT (ESR-1847) OR EQUAL. VERIFY WITH COLOR SCHEME
3. **FASCIA:** 2X8 R. S. WOOD BARGE AND FASCIA BOARD.
4. **EXT. PLASTER WALLS:** 1-COAT EXTERIOR PLASTER O/ BLDG. PAPER BY OMEGA (ESR-1194) OR EQUAL. PROVIDE 2 LAYERS OF BUILDING PAPER OVER WOOD SHEATHING THAT WILL RECEIVE EXTERIOR PLASTER.
5. **GARAGE DOOR:** MANUFACTURED OVERHEAD STEEL SECTIONAL GARAGE DOOR
6. **COMPOSITE WOOD SIDING:** INSTALL PER MANUF. REQUIREMENTS.
7. **DOOR AND WINDOW TRIM:** 2"X4" E.P.S. FOAM TRIM AT HEAD, AND SILL. 1"X4" AT JAMBS W/ EXT. PLASTER OVER, TYP.
8. **DOOR AND WINDOW TRIM:** 2"X4" SHAPED E.P.S. FOAM TRIM AT HEAD W/ EXT. PLASTER OVER, TYP.
9. **EXT. PLASTER TRIM:** E.P.S. FOAM TRIM W/ EXT. PLASTER OVER, TYP SEE EXT. ELEVATIONS FOR SIZE
10. **MFGR. ADHERED VENEER:** MANUFACTURED ADHERED STONE VENEER BY ENVIRONMENTAL STONEWORKS (ESR-2186) OR EQUAL
11. **WATER HEATER VENTILATION:** 14"X8" GALVANIZED SHEET METAL LOUVERED COMBUSTION AIR VENTS TOP AND BOTTOM

ELEVATION NOTES

1. ALL STUCO WALLS & CEILINGS EXTENDING INTO A SOFFIT WILL BE PREBOARDED WITH RATED GYP-BD PRIOR TO SOFFIT INSTALLATION.
2. DUCT TERMINATION TO OCCUR MINIMUM 10'-0" FROM WINDOW OR DOOR OPENINGS INTO DWELLING UNIT.
3. ALL VERTICAL DIMENSIONS SHOWN ARE FROM THE INTERIOR TOP OF SHEATHING AT THE FIRST OR SECOND FLOOR.
4. REFER TO DETAIL 3/D-X FOR MINIMUM WINDOW, DOOR AND WALL VENT MOISTURE BARRIER INSTALLATION REQUIREMENTS.
5. PROVIDE (2) LAYERS OF GRADE "D" BUILDING PAPER AT WOOD SHEATHED WALLS RECEIVING EXTERIOR PLASTER.
6. ALL VERTICAL PLASTER SURFACES 3' OR MORE IN DEPTH WILL RECEIVE ICE AND WATER SHIELD WEATHER BOARD LAPPED 6" MINIMUM WITH BUILDING PAPER PRIOR TO THE APPLICATION OF WIRE LATH AND PLASTER.

ROOF PLAN NOTES

1. IN 'CALIFORNIA' DOUBLE FRAMING AREAS, PROVIDE OPENINGS INTO MAIN ATTIC SPACE FOR ADEQUATE VENTILATION PER IRC
2. ALL BOX COLUMNS AND 'POP-OUTS' SHALL REMAIN OPEN AT TOP PLATE LINE TO ALLOW FOR VENTILATION.
3. PROVIDE TWO (2) LAYERS GRADE 'D' MIN BUILDING PAPER UNDER STUCCO WHERE WOOD SHEATHING OCCURS.
4. NO ROOF PENETRATIONS (I.E. ATTIC VENTS, CHIMNEYS, PLUMBING OR DRYER VENTS, ETC.) TO OCCUR WITH 1'-6" OF VALLEY, HIPS OR RIDGES.
5. REFER TO 22/D-1.0 FOR TYPICAL VENT THROUGH ROOF DETAIL.
6. REFER TO 12/D-1.0 FOR TYPICAL ROOF TO WALL DIVERTER DETAIL.

ATTIC CALCULATIONS

ATTIC VENTILATION

ATTIC VENTILATION: (I.R.C. SECTION R806.2) 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.

CLOAKED VENTS BY "O'HAGIN" OR APPROVED EQUAL

SIZE 16X32 = 9S S.I. NET FREE AREA (CONCRETE 'FLAT')

AREA 1

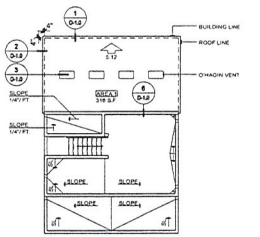
ATTIC SQUARE FOOTAGE = SQ. FT. 316

316 SQ. FT. x 1/150 = SQ. FT. (2.11 SQ. IN.) 304

(4) O'HAGIN VENT(S) AT 98 SQ. IN. EACH 392 SQ. IN

TOTAL FREE AREA = 392 SQ. IN

ROOF PLAN — SCALE 1/8" = 1'-0" — 2



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ktgy

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KTGY Project No: 2011-0606

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Email: wramsey@ktgy.com

Principal: John Tully
Project Designer: Jim Tsai

Developer

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PHONE NO. 702 360 7500 Main
FAX NO. Fax

HILLSIDE
CITY OF LAS VEGAS
NEVADA

No.	Date	Description
	05/23/12	B.D. SUBMITTAL

It is the client's responsibility prior to bidding and construction to notify the architect of any omissions/errors or conflicts in the plans and specifications and shall, to the best of his knowledge, conform with the building codes and ordinances of governing agencies. Any deviations from the plans, specifications and ordinances or omissions in the plans and specifications must be approved by the architect in writing before construction with the same. The client will be responsible for any failure to conform to these standards and the architect will not be held liable.

CHRISTOPHER Z. TOLLEFSON REGISTERED No. 9255 STATE OF NEVADA ARCHITECT

May 23, 2012

PLAN 2
'C' EXTERIOR ELEVATIONS & ROOF PLAN

A2-6

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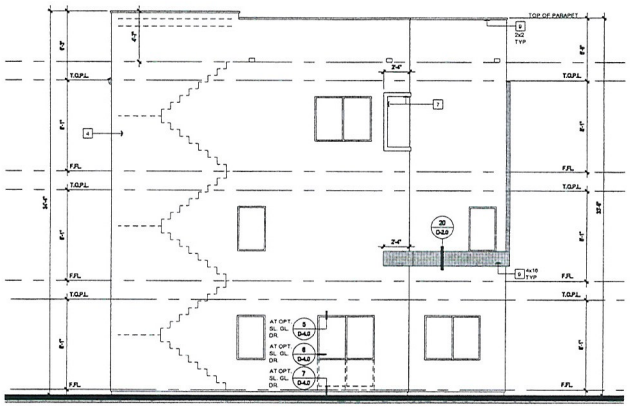
City of Las Vegas
Department of Planning

SUP-48863 WVR-48864
SDR-48862 REVISED



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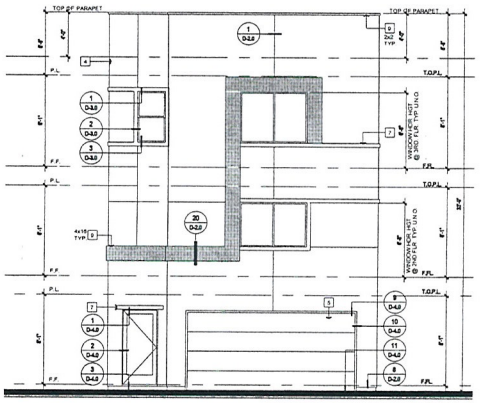

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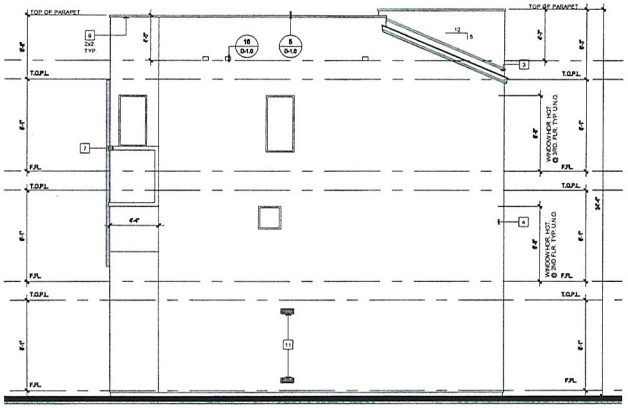

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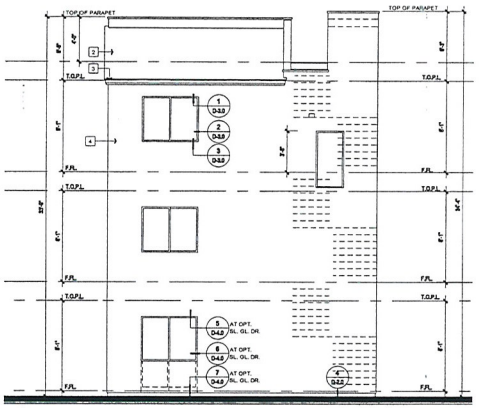


REAR

EXTERIOR ELEVATIONS — SCALE : 1/4" = 1'-0" — 1

ELEVATION KEYNOTES

1. **ROOF MATERIAL:** MANUFACTURED CONCRETE 'S' ROOF TILE'S BY 'MLT' (ESR-1647) OR EQUAL. VERIFY WITH COLOR SCHEME
2. **ROOF MATERIAL:** MANUFACTURED CONCRETE FLAT ROOF TILES BY 'MLT' (ESR-1647) OR EQUAL. VERIFY WITH COLOR SCHEME
3. **FASCIA:** 2X8 R.S. WOOD BARGE AND FASCIA BOARD
4. **EXT. PLASTER WALLS:** 1-COAT EXTERIOR PLASTER O/ BLDG. PAPER BY OMEGA (ESR-1158) OR EQUAL. PROVIDE 2 LAYERS OF BUILDING PAPER OVER WOOD SHEATHING THAT WILL RECEIVE EXTERIOR PLASTER.
5. **GARAGE DOOR:** MANUFACTURED OVERHEAD STEEL SECTIONAL GARAGE DOOR
6. **COMPOSITE WOOD SIDING:** INSTALL PER MANUF. REQUIREMENTS.
7. **DOOR AND WINDOW TRIM:** 2"X4" EPS FOAM TRIM AT HEAD, AND SILL 1"X4" AT JAMBS W/ EXT. PLASTER OVER, TYP.
8. **DOOR AND WINDOW TRIM:** 2"X4" SHAPED E.P.S. FOAM TRIM AT HEAD W/ EXT. PLASTER OVER, TYP.
9. **EXT. PLASTER TRIM:** E.P.S. FOAM TRIM W/ EXT. PLASTER OVER, TYP. SEE EXT. ELEVATIONS FOR SIZE
10. **MFGR. ADHERED VENEER:** MANUFACTURED ADHERED STONE VENEER BY 'ENVIRONMENTAL STONEWORKS' (ESR-2380) OR EQUAL
11. **WATER HEATER VENTILATION:** 14"X8" GALVANIZED SHEET METAL LOUVERED COMBUSTION AIR VENTS TOP AND BOTTOM

ELEVATION NOTES

1. ALL STUD WALLS & CEILINGS EXTENDING INTO A SOFFIT WILL BE PREBOARDED WITH RATED GYP-BD PRIOR TO SOFFIT INSTALLATION
2. DUCT TERMINATION TO OCCUR MINIMUM 10'-0" FROM WINDOW OR DOOR OPENINGS INTO DWELLING UNIT
3. ALL VERTICAL DIMENSIONS SHOWN ARE FROM THE INTERIOR TOP OF SHEATHING AT THE FIRST OR SECOND FLOOR.
4. REFER TO DETAIL X/D-X FOR MINIMUM WINDOW, DOOR AND WALL VENT MOISTURE BARRIER INSTALLATION REQUIREMENTS.
5. PROVIDE (2) LAYERS OF GRADE 'D' BUILDING PAPER AT WOOD SHEATHED WALLS RECEIVING EXTERIOR PLASTER.
6. ALL VERTICAL PLASTER SURFACES 3" OR MORE IN DEPTH WILL RECEIVE ICE AND WATER SHIELD WEATHER BOARD LAMPED 6" MINIMUM WITH BUILDING PAPER PRIOR TO THE APPLICATION OF WIRE LATH AND PLASTER

ROOF PLAN NOTES

1. IN 'CALIFORNIA' DOUBLE FRAMING AREAS, PROVIDE OPENINGS INTO MAIN ATTIC SPACE FOR ADEQUATE VENTILATION PER IRC.
2. ALL BOX COLUMNS AND 'POP-OUTS' SHALL REMAIN OPEN AT TOP PLATE LINE TO ALLOW FOR VENTILATION.
3. PROVIDE TWO (2) LAYERS GRADE 'D' MIN BUILDING PAPER UNDER STUCCO WHERE WOOD SHEATHING OCCURS.
4. NO ROOF PENETRATIONS (I.E. ATTIC VENTS, CHIMNEYS, PLUMBING OR DRYER VENTS, ETC.) TO OCCUR WITH 1'-0" OF VALLEY, HIPS OR RIDGES.
5. REFER TO 22/D-1.0 FOR TYPICAL VENT THROUGH ROOF DETAIL.
6. REFER TO 12/D-1.0 FOR TYPICAL ROOF TO WALL DIVERTER DETAIL

ATTIC CALCULATIONS

ATTIC VENTILATION

ATTIC VENTILATION: (U.R.C. SECTION R806.2) 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.

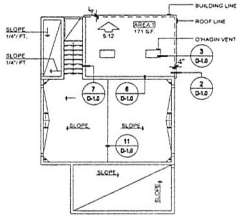
CLOSED VENTS BY "O'HAGIN" OR APPROVED EQUAL

SIZE 18X32 = 98	S.I. NET FREE AREA (CONCRETE TILE*)
AREA 1	

ATTIC SQUARE FOOTAGE = SQ. FT. 171
171 SQ. FT. x 1/150 = SQ. FT. (1.14 SQ. IN.) 164

(2) O'HAGIN VENT(S) AT 98 SQ. IN. EACH	196 SQ. IN
TOTAL FREE AREA =	196 SQ. IN

ROOF PLAN — SCALE : 1/8" = 1'-0" — 2



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Email: wramsey@ktgy.com

Principal: John Tully
Project Designer: Jim Tsai

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FAX NO. Fax

HILLSIDE
CITY OF LAS VEGAS
NEVADA

No.	Date	Description
	05/23/12	B.D. SUBMITTAL

The drawings, specifications and other documents prepared by the Architect are instruments of service for use solely with respect to this project and, unless otherwise provided, the Architect shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright thereto. In the event that any or all of these documents or portions thereof are used or modified without the Architect's prior written consent, the user shall indemnify and hold harmless the Architect from any and all claims arising from such use or modification.

CHRISTOPHER J. TEXTER REGISTERED ARCHITECT No. 9255 STATE OF NEVADA

May 23, 2012

PLAN 3
'A' EXTERIOR ELEVATIONS & ROOF PLAN

A3-4

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SDR-48862 REVISED

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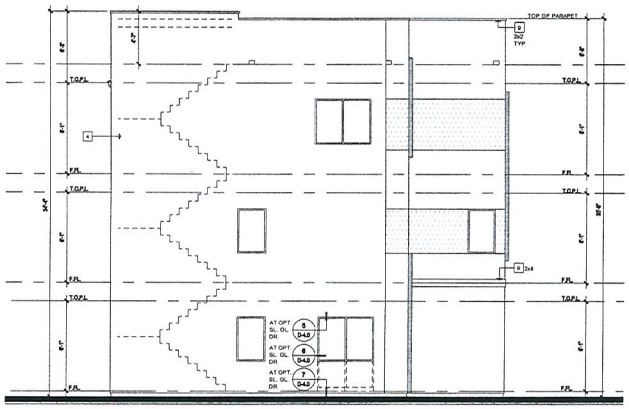

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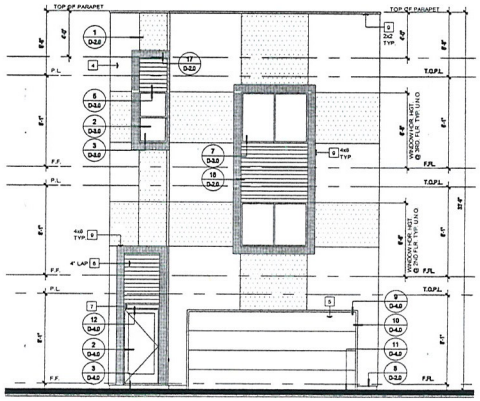

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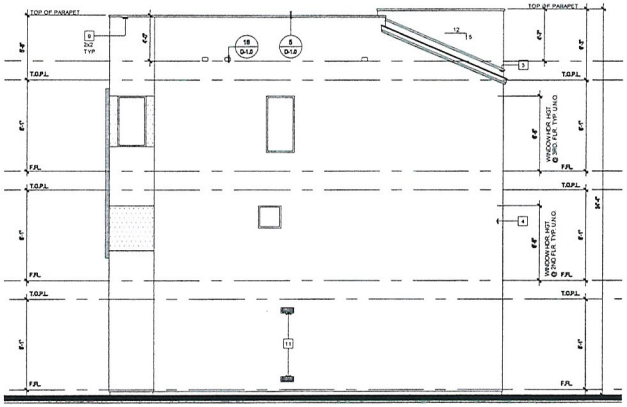

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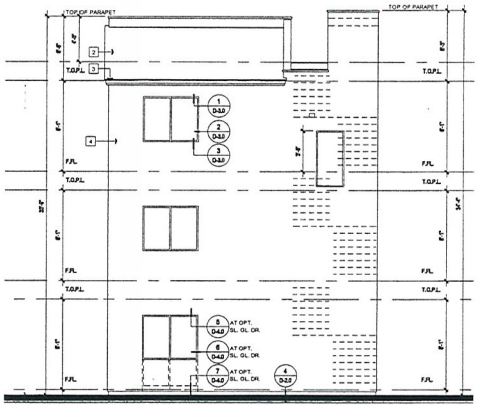

REAR

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

ELEVATION KEYNOTES

1. **ROOF MATERIAL:** MANUFACTURED CONCRETE 'S' ROOF TILE BY 'MLT' (ESR-1847) OR EQUAL. VERIFY WITH COLOR SCHEME
2. **ROOF MATERIAL:** MANUFACTURED CONCRETE FLAT ROOF TILES BY 'MLT' (ESR-1847) OR EQUAL. VERIFY WITH COLOR SCHEME
3. **FASCIA:** 2X4 R.S. WOOD BARGE AND FASCIA BOARD.
4. **EXT. PLASTER WALLS:** 1-COAT EXTERIOR PLASTER GI BLDG. PAPER BY OMEGA (ESR-1199) OR EQUAL. PROVIDE 2 LAYERS OF BUILDING PAPER OVER WOOD SHEATHING THAT WILL RECEIVE EXTERIOR PLASTER.
5. **GARAGE DOOR:** MANUFACTURED OVERHEAD STEEL SECTIONAL GARAGE DOOR
6. **COMPOSITE WOOD SIDING:** INSTALL PER MANUF. REQUIREMENTS.
7. **DOOR AND WINDOW TRIM:** 2"X4" EPS FOAM TRIM AT HEAD, AND SILL, 1"X4" AT JAMBS W/ EXT. PLASTER OVER, TYP.
8. **DOOR AND WINDOW TRIM:** 2"X4" SHAPED E.P.S. FOAM TRIM AT HEAD W/ EXT. PLASTER OVER, TYP.
9. **EXT. PLASTER TRIM:** E.P.S. FOAM TRIM W/ EXT. PLASTER OVER, TYP. SEE EXT. ELEVATIONS FOR SIZE
10. **MFGR. ADHERED VENEER:** MANUFACTURED ADHERED STONE VENEER BY 'ENVIRONMENTAL STONEWORKS' (ESR-2366) OR EQUAL
11. **WATER HEATER VENTILATION:** 14"X9" GALVANIZED SHEET METAL LOUVERED COMBUSTION AIR VENTS TOP AND BOTTOM

ELEVATION NOTES

1. ALL STUD WALLS & CEILINGS EXTENDING INTO A SOFFIT WILL BE PREBOARDED WITH RATED GYP-BD PRIOR TO SOFFIT INSTALLATION.
2. DUCT TERMINATION TO OCCUR MINIMUM 10'-0" FROM WINDOW OR DOOR OPENINGS INTO DWELLING UNIT.
3. ALL VERTICAL DIMENSIONS SHOWN ARE FROM THE INTERIOR TOP OF SHEATHING AT THE FIRST OR SECOND FLOOR.
4. REFER TO DETAIL 3/D-X FOR MINIMUM WINDOW, DOOR AND WALL VENT MOISTURE BARRIER INSTALLATION REQUIREMENTS.
5. PROVIDE (2) LAYERS OF GRADE "D" BUILDING PAPER AT WOOD SHEATHED WALLS RECEIVING EXTERIOR PLASTER.
6. ALL VERTICAL PLASTER SURFACES 3' OR MORE IN DEPTH WILL RECEIVE ICE AND WATER SHIELD WEATHER BOARD LAPPED 6" MINIMUM WITH BUILDING PAPER PRIOR TO THE APPLICATION OF WIRE LATH AND PLASTER.

ROOF PLAN NOTES

1. IN 'CALIFORNIA' DOUBLE FRAMING AREAS, PROVIDE OPENINGS INTO MAIN ATTIC SPACE FOR ADEQUATE VENTILATION PER IRC.
2. ALL BOX COLUMNS AND 'POP-OUTS' SHALL REMAIN OPEN AT TOP PLATE LINE TO ALLOW FOR VENTILATION.
3. PROVIDE TWO (2) LAYERS GRADE 'D' MIN BUILDING PAPER UNDER STUCCO WHERE WOOD SHEATHING OCCURS.
4. NO ROOF PENETRATIONS (I.E. ATTIC VENTS, CHIMNEYS, PLUMBING OR DRYER VENTS, ETC.) TO OCCUR WITH 1'-0" OF VALLEY, HIPS OR RIDGES.
5. REFER TO 22/D-1.0 FOR TYPICAL VENT THROUGH ROOF DETAIL.
6. REFER TO 12/D-1.0 FOR TYPICAL ROOF TO WALL DIVERTER DETAIL.

ATTIC CALCULATIONS

ATTIC VENTILATION

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CLOAKED VENTS BY "O'HAGIN" OR APPROVED EQUAL

SIZE 16X32 = 98 S.I. NET FREE AREA (CONCRETE TILE)

AREA 1

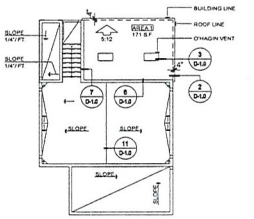
ATTIC SQUARE FOOTAGE = SQ. FT. 171
171 SQ. FT. x 1/150 = SQ. FT. (1.14 SQ. IN.) 164

HIGH
(2) O'HAGIN VENT(S) AT 98 SQ.IN. EACH 196 SQ. IN

TOTAL FREE AREA = 196 SQ. IN

ROOF PLAN

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



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PHONE NO. 702 360 7500 Main
FAX NO. Fax

HILLSIDE
CITY OF LAS VEGAS
NEVADA

No.	Date	Description
	05/23/12	B.D. SUBMITTAL

It is the client's responsibility prior to any construction to verify the accuracy of all dimensions, notes and specifications set forth. Contractor shall thoroughly familiarize self with the building codes and methods of construction should any discrepancies be found between the drawings and existing conditions, work shall be resolved from the architect prior to the client's or contractor commencing with the work. The client will not be responsible for any deviations in construction if these amendments are not followed.

CHRISTOPHER J. TSUTSUI REGISTERED ARCHITECT No. 6755 STATE OF NEVADA

May 23, 2012

PLAN 3
'B' EXTERIOR ELEVATIONS & ROOF PLAN

A3-5

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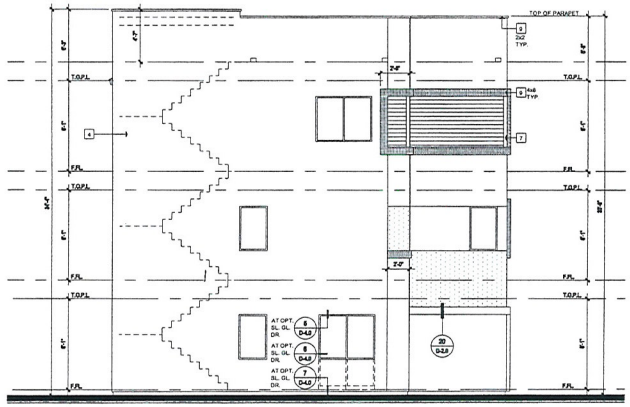
City of Las Vegas
Department of Plan

SUP-48863 WVR-48864
SDR-48862 REVISED



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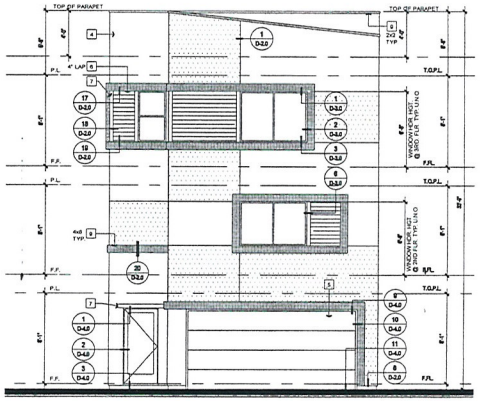

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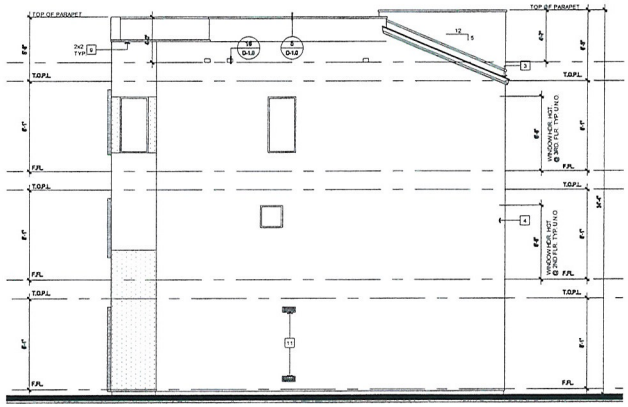

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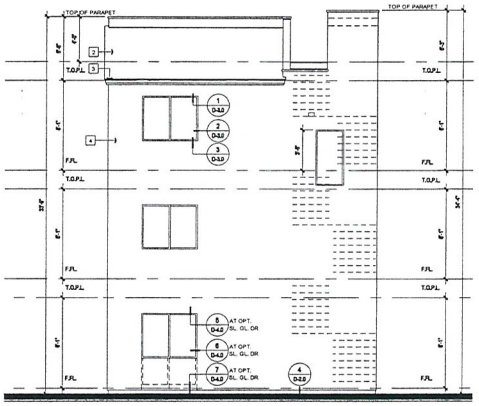


REAR

EXTERIOR ELEVATIONS | SCALE : 1/4" = 1'-0" | 1

1	**ROOF MATERIAL** MANUFACTURED CONCRETE 'S' ROOF TILE S BY MLT (ESR-1647) OR EQUAL. VERIFY WITH COLOR SCHEME.
2	**ROOF MATERIAL** MANUFACTURED CONCRETE FLAT ROOF TILES BY MLT (ESR-1647) OR EQUAL. VERIFY WITH COLOR SCHEME.
3	**FASCIA** 2x8 R.S. WOOD BARGE AND FASCIA BOARD.
4	**EXT. PLASTER WALLS** 1-COAT EXTERIOR PLASTER OVBLDG. PAPER BY OMEGA (ESR-1194) OR EQUAL. PROVIDE 2 LAYERS OF BUILDING PAPER OVER WOOD SHEATHING THAT WILL RECEIVE EXTERIOR PLASTER.
5	**GARAGE DOOR** MANUFACTURED OVERHEAD STEEL SECTIONAL GARAGE DOOR.
6	**COMPOSITE WOOD SIDING** INSTALL PER MANUF. REQUIREMENTS.
7	**DOOR AND WINDOW TRIM** 2"X4" E.P.S FOAM TRIM AT HEAD, AND SILL; 1"X4" AT JAMBS W/ EXT. PLASTER OVER, TYP.
8	**DOOR AND WINDOW TRIM** 2"X4" SHAPED E.P.S. FOAM TRIM AT HEAD W/ EXT. PLASTER OVER, TYP.
9	**EXT. PLASTER TRIM** E.P.S. FOAM TRIM W/ EXT. PLASTER OVER, TYP. SEE EXT. ELEVATIONS FOR SIZE.
10	**MEVPL ADHERED VENEER** MANUFACTURED ADHERED STONE VENEER BY ENVIRONMENTAL STONEWORKS (ESR-2340) OR EQUAL.
11	**WATER HEATER VENTILATION** 14"x8" GALVANIZED SHEET METAL LOUVERED COMBUSTION AIR VENTS TOP AND BOTTOM

ELEVATION KEYNOTES

1. ALL STUD WALLS & CEILINGS EXTENDING INTO A SOFFIT WILL BE PREBOARDED WITH RATED SYP-60 PRIOR TO SOFFIT INSTALLATION.
2. DUCT TERMINATION TO OCCUR MINIMUM 10'-0" FROM WINDOW OR DOOR OPENINGS INTO DWELLING UNIT.
3. ALL VERTICAL DIMENSIONS SHOWN ARE FROM THE INTERIOR TOP OF SHEATHING AT THE FIRST OR SECOND FLOOR.
4. REFER TO DETAIL 3/D-X FOR MINIMUM WINDOW, DOOR AND WALL VENT MOISTURE BARRIER INSTALLATION REQUIREMENTS.
5. PROVIDE (2) LAYERS OF GRADE "D" BUILDING PAPER AT WOOD SHEATHED WALLS RECEIVING EXTERIOR PLASTER.
6. ALL VERTICAL PLASTER SURFACES 3" OR MORE IN DEPTH WILL RECEIVE ICE AND WATER SHIELD WEATHER BOARD LAPPED 6" MINIMUM WITH BUILDING PAPER PRIOR TO THE APPLICATION OF WIRE LATH AND PLASTER.

ELEVATION NOTES

1. IN 'CALIFORNIA' DOUBLE FRAMING AREAS, PROVIDE OPENINGS INTO MAIN ATTIC SPACE FOR ADEQUATE VENTILATION PER IRC.
2. ALL BOX COLUMNS AND 'POP-OUTS' SHALL REMAIN OPEN AT TOP PLATE LINE TO ALLOW FOR VENTILATION.
3. PROVIDE TWO (2) LAYERS GRADE 'D' MIN BUILDING PAPER UNDER STUCCO WHERE WOOD SHEATHING OCCURS.
4. NO ROOF PENETRATIONS (I.E. ATTIC VENTS, CHIMNEYS, PLUMBING OR DRYER VENTS, ETC.) TO OCCUR WITH 1'-6" OF VALLEY, HIPS OR RIDGES.
5. REFER TO 22/D-1.0 FOR TYPICAL VENT THROUGH ROOF DETAIL.
6. REFER TO 12/D-1.0 FOR TYPICAL ROOF TO WALL DIVERTER DETAIL.

ROOF PLAN NOTES

ATTIC VENTILATION

ATTIC VENTILATION: (I.R.C. SECTION R806.2) 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.

CLOARED VENTS BY "O'HAGIN" OR APPROVED EQUAL

SIZE 16X32 = 88 S.I. NET FREE AREA (CONCRETE TILE")

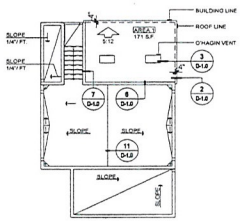
AREA 1

ATTIC SQUARE FOOTAGE = SQ. FT. 171
171 SQ. FT. x 1/150 = SQ. FT (1.14 SQ. IN.) 164

(2) O'HAGIN VENT(S) AT 98 SQ. IN. EACH 196 SQ. IN

TOTAL FREE AREA = 196 SQ. IN

ATTIC CALCULATIONS



ROOF PLAN | SCALE : 1/8" = 1'-0" | 2

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ktgy

KTGY Group, Inc.
17922 Fitch
Irvine, California 92614
ktgy.com
949 851 2133

KTGY Project No: 2011-0606

Project Contact: Bill Ramsey
Email: wramsey@ktgy.com

Principal: John Tully
Project Designer: Jim Tsai

Developer

RYLAND HOMES
8925 Russell Road, Suite 200
Las Vegas, Nevada

PHONE NO. 702 360 7500 Main
FAX NO. Fax

HILLSIDE

CITY OF LAS VEGAS
NEVADA

No.	Date	Description
	05/23/12	B.D. SUBMITTAL

It is the client's responsibility prior to or during construction to notify the architect in writing of any omissions/errors or enhancement to the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Failure to notify the architect in writing shall relieve the architect of responsibility and all the measures from the architect prior to the client or owner's subcontractors commencing with the work. The client shall be responsible for any deficiency consequent if these procedures are not followed.



May 23, 2012

PLAN 3
'C' EXTERIOR ELEVATIONS & ROOF PLAN

A3-6

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WVR-48864
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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

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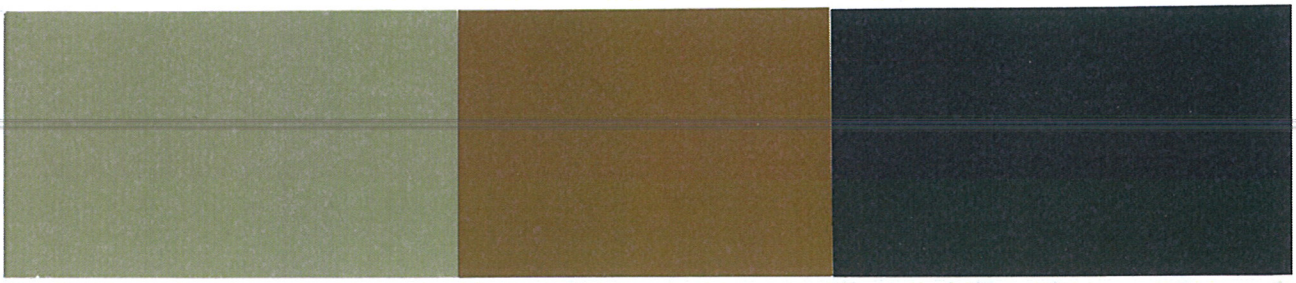
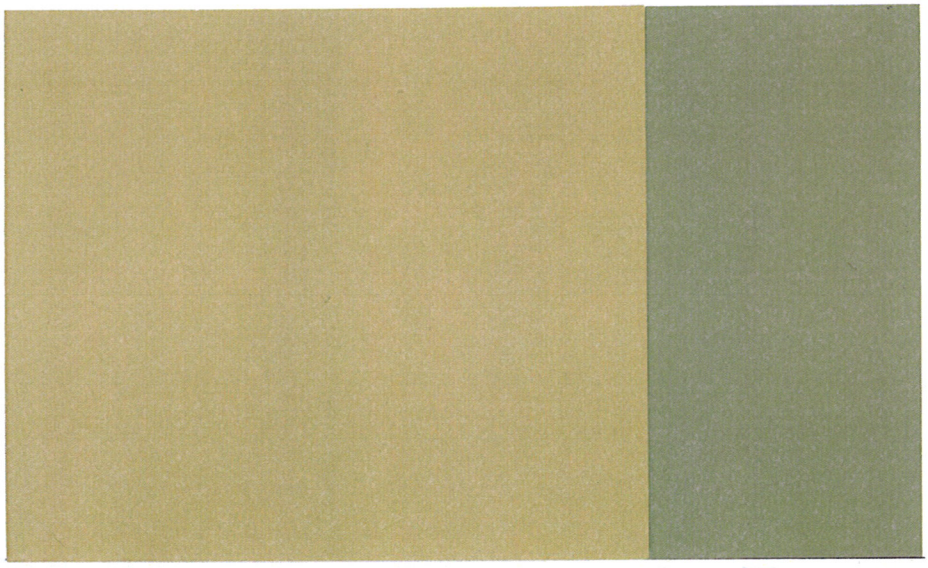
Roof Tile – Mission Profile



Fascia *Garage Dr.* *Shutters & Front Dr.* *Ironwork*



Primary Stucco *Stucco Trim*

RYLAND HOMES

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Department of Planning

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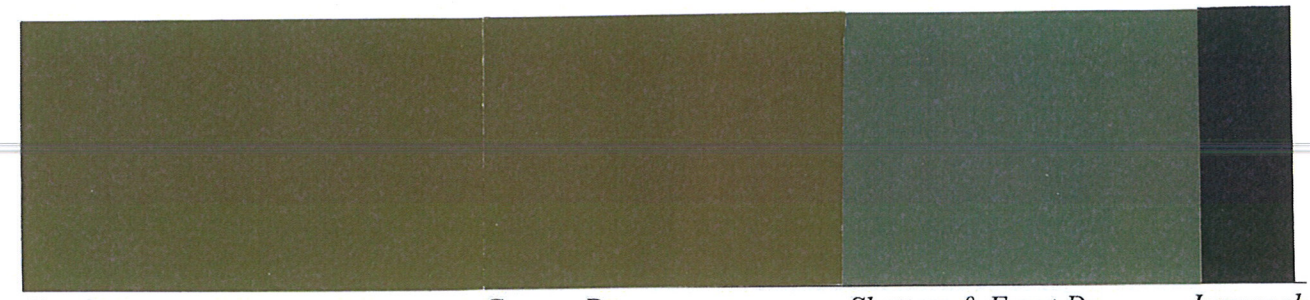
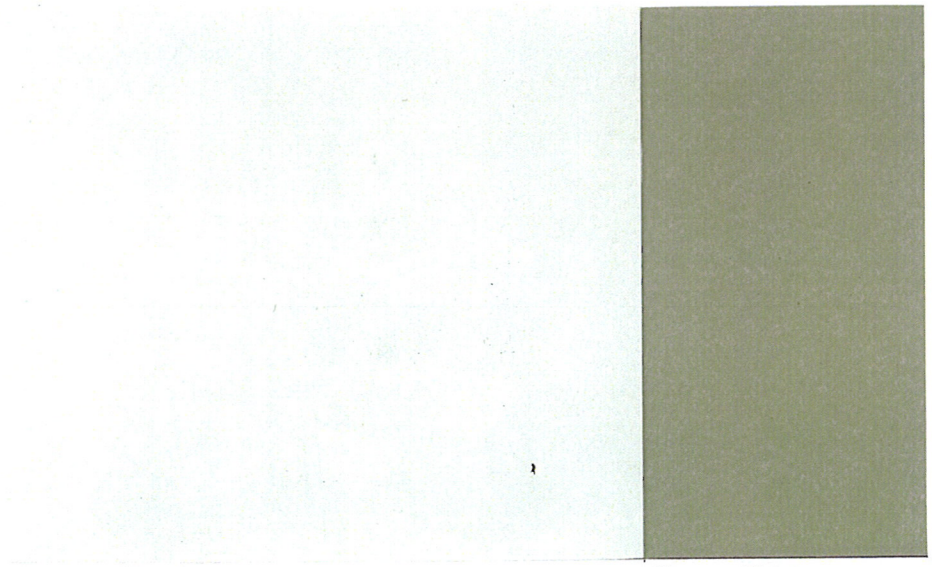
Roof Tile – Mission Profile



Fascia *Garage Dr.* *Shutters & Front Dr.* *Ironwork*



Primary Stucco *Stucco Trim*

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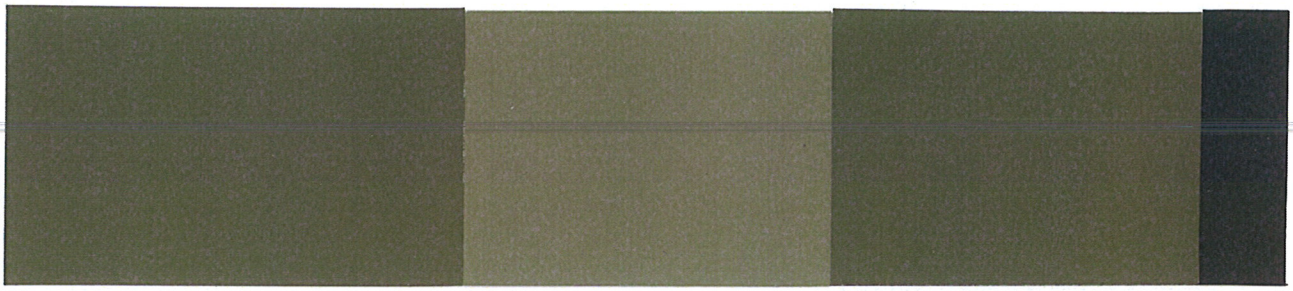
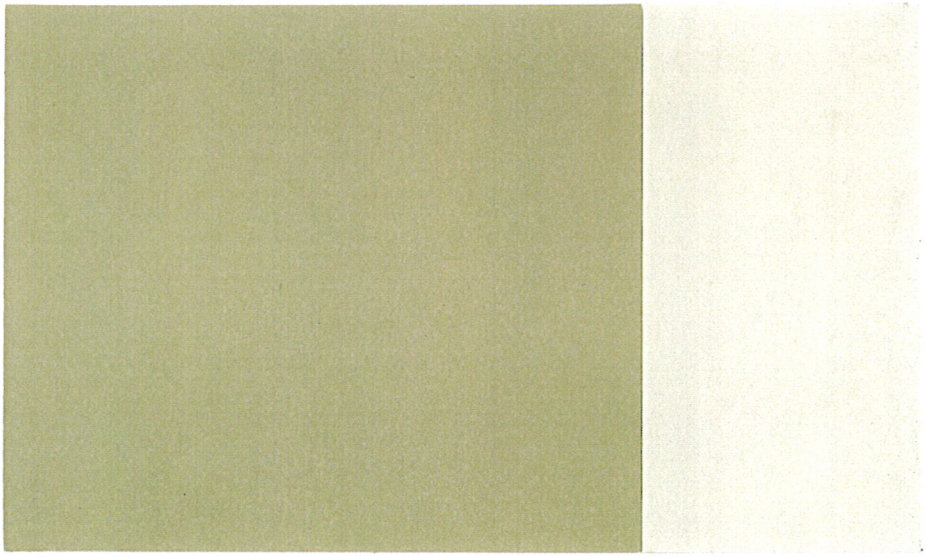
Roof Tile – Mission Profile



Fascia *Garage Dr.* *Shutters & Front Dr.* *Ironwork*



Primary Stucco *Stucco Trim*

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SDR-48862



SUP-48863, WVR-48864 & SDR-48862 - APPLICANT: RYLAND HOMES NEVADA, LLC - OWNER: INVESTOR EQUITY HOMES, LLC

SOUTHEAST CORNER OF SKY POINTE DRIVE AND ELKHORN ROAD

06/03/13



SUP-48863, WVR-48864 & SDR-48862 - APPLICANT: RYLAND HOMES NEVADA, LLC - OWNER: INVESTOR EQUITY HOMES, LLC

SOUTHEAST CORNER OF SKY POINTE DRIVE AND ELKHORN ROAD

06/03/13

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

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www.RCINEVADA.com

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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

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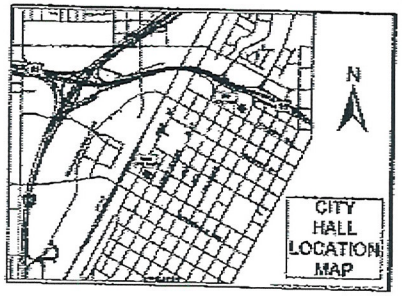

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☑ I SUPPORT this Request ☐ I OPPOSE this Request

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SUP-48863 & WVR-48864

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12521201001 Case: SUP-48863
M S NORTHWEST LAND COMPANY L L C
9755 W CHARLESTON BLVD
LAS VEGAS NV 89117-7536

07/01/2013 10:04 7029406931 EHB PAGE 01/01

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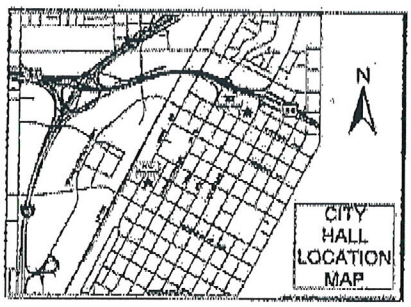

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Case: SUP-48863
125178020[illegible]
WYKOFF NEWBERG CORP
P O BOX 62467
BOULDER CITY NV 89006-2467

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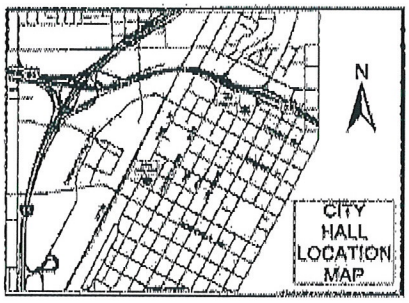

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1251 7802011
AMERICAN GEAR REDUCTION INC
P O BOX 62467
BOULDER CITY NV 89006-2467

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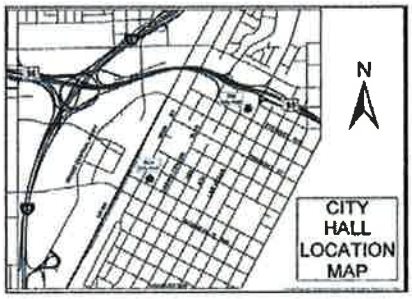

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12521213220
PIFFERINI JR FAMILY TRUST
PIFFERINI ROBERT M JR & LARK TRS
601 WESTON RD
SCOTTS VALLEY CA 95066-2542

108 DRDGNMP 95066

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Case: SUP-48863
12521213167
NATALE PHILIP J & MICHELE
9 SHERRI RD
SARATOGA SPRINGS NY 12866-8514

2 DRDGNMP 12866

please call (702) 229-6405.

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12521213177
GOMEZ CHRISTOPHER & CECILIA
6868 SKY POINTE DR #2087
LAS VEGAS NV 89131-6117

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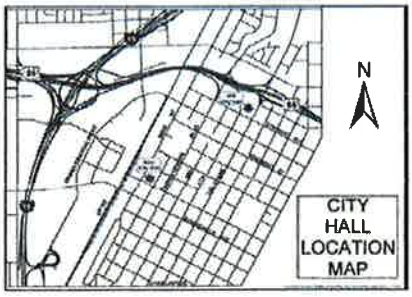

How much housing and Schools CAN you cram in this small area of town. There is already too much congestion & traffic. The Schools are not even open yet & Apartments Are not built.

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Case: SUP-48863
12521213088
MCCULLOUGH-FERRER DAWN M LIV TR
MCCULLOUGH-FERRER DAWN MARIE
1210 N DALTON AVE
AZUSA CA 91702-2128

89 DRDGMMP 91702

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%EQUITY TRUST COMPANY
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MOUMOUTH JUNCTION NJ
08852-2319

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12521213282
NOLAN DANIEL M & KATHLEEN
7341 RAVINES AVE
LAS VEGAS NV 89131-1778

6S DRDGMMP 89131

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12516415059
TRIBETT FAMILY TRUST
TRIBETT RICHARD L OR TERESA TRS
8329 ALDER MEADOWS AVE
LAS VEGAS NV 89131-4528

6S DRDGMMP 89131

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-48863 & WVR-48864
Planning Commission Meeting of 7/9/2013

There is a reason for title 19.04. I don't think waivers should be handed out freely, as with the last three in Ward 6. Is the department concerned for the quality of life of the residents of Ward 6, or the builders' profit margins?

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12521213153
DIAS LAD & JACQUELINE
7836 LOVELY PINE PL
LAS VEGAS NV 89143-4445

59-60
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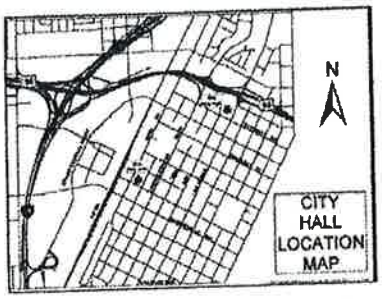
Return Service Requested

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-48863 & WVR-48864

Planning Commission Meeting of 7/9/2013

[redacted] MAILED FROM ZIPCODE 89101

Case: SUP-48863

12521213010
SCHNEIDER FAMILY TRUST
112 SEA VIEW DR
PORT ANGELES WA 98362-9155

2 ORDCHMP 98363

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JUL 08 2013

City of Las Vegas
Department of Planning

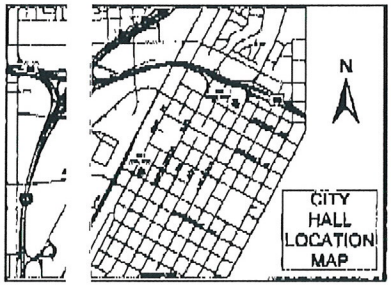
59-60
P

City of Las Vegas
Department of Planning
Development Services Cent
333 North Rancho Drive, 3' floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.43³
0004279218 JUN 27 2013
MAILED FROM ZIP CODE 89101

Ret rn Service Requested
Officia Notice of Public Hearing



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☐ I SUPPORT this Reques

☒ I OPPOSE this Request

Case: SDR-48862
12516418020
SNOW JEANNETTE
8145 EXPLORATION AVE
LAS VEGAS NV 89131-4596

Please use available bl k space on card for your comments.

SDR-48862

Planning Commission eeting of 7/9/2013 Cutting a 1/4 of the square footage allotment for 122 SFR homes wit no buffer, sounds like apartment living functionality and over crowding

66 DRDGNMP 89131

City of Las Vegas
Department of Planning
Development Services Cent
333 North Rancho Drive, 3' floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
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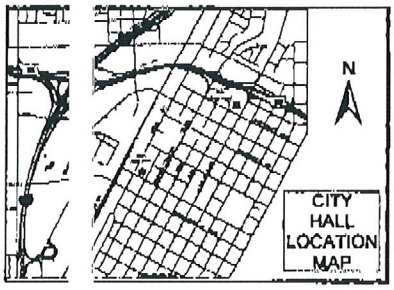
MAILED FROM ZIP CODE 89101

Ret rn Service Requested
Officia Notice of Public Hearing



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JUL 01 2013
City of Las Vegas
Department of Planning

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Case: SUP-48863
12516418020
SNOW JEANNETTE
8145 EXPLORATION AVE
LAS VEGAS NV 89131-4596

Please use available bl k space on card for your comments.

SUP-48863 & WVR-4 864

59-61 P

Planning Commission eeting of 7/9/2013

Inadequate or insufficient standard size streets and sidewalks will cause more accidents and/or deaths.

66 DRDGNMP 89131

City of Las Vegas Agenda Item No.: **36.**

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

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

SUBJECT:
ABEYANCE - WVR-48864 - WAIVER RELATED TO SUP-48863 - PUBLIC HEARING - APPLICANT: RYLAND HOMES NEVADA, LLC - OWNER: INVESTOR EQUITY HOMES, LLC - For possible action on a request for a Waiver of Title 19.04 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; AND TO ALLOW PRIVATE STREETS TO TERMINATE IN DEAD-END STUBS WHERE CULS-DE-SAC ARE 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 09/18/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**12**	**Planning Commission Mtg.**	**3**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Support Postcards
4. Comment submitted by: Diana Ortosky - PC07092013-60-1

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: Ryland Homes Nevada, 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: 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. 99-35681-1
MY APPT. EXPIRES MAR. 1, 2015

RECEIVED

JUN 12 2013

City of Las Vegas
Department of Planning

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 Ryland Homes Nevada LLC **Contact** Jeff Stevens

Address 8925 W. Russell Road # 200 **Phone** (702)360-7500 **Fax** (702)360-7005

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

E-mail Address Jeffrey.Stevens@ryland.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* [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.

[signature] 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
Date Received:*	6/12/13
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.

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

RECEIVED
JUN 12 2013
City of Las Vegas
Department of Planning

Public Comment Form

Item Subject WVR-48864 - WAIVER RELATED TO SUP-48863 - PUBLIC HEARING - APPLICANT: RYLAND HOMES NEVADA, LLC - OWNER: INVESTOR EQUITY HOMES, LLC - For possible action on a request for a Waiver of Title 19.04 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; AND TO ALLOW PRIVATE STREETS TO TERMINATE IN DEAD-END STUBS WHERE CULS-DE-SAC ARE 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.

Tracking Number PC07092013-60-1

Name Diana Ortosky

Address 6868 Sky Pointe Dr

City Las Vegas

State Nevada

Zip 89131

Comment They are trying to put to many houses on a small space.

There are laws and regulation made that everyone suppose to follow for the good of the city. If you let them brake them, then everyone else building wants the same.

There was suppose to be an extenting of Elkhorn to Skypointe that was already in the plans. What about the people that are waiting for this to happen

Vote Against

City of Las Vegas Agenda Item No.: **37.**

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

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

SUBJECT:
ABEYANCE - SDR-48862 - SITE DEVELOPMENT PLAN RELATED TO SUP-48863 AND WVR-48864 - PUBLIC HEARING - APPLICANT: RYLAND HOMES NEVADA, LLC - 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 09/18/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**12**	**Planning Commission Mtg.**	**5**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Protest/Support Postcards
4. Comment submitted by: Diana Ortosky - PC07092013-61-1
5. Comment submitted by: Diana Ortosky - PC07092013-61-2

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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: Ryland Homes Nevada, 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: 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. 99-35681-1
MY APPT. EXPIRES MAR. 1, 2015

RECEIVED
JUN 12 2013
City of Las Vegas
Department of Planning

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

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APPLICANT Ryland Homes Nevada LLC **Contact** Jeff Stevens

Address 8925 W. Russell Road # 200 **Phone** (702)360-7500 **Fax** (702)360-7005

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

E-mail Address Jeffrey.Stevens@ryland.com

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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 #	SDR-48862
Meeting Date:	7/9/13
Total Fee:	$1030.00
Date Received:*	6/12/13
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.

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

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JUN 12 2013
City of Las Vegas
Department of Planning

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.43³
0004279218 JUN 27 2013
MAILED FROM ZIP CODE 89101

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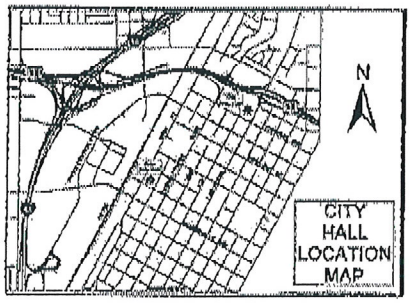
Official Notice of Public Hearing



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[X] I SUPPORT this Request

[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-48862

Planning Commission Meeting of 7/9/2013

Case: SDR-48862

12517802001
WYKOFF NEWBERG CORP
P O BOX 62467
BOULDER CITY NV 89006-2467

39 DRDGNMP 89006

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JUL 01 2013
City of Las Vegas
Department of Planning

61
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City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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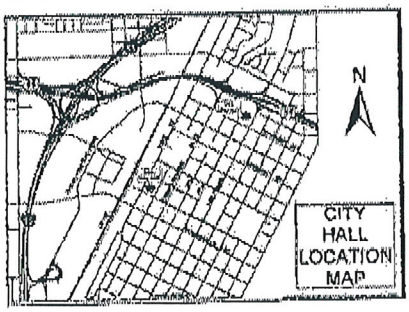

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-48862

Planning Commission Meeting of 7/9/2013

Case: SDR-48862
12517802005
AMERICAN GEAR REDUCTION INC
P O BOX 62467
BOULDER CITY NV 89006-2467

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JUL 01 2013
City of Las Vegas
Department of Planning

61A

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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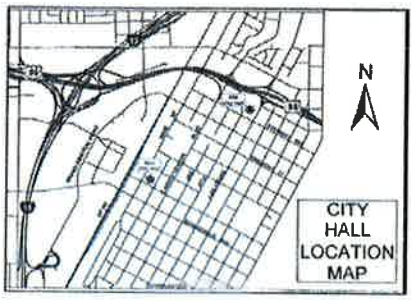

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SDR-48862
Planning Commission Meeting of 7/9/2013

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JUL 0 8 2013
City of Las Vegas
Dept. of Planning

Case: SDR-48862
12521213282
NOLAN DANIEL M & KATHLEEN
7341 RAVINES AVE
LAS VEGAS NV 89131-1778

6 6 DRDGMMP 89131

Department of Planning at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-48862
Planning Commission Meeting of 7/9/2013

Case: SDR-48862
12521213298
CERJANCE THOMAS L
P O BOX 2014
OCEAN SHORES CA 98569-2014

130 DRDGMMP 98569

to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-48862
Planning Commission Meeting of 7/9/2013

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JUL 0 8 2013
City of Las Vegas
Department of Planning

Case: SDR-48862
12516415059
TRIBETT FAMILY TRUST
TRIBETT RICHARD L OR TERESA TRS
8329 ALDER MEADOWS AVE
LAS VEGAS NV 89131-4528

61
3P

66 DRDGMMP 89131

Submitted after final agenda

Date 7/9/2013 Item 61

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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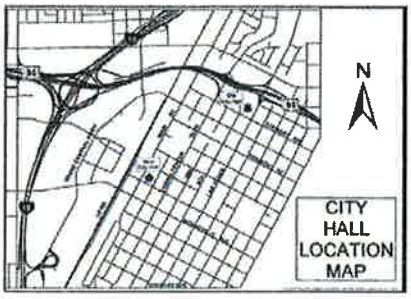

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Department of Planning

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SDR-48862
Planning Commission Meeting of 7/9/2013

Case: SDR-48862
12521213220
PIFFERINI JR FAMILY TRUST
PIFFERINI ROBERT M JR & LARK TRS
601 WESTON RD
SCOTTS VALLEY CA 95066-2542

1 OB ORDGMP 96066

appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-48862
Planning Commission Meeting of 7/9/2013

Case: SDR-48862
12521213167
NATALE PHILIP J & MICHELE
9 SHERRI RD
SARATOGA SPRINGS NY 12866-8514

2 ORDGMP 12866

6|2P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

but it doesn't really matter. Builders always get their way with planning.

Please use available blank space on card for your comments.

Kids playing will not be as safe. It will be harder to walk to your dog

SDR-48862
Planning Commission Meeting of 7/9/2013

Case: SDR-48862
12521213153
DIAS LAD & JACQUELINE
7836 LOVELY PINE PL
LAS VEGAS NV 89143-4445

10 DRDGMP 89143

6/P

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Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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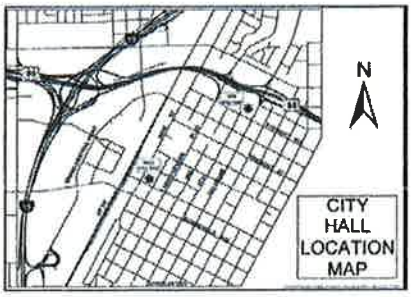
City of Las Vegas
Dept. of Planning



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-48862
Planning Commission Meeting of 7/9/2013

Case: SDR-48862
12516421076
HUIZHONG GU IRA
%EQUITY TRUST COMPANY
22 COTONEASTER CT
MOUMOUTH JUNCTION NJ
08852-2319

2 ORDCMP 0852

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Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
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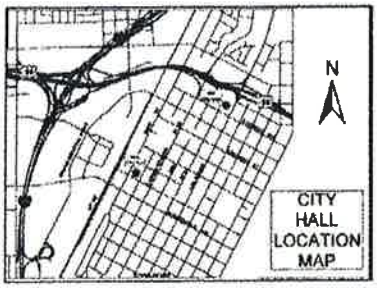
0004279218 JUN 27 2013
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-48862
Planning Commission Meeting of 7/9/2013

Case: SDR-48862
12521213010
SCHNEIDER FAMILY TRUST
112 SEA VIEW DR
PORT ANGELES WA 98362-9155

2 ORDCMP 98362

RECEIVED
JUL 08 2013
City of Las Vegas
Department of Planning

6/P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing

RECEIVED
JUL 2 2013
City of Las Vegas
Dept. of Planning

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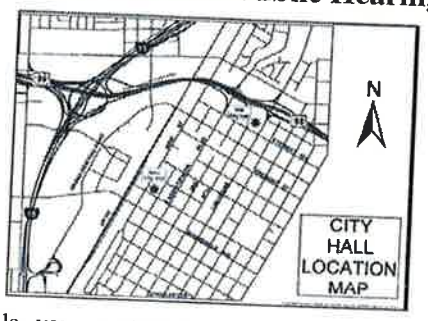


THE STANDARDS SET FORTH IN THE APLICABLE STATUTES EXIST FOR THE BETTERMENT OF OUR COMMUNITY - THIS EXCEPTION IS NOT NECESSARY OR WARANTED.

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request
☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-48862
Planning Commission Meeting of 7/9/2013

12521111056 Case: SDR-48862
SHUPE JASON P
7036 DILLSEED DR
LAS VEGAS NV 89131-8135

66 DRDGNMP 89131



RECEIVED
JUL 0 8 2013
City of Las Vegas
Department of Planning

you wish to file your protest or support on this request, check the ppropriate box below and return this card in an envelope with postage to the epartment of Planning at the address listed above or fax this side of this card (702) 385-7268. If you would like to contact your Council Representative, ease call (702) 229-6405.

☒ I SUPPORT this Request
☐ I OPPOSE this Request

ease use available blank space on card for your comments.

DR-48862
anning Commission Meeting of 7/9/2013

12521213077 Case: SDR-48862
PETERSEIL GARY D & MARO K
27432 VIA AMISTOSO
MISSION VIEJO CA 92692-2412

92 DRDGNMP 92692

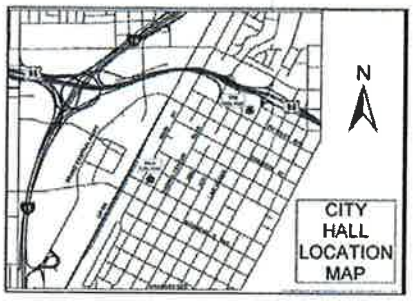
61
1A
1P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.43³
0004279218 JUN 27 2013
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-48862

Planning Commission Meeting of 7/9/2013

RECEIVED
JUL 0 8 2013
City of Las Vegas
Department of Planning

Case: SDR-48862
12516421145
DUMO DICK
4336 IOWA ST #8
SAN DIEGO CA 92104-1346

96 DRDGMMP 92104

to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-48862

Planning Commission Meeting of 7/9/2013

RECEIVED
JUL 0 8 2013
City of Las Vegas
Department of Planning

Case: SDR-48862
12521213177
GOMEZ CHRISTOPHER & CECILIA
6868 SKY POINTE DR #2087
LAS VEGAS NV 89131-6117

66 DRDGMMP 89131

61
2A

Public Comment Form

Item Subject SDR-48862 - SITE DEVELOPMENT PLAN RELATED TO SUP-48863 AND WVR-48864 - PUBLIC HEARING - APPLICANT: RYLAND HOMES NEVADA, LLC - 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.

Tracking Number PC07092013-61-1

Name Diana Ortosky

Address 6868 Sky Pointe Dr

City Las Vegas

State Nevada

Zip 89131

Comment Landscaping is important part of the city. Putting in trees and bushes help to clean the air and beutifide the city. Every state I lived in has this rule. Why should they be different.

They are trying to put to many houses on a small space.

There are laws and regulation made that everyone suppose to follow for the good of the city. If you let them brake them, then everyone else building wants the same.

There was suppose to be an extenting of Elkhorn to Skypointe that was already in the plans. What about the people that are waiting for this to happen

Vote

Public Comment Form

Item Subject SDR-48862 - SITE DEVELOPMENT PLAN RELATED TO SUP-48863 AND WVR-48864 - PUBLIC HEARING - APPLICANT: RYLAND HOMES NEVADA, LLC - 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.

Tracking Number PC07092013-61-2

Name Diana Ortosky

Address 6868 Sky Pointe Dr

City Las Vegas

State Nevada

Zip 89131

Comment Landscaping is important part of the city. Putting in trees and bushes help to clean the air and beutifide the city. Every state I lived in has this rule. Why should they be different.

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There was suppose to be an extenting of Elkhorn to Skypointe that was already in the plans. What about the people that are waiting for this to happen

Vote Against

City of Las Vegas Agenda Item No.: **38.**

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

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

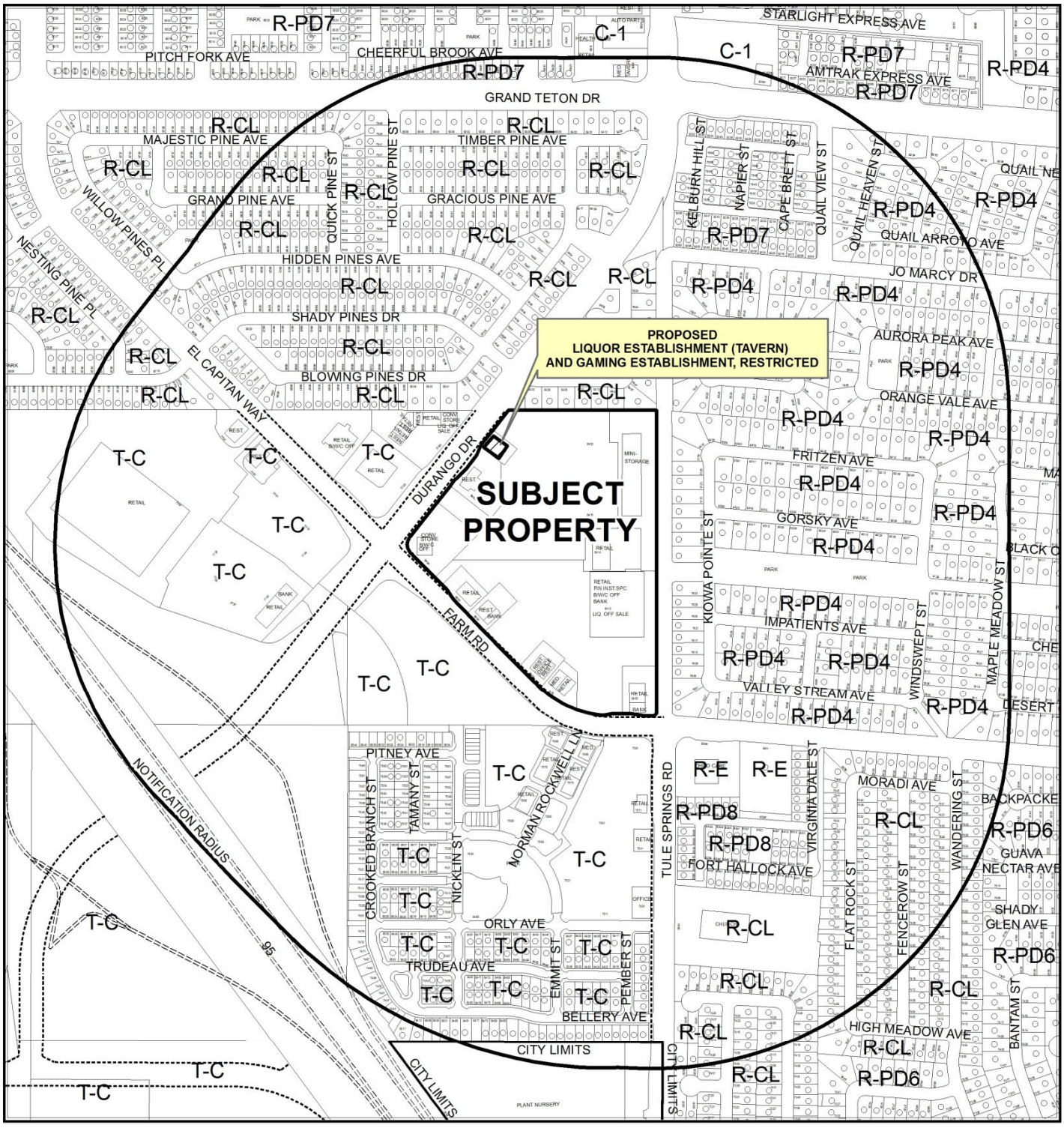
SUBJECT:
ABEYANCE - SUP-49519 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: FARM CAPITAL MANAGEMENT, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 5,000 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) WITH A WAIVER TO ALLOW A 150-FOOT SEPARATION FROM A CHILD CARE 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 09/18/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**25**	**Planning Commission Mtg.**	**6**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

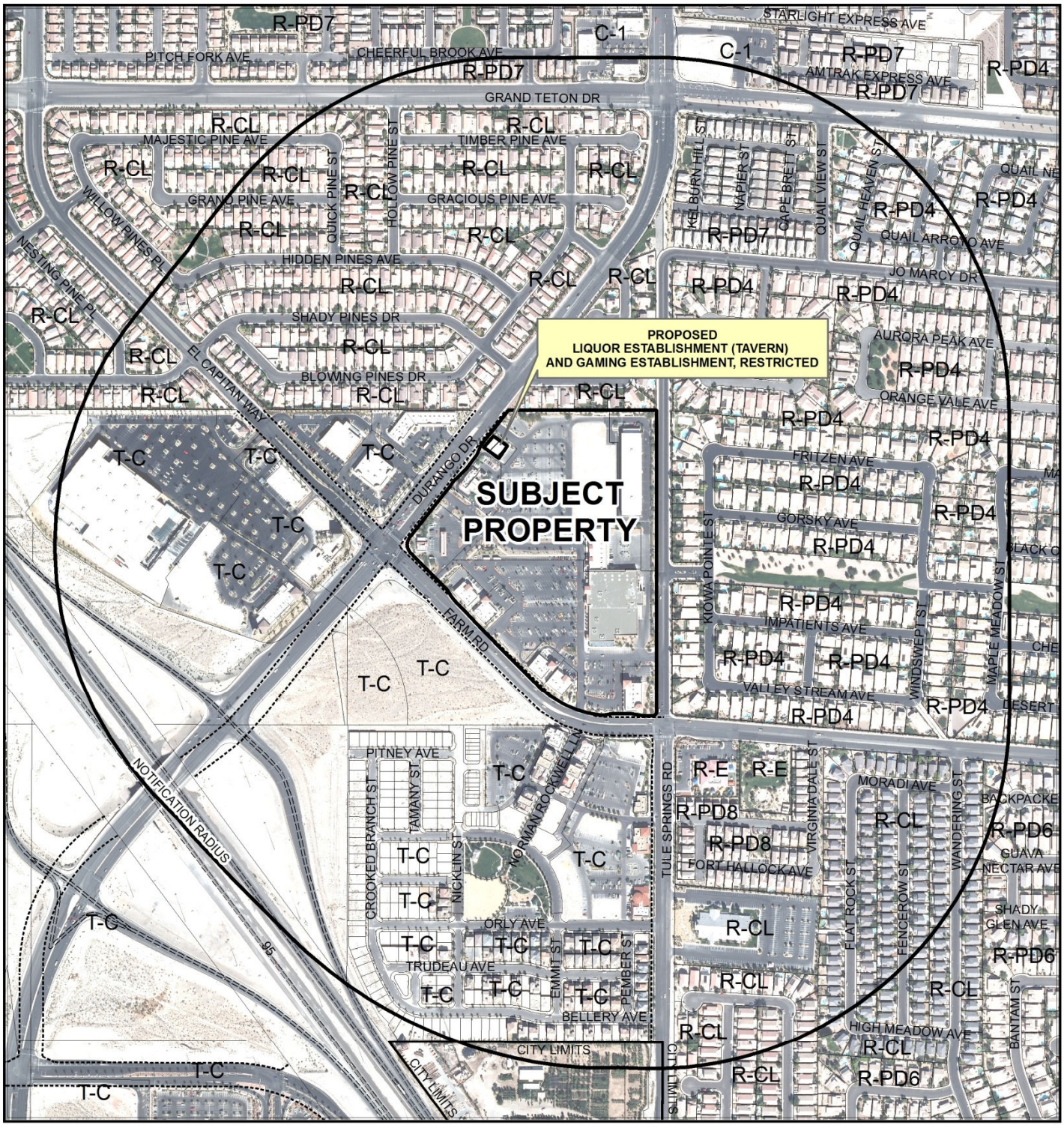
BACKUP DOCUMENTATION:
1. Location and Aerial Maps – SUP-49519, SUP-49520 and SDR-49521
2. Special Map
3. Conditions and Staff Report - SUP-49519, SUP-49520 and SDR-49521
4. Supporting Documentation
5. Photos - SUP-49519, SUP-49520 and SDR-49521
6. Justification Letter - SUP-49519, SUP-49520 and SDR-49521
7. Protest/Support Postcards - 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]



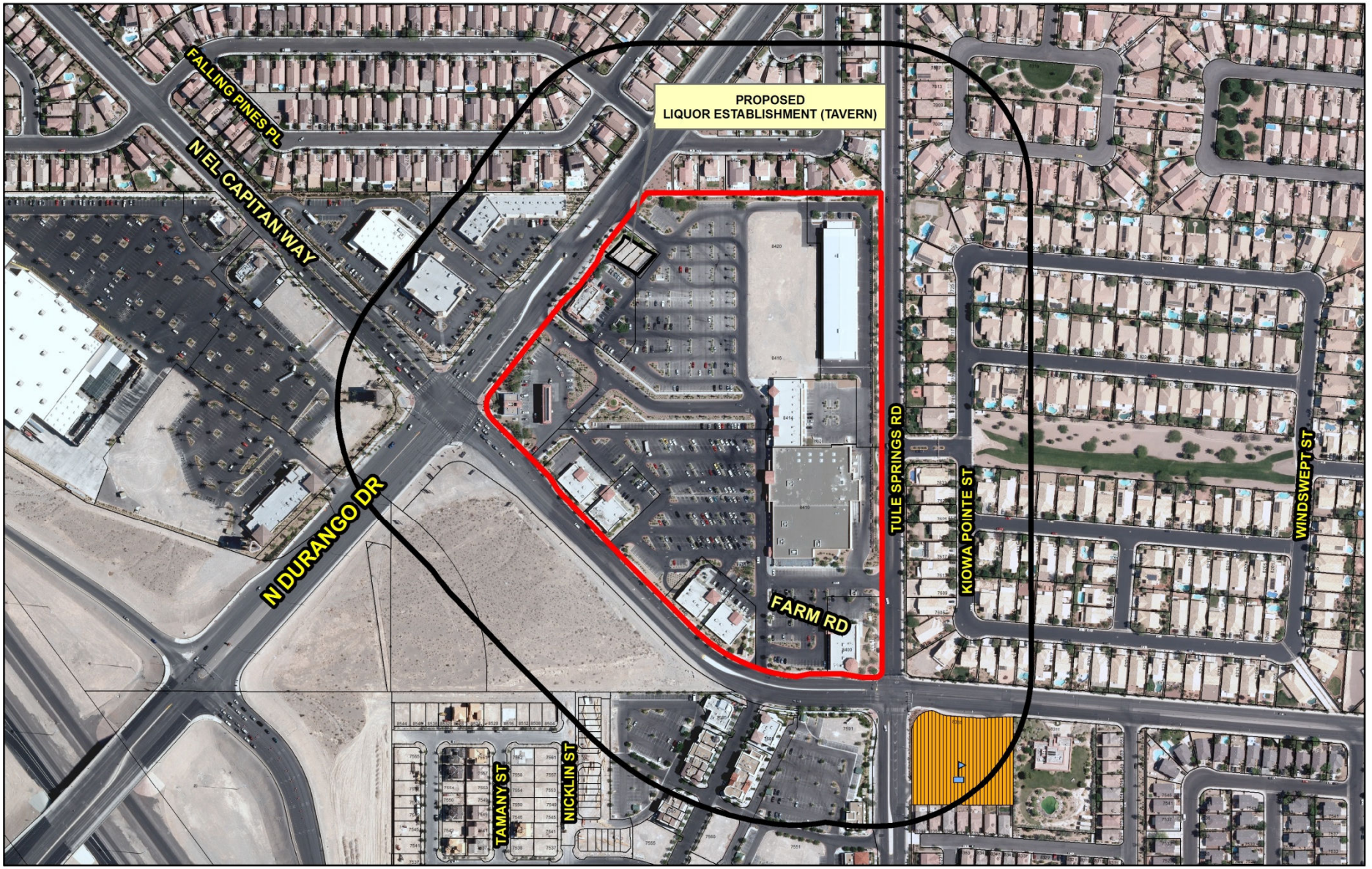
0 500 1,000 Feet

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
05/29/13

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

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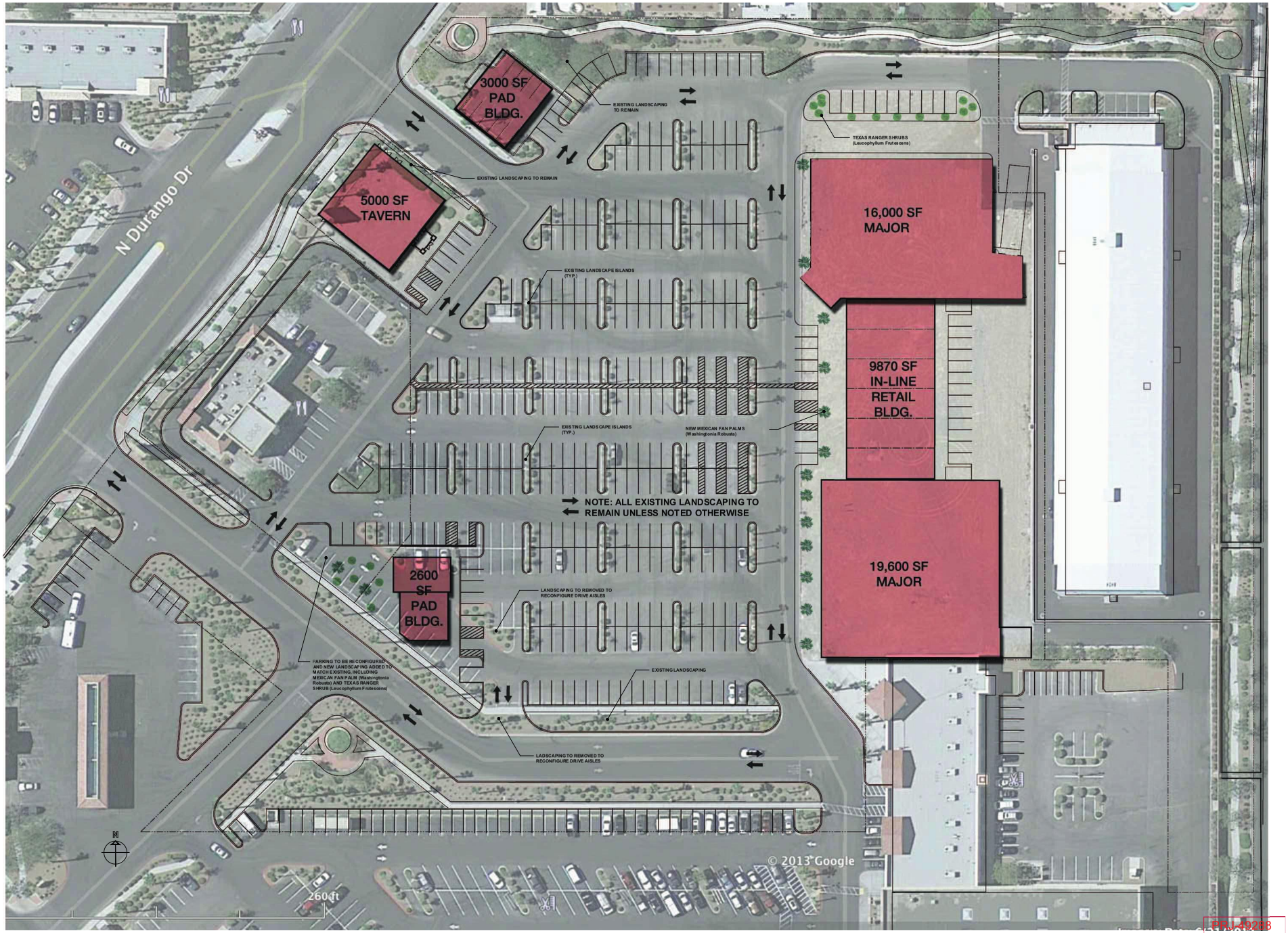

1 Tavern LandscapePlan

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. 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:
Landscape Plan

Sheet Number:
A1.01

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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
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d3
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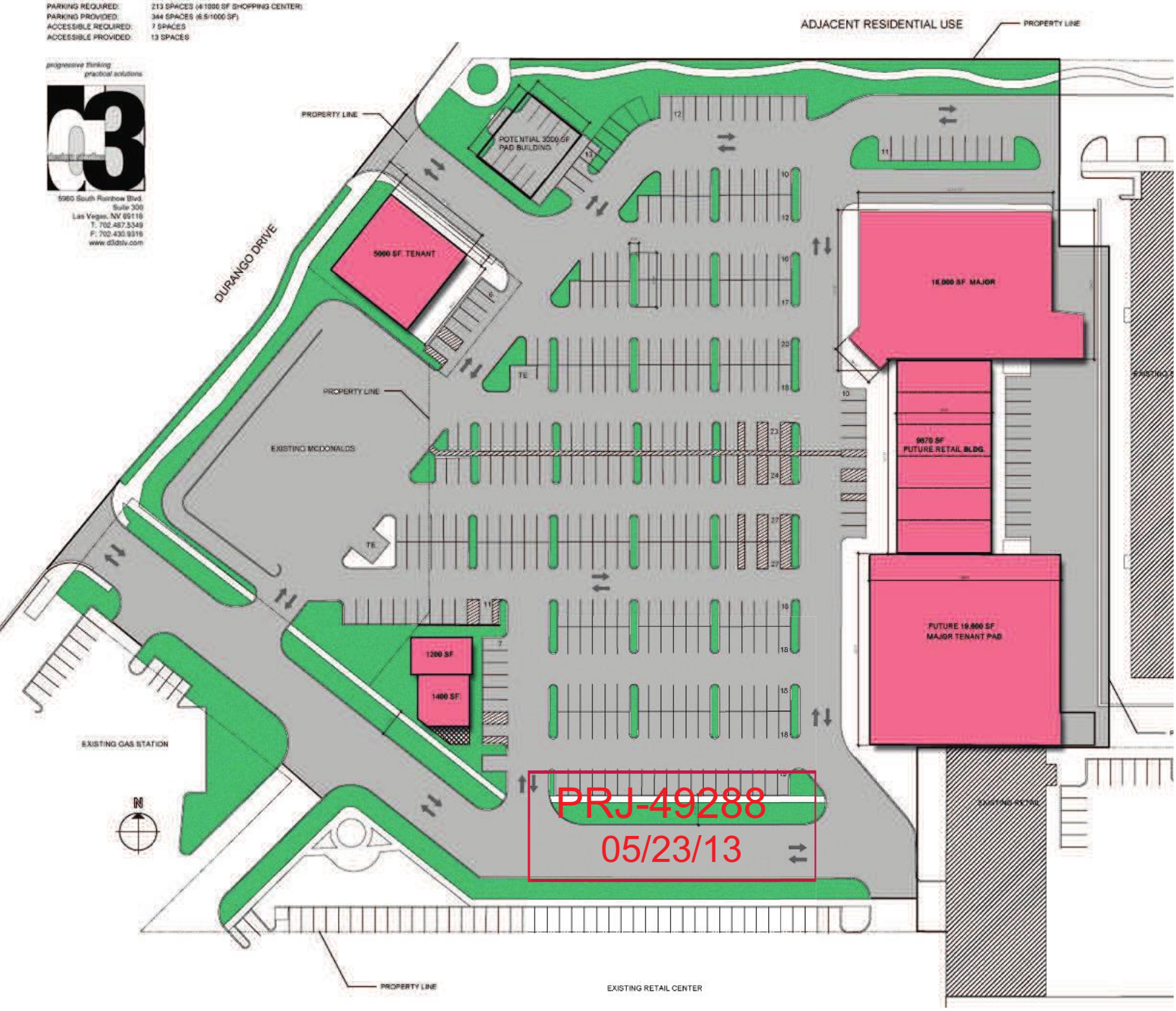
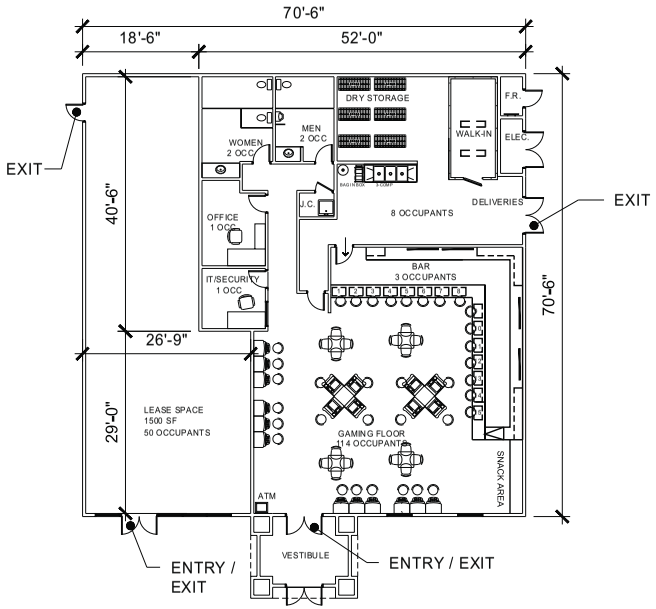


SUP-49519
SUP-49520
SDR-49521



1 Tavern Floor Plan

1/8" = 1'-0"

SUP-49519

SUP-49520

SDR-49521

PRJ-49288
05/23/13

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practical solutions

5960 South Rainbow Blvd.
Suite 300
Las Vegas, NV 89118
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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

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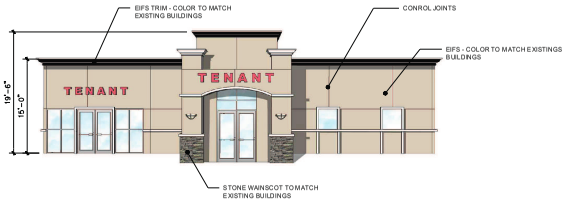
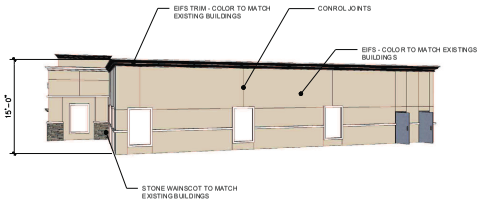
2013 d3designstudios



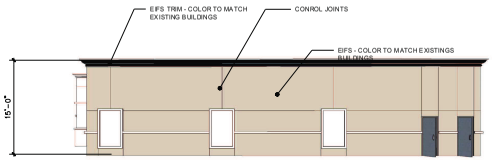
1 Southeast Elevation

1/8" = 1'-0"



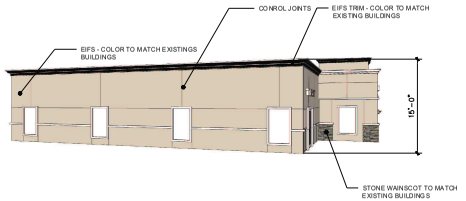
2 Northeast Elevation

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

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CLIENT INFO

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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

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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

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2013 d3designstudios



SUP-49519, SUP-49520 & SDR-49521 - APPLICANT/OWNER: FARM CAPITAL MANAGEMENT, LLC
NORTHEAST CORNER OF FARM ROAD AND DURANGO DRIVE

06/03/13



SUP-49519, SUP-49520 & SDR-49521 - APPLICANT/OWNER: FARM CAPITAL MANAGEMENT, LLC
NORTHEAST CORNER OF FARM ROAD AND DURANGO DRIVE

06/03/13



SUP-49519, SUP-49520 & SDR-49521 - APPLICANT/OWNER: FARM CAPITAL MANAGEMENT, LLC
NORTHEAST CORNER OF FARM ROAD AND DURANGO DRIVE

06/03/13

May 23, 2013

Flinn Fagg, Director
Planning and Development Department
City of Las Vegas
333 N. Rancho Drive
Las Vegas, NV 89106

RE: Justification Letter – Tavern at Farm & Durango
Request SUPs with Waivers and SDR for a Liquor Establishment with Restricted Gaming in a New Pad Building in a Shopping Center
APN#s: 125-17-610-018

Dear Mr. Fagg:

On behalf of our client, Farm Capital Management LLC, please accept this justification letter for a Special Use Permit and Site Development Review to allow a Liquor Establishment with Restricted Gaming on a vacant pad site located in an existing shopping center on the northwest corner of Centennial Center Boulevard and Ann Road.

The 0.26+/- acre site is a SC-TC (Service Commercial/Town Center) zoned site and located within a 19.99 +/- net acre fully developed commercial parcel. The location of the Liquor Establishment is on a separate pad site up along Durango Road but facing the interior of the commercial center. The tenant space is about 5,000 square feet and depicted on the attached site plan.

The requested use requires waivers to the Town Center & Code Development Standards: 50 acres for a Tavern; property line distance separation of 330 feet to residential and 400 feet to childcare; but will otherwise conform to the Code requirements of the City.

Approval Criteria for a Special Use Permit LVMC 19.16.110
L. Special Use Permit Determinations—Approval
In order to approve a proposed SUP, the Planning Commission or City Council must determine that:

1. In order to approve a proposed Special Use Permit application, the Planning Commission or City Council must determine that:

a. The proposed use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan;

1711 Whitney Mesa Drive, Suite 110, Henderson, Nevada 89014-2158
Telephone: 702 435 9909 Facsimile: 702 435 0457 E-Mail: ggarcia@gcgarciainc.com

The use would be part of a well-established commercial shopping center that has ample parking, approved design, on-going property management and recognized ability to have multiple commercial uses operating in a harmonious manner. The actual tenant space is about quadruple the minimum distance from the daycare at over 1,400 feet from property to property line; the residential is about 150 feet. The substantial intervening commercial buildings act as a major buffer as does commercial drive, parking lot and large landscaping buffer, the major arterial; the orientation of the commercial to N. Durango Drive and the concentration of commercial uses along major roadways near a US 95 Highway Interchange appropriate for a diversity of goods and services.

Furthermore, the use will help complete development of an unfinished center as well as sustain and promote the existing commercial facilities and other businesses. The use is done in a manner consistent with the zoning and General Plan. The use and design will therefore comply with the SUP, conditions of approval and other Code requirements.

b. The subject site is physically suitable for the type and intensity of land use being proposed;

The site is planned and zoned for the existing shopping center. The location will fill an existing tenant space so no major external changes are anticipated. The location of the approved use is near a major freeway interchange; is designed and suitable for the use with ample parking, major surface streets and regional roadways; within a major commercial node and not abutting any residential; buffered by buildings and roads; and offering goods and services where liquor establishments are typically and suitably located. The use will be done in compliance with City requirements.

c. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use; and

The site sits near the intersection of two arterial streets that are very close to the US 95 Interchange. The use does not generate any higher level of traffic than other food and beverage tenants typically found in a shopping center of this size, type and location and will not create any additional demand on the street or highway infrastructure. All necessary off-site infrastructures to serve use are already built, in place and approved.

d. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety and welfare or the overall objectives of the General Plan.

The proposed business will not compromise the health, safety and welfare or objectives of the Plan. It meets the spirit and intent of Town Center as there is no concentration of Taverns. This will add a service that currently is not available. It meets the requirements for separation from any church, school or daycare for twelve children. It will comply with the provisions of 6.50 of the Municipal Code.

This specific user has no greater impact than other retail uses and less than many as to parking, noise, light and traffic. The new investment into the building will help maintain the economic vitality of property and promote business economic well being and not visibly impact the residential or infrastructure of the City and will thus serve to protect the health, safety and welfare.

WAIVERS REQUESTED: Waiver of Town Center Design Standards

D. Waiver – Development Standards
Approval Criteria: A waiver of any of these standards may be approved upon the request of an applicant if the applicant can show through convincing and substantial evidence that the waiver will not be contrary to the overall purpose and intent of the standards or the Town Center Land Use Plan.

Request to Waive Town Center Development Uses – Special Use Permit Requirements:

1) *#33(a) Liquor Establishment (Tavern), Restricted License: No tavern shall be located within 400 feet of any church, synagogue, school, child care facility licensed for more than twelve children or City Park.*

   Request & Justification: *The requested tavern is over 730 feet from a church/synagogue. The shopping center parcel line is about 100 feet away from the Day Care on the southeast corner of Farm & Tule Springs. The actual parcel for the propose use is within the shopping center and is over 1,400 away from a Day Care. There is no City park close the proposed use.*

2) *#26 Gaming Establishment, Restricted License: May not locate within 330 feet of any single-family detached dwelling.*

   Request & Justification: *The shopping center parcel line is less than the minimum distance from residential since the shopping center abuts the residential to the north. The actual tenant space is about 150 feet. The use faces a major arterial and there is a substantially intervening landscape buffer and parking lot. Additionally, there is a substantial buffering provided by commercial buildings, golf course and arterial roads. Additionally the site activity is oriented along a major commercial corridor so as to minimize any residential impacts.*

3) *#33(e) Liquor Establishment (Tavern): No tavern shall be located within and Service Commercial District unless it is part of a development with an aggregate exceeding 50 acres with a majority of the acreage located within a zone that allows taverns.*

   Request & Justification: *The shopping center is nearly 17 acres in size and in an intense commercial node close to a freeway interchange. This location is less than the 50 acre minimum but the entire area north of Ann along Centennial Center is all Service Commercial and collectively exceeds the minimum although no individual property does.*

SITE DEVELOPMENT REVIEW
The proposed design qualifies for a Minor Review as it is less than 5000 square feet and meets the Town Center Design Guidelines and fits with the surrounding commercial. It would also meet the requirements for a Major Review

1. The proposed development is compatible with adjacent development and development in the area and is controlled by the shopping center owner;

2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;

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SUP-49519, SUP-49520 & SDR-49521
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3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic as this pad already exists and was previously approved;

4. Building and landscape materials are appropriate for the area and for the City and consistent and compatible with existing commercial;

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area consistent and compatible with what existing commercial and the completion of the shopping center;

6. Appropriate measures will be taken to secure and protect the public health, safety and general welfare through design, tenant selection under property management and oversight for the shopping center.

The building incorporates earth tone colors, with lighter accent colors. The building has stone accents around the arched entryway and base of the building. The building has storefront doors and windows and will complement the surrounding area and shopping center.

SUMMARY JUSTIFICATION

In summary, we believe the requested SUPs for a Liquor Establishment with Restricted Gaming will help enhance and complete the commercial shopping center and provide additional goods and services to the area and help attract customers that also support other business. It will add jobs and enhance the tax base. Lastly, based on the above, there is convincing and substantial evidence that the proposed use and waivers meet the intent of the General Plan, Development Code, Town Center Land Use Plan and not contrary to the intended purpose.

We respectfully request your favorable consideration of this request. Please contact me if you have any questions or need additional information.

Sincerely,

George Garcia,
President

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06/11/13

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333 North Rancho Drive, 3rd Floor
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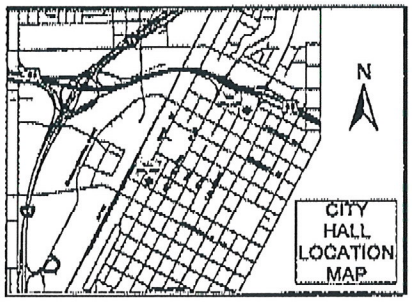

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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SUP-49519 & SUP-49520

Planning Commission Meeting of 7/9/2013

Case: SUP-49519
12517611003
7785 NORTH DURANGO L L C
314 GRAND ST
NEW YORK NY 10002-4502

102 DRDGNMP 10002

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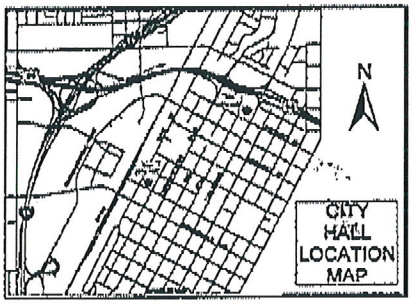

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Case: SDR-49521
12517611003
7785 NORTH DURANGO L L C
314 GRAND ST
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Case: SUP-49519
12516111009
KUNDINGER BRIAN H
8265 JO MARCY DR
LAS VEGAS NV 89131-4625

Submitted after final agenda
Date 7/9/2013 Item 5

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Jack Williams 702-655-8693 p.2

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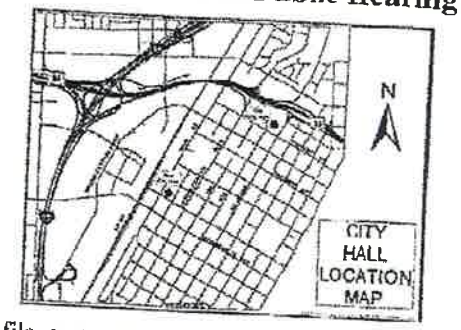

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We can do better. We have several Taverns in the area.

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12516111041 Case: SUP-49519
WILLIAMS FAMILY TRUST
WILLIAMS JOHN A & GERRY L TRS
8267 AURORA PEAK AVE
LAS VEGAS NV 89131-4627

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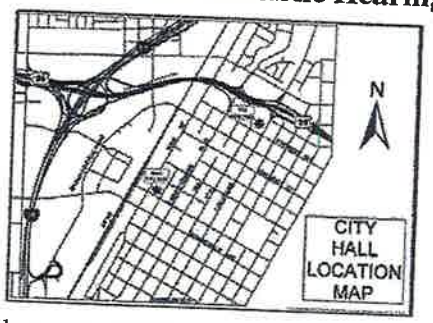

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12516313019 Case: SUP-49519
KRIEGH B LANCE JR & MARIA
7540 WANDERING ST
LAS VEGAS NV 89131-4566

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WILSON WILLIAM M & JENNIFER K
8540 GRACIOUS PINE AVE
LAS VEGAS NV 89143-4610

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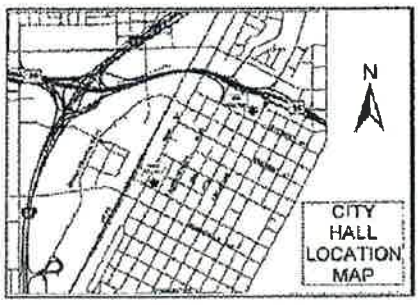

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12516311013
SARGENT FAMILY TRUST
SARGENT PHILIP J & REBECCA L TRS
52 SWEETWATER CT
DANVILLE CA 94506-1222

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Case: SUP-49519
12516210034
HOOPER TONI TRUST
HOOPER THELDA F TRS
8309 GORSKY DR
LAS VEGAS NV 89131-4620

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12517716030
FORD DAVID B & CYNTHIA J
418 N ILLINOIS ST
LAKE CITY IA 51449-1322

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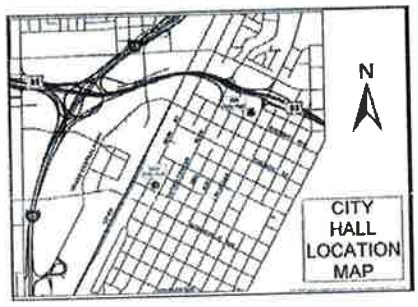

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KRONENBERG GARY RUBEN REV LIV TR
KRONENBERG GARY RUBEN TRS
8316 BLUSHING HEIGHTS AVE
LAS VEGAS NV 89131-4610

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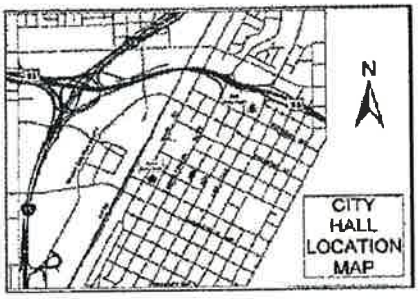

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This is way too close to a childcare facility.

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12517710012
KOEHLER STEPHEN A & CHERRY L
155 RICHLAND CT
GALLATIN TN 37066-3018

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Las Vegas, Nevada 89106

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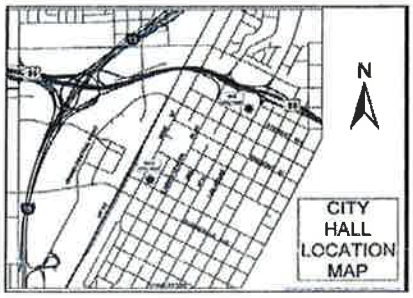

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Planning Commission Meeting of 7/9/2013

Case: SUP-49519
12516117055
OSTLER WILLIAM KENT & S JUNE
7932 KELBURN HILLS ST
LAS VEGAS NV 89131-4815

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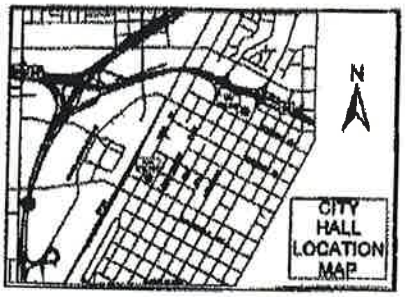

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12516210002 Case: SUP-49519
JONES FREDERICK S & SHIRLEY Y
7705 KIOWA POINTE ST
LAS VEGAS NV 89131-4615

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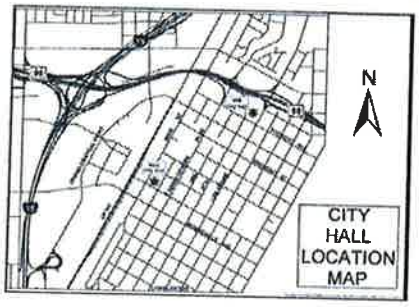

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12516212010 Case: SUP-49519
LEWTON BRADLEY A & STEPHANIE C
7600 WINDSWEPT ST
LAS VEGAS NV 89131-4636

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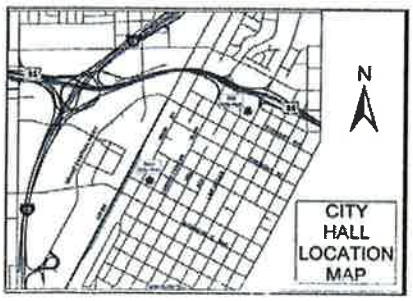

There is a reason a minimum separation is required & I oppose allowing a liquor establishment within the 400' minimum distance from a child care facility.

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Case: SUP-49519
12516319007
BOKELMANN WILLIAM T & PAMELA D
2377 FLUTE AVE
HENDERSON NV 89052-6415

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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UNITED STATES POSTAGE
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Dept. of Planning

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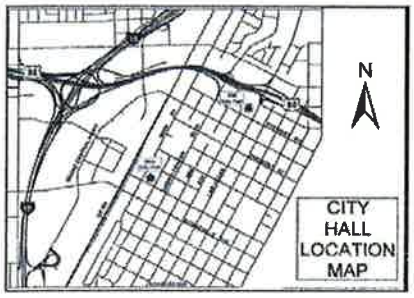
Dept. of Planning



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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-49519 & SUP-49520
Planning Commission Meeting of 7/9/2013

Case: SUP-49519
12517510019
CHRISTOPHER STEVEN D
3205 ORANGE ORCHID PL #1
NO LAS VEGAS NV 89084-3349

I oppose the Tavern and the gaming.

66-67
2P

46 DRDGNMP 89084

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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SUP-49519 & SUP-49520
Planning Commission Meeting of 7/9/2013

Case: SUP-49519
12517711009
MONETTE JENNIFER A & SCOTT A
8449 TRUDEAU AVE
LAS VEGAS NV 89143-1307

10 ORDCNMP 89143

to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-49519 & SUP-49520
Planning Commission Meeting of 7/9/2013

Case: SUP-49519
12517525007
KNORR DAVID G & PATRICIA A
266 S CENTER ST
ORANGE CA 92866-2075

104 ORDCNMP 92866

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SUP-49519 & SUP-49520
Planning Commission Meeting of 7/9/2013

Case: SUP-49519
12517525015
FAGAN MILDRED
8600 SHADY PINES DR
LAS VEGAS NV 89143-4452

66-67
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No. 5242 P. 1/2

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Las Vegas, Nevada 89106

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-49519 & SUP-49520

Planning Commission Meeting of 7/9/2013

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City of Las Vegas
Dept. of Planning

Case: SUP-49519
12517520026
ARRUDA ERIK P
7820 WAVERING PINE DR
LAS VEGAS NV 89143-1378

89143

Jul. 9. 2013 7:32AM

Yes

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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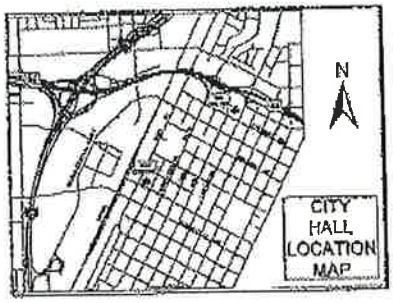

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SUP-49519 & SUP-49520
Planning Commission Meeting of 7/9/2013

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JUL 9 2013
City of Las Vegas
Dept. of Planning

Case: SUP-49519
12517528008
OLGUIN STEVE & LINDA
7804 RESTLESS PINES ST
LAS VEGAS NV 89131-8134

* Too many children in the parking lot. Please put this bar in a more appropriate spot. Thank-you.

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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SUP-49519 & SUP-49520
Planning Commission Meeting of 7/9/2013

JUNE 29, 2013

WE CERTAINLY DO NOT NEED ANY ADDITIONAL LIQUOR ESTABLISHMENTS OR GAMING EST.
WE HAVE ENOUGH PROBLEMS WITH LIQUOR & GAMING ALREADY!
THANK YOU!

Case: SUP-49519
12516215007
FENSCH ROBERT G & NANCY J
7623 MAPLE MEADOW ST
LAS VEGAS NV 89131-4665

RECEIVED
JUL 9 2013
City of Las Vegas
Dept. of Planning

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65 DRDCNMP 89131

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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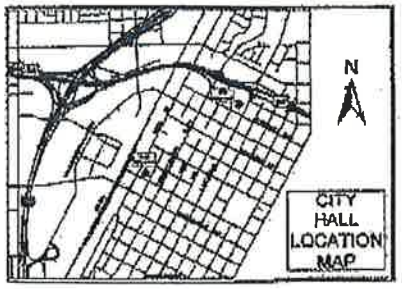

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SUP-49519 & SUP-49520
Planning Commission Meeting of 7/9/2013

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JUL 9 2013
City of Las Vegas
Dept. of Planning

Case: SUP-49519
12516213028
HOUGH STEVEN DONALD & KAREN R
8212 GORSKY AVE
LAS VEGAS NV 89131-4629

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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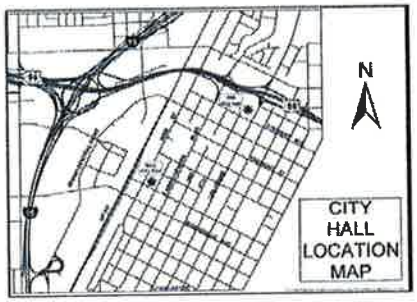

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Please use available blank space on card for your comments.

SUP-49519 & SUP-49520
Planning Commission Meeting of 7/9/2013

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JUL 9 2013
City of Las Vegas
Dept. of Planning

Case: SUP-49519
12516212003
DESCHAINE PATRICIA & EDWARD
7628 WINDSWEPT ST
LAS VEGAS NV 89131-4636

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28

66 DRDGMMP 89131

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-49519 & SUP-49520
Planning Commission Meeting of 7/9/2013

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JUL 9 2013
City of Las Vegas
Dept. of Planning

Case: SUP-49519
12516319017
KAWAGUCHI KENNETH R
7523 LITTLE LARAMIE ST
LAS VEGAS NV 89131-8196

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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SUP-49519 & SUP-49520
Planning Commission Meeting of 7/9/2013

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Dept. of Planning

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SUP-49519 A tavern only fifty yards from a child-care center is irresponsible

SUP-49520 A gaming establishment at zero distance from housing is callously indifferent to dwellers of that housing. Surely the Santa Fe Casino is close enough for gaming

Case: SUP-49519
12516213006
MACQUILLAN ANTHONY
7720 WINDSWEPT ST
LAS VEGAS NV ,89131-4637

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JUL 9 2013
City of Las Vegas
Dept. of Planning

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Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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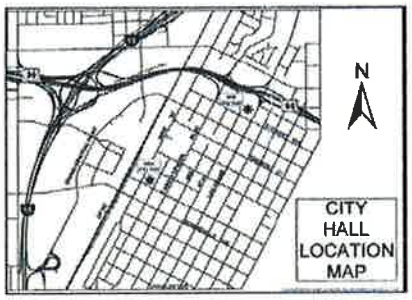

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SUP-49519 & SUP-49520

Planning Commission Meeting of 7/9/2013

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City of Las Vegas
Department of Planning

Case: SUP-49519
12517528009
BOOTH ROBERT L & FRANCES M
7808 RESTLESS PINES ST
LAS VEGAS NV 89131-8134

66 DRDCNMP 89131

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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SUP-49519 & SUP-49520

Planning Commission Meeting of 7/9/2013

Case: SUP-49519
12517710003
GIZZI PATRICK & LINDA
8473 ORLY AVE
LAS VEGAS NV 89143-6008

10 DRDCNMP 89143

66-67
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1 A

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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SUP-49519 & SUP-49520
Planning Commission Meeting of 7/9/2013

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City of Las Vegas
Dept. of Planning

Case: SUP-49519
12516313012
GALICIA THOMAS & CONCHITA
12330 NELSON RD
MOORPARK CA 93021-8774

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
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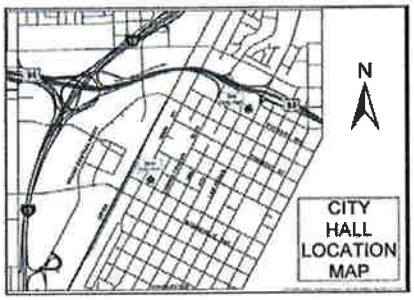

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-49519 & SUP-49520
Planning Commission Meeting of 7/9/2013

Richard T Sandle

PRESORTED FIRST CLASS

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City of Las Vegas
Dept. of Planning

Case: SUP-49519
12516215008
SANDLE FAMILY TRUST
SANDLE RICHARD T & NANCY H TRS
7619 MAPLE MEADOW ST
LAS VEGAS NV 89131-4665

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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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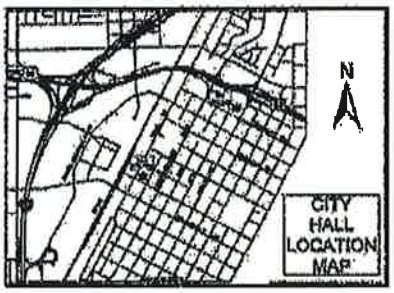

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SUP-49519 & SUP-49520
Planning Commission Meeting of 7/9/2013

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JUL 2 2013
City of Las Vegas
Dept. of Planning

Case: SUP-49519

12516211040
FENU MARIO
FITCH MARY CATHERINE
8304 IMPATIENTS AVE
LAS VEGAS NV 89131-4617

66-67
A

JUL. 2. 2013 11:05AM NO. 5757 P. 1

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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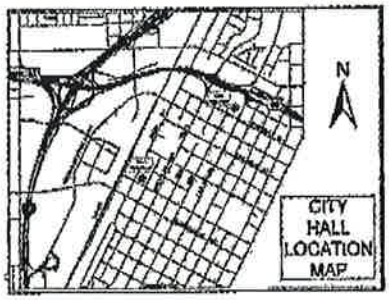

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Dept. of Planning

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

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SUP-49519 & SUP-49520

Planning Commission Meeting of 7/9/2013

Case: SUP-49519
12517610016
FARM MINI STORAGE PARTNERS L L C
%J MESERVEY
2990 S DURANGO DR
LAS VEGAS NV 89117-4412

18 DRDGNMP 89117

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City of Las Vegas Agenda Item No.: **39.**

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

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

SUBJECT:
ABEYANCE - 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.

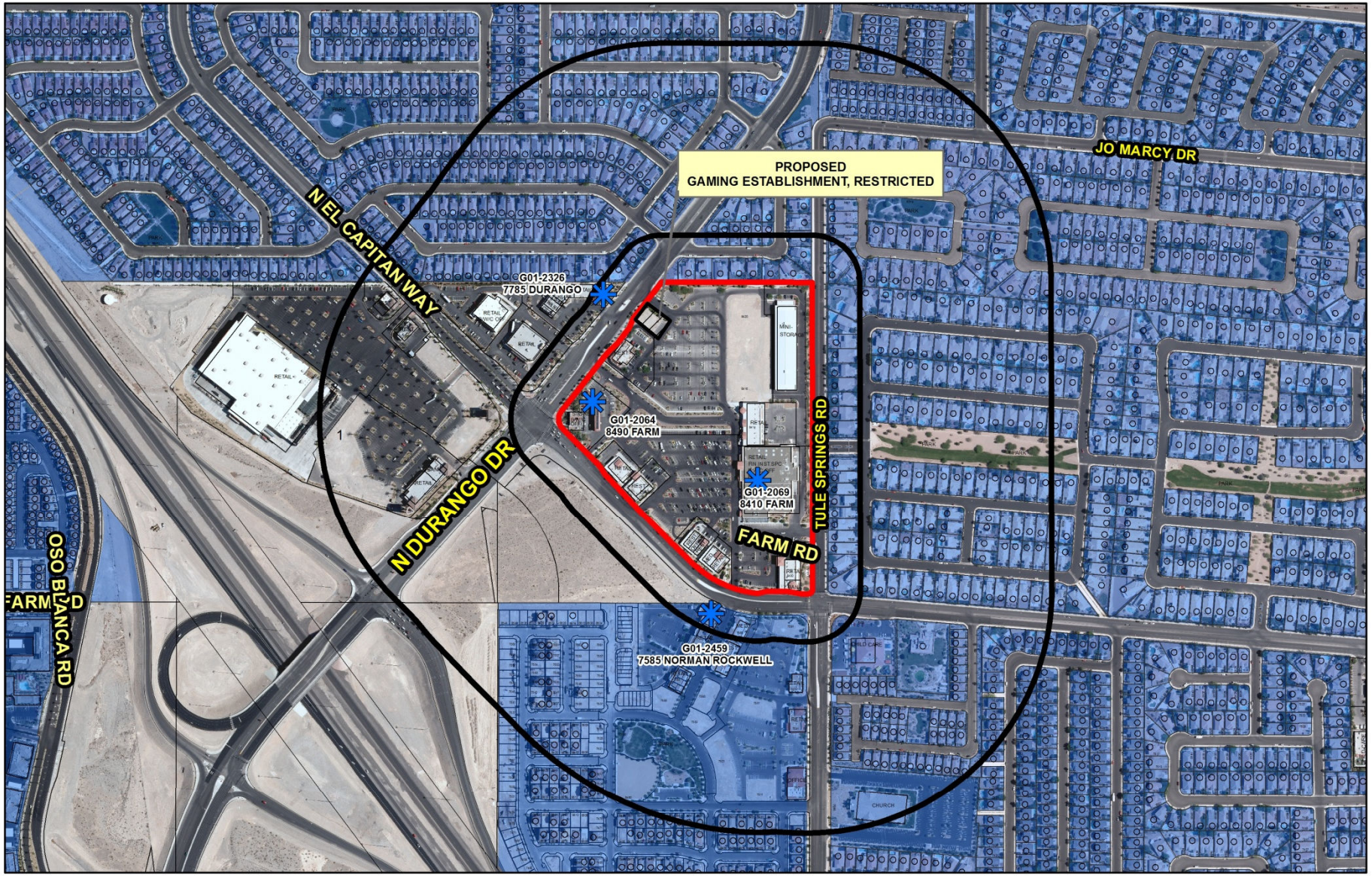
MAY GO TO CITY COUNCIL ON 09/18/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**25**	**Planning Commission Mtg.**	**6**
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.: **40.**

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

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

SUBJECT:
ABEYANCE - 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) 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 09/18/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**24**	**Planning Commission Mtg.**	**6**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Protest/Support Postcards

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

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Jack Williams 702-655-8693 p.1

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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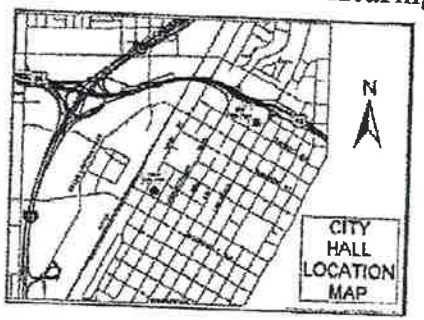

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-49521

Planning Commission Meeting of 7/9/2013

Would like to see a different type of business. We have businesses that sell Alcohol already

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Dept. of Planning

12516111041 Case: SDR-49521
WILLIAMS FAMILY TRUST
WILLIAMS JOHN A & GERRY L TRS
8267 AURORA PEAK AVE
LAS VEGAS NV 89131-4627

66 DRDCNMP 89131

Submitted after final agenda

Date 7/6/13 Item 68 P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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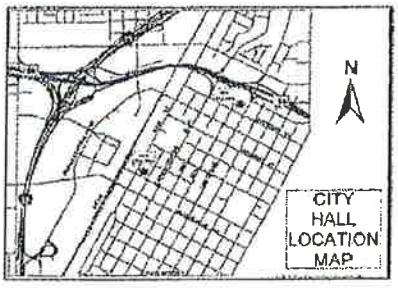

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SDR-49521
Planning Commission Meeting of 7/9/2013

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City of Las Vegas
Dept. of Planning

Case: SDR-49521
12516111009
KUNDINGER BRIAN H
8265 JO MARCY DR
LAS VEGAS NV 89131-4625

68
P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

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Dept. of Planning

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☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-49521

Planning Commission Meeting of 7/9/2013

Case: SDR-49521
12517510019
CHRISTOPHER STEVEN D
3205 ORANGE ORCHID PL #1
NO LAS VEGAS NV 89084-3349

I oppose the Tavern.

68P

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Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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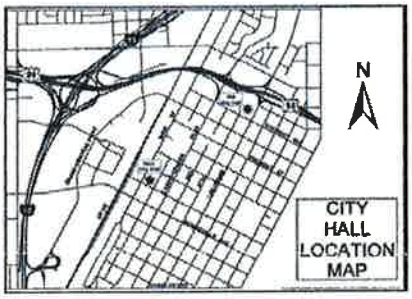

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Department of Planning

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Please use available blank space on card for your comments.

SDR-49521
Planning Commission Meeting of 7/9/2013

Case: SDR-49521
12517711009
MONETTE JENNIFER A & SCOTT A
8449 TRUDEAU AVE
LAS VEGAS NV 89143-1307

1 0 DRDGMMP 89143

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SDR-49521
Planning Commission Meeting of 7/9/2013

Case: SDR-49521
12517525007
KNORR DAVID G & PATRICIA A
266 S CENTER ST
ORANGE CA 92866-2075

1 0 4 DRDGMMP 92866

to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SDR-49521
Planning Commission Meeting of 7/9/2013

Case: SDR-49521
12517528009
BOOTH ROBERT L & FRANCES M
7808 RESTLESS PINES ST
LAS VEGAS NV 89131-8134

6 6 DRDGMMP 89131

68
3P

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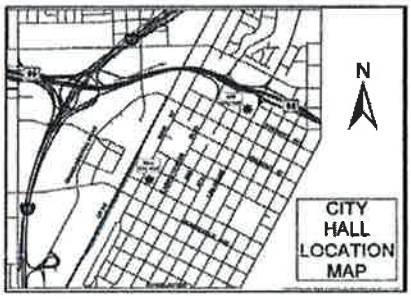

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SDR-49521
Planning Commission Meeting of 7/9/2013

Case: SDR-49521
12516117055
OSTLER WILLIAM KENT & S JUNE
7932 KELBURN HILLS ST
LAS VEGAS NV 89131-4815

6S DRDGNMP 89131

to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

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SDR-49521
Planning Commission Meeting of 7/9/2013

Case: SDR-49521
12516110007
KRONENBERG GARY RUBEN REV LIV TR
KRONENBERG GARY RUBEN TRS
8316 BLUSHING HEIGHTS AVE
LAS VEGAS NV 89131-4610

6S DRDGNMP 89131

Department of Planning at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

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SDR-49521
Planning Commission Meeting of 7/9/2013

Case: SDR-49521
12516212010
LEWTON BRADLEY A & STEPHANIE C
7600 WINDSWEPT ST
LAS VEGAS NV 89131-4636

6S DRDGNMP 89131

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Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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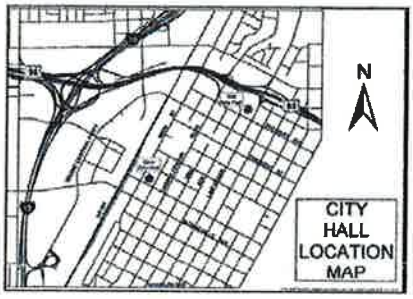

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☑ I OPPOSE this Request

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SDR-49521

Planning Commission Meeting of 7/9/2013

Case: SDR-49521

12516319007
BOKELMANN WILLIAM T & PAMELA D
2377 FLUTE AVE
HENDERSON NV 89052-6415

68 P

City of Las Vegas
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Development Services Center
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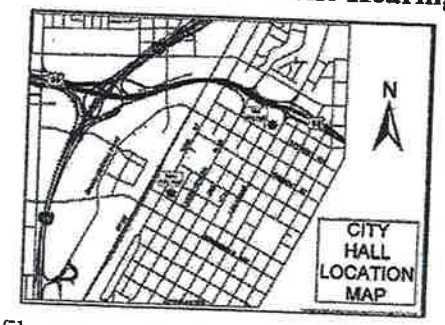

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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Planning Commission Meeting of 7/9/2013

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12516313019 Case: SDR-49521
KRIEGH B LANCE JR & MARIA
7540 WANDERING ST
LAS VEGAS NV 89131-4566

66 DRDGNMP 89131

JUN-30-2013 06:44 PM WILSON 702 240 0905 P.02

City of Las Vegas
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Development Services Center
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☒ I OPPOSE this Request

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Case: SDR-49521
12517510004
WILSON WILLIAM M & JENNIFER K
8540 GRACIOUS PINE AVE
LAS VEGAS NV 89143-4610

10 DRDGNMP 89143

City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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Case: SDR-49521
12516311013
SARGENT FAMILY TRUST
SARGENT PHILIP J & REBECCA L TRS
52 SWEETWATER CT
DANVILLE CA 94506-1222

68

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Case: SDR-49521
12517716030
FORD DAVID B & CYNTHIA J
418 N ILLINOIS ST
LAKE CITY IA 51449-1322

2 DRDGMP 51449

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Development Services Center
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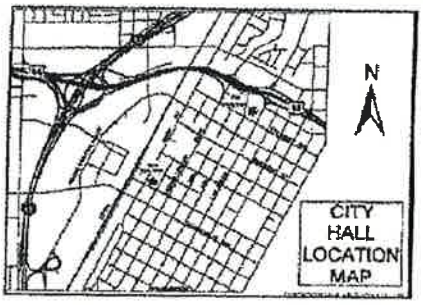

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SDR-49521

Planning Commission Meeting of 7/9/2013

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Department of Planning

12517710012 Case: SDR-49521
KOEHLER STEPHEN A & CHERRY L
155 RICHLAND CT
GALLATIN TN 37066-3018

141 DRDGNMP 37066

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Las Vegas, Nevada 89106

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SDR-49521
Planning Commission Meeting of 7/9/2013

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Dept. of Planning

Case: SDR-49521
12516210002
JONES FREDERICK S & SHIRLEY Y
7705 KIOWA POINTE ST
LAS VEGAS NV 89131-4615

68

No. 5242 P. 2/2

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City of Las Vegas
Dept. of Planning

Case: SDR-49521
12517520026
ARRUDA ERIK P
7820 WAVERING PINE DR
LAS VEGAS NV 89143-1378

Jul. 9. 2013 7:32AM

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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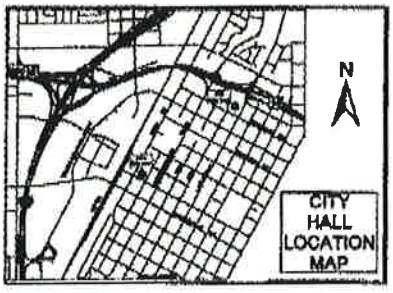

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SDR-49521

Planning Commission Meeting of 7/9/2013

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City of Las Vegas
Dept. of Planning

Case: SDR-49521
12516319017
KAWAGUCHI KENNETH R
7523 LITTLE LARAMIE ST
LAS VEGAS NV 89131-8196

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333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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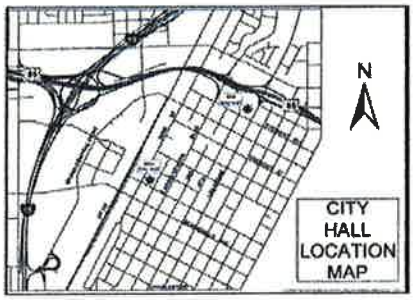

SDR-49521
1. Schoolchildren are disembarked on Tule Spri
2. There is a liquor store just a little north on Durango.
3.

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-49521

Planning Commission Meeting of 7/9/2013

Case: SDR-49521
12516213006
MACQUILLAN ANTHONY
7720 WINDSWEPT ST
LAS VEGAS NV 89131-4637

68 28

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Development Services Center
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Las Vegas, Nevada 89106

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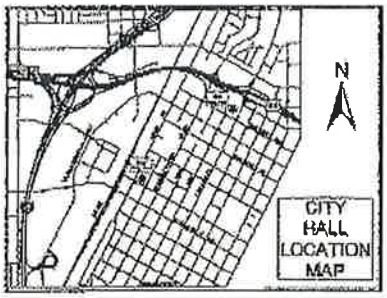

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Case: SDR-49521
12517528008
OLGUIN STEVE & LINDA
7804 RESTLESS PINES ST
LAS VEGAS NV 89131-8134

Please use available blank space on card for your comments.
SDR-49521
Planning Commission Meeting of 7/9/2013

* Too many children at the mc Donalds next to lot. Please put this bar in a more appropriate location. Thank-you.

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333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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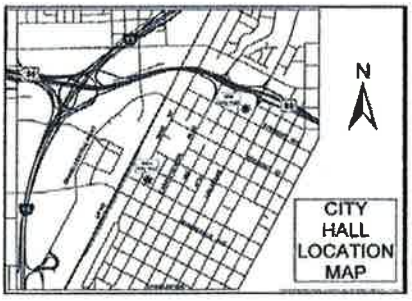

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Case: SDR-49521
12516212003
DESCHAINE PATRICIA & EDWARD
7628 WINDSWEPT ST
LAS VEGAS NV 89131-4636

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SDR-49521
Planning Commission Meeting of 7/9/2013

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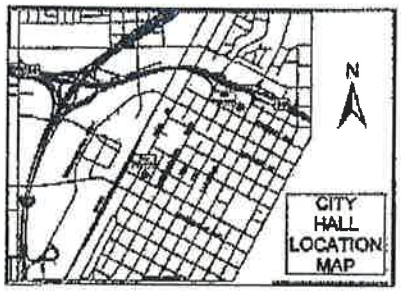

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Case: SDR-49521
12516213028
HOUGH STEVEN DONALD & KAREN R
8212 GORSKY AVE
LAS VEGAS NV 89131-4623

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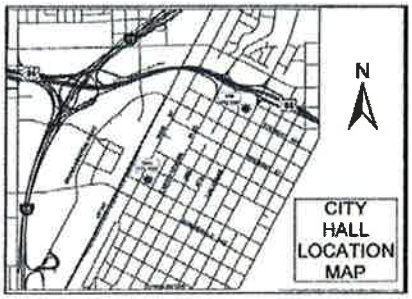

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JUNE 29, 2013
ABSOLUTELY NOT— LETS LEAVE WELL ENOUGH ALONE!
THERES PLENTY OF PLACES TO GAMBLE AND DRINK NOW— TOO MUCH TRAFFIC ALREADY—

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Case: SDR-49521
12516215007
FENSCH ROBERT G & NANCY J
7623 MAPLE MEADOW ST
LAS VEGAS NV 89131-4665

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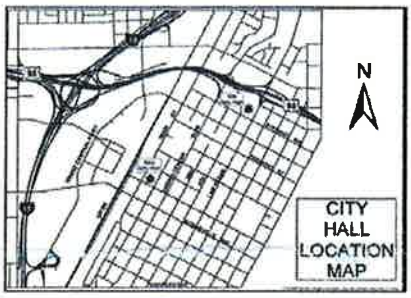

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SDR-49521
Planning Commission Meeting of 7/9/2013

Case: SDR-49521
12516215002
CARPENTER JOSH
8141 PEMBA AVE
LAS VEGAS NV 89131-4642

68 ORDCMMP 89131



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SDR-49521
Planning Commission Meeting of 7/9/2013

Case: SDR-49521
12517710003
GIZZI PATRICK & LINDA
8473 ORLY AVE
LAS VEGAS NV 89143-6008

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Las Vegas, Nevada 89106

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Dept. of Planning

Case: SDR-49521
12516313012
GALICIA THOMAS & CONCHITA
12330 NELSON RD
MOORPARK CA 93021-8774

City of Las Vegas
Department of Planning
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333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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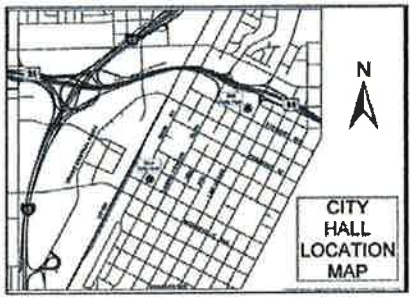

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SDR-49521
Planning Commission Meeting of 7/9/2013
Nancy H. Sandle

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Case: SDR-49521
12516215008
SANDLE FAMILY TRUST
SANDLE RICHARD T & NANCY H TRS
7619 MAPLE MEADOW ST
LAS VEGAS NV 89131-4665

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Las Vegas, Nevada 89106

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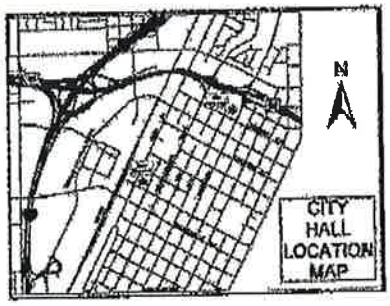

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Planning Commission Meeting of 7/9/2013

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Department of Planning

Case: SDR-49521
12517610016
FARM MINI STORAGE PARTNERS L L C
%J MESERVEY
2990 S DURANGO DR
LAS VEGAS NV 89117-4412

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333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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0004279212 JUN 27 2013
MAILED FROM ZIPCODE 89101

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

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SDR-49521

Planning Commission Meeting of 7/9/2013

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Dept. of Planning

Case: SDR-49521

12516211040
FENU MARIO
FITCH MARY CATHERINE
8304 IMPATIENTS AVE
LAS VEGAS NV 89131-4617

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City of Las Vegas Agenda Item No.: **41.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: AUGUST 13, 2013

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

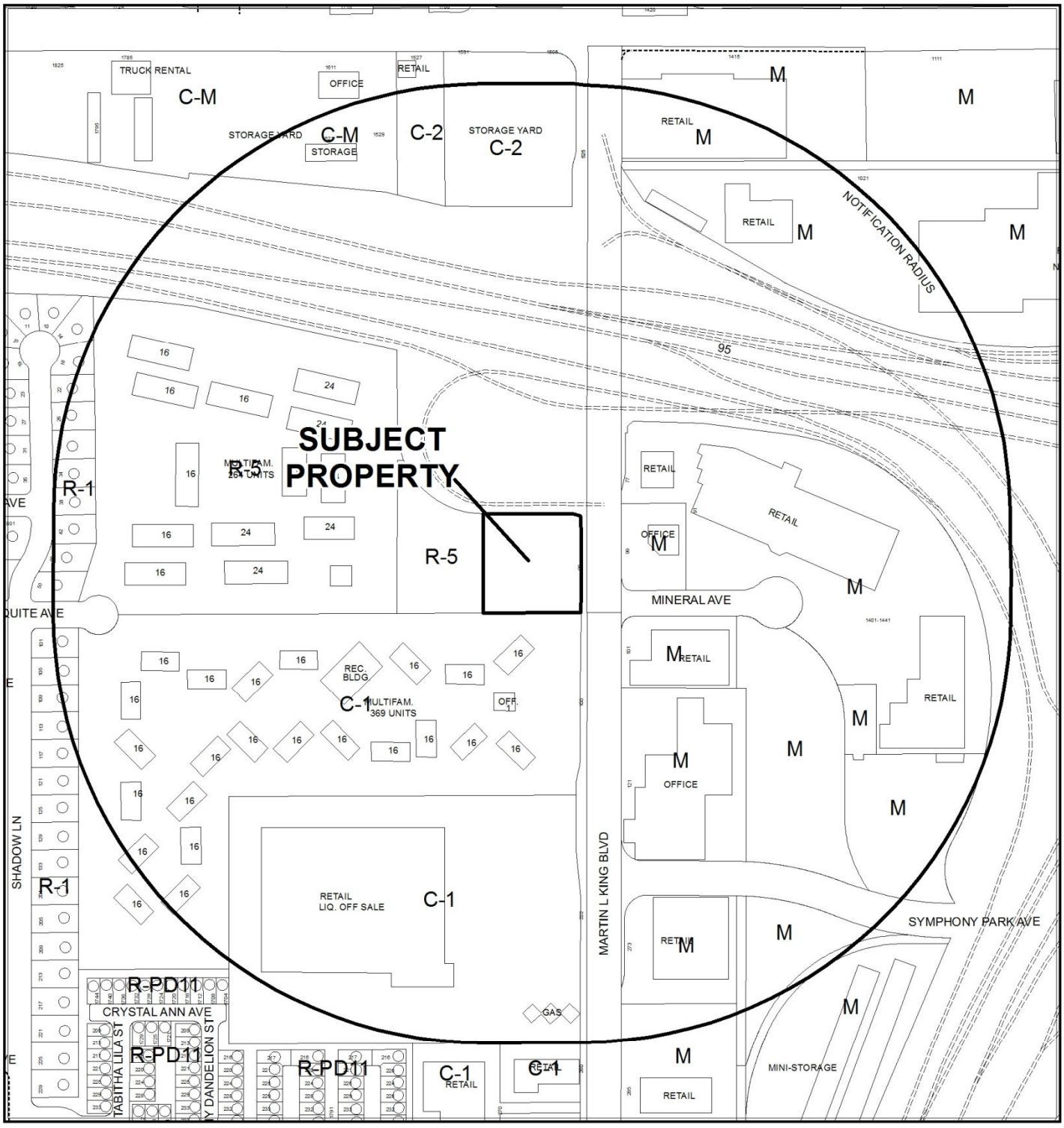
SUBJECT:
ZON-50095 - REZONING - PUBLIC HEARING - APPLICANT: MADISON DEVELOPMENT GROUP, LLC - OWNER: RANCHO VERDE APARTMENTS, LLC - For possible action on a request for a Rezoning FROM: R-5 (APARTMENTS) TO: C-1 (LIMITED COMMERCIAL) on 1.2 acres at the northwest corner of Mineral Avenue and Martin L King Boulevard (APN 139-28-402-004), Ward 5 (Barlow) [PRJ-49907]. Staff recommends APPROVAL.

C.C.: 09/18/2013

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. Location and Aerial Maps - ZON-50095, SUP-50096 and SDR-50098
2. Conditions and Staff Report - ZON-50095, SUP-50096 and SDR-50098
3. Supporting Documentation
4. Photos - ZON-50095, SUP-50096, and SDR-50098
5. Parking Agreement - ZON-50095, SUP-50096 and SDR-50098
6. Justification Letter - ZON-50095, SUP-50096 and SDR-50098



CASE: **ZON-50095; SUP-50096 AND SDR-50098 (PRJ-49907)**

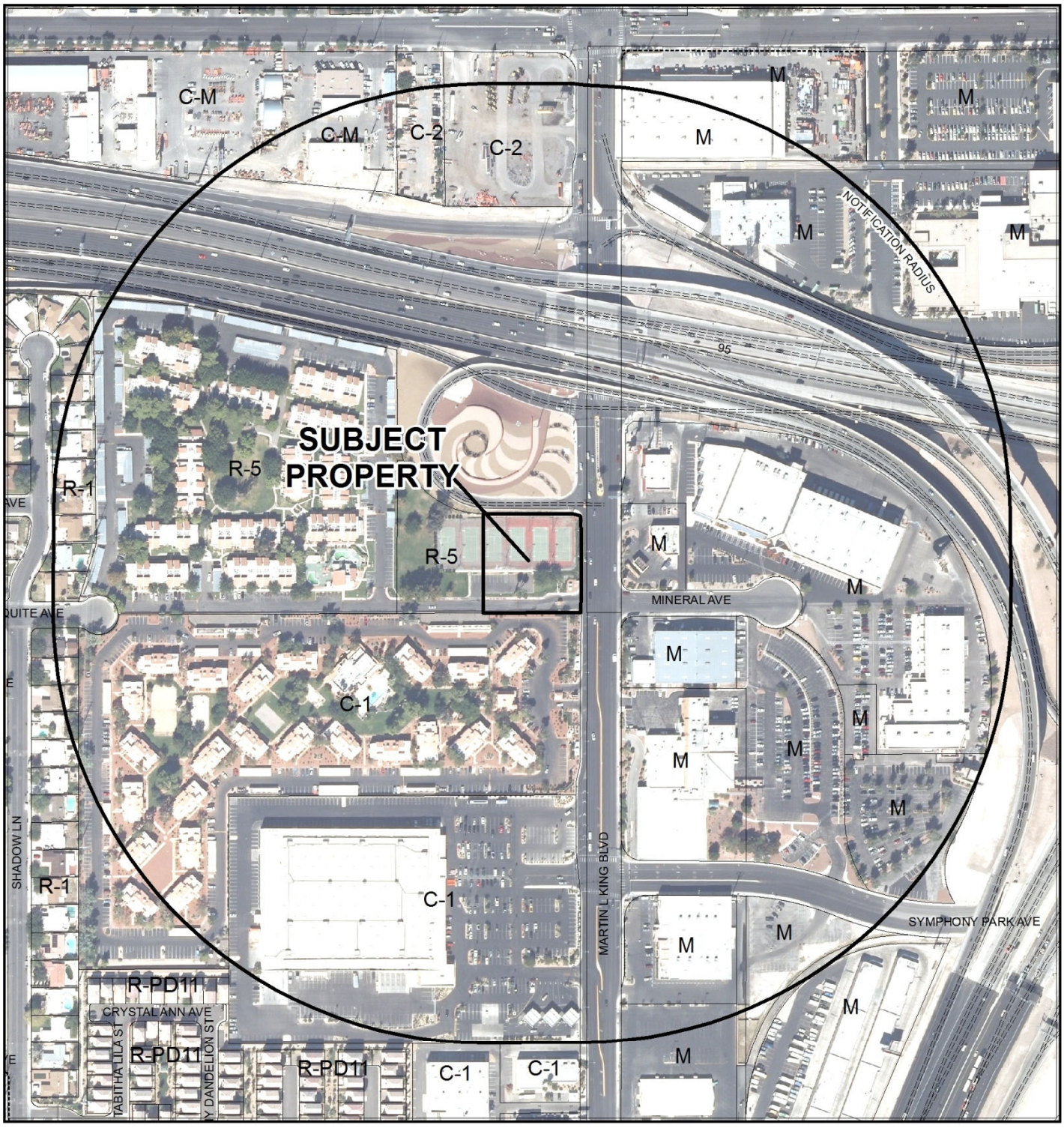
0 305 610 Feet

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-5 (APARTMENT)

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

N



CASE: **ZON-50095; SUP-50096 AND SDR-50098 (PRJ-49907)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-5 (APARTMENT)

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: MADISON DEVELOPMENT GROUP, LLC - OWNER: RANCHO VERDE APARTMENTS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
ZON-50095	Staff recommends APPROVAL.	
SUP-50096	Staff recommends APPROVAL, subject to conditions:	ZON-50095
SDR-50098	Staff recommends APPROVAL, subject to conditions:	ZON-50095 SUP-50096

** CONDITIONS **

SUP-50096 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-50095) and Site Development Plan Review (SDR-50098) shall be required.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. The Alternate Parking Standard shall apply to a retail Mattress or Furniture store only. Title 19.12 parking standards will apply with any other use of the property.

4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

YK

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

SDR-50098 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-50095) and Special Use Permit (SUP-50096) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the site plan, date stamped 06/27/13, landscape plan date stamped 07/17/13 and building elevations, date stamped 07/24/13, except as amended by conditions herein.

4. Four, five-gallon shrubs shall be provided for every one tree planted.

5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

8. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

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

Public Works

10. In accordance with code requirements of Title 13.56, remove all substandard improvements (sidewalk), if any, and replace with new improvements meeting Current City Standards concurrent with development of this site.

11. This site shall connect to the public sewer line in Martin L King Boulevard concurrent with development.

12. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for this Site Plan Prior to submittal of construction drawings for this site.

13. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

14. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, or the installation of landscaping, whichever may occur first. Provide and improve all drainage ways as recommended.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting to develop this recently created parcel into a general retail store for a Mattress Firm at the northwest corner of Mineral Avenue and Martin L King Boulevard. To be successful, the project requires Rezoning, Special Use Permit and Site Development Plan Review applications. This project would complement the existing retail uses along this section of roadway. Rezoning the parcel to C-1 (Limited Commercial) is appropriate and compatible with existing zoning along Martin L King Boulevard. The Special Use Permit is for an Alternative Parking Standard, as the applicant believes the required parking for a general retail store doesn't apply to a mattress-only retail establishment. All requirements of the Site Development Plan Review are being met. Staff recommends approval of the applications with conditions. If denied, the applicant would not be able to pull building permits for this project.

ISSUES

- This project requires a Special Use Permit for an Alternative Parking Standard. Staff supports this request with a condition that it is only good for a mattress and/or furniture store use.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
02/14/63	The City Council approved a Rezoning (Z-0005-63) from R-1 (Single Family Residential) to R-6 (Apartments) of the site as part of a larger application. The Planning Commission recommended approval.
05/17/06	The City Council approved a General Plan Amendment (GPA-9219) to change the Future Land Use designation to Commercial, Mixed Use, Industrial or Public Facilities on various parcels located within the proposed Las Vegas Redevelopment Plan area and within the proposed Redevelopment Plan expansion area. The Planning Commission and staff recommended approval.
02/20/13	Planning Department staff administratively approved a Site Development Plan Review (SDR-48204) to verify development standards for three separate parcels (two newly created) on 13.6 acres at 98 South Martin L King Boulevard.

Most Recent Change of Ownership	
05/31/12	A deed was recorded for a change in ownership.

YK

Related Building Permits/Business Licenses
There are no new permits on file for this newly created parcel.

Pre-Application Meeting	
06/17/13	Staff met with the applicant and reviewed the requirements for this project. The applicant requested to use the Special Use Permit application for an Alternative Parking Standard versus a Parking Variance application. All code requirements are being met for the proposed Site Development Plan Review.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
07/08/13	Staff visited the site and found three tennis courts and a parking lot on the site. The site was clean and free of trash, debris and graffiti.

Details of Application Request	
Site Area	
Net Acres	1.2

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Community Center, Private (Accessory)	MXU (Mixed Use)	R-5 (Apartments)
North	U.S. 95	U.S. 95	U.S. 95
South	Multi-Family Residential	MXU (Mixed Use)	C-1 (Limited Commercial)
East	General Retail	LI/R (Light Industry/Research)	M (Industrial)
West	Community Center, Private (Accessory)	MXU (Mixed Use)	R-5 (Apartments)

Master Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (175 Feet)	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.070, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Width	100 Feet	180 Feet	Y
Min. Setbacks			
• Front	10 Feet	16 Feet	Y
• Side	10 Feet	18 Feet	Y
• Corner	10 Feet	88.5 Feet	Y
• Rear	20 Feet	43 Feet	Y
Max. Lot Coverage	50 %	20 %	Y
Max. Building Height	N/A	31 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	12 Trees	12 Trees	Y
• South	1 Tree / 20 Linear Feet	9 Trees	9 Trees	Y
• East	1 Tree / 20 Linear Feet	11 Trees	11 Trees	Y
• West	1 Tree / 20 Linear Feet	12 Trees	12 Trees	Y
TOTAL PERIMETER TREES		**45 Trees**	**45 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	11 Trees	11 Trees	Y

LANDSCAPE BUFFER WIDTHS			
Min. Zone Width			
• North	15 Feet	15 Feet	Y
• South	15 Feet	15 Feet	Y
• East	15 Feet	15 Feet	Y
• West	8 Feet	8 Feet	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Martin L King Boulevard	Primary Arterial	Master Plan of Streets and Highways Map	100	Y
Mineral Avenue	Private	N/A	30	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
General Retail	10,665 SF	1/175 SF	61				
TOTAL SPACES REQUIRED			61		43		N*
Regular and Handicap Spaces Required			58	3	41	2	N*
Loading Spaces	10,665 SF	2/10,000 SF	2		1		N*
Percent Deviation			30%				

** A Special Use Permit for an Alternative Parking Standard (SUP-50096) is a part of this application request.*

ANALYSIS

The applicant is proposing to construct a new 10,665 square-foot building for use as a mattress retail store on a newly created parcel located on the northwest corner of Mineral Avenue and Martin L King Boulevard. All code requirements for the project are being met with the exception of the parking requirement. A Special Use Permit for an Alternative Parking Standard has been submitted.

This parcel was created by removing it from an approved R-5 (Apartment) zoned development that was no longer used as recreation for tenants. The parcel is adjacent to both a 710-foot wide Freeway right-of-way and a 100-foot wide Primary Arterial right-of-way. This type of location is ideal for a commercial development. The request to rezone the property from R-5 (Apartments) to C-1 (Limited Commercial) is permitted under the Mixed Use category designation of the General Plan. The Rezoning would also provide a buffer between the traffic of Martin L King Boulevard and the residential development to the west. Staff supports this request.

Parking Standards per Title 19.12 for a 10,665 square-foot General Retail, Other Than Listed use is 61 parking spaces with two additional loading zone spaces. The applicant provided a parking demand analysis signed and sealed by a Certified Professional Engineer in the State of Nevada that supports the reduced number of parking spaces for the proposed mattress retail use. This study concludes that parking for a mattress retail store should be 2.1 spaces per 1,000 square foot of floor area. Based on this conclusion, this project would require 24 parking spaces. Ample local and regional examples were included in the study that makes for a compelling case to justify staff support for the applicant's request for an Alternative Parking Standard.

The building is oriented to the south, facing Mineral Avenue. This orientation is due to the fact that access to the parking lot is off Mineral Avenue. Due to traffic flow concerns by Nevada Department of Transportation staff, no curb cuts off Martin L King Boulevard were allowed. However, even though the building orients to the south, the east façade has ample floor to ceiling windows that provides an appealing aesthetic along the Primary Arterial frontage.

The building is a simple rectangle shaped building shell with a modern motif. The structure is made of CMU block with a primary paint color of Hale Village, A1827. The lower portion of the building and along the parapet will be painted Jefferson House, A1810. Small steel canopies are painted Cardinal red and will be located above the entrance ways and windows. Future tenants will build out the interior as needed via the tenant improvement permit process.

Fifty-six, 24-inch box trees will be planted around the parcel. The types of trees included are Chinese Pistache, Bay Laurel, Wilson Olive, Thornless Chilean Mesquite and Holly Oak. These trees will be located within the perimeter landscape buffer area and the landscape fingers in the parking lot. In addition, four, 5-gallon shrubs will be planted for every tree. A condition has been added as the landscape plan only reflects three shrubs per tree. The applicant is in agreement with this condition. This landscape pallet will complement existing landscaping adjacent to the site.

This project supports the City of Las Vegas 2020 Master Plan Neighborhood Revitalization Objective 2.6: "To improve the amount and quality of infill development on vacant and underutilized lands within established areas of the city." This project will provide additional commercial space for retail sales that will strengthen the local economy and enhance City revenues in the process. For these reasons and the fact that the project is compatible and harmonious with other developments in the area, staff recommends approval for all three applications, with conditions.

YK

FINDINGS (ZON-50095)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   The proposed C-1 (Limited Commercial) zoning district conforms to the MXU (Mixed Use) land use designation of the Las Vegas 2020 General Plan.

2. **The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

   The uses allowed in C-1 (Limited Commercial) zoning districts are compatible with the adjacent R-5 (Apartments), C-1 (Limited Commercial) and M (Industrial) zoning districts and the MXU (Mixed Use) land use designation of the area.

3. **Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

   The retail sector of the local economy is beginning to increase indicating a need for additional commercial property. The proposed Rezoning will allow uses on the subject property that are compatible with the surrounding adjacent land uses.

4. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.**

   Access to the site is provided from Mineral Avenue, a 30-foot right-of-way, as well as Martin L King Boulevard, 100-foot Primary Arterial as designated by the Master Plan of Streets and Highways. These roadways are adequate to accommodate the traffic flow for the proposed zoning district.

FINDINGS (SUP-50096)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

The Alternative Parking Standard is appropriate for the proposed General Retail (Mattress Store) use, as the applicant has provided a signed and sealed traffic analysis demonstrating that the proposed type of retail use requires less parking spaces than otherwise would be the case.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The site is suitable for the project proposed as reflected in the fact that all code requirements are being met without the need for any variances, waivers or exceptions.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   The site has access to Martin L King Boulevard via Mineral Avenue, a private street. These roadways are adequate to serve the proposed use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   The site will be subjected to regular inspections and will not compromise the public's health, safety, and welfare, or the overall objectives of the General Plan.

5. **The use meets all of the applicable conditions per Title 19.18.**

   The proposed Alternative Parking Standard provided has adhered to all the requirements of Title 19.18.

FINDINGS (SDR-50098)

In order to approve a Site Development Plan application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed General Retail Use is compatible with the adjacent R-5 (Apartments), C-1 (Limited Commercial) and M (Industrial) zoning district developments.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

With the approval of the Rezoning and Alternative Parking Standards Special Use Permit applications accompanying this case, this project will be consistent with all City codes and requirements.

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

   The site has access to Martin L King Boulevard via Mineral Avenue, a private street. These roadways are adequate to serve the proposed use.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The building material is similar to other such commercial buildings in the area and the landscape meets all code requirements. Both are appropriate for the area and City.

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

   The proposed building elevations, design characteristics, and aesthetics are in context with other nearby furniture and mattress retail establishments and are harmonious and compatible with development in the area.

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

   The site will be subjected to regular inspections and will not compromise the public's health, safety, and welfare, or the overall objectives of the General Plan.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED 34

APPROVALS 0

PROTESTS 0

YK

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

ZON-50095

Case Number: ZON APN: 139-28-402-004

Name of Property Owner: Rancho Verde Apartments LLC

Name of Applicant: Madison Development Group, LLC

Name of Representative: G.C. Garcia, 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: _____

State of Nevada
County of Clark

Print Name: _____

Subscribed and sworn before me

This 24th day of June, 2013

_____
Notary Public in and for said County and State

N. HOVLAND
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 13-10231-1
My Appt. Expires Feb 28, 2017

PRJ-49907
06/27/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Rezoning

Project Address (Location) Martin Luther King & Mineral

Project Name Mattress Firm **Proposed Use** Retail

Assessor's Parcel #(s) 139-28-402-004 **Ward #** 6

General Plan: existing MXU proposed N/A **Zoning:** existing R-5 proposed C-1

Commercial Square Footage 10,665 sq ft. **Floor Area Ratio**

Gross Acres 1.2 +/- **Lots/Units** 1 **Density** N/A

Additional Information

PROPERTY OWNER Rancho Verde Apartments LLC **Contact**

Address 8350 W. Sahara Ave, #210 **Phone:** **Fax:**

City Las Vegas **State** NV **Zip** 89117

E-mail Address

APPLICANT Madison Development Group, LLCv **Contact** Jim Gallaugher

Address 10510 NE Northup Way, Ste 120 **Phone:** (425) 889-9500 **Fax:** (425) 889-1090

City Kirkland **State** WA **Zip** 98033

E-mail Address jim@mdgllc.net

REPRESENTATIVE G.C. Garcia, Inc. **Contact** Andrea Cole

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.

State of Nevada
County of Clark

Property Owner Signature* _____

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

Print Name Ronnie Schwartz

Subscribed and sworn before me

This 24th day of June, 2013.

_____

Notary Public in and for said County and State

N. HOVLAND
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 13-10231-1
My Appt. Expires Feb 28, 2017

FOR DEPARTMENT USE ONLY

Case #	ZON-50095
Meeting Date:	08/13/13 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-49907
06/27/13

Revised 10/27/08

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CALL TWO BUSINESS DAYS BEFORE YOU DIG

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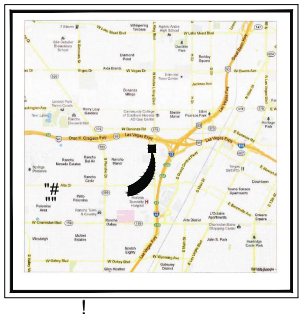

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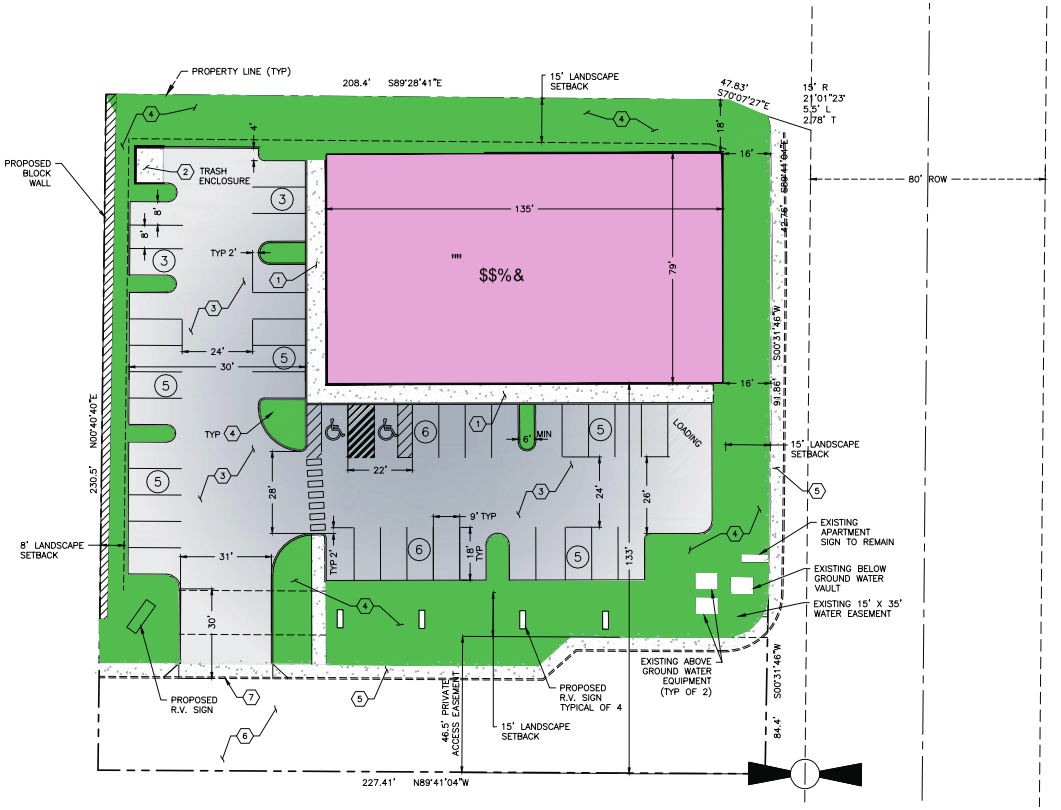


"""""

1. PROPOSED CONCRETE SIDEWALK
2. PROPOSED CONCRETE PAD
3. PROPOSED ASPHALT PAVEMENT
4. PROPOSED LANDSCAPE AREA
5. EXISTING SIDEWALK
6. EXISTING PAVEMENT
7. PROPOSED 30' DRIVEWAY

PARCEL NUMBERS	139-28-402-004 (PREVIOUSLY A PORITON OF 139-28-402-001)
LEGAL ADDRESS	MARTIN LUTHER KING BOULEVARD
LOT AREA	52,311 S.F./1.20± ACRES
EXISTING ZONING	R-S = APARTMENTS
PROPOSED ZONING	C-1 = LIMITED COMMERCIAL
BUILDING AREA	10,665 S.F. TOTAL SITE
TOTAL BUILDING COVERAGE	20%
BUILDING TYPE	V-B
BUILDING HEIGHT	35' MAX (1 STORY)
BUILDING USE	RETAIL
PROPOSED PAVEMENT AREA	16,820 S.F. (32%)
PROPOSED CONCRETE AREA	1,737 S.F. (3%)
EXISTING PAVEMENT AREA	7,900 S.F. (15%) IN PRIVATE ACCESS EASEMENT
EXISTING SIDEWALK AREA	2,700 S.F. (5%) IN PRIVATE ACCESS EASEMENT
TOTAL IMPERVIOUS AREA (INCLUDING BUILDINGS, PAVEMENT, AND SIDEWALK)	39,822 S.F. (76%)
LANDSCAPE AREA	12,489 S.F. (24%) TOTAL
PARKING STALLS:	
STALLS REQUIRED	1/175 S.F. = 61 STALLS REQ'D
STALLS PROVIDED	39 STANDARD 2 COMPACT 2 ACCESSIBLE
PARKING RATIO	43 TOTAL STALLS 1.00 SPACES/250 S.F.

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

1"=20'

MADISON DEVELOPMENT GROUP, LLC
10510 NE NORTHUP WAY STE. 120
KIRKLAND, WA. 98033
PHONE: 1-425-889-9500
FAX: 1-425-889-1090
CONTACT: JIM GALLAUGHER

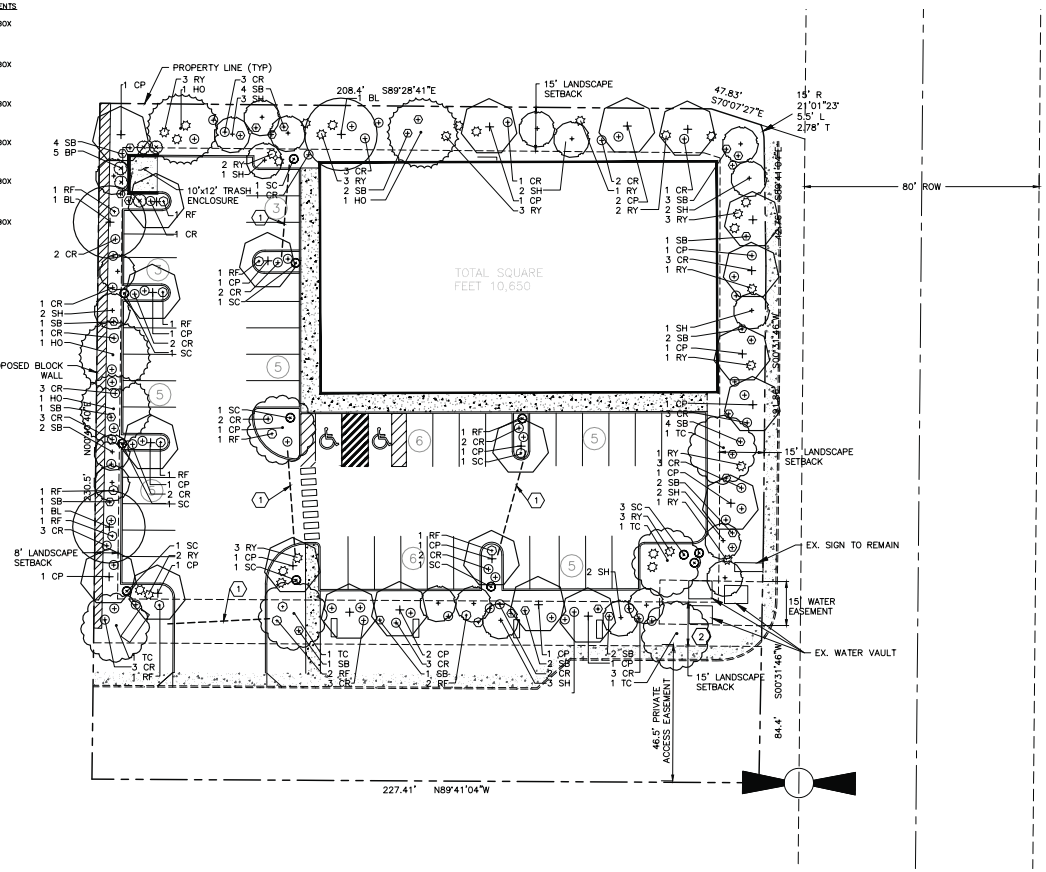
WHIPPLE CONSULTING ENGINEERS
2528 N. SULLIVAN ROAD SPOKANE VALLEY, WA 99216 PHONE: 509-893-2617
FAX: 509-926-0227
CONTACT: TODD R. WHIPPLE, P.E.

PRELIMINARY
NOT FOR CONSTRUCTION

XX/XX/XX

ZON-50095, SUP-50096, SDR-50098
REVISED

SYM.	QUANT.	COMMON/BOTANICAL NAME	SIZE	COMMENTS
TREES				
RA	–	RAYWOOD ASH FRAXINUS OXYCARPA 'RAYWOOD'	1 1/2" CAL MIN.	24" BOX
BL	3	CHINESE PISTACHE PISTACHIA CHINENSIS	1 1/2" CAL MIN.	24" BOX
SH	21	BAY LAUREL LAURUS NOBILIS	1 1/2" CAL MIN.	24" BOX
CP	22	WILSON OLIVE OLEA WILSONI	1 1/2" CAL MIN.	24" BOX
TC	6	THORNLESS CHILEAN MISQUITE PROSOPIS CHILENSIS 'THORNLESS'	1 1/2" CAL MIN.	24" BOX
HO	4	HOLLY OAK QUERCUS ILEX	1 1/2" CAL MIN.	24" BOX
OR	63	CIMARRON RANGER LEUCOPHYLLUM ZYGOPHYLLUM 'CIMARRON'	5 GAL.	
RY	29	RED YUCCA HESPERALOE PARVIFLORA	5 GAL.	
SC	12	SANTA CRUZ PYRACANTHA PYRACANTHA FORTUNEANA 'SANTA CRUZ'	5 GAL.	
SB	31	SANTA BARBARA MEXICAN BUSH SAGE SALVIA LEUCANTHA 'SANTA BARBARA	5 GAL.	
BP	5	BLUE POINT JUNIPER JUNIPERUS VIRGINIANA 'BLUE POINT'	5 GAL.	
RF	15	RED FOUNTAIN GRASS PENNISETUM SETACEUM 'CUPRIUM'	5 GAL.	



1. SEE CIVIL PLANS FOR GRADING AND DRAINAGE INFORMATION.
2. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INSTALLATION OR ANY DEMOLITION OF CONSTRICTION OPERATIONS, ANY DAMAGE TO EXISTING UTILITIES ON SITE OR ADJACENT PROPERTY SHALL BE CONTRACTOR'S RESPONSIBILITY.

GENERAL CONTRACTOR TO PROVIDE:

1. 110-VOLT ELECTRICAL SERVICE FROM ELECTRICAL SOURCE TO IRRIGATION CONTROLLER. INCLUDING WIRE HOOK-UP, INTO CONTROLLER, IRRIGATION CONTRACTOR TO MOUNT CONTROLLER PER DESIGN AND COORDINATE WITH GENERAL CONTRACTOR.

2 SUB GRADE IN ALL LANDSCAPE AREAS TO BE +/- 10TH OF A FOOT.

LANDSCAPE CONSTRUCTION NOTES:

1. TOPSOIL BROUGHT TO THE SITE SHALL BE SANDY LOAM THAT IS NON-TOXIC, WELL-DRAINED AND FREE OF NOXIOUS WEEDS. GRASS, BRUSH, STICKS ROCKS, GREATER THAN 1" DIAMETER COARSE GRAVEL, HARD CLAY, AND OTHER DEBRIS UNLESS OTHERWISE NOTED, FINAL GRADE SHALL BE RAKED SMOOTH THE EVEN.
2. NOT USED.
3. ALL PLANT MATERIAL SHALL CONFORM TO THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN'S NATIONAL STANDARD SPECIFICATIONS.
4. ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED FOR 1-YEAR, LANDSCAPE CONTRACTOR SHALL REPLACE ANY PLANTS WHICH ARE DEAD, EXCEPT THOSE DUE TO VANDALISM OR NEGLECT, WITH PLANT MATERIAL EQUAL TO ORIGINAL
5. TWO INCHES (2") OF 3/4" MINUS GRAY RIVER ROCK MULCH IS TO BE USED IN ALL SHRUB BEDS. UNLESS OTHERWISE NOTED. SPREAD PREEN OR EQUIVALENT, BEFORE BARK PLACEMENT, TO PREVENT WEEDS.
6. CONTRACTOR SHALL VERIFY ALL QUANTITIES. IN THE CASE OF A DISCREPANCY, THE ILLUSTRATED LOCATIONS SHALL DICTATE COUNT.
7. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.
8. IN THE EVENT OF DISCREPANCY OR SITE FACTORS AFFECTING INSTALLATION AS PER PLAN NOTIFY THE LANDSCAPE ARCHITECT.
9. NOT USED.
10. ALL PLANTS TO BE APPROVED BY THE DESIGNER OF THIS PLAN.
11. CONTRACTOR IS RESPONSIBLE FOR CHECKING ANY QUESTIONABLE NOTE, PLANT NAMES, SIZES, AND QUANTITIES.
12. IRRIGATION SYSTEM IS A DESIGN BUILD DRIP SYSTEM. IRRIGATION POINT OF CONNECTION IS AT WATER STUB AND INSTALL METER, BACKFLOW PREVENTION DEVISE, IRRIGATION CONTROLLER, VALVES AND IRRIGATION PIPE AND HEADS. ALL MAINLINES SHALL BE SCH. 40 P.V.C. ALL LATERAL LINES SHALL BE POLY N.S.F. 100 PSI. ALL IRRIGATION PIPING SHALL BE SIZED NOT TO EXCEED (5) FEET PER SECOND, MAXIMUM VELOCITY. CONTRACTOR SHALL GUARANTEE IRRIGATION SYSTEM FOR ONE YEAR AGAINST DEFECTIVE MATERIALS AND WORKMAN SHIP. ANY REPAIRS REQUIRED DURING THIS PERIOD, IF DUE TO DEFECTIVE MATERIALS OR WORKMANSHIP, SHALL BE MADE BY THE CONTRACTOR AT NO COST TO THE OWNER. THIS SYSTEM WILL HAVE AN ELECTRIC AUTOMATIC CONTROLLER AND MULTIPLE PROGRAM CAPABILITIES, MULTIPLE REPEAT CYCLE CAPABILITIES, AND A FLEXIBLE CALENDAR PROGRAM.
13. NO PLANTING SHALL BE DONE UNTIL INSTALLATION OF THE SPRINKLER SYSTEM IS COMPLETED, FINAL GRADES HAVE BEEN ESTABLISHED, PLANTING AREAS HAVE BEEN PROPERLY GRADED AND PREPARED AND THE WORK APPROVED BY THE LANDSCAPE ARCHITECT.
14. AMENDED BACKFILL FOR PLATING HOLES SHALL BE:
    A. 8 PARTS OF VOLUME ON SITE SOIL.
    B. 2 PARTS OF VOLUME ORGANIC AMENDMENT.
15. FERTILIZER TABLETS SHALL BE AGRIFORM "PLANTING TABLETS" AS MANUFACTURED BY AGRIFORM INTERNATIONAL CHEMICAL, INC. OR EQUAL, FERTILIZE ONLY AFTER THE FIRST YEAR PLANTED, ONLY IF THE PLANTS NEED FERTILIZER, PER THE FOLLOWING SCHEDULE:

PLANT SIZE	TABLET QUAN.	TABLET STRENGTH
1-2 GAL.	1	10 GRAM
5 GAL.	2	21 GRAM
3/4"-1 1/4" CAL.	4	21 GRAM

16. NOT USED.
17. ALL PLANTING BEDS SHALL BE STRIPED AND CLEARED OF WEEDS, ROOTS, LAWN, AND DEBRIS. SPECIFIED LANDSCAPE AREAS SHALL BE RAKED TO A SMOOTH AND EVEN GRADE, AND ROCK/DEBRIS LARGER THAN 1.5" TO BE REMOVED.
18. PRIOR TO DIGGING, VERIFY LOCATION OF ALL UNDER GROUND UTILITY I.E. CABLES, CONDUIT, GAS, WATER, SEWER, ELECTRICAL AND REPAIR ANY/ALL DAMAGE, NOT AN EXTRA COST TO THE OWNER.
19. INSTALLER RESPONSIBLE FOR ALL REQUIRED PERMITS AND LOCAL CODES.

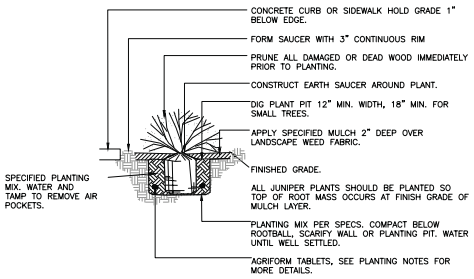
UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS BEFORE YOU DIG

1. 4" IRRIGATION SLEEVE, DEPTH OF 24" UNDER PAVEMENT AND 12" ELSEWHERE
2. POINT OF CONNECTION FOR THE SEPARATELY METERED IRRIGATION SYSTEM, PROVIDE DCVA PER CITY STANDARDS. VERIFY LOCATION.

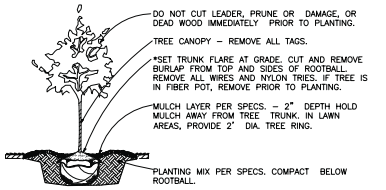
GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

ZON-50095, SUP-50096, SDR-50098
REVISED

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS BEFORE YOU DIG

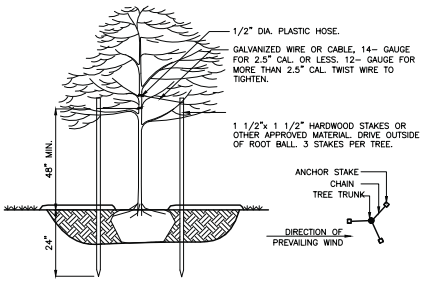


NOT TO SCALE



NOT TO SCALE

NOTES:
* USE TRUNK FLARE TO DETERMINE THE REAL TOP OF THE ROOTBALL, THEN PLANT TRUNK FLARE AND TOP OF ROOTBALL AT GRADE.



NOT TO SCALE

ZON-50095, SUP-50096, SDR-50098
REVISED

DOOR SCHEDULE

1
Pair 3'-0"x 7'-0"x 1¾"full lite clear tempered Low 'E' glass, u=.60 min. in aluminum storefront frame. Provide threshold (½"max. ht.), weatherstripping, closer, latch and sign posted: "These Doors To Remain Unlocked During Occupied Hours"with minimum 1"high letters over contrasting background. Overhead concealed closer, tubular push/pull hardware.

2
Single 3'-0"x 7'-0"x 1¾"full lite clear Low 'E" glass, U=.60 min. tempered glass in aluminum storefront frame. Provide threshold (½"max. ht.), weatherstripping, closer, latch and sign posted: "These Doors To Remain Unlocked During Occupied Hours"with minimum 1"high letters over contrasting background.Overhead concealed closer, tubular push/pull hardware.

3
4'-0"x 8'-0"x 1¾"hollow metal door (18 ga. min.) in hollow metal frame (16 ga. min.). Provide threshold (½"max. ht.), weatherstripping, door sweep, drip cap, kick plates (18"x 34"), closer, exit only exit device and double strike.

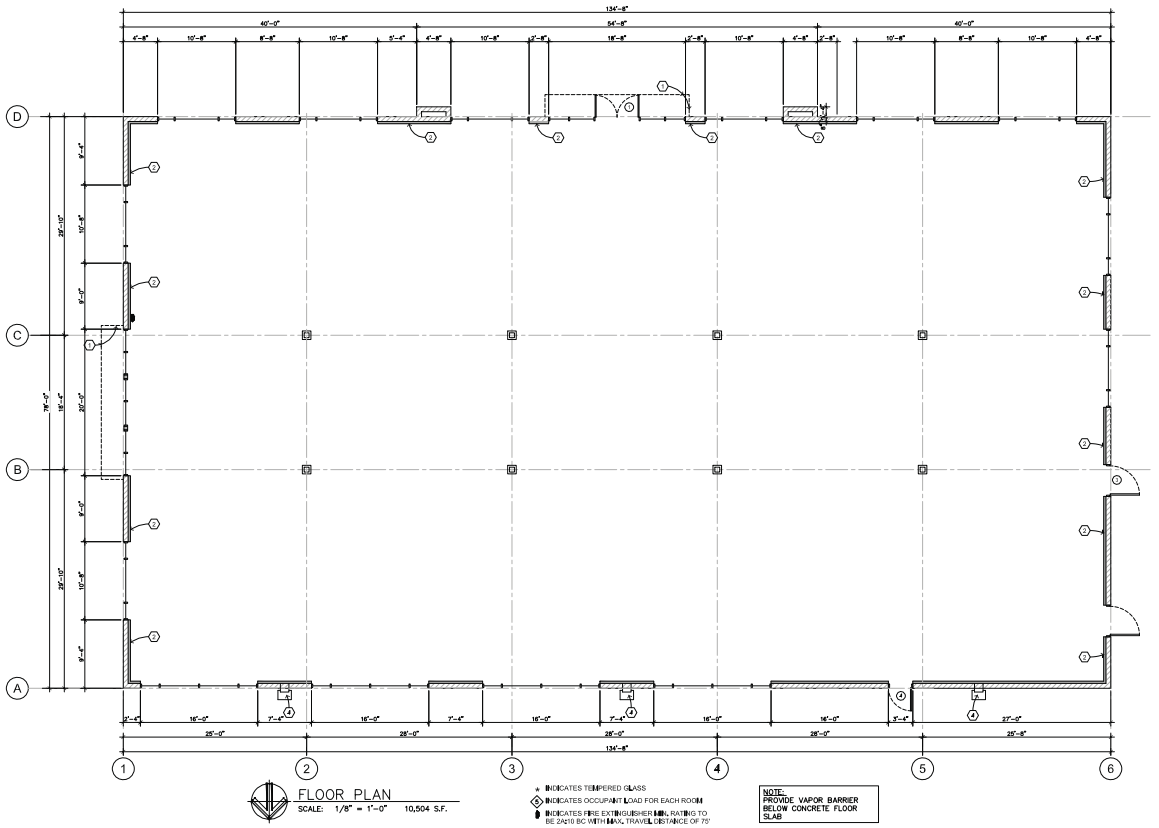
4
3'-0"x 7'-0"x 1¾"hollow metal door (18 ga. min.) in hollow metal frame (16 ga. min.). Provide threshold (½"max. ht.), weatherstripping, door sweep, drip cap, kick plates (18"x 34"), closer, exit only exit device and double strike.

GENERAL DOOR NOTES

1. Paint steel doors and frames with one (1) coat rust inhibiting primer and one (1) coat semi-gloss alkyd enamel. Color by Owner.
2. All door hardware to be medium duty "Schlage"lever type with finish per Owner's direction. Verify keying with Owner. Master key all exterior doors.
3. Provide door stops as required at floor and wall.
4. All thresholds to be a maximum height of ½".
5. Door locks and latches shall comply with IBC Section 1008.1.8.3 and ANSI Section 409.2.6.
6. All exits to be operable from the inside without the use of key and/or special knowledge (U.N.O.).
7. Provide 25 gauge metal drip at each exterior man door head.

FLOOR PLAN KEYNOTES

1. Line of metal canopy above, per detail.
2. Furr out exterior walls with 3 5/8"x 25 ga/30 mil. metal studs at 24"o.c., R-13 batt insulation and 5/8"'X'drywall. Run to full height with drywall to +4"above ceiling line.
3. Not used.
4. Downspout connect to tightline see Civil Dwgs.
5. Full Height Stud Partition: 3 5/8"x 25 ga. metal studs at 16"o.c., batt insulation (R=11) and 5/8"drywall, both sides. Provide continuous metal slip form at roof line.
6. Roof ladder and scuttle above per details.
7. Not used.
8. Install white FRP board at +4' A.F.F. on 3 sides.
9. 6"plumbing wall.
10. Line of soffit above.
11. Surface mounted paper towel dispenser (Provided by tenant).
12. Liquid soap dispenser, wall mounted (Provided by tenant).
13. Accessible signage for each sex with Braille by Cal-Royal.
14. Surface mounted toilet paper dispenser (Provided by tenant).



FLOOR PLAN
SCALE: 1/8" = 1'-0" 10,504 S.F.

★ INDICATES TEMPERED GLASS
◇ INDICATES OCCUPANT LOAD FOR EACH ROOM
● INDICATES FIRE EXTINGUISHER MIN. RATING TO BE 2A10 BC WITH MAX. TRAVEL DISTANCE OF 75'

NOTE:
PROVIDE VAPOR BARRIER BELOW CONCRETE FLOOR SLAB

CARLETTI ARCHITECTS P.S.
architecture & planning
116 EAST FIR STREET
SUITE A
MOUNT VERNON, WA. 98273
Phone: (360) 424-0394
Fax: (360) 424-5726

A NEW BUILDING FOR:
MATTRESS FIRM
MARTIN LUTHER KING BOULEVARD
LAS VEGAS, NEVADA

CONTACT:
PENNON CONSTRUCTION CO. INC.
5303 1ST AVE SOUTH, SUITE 100
SEATTLE, WA 98108
(206) 418-0235

13-604
PROJECT NUMBER:

REVISIONS:
6/24/13 PRELIM. SET

SHEET TITLE:
FLOOR PLAN
CONCEPT B

QUIENTIN SUTTER
PROJECT ARCHITECT:
QUIENTIN SUTTER
DRAWN BY:
PETER J CARLETTI
CHECKED BY:
MAY 30, 2013
DATE
S:\ARCH\13\DRAWINGS\13-622
COMPUTER FILE NAME

A-2.0

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ZON-50095, SUP-50096, SDR-50098
REVISED

EXTERIOR ELEVATION KEYNOTES

1. 8" x 8" x 16" painted regular CMU.
2. 8" split faced CMU.
3. 12" high by 8" regular CMU offset ¾" to exterior face.
4. 8" high by 8" regular CMU offset ¾" to exterior face.
5. 4" high regular 8" CMU offset ¾" to exterior face.
6. Clear insulated fixed glass (low 'E') in clear anodized aluminum frames.
7. Wall light fixtures per Electrical drawings.
8. Fabric Awning
9. Signage by Tenant. Requires a separate permit.
10. Hollow metal door and frame.
11. Wall pack per Electrical drawings.
12. Indicates line of roof beyond building parapet.
13. Metal downspout.
14. 18" high, individual mounted pan channel, black anodized Helvetica medium address numbers. Center on pier.

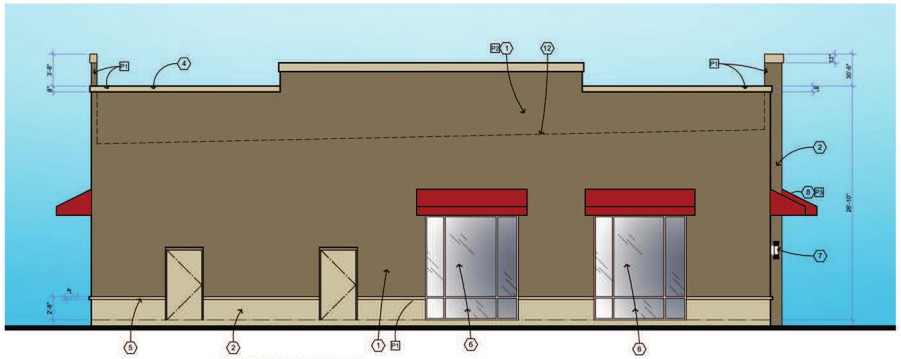
EXTERIOR PAINT COLORS

(Glidden Professional UNO)

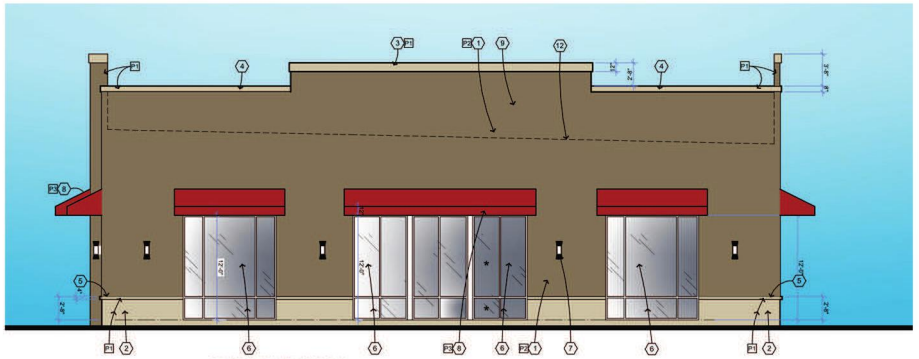
- P1 Jefferson House, A1810
- P2 Hale Village, A1827
- P3 SW 908, Cardinal, SE (Sherwin Williams)



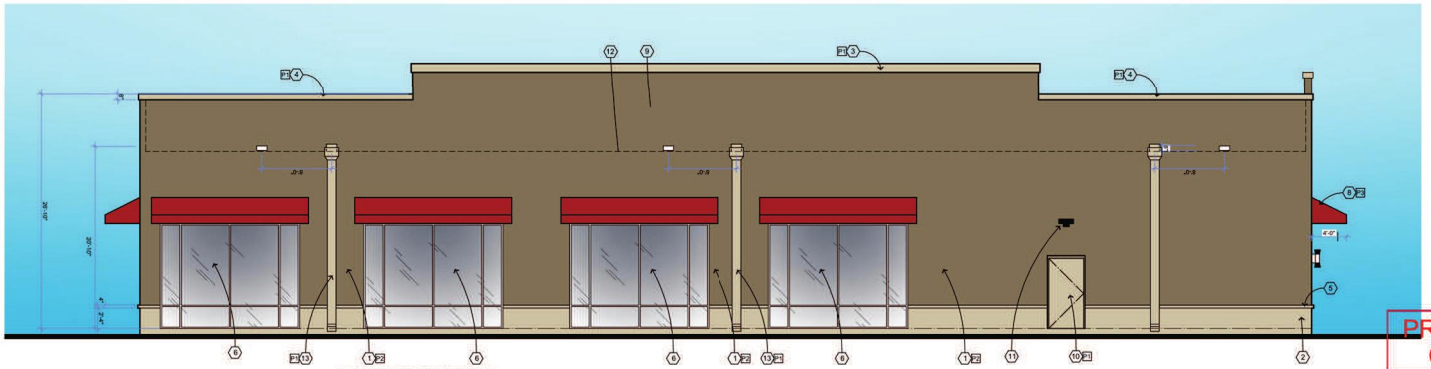
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

CARLETTI ARCHITECTS P.S.
architecture, planning, interior design

116 EAST FIR STREET
SUITE A
MOUNT VERNON, WA. 98273

Phone: (360) 424-0394
Fax: (360) 424-5726

A NEW BUILDING FOR:
MATTRESS FIRM
MARTIN LUTHER KING BOULEVARD
LAS VEGAS, NEVADA

CONTACT:

PENNON CONSTRUCTION CO. INC.
5303 1ST AVE SOUTH, SUITE 100
SEATTLE, WA 98108
(206) 418-0235

13-604
PROJECT NUMBER:

REVISIONS:
6/24/13 PRELIM. SET

SHEET TITLE:
EXTERIOR ELEVATIONS
CONCEPT B

QUIENTIN SUTTER
PROJECT ARCHITECT:
QUIENTIN SUTTER
DRAWN BY:
PETER J. CARLETTI
CHECKED BY:
MAY 30TH, 2013
DATE
S:\ARCH\13\DRAWINGS\13-622
COMPUTER FILE NAME

PRJ-49907
07/24/13

ZON-50095, SUP-50096 & SDR-50098 REVISED

A-3.0

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June 23, 2013

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

Attn: Yorgo Kagafas

Re: Parking Demand Analysis for Mattress Firm
(APN(s) 139-28-402-004)

Dear Mr. Kagafas:

Per4mance Consulting and Engineering, Inc. have been retained by GC Garcia, Inc to perform a parking analysis for the proposed Mattress Firm project. The Mattress Firm retail store is proposed to be a 10,650 S.F. retail mattress store. The Owner has provided this Parking Demand analysis as an alternative parking standard for this type of land use. The proposed Mattress Firm is located at the northwest corner of the intersection of Martin Luther King at Mineral Avenue. Please refer to Figure 1 below for the site location.

Figure 1 – Site location



The proposed site will be the location of a 10,650 square foot Mattress Firm building. Mattress Firm provides retail sales for mattresses. The purpose of this document is to provide support for the permitting of an alternate parking standard, per City of Las Vegas development code 19.18.030 D(4), for this type of Land Use. Currently the City of Las Vegas Development Code for this land use uses a parking demand of 1 space per every 175- square feet of gross floor area. The proposed development will have one (1) driveway for site access located off Mineral Avenue. This driveway will allow for full access turning movements.

Alternate Parking Standard Methodology

In order to establish an alternate parking demand model for the Mattress Firm location three scenarios were analyzed. First parking counts were taken at three (3) existing Las Vegas area Mattress Firm locations. The locations were as follows:

1) 366 West Lake Mead
2) 410 Marks Street
3) 641 Marks Street

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Counts were performed on a typical weekday (Wednesday June 19, 2013), typical Saturday (Saturday June 22, 2013), and a typical Sunday (June 23, 2013). Counts were taken every other hour during the hours of operation. Results are shown in **Appendix A**. The hours of operation for the Mattress Firm locations counted were as follows: Monday – Friday 10am–8pm, Saturday 10am–7pm, and Sunday 11am–6pm.

Second the Institute of Transportation Engineers (I.T.E.), Parking Generation Manual, 3rd edition, was used to provide reference standard parking generation analyzed at previous locations with similar land uses. Within the manual ITE Code 890, Furniture Store, was referenced. **Appendix B** includes data sheets from the ITE Manual.

Third an internet search was performed to determine the parking demand in other jurisdictions for similar land uses. The results were compared to the parking counts performed, ITE Parking generation recommendations, and existing City of Las Vegas parking demand code.

Finally, a recommendation will be made based on the scenarios presented above for an average parking demand for the above land use.

Parking Survey

As mentioned above parking counts were performed at three (3) local Mattress Firm locations. The results are summarized in table 1 below:

Table 1 – Existing Parking Counts

Day of Count	Hours of Count of Count	Mattress Firm - Location		
		410 Marks St	641 Marks St	366 E. Lake Mead
		Lowes Center (5,000 sq.ft.)	Wal-Mart Center (4,200 sq.ft.)	Target Center (3,750 sq.ft.)
Wednesday				
6/19/2013	11:00 AM	8	7	3
	1:00 PM	5	6	3
	3:00 PM	6	5	2
	5:00 PM	9	7	2
	7:00 PM	6	7	2
Friday				
6/21/2013	6:30 PM	5	7	3
Saturday				
6/22/2013	12:00 PM	6	5	3
	2:00 PM	6	6	4
	4:00 PM	4	5	3
	6:00 PM	5	5	1
Sunday				
6/23/2013	12:00 PM	8	4	2
	2:00 PM	8	3	3
	4:00 PM	4	3	2

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The results show that the average parking supply ratio for an average weekday is **1.2** spaces per 1,000 sq.ft. GFA (Gross Floor Area). The average parking supply ratio during the peak parking demand is **1.7** spaces per 1,000 sq.ft. GFA. The results show that a maximum of **19** parking stalls shall be required for the Mattress Firm land use during an average weekday.

The results show that the average parking supply ratio for an average Saturday is 0.97 spaces per 1,000 sq.ft. GFA (Gross Floor Area). The average parking supply ratio during the peak parking demand is 1.3 spaces per 1,000 sq.ft. GFA. The results show that a maximum of **14** parking stalls shall be required for the Mattress Firm land use during an average Saturday.

The results show that the average parking supply ratio for an average Sunday is 0.92 spaces per 1,000 sq.ft. GFA (Gross Floor Area). The average parking supply ratio during the peak parking demand is 1.28 spaces per 1,000 sq.ft. GFA. The results show that a maximum of **14** parking stalls shall be required for the Mattress Firm land use during an average Sunday.

The Peak Parking demand based on the existing Mattress Firm parking lot counts is **19** parking stalls required. The ratio equates to **1.78** spaces per 1,000 sq. ft. of GFA.

ITE Parking Generation

A second step was performed to support the existing parking count survey. The ITE Parking Generation Manual, 3rd Edition, was referenced. Within the ITE Manual ITE Code 890, Furniture Store was referenced. While this land use includes many large retail stores that also sell furniture as well as mattresses this is the closest land use in the ITE manual to the proposed development. The results should provide a conservative approach. Within the ITE manual 6 locations were analyzed to determine average demand for Furniture Stores. The results show that the six stores analyzed return an average parking demand of **0.91 to 1.53** vehicles per 1,000 sq.ft. GFA on an average weekday. The results show an average Saturday parking demand to be between 0.67 to 1.30 vehicles per 1,000 sq.ft. GFA with the average at 0.94 vehicles per 1,000 sq.ft. GFA. The results show that an average Sunday parking demand of 1.43 vehicles per 1,000 sq.ft. GFA was observed. The results are summarized in Table 2 below:

Table 2 – ITE Parking Generation Results

Statistic	Average Weekday	Average Saturday	Average Sunday
	Vehicles/1,000sq.ft.	Vehicles/1,000sq.ft.	Vehicles/1,000sq.ft.
Average Rate	0.91 - 1.53	0.67 - 1.30	1.43
Average Peak Period	1.22	0.94	1.43
Overall Average Rate	2.1	2.1	2.1

Based on the above table the calculated parking demand for the 10,650 sq.ft. of GFA Mattress Firm project is **23** parking stalls required using the overall average parking supply ratio. Using the average rate high end (1.53) for a weekday results **17** parking stalls required. During an average Saturday using the high end (1.30) ratio results in **14** parking stalls required. Finally, using the average Sunday parking supply ratio (1.43) results in **16** parking stalls being required. To provide a conservative parking demands for the proposed development based on ITE standards **23** parking stalls are required to meet the maximum parking demand for the proposed land use based on ITE parking generation manual.

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Other Jurisdictions Parking Supply ratios

As a reference a Google search was performed on parking analysis for mattress stores to obtain some additional comparative numbers. The search was stopped at the first 5 jurisdictions although many more are available. Table 3 below provides a summary of the area and the parking requirements for a mattress store.

Table 3 – Example Parking Supply Ratios for Mattress Store

Location	Parking Supply Ratio
Aurora, CO	1 : 600 sq.ft of GFA
Summerville, MA	1 : 800 sq.ft. of GFA
Marin, CA	1 : 600 sq.ft. of GFA
Richland, WA	1 : 800 sq.ft. of GFA
Riverside,CA	1 : 500 sq.ft. of GFA

As a comparison, the above stated parking supply ratios were used to calculate the required parking demand at the proposed Mattress Firm location. The results show using the worst case scenario (Riverside, CA) presented in Table 3 above 22 parking stalls would be required using the 1 stall per 500 sq.ft. of gross floor area and a proposed 10,650 sq.ft. building. Excerpts from the above mentioned analyses or development codes are included in **Appendix C**.

Summary of Parking Supply Ratios

To provide a final recommendation as to the appropriate parking supply ratio to use for a Mattress Firm building all three scenarios above were analyzed and the worst case scenario was selected. Please refer to Table 4 for a summary of all parking ratios analyzed and the results.

Table 4 – Parking ratio summary

Time Period Analyzed	Size of Building (sq.ft.)	Based on Existing Parking Counts		Based on ITE Parking Generation		Based on Reference Jurisdictions		
						CO, CA	WA, MA	Ca
		Rate	Parking Stalls Req'd	Rate	Parking Stalls req'd	1 per 600 sq.ft.	1 per 800 sq.ft.	1 per 500 sq.ft.
Average Rate Weekday	10,650	1.2	13	1.53	17	18	14	22
Peak Period Average Weekday	10,650	1.7	19	1.22	13	18	14	22
Average Rate Saturday	10,650	0.97	11	1.3	14	18	14	22
Peak Period Saturday	10,650	1.3	14	0.94	11	18	14	22
Average Rate Sunday	10,650	0.92	10	1.53	16	18	14	22
Peak Period Sunday	10,650	1.28	14		--	18	14	22
Overall Peak Average	10,650	1.43	16	2.1	23	18	14	22
Peak Parking Demand	10,650	**19**		**23**		**22**		

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Based on the results shown in Table 4 we can conclude that the parking demand for the Mattress Firm store should range from 19-23 parking stalls. The worst case scenario is from the ITE Parking Generation manual at 2.1 spaces per 1,000 sq. ft. of gross floor area (GFA). It is the recommendation set forth in this analysis that a parking supply ratio of 2.1 spaces per 1,000 sq. ft. of gross floor area be used to determine the parking requirement for the proposed 10,650 sq.ft. Mattress Firm store. For this store location a maximum parking demand of 23 stalls is required.

Trip Generation

To determine the number of trips generated by the 10,650 sq. ft. mattress store the I.T.E. Trip Generation manual was referenced. To provide a comparison trip generation calculations several land uses consistent with the C-1 (limited commercial) land use were referenced. Some Land uses analyzed include: General Office (ITE Code 710), Convenience Store with gas pumps (ITE Code 853), Medical/Dental Office (ITE Code 720), and Fast food with drive through.

Table 5 – Trip Generation Summary

Land Use Code	*Ind. (Sq.ft.)*	*Var*	*A.M. Peak Hour*			*P.M. Peak Hour*			*Avg. Weekday*
			Enter	*Exit*	*Total*	*Enter*	*Exit*	*Total*	
Furniture Store 890	10,650	KSF	1	1	2	3	2	5	54
Apartment 220	30	DU	3	12	15	12	7	19	200
General Office 710	10,650	KSF	15	2	17	3	13	126	117
Medical/Dental Office 720	10,650	KSF	19	5	24	10	27	37	385
FF with Drive Thru 934	3,600	KSF	45	43	177	31	29	120	1,779
Service Station w/Gas Pumps 945	12	Pumps	27	27	54	35	35	70	1,953

Based on a review of table 5 we can conclude that the Furniture Store will result in significantly less trips than other land uses which can be developed in a C-1 zoning. A furniture store generates approximately 54 trips during the average weekday while a convenience store with gas pumps can generate up to 1,953 trips. The proposed furniture store land use has a low trip generation rate. Trip generation calculations are provided in **Appendix D**.

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Summary

- Parking supply ratio for this site should be reduced to 2.1 spaces per 1,000 sq. ft. gross floor area.
- Parking Supply Ratio was determined from the worst case scenario from existing parking counts, ITE Parking Generation manual, 3rd edition, and research of other jurisdictions. ITE Parking Generation ended up being most conservative at 2.1 spaces per 1,000 sq. ft. GFA.
- Trip Generation comparisons show ITE Code 890 (Furniture Store) to be a light producer of peak hour traffic. The estimated average weekday trip generation is 54 trips. By comparison a convenience store with gas pumps is estimated at 1,953 trips.

If you have any questions and/or comments related to this parking study, please do not hesitate to contact me at (702) 569-9770.

Sincerely,

Per4mance Consulting and Engineering, Inc.



Ray Fredericksen, P.E.
Owner

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Appendix A

Existing Mattress Firm Parking Lot Counts

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Appendix B

ITE Parking Generation
Reference sheets

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Appendix C
Reference Material

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Appendix D

Trip Generation Calculations

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Appendix A

Existing Mattress Firm Parking Lot Counts

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Date: 19-Jun-13
Project: Mattress Firm

Day of Count	Hours of Count of Count	Mattress Firm - Location		
		410 Marks St Lowes Center (5,000 sq.ft.)	641 Marks St Wal-Mart Center (4,200 sq.ft.)	366 E. Lake Mead Target Center (3,750 sq.ft.)
Wednesday				
6/19/2013	11:00 AM	8	7	3
	1:00 PM	5	6	3
	3:00 PM	6	5	2
	5:00 PM	9	7	2
	7:00 PM	6	7	2
Friday				
6/21/2013	6:30 PM	5	7	3
Saturday				
6/22/2013	12:00 PM	6	5	3
	2:00 PM	6	6	4
	4:00 PM	4	5	3
	6:00 PM	5	3	1
Sunday				
6/23/2013	12:00 PM	8	4	2
	1:00 PM	8	3	3
	3:00 PM	4	3	2

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Appendix B

ITE Parking Generation
Reference sheets

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Land Use: 890
Furniture Store

Land Use Description

A furniture store is a full-service retail facility that specializes in the sale of furniture. Furniture stores are generally large and may include storage areas. Although some home accessories may be sold, furniture stores primarily focus on the sale of pre-assembled furniture. A majority of items sold at these facilities must be ordered for delivery.

Database Description

The database consisted of all suburban sites with the exception of one urban site. Parking demand at the urban site was similar to the suburban sites and therefore the data were combined and analyzed together.

- Average parking supply ratios: 2.1 spaces per 1,000 sq. ft. GFA (six study sites) and 3.5 spaces per employee (six study sites).
- Average employee density: 0.6 employees per 1,000 sq. ft. GFA (six study sites).

Weekday parking demand data were submitted for two study sites. For both sites, data were available for only a single hour (between 8:00 and 9:00 p.m.). The larger site was 26,500 sq. ft. GFA and had a parking demand ratio of 0.91 vehicles per 1,000 sq. ft. GFA. The smaller site was 15,000 sq. ft. GFA and had a parking demand ratio of 1.53 vehicles per 1,000 sq. ft. GFA.

Sunday parking demand data were available for one study site. Its size was 46,900 sq. ft. GFA. Its peak parking demand ratios were 1.43 vehicles per 1,000 sq. ft. GFA and 2.23 vehicles per employee between 1:00 and 2:00 p.m. (based on a continuous count between 10:00 a.m. and 3:00 p.m.).

The following table presents the time-of-day distributions of parking demand at the study sites.

Based on Vehicles per 1,000 sq. ft. GFA	*Saturday*		*Sunday*	
Hour Beginning	Percent of Peak Period	Number of Data Points*	Percent of Peak Period	Number of Data Points*
12:00–4:00 a.m.	–	0	–	0
5:00 a.m.	–	0	–	0
6:00 a.m.	–	0	–	0
7:00 a.m.	–	0	–	0
8:00 a.m.	–	0	–	0
9:00 a.m.	–	0	–	0
10:00 a.m.	–	0	30	1
11:00 a.m.	54	1	51	1
12:00 p.m.	100	2	87	1
1:00 p.m.	82	5	100	1
2:00 p.m.	89	5	97	1
3:00 p.m.	80	5	–	0
4:00 p.m.	100	4	–	0
5:00 p.m.	87	1	–	0
6:00 p.m.	–	0	–	0
7:00 p.m.	–	0	–	0
8:00 p.m.	–	0	–	0
9:00 p.m.	–	0	–	0
10:00 p.m.	–	0	–	0
11:00 p.m.	–	0	–	0

* Subset of database

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Land Use: 890
Furniture Store

Additional Data

Monthly parking variation cannot be derived from the available data. However, the following furniture store sales information (averaged for the period 1999 through 2003 from the U.S. Census) is provided as a reference to peak month activity. The furniture stores that compose the U.S. Census data set may not have the same land use characteristics as sites contained in the ITE *Parking Generation* database for this land use.

Furniture Store Sales Variation Data

Month	Percent of Average Month Furniture Store Sales (%)
January	94
February	93
March	102
April	94
May	100
June	98
July	99
August	103
September	98
October	100
November	109
December	111

SOURCE: *Unadjusted and Adjusted Estimates of Monthly Retail and Food Services Sales by Kinds of Business: 1999-2003*. Monthly Retail Service Branch. U.S. Census, August 2004, NAICS Code 44611. (www.census.gov/mrts/www/mrts.html)

Study Sites/Years

Chicago, IL (1961); Gresham, OR (1994); Hillsboro, OR (1994); Portland, OR (1994); Milwaukie, OR (1995); Portland, OR (1995)

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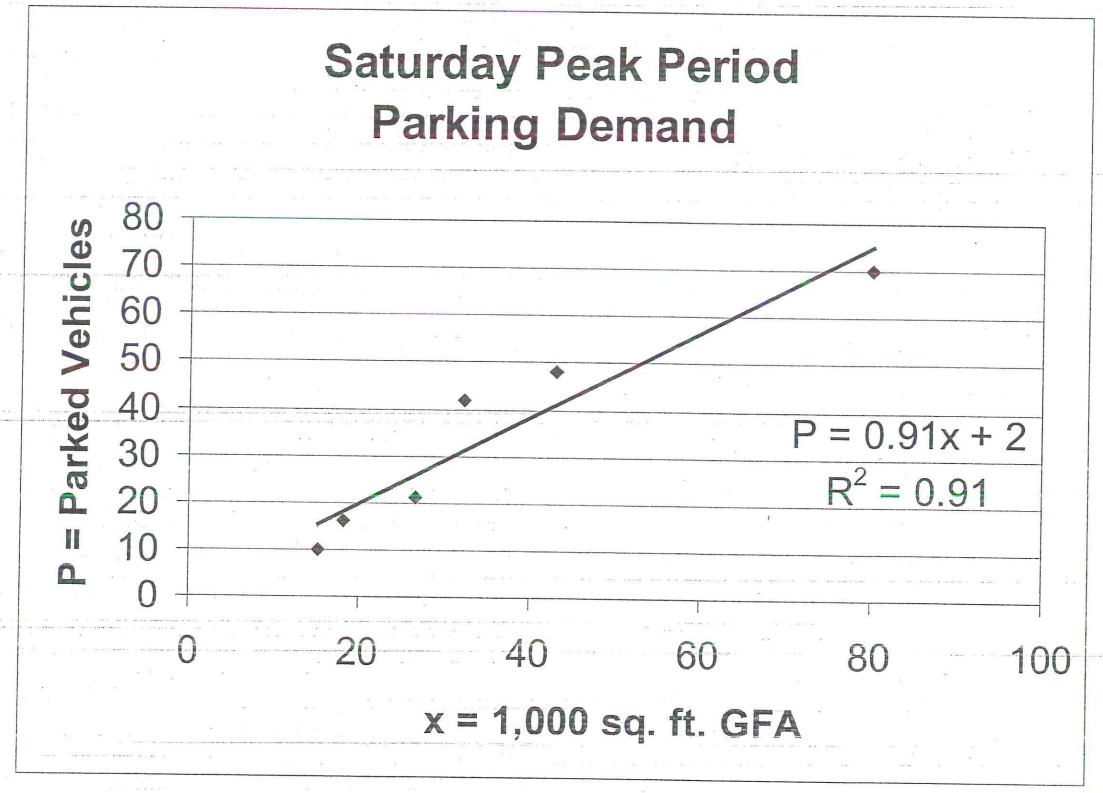
Land Use: 890
Furniture Store

Average Peak Period Parking Demand vs: 1,000 sq. ft. GFA
On a: Saturday

Statistic	Peak Period Demand
Peak Period	12:00–1:00 p.m.; 2:00–3:00 p.m.; 4:00–6:00 p.m.
Number of Study Sites	6
Average Size of Study Sites	35,800 sq. ft. GFA
Average Peak Period Parking Demand	0.94 vehicles per 1,000 sq. ft. GFA
Standard Deviation	0.23
Coefficient of Variation	25%
Range	0.67–1.30 vehicles per 1,000 sq. ft. GFA
85th Percentile	1.16 vehicles per 1,000 sq. ft. GFA
33rd Percentile	0.85 vehicles per 1,000 sq. ft. GFA



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Appendix C
Reference Material

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Parking Ordinance

Article 15, Chapter 146, Aurora Municipal Code
Sec. 146-1512 amended effective 1/15/05
Figure 15.10 added effective 1/15/05

City of Aurora

Planning Department
15151 E. Alameda Pkwy
2nd Floor
Aurora, CO 80012
Phone: 303-739-7250
Fax: 303-739-7268
Email: planning@auroragov.org

This document is available on our web site. Go to www.auroragov.org:
Departments>Planning Department>Ordinances and Design Standards>Parking Ordinance

Electronic File: F:/Dept/Planning/Handouts/PDF – Code Handouts/CTY_PL_Parking Ordinance.pdf

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TABLE 15.1. AMOUNT OF OFF-STREET PARKING REQUIRED

	(A) *Use Classification*	*(B)* *Parking Space Requirements*[1]
	A. Motor Vehicle Related Uses	
14.	Motor vehicle fuel dispensing stations	1 space per cashier or attendant, plus 2 for each grease rack or similar facility. (A workstation, e.g., grease rack, is not a parking space).
15.	Motor vehicle fuel dispensing stations: combination use including fuel dispensing and one or more of the following - restaurant, drive-through restaurant, convenience store or similar use	The same parking requirement for a motor vehicle fuel dispensing station plus the required spaces listed in this table for each other component use included on the site.
	B. Retail	
	Shopping centers[a]*:*	
16.	Less than 150,000 gfa[b]	4 spaces per 1000 gfa
17.	150,000 - 399,999 gfa[b]	3.8 spaces per 1000 gfa
18.	400,000 and greater gfa[b]	3.6 spaces per 1000 gfa
	Single user retail:	
19.	Convenience	1 space per 250 gfa
20.	Large format/low intensity retail (including office showrooms, furniture stores)	1 space per 600 gfa
21.	Large format/high intensity retail (including discount department stores, warehouse clubs)	1 space per 250 gfa
22.	Building supply store, lumber yards	1 space per 600 gfa plus 1:2500 gfa of outdoor area used for display and storage
23.	Restaurants (standard), nightclubs, taverns and lounges	1 space per 3 seating accommodations. An outdoor seating area for a restaurant or tavern up to one-third the floor area of the indoor seating area may be provided without a requirement for additional parking.
24.	Take-out dining with less than 10 seating spaces	1 space per 60 gfa with a minimum of 10 spaces
25.	Restaurants, fast food with drive-through facilities	Same as for restaurant plus requirement for drive-through service: 7 stacking spaces for the drive-through window lane, with a minimum of 4 of the 7 such spaces designated for the drive-through ordering station area
	C. Office	
26.	All offices: business, professional and public offices, in all zones except in B-2 zones	1 space per 300 gfa
27.	All offices: business, professional and public, in the B-2 zones	1 space per 500 gfa
	D. Industrial	
28.	Industrial, manufacturing, processing and fabrication, research and development	The greater of 1 space per 1.5 employees (largest shift), or 1 space per 800 gfa[c]
29.	Contractor's yard, junk yard, nurseries for plants and trees	1 space per 1.5 employees (largest shift) plus 1 space per 2500 gfa used for outdoor display and storage
30.	Warehouse (storage)	The greater of 1 space per 1.5 employees, or 1 space per 2000 gfa

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MARIN COUNTY
COMMUNITY DEVELOPMENT AGENCY
BRIAN C. CRAWFORD, DIRECTOR

Title 24 Parking and Loading

24.04.330 General intent.

(a) Every main building or use hereafter created or established shall be provided with minimum off-street parking and loading spaces as specified in this chapter.

(b) If particular circumstances justify an exception, the amount and dimensions of required parking and loading spaces may be increased or decreased by the agency through design review or other appropriate process of the community development agency. Such approvals shall include a finding citing the particular circumstances and reasons why the exception was made and may also include provisions for periodic review to establish actual parking needs and to allow for revision of the parking requirements.

24.04.335 General conditions.

(a) All parking and loading spaces shall be provided on the same site as the use to which they relate.

(b) Parking spaces shall be located so as to create a reasonably convenient relationship between those spaces and destination of users of the spaces.

(c) Parking spaces shall be independently accessible such that a vehicle may enter or exit any space without the necessity of moving another vehicle.

(d) No compact parking spaces shall be allowed in providing the number of parking spaces required by this chapter.

(e) In all nonresidential developments likely to have bicycle travel to them, bicycle parking shall be provided as required by the agency.

(f) Except for detached single-family dwellings and duplexes, all off-street parking and loading spaces shall be striped and provided with wheel stops.

(g) Parking and loading facilities shall be designed to provide for safe circulation of vehicular and pedestrian traffic including anticipated trucks within the parking area and adjacent streets. Direct backing into or out of a parking area from the street shall not be permitted except for single-family dwellings and duplexes on residential roads where it is determined safe to do so by the agency. Backing out of loading spaces into the street shall not be permitted. See Sections 24.04.277, "Turnarounds" and 24.04.390, "Backout noses".

(h) Where a parking space abuts a landscape area edged by a curb which is to act as a wheel stop, then a two-foot overhang may be included in measuring the parking space length. No such allowance shall be made for designated accessible spaces or where the location or type of the proposed landscaping and/or irrigation system would prevent such use.

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The amount of parking required for senior citizen housing may be reduced by up to fifty percent of that required above where deemed appropriate by the agency and where the applicant can demonstrate that a reduction is warranted based on the type of senior housing proposed. If a project approved for senior citizen housing is later converted to another use, then parking shall be provided as required for the new use.

TABLE INSET:

(d)	Hotels and motels	One per guest room plus one per shift employee
(e)	Places of public assembly with fixed seating, such as theaters, churches, auditoriums, stadiums, etc.	One per every hour seats for the first 200 seats and one for every five seats thereafter
(f)	Places of public assembly without fixed seating, such as dance, assembly, exhibition and fraternal halls	One for every four persons of maximum occupancy load allowed by the currently adopted U.B.C.
(g)	General retail and personal service stores	One per 200 s.f. of gross floor area
(h)	Furniture stores, auto dealers and other uses requiring large display areas	One per 600 s.f. of gross floor area
(i)	Commercial offices serving the public such as banks, real estate, medical and legal offices	One per 250 s.f. of gross floor area
(j)	Offices not serving the public such as insurance companies and corporate headquarters	One per 333 s.f. of gross floor area.
(k)	Restaurants, bars and fast food restaurants	One per 50 s.f. of public area
(l)	Hospitals	Parking study required
(m)	Convalescent homes	One per three beds
(n)	Industrial and wholesale uses and warehouses	One per 1,000 s.f. of gross floor area plus one per 333 s.f. of office area

(o) Marinas. As general guidelines, marinas should provide two spaces per floating home berth and one space per transient vessel berth, such berths as defined in Chapter 11.20 of this Code. These guidelines do not include additional requirements for launching facilities. Parking studies may be required to better determine parking demand.

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Submitted to:

Bill Blanchette
Mattress Superstore
40 Squire Road
Revere, MA 02151

February, 2013

MATTRESS SUPERSTORE DEVELOPMENT



PREPARED BY:

FORT HILL

FORT HILL INFRASTRUCTURE
54 CANAL STREET
BOSTON, MA 02114

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Table 7 - Future Build Condition Signalized Intersection Traffic Operations

Location	Movement	Thursday Morning Peak Period			Thursday Evening Peak Period			Friday Morning Peak Period			Friday Evening Peak Period			Saturday Midday Peak Period		
		v/c[1]	Del[2]	LOS[3]	v/c	Del	LOS	v/c	Del	LOS	v/c	Del	LOS	v/c	Del	LOS
Broadway at McGrath Hwy	EB Left	3.96	>120	F	3.31	>120	F	4.03	>120	F	4.34	+	F	4.58	+	F
	EB Thru	3.61	>120	F	3.05	>120	F	3.59	>120	F	3.69	>120	F	4.04	>120	F
	EB Right	0.99	113.10	F	0.11	38.50	D	0.76	60.40	E	0.10	40.90	D	0.11	38.10	D
	WB Left	0.80	72.40	E	0.80	64.30	E	0.78	63.70	E	0.89	82.10	F	0.80	61.20	E
	WB Thru	0.76	44.30	D	0.70	40.20	D	0.76	43.70	D	0.74	40.40	D	0.61	35.60	D
	WB Right	0.09	32.80	C	0.17	32.90	C	0.15	32.50	C	0.16	31.60	C	0.14	30.90	C
	NB Left	0.60	38.80	D	0.78	49.50	D	0.49	37.20	D	0.70	44.90	D	0.48	34.80	C
	NB Thru/Right	1.26	>120	F	2.69	>120	F	1.17	>120	F	2.61	>120	F	1.52	>120	F
	SB Left	0.42	20.90	C	1.14	>120	F	0.54	23.20	C	0.92	71.70	E	1.14	>120	F
	SB Thru/Right	1.19	>120	F	1.01	54.90	D	1.27	>120	F	0.92	40.10	D	0.81	31.70	C
	Overall	1.47	>120	F	1.68	>120	F	1.46	>120	F	1.69	>120	F	1.59	>120	F
Broadway at Garfield Ave	EB Left	0.11	5.10	A	0.21	5.50	A	0.12	5.10	A	0.27	5.70	A	0.22	4.90	A
	EB Thru	0.33	5.80	A	0.26	5.50	A	0.30	5.70	A	0.29	5.70	A	0.25	4.90	A
	WB Thru/Right	0.29	5.70	A	0.45	6.30	A	0.34	5.80	A	0.44	6.30	A	0.32	5.10	A
	SB Left/Right	0.68	18.90	B	0.65	17.50	B	0.73	21.30	C	0.53	14.60	B	0.44	14.30	B
	Overall	0.44	8.10	A	0.51	7.80	A	0.46	8.60	A	0.47	7.10	A	0.35	6.10	A
Broadway at Cross St	EB Left	0.05	4.80	A	0.14	12.30	B	0.04	5.00	A	0.20	12.90	B	0.13	7.30	A
	EB Thru/Right	0.43	6.20	A	0.48	14.10	B	0.42	6.40	A	0.48	14.30	B	0.35	8.10	A
	WB Left	0.18	5.50	A	0.24	13.10	B	0.17	5.60	A	0.33	14.00	B	0.17	7.50	A
	WB Thru/Right	0.24	5.40	A	0.43	13.80	B	0.25	5.70	A	0.46	14.10	B	0.30	7.80	A
	NB	0.52	16.00	B	0.57	12.10	B	0.55	16.70	B	0.57	12.50	B	0.52	13.10	B
	SB	0.06	12.60	B	0.03	8.00	A	0.05	12.50	B	0.01	8.10	A	0.01	9.70	A
	Overall	0.45	7.00	A	0.53	13.40	B	0.46	7.40	A	0.53	13.70	B	0.42	8.80	A

1 Volume-to-capacity ratio
2 Average delay expressed in seconds per vehicle
3 Level-of-Service
Note: Using Synchro 7 software.

It should be noted that there is no change in overall level of service for any of the three signalized intersections within the study area due to the trips generated by the proposed project.

As previously mentioned, due to the lane configuration of the two unsignalized intersections, capacity analysis was incapable of producing HCM level of services values. It should be noted that traffic volumes at both intersections are low, with no traffic operation problems observed. It is forecasted that operations will continue to function as they do today.

PROPOSED PARKING SUPPLY

A parking inventory was conducted in the immediate vicinity of the project site. This inventory includes total parking supply, along with mid-day and evening parking utilization counts (the number of parking spaces occupied) within the close vicinity of the project site. On-street parking available to the public in close vicinity to the project area includes approximately 88 parking spaces; 47% of on-street spaces are observed to be available during the weekday midday period, 61% were observed to be available during the weekday evening period, 58% were observed to be available during the Saturday midday period, and 45% of these are spaces observed to be available during the Saturday evening period.

The proposed redevelopment consists of 3,875 square feet of street level retail space and approximately 3,492 square feet in second level storage space. Parking requirements under Article 9 of the Somerville Zoning Ordinance (SZO) necessitates 1 off-street parking space per 800 net square feet of retail space. The proposed project therefore requires 9 off-street spaces for retail parking. The proposed site design includes 6 surface parking spaces; therefore a parking variance is currently being sought.

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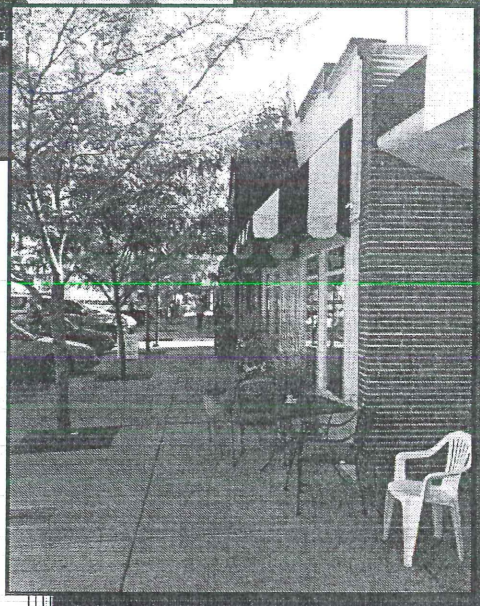
RICHLAND CENTRAL BUSINESS DISTRICT & KADLEC REGIONAL MEDICAL CENTER PARKING STUDY

- FINAL -





SUBMITTED BY:

Carl Walker, Inc.
950 West Elliot Road, Suite 116
Tempe, AZ 85284

December 2011

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06/27/13

Carl Walker

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City of Richland (RMC 23.54)	National Parking Association (2006)	Urban Land Institute (2005)	Institute of Transportation Engineers (2004) - (85% Percentile)
Residential			
Single Family: Single Family Attached and Detached, Manufactured Homes, Condominiums, and Duplexes: 2.0 spaces per unit. Multi-family Complexes: 1.5 spaces per unit.	Single Family: 1 space per unit (less than 2,000 s.f.), 2 spaces per unit (2,000 to 3,000 s.f.), and 3 spaces per unit (over 3,000 s.f.) Multi-family: 1 space per efficiency unit; 1.5 spaces for the first bedroom for one or more bedrooms and .25 space for each additional bedroom.	Residential - Owned: 1.7 spaces per unit plus .15 spaces per unit for guests. Residential - Rented: 1.5 spaces per unit plus .15 spaces per unit for guests.	Single Family: 2.14 spaces per unit. Multi-family: 1.17 - 1.78 per unit.
Medical Office			
Medical Offices: 1 space per 250 s.f. (approximately 4 spaces per 1,000 s.f.).	4.0 to 4.5 spaces per 1,000 s.f. (depending on location of the Medical Office)	Medical Office: 4.5 spaces per 1,000 s.f.	4.74 spaces per 1,000 s.f.
Banks			
Banks, Businesses or Professional Offices: 1 space per 350 s.f. (approximately 2.86 spaces per 1,000 s.f.) less 3 spaces for each drive-through window up to a maximum deduction of 33% of the required spaces.	4.6 spaces per 1,000 s.f.	4.6 spaces per 1,000 s.f.	2.64 to 4.62 spaces per 1,000 s.f.
Hotel & Motel			
1.0 spaces per room, plus required space for any restaurant (1 space per 100 s.f.), plus 50% of required spaces for other associated uses.	1.25 spaces per room - plus 10 spaces per 1,000 s.f. of restaurant/bar, plus 20 - 30 spaces per 1,000 s.f. for meeting rooms and banquet space. (GLA)	Business Hotel: 1 space per guestroom PLUS .25 spaces per room for employees; Leisure Hotel: .9 spaces per guestroom PLUS .25 spaces per room for employees.	.71 to 1.86 spaces per room.
Restaurants			
Restaurant - Seated Customers: 1 space per 100 s.f. (10 spaces per 1,000 s.f.). Restaurant - Take Out Service: 1 space per 100 s.f. (10 spaces per 1,000 s.f.). Restaurant - Drive-in Only: 1 space per 50 s.f. (20 spaces per 1,000 s.f.). Restaurant - Drive-in as Fixed Type of Facility: 1 space per 100 s.f. (10 spaces per 1,000 s.f.). Restaurant - Drive-through: 5 spaces per window with a minimum of 8 spaces.	Fine Restaurant: 20 spaces per 1,000 s.f. Family Restaurant: 15 spaces per 1,000 s.f. Fast Food: 15 spaces per 1,000 s.f. Night Clubs: 19 spaces per 1,000 s.f.	Fine Restaurant: 20 spaces per 1,000 s.f. Family Restaurant: 15 spaces per 1,000 s.f.; Fast Food: 15 spaces per 1,000 s.f. Night Clubs: 19 spaces per 1,000 s.f.	Quality Restaurant: 18.9 to 24.1 spaces per 1,000 s.f. Family Restaurant: 13.6 to 20.6 spaces per 1,000 s.f. Fast Food: 12.3 to 14.8 spaces per 1,000 s.f. No bar or night club ratio available
Office Building			
Banks, Businesses or Professional Offices: 1 space per 350 s.f. (approximately 2.86 spaces per 1,000 s.f.) less 3 spaces for each drive-through window up to a maximum deduction of 33% of the required spaces.	General Office less than 25,000 s.f.: 3.8 spaces per 1,000 s.f.; scaled for 25,000 - 100,000, 3.4 spaces per 1,000 s.f.; scaled for 100,000 - 500,000, 2.8 spaces per 1,000 s.f. over 500,000 s.f.; Data Processing/Telemarketing: 6 spaces per 1,000 s.f.	General Office less than 25,000 s.f.: 3.8 spaces per 1,000 s.f.; scaled for 25,000 - 100,000, 3.4 spaces per 1,000 s.f.; scaled for 100,000 - 500,000, 2.8 spaces per 1,000 s.f. over 500,000 s.f.; Data Processing/Telemarketing: 6 spaces per 1,000 s.f.	General Office: 3.0 to 3.4 spaces per 1,000 s.f.
Retail Establishments			
Food Stores, Markets, Drugstores, Liquor Stores, and Designed Shopping Centers less than 3,000 s.f.: 1 space per 400 s.f. (approximately 2.5 spaces per 1,000 s.f.). Food Stores, Markets, Drugstores, Liquor Stores, and Designed Shopping Centers more than 3,000 s.f.: 1 space per 300 s.f. (approximately 3.33 spaces per 1,000 s.f.). Small Appliance, Personal Services, Hardware, Household Equipment, Clothing, and other Retail: 1 space per 400 s.f. (approximately 2.5 spaces per 1,000 s.f.). Large Appliance and Furniture Stores: 1 space per 800 s.f. (approximately 1.25 spaces per 1,000 s.f.).	General Retail: 2.75 spaces per 1,000 s.f.; Grocery Store: 6.75 spaces per 1,000 s.f. (approx.); Heavy/Hard Goods Retail: 2 spaces per 1,000 s.f. (approx.); Shopping Centers: 4 spaces per 1,000 s.f. for centers up to 400,000 s.f., sliding scale between 400,000 and 600,000 s.f., and retail Space Over 600,000 s.f.: 4.5 spaces per 1,000 s.f.	Community Shopping less than 400,000 s.f.: 4 space per 1,000 s.f.; Regional Shopping (400,000 to 600,000 s.f.): Sliding scale between 400,000 and 600,000 s.f. ratios; Super-Regional Shopping (over 600,000 s.f.): 4.5 spaces per 1,000 s.f.	23 different retail categories. General Shopping: 5 spaces per 1,000 s.f.
Theater			
Places of Assembly, Stadiums, Sports Arenas, Auditoriums with Fixed Seats: 1 space per 3 seats (approximately .33 spaces per seat).	Theater (live performance): 0.4 space per seat. Single Cinema: 0.5 spaces per seat; 2 to 5 screens: 0.33 spaces per seat; Over 10 screens: .27 spaces per seat.	Up to .27 spaces per seat (or 1.08 spaces for every 4 seats).	.36 spaces per seat (or 1.04 spaces for every 3 seats, approx.)

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Table 19.580.060

Required Spaces

Use	Number of Spaces Required
Commercial Storage (miniwarehouse, self-storage facilities)	1 space/ 250 square feet of office area plus 1 space for a resident manager or caretaker[10]
Contractor's Storage Yard	The greater of: 1 space/4,000 square feet net lot area or 1 space/250 square feet of office space or 1 space/500 square feet of enclosed storage
D	
Day Care Facilities (more than six people): a. Children (day care centers, preschools, infant centers) b. Adult (not in a group home)	1 space/employee plus 1 space/facility vehicle plus 1 space/10 persons at facility capacity[10]
Drug Store/Pharmacy	1 space/250 square feet of floor area[13]
Dwelling: a. Single-family dwelling b. Multiple-family dwelling	a. 2 spaces within a private garage/dwelling unit b. 1.5 spaces/ dwelling unit with 1 bedroom plus 2 spaces/dwelling unit with 2 or more bedrooms[1]
E	
Equipment Sales/ Construction: a. Small - Rental and Repair b. Large - Rental and Repair	a. 1 space/500 square feet of office or retail area b. 1 space/500 square feet of office area and 2 spaces/ repair bay, in addition to the service bays
F	
Family Day Care Homes: a. Small Family Day Care Home b. Large Family Day Care Home	a. No requirement beyond standard single-family use b. 1 space for the single-family dwelling plus 1 space/employee not residing in the home and a drop-off/ pick-up space[4]
Farmers Market - Certified	[5]
Food and Beverage Sales	See "Retail Sales" for parking requirements
Furniture Stores	1 space/500 square feet of floor area[13]
G	
Group Housing: a. 6 or fewer residents b. more than 6 residents	a. 1 enclosed space/dwelling unit b. [5]
H	

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Appendix D

Trip Generation Calculations

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ITE Trip Generation Rates - 8th Edition
Pass-by rates from ITE Trip Generation Handbook - 2nd Edition

Instructions: Enter Expected Unit Volumes into Column 'M'

Description/ITE Code	Units	ITE Vehicle Trip Generation Rates (peak hours are for peak hour of adjacent street traffic unless highlighted)								Expected Units	Total Generated Trips			Total Distribution of Generated Trips					
		Weekday	AM	PM	Pass-By	AM In	AM Out	PM In	PM Out		Daily	AM Hour	PM Hour	AM In	AM Out	Pass-By	PM In	PM Out	Pass-By
Apartment 220	DU	6.65	0.51	0.62		20%	80%	65%	35%	30.0	200	15	19	3	12	0	12	7	0
General Office 710	KSF²	11.01	1.55	1.49		88%	12%	17%	83%	10.7	117	17	16	15	2	0	3	13	0
+ Medical Dental Office 720	KSF²	36.13	2.30	3.46		79%	21%	27%	73%	10.7	385	24	37	19	5	0	10	27	0
Furniture Store 890	KSF²	5.06	0.17	0.45	53%	69%	31%	48%	52%	10.7	54	2	5	1	0	1	1	1	3
Fast Food with Drive Thru 934	KSF²	496.12	49.35	33.48	50%	51%	49%	52%	48%	3.6	1,779	177	120	45	43	88	31	29	0
Serv.Station w/ Conven.Mkt 945	Fuel Position	162.78	10.16	13.38	56%	50%	50%	50%	50%	12.0	1,953	122	161	27	27	68	35	35	0

*Pass-By % are Rates from Weekay PM Peak Period
*The Total Pass-By Trips will be Distributed: 50% IN / 50 % OUT

NA = Not Available
KSF² = Units of 1,000 square feet
DU = Dwelling Unit
Fuel Position = the number of vehicles that could be fueled simultaneously
Occ.Room = Occupied Room

23-Jun-13

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ZON-50095, SUP-50096 & SDR-50098 – APPLICANT: MADISON DEVELOPMENT GROUP, LLC - OWNER: RANCHO VERDE APARTMENTS, LLC
NORTHWEST CORNER OF MINERAL AVENUE AND MARTIN L. KING BOULEVARD

07/08/13



ZON-50095, SUP-50096 & SDR-50098 – APPLICANT: MADISON DEVELOPMENT GROUP, LLC - OWNER: RANCHO VERDE APARTMENTS, LLC
NORTHWEST CORNER OF MINERAL AVENUE AND MARTIN L. KING BOULEVARD

07/08/13

June 27, 2013

Flinn Fagg, Director
Planning and Development Department
City of Las Vegas
333 N. Rancho Drive
Las Vegas, NV 89106

RE: Justification Letter –
Request Rezoning, Special Use Permit for Parking, and Site Development Review with Waivers for a New Retail Store
US 95 & MLK (Martin Luther King Blvd.)
APN#s: 139-28-402-004 (aka a portion of 139-28-402-001)

Dear Mr. Fagg:

On behalf of our client, Madison Development Group, LLC, please accept this justification letter for Rezoning to C-1 (Limited Commercial), a Special Use Permit for parking, and a Site Development Review (SDR) with Waivers to allow a general retail use (flagship mattress store) and new construction to replace an underutilized parcel with old tennis courts on the southwest corner of US 95 & MLK.

The 1.20+/- acre site is planned for Downtown Mixed Use and located in an R-5 (Downtown Apartment) District. The Mixed Use District provides for commercial use making the request for C-1 a conforming zone change. Additionally, all other similarly situated lots fronting MLK have already been zoned C-1 extending from US 95 south to Alta Drive.

The new one story retail building will be about 10,665 square feet as depicted on the attached site plan. The elevations are for an attractively designed building. The site is extensively landscaped at 24 percent.

The requested use requires waivers to the Code Development Standards: One loading stall where 2 are required (LVDC 19.08.110.D.3.b- On-Site Loading Requirement); and one to rotate the building (LVDC 19.08.040.B.6.a.&c- Development Standards Orientation) but will otherwise conform to the Code requirements of the City.

COMPREHENSIVE PLAN AMENDMENT: Conforming No Change Required

The General Plan identifies this site within the Redevelopment expansion area with a Future Land Use designation as Mixed Use which allows residential and commercial uses (Neighborhood Revitalization Policy 2.1.1).

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GCGARCIA
A Planning & Development Services Corporation
1711 Whitney Mesa Drive, Suite 110, Henderson, Nevada 89014-2158
Telephone: 702 435 9909 Facsimile: 702 435 0457 E-Mail: ggarcia@gcgarciainc.com

ZONING CLASSIFICATION: Request R-5 to C-1 Limited Commercial:

The Limited Commercial (C-1) zoning classification conforms to the proposed Future Land Use designation. This district is intended to provide for retail shopping and located on the periphery of residential neighborhoods and along commercial corridors (UDC 19.08.070).

The subject site is for a retail use and the location is on the edge of the residential area and along the MLK corridor which is a primary arterial and commercial corridor.

Surrounding Zoning Districts: The land to the north is the US 95 interchange; to the west is R-5; to the south is C-1; and across MLK to the east is all M (Industrial) District properties.

Existing Land Use Pattern and Constraints: The site is an existing parcel with four private tennis courts. The property is bounded on the north and east by an interchange (US 95) and arterial (MLK). The site is currently part the Rancho Verde Apartment's tennis courts. To the south are apartments and the Costco building. To the east is the furniture plaza.

The corridor is ideally suited for a hard goods and furniture related flagship mattress store given the makeup of the MLK corridor and connection with Symphony Park Drive and the furniture merchandise mart.

Street Design & Traffic: US 95 is a regional freeway and MLK is a high capacity major arterial. They are fully capable of supporting the minor incremental increase in traffic. Mineral Street is a fully improved private drive and can safely serve this project. The public and private street designs will conform to City standards and requirements including

Appropriate Location & Compatibility.
The area is adequately served by streets and utilities. The City of Las Vegas as well as other developments and NDOT help provided infrastructure near to this site including streets, water and sewer lines. The developer will contribute and or provide the on site and offsite improvements as required to adequately serve the project.

The land use and zoning fit within the surrounding context of land uses and zoning. The zoning and design comply with the Redevelopment goals, objectives and policies of the City

APPROVAL CRITERIA- SPECIAL USE PERMIT
Title 19.16.110-(L)

The following are the determinations to be made for approval of a Special Use Permit:

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a) The proposed use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses and with future surrounding land uses as projected by the General Plan;

The proposed used is harmonious and compatible with the existing surround land uses and with the future surrounding land uses as projected by the General Plan.

b) The subject site is physically suitable for the type and intensity of land use being proposed.

The subject site is physically suitable for this type and intensity of land use being proposed.

c) Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use; and

The surrounding street network will be adequate to provide access and traffic carrying capacity.

d) Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety and welfare or the overall objectives of the General Plan.

The approval of the Special use Permit at the site in question will not be inconsistent with or compromise the public health, safety and welfare or the overall objectives of the General Plan.

APPROVAL CRITERIA- ALTERNATIVE PARKING STANDARD
19.18.030D.4.d. Alternative Parking Standard-Parking Demand Analysis.

An Alternative Parking Standard may be approved under the following conditions.

Where the unique operation of a particular use creates lesser parking demand than the parking requirements otherwise applicable under this Subsection and LVMC Chapter 19.12, an alternative parking standard for the use may be established in conjunction with the submittal of a Parking Demand Analysis. In order to qualify for consideration, a Parking Demand Analysis must be signed and sealed by a professional traffic engineer, must document the weekday and weekend peak parking demand for the proposed use(s) for the site, and must provide justification for the alternative parking standard. The request for alternative standard pursuant to this Subparagraph (d):

i. Shall follow the process for a Special Use Permit application under LVMC 19.16.0110, to the extent the process can be made applicable.
ii. May be approved as requested, or as modified, and may be made subject to conditions if the Planning Commission or City Council, as the case may be, determines that the approval of the alternative parking standard is warranted.

A Parking Demand Analysis has been provided that was prepared, signed, and sealed by a professional traffic engineer based on this exact same businesses in

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Southern Nevada and elsewhere in the Country. The parking provided on site exceeds the actual demand by a significant margin: Code suggested = 61; Provided = 43 (nearly double what is necessary) & Actual Demand = 22.

SITE DEVELOPMENT REVIEW

The proposed design requires a Major review as it is greater than 5,000 square feet. It effectively meets the Code design criteria with waivers for one loading space versus two, and to rotate the building so that it faces Mineral. The design of the building fits with the design of commercial on the corridor.

1. ***The proposed development is compatible with adjacent development and development in the area;***

   The proposed development standard is compatible with adjacent land development and development in the area. Furniture Plaza and Costco are in the area, and commercial uses including a retail mattress store is appropriate.

2. ***The proposed development is consistent with the General Plan, this Title, the Commercial Design Standards for Parking, Landscape, Wall and Buffer Standards, Sign and other duly-adopted city plans, policies and standards***;

   The proposed development is consistent with the General Plan and other adopted city plans, policies and standards. It brings the zoning into compliance with the adopted plans, by creating a mix of uses in this location; adding commercial where under-utilized tennis courts exists.

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

   Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic as Martin Luther King is an existing arterial and has the capacity of this type of use.

4. ***Building and landscape materials are appropriate for the area and for the City and consistent and compatible with existing commercial;***

   The building and landscape materials are appropriate for the area and for the city and are consistent and compatible with the other existing commercial uses in the area.

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

   The building is harmonious and compatible with development in the area and is consistent and compatible with the existing commercial along the corridor. The building incorporates earth tone colors and store front window in their design.

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6. ***Appropriate measures will be taken to secure and protect the public health, safety and general welfare through the design.***

   Appropriate measures will be taken to secure and protect the public health, safety and general welfare through the design.

WAIVERS REQUESTED: Waiver of Development Code Design Standards

D. Waiver – Development Standards
Approval Criteria: A waiver of any of these standards may be approved upon the request of an applicant if the applicant can show through convincing and substantial evidence that the waiver will not be contrary to the overall purpose and intent of the standards.

Request to Waive – Loading Zone Requirements (19.08.110.D.3):

1) **Requirement: On site loading space required for buildings from 10,000 to 29,999 square feet – 2.**

   Request & Justification: *The request is for one on site loading space where the requirement is two. The retail store is only slightly over the threshold at 10,665 square feet. The single loading space is sufficient for a building of this size for a retail use.*

Request to Waive –Development Standards- Orientation (19.08.040.B.6.a.&c.):

2) **Requirement:**
   a. **Buildings on corner lots should be oriented to the corner and to the street fronts, and should make a strong tie to the building lines of each street unless the applicant can demonstrate by substantial and convincing evidence that to do so would be infeasible. Parking and curb cuts shall be located away from corners.**

   c. **In order to develop and maintain a strong street edge, buildings for stand alone projects or individual pad developments associated with a larger commercial center should be located at the front of the site at the minimum setback line, with the exception of additional width landscaping or a single drive-through land.**

Request & Justification: *The request is to rotate the retail store so that it faces Mineral instead of abutting Martin Luther King. The retail store is bounded by an interchange (US 95), arterial (MLK), and a private drive (Mineral). The building has been rotated to abut the interchange and face Mineral. The building is on a corner of a private drive and MLK, and not a typical public road. Additionally, the building has some constraints with drainage, power, and telephone easement, and existing water vaults. The rotated building will provide a buffer between the interchange and the apartments to the south. The apartments to the west have expressed some concerns with visibility and rotating the building will alleviate their concerns. The curb cuts are not at the corners but along the private drive.*

PRJ-49907
06/27/13

The parking has been designed in such a way that it will be screened with landscaping along Martin Luther King.

SUMMARY JUSTIFICATION:

The request conforms to the plans and policies. It replaces underutilized land that is planned to allow for commercial development which is ideally located along a commercial zoned corridor with existing infrastructure and easy access to major roadways. It adds to tax base, creates jobs, in a Redevelopment area of the City

We would appreciate your favorable consideration of this project. Should you have any questions or concerns regarding this request, please contact this office.

Sincerely,

George Garcia
President

GCG:dw

PRJ-49907
06/27/13

City of Las Vegas Agenda Item No.: **42.**

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

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

SUBJECT:
SUP-50096 - SPECIAL USE PERMIT RELATED TO ZON-50095 - PUBLIC HEARING - APPLICANT: MADISON DEVELOPMENT GROUP, LLC - OWNER: RANCHO VERDE APARTMENTS, LLC - For possible action on a request for a Special Use Permit FOR AN ALTERNATIVE PARKING STANDARD TO ALLOW 44 PARKING SPACES WHERE 61 IS REQUIRED AND TO ALLOW ONE LOADING ZONE SPACE WHERE TWO ARE REQUIRED FOR A PROPOSED 10,650 SQUARE-FOOT GENERAL RETAIL BUILDING on 1.2 acres at the northwest corner of Mineral Avenue and Martin L King Boulevard (APN 139-28-402-004), R-5 (Apartment) Zone [PROPOSED C-1 (Limited Commercial)], Ward 5 (Barlow) [PRJ-49907]. Staff recommends APPROVAL.

C.C.: 09/18/2013

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

SUP-50096

Case Number: SUP APN: 139-28-402-004

Name of Property Owner: Rancho Verde Apartments LLC

Name of Applicant: Madison Development Group, LLC

Name of Representative: G.C. Garcia, 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: _____

State of Nevada
County of Clark

Print Name: Ronnie Schwartz

Subscribed and sworn before me

This 24th day of June, 2013

_____
Notary Public in and for said County and State

N. HOVLAND
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 13-10231-1
My Appt. Expires Feb 28, 2017

PRJ-49907
06/27/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) Martin Luther King & Mineral

Project Name Mattress Firm **Proposed Use** Retail

Assessor's Parcel #(s) 139-28-402-004 **Ward #** 6

General Plan: existing MXU proposed N/A **Zoning:** existing R-5 proposed C-1

Commercial Square Footage 10,665 sq ft **Floor Area Ratio**

Gross Acres 1.2 +/- **Lots/Units** 1 **Density** N/A

Additional Information

PROPERTY OWNER Rancho Verde Apartments LLC **Contact**

Address 8350 W. Sahara Ave, #210 **Phone:** **Fax:**

City Las Vegas **State** NV **Zip** 89117

E-mail Address

APPLICANT Madison Development Group, LLC **Contact** Jim Gallaugher

Address 10510 NE Northup Way, Ste 120 **Phone:** (425) 889-9500 **Fax:** (425) 889-1090

City Kirkland **State** WA **Zip** 98033

E-mail Address jim@mdgllc.net

REPRESENTATIVE G.C. Garcia, Inc. **Contact** Andrea Cole

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.

State of Nevada
County of Clark

Property Owner Signature* _____

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

Print Name Ronnie Schwartz

Subscribed and sworn before me

This 24th day of June, 2013.

_____

Notary Public in and for said County and State

N. HOVLAND
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 13-10231-1
My Appt. Expires Feb 28, 2017

FOR DEPARTMENT USE ONLY

Case #	SUP-50096
Meeting Date:	08/13/13 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-49907
06/27/13

Revised 10/27/08

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City of Las Vegas Agenda Item No.: **43.**

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

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

SUBJECT:
SDR-50098 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-50095 AND SUP-50096 - PUBLIC HEARING - APPLICANT: MADISON DEVELOPMENT GROUP, LLC - OWNER: RANCHO VERDE APARTMENTS, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 10,665 SQUARE-FOOT GENERAL RETAIL BUILDING on 1.2 acres at the northwest corner of Martin L King Boulevard and Mineral Avenue (APN 139-28-402-004), R-5 (Apartment) Zone [PROPOSED C-1 (Limited Commercial)], Ward 5 (Barlow) [PRJ-49907]. Staff recommends APPROVAL.

C.C.: 09/18/2013

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

SDR-50098

Case Number: SDR APN: 139-28-402-004

Name of Property Owner: Rancho Verde Apartments LLC

Name of Applicant: Madison Development Group, LLC

Name of Representative: G.C. Garcia, 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: _____

State of Nevada
County of Clark

Print Name: Ronnie Schwartz

Subscribed and sworn before me

This 24th day of June, 2013

_____
Notary Public in and for said County and State

N. HOVLAND
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 13-10231-1
My Appt. Expires Feb 28, 2017

PRJ-49907
06/27/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review

Project Address (Location) Martin Luther King & Mineral

Project Name Mattress Firm **Proposed Use** Retail

Assessor's Parcel #(s) 139-28-402-004 **Ward #** 6

General Plan: existing MXU proposed N/A **Zoning:** existing R-5 proposed C-1

Commercial Square Footage 10,065 sq ft. **Floor Area Ratio**

Gross Acres 1.2 +/- **Lots/Units** 1 **Density** N/A

Additional Information

PROPERTY OWNER Rancho Verde Apartments LLC **Contact**

Address 8350 W. Sahara Ave, #210 **Phone:** **Fax:**

City Las Vegas **State** NV **Zip** 89117

E-mail Address

APPLICANT Madison Development Group, LLC **Contact** Jim Gallaugher

Address 10510 NE Northup Way, Ste 120 **Phone:** (425) 889-9500 **Fax:** (425) 889-1090

City Kirkland **State** WA **Zip** 98033

E-mail Address jim@mdgllc.net

REPRESENTATIVE G.C. Garcia, Inc. **Contact** Andrea Cole

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.

State of Nevada
County of Clark

Property Owner Signature* _____

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

Print Name Ronnie Schwartz

Subscribed and sworn before me

This 24th day of June, 2013.

_____

Notary Public in and for said County and State

N. HOVLAND
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 13-10231-1
My Appt. Expires Feb 28, 2017

FOR DEPARTMENT USE ONLY

Case #	SDR-50098
Meeting Date:	08/13/13 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-49997
06/27/13

Revised 10/27/08

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City of Las Vegas Agenda Item No.: **44.**

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

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

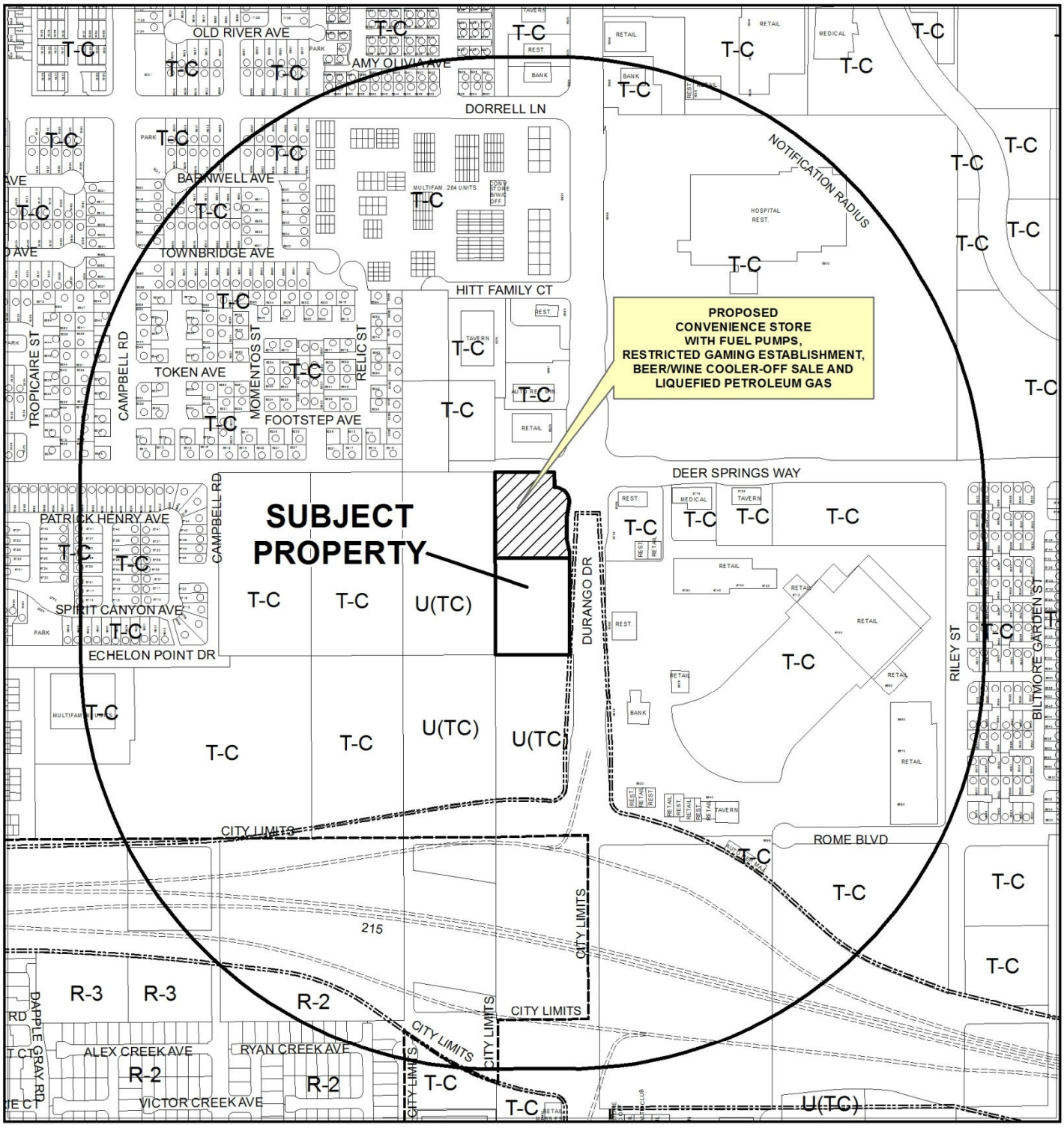
SUBJECT:
ZON-50104 - REZONING - PUBLIC HEARING - APPLICANT: WOLF T.H., LLC - OWNER: JAMES R. MARSH - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] TO: T-C (TOWN CENTER) on 3.96 acres at the southwest corner of Deer Springs Way and Durango Drive (APN 125-20-301-009), Ward 6 (Ross) [PRJ-49965]. Staff recommends APPROVAL.

C.C.: 09/18/2013

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 - ZON-50104, SUP-50107, SUP-50108, SUP-50109, SUP-50110, SUP-50111 and SDR-50105
2. Conditions and Staff Report - ZON-50104, SUP-50107, SUP-50108, SUP-50109, SUP-50110, SUP-50111 and SDR-50105
3. Supporting Documentation
4. Photos - ZON-50104, SUP-50107, SUP-50108, SUP-50109, SUP-50110, SUP-50111 and SDR-50105
5. Justification Letter - ZON-50104, SUP-50107, SUP-50108, SUP-50109, SUP-50110, SUP-50111 and SDR-50105



CASE: **ZON-50104, SUP-50107, SUP-50108, SUP-50109, SUP-50110, SUP-50111 AND SDR-50105 (PRJ-49965)**

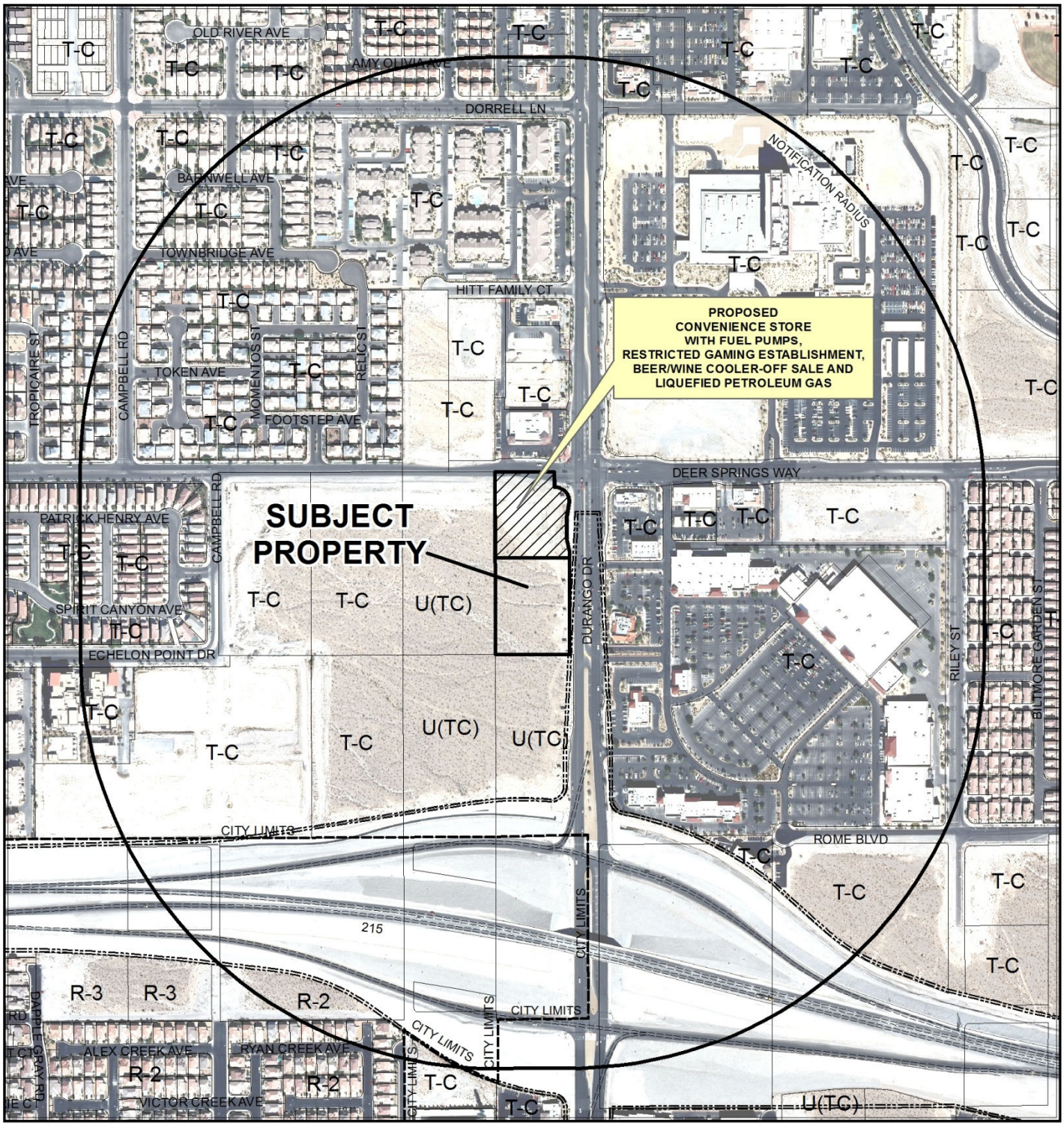
0 400 800 Feet

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED)[TC (TOWN CENTER) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) [GC-TC (GENERAL COMMERCIAL - TOWN CENTER) Special Land Use Designation]

N



CASE: **ZON-50104, SUP-50107, SUP-50108, SUP-50109, SUP-50110, SUP-50111 AND SDR-50105 (PRJ-49965)**

0 400 800 Feet

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED)[TC (TOWN CENTER) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) [GC-TC (GENERAL COMMERCIAL - TOWN CENTER) Special Land Use Designation]

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: WOLF T.H., LLC - OWNER: JAMES R. MARSH

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
ZON-50104	Staff recommends APPROVAL.	
SUP-50107	Staff recommends DENIAL, if approved subject to conditions:	ZON-50104
SUP-50108	Staff recommends DENIAL, if approved subject to conditions:	ZON-50104
SUP-50109	Staff recommends DENIAL, if approved subject to conditions:	ZON-50104
SUP-50110	Staff recommends DENIAL, if approved subject to conditions:	ZON-50104
SUP-50111	Staff recommends DENIAL, if approved subject to conditions:	ZON-50104
SDR-50105	Staff recommends DENIAL, if approved subject to conditions:	ZON-50104 SUP-50107 SUP-50108 SUP-50109 SUP-50110 SUP-50111

** CONDITIONS **

SUP-50107 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under the Town Center Development Standards for a Convenience Store (with Fuel Pumps) use.

2. Approval of a Major Modification (MOD-48831) and Rezoning (ZON-50104), and approval of and conformance to the conditions of approval for Site Development Plan Review (SDR-50105) shall be required.

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

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

SUP-50108 CONDITIONS

Planning

1. Conformance to the conclusions of the Parking Demand Analysis, date stamped 06/27/13.

2. Approval of a Major Modification (MOD-48831) and Rezoning (ZON-50104), and approval of and conformance to the conditions of approval for Site Development Plan Review (SDR-50105) shall be required.

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

SUP-50109 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under the Town Center Development Standards for a Beer/Wine/Cooler Off-Sale Establishment use.

2. Approval of a Major Modification (MOD-48831) and Rezoning (ZON-50104), and approval of and conformance to the conditions of approval for Site Development Plan Review (SDR-50105) shall be required.

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

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

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

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

SUP-50110 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under the Town Center Development Standards for an LPG Installation use.

2. Approval of a Major Modification (MOD-48831) and Rezoning (ZON-50104), and approval of and conformance to the conditions of approval for Site Development Plan Review (SDR-50105) shall be required.

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

SUP-50111 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under the Town Center Development Standards for a Gaming Establishment, Restricted License use.

2. Approval of a Major Modification (MOD-48831) and Rezoning (ZON-50104), and approval of and conformance to the conditions of approval for Site Development Plan Review (SDR-50105) shall be required.

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

SDR-50105 CONDITIONS

Planning

1. Approval of a Major Modification (MOD-48831) and Rezoning (ZON-50104), and approval of and conformance to the conditions of approval for Special Use Permits (SUP-50107, SUP-50108, SUP-50109, SUP-50110 and SUP-50111) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 06/27/13, except as amended by conditions herein.

4. A Waiver from Town Center Development Standards Manual is hereby approved, to allow the gas station/convenience store to be located away from rights-of-way and to face the street, where such is not allowed; and to allow zero percent of the proposed gas station/convenience store building to be built at the setback lines where 60 percent is required.

5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan:

a. Provide five additional 24-inch box parking lot shade trees in conformance with Town Center Development Standards.
b. Provide sidewalk and amenity zone treatments as required by the Town Center Development Standards.
c. Shade trees within the amenity zones shall be 36-inch box size Rio Grande Ash or similar in conformance with Town Center Development Standards.
d. Street trees or tree clusters within the Deer Springs Way amenity zone shall be spaced no more than 30 feet apart in conformance with Town Center Development Standards.

8. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

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

Public Works

10. Dedicate 40 feet of right-of-way for Deer Springs Way, including additional right-of-way in accordance with Standard Drawing #201.1, 40 feet for Echelon Point Drive, a 30-foot radius at the northwest corner of Echelon Point Drive and Durango Drive, and the right-of-way necessary for a relocating the existing bus turnout on Durango Drive adjacent to this site prior to the issuance of any permits.

11. Submit a Petition of Vacation for the right-of-way adjacent to this site on Durango Drive no longer being used for a bus turnout.

12. Construct half street improvements on Deer Springs Way and Echelon Point Drive as well as all incomplete half street improvements on Durango Drive to Town Center Development Standards adjacent to this site concurrent with development of this site as required by the Department of Public Works. Construction of offsite improvements, including the sewer extension, may be phased so that offsite improvements will be required concurrent with adjacent onsite development activities; however dedication requirements must be complied with during the initial phase of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

13. Construct a median in Deer Springs Way, at a location acceptable to the City Traffic Engineer, to prevent west bound turning movements from the driveway on Deer Springs Way concurrent with the development of this site.

14. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the onsite roadway network; the connecting sidewalk shall be terminated on site with a handicap ramp.

15. This site shall connect to public sewer in Durango Drive or Echelon Point Drive. Extend public sewer in Echelon Point Drive from Durango Drive to the western edge of this site at a size, depth and location acceptable to the Collection System Planning section of the Department of Public Works. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

16. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

17. An encroachment for any landscaping in the Deer Springs Way and Durango Drive public rights of way as shown on the approved Site Plan is hereby approved and staff is directed to process an encroachment application that is in conformance with this approved Site Plan after the applicant provides appropriate documentation and fees for such application. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

18. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

19. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to develop a 3,940 square-foot Convenience Store (with Fuel Pumps) and a 1,996 square-foot Car Wash, Full Service on a 1.50-acre portion of an undeveloped 3.96-acre parcel at the southwest corner of Deer Springs Way and Durango Drive in the Town Center Land Use Plan area. The convenience store is proposed to offer off-premise sale of beer, wine and wine coolers, provide liquefied petroleum gas (LPG) to patrons, and feature up to seven gaming machines. The development is deficient in several respects with regard to the Town Center Development, Parking Lot Landscaping and Streetscape Standards, does not meet Title 19 parking requirements, and is designed in such a manner that high profile vehicles such as fuel trucks will have tight turns within the site. As the design of the site does not meet Town Center Standards, staff recommends denial of the Site Development Plan Review and associated Special Use Permits. However, staff recommends approval of the Rezoning, as the T-C (Town Center) zoning district is the mechanism that implements the Town Center Master Plan.

ISSUES

- A Convenience Store (with Fuel Pumps) use is permitted in the GC-TC (General Commercial – Town Center) Special Land Use Designation with the approval of a Special Use Permit.
- A Beer/Wine/Cooler Off-Sale Establishment use is permitted in the GC-TC (General Commercial – Town Center) Special Land Use Designation with the approval of a Special Use Permit.
- An LPG Installation use is permitted in the GC-TC (General Commercial – Town Center) Special Land Use Designation with the approval of a Special Use Permit.
- A Gaming Establishment, Restricted License use is permitted in the GC-TC (General Commercial – Town Center) Special Land Use Designation with the approval of a Special Use Permit.
- The applicant submitted a request for consideration of an Alternate Parking Standard pursuant to Title 19.18.030. As the justification for reduction of parking in the Analysis is not based on the unique operation of the proposed uses on the site, and because it is tied to approval of the Site Development Plan Review that staff does not support, staff recommends denial of the associated Special Use Permit.
- The 3.96-acre site parcel is part of the Town Center Land Use Plan, but is required to be rezoned to T-C (Town Center) prior to development of any part of the site. A Major Modification (MOD-48831) to change the Special Land Use Designation to GC-TC must also be approved prior to or concurrently with a Site Development Plan Review and any related Special Use Permits.

- The site requires a minimum of 13,105 square feet of eligible open space to meet the 20 percent Town Center open space requirement for projects in the GC-TC District. The submitted plans are inconclusive as to whether the standard can be met. A Variance would be required if the provided amount is not in conformance.
- A Waiver of Town Center Development Standards is necessary to allow placement of the convenience store building away from public rights-of-way and to face the street where required to face the interior of the property. Specifically, zero percent of the building would be built to the front and corner setback lines, where 60 percent is required. Staff does not support the waiver.
- A Vacation (VAC-50106) of public right-of-way that includes an existing bus turnout will be submitted later and will be added as a condition of approval.
- Although the southern portion of the subject site is not proposed to be developed at this time, half street improvements are required for Echelon Point Drive, which would eventually connect Durango Drive with Campbell Road to the west.
- The Convenience Store (with Fuel Pumps), Gaming Establishment, Restricted License and LPG Installation uses require a minimum 330-foot distance separation from any single-family detached dwelling. Currently, the site property line is 338 feet (approximate measurement) from the property line of the nearest single-family dwelling; however, the distance will be greater to the actual dwelling, and it will increase as a result of dedication of a portion Deer Springs Way as required for approval.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
01/17/01	The City Council approved a Petition to Annex (A-0003-99) 622.50 acres generally located north of Rome Boulevard and west of El Capitan Way. The annexation became effective on 01/26/01.
05/14/13	The Planning Commission recommended approval of a request for a Major Modification (MOD-48831) of the Town Center Land Use Plan to amend the Special Land Use Designation from UC-TC (Urban Center Mixed Use – Town Center) to GC-TC (General Commercial – Town Center) on 3.96 acres at the southwest corner of Deer Springs Way and Durango Drive. Staff recommended denial.
06/19/13	The City Council voted to abey the Major Modification (MOD-48831) to the 09/18/13 City Council meeting at the applicant's request in order for the subject requests to first be heard by the Planning Commission.

Most Recent Change of Ownership	
10/10/97	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no relevant building permits or business licenses related to this site.

Pre-Application Meeting	
06/18/13	Submittal requirements for a Rezoning, five Special Use Permits and a Site Development Plan Review were discussed with the applicant. A future vacation of right-of-way that was the originally intended location of a proposed bus stop will also be required as a condition of approval. Rather than requiring a variance for a parking deficiency, the applicant has the option to submit an alternative parking standard through a stamped and sealed parking demand analysis.

Neighborhood Meeting	
07/25/13	A neighborhood meeting was held at the Centennial Hills Community Center/YMCA, located at 6601 North Buffalo Drive. There were six members of the public, three members of the development team, one member of the Ward 6 Council Office, and one member of Planning staff in attendance. The development team made a brief presentation of the proposed project. One member of the public stated that this was a welcome addition to their neighborhood. No other comments were made.

Field Check	
07/08/13	The subject site is undeveloped, containing only temporary subdivision sales signs. There is an existing bus turnout along Durango Drive adjacent, as well as an asphalt path in the unimproved right-of-way along Deer Springs Way.

Details of Application Request	
Site Area	
Gross Acres	3.96 (Rezoning)
Net Acres	1.50 (Development Site)

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	UC-TC (Urban Center Mixed Use – Town Center)	U (Undeveloped)
North	General Retail	GC-TC (General Commercial – Town Center)	T-C (Town Center)
South	Undeveloped	UC-TC (Urban Center Mixed Use – Town Center)	U (Undeveloped)
East	General Retail	UC-TC (Urban Center Mixed Use – Town Center)	T-C (Town Center)
West	Undeveloped	UC-TC (Urban Center Mixed Use – Town Center)2	U (Undeveloped)

Master Plan Areas	***Compliance***
Town Center Master Plan	N
Special Purpose and Overlay Districts	***Compliance***
T-C (Town Center) District	Y
Other Plans or Special Requirements	***Compliance***
Trails (Town Center Trails)	Y
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to the Town Center Development Standards Manual, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	N/A	172,498 SF	N/A
Min. Lot Width	N/A	265 Feet	N/A
Min. Setbacks			
• Front (Durango)	15 Feet	79 Feet	Y
• Side	10 Feet	10 Feet	Y
• Corner	15 Feet	40 Feet	Y
• Rear	20 Feet	41 Feet	Y

Build-to line percentage (TC Urban Zone)	60 %	0 %	N
Max. Building Height (TC Urban Zone)	7 Stories	1 story/22 Feet	Y
Max. Lot Coverage	N/A	7 %	N/A
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Parapet screened	Y

Pursuant to Title 19.08 and the Town Center Development Standards Manual, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	N/A	N/A	1 Trees	N/A
• South	N/A	N/A	3 Trees	N/A
• East	N/A	N/A	0 Trees	N/A
• West	N/A	N/A	0 Trees	N/A
TOTAL PERIMETER TREES		**N/A**	**4 Trees**	**N/A**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	11 Trees	6 Trees	N
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	15 Feet		15 Feet	Y
• South	0 Feet		10 Feet	Y
• East	15 Feet		10 Feet	Y*
• West	0 Feet		0 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		No adjacent residential	N/A

*The reduced buffer width is to accommodate a new bus turnout.

Open Space – Town Center						
Total SF	***Density***	***Required***		***Provided***		***Compliance***
		Percent	***Area***	***Percent***	***Area***	
65,527 SF	N/A	20%	13,105 SF	Not provided	Not provided	Cannot be determined

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Durango Drive	Town Center Parkway	Town Center Development Standards Manual	130	Y
	Parkway Arterial	Master Plan of Streets and Highways Map		
Deer Springs Way	Town Center Arterial	Town Center Development Standards Manual	45	N
	Major Collector	Master Plan of Streets and Highways Map		

Streetscape Standards	***Required***	***Provided***	***Compliance***
Town Center Parkway (Durango Drive)	9.5-foot sidewalk	9.5-foot sidewalk	Y
	5-foot amenity zone	5-foot amenity zone	Y
	36-inch box shade trees alternating with 25' BTH Mexican Fan palm tree pairs at 35-foot intervals	24-inch box Screwbean mesquite alternating with 25' BTH Mexican Fan Palm tree pairs	N
	Amenity zone and sidewalk treatment	Scored sidewalk/scroll pattern not indicated	N
Town Center Arterial (Deer Springs Way)	5-foot sidewalk	5-foot sidewalk	Y
	3-foot amenity zone	3-foot amenity zone	Y
	36-inch box shade trees alternating with 25' BTH Mexican Fan palm tree pairs at 30-foot intervals	24-inch box Screwbean mesquite alternating with 25' BTH Mexican Fan palm tree pairs at 35-foot intervals	N
	Amenity zone and sidewalk treatment	Scored sidewalk/scroll pattern not indicated	N

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Convenience Store	3,940 SF	1 space per 175 SF GFA	23				
Car Wash, Full Service	1,996 SF	1 space per 150 SF GFA	14				
TOTAL SPACES REQUIRED			37		28		N
Regular and Handicap Spaces Required			35	2	26	2	N
Loading Spaces	5,936 SF	Less than 10,000 SF	1		1		Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
Gas stations, including convenience stores, shall be located against the ROW (build-to line) and be oriented to the interior of the site	To be set back from the ROW and be oriented toward the streets	Denial
60% build-to setback lines within the Town Center Urban Zone	0% of the building at the setback lines	Denial

ANALYSIS

The subject property is currently designated UC-TC (Urban Center Mixed Use – Town Center), but the special land use designation is proposed to be amended to the GC-TC (General Commercial – Town Center) designation (not a part of this request), which allows all types of retail, service, office and other general business uses of a more intense commercial character. The proposed development would not be allowed in the UC-TC District, as a Convenience Store (with Fuel Pumps) is not a permitted use. Prior to the issuance of permits for development, the site must also be rezoned T-C (Town Center). Staff recommends approval of the Rezoning (ZON-50104), as it is the appropriate zoning district for implementing the Town Center Land Use Plan.

Ingress to the site is proposed from a right-only driveway from Durango Drive. Egress is proposed to Deer Springs Way by way of a right-only driveway. This design, coupled with the convenience store building placement, influences placement of the other structures on the site and creates potential circulation issues. The site plan shows that trailer trucks can safely negotiate the radii needed to accommodate these driveways. The design, however, encourages potentially unsafe U-turns along both Durango Drive and Deer Springs Way. The applicant requests the building placement and build-to line waivers as a convenience to their patrons; the applicant also claims that public safety personnel prefer buildings that are oriented toward the street for surveillance purposes. The Town Center Development Standards encourage a more visually appealing, pedestrian oriented urban area through designed street walls and plazas. As the frontage from Deer Springs Way south to CC 215 is still undeveloped, this site could set a precedent for more pedestrian-friendly development in this area. Therefore, staff recommends that the associated waiver be denied.

There are numerous landscape and streetscape deficiencies on the proposed site. The provided site plan indicates that "landscape planting [is] to be per Title 19 and Town Center Development Standards." Therefore, no waivers of these standards were requested. A condition of approval will require correction of tree size, type and spacing in the amenity zones and the addition of parking lot trees to meet the Town Center Development Standards. In addition, not enough information was provided to determine whether the 20 percent open space standard can be met. If it cannot, a variance would be required.

Currently there is an existing bus turnout lane along Durango Drive south of Deer Springs Way. The applicant is proposing to shift this bus stop further south to accommodate a new driveway from Durango Drive. Public Works prefers that the existing bus stop location be converted into a combination right turn lane and bus turnout per Standard Drawing #234.4; however, the recommended Public Works conditions are written with the assumption that the bus turnout will be moved to accommodate the new proposed driveway on Durango Drive. A Petition of Vacation must be submitted to reclaim the right-of-way needed to construct the driveway.

Town Center standard trails are included within the Durango Drive and Deer Springs Way rights-of-way and are in conformance with the Town Center Development Standards for parkways and arterials.

The proposed uses require 37 parking spaces per Title 19.12. The applicant believes that 28 spaces are adequate to satisfy the parking demand, based on a signed and sealed Parking Demand Analysis that argues that only two spaces are required for a Full Service Car Wash, rather than the 14 spaces required by Title 19. The report agrees that the 23 spaces required for the Convenience Store (with Fuel Pumps) is an accurate assessment of the demand for that use. According to the analysis, because patrons would remain in their cars during washing, the only reason to park would be for toweling off or vacuuming. Title 19.18.030(D)(4) states that the

alternative parking standard is warranted when the unique operation of a particular use generates a lesser parking demand than the UDC requires. While the Demand Analysis is used to determine that a Full Service Car Wash does not need one space for every 150 square feet of floor area, there is nothing unique about this use that warrants a reduction in the parking requirement. Furthermore, the analysis does not take into account employee parking for employees. Staff therefore recommends denial of the Special Use Permit (SUP-50108) to establish the alternative parking demand of 28 spaces.

The Car Wash, Full Service or Auto Detailing use corresponds with the same use in Title 19 and is a conditional use in the GC-TC District. Title 19 defines this use as "An establishment that provides for the washing, cleaning, waxing or detailing of passenger vehicles, either by means of employees or by means of automated or semi-automated methods of cleaning, or by a combination thereof." The proposed use meets this definition, as the site plan depicts an automated cleaning system tunnel in which the patron does not need to leave the vehicle. Six onsite covered vacuum bays are available (not included in the provided parking calculation). The one conditional requirement for this use is to provide stacking space for at least six vehicles per wash bay. The proposed use meets this requirement, as the single wash bay will provide stacking space for nine vehicles.

The Convenience Store (with Fuel Pumps) use is most closely associated with the Convenience Store use in Title 19, which is defined as "A facility designed to have a minimum size of 1,200 square feet and no more than 5,000 square feet of floor space, exclusive of warehouse and office area, devoted to the display of merchandise, that is primarily used for the retail sale to the public of merchandise for offsite consumption, including prepackaged food products, sundries, household items and similar consumer items. The term does not include a retail business licensed as a "drugstore" pursuant to LVMC Title 6." The proposed use meets the definition, as the site plan depicts a 3,940 square-foot building where packaged food and household products are sold for off-site consumption.

The Minimum Special Use Permit Requirements for this use in Town Center include:

1. Shall not locate within 330 feet of any single-family detached dwelling.

   The proposed use meets this requirement, as the nearest single-family detached dwelling is located approximately 355 feet from the property line of the subject use. This distance will increase when land is dedicated for the Deer Springs Way right-of-way.

2. The installation and use of an outside public address or bell system is prohibited.

   The proposed use meets this requirement, as no outside public address or bell system is proposed with this development.

The Convenience Store is proposed to be located at the rear of the property with the fuel canopy and parking facilities in front. The canopy would cover eight fueling stations. The submitted elevations depict a single-story building with a varied roofline and aesthetically pleasing stone veneer trim around the base. However, the south, west and north sides of the building are primarily flat and windowless. Glazing is provided on about 70 percent of the east elevation facing Durango Drive, while awnings provide visual interest and reduce bulk.

The Beer/Wine/Cooler Off-Sale use corresponds with the "Beer/Wine/Cooler Off-Sale" use in Title 19, which is defined as "An establishment whose license to sell alcoholic beverages is limited to the sale of beer, wine and coolers only and not for resale, in original sealed or corked containers, for consumption off the premises where the same are sold, and is operated in connection with a grocery store, drug store, convenience store or specialty merchandise store."

The proposed use meets the definition, as the building would be used as a Convenience Store with no ancillary restaurant/food service use. Beer, wine, and wine coolers would be sold only for off-site consumption.

The minimum Special Use Permit requirements for this use include:

1. Except as otherwise provided, no Beer/Wine/Cooler off-sale establishment (hereinafter "establishment") shall be located within 400 feet of any church, synagogue, school, child care facility licensed for more than 12 children, or City park. (Nonwaivable)

   The proposed use meets this requirement, as there are no protected uses within 400 feet of the subject property.

2. Except as otherwise provided in Requirement 3 below, the distances referred to in Requirement 1 shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed establishment which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed establishment. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:
   a. Any leasehold parcel; or
   b. Any parcel which lacks access to a public street or has no area for on-site parking and which has been created so as to avoid the distance limitation described in Requirement 1. (Nonwaivable)

   The proposed use meets this requirement; measurement is taken from the property line of the subject property to the property line of any protected use listed in Requirement 1.

3. In the case of an establishment proposed to be located on a parcel of at least 80 acres in size, the minimum distances referred to in Requirement 1 shall be measured in a straight line:
    a. From the nearest property line of the existing use to the nearest portion of the structure in which the establishment will be located, without regard to intervening obstacles; or
    b. In the case of a proposed establishment which will be located within a shopping center or other multiple tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the establishment will be located, without regard to intervening obstacles. (Nonwaivable)

    This requirement does not apply to the proposed use, as the parcel on which it is proposed is less than 80 acres in size.

4. When considering a Special Use Permit application for an establishment which also requires a waiver of the distance limitation in Requirement 1, the Planning Commission shall take into consideration the distance policy and shall, as part of its recommendation to the City Council, state whether the distance requirement should be waived and the reasons in support of the decision.

    This requirement does not apply to the proposed use, as no distance separation waiver is necessary.

5. The minimum distance requirements in Requirement 1 do not apply to:
    a. An establishment which has a nonrestricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992 or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992; or
    b. A proposed establishment having more than 50,000 square feet of retail floor space.

    Neither condition applies to the proposed use.

6. All businesses which sell alcoholic beverages shall conform to the provisions of LVMC Chapter 6.50. (Nonwaivable)

    The proposed use will meet this requirement, as it is a condition of approval of the Special Use Permit.

7. The minimum distance requirements set forth in Requirement 1, which are otherwise nonwaivable under the provisions of LVMC 19.12.050(C), may be waived:

a. In accordance with the provisions of LVMC 19.12.050(C) for any establishment which is proposed to be located on a parcel within the Downtown Casino Overlay District;

b. In accordance with the applicable provisions of the "Town Center Development Standards Manual" for any establishment which is proposed to be located within the T-C (Town Center) Zoning District and which is designated MS-TC (Main Street Mixed Use) in the Town Center Land Use Plan;
c. In connection with a proposed establishment having between 20,000 square feet and 50,000 square feet of retail floor space, if no more than 10 percent of the retail floor space is regularly devoted to the display or merchandising of alcoholic beverages; or
d. In connection with a retail establishment having less than 20,000 square feet of retail floor space, if the area to be used for the sale, display or merchandising of alcoholic beverages and each use to be protected are separated by a highway or a right of way with a width of at least 100 feet.
None of the conditions applies to the proposed use, as no distance separation waiver is necessary.

Beer, wine and wine coolers would be available for purchase from wall mounted coolers and two endcaps. A walk-in cooler is accessible by staff to maintain storage of cold storage items, including beer.

The LPG Installation use is most closely associated with the "Liquefied Petroleum Gas Installation (Over 288 Gallons)" use in Title 19, which is defined as "A facility or system:
1. Which includes tanks, piping or gas equipment (or any combination thereof);
2. Is used or intended to be used for the storage, dispensing or other utilization of liquefied petroleum gas; and
3. Whose tanks have an aggregate water capacity of more than 288 gallons, unless the tanks are part of an installation in a mobile home park or similar multiple-unit installation whose units are served by individual tanks, the tanks are not interconnected, and each individual tank has a water capacity of less than 125 gallons."

The proposed use meets the definition, as the site plan depicts a 498-gallon propane tank installation within the east landscape buffer area perpendicular to the adjacent parking spaces.

The Minimum Special Use Permit Requirements for this use in Town Center include:

1. An LPG installation, which includes tanks with an aggregate water capacity of 288 gallons or less, is permitted as of right in any zoning district. Such use will be subject to the requirements applicable to the district if the installation complies with the provisions of NRS 590.465 et seq. and these regulations.

   This requirement does not apply to this use.

2. An LPG installation, which includes tanks with an aggregate water capacity of more than 288 gallons, shall be excluded in any Residential Land Use District, including the MS and UC Districts, but with a Special Use Permit is allowed in SC and GC Town Center Land Use Districts.

   The proposed use meets this requirement, as the proposed propane tank will be 498 gallons. An application for Special Use Permit (SUP-50010) accompanies this request.

3. Shall not locate within 330 feet of any single-family detached dwelling.

   The proposed LPG Installation meets this requirement, as the nearest single-family detached dwelling is located approximately 355 feet from the property line of the subject use. This distance will increase when land is dedicated for the Deer Springs Way right-of-way.

The Gaming Establishment, Restricted License use is most closely associated with the "Gaming Establishment, Restricted" use in Title 19, which is defined as "An establishment which is used or intended to be used for gaming activities for which a restricted gaming license is required pursuant to Title 6. For informational purposes, this description refers to an establishment whose gaming operations are limited to not more than 15 slot machines, incidental to the primary business at the establishment, and no other game or gaming device."

The proposed use meets the definition, as the submitted floor plan depicts not more than seven slot machines pursuant to Title 6.40.140. This is the maximum number of gaming machines for establishments having less than 5,000 square feet of usable floor space.

The Minimum Special Use Permit Requirements for this use in Town Center include:

1. A Special Use Permit is required for any new gaming establishment.

   This requirement applies to this use; the proposed Convenience Store will house a new gaming establishment.

2. May not locate within 330 feet of any single-family detached dwelling.

   The proposed Gaming Establishment, Restricted License use meets this requirement, as the nearest single-family detached dwelling is located approximately 355 feet from the property line of the subject use. This distance will increase when land is dedicated for the Deer Springs Way right-of-way.

FINDINGS (ZON-50104)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   The proposed Rezoning to T-C (Town Center) conforms to the TC (Town Center) designation of the subject parcel.

2. **The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

   The T-C zoning district is the "container" in which standards for all types of development are established. Except for the undeveloped parcels to the west and south, which are in the holding zone U (Undeveloped), all other surrounding properties are already zoned T-C. The Special Land Use Designation will determine more specific compatibility with surrounding land uses.

3. **Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

   The subject parcel and all neighboring parcels are included in the Town Center Land Use Plan. New development within Town Center must occur on T-C zoned parcels.

4. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.**

   Deer Springs Way, designated as a Major Collector by the Master Plan of Streets and Highways and Durango Drive, designated as a Parkway Arterial, will both be adequate in size to meet the requirements for any use on this corner parcel, with implementation of conditions requiring offsite improvements.

FINDINGS (SUP-50107)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

The proposed Convenience Store (with Fuel Pumps) would be located on the corner of two major streets in an undeveloped area, and would provide additional services for the area. It can be conducted in a manner that is compatible with surrounding development; however, denial is recommended due to deficiencies in the site design.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The site is large enough to accommodate the proposed building and Convenience Store (with Fuel Pumps) use, which is the primary use on site.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   Durango Drive and Deer Springs Way would provide access to the site. With implementation of conditions of approval of the Site Development Plan Review requiring half street improvements, these streets will be adequate in size to accommodate the traffic demands of the Convenience Store use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   The Convenience Store (with Fuel Pumps) use will be subject to permitting, licensing and inspection, thereby protecting the health, safety and welfare of the public.

5. **The use meets all of the applicable conditions per the Town Center Development Standards Manual.**

   All conditions of the Convenience Store (with Fuel Pumps) use can be met by the proposal.

FINDINGS (SUP-50108)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

The Alternate Parking Demand Analysis is not a land use, but a mechanism for reducing the amount of required onsite parking. There is no unique operation of any of the proposed uses that warrants a reduction of nine parking spaces.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   This requirement does not apply to the Alternate Parking Standard.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   This requirement does not apply to the Alternate Parking Standard.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   A reduction in parking on the subject site would have minimal impact on the public health, safety and welfare or the objectives of the General Plan.

5. **The use meets all of the applicable conditions per Title 19.12.**

   As the parking demand analysis is not a use, there are no minimum use conditions.

FINDINGS (SUP-50109)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed Beer/Wine/Cooler Off-Sale Establishment use can be conducted in a manner that is compatible with surrounding development; however, denial is recommended due to deficiencies in the overall site design.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site can accommodate the intensity of the proposed use.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   Durango Drive and Deer Springs Way would provide access to the site. With implementation of conditions of approval of the Site Development Plan Review requiring half street improvements, these streets will be adequate in size to accommodate the traffic demands of the Beer/Wine/Cooler Off-Sale Establishment use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   The Beer/Wine/Cooler Off-Sale Establishment use will be subject to permitting, licensing and inspection, thereby protecting the health, safety and welfare of the public.

5. **The use meets all of the applicable conditions per the Town Center Development Standards Manual.**

   All conditions of the Beer/Wine/Cooler Off-Sale Establishment use can be met by the proposal.

FINDINGS (SUP-50110)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed LPG Installation use can be compatible with the adjacent land uses and special land use designations within Town Center; however, denial is recommended due to deficiencies in the overall site design.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site can safely accommodate the proposed fuel tank installation. However, the location of the tank is of some concern, as it is proposed to be placed adjacent to Durango Drive, where a potentially hazardous accident may occur. Additional protection would be needed for the tank.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   Durango Drive and Deer Springs Way would provide access to the site. With implementation of conditions of approval of the Site Development Plan Review requiring half street improvements, these streets will be adequate in size to accommodate the traffic demands of the LPG Installation use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   The LPG Installation use will be subject to permitting, licensing and inspection, thereby protecting the health, safety and welfare of the public.

5. **The use meets all of the applicable conditions per the Town Center Development Standards Manual.**

   All conditions of the LPG Installation use can be met by the proposal.

FINDINGS (SUP-50111)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed Gaming Establishment, Restricted License use is compatible with the adjacent land uses and special land use designations within Town Center; however, denial is recommended due to deficiencies in the overall site design.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site can adequately accommodate the Gaming Establishment, Restricted License use, as no additional parking is required.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

Durango Drive and Deer Springs Way would provide access to the site. With implementation of conditions of approval of the Site Development Plan Review requiring half street improvements, these streets will be adequate in size to accommodate the traffic demands of the Gaming Establishment, Restricted License use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   The Gaming Establishment, Restricted License use will be subject to state and local permitting, licensing and inspection processes, thereby protecting the health, safety and welfare of the public.

5. **The use meets all of the applicable conditions per the Town Center Development Standards Manual.**

   All conditions of the Gaming Establishment, Restricted License use can be met by the proposal.

FINDINGS (SDR-50105)

In order to approve a Site Development Plan application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed Convenience Store and Car Wash development is similar in design and functionality to other suburban retail developments, which does not necessarily exemplify the vision for Town Center but reflects the reality of recent development in this area.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

   The proposed development is not consistent with Town Center streetscape, building placement, parking lot and site design standards, and also may require a variance for open space.

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

Access is proposed from both Durango Drive and Deer Springs Way by way of right-in, right-out driveways. A median in Deer Springs Way must be constructed to discourage left turns onto this street. In some cases, traffic will have to U-turn at the signal to enter the site, raising some safety concerns.

4. **Building and landscape materials are appropriate for the area and for the City;**

   Building materials are compatible with nearby commercial development and are appropriate for the Town Center area. A condition of approval addresses the type and size of proposed street trees in the amenity zones; the trees should be larger and of the Rio Grande Ash species or similar.

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

   The elevations generally depict single-story buildings with varied rooflines, painted stucco and stone veneer trim. The elevation with the most exposure to the public (east elevation) receives the most treatment; meanwhile, the other building façades are primarily flat and windowless. While these buildings are architecturally compatible with others in the area, features are not carried on all sides of the buildings when feasible. The site is designed without a corner plaza, which does not create an inviting environment but instead views of asphalt, gas pumps and a tall canopy.

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

   Development of the site will be subject to permits and inspection, thereby securing the public health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED 554

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

ZON-50104

Case Number: ZON APN: 125-20-301-009

Name of Property Owner: James R Marsh

Name of Applicant: Wolf T.H. LLC

Name of Representative: G.C. Garcia, 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: JAMES R. MARSH

Subscribed and sworn before me

This 13 day of June, 2013

_____

Notary Public in and for said County and State

ANGELA C. GALIZIA
NOTARY PUBLIC, STATE OF NEVADA
My Commission Expires: 9-10-14
Certificate No: 10-3012-1

PRJ-49965
06/27/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Rezoning

Project Address (Location) Deer Springs & Durango, SWC

Project Name Commercial/Retail at Deer Springs & Durango **Proposed Use**

Assessor's Parcel #(s) 125-20-301-009 **Ward #** 6

General Plan: existing UC-TC proposed GC-TC **Zoning:** existing U-TC proposed TC

Commercial Square Footage **Floor Area Ratio**

Gross Acres 3.96 +/- **Lots/Units** 1 **Density** N/A

Additional Information

PROPERTY OWNER James R Marsh **Contact** James R Marsh

Address P.O Box 42156 **Phone:** **Fax:**

City Las Vegas **State** NV **Zip** 89116

E-mail Address

APPLICANT Wolf T.H. LLC **Contact** Ray Shapiro

Address 2460 Professional Court, Suite 120 **Phone:** (702) 839-0050 **Fax:** (702) 839-0060

City Las Vegas **State** NV **Zip** 89128

E-mail Address samurairay@aol.com

REPRESENTATIVE G.C. Garcia, Inc. **Contact** Andrea Cole

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* James R. Marsh

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

Print Name JAMES R. MARSH

Subscribed and sworn before me JAMES R. MARSH

This 13 day of JUNE, 20 13.

Angela Galizia

Notary Public in and for said County and State

ANGELA C. GALIZIA
NOTARY PUBLIC, STATE OF NEVADA
My Commission Expires: 9-10-14
Certificate No: 10-3012-1

FOR DEPARTMENT USE ONLY

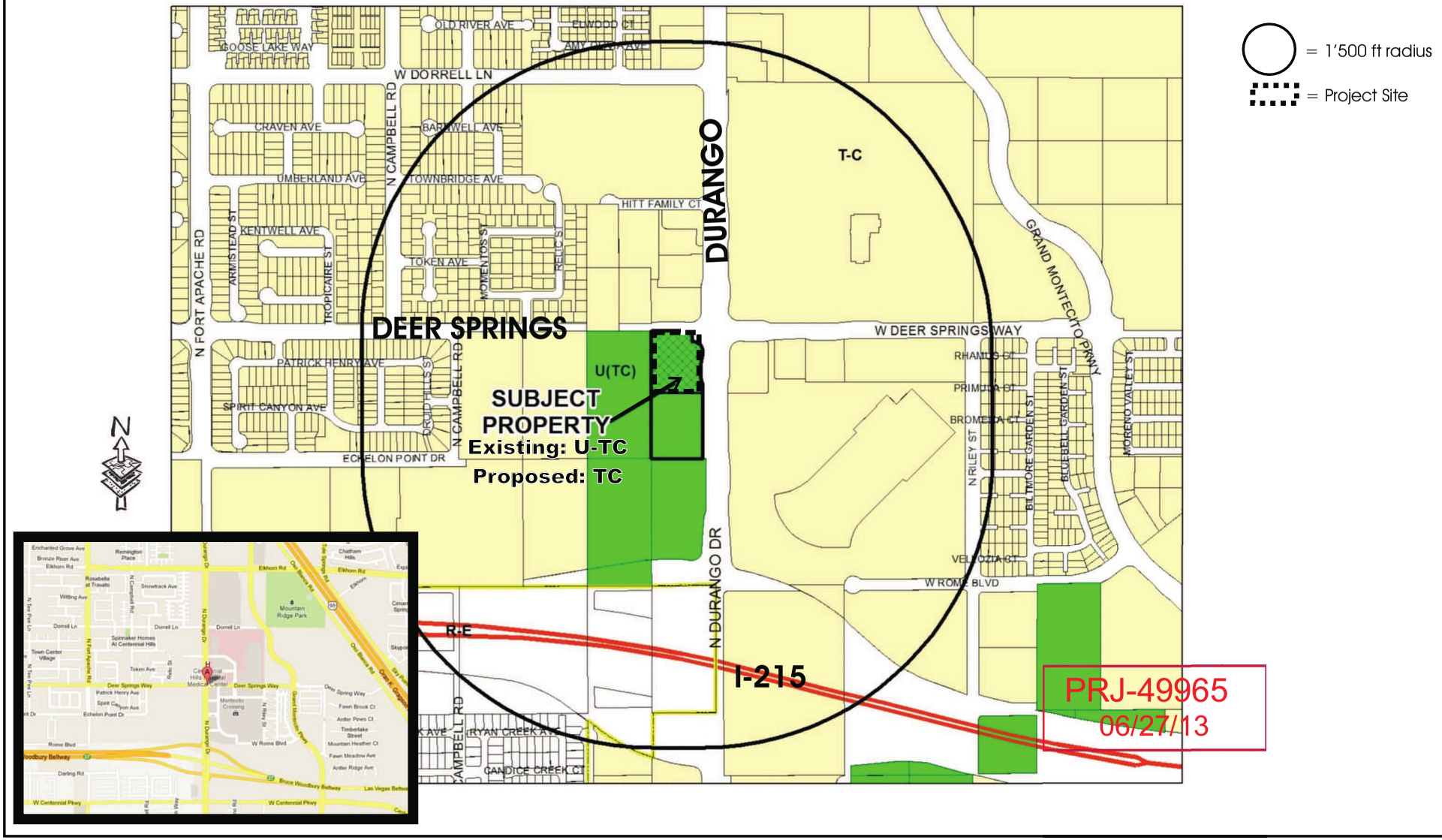
Case #	ZON-50104
Meeting Date:	08/13/13 PC
Total Fee:	
Date Received:*	
Received By:	

*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.

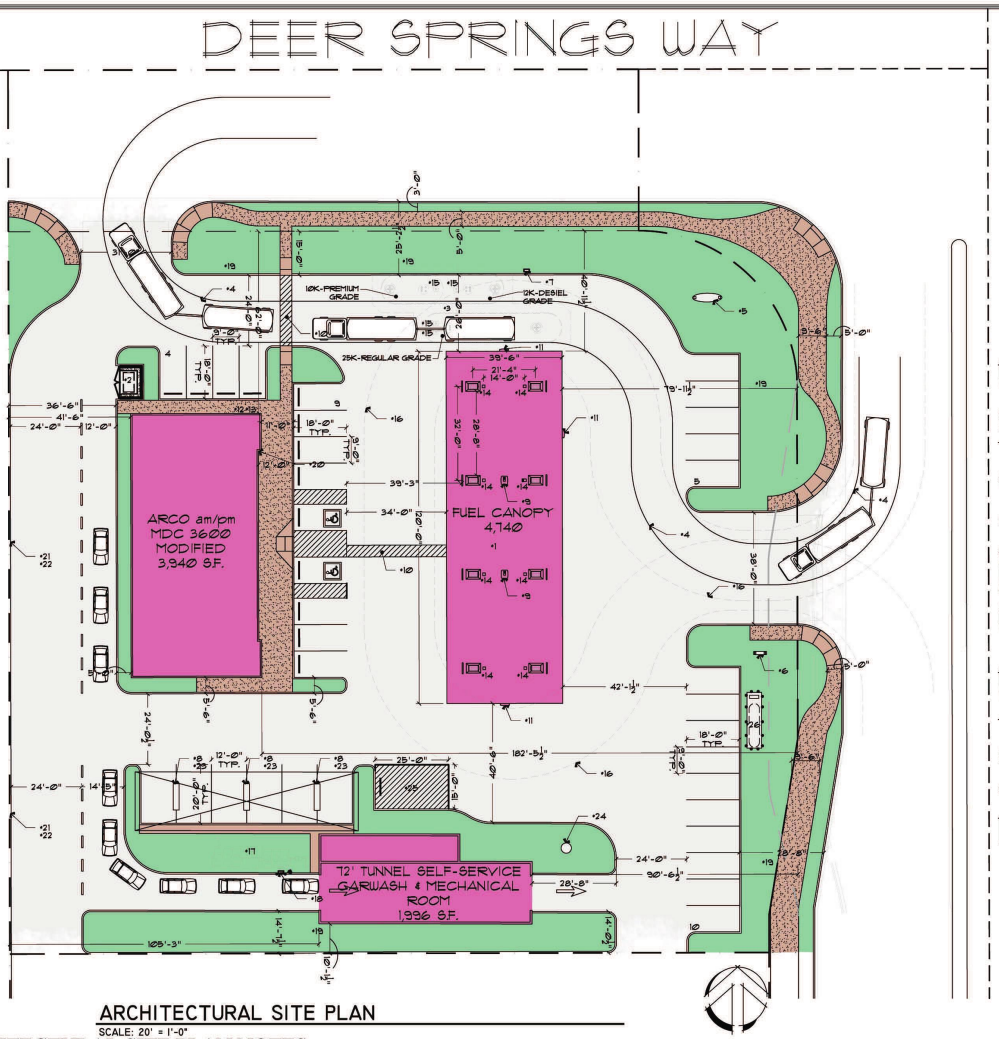
PRJ-49965
06/27/13

Durango & Deer Springs
Zoning Existing & Proposed Exhibit

GCGARCIA
A Planning & Development Services Corporation
June 2013



ZON-50104, SUP-50107, SUP-50108, SUP-50109
SUP-50110, SUP-50111 & SDR-50105



ARCHITECTURAL SITE PLAN

SCALE: 20' = 1'-0"

FAC # XXX
ARCO AM/PM (NTI)
SWC DURANGO & DEER SPRINGS
LAS VEGAS, NEVADA 89149

SITE ANALYSIS

SITE INFO.:

APN#: 125-30-301-009
ZONING: TC-TOWN CENTER
OCCUPANCY:
C-STORE M
FUEL CANOPY M
CARWASH B

SPRINKLERS NO

PROPERTY AREA:
NET SITE*: 1.50 ACRES OR 65,527 S.F.

*BASED ON BOUNDARY LINES PER AERIAL MAP

BUILDING AREA:
STRUCTURE 'ONE'.....3,940S.F.
C-STORE
STRUCTURE 'TWO'.....1,996 S.F.
CARWASH
STRUCTURE 'THREE'.....4,740 S.F.
FUEL CANOPY

PARKING INFO.:

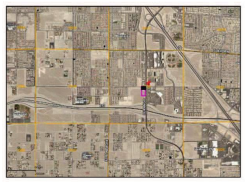
REQUIRED PARKING (PER TITLE 19)

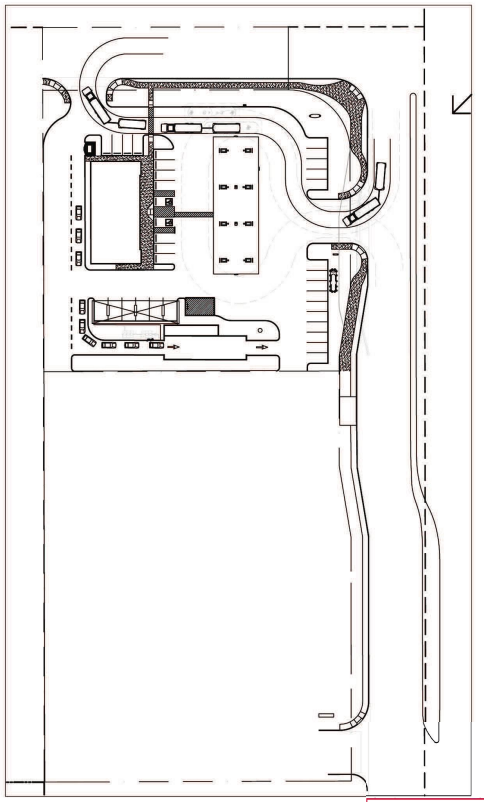
CONVENIENCE STORE (1/175 S.F.) 23.00
CARWASH-SELF SERVICE
(2 SPACES PER BAY/TUNNEL) 2.00

TOTAL REQUIRED SPACES: 25 SPACES
TOTAL PROVIDED SPACES: 28 SPACES

TOTAL H.C REQUIRED SPACES: 2 SPACE
TOTAL H.C. PROVIDED SPACES: 2 SPACE

VICINITY MAP:





KEY PLAN (FOR REFERENCE)

SCALE: NTS

ARCHITECTURAL SITE PLAN NOTES:

* 1 - FUEL CANOPY. THIS SCOPE OF WORK IS TO BE COMPLETED UNDER A SEPARATE PERMIT. SEE BP/ARCO APPROVED SIGNAGE PLAN FOR MORE INFORMATION.
* 2 - TRASH ENCLOSURE.
* 3 - UNDERGROUND FUEL FARM. 10,000 GALLON-PREMIUM GRADE, 12,000 GALLON-DESIEL GRADE, 25,000 GALLON REGULAR GRADE- QUANTITIES BY TYPE PER FRANCHISEE.
* 4 - TANKER PATH, AS APPROVED BY TERMINAL ON 5.22.2013.
* 5 - PROPOSED MID SIGNAGE, SEE ARCO/BP APPROVED SIGNAGE PLAN FOR MORE INFORMATION. THIS SCOPE OF WORK IS TO BE COMPLETED UNDER A SEPARATE PERMIT (SIGNAGE PERMIT - BY SIGNAGE CONTRACTOR).
* 6 - PROPOSED MONUMENT SIGNAGE, SEE ARCO/BP APPROVED SIGNAGE PLAN FOR MORE INFORMATION. THIS SCOPE OF WORK IS TO BE COMPLETED UNDER A SEPARATE PERMIT (SIGNAGE PERMIT - BY SIGNAGE CONTRACTOR).
* 7 - AIR AND WATER STATION.
* 8 - VACUUM CANISTER ON CONCRETE PAD, BY OWNER.
* 9 - NEW PIC UNIT TO BE INSTALLED BY GC. INSTALL PIC UNIT PER MANUFACTURE'S RECOMMENDATIONS. SEE ARCO/BP APPROVED SIGNAGE PLAN FOR MORE INFORMATION. THIS SCOPE OF WORK IS TO BE COMPLETED UNDER A SEPARATE PERMIT (FUEL SYSTEM PERMIT - BY GC). UNDER A SEPARATE PERMIT (SIGNAGE PERMIT - BY SIGNAGE CONTRACTOR).
*10 - CONTRACTOR TO STRIPE AN ACCESSIBLE PATH TO THE PUBLIC RIGHT-OF-WAY FROM AN ACCESSIBLE ACCESS POINT TO THE BLDG.
*11 - ARCO SPARK (30"), SEE BP/ARCO APPROVED SIGNAGE PLAN FOR MORE INFORMATION. SCOPE OF WORK TO BE PART OF THE CANOPY PERMIT.
*12 - LOCATION OF OPTIONAL PROPANE EXCHANGE
*13 - LOCATION OF OPTIONAL GLACIER WATER MACHINE, SEE PERMITTED CONSTRUCTION DOCUMENTS FOR MORE INFORMATION.
*14 - TRASH/WASHER DISPENSER (KETTERMAN PLASTICS), PROVIDED BY FRANCHISEE TO BE LOCATED TWO AT EACH SET UP PUMPS
*15 - FUEL FARM FILL LOCATION
*16 - PROPOSED PATH OF FIRE APPARATUS
*17 - LOCATION OF SAND/OIL SEPARATOR FOR CARWASH.
*18 - LOCATION OF CARWASH CALL BOX.
*19 - LANDSCAPE PLANTING TO BE PER TITLE 19 AND TOWN CENTER DEVELOPMENT STANDARDS MANUAL
*20- EMERGENCY POWER SHUT-OFF
*21- EDGE OF ASPHALT
*22- TEMPORARY PHYSICAL BARRIER
*23- TRASH RECEPTACLE
*24- FLAG POLE LOCATION
*25- 15'-0" x 25'-0" LOADING AREA.
*26- PROPANE TANK. 498 GALLONS.

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Las Vegas, Nevada 89119
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Fax (702) 361-2632
A Professional Corporation

SEAL

PRELIMINARY
NOT FOR CONSTRUCTION

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PROJECT NAME:
SITE PLAN
C-STORE & CARWASH
DURANGO & DEER SPRINGS

CLIENT:
FACILITY # -----
RAYMOND J. SHAPIRO

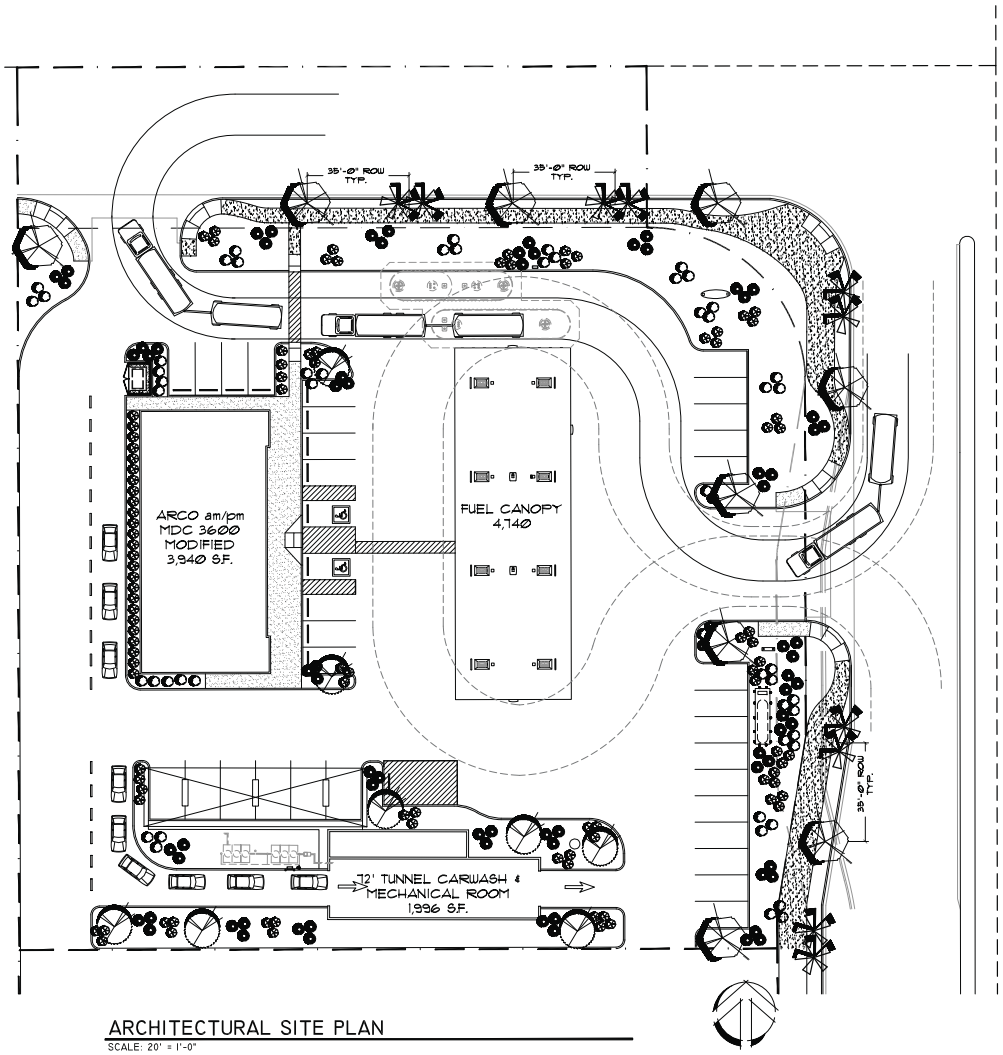
PROJECT No.: P-2013-01-05	DATE: 5 /9 /2013
DRAWN BY: ST	CHECKED BY: SR

NO.:	DATE:	DESCRIPTION
1	6.06.2013	CLY COMMENT

DRAWING No.:
GA-1

PRJ-49965
06/27/13

ZON-50104, SUP-50107, SUP-50108, SUP-50109
SUP-50110, SUP-50111 & SDR-50105



ARCHITECTURAL SITE PLAN

SCALE: 20' = 1'-0"

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
	TREES			
	PROSOPIS CHILENSIS	CHILEAN MESQUITE	24"	8
	ARECACEAE	MEXICAN FAN PALM	24"	10
	PROSOPIS PUBESCENS	SCREWBEAN MESQUITE	24"	9
	SHRUBS			
	DRAUP NANDINA DOMESTICA	DWARF - HEAVENLY BAMBOO	5 GAL.	56
	RAPHIOLEPIS INDICA	GULFSTREAM INDIAN HAWTHORN	5 GAL.	97
	PITTOSPORUM TOBIRA	JAPANESE MOCK ORANGE	5 GAL.	71

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT LIST IS INTENDED AS A REFERENCE ONLY.
2. LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
3. PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 10% OF TOTAL QUANTITY OF EACH SPECIES, SHOWING GENUS, SPECIES AND VARIETY, ETC.
4. PROVIDE MATCHING SIZES AND FORMS OF LIKE SHRUB SPECIES AS SHOWN ON DRAWINGS.
5. DECOMPOSED GRANITE 1/2" MINUS, COLOR "SEE PLAN", 2" DEPTH TYPICAL IN ALL PLANTING BEDS. DECOMPOSED GRANITE TO CONTAIN 40% FINES AND 60% AGGREGATE. CONTRACTOR TO RECEIVE VERIFICATION OF THIS FROM THE SUPPLIER AND PRESENT VERIFICATION TO THE OWNER PRIOR TO ANY CONSTRUCTION.

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PROJECT NAME:
LANDSCAPE PLAN
C-STORE & CARWASH
DURANGO & DEER SPRINGS

CLIENT:
FACILITY # -----
RAYMOND J. SHAPIRO

PROJECT NO.: P-2013-01-05	DATE: 5.19.2013
DRAWN BY: SR	CHECKED BY: SR

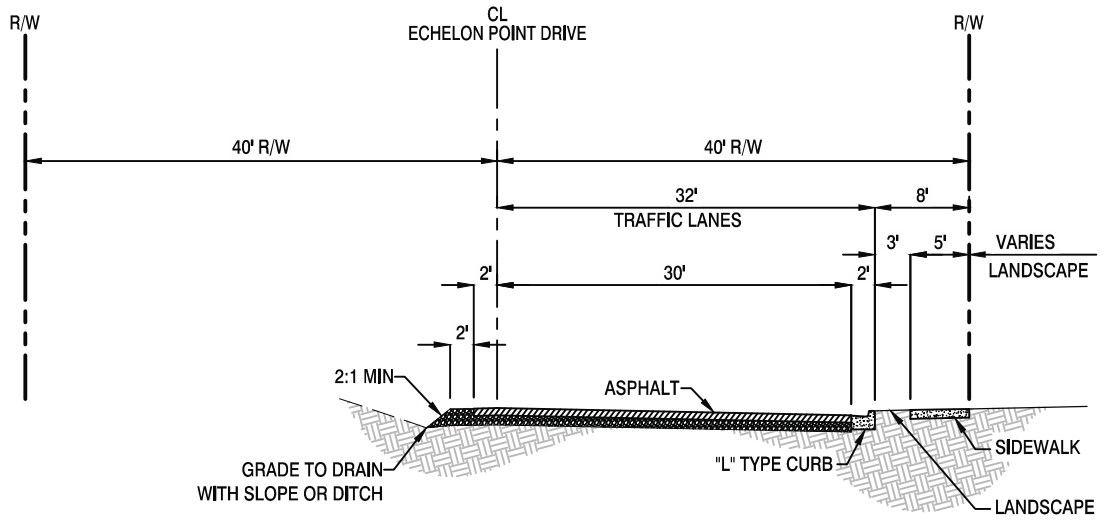
NO.	DATE:	DESCRIPTION
1	6.26.2013	CLV COMMENT

DRAWING NO.:
LI.0

FAC # XXX
ARCO AM/PM (NTI)
SWC DURANGO & DEER SPRINGS
LAS VEGAS, NEVADA 89149

PRJ-49965
06/27/13

ZON-50104, SUP-50107, SUP-50108, SUP-50109, SUP-50110, SUP-50111 SDR-50105



ECHELON POINT DRIVE NTS

80' RIGHT-OF-WAY SECTION

RIETZ
CONSULTING INC.

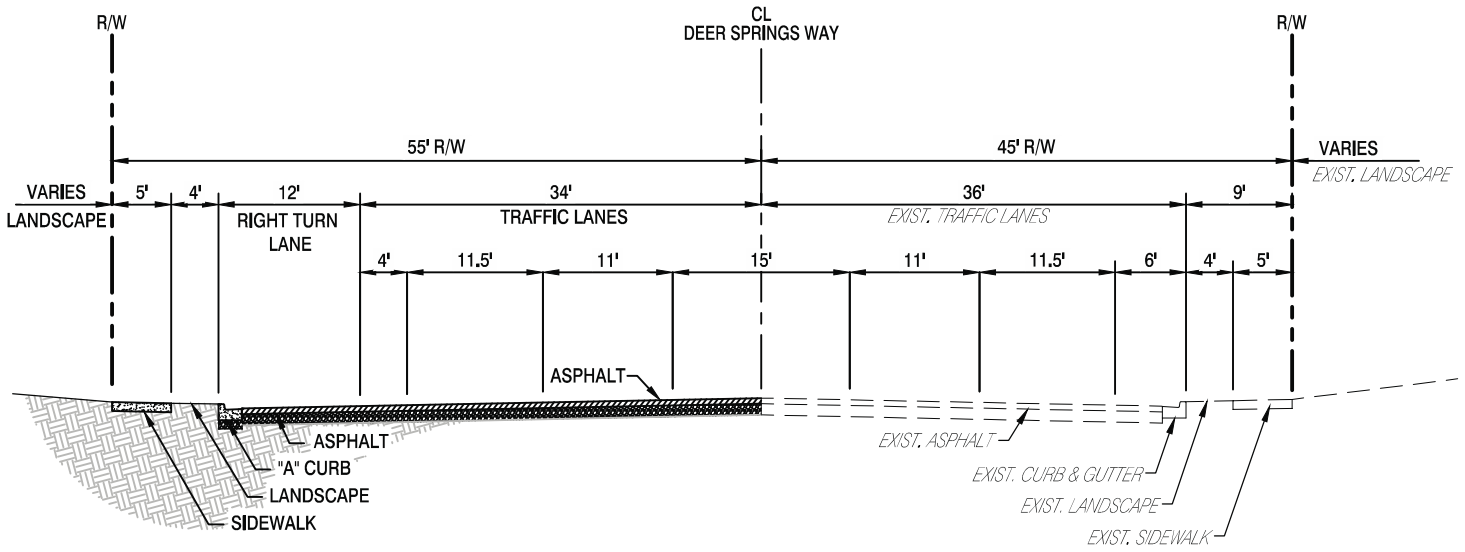
3060 E. POST ROAD, #110
LAS VEGAS, NEVADA 89120
PH: 702.521.3355
FX: 702.212.3963

PRJ-49965
06/27/13

ZON-50104, SUP-50107, SUP-50108
SUP-50109, SUP-

SHEET

E3



DEER SPRINGS WAY NTS

100' RIGHT-OF-WAY SECTION

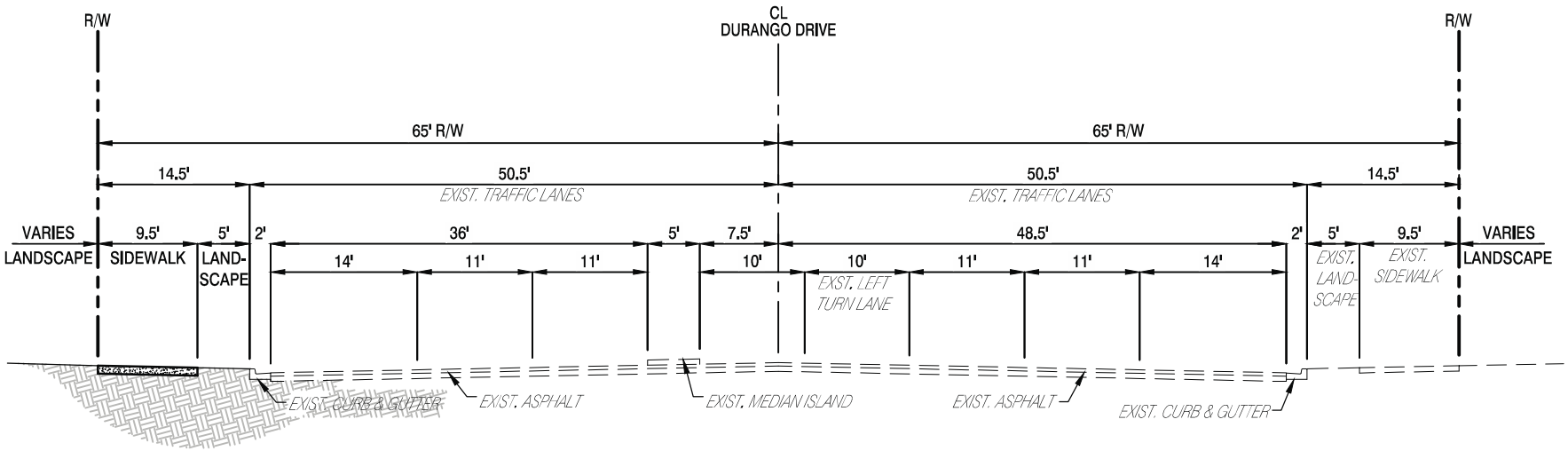
PRJ-49965
06/27/13

RIETZ
CONSULTING INC.

3060 E. POST ROAD, #110
LAS VEGAS, NEVADA 89120
PH: 702.521.3355
FX: 702.212.3963

SHEET

E2



DURANGO DRIVE NTS

130' RIGHT-OF-WAY SECTION

RIETZ
CONSULTING INC.

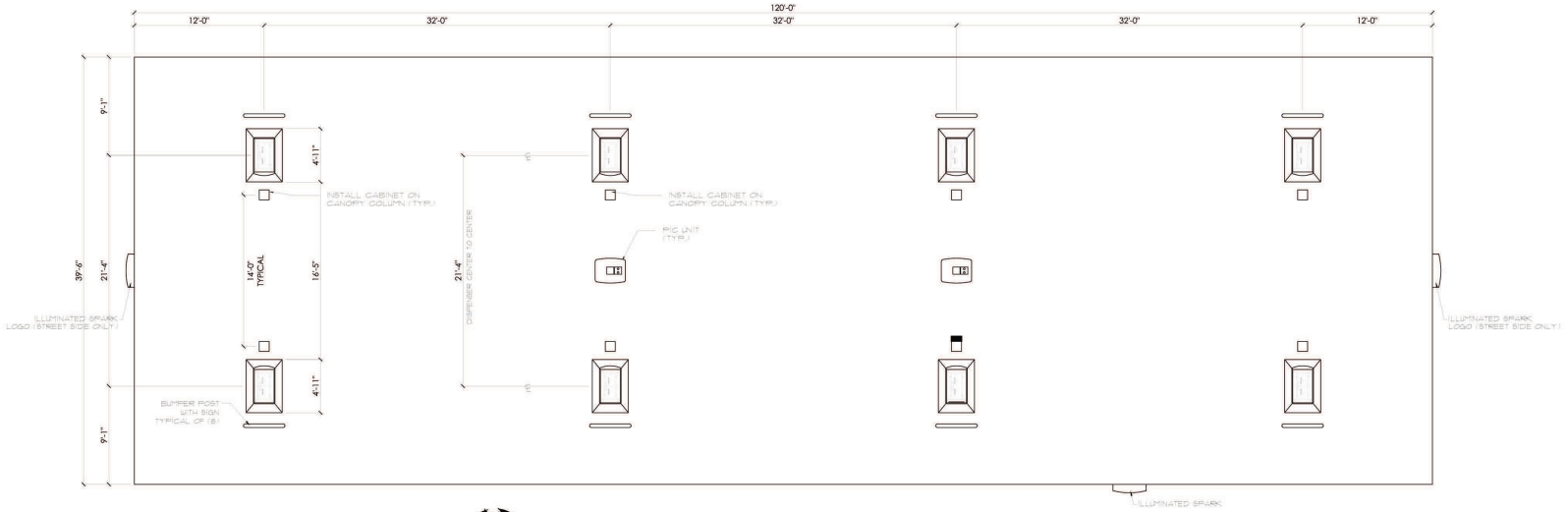
3060 E. POST ROAD, #110
LAS VEGAS, NEVADA 89120
PH: 702.521.3355
FX: 702.212.3963

PRJ-49965
06/27/13

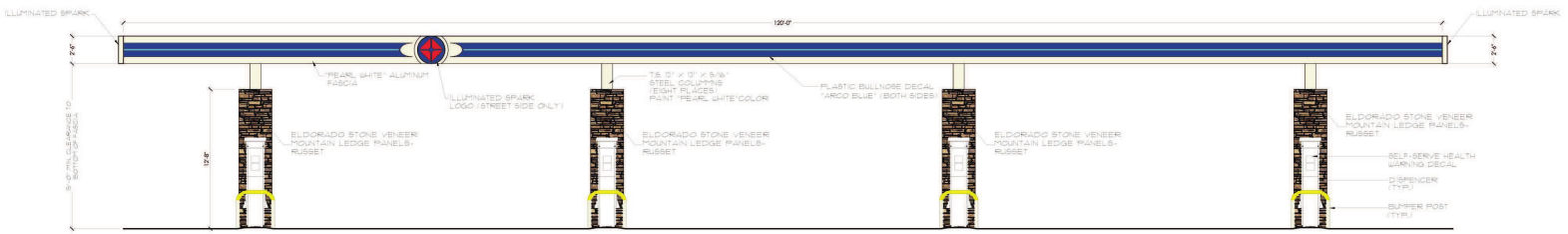
SHEET

E1

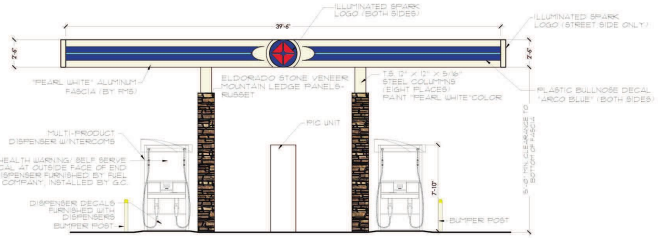
ZON-50104, SUP-50107, SUP-50108
SUP-50109, SUP-50110, SUP-50111
SDR-50105



1 FLOOR PLAN
3/16"=1'-0"



2 FRONT/ REAR ELEVATION
1/4"=1'-0"



3 SIDE ELEVATIONS
1/4"=1'-0"

SUZANA RUTAR, Architect Ltd.
Architectural Design & Planning
1950 E. Warm Springs Road
Las Vegas, Nevada 89119
Telephone (702) 263-6176
Fax (702) 361-2832
A Professional Corporation

SEAL

PRELIMINARY NOT FOR CONSTRUCTION

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PROJECT NAME:
CANOPY PLAN & ELEVATIONS
C-STORE & CARWASH
DURANGO & DEER SPRINGS

CLIENT:
FACILITY # -----
RAYMOND J. SHAPIRO

PROJECT No.: P-2013-01-05	DATE: 3.19.2013
DRAWN BY: ST	CHECKED BY: SR

No.:	DATE:	DESCRIPTION

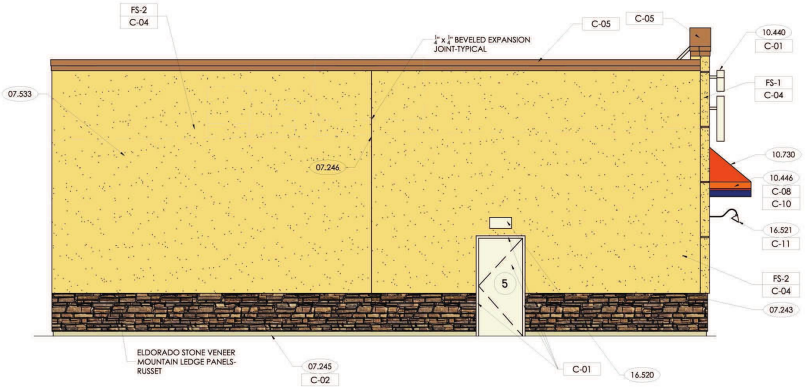
DRAWING No.:
CAI.0

PRJ-49965
06/27/13

ZON-50104, SUP-50107, SUP-50108
SUP-50109, SUP-50110, SUP-50111
SDR-50105



1 EAST/ FRONT ELEVATION
1/4"=1'-0"



2 SOUTH/LEFT SIDE ELEVATION
1/4"=1'-0"

GENERAL NOTES:

A. REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE.
B. DIMENSIONS ARE TO THE CENTERLINE OF REVEALS

KEYED NOTES:

02.264 GRADE, REFER TO CIVIL PLAN
07.243 TERMINATION REFER TO DETAIL **7/A5.1**
07.244 1" REVEAL IN FINISH REFER DETAIL **4/A5.1**
07.245 4" BREAK METAL BASE. SEE DETAIL **5/A5.1**
07.246 CONTROL JOINT IN FINISH SYSTEM, MAXIMUM 20'-0" O.C.
07.460 ACM PANEL
07.533 APPROXIMATE ROOF LINE
08.410 ALUMINUM ENTRANCE AND STOREFRONT SYSTEM. REFER TO **A5.3** & SPEC.
08.411 ALUMINUM CLADDING (OMIT @ SIM.)
08.415 AUTOMATIC BI-PARTING ENTRANCE DOORS. REFER TO DETAIL **1/A5.3**
10.440 INTERNALLY ILLUMINATED SIGN BY SIGNAGE CONTRACTOR
10.442 64"Wx54"H POP POSTER, BY SIGNAGE CONTRACTOR
10.443 45"Wx52"H POP POSTER, BY SIGNAGE CONTRACTOR
10.446 VINYL DECAL APPLIED TO ACM PANEL
10.730 ALUMINUM FRAME FABRIC AWNING - SUNBRELLA ORANGE - 4609-0000. REFER TO SHEET **5/A3.2**
15.734 ROOF MECHANICAL UNITS
16.520 EXTERIOR LIGHT. REFER TO LIGHTING PLAN SHEET E1.3
16.521 GOOSENECK LIGHTING FIXTURES
16.522 OPTION - LED LIGHT TUBE, SURFACE MOUNTED TO FACE OF ACM PANEL.

EXTERIOR FINISHES:

PL-1	ALUMINUM ACM PANEL
FS-1	EXTERIOR INSULATION AND FINISH SYSTEM PROVIDE CONTROL JOINTS AS SHOWN
FS-2	DIRECT APPLIED FINISH SYSTEM

EXTERIOR PAINTS:

C-01	COLOR: BP PEARL - RAL 1013 ICI #A0083 "INDIAN LEGEND"
C-02	COLOR: BP DARK PEARL ICI #A0767, "DESERT VALLEY"
C-04	COLOR: ampm TAN ICI #A0717, "INDIAN CORN"
C-05	COLOR: ampm DARK TAN ICI #A1761, "ONIONSKIN TAN"
C-06	COLOR: ampm YELLOW PMS 116C
C-07	COLOR: SUNBRELLA ORANGE #4609-0000
C-08	COLOR: ampm RED PMS 032C
C-09	COLOR: ampm PURPLE PANTONE PURPLE
C-10	COLOR: ampm BLUE PMS 072C
C-11	COLOR: BP HIGH HIDING WHITE ICI BP HIGH HIDING WHITE (CUSTOM)
C-12	COLOR: ARCO BLUE PMS 281
C-13	COLOR: ARCO LIGHT BLUE PMS 2135
C-14	COLOR: OMEGA YELLOW ICI #AI0775

PRJ-49965
06/27/13

ZON-50104, SUP-50107, SUP-50108
SUP-50109, SUP-50110, SUP-50111
SDR-50105

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A Professional Corporation

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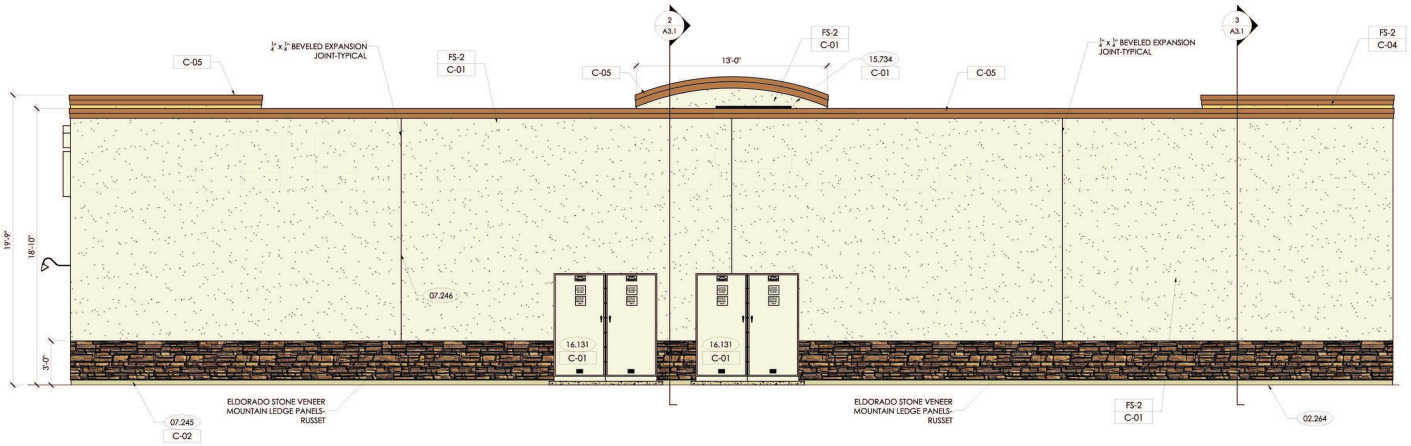
PROJECT NAME:
EXTERIOR ELEVATIONS
C-STORE & CARWASH
DURANGO & DEER SPRINGS

CLIENT:
FACILITY # -----
RAYMOND J. SHAPIRO

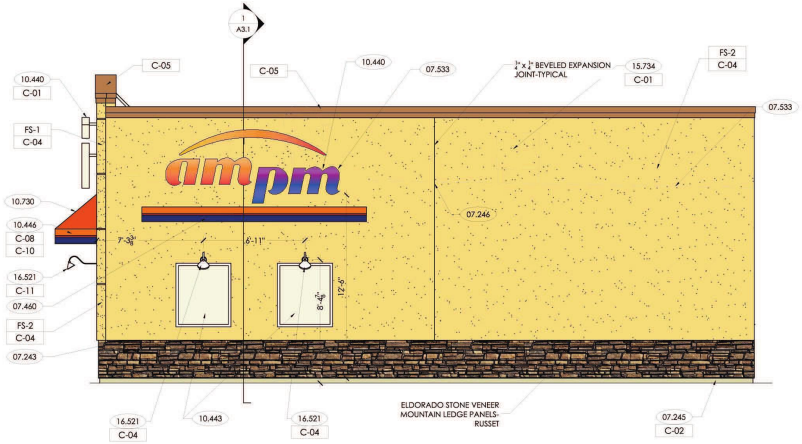
PROJECT No.: P-2015-01-05	DATE: 3.19.2015
DRAWN BY: ST	CHECKED BY: SR

NO.:	DATE:	DESCRIPTION

DRAWING No.:
A2.1



1 WEST/ BACK ELEVATION
1/4"=1'-0"



2 NORTH/RIGHT SIDE ELEVATION
1/4"=1'-0"

GENERAL NOTES:

A. REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE.
B. DIMENSIONS ARE TO THE CENTERLINE OF REVEALS

KEYED NOTES:

02.264 GRADE, REFER TO CIVIL PLAN
03.480 STEEL BOLLARD
07.243 TERMINATION REFER TO DETAIL **7/A5.1**
07.244 1" REVEAL IN FINISH REFER DETAIL **4/A5.1**
07.245 4" BREAK METAL BASE, SEE DETAIL **5/A5.1**
07.246 CONTROL JOINT IN FINISH SYSTEM, MAXIMUM 20'-0" O.C.
07.460 ACM PANEL
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10.443 45"W x52"H POP POSTER, BY SIGNAGE CONTRACTOR
10.446 VINYL DECAL APPLIED TO ACM PANEL
10.730 ALUMINUM FRAME FABRIC AWNING - SUNBRELLA ORANGE - 4609-0000. REFER TO SHEET **5/A3.2**
15.734 ROOF MECHANICAL UNITS
16.131 ELECTRICAL CABINETS
16.520 EXTERIOR LIGHT.
16.521 GOOSENECK LIGHTING FIXTURES

EXTERIOR FINISHES:

PL-1	ALUMINUM ACM PANEL
FS-1	EXTERIOR INSULATION AND FINISH SYSTEM PROVIDE CONTROL JOINTS AS SHOWN
FS-2	DIRECT APPLIED FINISH SYSTEM

EXTERIOR PAINTS:

C-01	COLOR: BP PEARL - RAL 1013 ICI #A0083 "INDIAN LEGEND"
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C-05	COLOR: ampm DARK TAN ICI #A1761, "ONIONSKIN TAN"
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C-11	COLOR: BP HIGH HIDING WHITE ICI BP HIGH HIDING WHITE (CUSTOM
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PROJECT NAME:
EXTERIOR ELEVATIONS
C-STORE & CARWASH
DURANGO & DEER SPRINGS

CLIENT:
FACILITY # -----
RAYMOND J. SHAPIRO

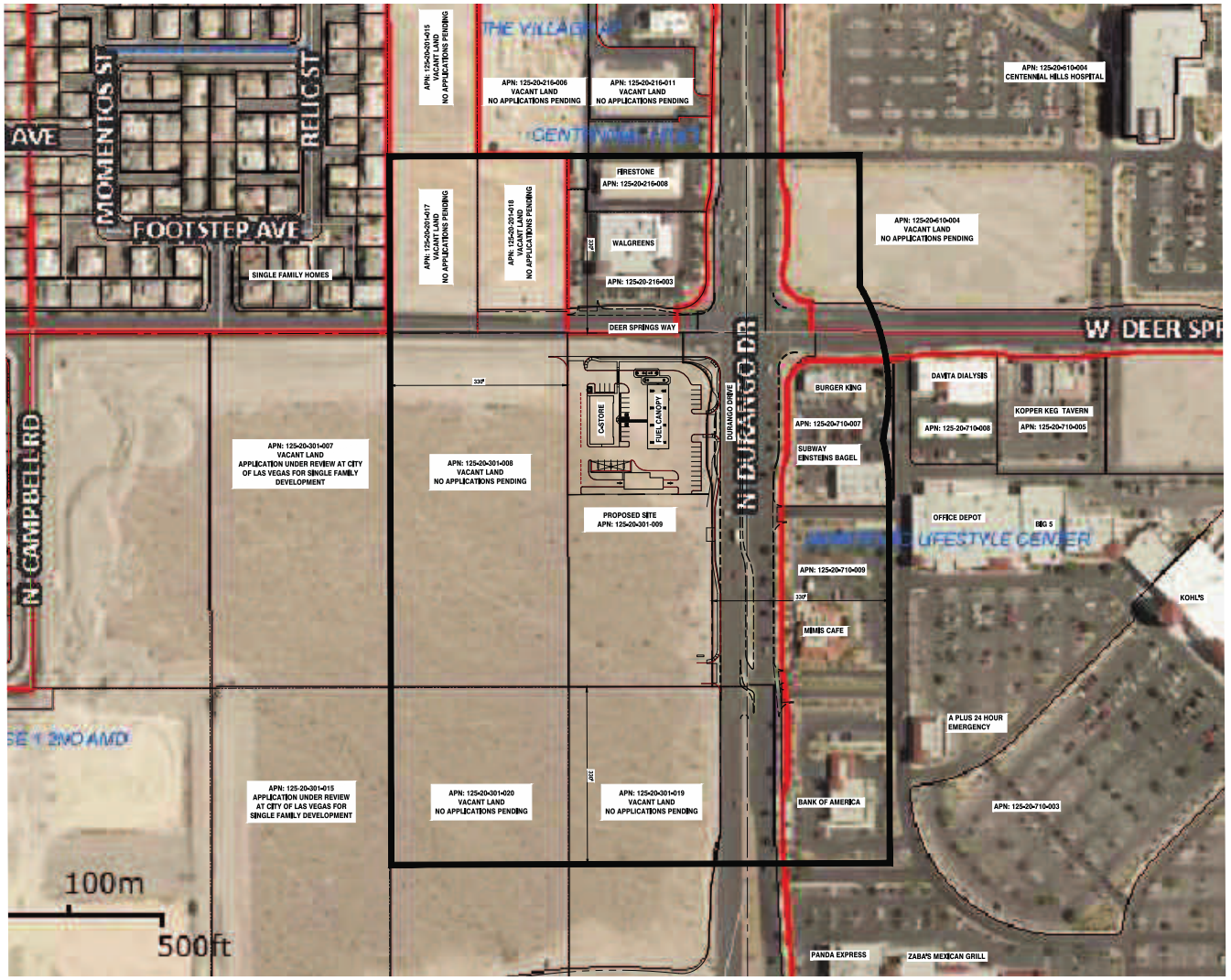
PROJECT No.: P-2013-01-05	DATE: 3.19.2013
DRAWN BY: ST	CHECKED BY: SR

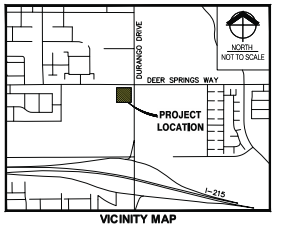
NO.:	DATE:	DESCRIPTION

DRAWING No.:
A2.2

PRJ-49965
06/27/13

ZON-50104, SUP-50107
SUP-50108, SUP-50109
SUP-50110, SUP-50111, SDR-50105





VICINITY MAP

LEGEND

- PROPERTY BOUNDARY
- ADJACENT LOT LINE
- RIGHT-OF-WAY
- CENTER LINE
- EXST 'L' TYPE CURB
- EXST 'A' TYPE CURB
- EXST SCREEN WALL AS INDICATED
- EXST EDGE OF SIDEWALK

SITE DATA

APN No.	ACREAGE:	ZONING
125-20-301-009	3.26	U(TC)

I, ERIC RIETZ, A LICENSED SURVEYOR IN THE STATE OF NEVADA, DO HEREBY CERTIFY:

PER LVMC 19.12.070 GAMING RESTRICTED LICENSE 4,8,26,B, THIS ESTABLISHMENT IS NOT LOCATED WITHIN 330 FEET OF ANY SINGLE-FAMILY DETACHED DWELLING.

AS OF SITE VISIT ON 6/20/13 AND RESEARCH AT THE CITY OF LAS VEGAS.

Eric Rietz 6/24/13

ERIC RIETZ PLS 16350 DATE

RIETZ CONSULTING INC.
3060 E. POST ROAD, #110
LAS VEGAS, NEVADA 89120
PH: 702.851.3555
FX: 702.891.5397

EXHIBIT A - GAMING

PROPOSED C-STORE DEVELOPEMENT
LAS VEGAS, NEVADA
APN# 125-20-301-009

DATE: 6/24/13
DRAFTER: RS
CHECKED: EJR
SCALE: 1" = 100'

PROFESSIONAL LAND SURVEYOR ERIC RIETZ Exp 12/31/13 No. 16350 6/24/13

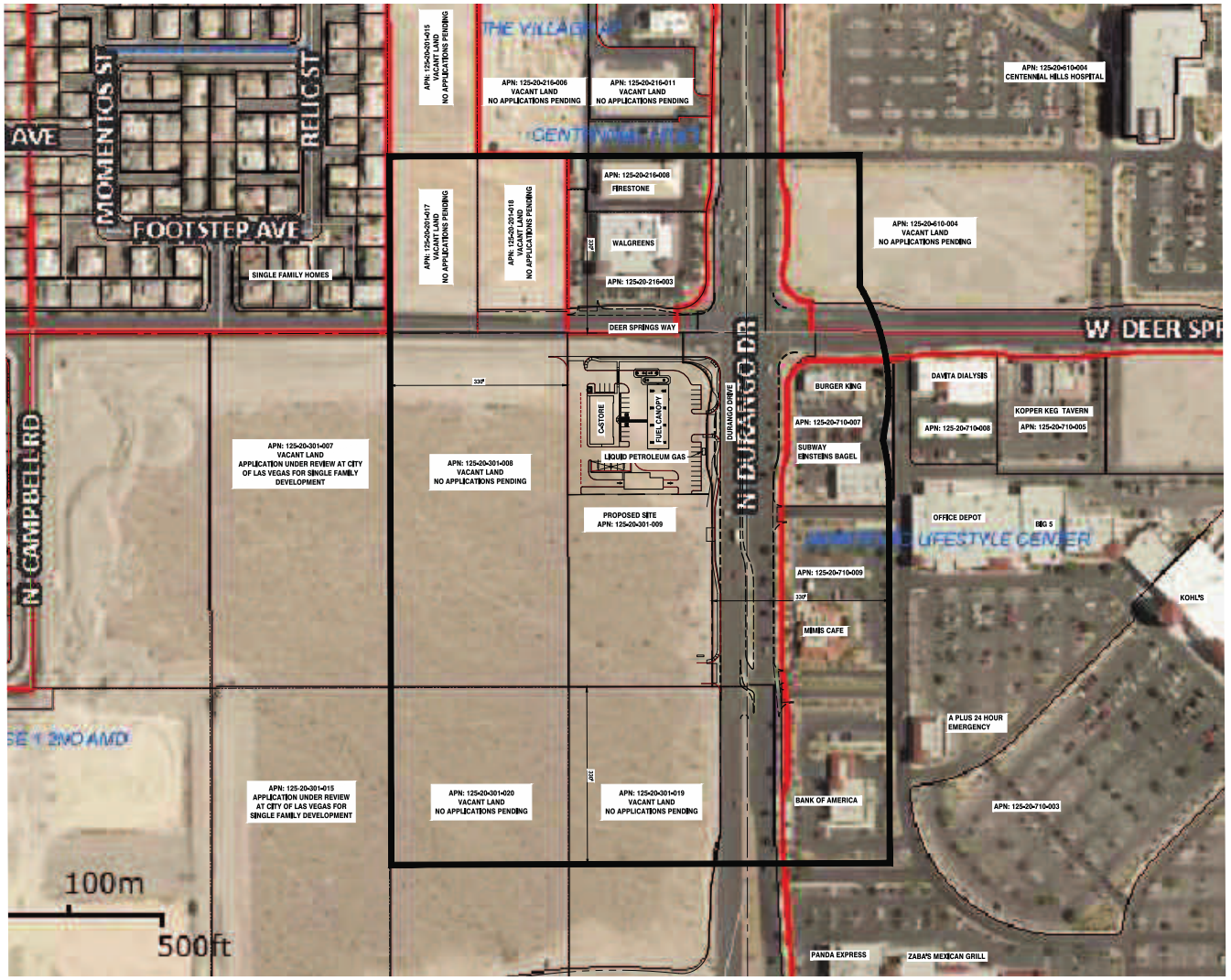
SHEET E1

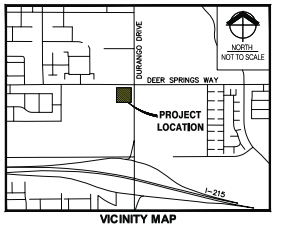
SHEET 1 OF 1 SHEETS

SCALE: 1" = 100'

PRJ-49965
06/27/13

ZON-50104, SUP-50107, SUP-50108
SUP-50109, SUP-50110, SUP-50111
SDR-50105





VICINITY MAP

LEGEND

- PROPERTY BOUNDARY
- ADJACENT LOT LINE
- RIGHT-OF-WAY
- CENTER LINE
- EXST "L" TYPE CURB
- EXST "A" TYPE CURB
- EXST SCREEN WALL AS INDICATED
- EXST EDGE OF SIDEWALK

SITE DATA

APN No.	ACREAGE:	ZONING
125-20-301-009	3.26	U(TC)

I, ERIC RIETZ, A LICENSED SURVEYOR IN THE STATE OF NEVADA, DO HEREBY CERTIFY:

PER LVMC 19.12.070 LIQUID PETROLEUM GAS 4,8,34,C. THIS ESTABLISHMENT IS NOT LOCATED WITHIN 330 FEET OF ANY SINGLE-FAMILY DETACHED DWELLING.

AS OF SITE VISIT ON 6/20/13 AND RESEARCH AT THE CITY OF LAS VEGAS.

ERIC RIETZ PLS 16350 — 6/24/13 DATE

SCALE: 1" = 100'

100 50 0 100

PRJ-49965
06/27/13

ZON-50104, SUP-50107, SUP-50108
SUP-50109, SUP-50110, SUP-50111
SDR-50105

RIETZ CONSULTING INC.
3060 E. POST ROAD, #110
LAS VEGAS, NEVADA 89120
PH: 702.851.3555
FX: 702.891.5397

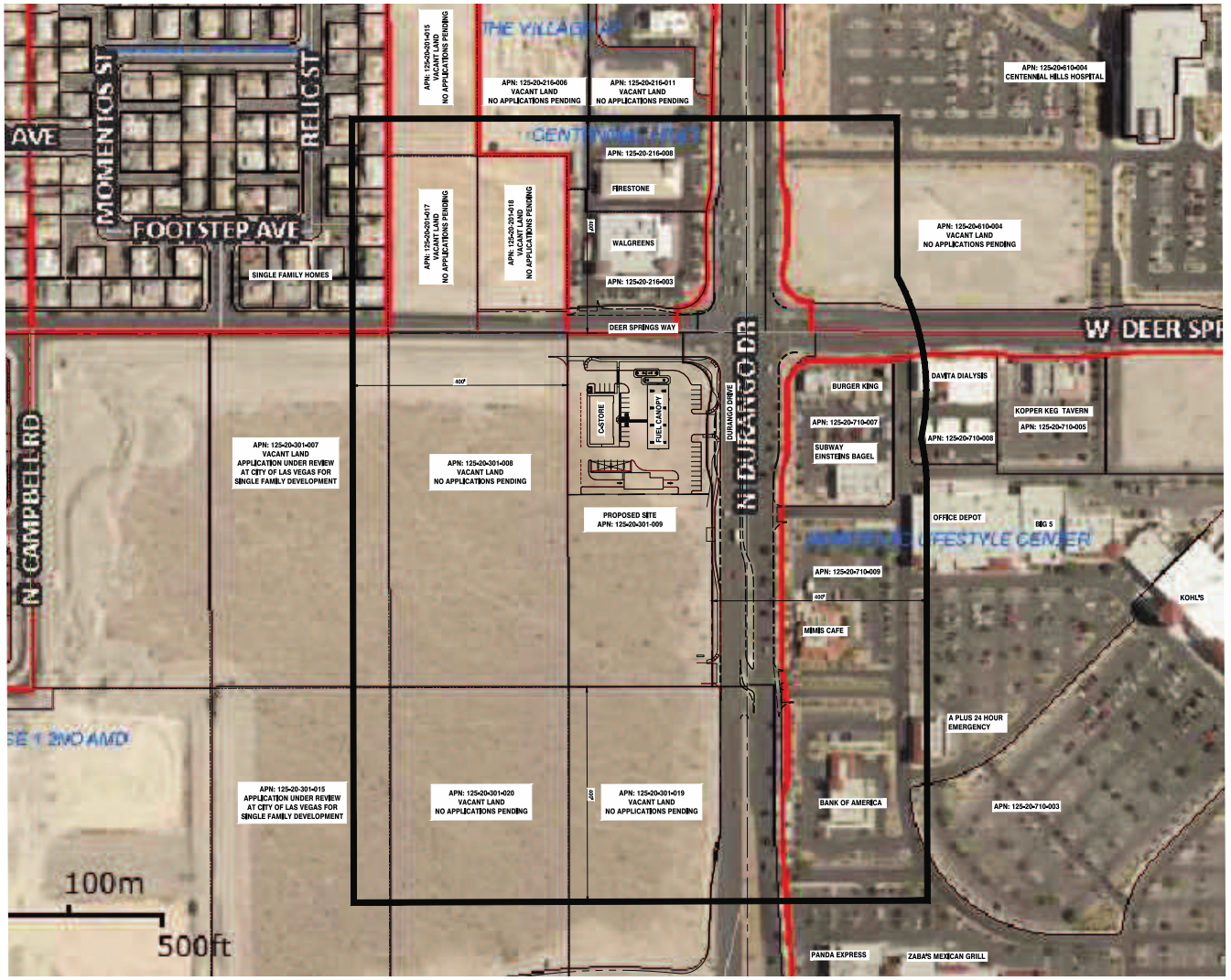
EXHIBIT A - LIQUID PETROLEUM GAS

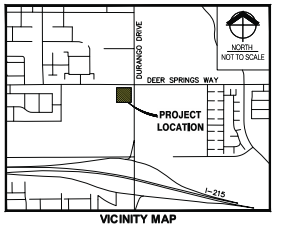
PROPOSED C-STORE DEVELOPEMENT
LAS VEGAS, NEVADA
APN# 125-20-301-009

DATE: 6/24/13
DRAFTER: RS
CHECKED: EJR
SCALE: 1" = 100'

PROFESSIONAL LAND SURVEYOR — ERIC RIETZ — Exp 12/31/13 — No. 16350 — 6/24/13

SHEET
E1
SHEET 1 OF 1 SHEETS





VICINITY MAP

LEGEND

- PROPERTY BOUNDARY
- ADJACENT LOT LINE
- RIGHT-OF-WAY
- CENTER LINE
- EXST 'L' TYPE CURB
- EXST 'A' TYPE CURB
- EXST SCREEN WALL AS INDICATED
- EXST EDGE OF SIDEWALK

SITE DATA

APN No.	ACREAGE:	ZONING
125-20-301-009	3.26	U(TC)

I, ERIC RIETZ, A LICENSED SURVEYOR IN THE STATE OF NEVADA, DO HEREBY CERTIFY:

PER LCMC 19.12.070 BEER/WINE/COOLER OFF-SALE, THIS ESTABLISHMENT IS NOT LOCATED WITHIN 400 FEET OF ANY CHURCH, SYNAGOGUE, SCHOOL, CHILD CARE FACILITY LICENSED FOR MORE THAN 12 CHILDREN, OR CITY PARK.

AS OF SITE VISIT ON 6/20/13 AND RESEARCH AT THE CITY OF LAS VEGAS.

Eric Rietz — 6/24/13

ERIC RIETZ PLS 16350 — DATE

RIETZ CONSULTING INC.
3060 E. POST ROAD, #110
LAS VEGAS, NEVADA 89120
PH: 702.851.2155
FX: 702.851.5397

EXHIBIT A - OFF-SITE SALES

PROPOSED C - STORE DEVELOPEMENT
LAS VEGAS, NEVADA
APN# 125-20-301-009

DATE: 6/24/13
DRAFTER: RS
CHECKED: EJR
SCALE: 1" = 100'

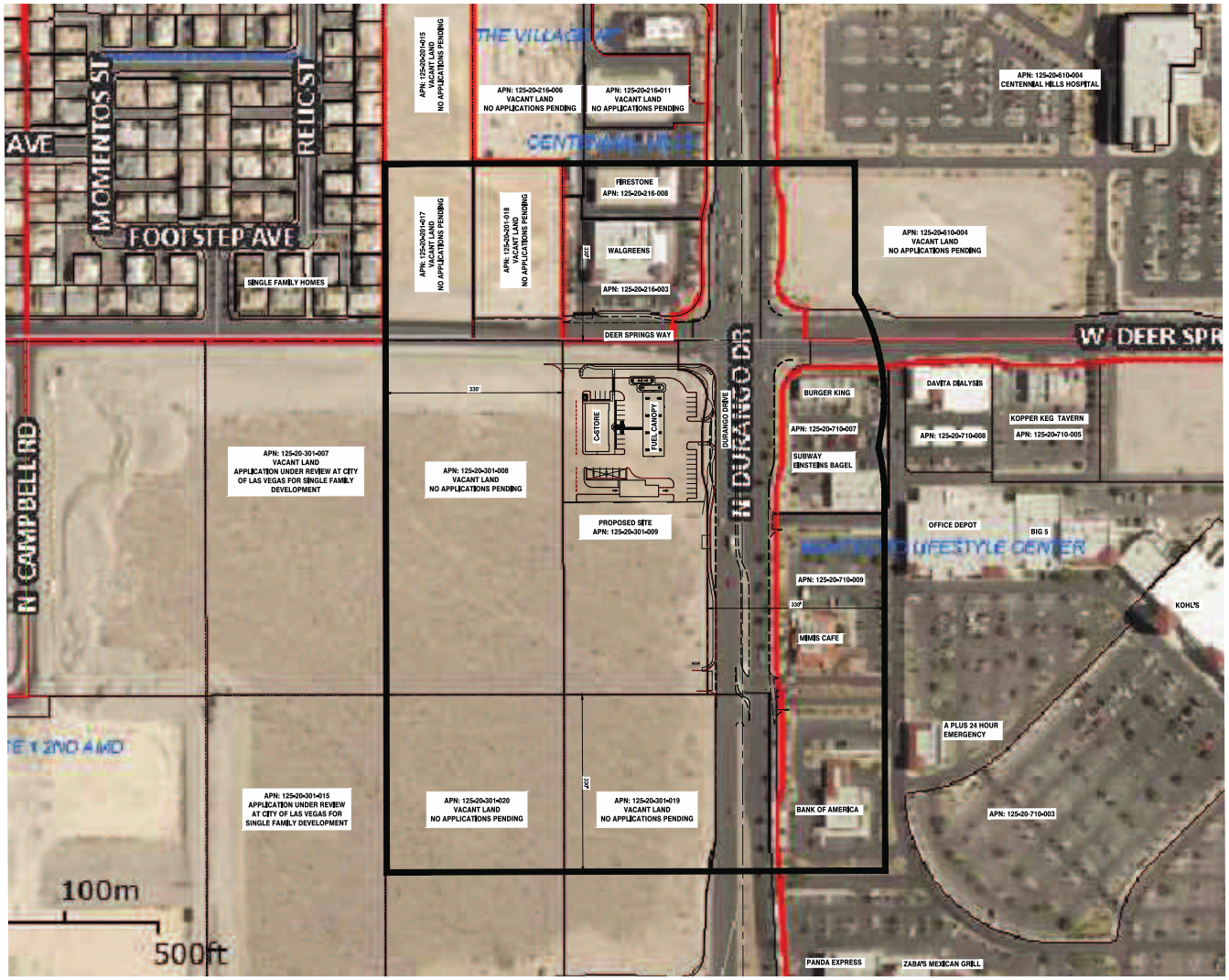
PROFESSIONAL LAND SURVEYOR ERIC RIETZ Exp 12/31/13 No. 16350 6/24/13

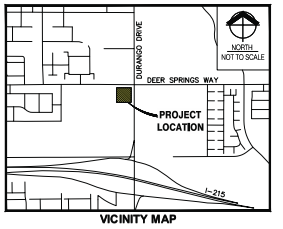
SHEET E1
SHEET 1 OF 1 SHEETS

SCALE: 1" = 100'
100 50 0 100

PRJ-49965
06/27/13

ZON-50104, SUP-50107, SUP-50108
SUP-50109, SUP-50110, SUP-50111
SDR-50105





VICINITY MAP

LEGEND

- PROPERTY BOUNDARY
- ADJACENT LOT LINE
- RIGHT-OF-WAY
- CENTER LINE
- EXST "L" TYPE CURB
- EXST "A" TYPE CURB
- EXST SCREEN WALL AS INDICATED
- EXST EDGE OF SIDEWALK

SITE DATA

APN No.	ACREAGE:	ZONING
125-20-301-009	3.26	U(TC)

I, ERIC RIETZ, A LICENSED SURVEYOR IN THE STATE OF NEVADA, DO HEREBY CERTIFY:

PER LVMC 19.12.070 FUEL PUMPS 4.8.25.A THIS ESTABLISHMENT IS NOT LOCATED WITHIN 330 FEET OF ANY SINGLE-FAMILY DETACHED DWELLING.

AS OF SITE VISIT ON 6/20/13 AND RESEARCH AT THE CITY OF LAS VEGAS.

ERIC RIETZ PLS 16350 — 6/24/13 DATE

SCALE: 1" = 100'

100 50 0 100

PRJ-49965
06/27/13

ZON-50104, SUP-50107, SUP-50108
SUP-50109, SUP-50110, SUP-50111
SDR-50105

RIETZ CONSULTING INC.
3060 E. POST ROAD, #110
LAS VEGAS, NEVADA 89120
PH: 702.851.2155
FX: 702.891.5397

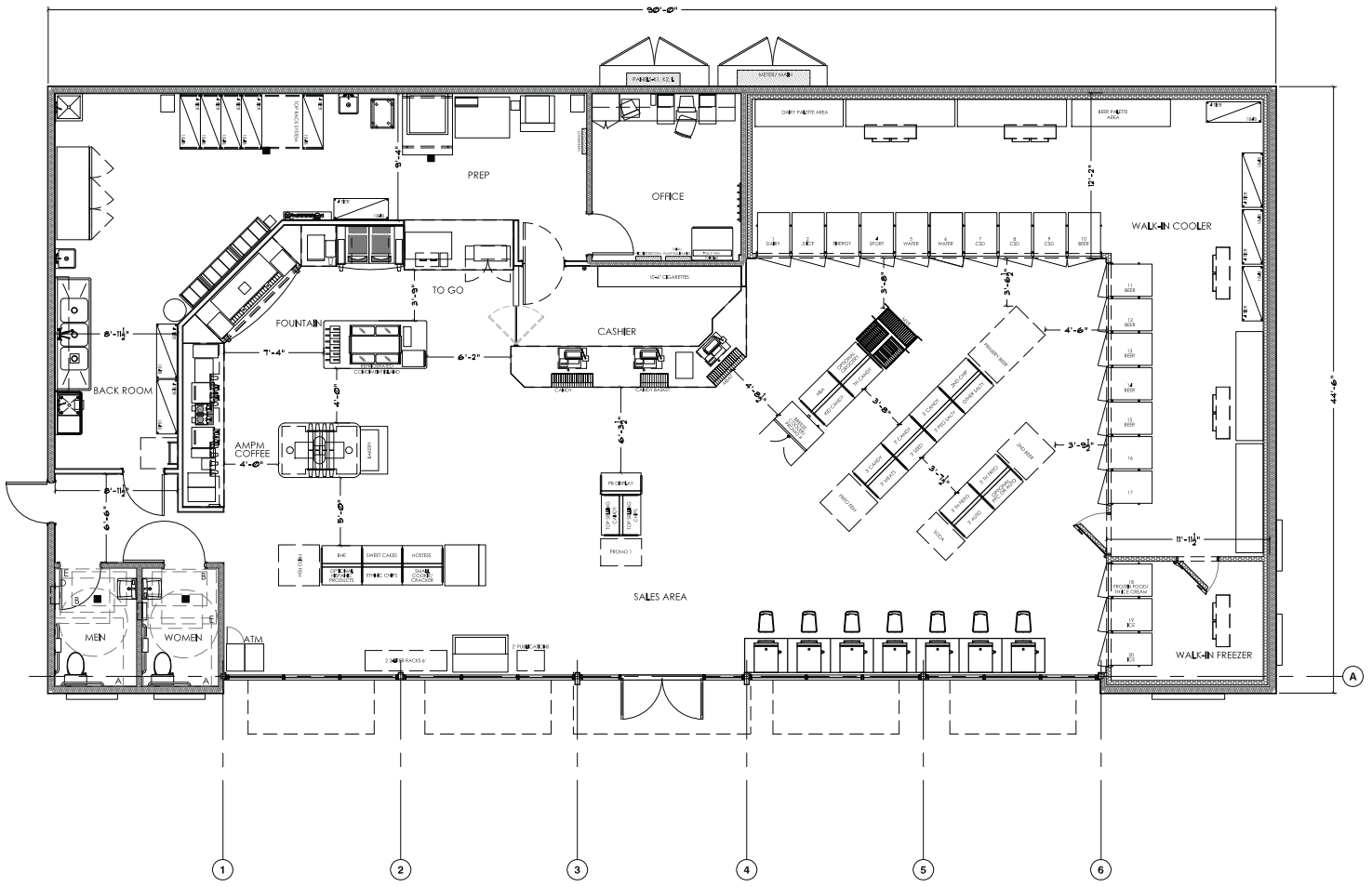
EXHIBIT A - FUEL PUMPS

PROPOSED C-STORE DEVELOPEMENT
LAS VEGAS, NEVADA
APN# 125-20-301-009

DATE: 6/24/13
DRAFTER: RS
CHECKED: EJR
SCALE: 1" = 100'

PROFESSIONAL LAND SURVEYOR — ERIC RIETZ — Exp 12/31/13 — No. 16350 — 6/24/13

SHEET
E1
SHEET 1 OF 1 SHEETS



1 FLOOR PLAN
1/4"=1'-0"

PRJ-49965
06/27/13

ZON-50104, SUP-50107, SUP-50108
SUP-50109, SUP-50110, SUP-50111
SDR-50105

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PROJECT NAME:
EQUIPMENT FLOOR PLAN
C-STORE & CARWASH
DURANGO & DEER SPRINGS

CLIENT:
FACILITY # -----
RAYMOND J. SHAPIRO

PROJECT NO.: P-2013-01-05	DATE: 5.19.2013
DRAWN BY: SR	CHECKED BY: SR

NO.	DATE:	DESCRIPTION

DRAWING NO.:
Q1.1



ZON-50104, SUP-50107, SUP-50108, SUP-50109, SUP-50110, SUP-50111 & SDR-50105 – APPLICANT: WOLF T.H., LLC - OWNER: JAMES R. MARSH
SOUTHWEST CORNER OF DEER SPRINGS WAY AND DURANGO DRIVE

07/08/13



ZON-50104, SUP-50107, SUP-50108, SUP-50109, SUP-50110, SUP-50111 & SDR-50105 – APPLICANT: WOLF T.H., LLC - OWNER: JAMES R. MARSH
SOUTHWEST CORNER OF DEER SPRINGS WAY AND DURANGO DRIVE

07/08/13



ZON-50104, SUP-50107, SUP-50108, SUP-50109, SUP-50110, SUP-50111 & SDR-50105 – APPLICANT: WOLF T.H., LLC - OWNER: JAMES R. MARSH
SOUTHWEST CORNER OF DEER SPRINGS WAY AND DURANGO DRIVE

07/08/13

June 27, 2013

Flinn Fagg, Director
Planning and Development Department
City of Las Vegas
333 N. Rancho Drive
Las Vegas, NV 89106

RE: Deer Springs & Durango SWC: Convenience Store, Gas & Car Wash
Request: Rezoning from U-TC to TC with SUPs: C-Store with Fuel Pumps, Alternative Parking, Gaming, Off-Sale Beer/Wine/Cooler and LPG & an SDR with Waiver
APN: 125-20-301-009

Dear Mr. Fagg:

On behalf of our client, Wolf TH LLC, please accept this justification letter for a Rezoning to Town Center (TC) for the entire parcel with SUPs, and a Site Development Review (SDR) with waivers to allow a Convenience Store with fuel pumps, alternative parking, beer and wine off-sale, a car wash, propane, and restricted gaming. This application for the zoning is 3.96 +/- gross acres located at the southwest corner of Deer Springs & Durango. All other applications apply only to the northern portion of 1.5 +/- gross acres that has not yet been parceled.

The request is to change the zoning to Town Center (TC) from Undeveloped Town Center (U-TC), that will be consistent with our proposed request to change the land use by a Major Mod (MOD-48831) to GC-TC, in order to more closely align with the evolution of the Town Center plan; similar approvals, current and foreseeable market conditions; the City's current code on Commercial districts that will enable additional uses that the area desires and is appropriate for the location. The conversion will allow an area that has remained undeveloped to be added as a viable and compatible use.

The Planning Commission recommended approval of the Major Mod on May 14, 2013. These applications and Major Mod are anticipated to be heard together before the Mayor and City Council on September 18, 2013.

The location fits with the Town Center (TC) requirements as was done across the street on the northwest corner of the intersection which land use was also changed to General Commercial. It is at the intersection of two major streets Deer Springs & Durango. It is just north of the Durango & 215 Northern Beltway interchange and has signalized intersections; one on the north and one planned on the south end of the property. The south signal aligns with the Kohl's center across Durango.

ZON-50104, SUP-50107,
SUP-50108, SUP-50109,
SUP-50110, SUP-50111
SDR-50105

PRJ-49965
06/27/13

GCGARCIA
A Planning & Development Services Corporation
1711 Whitney Mesa Drive, Suite 110, Henderson, Nevada 89014-2158
Telephone: 702 435 9909 Facsimile: 702 435 0457 E-Mail: ggarcia@gcgarciainc.com

Abutting Land Uses & Compatibility:
The surrounding uses should be:

1) compatible in density and intensity;
2) compatible with existing adjacent land uses;
3) adequate facilities to accommodate the uses; &
4) conforms to other applicable plans and policies.

The site has existing approved and developed commercial projects to the north, northeast, and east and vacant undeveloped lands to the south and west. The surface and regional road network are largely in place and capable of handling high volumes of traffic. Any remaining dedications and infrastructure will be completed as required by the Code and conditions of approval. The requested change as noted will be in conformance with the policies and practices of the City as reflected in prior approvals of other Town Center projects.

The bus stop's current dedication will need to relocate through a vacation of the existing location and moved to the south with a new dedication. The parcel will need to have a lot split to match the site plan. Both items are expected to be conditions of approval.

Approval Criteria for Rezoning 19.16.090.L: Request to TC

L. **Rezoning Determinations—Approval**
In order to approve a proposed rezoning, the Planning Commission or City Council must determine that:

1. ***The proposal conforms to the General Plan.***

   A Major Mod application (MOD-48831) has been submitted and recommended for approval by the Planning Commission and will be on the same City Council agenda. Based upon the Major Mod application approval, this application will conform to what is being proposed.

2. ***The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.***

   The proposed uses for General Commercial uses are compatible with and allowed for in the Town Center Design Standards, with use permits. The zoning matches the zoning on the northwest corner of the same intersection with the same GC-TC land use. The site is compatible for General Commercial (C-2) development given the surrounding land use, zoning and development context. Additionally, the new designation is appropriate at this location on the intersection of two major streets with no abutting or adjacent residential and intervening Service Commercial as a land use buffer before reaching the medium density residential area.

3. ***Growth and development factors in the community indicate the need for or appropriateness of the rezoning.***

   Given the location at an interchange and dual signals, at either end of the current parcel, on an arterial street coupled with today's economic realities and combined with the growth and development practices of the City in the Town Center area along with the opportunity for new taxes, fees, jobs, goods and services and investment, this proposal would be fully appropriate. The vision of a vertical Town Center Urban Core is not a reality now or any reasonably foreseeable future.

4. ***Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.***

   Deer Springs, Durango and the 215 Northern Beltway are a major streets and regional connectors that currently serve a major shopping center to the east, hospital and medical to the northeast and commercial to the north and are adequately planned to serve both the existing and any incremental increase in traffic applicable to this location. Any project will conform to any required Traffic Study and requirements of the City.

SITE DEVELOPMENT REVIEW

The proposed design requires a Minor review as the building is less than 5,000 square feet. It meets the Code design criteria and fits with the design of commercial on the corridor. The building is approximately 4,000 square feet with a fuel canopy and a car wash of approximately 2,000 square feet. The building incorporates earth tone colors, with lighter accent colors. The building has stone accents around the base of the building and the columns on the canopy for the fuel pumps. The building has storefront doors and windows and will complement the surrounding area and shopping center. The result is a plan that promotes quality design that is sensitive to the surrounding conditions.

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed development is compatible with the adjacent development, the development in the area, is located at a major intersection and near a freeway interchange as well as being appropriate use for this location.

2. **The proposed development is consistent with the General Plan, this Title, the Commercial Design Standards for Parking, Landscape, Wall and Buffer Standards, Sign and other duly-adopted city plans, policies and standards;**

   The proposed development is consistent with the General Plan and the Town Center Plan as proposed with the related Major Mod application for GC-TC. It will meet the Commercial Design Standards and other duly-adopted city plans, policies and standards.

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

   Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic. The site has good access and circulation at it is located on the corner of two major streets, and is part of a developing commercial area. Currently the site is undeveloped but will provide the access per City standards for the access drives and traffic signal entry drive along the south property line.

4. **Building and landscape materials are appropriate for the area and for the City and consistent and compatible with existing commercial;**

   The building and landscape materials are appropriate for the area and for the City. They are consistent with the materials and textures of the other existing buildings within the surrounding area.

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

   The building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearances. They are harmonious and compatible with the surrounding development in the area. They create an orderly, unified, and aesthetically pleasing environment to the surrounding area.

6. **Appropriate measures will be taken to secure and protect the public health, safety and general welfare through the design.**

   Appropriate measures have been taken to secure and protect the public health, safety and general welfare.

WAIVERS REQUESTED: Waiver of Development Code Design Standards and Town Center Design Standards

D. Waiver – Development Standards
Approval Criteria: A waiver of any of these standards may be approved upon the request of an applicant if the applicant can show through convincing and substantial evidence that the waiver will not be contrary to the overall purpose and intent of the standards.

Request to Waive – Town Center Design Standards 5.A.4-5:

4) Requirement: The main building of the gas and auto service station, that contains the cashier and convenience store, must be located against the right-of-way and face the inside of the parcel.

5) Requirement: Gas pumps must be located away from the right-of-way to provide for safe access. All access ways shall be coordinated with adjacent uses.

Request & Justification: *The requested convenience store and fuel pumps are setback from the right-of-way and face the street. The design is planned and oriented for convenience to the public and more importantly, so that there are "eyes on the street" and ease of visibility to police patrol in order to reduce crime and enhance safety.*

APPROVAL CRITERIA FOR A SPECIAL USE PERMIT LVMC 19.16.110

L. Special Use Permit Determinations-Approval
In order to approve a proposed SUP, the Planning Commission or City Council must determine that:

1. In order to approve a proposed Special Use Permit application, the Planning Commission or City Council must determine that:

a. The proposed use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan;

The use would be well-designed with ample parking and will be operating in a harmonious manner. It is compatible with the developing commercial uses in the surrounding and near a freeway interchange. The use meets all separation requirements (see attached Exhibits – Radius Maps). The nearby drug store and fast food establishments are designed and operate in a similar manner.

The use is done in a manner consistent with the zoning and General Plan. The use and design will therefore comply with the SUP conditions of approval and other Code requirements.

b. The subject site is physically suitable for the type and intensity of land use being proposed;

The physical site is suitable for this type and intensity of use. The location is at the intersection of two major roads and in an area that is developing with commercial uses. The location of the approved use is near a major freeway interchange; is designed and suitable for the use with ample parking, major surface streets and regional roadways; and not abutting any residential. The use will be done in compliance with City requirements.

c. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use; and

The site sits near the intersection of two major streets (Durango and Deer Springs) that are very close to the Durango Interchange. The use will not create any additional demand on the street or highway infrastructure. All necessary off-site infrastructures to serve use are already built, in place and approved or will be completed with the project.

d. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety and welfare or the overall objectives of the General Plan.

The proposed business will not compromise the health, safety and welfare or objectives of the Plan. It meets the spirit and intent of Town Center.

The investment of a new building will enhance the economic vitality of the area and not visibly impact the residential or infrastructure of the City and will thus serve to protect the health, safety and welfare.

APPROVAL CRITERIA- ALTERNATIVE PARKING STANDARD
19.18.030D.4.d. Alternative Parking Standard-Parking Demand Analysis.

An Alternative Parking Standard may be approved under the following conditions.

Where the unique operation of a particular use creates lesser parking demand than the parking requirements otherwise applicable under this Subsection and LVMC Chapter 19.12, an alternative parking standard for the use may be established in conjunction with the submittal of a Parking Demand Analysis. In order to qualify for consideration, a Parking Demand Analysis must be signed

and sealed by a professional traffic engineer, must document the weekday and weekend peak parking demand for the proposed use(s) for the site, and must provide justification for the alternative parking standard. The request for alternative standard pursuant to this Subparagraph (d):

i. Shall follow the process for a Special Use Permit application under LVMC 19.16.0110, to the extent the process can be made applicable.
ii. May be approved as requested, or as modified, and may be made subject to conditions if the Planning Commission or City Council, as the case may be, determines that the approval of the alternative parking standard is warranted.

A Parking Demand Analysis has been provided that was prepared, signed, and sealed by a professional traffic engineer based on the same use in Southern Nevada and elsewhere in the Country. The parking provided on site exceeds the actual demand. The Code suggested for an automated car wash = 1/150 or 14 spaces (a total of 37 is required 23+14); Provided = 28 (includes 23 for C-store, but does not include the 6 vacuum bays or the additional stacking area behind the store) & Actual Demand = 2 spaces for the car wash bringing the total parking needed to 25, not including the stacking spaces and vacuum bays.

TOWN CENTER DEVELOPMENT STANDARDS & CODE SECTIONS

Town Center Development Standards 5.A – Setback Waiver Requests

5.A. Gas and Auto Service Station

The purpose of the following standards is to enhance the appearance of gas and auto service stations through designs which conform to the accompanying development's general architectural features and the overall aesthetics of Town Center. For gas and auto service stations the following standards apply:

1. *Exterior walls of all gas and auto service station buildings are to be designed as part of the architectural form of the primary building or surrounding buildings.*
2. *When part of a larger structure, standard setback requirements shall apply to gas and auto service stations.*
3. *When gas stations are freestanding structures, they must be set back an additional five feet from the required setback to provide a more substantial landscape buffer.*
4. *The main building of the gas and auto service station, that contains the cashier and convenience store, must be located against the right-of-way and face the inside of the parcel (Figure 1).*
5. *Gas pumps must be located away from the right-of-way to provide for safe access. All accessways shall be coordinated with adjacent uses.*
6. *To further enhance the presence of gas and auto service stations,*

Town Center Development Standards Section 3.B. – Complies w/Alternative Parking SUP

9) CAR WASH, FULL SERVICE OR AUTO DETAILING

a. The use shall comply with all minimum conditions, standards and requirements applicable to the use "Car Wash, Full Service or Auto Detailing," as that use is permitted by means of conditional approval under LVMC 19.04.010

Town Center Development Standards Section 4.B.- Complies

10) BEER/WINE/COOLER/OFF-SALE ESTABLISHMENT

a. The use shall comply with all minimum conditions, standards and requirements applicable to the use "Beer/Wine/Cooler/Off-Sale Establishment" under Table 2 of LVMC **19.12.070 (see below)** (pka *19.04.010).*

22) CONVENIENCE STORE (WITH FUEL PUMPS)

a. Shall not locate within 330 feet of any single-family detached dwelling.

b. The installation and use of an outside public address or bell system is prohibited.

26) GAMING ESTABLISHMENT, RESTRICTED LICENSE

a. A Special Use Permit is required for any new gaming establishment.

b. May not locate within 330 feet of any single-family detached dwelling.

34) LPG INSTALLATION

a. An LPG installation, which includes tanks with an aggregate water capacity of 288 gallons or less, is permitted as of right in any zoning district. Such use will be subject to the requirements applicable to the district if the installation complies with the provisions of NRS 590.465 et seq. and these regulations.

b. An LPG installation, which includes tanks with an aggregate water capacity of more than 288 gallons, shall be excluded in any Residential Land Use District including the MS and UC Districts, but with a Special Use Permit is allowed in SC and GC Town Center Land Use Districts.

c. Shall not locate within 330 feet of any single-family detached dwelling.

LVMC 19.12.070 Beer/ Wine/Cooler Off-Sale - Complies

Description: An establishment whose license to sell alcoholic beverages is limited to the sale of beer, wine and coolers to consumers only and not for resale, in original sealed or corked containers, for consumption off the premise where the same are sold, and is operated in connection with a grocery store, drug store, convenience store or specialty merchandise store.

Minimum Special Use Permit Requirements:

1. *Except as otherwise provided, no beer/wine/cooler off-sale establishment (hereinafter "establishment") shall be located within 400 feet of any church, synagogue, school, child care facility licensed for more than 12 children, or City park.*

2. *Except as otherwise provided in Requirement 3 below, the distances referred to in Requirement 1 shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed establishment which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed establishment. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:*

PRJ-49965
06/27/13

ZON-50104, SUP-50107
SUP-50108, SUP-50109, SUP-50110, SUP-50111
SDR-50105

a. *Any leasehold parcel; or*
b. *Any parcel which lacks access to a public street or has no area for on site parking and which has been created so as to avoid the distance limitation described in Requirement 1.*

3. *In the case of an establishment proposed to be located on a parcel of at least 80 acres in size, the minimum distances referred to in Requirement 1 shall be measured in a straight line:*
   a. *From the nearest property line of the existing use to the nearest portion of the structure in which the establishment will be located, without regard to intervening obstacles; or*
   b. *In the case of a proposed establishment which will be located within a shopping center or other multiple tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the establishment will be located, without regard to intervening obstacles.*

4. *When considering a Special Use Permit application for an establishment which also requires a waiver of the distance limitation in Requirement 1, the Planning Commission shall take into consideration the distance policy and shall, as part of its recommendation to the City Council, state whether the distance requirement should be waived and the reasons in support of the decision.*

5. *The minimum distance requirements in Requirement 1 do not apply to:*
   a. *An establishment which has a nonrestricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992 or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992; or*
   b. *A proposed establishment having more than 50,000 square feet of retail floor space.*

6. *All businesses which sell alcoholic beverages shall conform to the provisions of LVMC Chapter 6.50.*

7. *The minimum distance requirements set forth in Requirement 1, which are otherwise nonwaivable under the provisions of LVMC 19.12.050(C), may be waived:*
   a. *In accordance with the provisions of LVMC 19.12.050(C) for any establishment which is proposed to be located on a parcel within the Downtown Casino Overlay District;*
   b *In accordance with the applicable provisions of the "Town Center Development Standards Manual" for any establishment which is proposed to be located within the T-C (Town Center) Zoning District and which is designated MS- TC (Main Street Mixed Use) in the Town Center Land Use Plan;*
   c. *In connection with a proposed establishment having between 20,000 square feet and 50,000 square feet of retail floor space, if no more than 10 percent of the retail floor space is regularly devoted to the display or merchandising of alcoholic beverages; or*
   d. *In connection with a retail establishment having less than 20,000 square feet of retail floor space, if the area to be used for the sale, display or merchandising of alcoholic beverages and each use to be protected are separated by a highway or a right of way with a width of at least 100 feet.*

On-site Parking Requirement: No additional parking required beyond that which is required for the principal use(s) on the site.

SUMMARY JUSTIFICATION

In summary, we believe the requested Rezoning, Site Design Review and Special Use Permits will enable a compatible and appropriate development that is adequately served by public facilities, services and infrastructure. The request conforms to how this area of Town Center has evolved and the practices of the City.

The new designation will provide for new businesses, jobs and investment as well as allow for the development of the long vacant corner. The General Commercial land use designation and rezoning work well across Deer Springs. As well as it being compatible with the area, growth and development factors of the surrounding neighborhoods and commercial centers.

We respectfully request you favorable consideration of this request. Please contact me if you have any questions or need additional information.

Sincerely,

George Garcia,
President

ZON-50104, SUP-50107
SUP-50108, SUP-50109
SUP-50110, SUP-50111
SDR-50105

PRJ-49965
06/27/13

City of Las Vegas Agenda Item No.: **45.**

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

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

SUBJECT:
SUP-50107 - SPECIAL USE PERMIT RELATED TO ZON-50104 - PUBLIC HEARING - APPLICANT: WOLF T.H., LLC - OWNER: JAMES R. MARSH - For possible action on a request for a Special Use Permit FOR A PROPOSED CONVENIENCE STORE (WITH FUEL PUMPS) at the southwest corner of Deer Springs Way and Durango Drive (APN 125-20-301-009), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)] [PROPOSED: GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49965]. Staff recommends DENIAL.

C.C.: 09/18/2013

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

SUP-50107

Case Number: SUP APN: 125-20-301-009

Name of Property Owner: James R Marsh

Name of Applicant: Wolf T.H. LLC

Name of Representative: G.C. Garcia, 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: JAMES R. MARSH

Subscribed and sworn before me

This 13 day of JUNE, 2013

_____

Notary Public in and for said County and State

ANGELA C. GALIZIA
NOTARY PUBLIC, STATE OF NEVADA
My Commission Expires: 9-10-14
Certificate No: 10-3012-1

PRJ-49965
06/27/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) Deer Springs & Durango, SWC

Project Name Commercial/Retail at Deer Springs & Durango **Proposed Use** Convenience Store w/ Fuel Pumps

Assessor's Parcel #(s) 125-20-301-009 (a portion of) **Ward #** 6

General Plan: existing UC-TC proposed GC-TC **Zoning:** existing U-TC proposed TC

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

Gross Acres 3.96 +/- **Lots/Units** 1 **Density** N/A

Additional Information _____

PROPERTY OWNER James R Marsh **Contact** James R Marsh

Address P.O Box 42156 **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89116

E-mail Address _____

APPLICANT Wolf T.H. LLC **Contact** Ray Shapiro

Address 2460 Professional Court, Suite 120 **Phone:** (702) 839-0050 **Fax:** (702) 839-0060

City Las Vegas **State** NV **Zip** 89128

E-mail Address samurairay@aol.com

REPRESENTATIVE G.C. Garcia, Inc. **Contact** Andrea Cole

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 JAMES R. MARSH

Subscribed and sworn before me JAMES R. MARSH

This 13 day of JUNE, 20 13.

_____

Notary Public in and for said County and State

ANGELA C. GALIZIA
NOTARY PUBLIC, STATE OF NEVADA
My Commission Expires: 9-10-14
Certificate No: 10-3012-1

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-50107
Meeting Date:	08/13/13 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-49965
06/27/13

City of Las Vegas Agenda Item No.: **46.**

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

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

SUBJECT:
SUP-50108 - SPECIAL USE PERMIT RELATED TO ZON-50104 AND SUP-50107 - PUBLIC HEARING - APPLICANT: WOLF T.H., LLC - OWNER: JAMES R. MARSH - For possible action on a request for a Special Use Permit FOR AN ALTERNATIVE PARKING STANDARD TO ALLOW 28 PARKING SPACES WHERE 37 IS REQUIRED FOR A PROPOSED CONVENIENCE STORE (WITH FUEL PUMPS) AND CAR WASH, FULL SERVICE at the southwest corner of Deer Springs Way and Durango Drive (APN 125-20-301-009), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)] [PROPOSED: GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49965]. Staff recommends DENIAL.

C.C.: 09/18/2013

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

SUP-50108

Case Number: SUP APN: 125-20-301-009

Name of Property Owner: James R Marsh

Name of Applicant: Wolf T.H. LLC

Name of Representative: G.C. Garcia, 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: James Marsh

Subscribed and sworn before me

This 21 day of June, 2013

_____

Notary Public in and for said County and State

ANGELA C. GALIZIA
NOTARY PUBLIC, STATE OF NEVADA
My Commission Expires: 9-10-14
Certificate No: 10-3012-1

PRJ-49965
06/27/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) Deer Springs & Durango, SWC

Project Name Commercial/Retail at Deer Springs & Durango **Proposed Use** Alternate Parking

Assessor's Parcel #(s) 125-20-301-009 **Ward #** 6

General Plan: existing UC-TC proposed GC-TC **Zoning:** existing U-TC proposed TC

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

Gross Acres 3.96 +/- **Lots/Units** 1 **Density** N/A

Additional Information _____

PROPERTY OWNER James R Marsh **Contact** James R Marsh

Address P.O Box 42156 **Phone:** (702) 946-1000 **Fax:** _____

City Las Vegas **State** NV **Zip** 89116

E-mail Address jim@jmcj.lvcoxmail.com

APPLICANT Wolf T.H. LLC **Contact** Raymond J. Shapiro

Address 2460 Professional Court, Suite 120 **Phone:** (702) 839-0050 **Fax:** (702) 839-0060

City Las Vegas **State** NV **Zip** 89128

E-mail Address samurairay@aol.com

REPRESENTATIVE G.C. Garcia, Inc. **Contact** Andrea Cole

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 James R Marsh

Subscribed and sworn before me State of Nevada County of Clark

This 20 day of June, 2013.

Barbara Wroe

Notary Public in and for said County and State

BARBARA WROE
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 9-14-15
Certificate No: 11-5891-1

FOR DEPARTMENT USE ONLY

Case #	SUP-50108
Meeting Date:	08/13/13 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.

PBJ-49965
06/27/13

Revised 10/27/08

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City of Las Vegas Agenda Item No.: **47.**

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

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

SUBJECT:
SUP-50109 - SPECIAL USE PERMIT RELATED TO ZON-50104, SUP-50107 AND SUP-50108 - PUBLIC HEARING - APPLICANT: WOLF T.H., LLC - OWNER: JAMES R. MARSH - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT at the southwest corner of Deer Springs Way and Durango Drive (APN 125-20-301-009), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)] [PROPOSED: GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49965]. Staff recommends DENIAL.

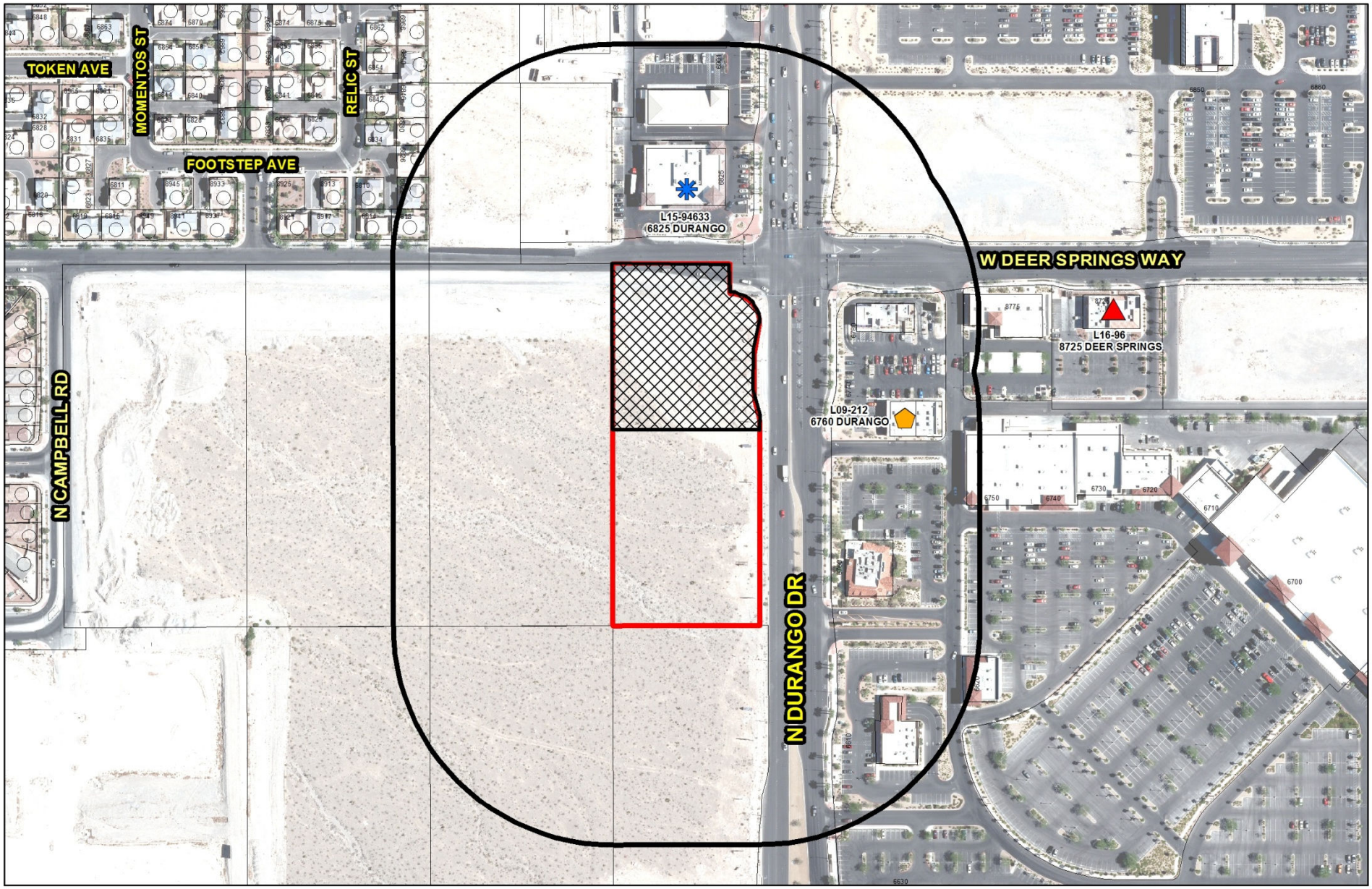
C.C.: 09/18/2013

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. 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-50109 (PRJ-49965)

Beer/Wine/Cooler Off-Sale

Business Licenses

- Beer/Wine/Cooler On-Sale
- Beer/Wine/Cooler Off-Sale
- Beer/Wine/Cooler On- and Off-Sale
- Package Liquor Off-Sale
- Supper Club/ Restaurant Service Bar
- 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, July 10, 2013

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-50109

Case Number: SUP APN: 125-20-301-009

Name of Property Owner: James R Marsh

Name of Applicant: Wolf T.H. LLC

Name of Representative: G.C. Garcia, 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: James Marsh

Subscribed and sworn before me

This 21 day of June, 2013

_____

Notary Public in and for said County and State

ANGELA C. GALIZIA
NOTARY PUBLIC, STATE OF NEVADA
My Commission Expires: 9-10-14
Certificate No: 10-3012-1

PRJ-49965
06/27/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) Deer Springs & Durango, SWC

Project Name Commercial/Retail at Deer Springs & Durango **Proposed Use** B/w/c offsale

Assessor's Parcel #(s) 125-20-301-009 (a portion of) **Ward #** 6

General Plan: existing UC-TC proposed GC-TC **Zoning:** existing U-TC proposed TC

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

Gross Acres 3.96 +/- **Lots/Units** 1 **Density** N/A

Additional Information _____

PROPERTY OWNER James R Marsh **Contact** James R Marsh

Address P.O Box 42156 **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89116

E-mail Address _____

APPLICANT Wolf T.H. LLC **Contact** Ray Shapiro

Address 2460 Professional Court, Suite 120 **Phone:** (702) 839-0050 **Fax:** (702) 839-0060

City Las Vegas **State** NV **Zip** 89128

E-mail Address samurairay@aol.com

REPRESENTATIVE G.C. Garcia, Inc. **Contact** Andrea Cole

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 James Marsh

Subscribed and sworn before me

This 21 day of June, 20 13.

_____

Notary Public in and for said County and State

ANGELA C. GALIZIA
NOTARY PUBLIC, STATE OF NEVADA
My Commission Expires: 9-10-14
Certificate No: 10-3012-1

FOR DEPARTMENT USE ONLY

Case #	SUP-50109
Meeting Date:	08/13/13 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-49965
06/27/13

Revised 10/27/08

City of Las Vegas Agenda Item No.: **48.**

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

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

SUBJECT:
SUP-50110 - SPECIAL USE PERMIT RELATED TO ZON-50104, SUP-50107, SUP-50108 AND SUP-50109 - PUBLIC HEARING - APPLICANT: WOLF T.H., LLC - OWNER: JAMES R. MARSH - For possible action on a request for a Special Use Permit FOR A PROPOSED LPG INSTALLATION at the southwest corner of Deer Springs Way and Durango Drive (APN 125-20-301-009), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)] [PROPOSED: GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49965]. Staff recommends DENIAL.

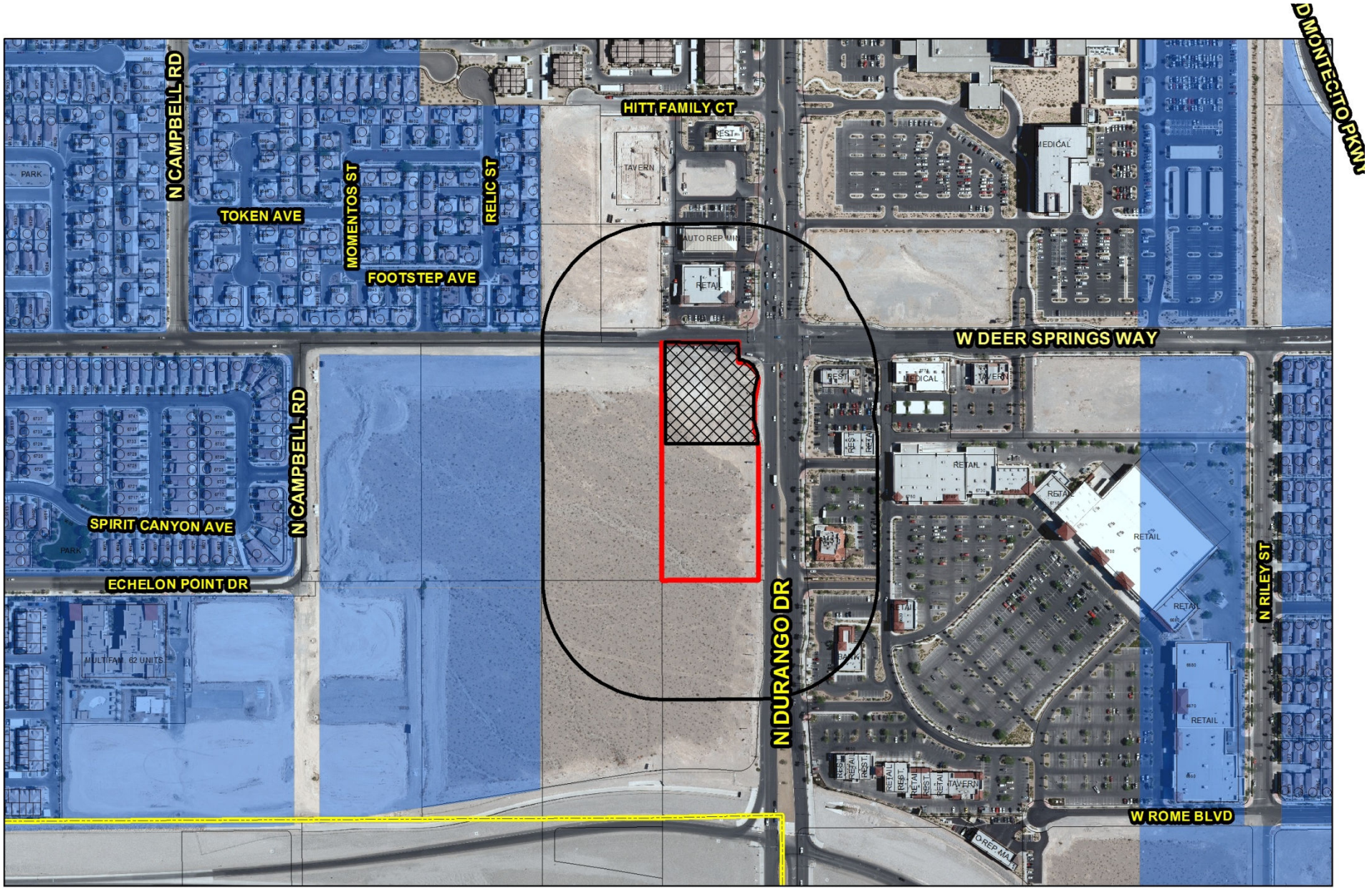
C.C.: 09/18/2013

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. 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-50110 (PRJ-49965)

Liquefied Petroleum Gas

Protected Uses

Residential Property

Subject Property

330 ft 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, July 10, 2013

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-50110

Case Number: SUP APN: 125-20-301-009

Name of Property Owner: James R Marsh

Name of Applicant: Wolf T.H. LLC

Name of Representative: G.C. Garcia, 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: James Marsh

Subscribed and sworn before me

This 21 day of JUNE, 2013

_____

Notary Public in and for said County and State

ANGELA C. GALIZIA
NOTARY PUBLIC, STATE OF NEVADA
My Commission Expires: 9-10-14
Certificate No: 10-3012-1

PRJ-49965
06/27/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) Deer Springs & Durango, SWC

Project Name Commercial/Retail at Deer Springs & Durango **Proposed Use** Propane/LPG

Assessor's Parcel #(s) 125-20-301-009 (a portion of) **Ward #** 6

General Plan: existing UC-TC proposed GC-TC **Zoning:** existing U-TC proposed TC

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

Gross Acres 3.96 +/- **Lots/Units** 1 **Density** N/A

Additional Information _____

PROPERTY OWNER James R Marsh **Contact** James R Marsh

Address P.O Box 42156 **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89116

E-mail Address _____

APPLICANT Wolf T.H. LLC **Contact** Ray Shapiro

Address 2460 Professional Court, Suite 120 **Phone:** (702) 839-0050 **Fax:** (702) 839-0060

City Las Vegas **State** NV **Zip** 89128

E-mail Address samurairay@aol.com

REPRESENTATIVE G.C. Garcia, Inc. **Contact** Andrea Cole

Address 1711 Whitney Mesa Dr., Suite 110 **Phone:** (702) 435-9909 **Fax:** (702) 435-0457

City Henderson **State** NV **Zip** 89014

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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 Marsh

Subscribed and sworn before me

This 21 day of June, 20 13.

_____

Notary Public in and for said County and State

ANGELA C. GALIZIA
NOTARY PUBLIC, STATE OF NEVADA
My Commission Expires: 9-10-14
Certificate No: 10-3012-1

FOR DEPARTMENT USE ONLY

Case #	SUP-50110
Meeting Date:	08/13/13 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-49965
06/27/13

Revised 10/27/08

City of Las Vegas Agenda Item No.: **49.**

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

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

SUBJECT:
SUP-50111 - SPECIAL USE PERMIT RELATED TO ZON-50104, SUP-50107, SUP-50108, SUP-50109 AND SUP-50110 - PUBLIC HEARING - APPLICANT: WOLF T.H., LLC - OWNER: JAMES R. MARSH - For possible action on a request for a Special Use Permit FOR A PROPOSED GAMING ESTABLISHMENT, RESTRICTED USE at the southwest corner of Deer Springs Way and Durango Drive (APN 125-20-301-009), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)] [PROPOSED: GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49965]. Staff recommends DENIAL.

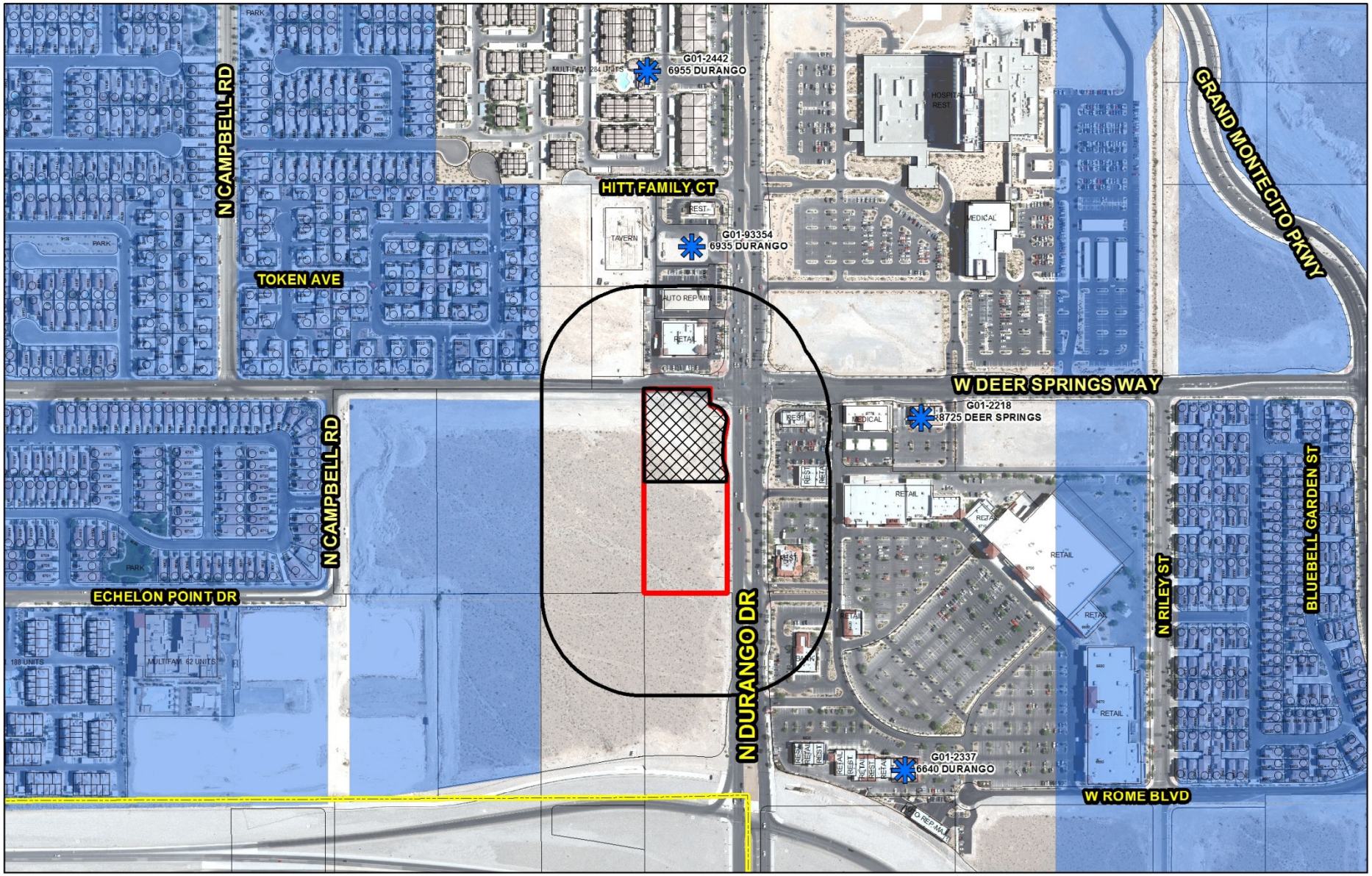
C.C.: 09/18/2013

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. 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-50111 (PRJ-49965)

Gaming Restricted

Business Licenses

Gaming Restricted

Protected Uses

Residential Property

Subject Property

330 ft Buffer

N

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

Date: Wednesday, July 10, 2013

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-50111

Case Number: SUP APN: 125-20-301-009

Name of Property Owner: James R Marsh

Name of Applicant: Wolf T.H. LLC

Name of Representative: G.C. Garcia, 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: _____

Subscribed and sworn before me

This 21 day of JUNE, 2013

_____

Notary Public in and for said County and State

ANGELA C. GALIZIA
NOTARY PUBLIC, STATE OF NEVADA
My Commission Expires: 9-10-14
Certificate No: 10-3012-1

PRJ-49965
06/27/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) Deer Springs & Durango, SWC

Project Name Commercial/Retail at Deer Springs & Durango **Proposed Use** Gaming

Assessor's Parcel #(s) 125-20-301-009 (a portion of) **Ward #** 6

General Plan: existing UC-TC proposed GC-TC **Zoning:** existing U-TC proposed TC

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

Gross Acres 3.96 +/- **Lots/Units** 1 **Density** N/A

Additional Information _____

PROPERTY OWNER James R Marsh **Contact** James R Marsh

Address P.O Box 42156 **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89116

E-mail Address _____

APPLICANT Wolf T.H. LLC **Contact** Ray Shapiro

Address 2460 Professional Court, Suite 120 **Phone:** (702) 839-0050 **Fax:** (702) 839-0060

City Las Vegas **State** NV **Zip** 89128

E-mail Address samurairay@aol.com

REPRESENTATIVE G.C. Garcia, Inc. **Contact** Andrea Cole

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

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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 Marsh

Subscribed and sworn before me

This 21 day of June, 20 13.

_____

Notary Public in and for said County and State

ANGELA C. GALIZIA
NOTARY PUBLIC, STATE OF NEVADA
My Commission Expires: 9-10-14
Certificate No: 10-3012-1

FOR DEPARTMENT USE ONLY

Case #	SUP-50111
Meeting Date:	08/13/13 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-49965
06/27/13

Revised 10/27/08

City of Las Vegas Agenda Item No.: **50.**

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

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

SUBJECT:
SDR-50105 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-50104, SUP-50107, SUP-50108, SUP-50109, SUP-50110 AND SUP-50111 - PUBLIC HEARING - APPLICANT: WOLF T.H., LLC - OWNER: JAMES R. MARSH - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 3,940 SQUARE-FOOT CONVENIENCE STORE (WITH FUEL PUMPS), A 1,996 SQUARE-FOOT CAR WASH, FULL SERVICE AND AN ASSOCIATED ENCROACHMENT AGREEMENT INTO THE PUBLIC RIGHT-OF-WAY, WITH A WAIVER OF THE TOWN CENTER DEVELOPMENT STANDARDS TO ALLOW THE GAS STATION TO BE LOCATED AWAY FROM PUBLIC RIGHTS-OF-WAY on 1.50 acres at the southwest corner of Deer Springs Way and Durango Drive (portion of APN 125-20-301-009), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)] [PROPOSED: GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49965]. Staff recommends DENIAL.

C.C.: 09/18/2013

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

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SDR-50105

Case Number: SDR APN: 125-20-301-009

Name of Property Owner: James R Marsh

Name of Applicant: Wolf T.H. LLC

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: JAMES R. MARSH

Subscribed and sworn before me

This 13 day of JUNE, 2013

_____

Notary Public in and for said County and State

ANGELA C. GALIZIA
NOTARY PUBLIC, STATE OF NEVADA
My Commission Expires: 9-10-14
Certificate No: 10-3012-1

PRJ-49965
06/27/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review

Project Address (Location) Deer Springs & Durango, SWC

Project Name Commercial/Retail at Deer Springs & Durango **Proposed Use**

Assessor's Parcel #(s) 125-20-301-009 (a portion of) **Ward #** 6

General Plan: existing UC-TC proposed GC-TC **Zoning:** existing U-TC proposed TC

Commercial Square Footage **Floor Area Ratio**

Gross Acres 3.96 +/- **Lots/Units** 1 **Density** N/A

Additional Information

PROPERTY OWNER James R Marsh **Contact** James R Marsh

Address P.O Box 42156 **Phone:** **Fax:**

City Las Vegas **State** NV **Zip** 89116

E-mail Address

APPLICANT Wolf T.H. LLC **Contact** Ray Shapiro

Address 2460 Professional Court, Suite 120 **Phone:** (702) 839-0050 **Fax:** (702) 839-0060

City Las Vegas **State** NV **Zip** 89128

E-mail Address samurairay@aol.com

REPRESENTATIVE G.C. Garcia, Inc. **Contact** Andrea Cole

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City Henderson **State** NV **Zip** 89014

E-mail Address acole@gcgarciainc.com

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Property Owner Signature* James R Marsh

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

Print Name JAMES R. MARSH

Subscribed and sworn before me JAMES R. MARSH

This 13 day of JUNE, 20 13.

Angela Galizia

Notary Public in and for said County and State

ANGELA C. GALIZIA
NOTARY PUBLIC, STATE OF NEVADA
My Commission Expires: 9-10-14
Certificate No: 10-3012-1

FOR DEPARTMENT USE ONLY

Case #	SDR-50105
Meeting Date:	08/13/13 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-49965
06/27/13

Revised 10/27/08

City of Las Vegas Agenda Item No.: **51.**

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

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

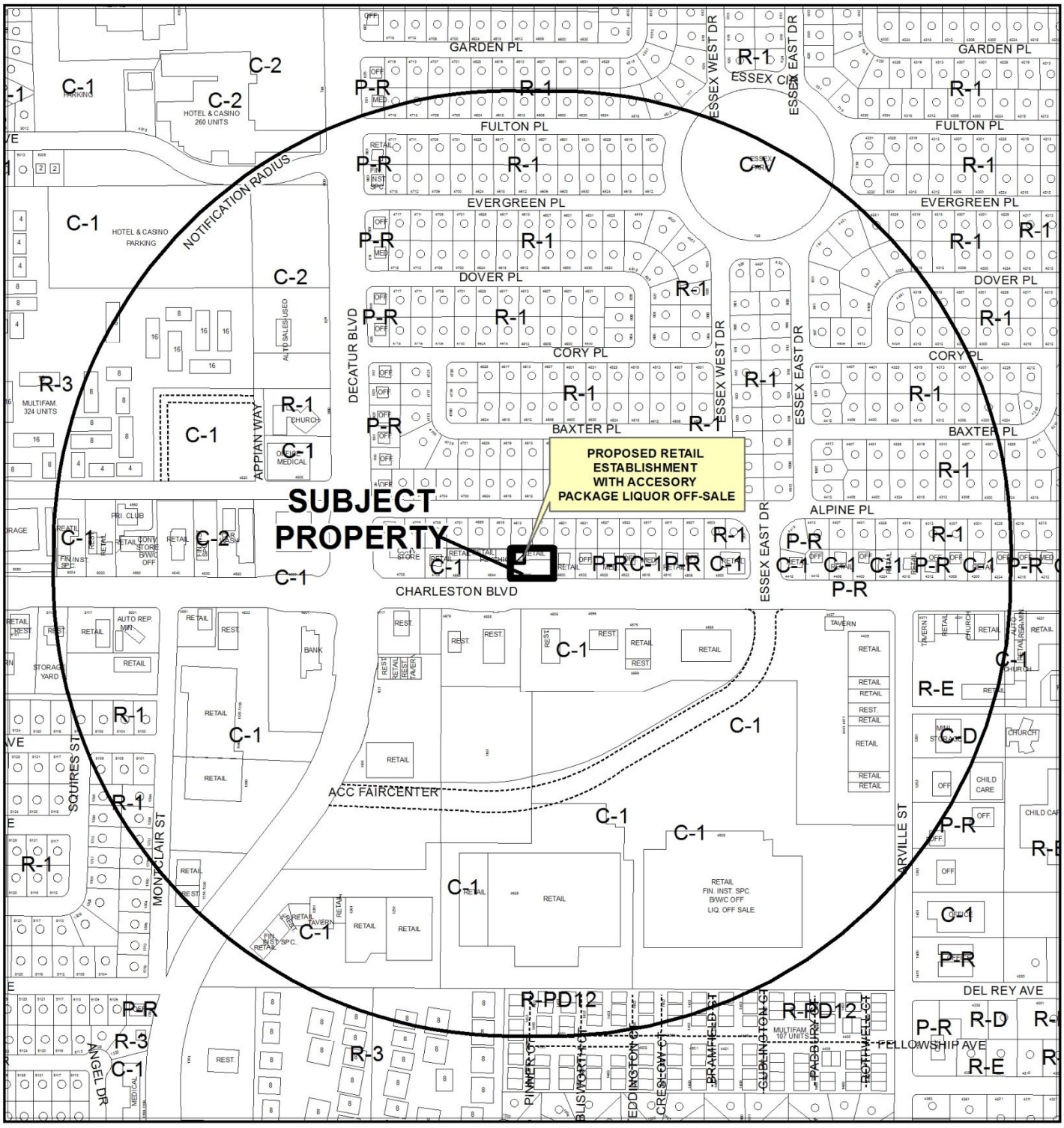
SUBJECT:
VAR-50064 - VARIANCE - PUBLIC HEARING - APPLICANT: CORDON BLEU DE FRANCE, INC. - OWNER: SCHWIMER FAMILY TRUST - For possible action on a request for a Variance TO ALLOW ZERO ADDITIONAL PARKING SPACES WHERE THREE IS REQUIRED on 0.16 acres at 4640 West Charleston Boulevard (APN 139-31-410-130), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 09/18/2013
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.

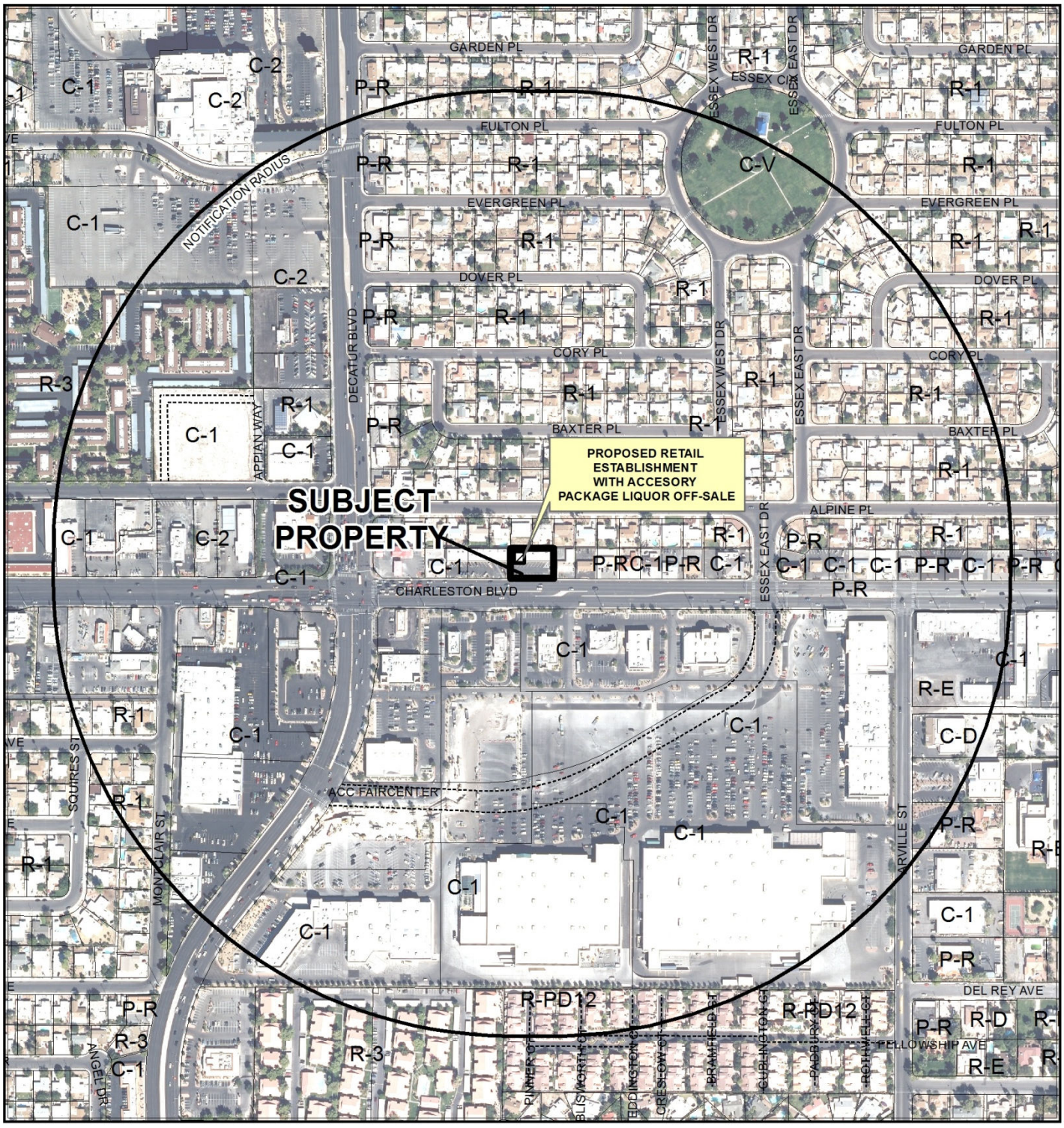
BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-50064 and SUP-50063
2. Conditions and Staff Report - VAR-50064 and SUP-50063
3. Supporting Documentation
4. Photos - VAR-50064 and SUP-50063
5. Justification Letter - VAR-50064 and SUP-50063



CASE: **VAR-50064 AND SUP-50063**

RADIUS: 1500 FEET

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



0 300 600 Feet

CASE: **VAR-50064 AND SUP-50063**

RADIUS: 1500 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: CORDON BLEU DE FRANCE, INC - OWNER: SCHWIMER FAMILY TRUST

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-50064	Staff recommends DENIAL, if approved subject to conditions:	
SUP-50063	Staff recommends DENIAL, if approved subject to conditions:	VAR-50064

** CONDITIONS **

VAR-50064 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

SUP-50063 CONDITIONS

Planning

1. Except amended herein, conformance to all Minimum Requirements under LVMC Title 19.12 for a Package Liquor Off-Sale use except amended herein.

2. All signage shall be permitted and meet minimum code requirements within 30 days of final approval.

3. Approval of and conformance to the Conditions of Approval for Variance (VAR-50064) shall be required.

4. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

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

9. All beer and wine coolers shall remain in the original manufacturer's configuration intended for off-sale resale.

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit to allow a proposed 1,440 square-foot Package Liquor Off-Sale Establishment use within an existing retail center at 4640 West Charleston Boulevard. An accompanying application for a parking Variance is required to proceed forward with this application. The required Variance highlights the unsuitability of the site for any intensification of use, such as a Package Liquor Off-Sale Establishment.

The associated required parking Variance is to allow zero additional parking spaces where three are required. The proposed Package Liquor Off-Sale Establishment use is a more intense use than the site was designed to accommodate. As such, the Package Liquor Off-Sale Establishment use cannot be conducted in a harmonious and compatible manner. Staff is recommending denial of this Special Use Permit and Variance application. If denied, package liquor could not be sold at this location.

ISSUES

- A Package Liquor Off-Sale establishment is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.
- A parking Variance is required to allow zero additional parking spaces where three additional parking spaces are required with the approval of this use.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
08/02/72	The Board of City Commissioners approved a Rezoning (Z-0054-72) from R-1 Single Family Residential) to C-1 (Limited Commercial). The Planning Commission recommended approval of this request.
08/02/72	The Board of City Commissioners approved a Plot Plan Review (Z-0054-72) for a 13,000 square-foot retail building. The Planning Commission recommended approval of this request.
02/19/75	The Board of City Commissioners approved an Extension of Time (Z-0054-72) for this site. The Planning Commission recommended approval.
04/25/11	A complaint (#100972) was filed with Code Enforcement for non-permitted signage. The complaint was resolved on 04/26/11.
11/16/11	A complaint (#107767) was filed with Code Enforcement for a non-permitted roof signage. The complaint was resolved on 11/30/11.

11/23/11	A complaint (#108125) was filed with Code Enforcement for non-permitted temporary signage. The complaint was resolved on 11/28/11.
09/21/12	A complaint (#108125) was filed with Code Enforcement for non-permitted signage. The complaint was resolved on 09/10/12.
09/22/12	A complaint (#118771) was filed with Code Enforcement for non-permitted signage. The complaint was resolved on 09/10/12.

Most Recent Change of Ownership	
07/16/07	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
1975	A portion of the building was constructed.
05/06/13	A Business license (C25-04316) was issued for a Contractor. The business license is still active.

Pre-Application Meeting	
06/11/13	A pre-application meeting was held with the applicant to discuss the submittal requirements for the Package Liquor Off-Sale use and a possible associated parking Variance.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
07/08/2013	A field inspection was conducted on the subject site and showed the site was clean and well maintained.

Details of Application Request	
Site Area	
Net Acres	0.32

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	General Retail	SC (Service Commercial)	C-1 (Limited Commercial)
North	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
South	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
East	General Retail	SC (Service Commercial)	C-1 (Limited Commercial)
West	General Retail	SC (Service Commercial)	C-1 (Limited Commercial)

Master Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (175 Feet)	Y
Meadows Walkable Community Plan	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Office, Other than Listed	1,400 SF	1:300	5				
Package Liquor Off-Sale Establishment	1,400 SF	1:175	8*				
TOTAL SPACES REQUIRED			8		5		N
Regular and Handicap Spaces Required			7	1	4	1	N
Percent Deviation			37.5%				

*Pursuant to Title 19.18.030(D), the site is parking impaired. The site provides 47 spaces overall; however, the number of required spaces contributed by 4640 W. Charleston Blvd. is now three more than for the previous office use and thus 50 spaces would need to be provided to meet

ANALYSIS

This is a request for a Special Use Permit and associated Variance to allow a Package Liquor Off-Sale Establishment use within an existing strip mall zoned C-1 (Limited Commercial). The subject site was initially entitled as a retail center; however, over time various uses have come and gone with different land use intensities. Now, the number and intensity of uses have exceeded the original land entitlement use capacity and parking requirements. As such, the proposed use requires a parking Variance due to the difference of intensity in uses. The former use (of Office, Other than Listed) was less intense than the proposed use (of a Package Liquor Off-Sale Establishment). Failure to provide three additional required parking spaces represent a 37 percent reduction in parking. Said lack of adequate parking highlights the overutilization of the site.

The Package Liquor Off-Sale Establishment use is defined as "An establishment, other than a retail establishment with package liquor off-sale, whose license to sell alcoholic beverages authorizes their sale to consumers only and not for resale, in original sealed or corked containers, for consumption off the premises where the same are sold. This use includes an establishment that provides on-premises wine, cordial and liqueur tasting if the licensee also holds a wine, cordial and liqueur tasting license for that location."

The proposed use meets the definition as the applicant is proposing to sell alcohol to its customer for consumption off the site.

The Minimum Special Use Permit Requirements for this use include:

1. * Except as otherwise provided, no retail establishment with accessory package liquor off-sale (hereinafter "establishment") shall be located within 400 feet of any church, synagogue, school, child care facility licensed for more than 12 children, or City park. [non-waivable per LVMC 19.12.050 (C)]

   The proposed use meets this requirement, as there are no protected uses within 400 feet of the subject property.

2. * Except as otherwise provided in Requirement 3 below, the distances referred to in Requirement 1 shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed establishment which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed establishment. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:

a. Any leasehold parcel; or
b. Any parcel which lacks access to a public street or has no area for on-site parking and which has been created so as to avoid the distance limitation described in Requirement 1.
[non-waivable per LVMC19.12.].

The proposed use meets this requirement, as the subject site has direct access to the Charleston Boulevard, a 100-foot Primary Arterial.

3. * In the case of an establishment proposed to be located on a parcel of at least 80 acres in size, the minimum distances referred to in Requirement 1 shall be measured in a straight line:
   a. From the nearest property line of the existing use to the nearest portion of the structure in which the establishment will be located, without regard to intervening obstacles; or
   b. In the case of a proposed establishment which will be located within a shopping center or other multiple tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the establishment will be located, without regard to intervening obstacles. [nonwaivable per 19.12.]

This requirement does not apply to the proposed use, as the subject parcel is less than 80 acres in size.

4. The minimum distance requirements in Requirement 1 do not apply to:

   a. An establishment which has a nonrestricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992 or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992; or

   b. A proposed establishment having more than 50,000 square feet of retail floor space.

Conditions A and B are not applicable to this application.

5. * All businesses which sell alcoholic beverages shall conform to the provision of LVMC Chapter 6.50. [nonwaivable per 19.12.]

The proposed use will meet this requirement, as it is Condition of Approval Number 7 of the Special Use Permit and the business will undergo regular licensing inspections and reviews.

The proposed use complies with all minimum Special Use Permit Requirements listed above; however, the intensified use requires a parking Variance. As such, the proposed use is not compatible with the existing site and cannot be in conducted in a harmonious manner with the surrounding area. Staff recommends denial of this Special Use Permit and Variance application.

FINDINGS (VAR-560064)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing a use that is of greater intensity than the site was designed to accommodate. Alternatively, the applicant could choose a site that can adequately accommodate the Package Liquor Off-Sale Establishment use and would be in conformance with all Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (SUP-50063)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed use cannot be conducted in a manner that is harmonious and compatible with the surround land uses, as it requires a parking Variance.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The proposed use of a Package Liquor Off-Sale Establishment is more intense than the prior office use, thereby requiring a parking variance.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   The site has direct access from Charleston Boulevard, a 100-foot Primary Arterial that has adequate capacity to meet the requirements for the proposed use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   Approval of this Special Use Permit will affect the quality of life and welfare of the residents of the surrounding neighborhood, as the proposed use may increase congestion along Charleston Boulevard due to lack of available parking.

5. **The use meets all of the applicable conditions per Title 19.12.**

   All of the minimum use requirements listed by Title 19.12 can be satisfied by the proposal.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 28

NOTICES MAILED 397

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-50064 APN: 139-31-410-128

Name of Property Owner: BONNIE SCHWIMER

Name of Applicant: CORDON BLEU DE FRANCE, INC

Name of Representative: SAMUEL LEE

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: Bonnie Schwimer

Print Name: Bonnie Schwimer

Subscribed and sworn before me

This 14TH day of JUNE, 2013

MICHAEL A. CALDERON
NOTARY PUBLIC - ARIZONA
PIMA COUNTY
My Commission Expires
October 21, 2014

Notary Public in and for said County and State of PIMA COUNTY IN STATE OF AZ

RECEIVED
JUN 26 2013

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: CORDON BLEU DE FRANCE INC

Project Address (Location) 4640 W. CHARLESTON BLVD LASVEGAS NV 89107

Project Name XO LIQUOR **Proposed Use** _____

Assessor's Parcel #(s) 139-31-410-128 **Ward #** _____

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

Commercial Square Footage 1440 **Floor Area Ratio** _____

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

Additional Information _____

PROPERTY OWNER BONNIE SCHWIMER **Contact** _____
Address 2700 E. SUNSET ROAD #6 **Phone:** _____ **Fax:** _____
City LAS VEGAS **State** NV **Zip** 89120
E-mail Address _____

APPLICANT CORDON BLEU DE FRANCE INC **Contact** _____
Address 3870 W. SPRING MTN RD #G **Phone:** _____ **Fax:** _____
City LAS VEGAS **State** NV **Zip** 89102
E-mail Address XOXO2828@Yahoo.com

REPRESENTATIVE SAMUEL LEE **Contact** _____
Address 9117 ALPINE PEAKS AVE **Phone:** 702 301-1002 **Fax:** _____
City LAS VEGAS **State** NV **Zip** 89147
E-mail Address XOXO2828@Yahoo.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.

X Property Owner Signature Bonnie Schwimer
*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
Print Name BONNIE SCHWIMER

Subscribed and sworn before me

This 25 day of June, 2013.

Beth A McFall

Notary Public in and for said County and State

BETH A MCFALL
Notary Public - Arizona
Pima County
My Comm. Expires Aug 6, 2016

FOR DEPARTMENT USE ONLY

Case #	VAR-50064
Meeting Date:	8-13-13
Total Fee:	8300
Date Received:*	6-26-13
Received By:	

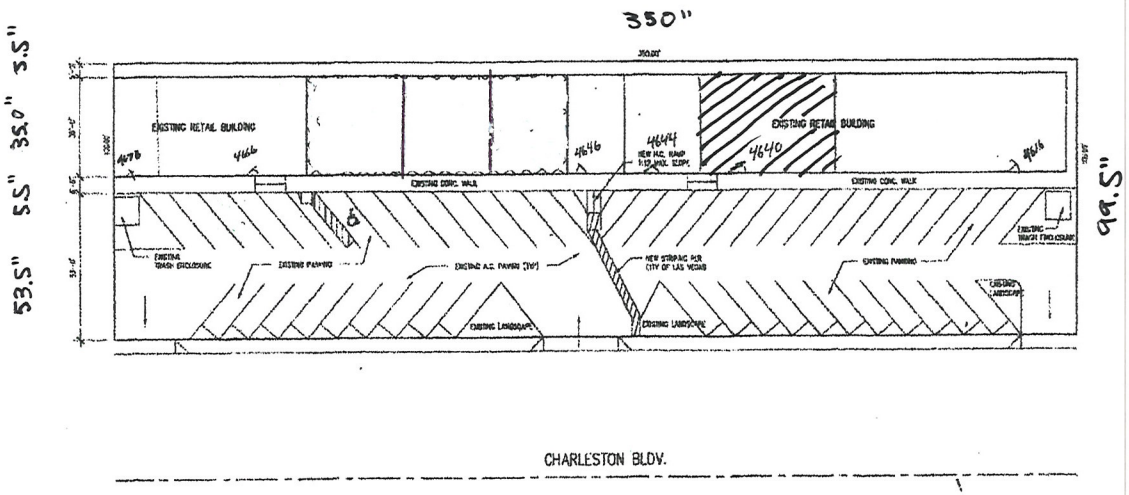
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

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

RECEIVED JUN 26 2013

RECEIVED JUN



SCHEMATIC SITE PLAN

SCALE: 1:20'

PROJECT APPLICABLE CODES:

2003 IBC, UMC, UPC, AND 2002 NEC,
2003 NFPA – UNIFORM FIRE CODE
CITY OF LAS VEGAS AMENDMENTS TO THE 2003 IBC

CODE ANALYSIS

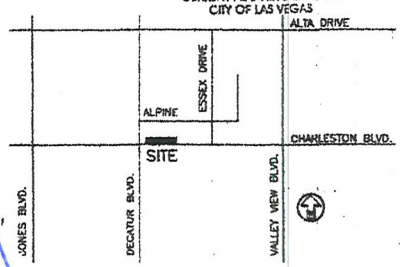
CODE ANALYSIS (Based on 2003 IBC)

BUILDING CLASSIFICATION

OCCUPANCY GROUPS (SECTION 309)

MERCANTILE (RETAIL)	M
TYPE OF CONSTRUCTION (PER EXISTING CONSTRUCTION)	Type V-B
COSTRUCTION AREA:	
SUITE 4660-A	1070 sf
SUITE 4660-B	1150 sf
SUITE 4660-C	1200 sf
TOTAL	3420 sf
AUTOMATIC SPRINKLER SYSTEMS	NO
NUMBER OF STORIES	ONE
EXITING REQUIREMENTS:	
SUITE 4660-A	
EXITS REQUIRED (1070:30 = 36 < 50)	ONE
EXITS PROVIDED	ONE
SUITE 4660-B	
EXITS REQUIRED (1150:30 = 39 < 50)	ONE
EXITS PROVIDED	ONE
SUITE 4660-C	
EXITS REQUIRED (1200:30 = 40 < 50)	ONE
EXITS PROVIDED	ONE

APPROVED
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS



VICINITY MAP

RECEIVED
JUN 26 2013

Jerry Miceli
Architect

Tenant Improvement
For Suite 4660
Hyde Park Plaza
4616-4672 W. Charleston Blvd.
Las Vegas Nevada

Date: 07-05-05
Scale: 1"=20'
Job No.: 05140
Revision:

Sheet Title / Location
SITE PLAN

Sheet Number
A-1
Revision

VAR-50064
SUP-50063



VAR-50064 & SUP-50063 - APPLICANT/OWNER: ERIKA AYALA
2104 SUNRISE AVENUE

07/08/13



VAR-50064 & SUP-50063 - APPLICANT/OWNER: ERIKA AYALA
2104 SUNRISE AVENUE

07/08/13

JUSTIFICATION LETTER

LAS VEGAS JUNE 25, 2013

TO WHOM IT MAY CONCERN,

I WOULD LIKE TO BUILD A PACKAGE LIQUOR STORE LOCATED AT 4640 W. CHARLESTON BLVD NEAR DECATUR AVE., CONSISTING OF APPROXIMATELY 1440 SQUARE FEET. THERE WILL BE TWO FULL-TIME EMPLOYEES. THE BUSINESS HOURS WILL BE 10AM-11PM FROM SUNDAY THROUGH THURSDAY, FRIDAY AND SATURDAY WILL BE 10AM-12AM.

MY COMPANY OWNED AND OPERATED FOUR OTHER SIMILAR STORES IN CLARK COUNTY JURISDICTION. (1) 3870 W. SPRING MOUNTAIN RD #G, LAS VEGAS, (2) 4825 W. FLAMINGO RD #2, LAS VEGAS, (3) 3850 W. DESERT INN 101, LAS VEGAS, (4) 3720 W. TROPICANA #14, LAS VEGAS NV 89103. OUR COMPANY NEVADA STATE LICENCE #NV20041410697.

I THINK IT'S A GOOD IDEA TO HAVE A PACKAGE LIQUOR STORE HERE IN CONVENIENCE FOR PEOPLE TO GET SOME REFRESHMENTS ON THE WAY HOME AFTER A LONG DAY WORKING ALONG THE WEST BOUND OF THE CHARLESTION BLVD. IT IS A WALKING DISTANCE FOR THE BUSINESS NEIGHBOR HOODS AND RESIDENT NEIGHBER HOODS OF THE INTERSECTION OF DECATUR AND CHARLESTON BLVD.

THANK YOU VERY MUCH FOR YOUR CONSIDERATION.

SINCERELY YOURS,

SAMUEL LEE, OWNER OF XO LIQUOR.

RECEIVED
JUN 26 2013
VAR-50064
SUP-50063

City of Las Vegas Agenda Item No.: **52.**

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

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

SUBJECT:
SUP-50063 - SPECIAL USE PERMIT RELATED TO VAR-50064 - PUBLIC HEARING - APPLICANT: CORDON BLEU DE FRANCE, INC - OWNER: SCHWIMER FAMILY TRUST - For possible action on a request for a Special Use Permit FOR A PROPOSED PACKAGE LIQUOR OFF-SALE ESTABLISHMENT USE at 4640 West Charleston Boulevard (APN 139-31-410-130), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 08/13/2013
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-50063

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, July 10, 2013

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-50063 APN: 139-31-410-128

Name of Property Owner: BONNIE SCHWIMER

Name of Applicant: CORDON BLEU DE FRANCE, INC

Name of Representative: SAMUEL LEE

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: Bonnie Schwimer

Print Name: Bonnie Schwimer

Subscribed and sworn before me

This 14TH day of JUNE, 2013

MICHAEL A. CALDERON
NOTARY PUBLIC - ARIZONA
PIMA COUNTY
My Commission Expires
October 21, 2014

Notary Public in and for said County and State of PIMA COUNTY IN STATE OF AZ

RECEIVED
JUN 26 2013

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: CORDON BLEU DE FRANCE INC

Project Address (Location) 4640 W. CHARLESTON BLVD LAS VEGAS NV 89107

Project Name XO LIQUOR **Proposed Use**

Assessor's Parcel #(s) 139-31-410-128 **Ward #**

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

Commercial Square Footage 1440 **Floor Area Ratio**

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

Additional Information

PROPERTY OWNER BONNIE SCHWIMER **Contact**
Address 2700 E. SUNSET ROAD #6 **Phone:** **Fax:**
City LAS VEGAS **State** NV **Zip** 89120
E-mail Address

APPLICANT CORDON BLEU DE FRANCE INC **Contact**
Address 3870 W. SPRING MTN RD #G **Phone:** **Fax:**
City LAS VEGAS **State** NV **Zip** 89102
E-mail Address XOXO2828@Yahoo.com

REPRESENTATIVE SAMUEL LEE **Contact**
Address 9117 ALPINE PEAKS AVE **Phone:** 702 301-1002 **Fax:**
City LAS VEGAS **State** NV **Zip** 89147
E-mail Address XOXO2828@Yahoo.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.

X Property Owner Signature Bonnie Schwimer
*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
Print Name BONNIE SCHWIMER

Subscribed and sworn before me

This 25 day of June, 20 13.

Beth A McFall

Notary Public in and for said County and State

Revised 10/27/08

BETH A MCFALL
Notary Public - Arizona
Pima County
My Comm. Expires Aug 6, 2015

FOR DEPARTMENT USE ONLY

Case #	SUP-50063
Meeting Date:	8/13/13
Total Fee:	1280.00
Date Received:*	6-26-13
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.

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

RECEIVED
JUN 26 2013

City of Las Vegas Agenda Item No.: **53.**

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

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

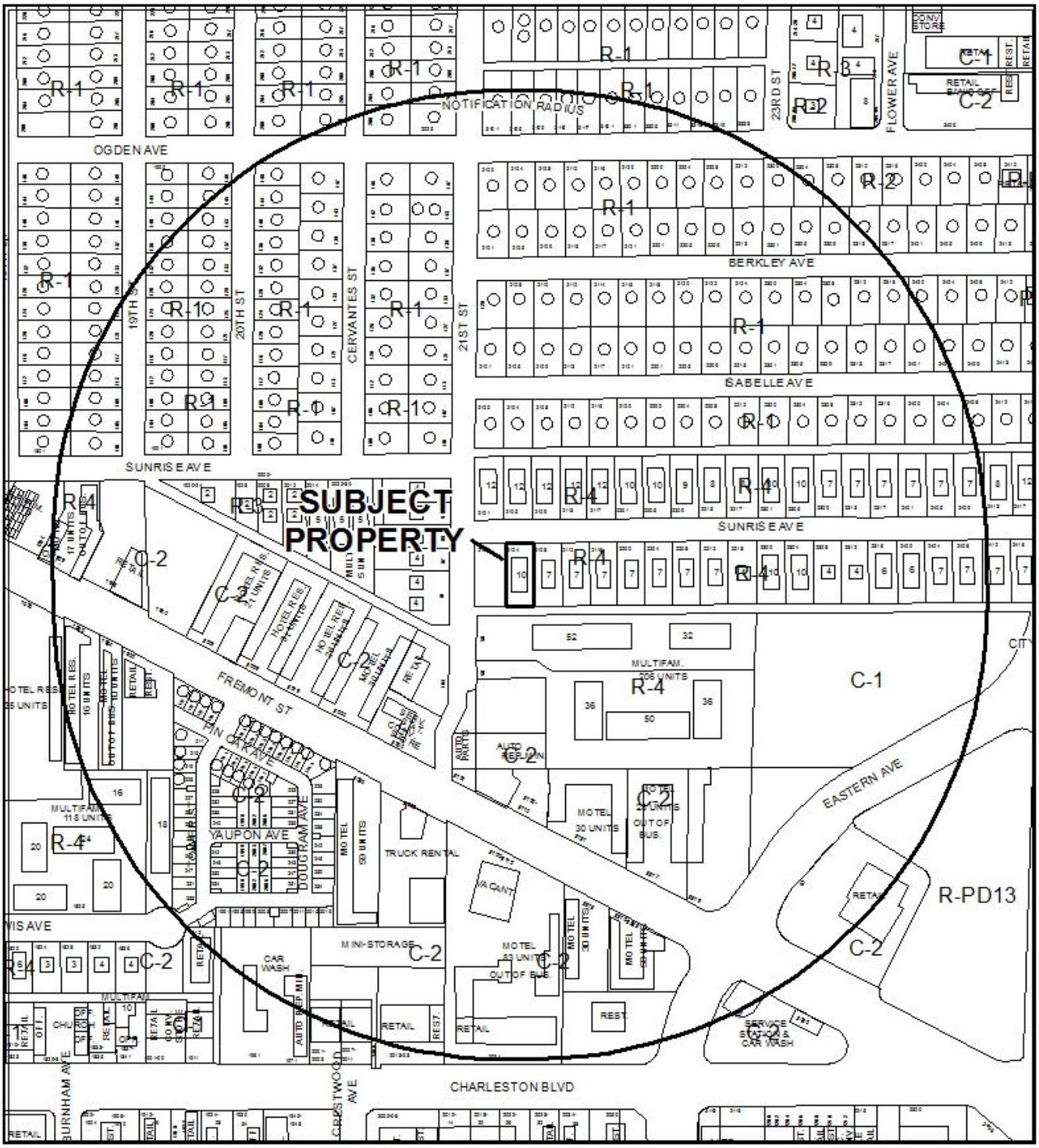
SUBJECT:
VAR-50102 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ERIKA AYALA - For possible action on a request for a Variance TO ALLOW A MINIMUM OF FOUR PARKING SPACES WHERE EIGHT PARKING SPACES IS REQUIRED on 0.19 acres at 2104 Sunrise Avenue (APN 139-35-812-019), R-4 (High Density Residential) Zone, Ward 3 (Coffin). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 09/18/2013
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
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **VAR-50102**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)



0 200 400 Feet

CASE: VAR-50102

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/ OWNER: ERIKA AYALA

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-50102	Staff recommends DENIAL, if approved subject to conditions:	N/A

**** CONDITIONS ****

VAR-50102 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting a parking variance for an existing parking impaired site. This condition was created by the applicant when the number of bedrooms was increased at this location. This site is currently parking impaired. Staff recommends denial. If denied, the applicant will have to convert all units back to their original condition by removing the recently created bedrooms.

ISSUES

- The applicant converted living rooms into bedrooms creating a greater parking space requirement. This conversion was completed without obtaining building permits.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
04/09/13	Code Enforcement issued a notice (#127345) for an apartment building being converted to a Single Room Occupancy use without the proper permits at 2104 Sunrise Avenue. The case remains open.

Most Recent Change of Ownership	
07/31/12	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
06/18/13	A business license (A07-95908) was issued for a 20-unit apartment complex at 2100 and 2104 Sunrise Avenue. This is a temporary license that expires on 09/11/13. A permanent license cannot be issued until code enforcement issues are resolved.

Pre-Application Meeting	
05/28/13	The applicant met with staff to discuss the requirements for adding additional bedrooms to a 10-unit apartment building without permits. Also discussed were the requirements to operate as a Signal Room Occupancy (SRO) use. The applicant decided not to pursue the SRO use at this time.

YK

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
07/08/13	Staff visited the site and found an apartment building that was clean and free of trash and debris.

Details of Application Request	
Site Area	
Net Acres	0.19

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Multi-Family (Apartments)	MXU (Mixed Use)	R-4 (High Density Residential)
North	Multi-Family (Apartments)	H (High Density Residential)	R-4 (High Density Residential)
South	Multi-Family (Apartments)	MXU (Mixed Use)	R-4 (High Density Residential)
East	Multi-Family (Apartments)	MXU (Mixed Use)	R-4 (High Density Residential)
West	Multi-Family (Apartments)	MXU (Mixed Use)	R-4 (High Density Residential)

Master Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
No Applicable Special Purpose or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Sunrise Avenue	N/A	N/A	50	N/A

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Multi-Family Residential	6, Two Bedroom Units and 4, Three Bedroom Units	Two Bedroom Units/1.75 and Three Bedroom Units/ 2.00	19				
TOTAL SPACES REQUIRED			19		4		N*
Regular and Handicap Spaces Required			19	0	4	0	N*
Percent Deviation			79%				

*Site is parking impaired to allow four spaces where 15 are required.

ANALYSIS

The applicant purchased this 10-unit (6, one-bedroom and 4, two-bedroom) apartment building on July 31, 2012. Since this date, all of the units have been increased by one-bedroom with the removal of all the living rooms. The remodeling has taken place without proper building permits being issued. This increased the parking required by four spaces, resulting in the need for a variance.

This apartment building is located near the downtown in an area that has the highest population density (20 to 30 units per acre) in the City. According to the Parks and Recreation Element of the Las Vegas 2020 Master Plan, this area is also in an underserved area (Maps 10, 12 and 15) in the availability of public parks and facilities. In addition, this apartment building provides no yard or recreational amenities and is already located in an underserved recreation area of the City. The applicant is now proposing to remove the only common space (living room) in each apartment outside the small kitchen area in order to accommodate additional residents. This project would not only require additional parking spaces, but it would also exacerbate the lack of recreational and common space for residents to enjoy. The quality of life would deteriorate in such an environment.

This property is currently parking impaired by 11 spaces, which allows four spaces where 15 are required. The additional bedrooms require an additional four spaces. This request increases the overall overdevelopment of this site; reduces the livability of the apartments and is a self-created hardship. For these reasons, staff strongly recommends denial.

FINDINGS (VAR-50102)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by adding additional bedrooms without obtaining building permits. Alternative is to remove the newly created bedrooms that would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 46

NOTICES MAILED 265

APPROVALS 0

YK

PROTESTS 0

DEPARTMENT OF PLANNING

RECEIVED
JUN 27 2013

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-50102 APN: 13935812019

Name of Property Owner: Erika Ayala

Name of Applicant: Adolfo Orozco

Name of Representative: Jackson Byron

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: Erika Ayala.

Print Name: Erika Ayala

Subscribed and sworn before me

This 25 day of JUNE, 2013

_____

Notary Public in and for said County and State

GERARDO NARVAEZ
COMM # 2011520
NAPA COUNTY
NOTARY PUBLIC-CALIFORNIA
MY COMMISSION EXPIRES
MAR. 11, 2017

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

RECEIVED
JUN 27 2013

Application/Petition For: Variance-Parking

Project Address (Location) 2104 Sunrise

Project Name Palm Plaza - 2100 Sunrise **Proposed Use**

Assessor's Parcel #(s) 13935812019 **Ward #**

General Plan: existing MXU proposed **Zoning:** existing R-4 proposed

Commercial Square Footage **Floor Area Ratio**

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

Additional Information

PROPERTY OWNER Erika Ayala **Contact** 707 803-0514
Address 1605 Fremont St. **Phone:** 707 803-0514 **Fax:**
City Las Vegas **State** NV **Zip** 89101
E-mail Address orozcoadolfo@yahoo.com

APPLICANT Adolfo Orozco **Contact** 707 803-0514
Address 1605 Fremont St **Phone:** 707 803-0514 **Fax:**
City Las Vegas **State** NV **Zip** 89101
E-mail Address orozcoadolfo@yahoo.com

REPRESENTATIVE Jackson Byron **Contact** 707 803-0514
Address 1605 Fremont St **Phone:** 707 803-0514 **Fax:**
City Las Vegas **State** NV **Zip** 89101
E-mail Address Orozcoadolfo@yahoo.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* Erika Ayala

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

Print Name Erika Ayala

Subscribed and sworn before me

This 25 day of JUNE, 20 13.

Notary Public in and for said County and State

GERARDO NARVAEZ
COMM # 2011520
NAPA COUNTY
NOTARY PUBLIC-CALIFORNIA
MY COMMISSION EXPIRES
MAR. 11, 2017

FOR DEPARTMENT USE ONLY

Case #	VAR-50102
Meeting Date:	08/13/13
Total Fee:	830.00
Date Received:*	6/27/13
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.

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JUN 27 2013

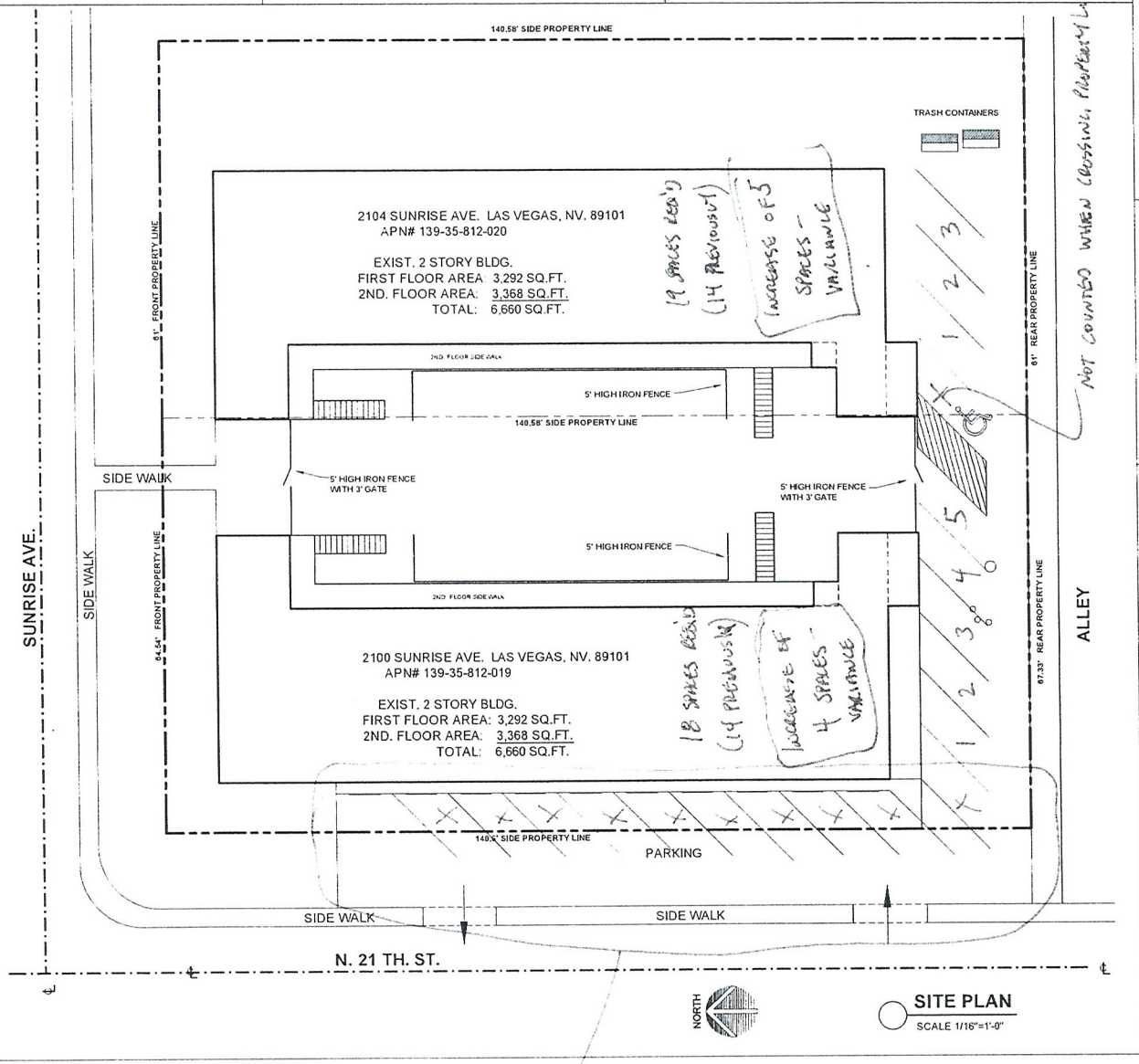
PROJECT:
PALM PLAZA MOTEL
ADDRESS:
2100 SUNRISE AVE., LAS VEGAS NV. 89101
APN: 139-35-812-019

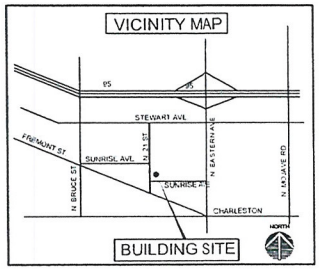
AND
2104 SUNRISE AVE., LAS VEGAS NV. 89101
APN: 139-35-812-020

SCOPE OF WORK:

DESIGN ANALISIS:

DWG. NO	DESCRIPTION:
T1.0	SITE PLAN & VICINITY
L1.0	LANDSCAPE
A1.0	EXISTING FLOOR PLAN BLDG 2100
A2.0	EXISTING FLOOR PLAN BLDG. 2104
A3.0	EXISTING BLDG. ELEVATIONS
A4.0	EXISTING BLDG. ELEVATIONS





BUILDING CODE ANALYSIS 2009 IBC EACH BLDG.

1. Code Year / Type (Building, Electrical. Fire Mechanical, Plumbing.
2. Occupancy Classification..... R-1
3. Type of Construction..... V-B
4. Fire Sprinklers..... NO
5. Fire Alarm..... NO
6. a) Actual Height..... 18'
   b) Allowable Heiht..... 60'
7. a) Actual Stories..... 2
   b)Allowable Stories..... 3
8. a) Actual Area..... 6,660 sq. ft.
   b) Allowable Area..... 9,000 sq. ft.
9. Occupant Load.....50 GROSS.
   6,660 @ 50 = 133
10. a) Exits-Required..... 1 EA. UNIT
    b) Exits-Provided..... 1 EA. UNIT
11. Fire Resistance Rating Requirements for Building Elements..... NO
12. Required Fire Resistance of Exterior Walls Due to Location on Property..... NO
13. Protection of Openings Due to Location on Property and Maximum Area of Exterior Wall Opening
14. Spaces Requiring Fire-Resistance-Rated Separation
15. Non-separated or Separated Uses with Required Calc's
16. Roof Covering Material Class: BUILD UP
17. Required Plumbing Fixtures
18. Special Inspection Required: NONE.
19. I.E.C.C. (separate page)

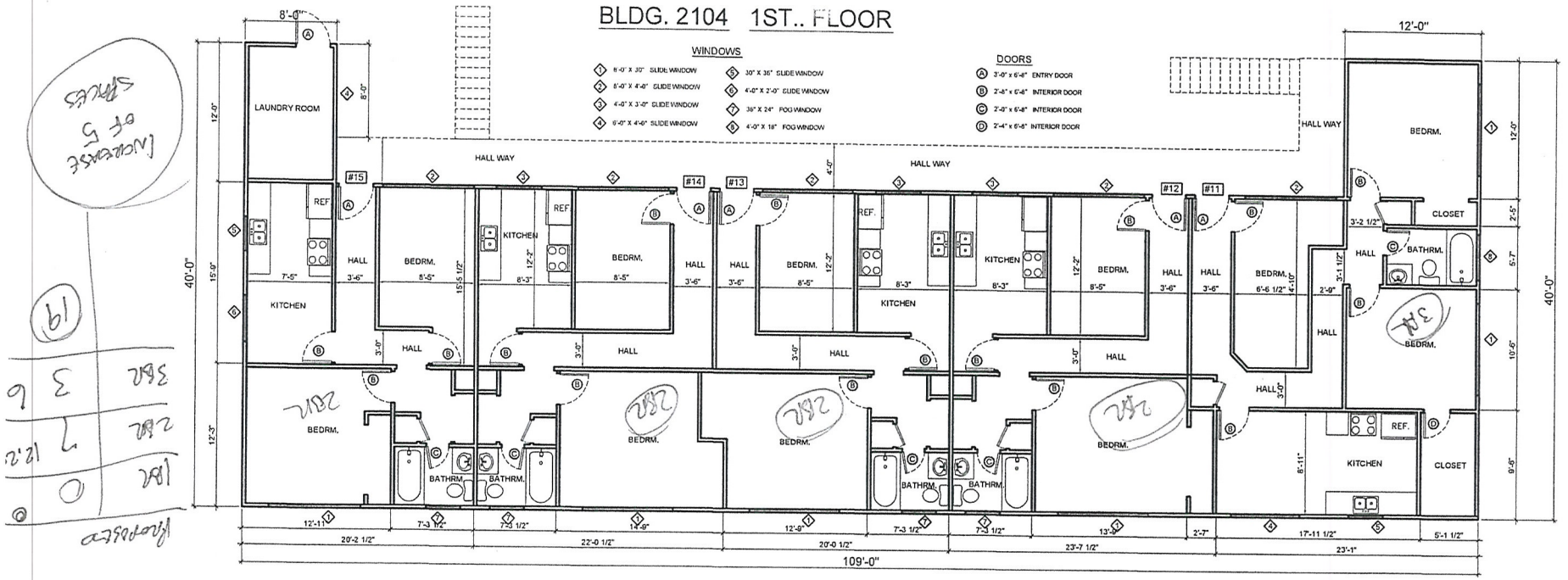
CODE EDITIONS:
2009 IBC, NEC 2008, 2009 UMC, 2009 UPC, 2009 IECC
LOCAL & REGIONAL AMENDMENTS

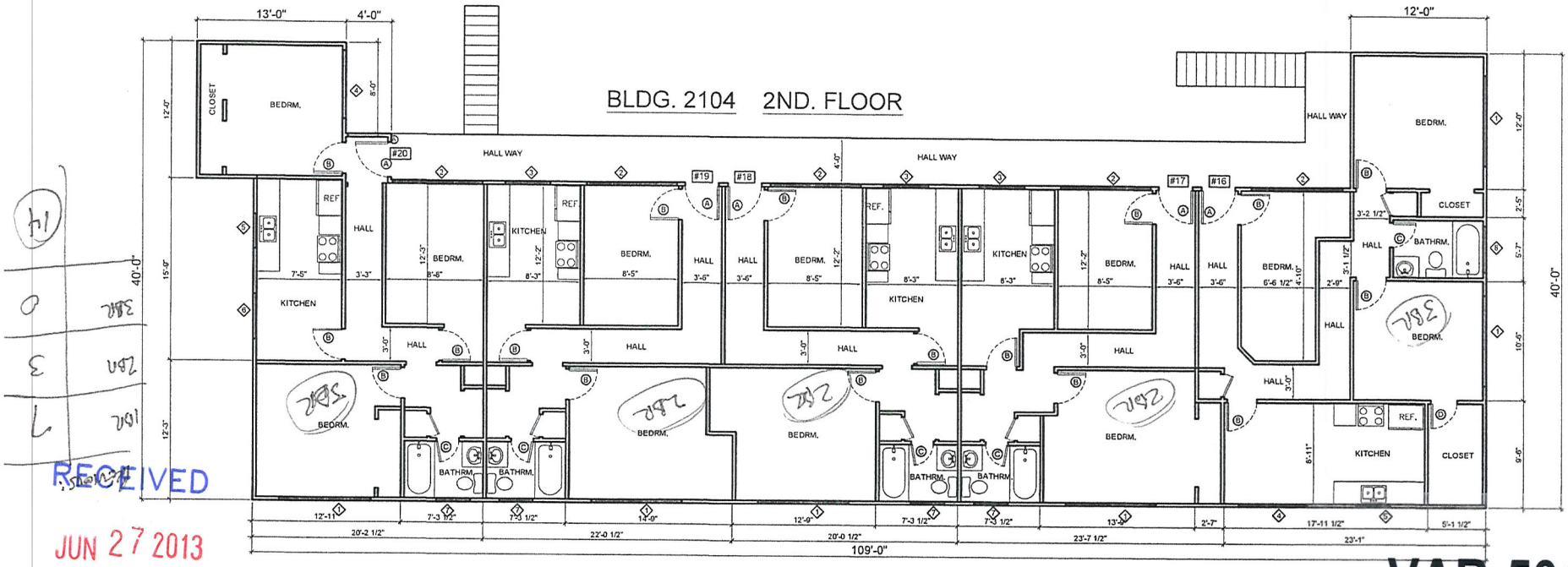
SPACES DO NOT COUNT TOWARD REQUIRED PARKING — IN REAR

VAR-50102

#	DATE	REMARKS

SHEET TITLE: SITE PLAN
DATE: 4-2013
SCALE: 1/16"= 1'-0"
PROJECT: PALM PLAZA
PROJECT ADDRESS: 2100 & 2104 SUNRISE AVE., LAS VEGAS, NV. 89101
T1.0





RECEIVED
JUN 27 2013

VAR-50102

#	DATE	REMARKS

PROJECT: PALM PLAZA
PROJECT ADDRESS: 2104 SUNRISE AVE. LAS VEGAS, NV. 89101
SHEET TITLE: FLOOR PLAN
DATE: 4-2013
SCALE: 1/8" = 1'-0"
A2.0



VAR-50102 - APPLICANT/OWNER: ERIKA AYALA
2104 SUNRISE AVENUE

07/08/13



VAR-50102 - APPLICANT/OWNER: ERIKA AYALA
2104 SUNRISE AVENUE

07/08/13

JUSTIFICATION LETTER

This letter is intended to describe the need for the parking variance I am applying for at 2100 and 2104 Sunrise Avenue (4 spaces at 2100 and 5 spaces at 2104).

This area is one of the low end areas of the city where people are on a monthly fixed income of about $300 to $750 per month, and most of them do not own a vehicle! Their monthly income does not allow them the luxury of having a vehicle since most of it is spent in their daily needs and rent. So the 9 additional spaces will not be needed. Each time I drive by the parking lot it is empty or with only one or 2 cars parked in it.

Moreover, a lot of these people sometimes have to find a friend or a relative, who is in the same position, to share the rent with to be able to pay the rent and have money left over for their daily needs until they get their next check in 30 days. That's the main reason we are modifying the living rooms in these 2 buildings. So we can meet the needs of these people and help them have a decent place to live in. The streets in Las Vegas are either too hot or too cold most months of the year.

Each of the 2 buildings has 10 apartments. Each apartment will have 2 residents (some may have a wife or a husband). The complex has onsite management with a 24 hour live emergency telephone line located half a mile way at 1605 Fremont Street. The exterior of the buildings also has a camera security system which is recording 24/7, and it is viewed in the manager's unit and remotely over the internet.

As you can see, by allowing the parking variance of 9 spaces more Las Vegas limited income residents will have a place to live and the occupancy rate will increase too. This variance does not harm anybody as the existing parking spaces are well underused.

Thank you for your time!

Sincerely,

Erika Ayala.

Erika Ayala

RECEIVED
JUN 27 2013

VAR-50102

City of Las Vegas Agenda Item No.: **54.**

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

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

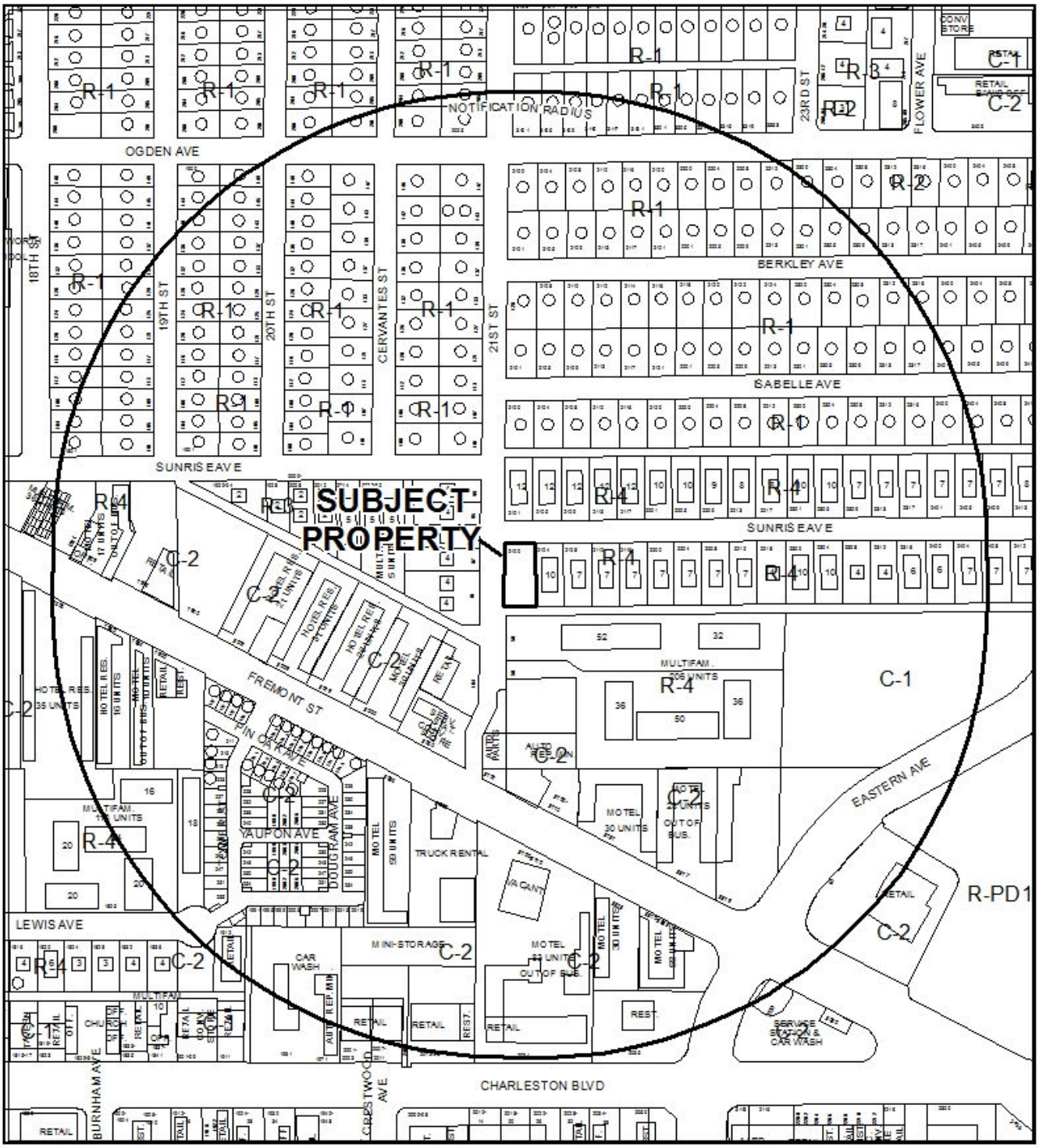
SUBJECT:
VAR-50103 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ERIKA AYALA - For possible action on a request for a Variance TO ALLOW A MINIMUM OF SIX PARKING SPACES WHERE 10 PARKING SPACES IS REQUIRED on 0.22 acres at 2100 Sunrise Avenue (APN 139-35-812-020), R-4 (High Density Residential) Zone, Ward 3 (Coffin). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 09/18/2013
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
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



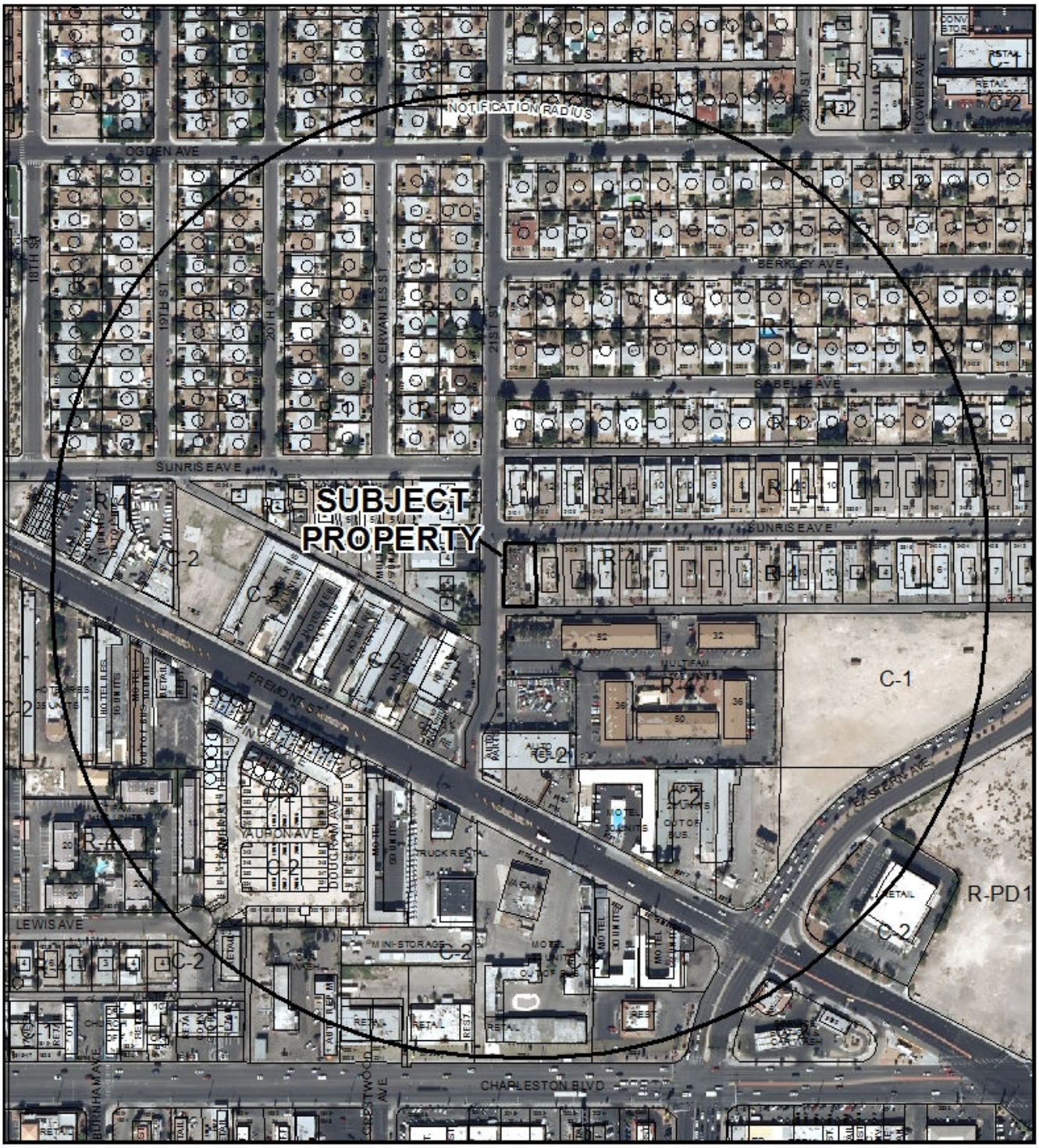
0 200 400 Feet

CASE: **VAR-50103**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)

N



0 200 400 Feet

CASE: **VAR-50103**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: ERIKA AYALA

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-50103	Staff recommends DENIAL, if approved subject to conditions:	N/A

**** CONDITIONS ****

VAR-50103 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting a parking variance for an existing parking impaired site. This condition was created when the number of bedrooms per unit was increased at this location. This site is currently parking impaired and has a history of recent code enforcement activity. Staff recommends denial. If denied, the applicant would have to convert all the units back to their original conditions with the removal of the recently added bedrooms.

ISSUES

- There is recent Code Enforcement activity at this location that indicates a non-responsive landlord.
- Applicant converted living rooms into bedrooms creating a greater parking space requirement. This conversion was completed without obtaining building permits.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
11/28/12	Code Enforcement issued a notice (#122738) for a sewer flowing into apartment tubs at 2100 Sunrise Avenue. This case was resolved on 12/03/12.
12/03/12	Code Enforcement issued a notice (#122858) for apartments having no heat, smoke detectors or refrigerators at 2100 Sunrise Avenue. This case was resolved on 12/11/12.
04/03/13	Code Enforcement issued a notice (#127188) for an apartment building being converted to a Single Room Occupancy use without the proper permits at 2100 Sunrise Avenue. The case remains open.

Most Recent Change of Ownership	
07/31/12	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
06/05/13	Business License Enforcement opened a case (#129708) for an apartment building at 2100 Sunrise Avenue being used as overflow for the Wrangler Motel located at 1605 East Fremont. This case remains open.
06/18/13	A business license (A07-95908) was issued for a 20-unit apartment complex at 2100 and 2104 Sunrise Avenue. This is a temporary license that expires on 09/11/13. A permanent license cannot be issued until code enforcement issues are resolved.

Pre-Application Meeting	
05/28/13	The applicant met with staff to discuss the requirements for adding additional bedrooms to a 10-unit apartment building without permits. Also discussed were the requirements to operate as a Signal Room Occupancy (SRO) use. The applicant decided not to pursue the SRO use at this time.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
07/08/13	Staff visited the site and found a clean two-story apartment building.

Details of Application Request	
Site Area	
Net Acres	0.19

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Multi-Family (Apartments)	MXU (Mixed Use)	R-4 (High Density Residential)
North	Multi-Family (Apartments)	H (High Density Residential)	R-4 (High Density Residential)
South	Multi-Family (Apartments)	MXU (Mixed Use)	R-4 (High Density Residential)
East	Multi-Family (Apartments)	MXU (Mixed Use)	R-4 (High Density Residential)
West	Multi-Family (Apartments)	MXU (Mixed Use)	R-3 (Medium Density Residential)

Master Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
No Applicable Special Purpose or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Sunrise Avenue	N/A	N/A	50	N/A
21st Street	N/A	N/A	50	N/A

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Multi-Family Residential	6, Two Bedroom Units and 4, Three Bedroom Units	Two Bedroom/ 1.75 and Three Bedroom/ 2.00	19				
TOTAL SPACES REQUIRED			19		6		N*
Regular and Handicap Spaces Required			19	0	6	0	N*
Percent Deviation			69%				

*Site is parking impaired to allow six spaces where 15 are required.

ANALYSIS

This project is adjacent to, with the same owner, and has the same issues as 2104 Sunrise Avenue (VAR-50102).

YK

The applicant purchased this 10-unit (6, one-bedroom and 4, two-bedroom) apartment building on July 31, 2012. Since that date, all the units have been increased by one-bedroom with the removal of the living rooms. All the remodeling has taken place without proper building permits being issued. This increased the parking required by four spaces, resulting in the need for a variance.

This apartment building is located near the downtown in an area that has the highest population density (20 to 30 units per acre) in the City. According to the Parks and Recreation Element of the Las Vegas 2020 Master Plan, this area is also in an underserved area (Maps 10, 12 and 15) in the availability of public parks and facilities. In addition, this apartment building provides no yard or recreational amenities and is already located in an underserved recreation area of the City. The applicant is now proposing to remove the only common space (living room) in each apartment outside the small kitchen area in order to accommodate additional residents. This project requires additional parking and exacerbates the lack of recreational and common space for the residents to use.

This property is currently parking impaired by nine spaces that allow six spaces where 15 are required. The added bedrooms require an additional four spaces. This request increases the overall overdevelopment of this site; reduces the livability of the apartments; and is a self-created hardship. For these reasons, staff strongly recommends denial.

FINDINGS (VAR-50103)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by adding additional bedrooms without obtaining building permits. Alternative is to remove the newly created bedrooms that would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 46

NOTICES MAILED 267

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

RECEIVED
JUN 27 2013

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-50103** APN: 139358/2020

Name of Property Owner: Erika Ayala

Name of Applicant: Adolfo Orozco

Name of Representative: Jackson Byron

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: Erika Ayala

Print Name: Erika Ayala

Subscribed and sworn before me

This 25 day of JUNE, 2013

_____

Notary Public in and for said County and State

GERARDO NARVAEZ
COMM # 2011520
NAPA COUNTY
NOTARY PUBLIC-CALIFORNIA
MY COMMISSION EXPIRES
MAR. 11, 2017

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

RECEIVED
JUN 27 2013

Application/Petition For: Variance-Parking

Project Address (Location) 2100 Sunrise

Project Name Palm Plaza - 2100 Sunrise **Proposed Use**

Assessor's Parcel #(s) 13935812020 **Ward #**

General Plan: existing MXU proposed **Zoning:** existing R-4 proposed

Commercial Square Footage **Floor Area Ratio**

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

Additional Information

PROPERTY OWNER Erika Ayala **Contact** 707 803-0514
Address 1605 Fremont St. **Phone:** 707 803-0514 **Fax:**
City Las Vegas **State** NV **Zip** 89101
E-mail Address orozcoadolfo@yahoo.com

APPLICANT Adolfo Orozco **Contact**
Address 1605 Fremont St. **Phone:** 707 803-0514 **Fax:**
City Las Vegas **State** NV **Zip** 89101
E-mail Address orozcoadolfo@yahoo.com

REPRESENTATIVE Jackson Byron **Contact** 707 803-0514
Address 1605 Fremont St. **Phone:** 707 803-0514 **Fax:**
City Las Vegas **State** NV **Zip** 89101
E-mail Address orozcoadolfo@yahoo.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* Erika Ayala

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

Print Name Erika Ayala

Subscribed and sworn before me

This 25 day of JUNE, 2013.

Notary Public in and for said County and State

GERARDO NARVAEZ
COMM # 2011520
NAPA COUNTY
NOTARY PUBLIC-CALIFORNIA
MY COMMISSION EXPIRES
MAR. 11, 2017

FOR DEPARTMENT USE ONLY

Case #	VAR-50103
Meeting Date:	8/13/13
Total Fee:	830.00
Date Received:*	6/27/13
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.

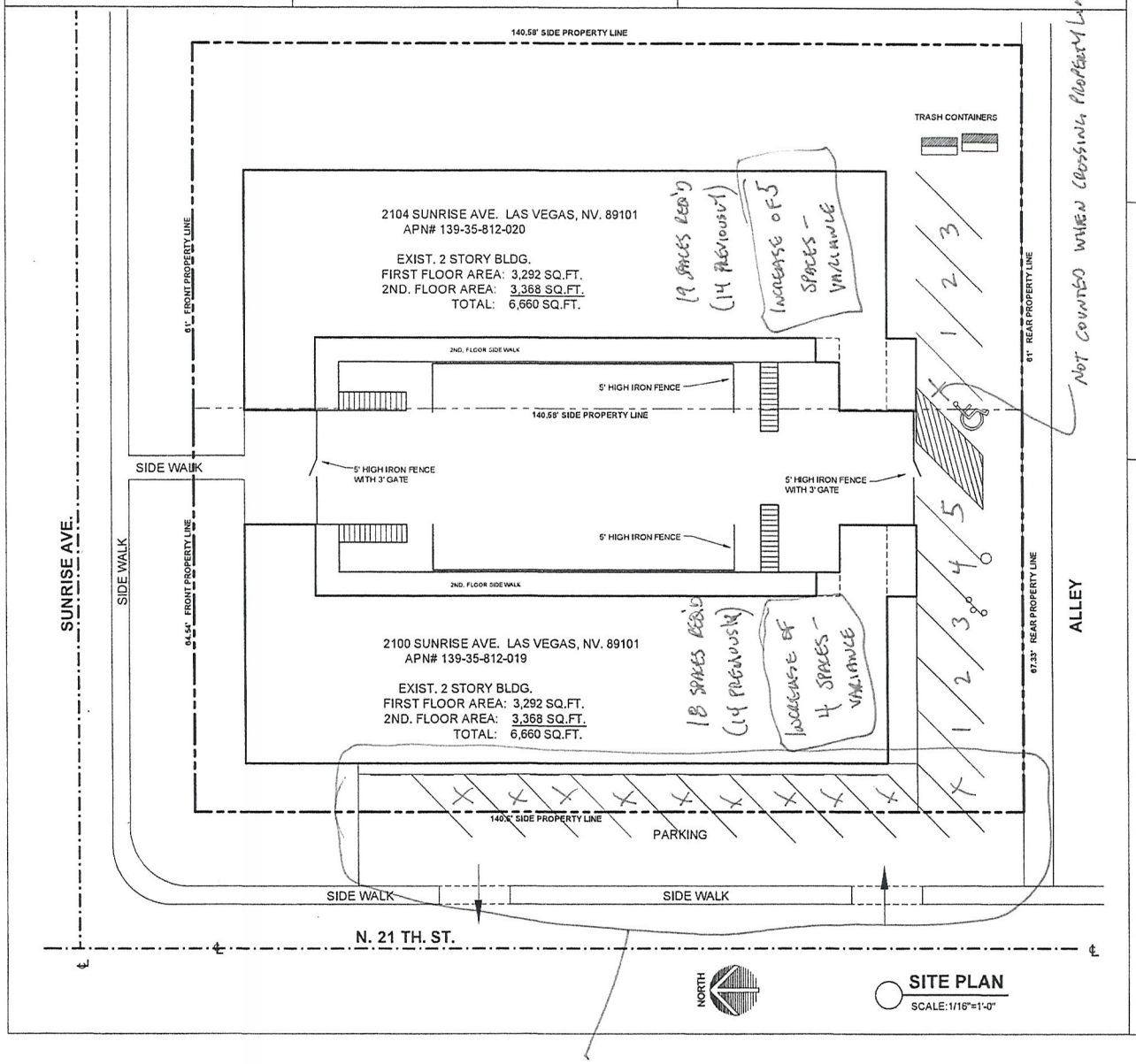
Revised 10/27/08

RECEIVED
JUN 27 2013

PROJECT:
PALM PLAZA MOTEL
ADDRESS:
2100 SUNRISE AVE., LAS VEGAS NV. 89101
APN: 139-35-812-019

AND
2104 SUNRISE AVE., LAS VEGAS NV. 89101
APN: 139-35-812-020

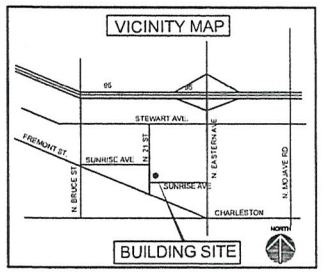
SCOPE OF WORK:



SPACES DO NOT COUNT TOWARD REQUIRED PARKING — IN ROW

DESIGN ANALISIS:

DWG. NO	DESCRIPTION:
T1.0	SITE PLAN & VICINITY
L1.0	LANDSCAPE
A1.0	EXISTING FLOOR PLAN BLDG 2100
A2.0	EXISTING FLOOR PLAN BLDG. 2104
A3.0	EXISTING BLDG. ELEVATIONS
A4.0	EXISTING BLDG. ELEVATIONS



BUILDING CODE ANALYSIS 2009 IBC EACH BLDG.

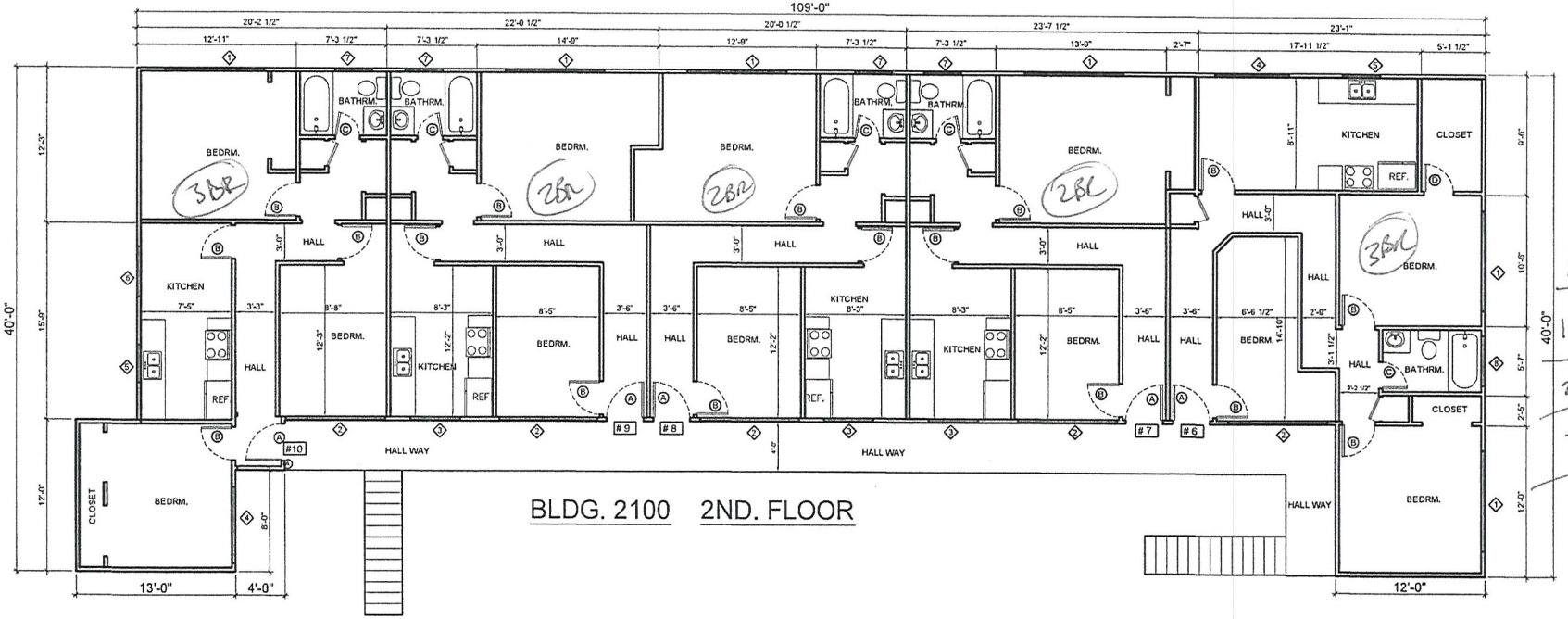
1. Code Year / Type (Building, Electrical, Fire Mechanical, Plumbing.
2. Occupancy Classification..... R-1
3. Type of Construction..... V-B
4. Fire Sprinklers..... NO
5. Fire Alarm..... NO
6. a) Actual Height..... 18'
   b) Allowable Heiht..... 60'
7. a) Actual Stories..... 2
   b)Allowable Stories..... 3
8. a) Actual Area..... 6,660 sq. ft.
   b) Allowable Area..... 9,000 sq. ft.
9. Occupant Load,...50 GROSS.
   6,660 @ 50 = 133
10. a) Exits-Required..... 1 EA. UNIT
    b) Exits-Provided..... 1 EA. UNIT
11. Fire Resistance Rating Requirements for Building Elements..... NO
12. Required Fire Resistance of Exterior Walls Due to Location on Property..... NO
13. Protection of Openings Due to Location on Property and Maximum Area of Exterior Wall Opening:
14. Spaces Requiring Fire-Resistance-Rated Separation:
15. Non-separated or Separated Uses with Required Calc's.
16. Roof Covering Material Class: BUILD UP
17. Required Plumbing Fixtures:
18. Special Inspection Required: NONE.
19. I.E.C.C. (separate page)

CODE EDITIONS:
2009 IBC, NEC 2008, 2009 UMC, 2009 UPC, 2009 IECC
LOCAL & REGIONAL AMENDMENTS

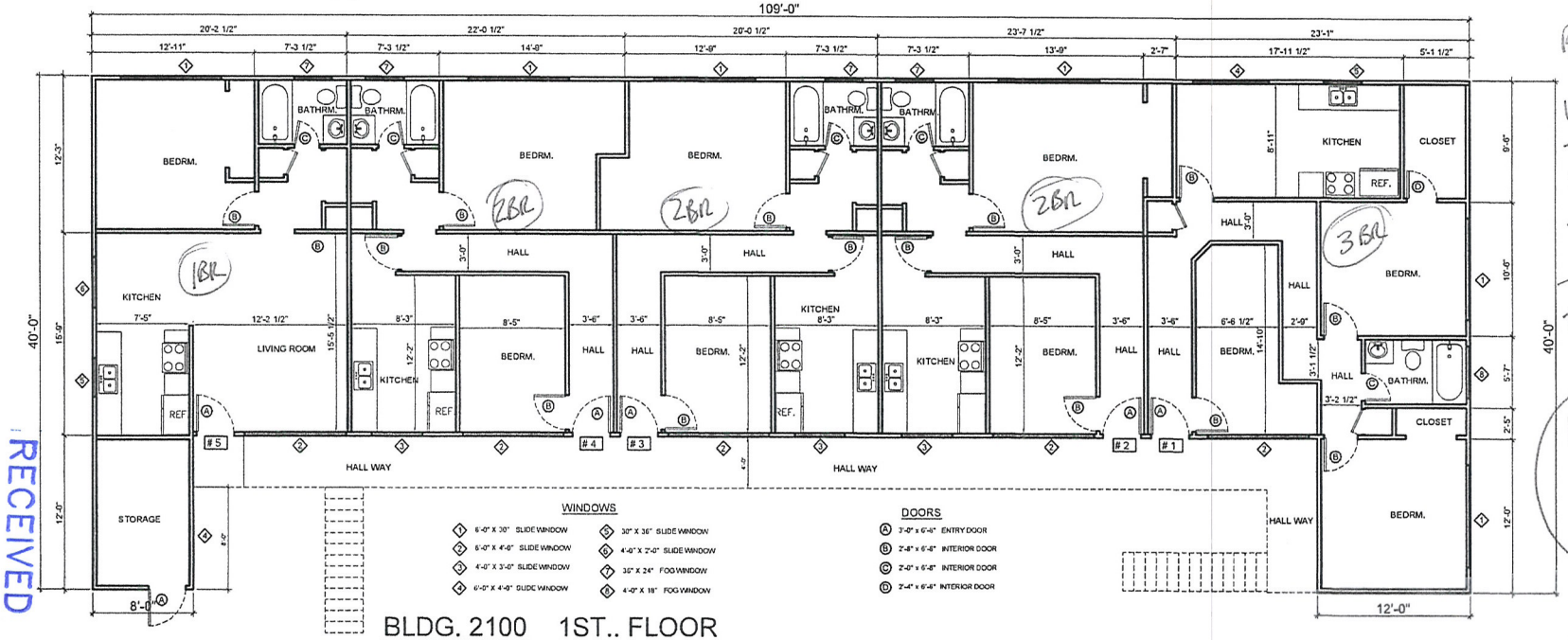
#	DATE:	REMARKS:

PROJECT: PALM PLAZA
PROJECT ADDRESS: 2100 & 2104 SUNRISE AVE., LAS VEGAS, NV. 89101
SHEET TITLE: SITE PLAN
DATE: 4-2013
SCALE: 1/16"= 1'-0"
T1.0

VAR-50103



BLDG. 2100 2ND. FLOOR



BLDG. 2100 1ST.. FLOOR

WINDOWS

1. 6'-0" X 3'0" SLIDE WINDOW
2. 6'-0" X 4'-0" SLIDE WINDOW
3. 4'-0" X 3'-0" SLIDE WINDOW
4. 6'-0" X 4'-0" SLIDE WINDOW
5. 3'0" X 3'6" SLIDE WINDOW
6. 4'-0" X 2'-0" SLIDE WINDOW
7. 3'0" X 2'4" FOG WINDOW
8. 4'-0" X 1'8" FOG WINDOW

DOORS

A. 3'-0" x 6'-8" ENTRY DOOR
B. 2'-8" x 6'-8" INTERIOR DOOR
C. 2'-0" x 6'-8" INTERIOR DOOR
D. 2'-4" x 6'-8" INTERIOR DOOR

PREVIOUS :

1BR	7 x 1.25	8.75
2BR	3 x 1.75	5.25
3BR	0 x 2	
		14

PROPOSED :

1BR	1	1.25
2BR	6	10.5
3BR	3	6
TOTAL		18

INCREASE OF 4 SPACES

#	DATE	REMARKS

PROJECT: PALM PLAZA
PROJECT ADDRESS: 2100 SUNRISE AVE. LAS VEGAS, NV. 89101
SHEET TITLE: FLOOR PLAN
DATE: 4-2013
SCALE: 1/8" = 1'-0"
A1.0

RECEIVED
JUN 27 2013

VAR-50103



VAR-50103 - APPLICANT/OWNER: ERIKA AYALA
2100 SUNRISE AVENUE

07/08/13



VAR-50103 - APPLICANT/OWNER: ERIKA AYALA
2100 SUNRISE AVENUE

07/08/13



VAR-50103 - APPLICANT/OWNER: ERIKA AYALA
2100 SUNRISE AVENUE

07/08/13

RECEIVED
JUN 27 2013

JUSTIFICATION LETTER

This letter is intended to describe the need for the parking variance I am applying for at 2100 and 2104 Sunrise Avenue (4 spaces at 2100 and 5 spaces at 2104).

This area is one of the low end areas of the city where people are on a monthly fixed income of about $300 to $750 per month, and most of them do not own a vehicle! Their monthly income does not allow them the luxury of having a vehicle since most of it is spent in their daily needs and rent. So the 9 additional spaces will not be needed. Each time I drive by the parking lot it is empty or with only one or 2 cars parked in it.

Moreover, a lot of these people sometimes have to find a friend or a relative, who is in the same position, to share the rent with to be able to pay the rent and have money left over for their daily needs until they get their next check in 30 days. That's the main reason we are modifying the living rooms in these 2 buildings. So we can meet the needs of these people and help them have a decent place to live in. The streets in Las Vegas are either too hot or too cold most months of the year.

Each of the 2 buildings has 10 apartments. Each apartment will have 2 residents (some may have a wife or a husband). The complex has onsite management with a 24 hour live emergency telephone line located half a mile way at 1605 Fremont Street. The exterior of the buildings also has a camera security system which is recording 24/7, and it is viewed in the manager's unit and remotely over the internet.

As you can see, by allowing the parking variance of 9 spaces more Las Vegas limited income residents will have a place to live and the occupancy rate will increase too. This variance does not harm anybody as the existing parking spaces are well underused.

Thank you for your time!

Sincerely,

Erika Ayala.

Erika Ayala

VAR-50103

City of Las Vegas Agenda Item No.: **55.**

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

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

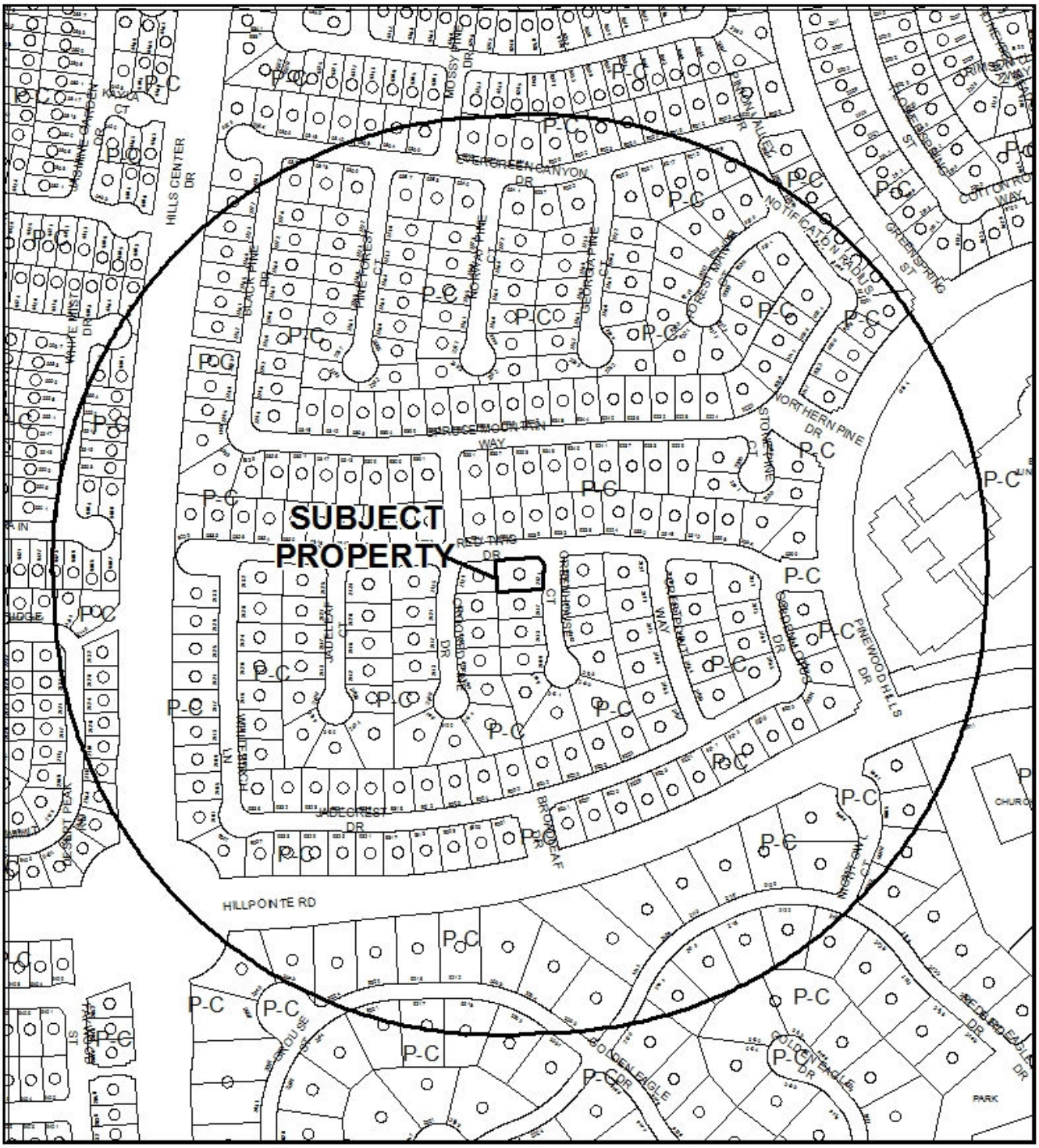
SUBJECT:
SCD-50073 - MAJOR DEVIATION - PUBLIC HEARING - APPLICANT/OWNER: RENEE HURDLE FAMILY TRUST - For possible action on a request for a Major Deviation of the Summerlin Development Standards TO ALLOW AN EXISTING 10.83-FOOT BLOCK WALL WHERE EIGHT FEET IS THE MAXIMUM ALLOWED on 0.17 acres at 2121 Greenhouse Court (APN 138-19-518-030), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin Special Land Use Designation], Ward 4 (Anthony). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 09/18/2013
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
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Summerlin Design Review Committee Conditional Approval Letters
6. Justification Letter



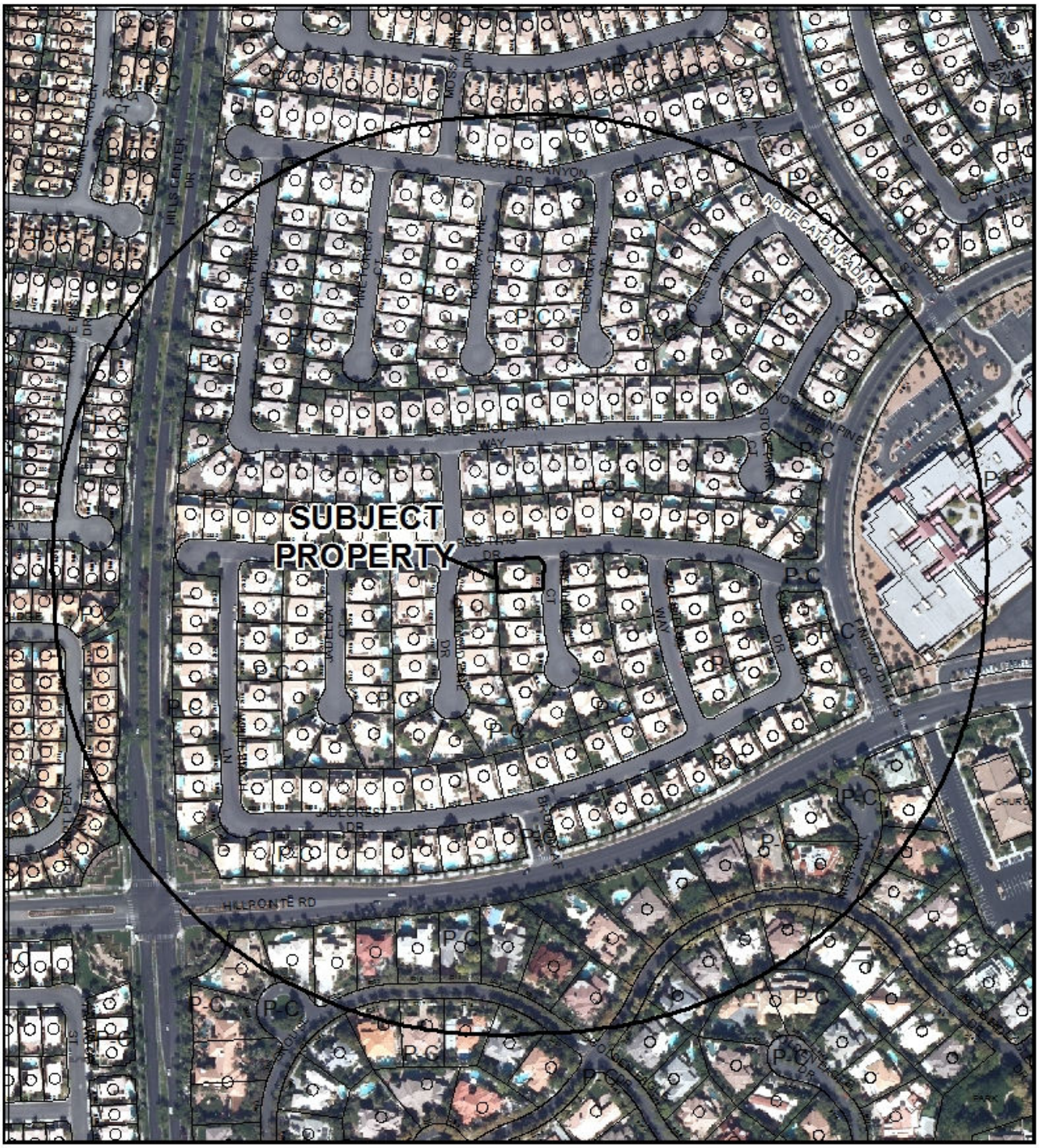
0 200 400 Feet

CASE: **SCD-50073**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY) [SF3 (SINGLE FAMILY DETACHED 10 UNITS PER GROSS ACRE) Summerlin Special Land use Designation]

N



0 200 400 Feet

CASE: **SCD-50073**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY) [SF3 (SINGLE FAMILY DETACHED 10 UNITS PER GROSS ACRE) Summerlin Special Land use Designation]

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: RENEE HURDLE FAMILY TRUST

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDC-50073	Staff recommends DENIAL, if approved subject to conditions:	N/A

** CONDITIONS **

SCD-50073 CONDITIONS

Planning

1. This approval shall be void one year from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Major Deviation from the Summerlin Development Standards to allow an existing 10.83-foot block wall where a maximum of eight-foot is allowed along the north property line. The applicant has received an approval from Summerlin North Association for the erected wall; however, the wall does not conform to Summerlin Development Standards and Title 19. Staff recommends denial this request. If this application is denied then the wall will be removed or reduced in height to conform code.

ISSUES

- The existing residential block height was raised from eight feet to 10.83 feet without permits and does not conform to code.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
12/08/86	The City Council approved an Annexation [A-0020-86 (A)] request with the effective date of 06/10/87.
10/21/87	The City Council approved a Rezoning (Z-0044-87) request of the property located south of Cheyenne Avenue between Buffalo Drive and Hualapai Way from N-U (Non-Urban) to PC (Planned Community).
01/30/89	The City Council approved a Development Plan [Z-0044-87 (3)] for Summerlin Village 1 and a portion of Village 7 on the property located on the west side of Rampart Boulevard between Lake Mead Boulevard and Summerlin Parkway.

Most Recent Change of Ownership	
07/25/13	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
1992	The residential dwelling was constructed.
05/03/13	A complaint (#128312) was with Code Enforcement for the raising of an existing wall by three courses. The complaint has not been resolved.
05/13/13	A building permit (#235797) was applied for to add three courses of blocks to an existing wall. The permit was not issued.

Pre-Application Meeting	
06/04/13	A pre-application meeting was held with the applicant to discuss the submittal requirement for a Summerlin Major Deviation to allow a 10-foot wall were eight feet is the maximum allowed.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
07/08/13	A field check was conducted on the subject site and revealed that the wall exists and is visually consistent with the abutting wall.
07/17/13	A field check was conducted, in which the height of the wall was measured to be 10 feet, 10 inches.

Details of Application Request	
Site Area	
Net Acres	0.17

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family Dwelling, Detached	SF3 (Single Family Detached)	P-C (Planned Community)
North	Single Family Dwelling, Detached	SF3 (Single Family Detached)	P-C (Planned Community)
South	Single Family Dwelling, Detached	SF3 (Single Family Detached)	P-C (Planned Community)
East	Single Family Dwelling, Detached	SF3 (Single Family Detached)	P-C (Planned Community)
West	Single Family Dwelling, Detached	SF3 (Single Family Detached)	P-C (Planned Community)

Master Plan Areas	***Compliance***
Summerlin	N
Special Purpose and Overlay Districts	***Compliance***
No Applicable Special Purpose or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

MR

DEVELOPMENT STANDARDS

Pursuant to the Summerlin Development Standards, the following apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Setbacks			
• Front to garage face	18 Feet	22 Feet	Y
• Front to living area	10 Feet	22 Feet	Y
• Side	5 Feet	0 Feet	N
• Rear	15 Feet	35 Feet	Y
Min. Distance Between Buildings	6 Feet	4 Feet	N
Maximum wall height	6-8 Feet	10.83 Feet	N

ANALYSIS

The applicant is requesting a Major Deviation to permit an existing wall to be varying in height from 9.33 feet to 10.83 feet. The applicant added three to four additional course of block to an existing block wall. The site has a gradual slope that accounts for the variation in wall height.

Pursuant to Section 5 of the Summerlin Development Standards a Major Deviation within the Summerlin Master Planned Community requires the application be referred to the Planning Commission for review and decision. All deviations must be exercised within one year from the date of approval, or the deviation shall be null and void.

Summerlin Development Standards do not specifically address residential interior wall heights. Per Summerlin Development Standards Section I (Introduction) paragraph four: "With regard to any issue pertaining to land use and development that may arise in connection with these Development Standards, and that are not addressed or provided for specifically in this standards or a development agreement entered into pursuant to Section 19.06.030 of the Las Vegas Zoning code (Title 19 of the Las Vegas Municipal Code), the applicable regulations and standards contained in the City of Las Vegas Zoning ordinance will apply." As an interior residential wall heights are not specially addressed in the Development Agreement or the Summerlin Development Standards, the Unified Development Code applies.

Pursuant to the Title 19.06.080 Table maximum perimeter and retaining wall height is six-foot to eight-foot tall. Although the applicant did receive approval from the Master Developer (Summerlin), the additional wall height was constructed without permits and fails to meet code. By adding the additional block courses without permits the hardship is preferential in nature and self imposed therefore; staff recommends denial of this request. If dined then the wall will be removed or reduced in height to conform to code.

FINDINGS (SCD-50073)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by raising the wall height without permits and beyond what code allows. Alternatively, the wall could be lowered to eight feet and would allow for conformance to Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

NOTICES MAILED 343

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SCD-50073 APN: 138-19-518-030

Name of Property Owner: _____

Name of Applicant: _____

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: Renee A. Hurdle

Print Name: Renee A. Hurdle

Subscribed and sworn before me

This 25th day of June, 2013

_____

Notary Public in and for said County and State

CHIANTI DEAN LLOYD
Notary Public State of Nevada
No. 99-53975-1
My appt. exp. July 2, 2014

RECEIVED
JUN 26 2013
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) 2121 Greenhouse CT.

Project Name _____ **Proposed Use** _____

Assessor's Parcel #(s) 138-19-518-030 **Ward #** _____

General Plan: existing L proposed _____ **Zoning:** existing R-C proposed _____

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

Gross Acres 0.17 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Renee A. Hurdle **Contact** _____

Address 2121 Greenhouse Ct. **Phone:** 734-1859 **Fax:** 947-2191

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

E-mail Address jubileeinvestments@gmail.com

APPLICANT _____ **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE _____ **Contact** _____

Address SAME **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* Renee A. Hurdle

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

Print Name Renee A. Hurdle

Subscribed and sworn before me

This 25th day of June, 20 13.

Notary Public in and for said County and State

CHIANTI DEAN LLOYD
Notary Public State of Nevada
No. 99-53975-1
My appt. exp. July 2, 2014

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SCD-50073
Meeting Date:	08/13/13
Total Fee:	$830.00
Date Received:*	06/28/13
Received By:	Jonathan B.

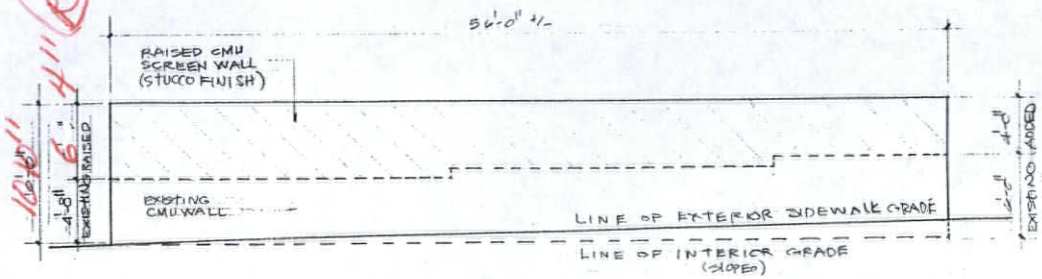
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

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

LOT IMPROVEMENTS

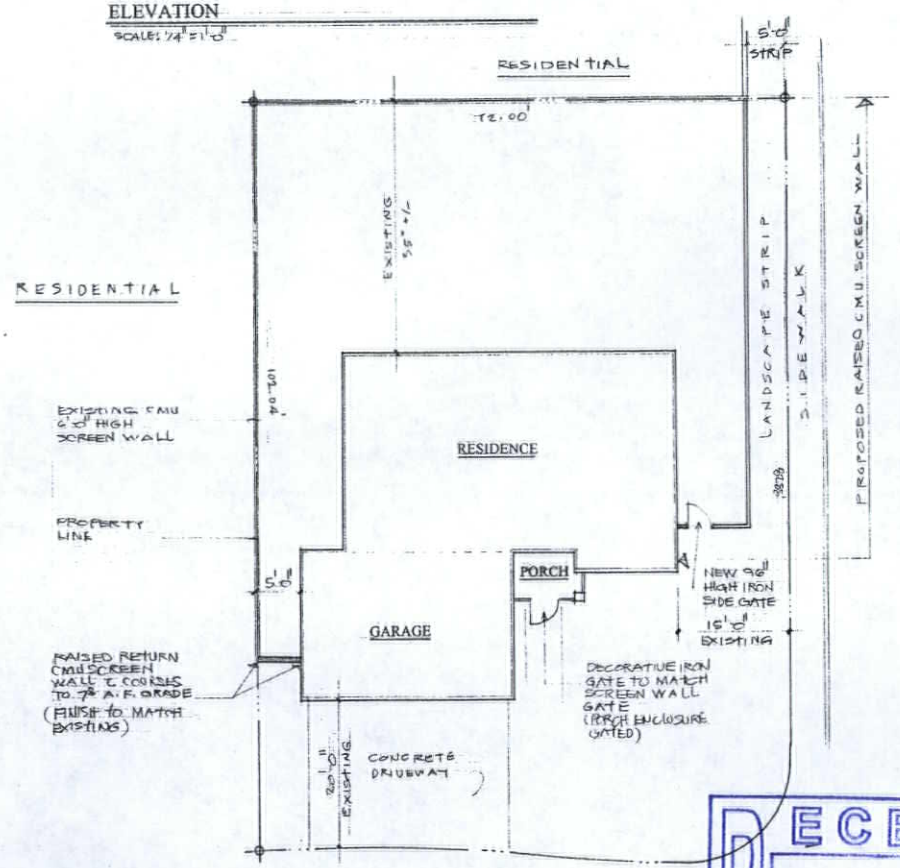
FOR

HURDLE RESIDENCE



ELEVATION

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



SITE PLAN

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

ADDRESS

2121 GREENHOUSE COURT
LAS VEGAS, NEVADA 89134
CLARK COUNTY
A.P.N. 138-19-518-030

BUILDING FOOTAGE

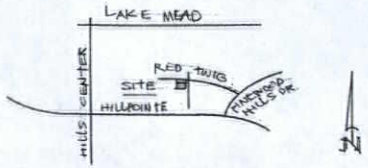
EXISTING RESIDENCE 2720 SQ. FT.

SHEET INDEX

A-1 SITE PLAN / WALL ELEVATION

SCOPE OF WORK

- TO RAISE EXISTING SOUTH SIDE CMU RETURN WALL 2 COURSES TO 7" A.F. GRADE. (SEE PLANS FOR LOCATION)
- TO RAISE EXISTING NORTH CMU SCREEN WALL AND RETURN WALL TO HOUSE TO 10'-0" A.F. GRADE (SEE PLANS FOR HEIGHTS AND LOCATION) AND TO PROVIDE NEW IRON GATE AS SPECIFIED, WALL TO BE FINISHED AS PER EXISTING FINISH.
- TO PROVIDE DECORATIVE WROUGHT IRON W/ NEW ACCESS GATE, PORCH ENCLOSURE. GATE TO MATCH SIDE GATE.



VICINITY MAP

NO SCALE

SCD-50073
REVISED

RECEIVED
JUL 18 2013
City of Las Vegas
Department of Planning

REVISIONS

SHAWN LOGAN
RESIDENTIAL DESIGNER
OFFICE: 702-565-7774
E-MAIL: DESIGNER@SHAWNLOGAN.COM

PROJECT: LOT IMPROVEMENTS FOR HURDLE RESIDENCE
2121 GREENHOUSE CT. LAS VEGAS, NV. 89134

SHEET: SITE PLAN / WALL ELEVATION

DATE: JUNE 2013
SCALE: AS NOTED
JOB #: SL-215-13

SHEET A-1

From: Pamela Scott
To: Mark Rex
Cc: Carman Burney; Peter Lowenstein
Subject: RE: Summerlin Major Deviation for 2121 Greenhouse Court SCD-50073
Date: Wednesday, July 03, 2013 11:35:39 AM

I have reviewed this with the design review staff at Summerlin North. They did approve the wall. At the point of connection to the neighboring wall, it does not require a variance, but the administrator did not take into account that with the sloping grade the wall would exceed the Summerlin Standard where the gate was installed.

The work has been done and Summmerlin North does not wish to lodge any opposition to the variance.

Thanks for keeping us in the loop.

Pam Scott

From: Mark Rex [mailto:mrex@LasVegasNevada.GOV]
Sent: Tuesday, July 02, 2013 11:56 AM
To: Pamela Scott
Cc: Carman Burney; Peter Lowenstein
Subject: Summerlin Major Deviation for 2121 Greenhouse Court SCD-50073

Good afternoon Ms. Scott,

In accordance with the Summerlin Development Standards a description requested Major Deviation is listed below. Also, per our conversation this today attached is a copy of the plans for proposed deviation.

SCD-50073 - MAJOR DEVIATION - PUBLIC HEARING - APLICANT: RENEE HURDLE FAMILY TRUST - OWNER: RENEE HURDLE - For possible action on a request FOR A Major Deviation of the Summerlin Development Standards TO ALLOW A 10-FOOT BLOCK WALL WHERE EIGHT-FOOT IS THE MAXIMUM ALLOWED on 0.17 acres at 2121 Greenhouse Court (APN 138-19-518-030), P-C (Planned Community) Zone, Ward 4 (Anthony).

Thank you for assistance on this and have a wonderful holiday.

Sincerley,

Mark Rex, Planner I
The Department of Planning
city of Las Vegas
mrex@lasvegasnevada.gov

Tell us how we're doing! Please click here to take a short online survey to

help us improve our service.

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HOA635L

SUMMERLIN NORTH
COMMUNITY ASSOCIATION

DESIGN REVIEW COMMITTEE
IMPROVEMENT APPROVAL/DENIAL

Hurdle, Renee
NAME

2121 Greenhouse Ct	Las Vegas	NV	89134
MAILING ADDRESS	CITY	STATE	ZIP
2121 Greenhouse Court	Las Vegas	NV	89134
PROPERTY ADDRESS	CITY	STATE	ZIP

CHERRY CREEK
SUBDIVISION

YOUR SUBMISSION TO THE DESIGN REVIEW COMMITTEE REGARDING:
Raising the wall on Red Twig

HAS BEEN ☐ APPROVED ☒ APPROVED WITH CONDITIONS ☐ DENIED

CONDITIONS/COMMENTS:
The wall may be raised to the height of the adjoining neighbor's wall and must be of the same color and material.

THIS APPROVAL IS SUBJECT TO THE FOLLOWING:

1. SPRAY IRRIGATION MUST BE A MINIMUM OF 3' FROM ALL PERIMETER WALLS.
2. DO NOT OBSTRUCT OR MODIFY DRAINAGE PATTERNS.
3. DO NOT DIVERT WATER TO NEIGHBORING LOTS.
4. OBSERVE SIDE YARD SETBACK REQUIREMENTS FOR OVERHEADS
5. YOUR IMPROVEMENTS MUST COMPLY WITH ALL CITY/COUNTY, BUILDING ORDINANCES.
6. THIS IMPROVEMENT MAY REQUIRE A BUILDING PERMIT.
7. REVIEW SECTIONS OF CC&R'S PERTAINING TO YARD IMPROVEMENTS.
8. NO ACCESS THROUGH COMMON AREAS IS ALLOWED.
9. ALL DEBRIS TO BE REMOVED FROM THE DEVELOPMENT BY CONTRACTOR/HOMEOWNER, STREETS AND WALKS LEFT CLEAN, NO DUMPING ON ADJACENT LOTS OR BORDERING AREAS.
10. THE DESIGN REVIEW COMMITTEE RESERVES THE RIGHT TO INSPECT IMPROVEMENTS UPON COMPLETION.

RECEIVED
JUN 26 2013
City of Las Vegas
Department of Planning

SHOULD YOU HAVE ANY FURTHER QUESTIONS, PLEASE CONTACT THE ASSOCIATION OFFICE AT 838-5500.

Diane Kiegler 06/25/12
DESIGN REVIEW COMMITTEE DESIGNEE DATE

*

SUMMERLIN NORTH COMMUNITY ASSOCIATION
DESIGN REVIEW COMMITTEE
2120 SNOW TRAIL
LAS VEGAS, NV 89134
838-5500 • FAX 256-2585

SCD-50073

3/04

HOA635L

SUMMERLIN NORTH
COMMUNITY ASSOCIATION

DESIGN REVIEW COMMITTEE
IMPROVEMENT APPROVAL/DENIAL

Hurdle, Renee
NAME

2121 Greenhouse Ct	Las Vegas	NV	89134
MAILING ADDRESS	CITY	STATE	ZIP
2121 Greenhouse Court	Las Vegas	NV	89134
PROPERTY ADDRESS	CITY	STATE	ZIP

CHERRY CREEK
SUBDIVISION

YOUR SUBMISSION TO THE DESIGN REVIEW COMMITTEE REGARDING:
Raising the non-shared wall on the South side of the home

HAS BEEN ☐ APPROVED X ☐ APPROVED WITH CONDITIONS ☐ DENIED

CONDITIONS/COMMENTS:
The wall must be the same color and materials as the existing wall. The increased height of the wall must comply with all City/County building ordinances.

THIS APPROVAL IS SUBJECT TO THE FOLLOWING:

1. SPRAY IRRIGATION MUST BE A MINIMUM OF 3' FROM ALL PERIMETER WALLS.
2. DO NOT OBSTRUCT OR MODIFY DRAINAGE PATTERNS.
3. DO NOT DIVERT WATER TO NEIGHBORING LOTS.
4. OBSERVE SIDE YARD SETBACK REQUIREMENTS FOR OVERHEADS
5. YOUR IMPROVEMENTS MUST COMPLY WITH ALL CITY/COUNTY, BUILDING ORDINANCES.
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SHOULD YOU HAVE ANY FURTHER QUESTIONS, PLEASE CONTACT THE ASSOCIATION OFFICE AT 838-5500.

Diane Kugler 03/08/13
DESIGN REVIEW COMMITTEE DESIGNEE DATE

*

SUMMERLIN NORTH COMMUNITY ASSOCIATION
DESIGN REVIEW COMMITTEE
2120 SNOW TRAIL
LAS VEGAS, NV 89134
838-5500 • FAX 256-2585

HOA635L

SUMMERLIN NORTH
COMMUNITY ASSOCIATION

DESIGN REVIEW COMMITTEE
IMPROVEMENT APPROVAL/DENIAL

Hurdle, Renee
NAME

2121 Greenhouse Ct	Las Vegas	NV	89134
MAILING ADDRESS	CITY	STATE	ZIP
2121 Greenhouse Court	Las Vegas	NV	89134
PROPERTY ADDRESS	CITY	STATE	ZIP

CHERRY CREEK
SUBDIVISION

YOUR SUBMISSION TO THE DESIGN REVIEW COMMITTEE REGARDING:
Enclosure of the front entryway with wrought iron gates

HAS BEEN ☐ APPROVED X ☐ APPROVED WITH CONDITIONS ☐ DENIED

CONDITIONS/COMMENTS:
Either design of the two gates which are "starred" is approvable. The color of the gates shall be the same color as the roof tile. Must be maintained in like new condition at all times.

THIS APPROVAL IS SUBJECT TO THE FOLLOWING:

1. SPRAY IRRIGATION MUST BE A MINIMUM OF 3' FROM ALL PERIMETER WALLS.
2. DO NOT OBSTRUCT OR MODIFY DRAINAGE PATTERNS.
3. DO NOT DIVERT WATER TO NEIGHBORING LOTS.
4. OBSERVE SIDE YARD SETBACK REQUIREMENTS FOR OVERHEADS
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SHOULD YOU HAVE ANY FURTHER QUESTIONS, PLEASE CONTACT THE ASSOCIATION OFFICE AT 838-5500.

Diane Kugler 03/08/13
DESIGN REVIEW COMMITTEE DESIGNEE DATE

*

SUMMERLIN NORTH COMMUNITY ASSOCIATION
DESIGN REVIEW COMMITTEE
2120 SNOW TRAIL
LAS VEGAS, NV 89134
838-5500 • FAX 256-2585



SCD-50073 – APPLICANT/OWNER: RENEE HURDLE FAMILY YTUST
2121 GREENHOUSE COURT

07/08/13



SCD-50073 – APPLICANT/OWNER: RENEE HURDLE FAMILY YTUST
2121 GREENHOUSE COURT

07/08/13



SCD-50073 – APPLICANT/OWNER: RENEE HURDLE FAMILY YTUST
2121 GREENHOUSE COURT

07/08/13



SCD-50073 – APPLICANT/OWNER: RENEE HURDLE FAMILY YTUST
2121 GREENHOUSE COURT

07/08/13



SCD-50073 – APPLICANT/OWNER: RENEE HURDLE FAMILY YTUST
2121 GREENHOUSE COURT

07/08/13



SCD-50073 – APPLICANT/OWNER: RENEE HURDLE FAMILY YTUST
2121 GREENHOUSE COURT

07/08/13



SCD-50073 – APPLICANT/OWNER: RENEE HURDLE FAMILY YTUST
2121 GREENHOUSE COURT

07/08/13



SCD-50073 – APPLICANT/OWNER: RENEE HURDLE FAMILY YTUST
2121 GREENHOUSE COURT

07/08/13



SCD-50073 – APPLICANT/OWNER: RENEE HURDLE FAMILY YTUST
2121 GREENHOUSE COURT

07/08/13

To Whom it May Concern:

I would like to request a Major Deviation of the Summerlin Development Standards TO ALLOW A 10-FOOT BLOCK WALL WHERE EIGHT (8) FOOT IS THE MAXIMUM ALLOWED on 0.17 acres at 2121 Greenhouse Court.

Renee A. Hurdle

Renee A. Hurdle

06/25/2013

CHIANTI DEAN LLOYD
Notary Public State of Nevada
No. 99-53975-1
My appt. exp. July 2, 2014

RECEIVED

JUN 2 6 2013

City of Las Vegas
Department of Planning

SCD-50073

City of Las Vegas Agenda Item No.: **56.**

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

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

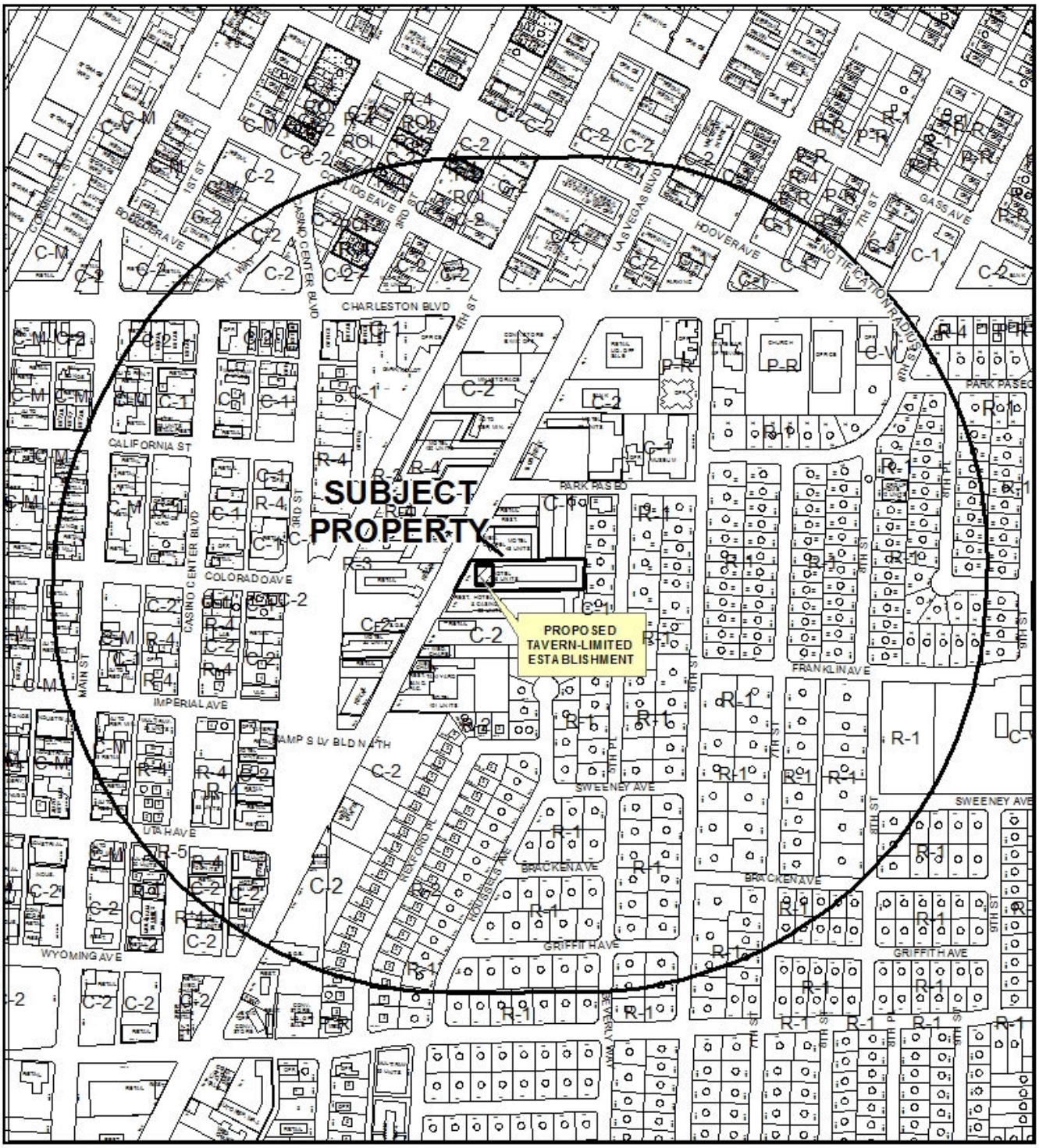
SUBJECT:
SUP-49910 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ILAN GORODEZKI - OWNER: 1213 S LAS VEGAS BLVD, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,200 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT at 1213 South Las Vegas Boulevard (APN 162-03-112-028), C-2 (General Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 09/18/2013
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:

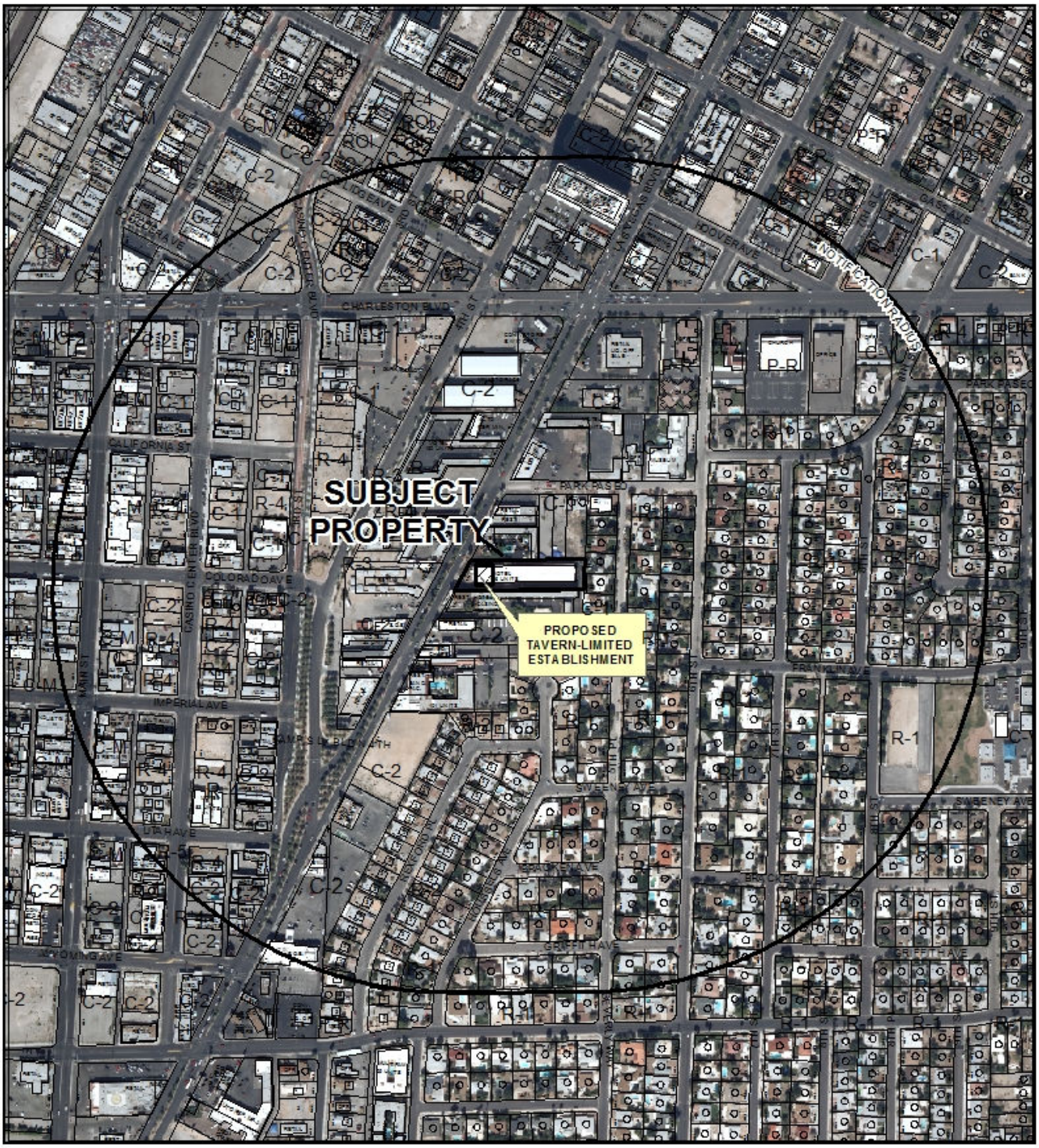
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-49910**

RADIUS: 1500 FEET

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



0 300 600

Feet

CASE: **SUP-49910**

RADIUS: 1500 FEET

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

N



SUP-49910

Tavern-Limited Establishment

Business Licenses

- Beer/Wine/Cooler On-Sale
- Tavern
- Supper Club/ Restaurant With Service Bar

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, July 08, 2013

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: ILAN GORODEZKI - OWNER: 1213 S LAS VEGAS BLVD, LLC

** STAFF RECOMMENDATION **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-49910	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

SUP-49910 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Tavern-Limited Establishment use.

2. All signage shall be permitted and meet minimum code requirements within 30 days of final approval.

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. A fully operational fire protection system, to include the retrofit of the existing Fire Sprinkler System as required per the Fire Code, shall be completed prior to occupancy.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

MH

Conditions Page Two
August 13, 2013 - Planning Commission Meeting

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This application is a request for a Special Use Permit for a proposed Tavern-Limited Establishment use within an existing motel located at 1213 South Las Vegas Boulevard. The proposed use will operate within a two-story, 1,200 square-foot space currently occupied by the motel lobby. Each floor of the proposed development is approximately 600 square feet, with the first floor dedicated to a bar area and the upper floor dedicated to seating area that has access separated from the bar. Staff supports this request, as the proposed use and the street-oriented balcony and bar area will actively contribute to the pedestrian interest sought after in the Downtown Centennial Plan. If denied, the applicant will not be allowed to operate the proposed Tavern-Limited Establishment use at this location.

ISSUES

- The Tavern-Limited use is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit).
- The subject site is parking impaired and located in the Las Vegas Downtown Centennial Plan area where the property is not subject to the automatic application of parking requirements.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
05/24/99	The City Council denied a request for a Rezoning (Z-0019-99) from C-1 (Limited Commercial) and C-2 (General Commercial) to C-2 (General Commercial) on a larger 7.60-acre tract that included the subject parcel. The Planning Commission had also recommended denial of the request.
12/15/04	The City Council approved a Site Development Plan Review (SDR-5369) for a proposed 505 square-foot lobby addition to an existing Motel. The applicant's accompanying request for Waivers of Downtown Centennial Plan streetscape standards was partially approved, with conditions to provide a portion of the required streetscape. The Planning Commission and staff recommended approval. This approval expired on 12/15/06.
09/27/07	The Planning Department administratively approved a Site Development Plan Review (SDR-23776) for a 529 square-foot expansion to the lobby of an existing motel at 1213 Las Vegas Boulevard. This approval expired on 09/18/09

03/21/12	Special Use Permit (SUP-44165) for a 29 square-foot accessory package liquor off-sale use within an existing motel at 1213 South Las Vegas
02/15/12	The City Council approved the request for a Variance (VAR-43719) to allow a proposed 25-foot tall freestanding sign to have a zero-foot setback where five feet is required from the right-of-way is required. The Planning Commission recommended approval with staff recommending denial.

Most Recent Change of Ownership	
01/03/11	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
12/03/10	A building permit (#177221) was issued for a tenant improvement for Buildings #1 and #2 at an existing Motel at 1213 South Las Vegas Boulevard. A final inspection was approved and Certificate of Occupancy was issued on 02/24/11.
03/21/11	A building permit (#183768) was issued for a tenant improvement at an existing motel at 1213 South Las Vegas Boulevard. A final inspection was approved and Certificate of Occupancy was issued on 05/25/11.
05/16/11	A business license (#M08-00206) was issued for a motel at 1213 South Las Vegas Boulevard. This license remains active.
08/29/12	A business license (#L15-00218) was issued for package liquor sales at 1213 South Las Vegas Boulevard. This license remains active.

Pre-Application Meeting	
06/05/10	A pre-application conference was held with the applicant's representative to discuss the requirements for a proposed Tavern-Limited use located within the Downtown Centennial Plan area.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held

Field Check	
07/08/13	The site contains an existing Motel, with the subject lobby located on the west side of the building near Las Vegas Boulevard. There are three banners and a small sidewalk sign located on the property with no temporary sign permits.

Details of Application Request	
Site Area	
Net Acres	1.17

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Motel	C (Commercial)	C-2 (General Commercial)
			C-1 (Limited Commercial)
North	Motel	C (Commercial)	C-2 (General Commercial)
	Wedding Chapel		C-1 (Limited Commercial)
	General Retail, Other Than Listed		
South	Hotel	C (Commercial)	C-2 (General Commercial)
			C-1 (Limited Commercial)
East	Single Family, Detached	C (Commercial)	R-1 (Single Family Residential)
West	General Retail, Other Than Listed	C (Commercial)	C-2 (General Commercial)

Master Plan Areas	***Compliance***
Downtown Centennial Plan	Y
John S. Park Historic Neighborhood	Y
Special Purpose and Overlay Districts	***Compliance***
Downtown Centennial Plan - Downtown South District	Y
Las Vegas Boulevard Scenic Byway Overlay District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Motel	151 Units	1 space per unit	151				
Tavern-Limited	300 SF (Bar)	1:50 SF	6				
	650 SF (Upper Lounge Area)	1:50 SF	13				
	250 Remaining GFA	1:200	2				
TOTAL SPACES REQUIRED			172		69		
Regular and Handicap Spaces Required			166	6	66	3	N*
Loading Spaces	20,552	1:10K SF	2		0		N*

**Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. The above table illustrates the requirements based on the additional use, as applied to another location in the City as a basis of reference.*

ANALYSIS

A Tavern-Limited Establishment is defined in Title 19.18 as:

> "An establishment that is licensed with a tavern-limited license in accordance with LVMC Chapter 6.50."

There are no Minimum Special Use Permit Requirements for this use. This use is permitted in the C-2 (General Commercial) zoning district with an approved Special Use Permit and is required to provide

The subject property is split-zoned, with the C-2 (General Commercial) portion of the property located along Las Vegas Boulevard and the C-1 (Limited Commercial) portion located adjacent to single-family residential properties to the east. The proposed Tavern-Limited use is located within the C-2 (General Commercial) zoned portion of the site; however the Tavern-Limited use is permitted in both the C-1 (Limited Commercial) and C-2 (General Commercial) zoning districts with the approval of a Special Use Permit.

The subject parcel is located in the Downtown South District within the Downtown Centennial Plan area, which is intended to accommodate a wide variety of land uses and density, and encourages redevelopment that contributes to the vitality of the area while supporting the adjacent residential uses. Single-family dwellings that are designated historic properties within the John S. Park Historic Neighborhood are located adjacent to the east side of the subject site.

The subject property is also located within the Las Vegas Boulevard Scenic Byway Overlay, which is intended to preserve the character of Las Vegas Boulevard as a nighttime urban scenic route. The applicant states that the Tavern-Limited use will operate with a "Brazilian" theme, featuring modern architectural elements such as curved shapes and cable railings reminiscent of Latin American coastal styles.

It is noted that the site is parking impaired and is exempt from strict application of Title 19 parking requirements by virtue of its location within the Downtown Centennial Plan Overlay District. This project is located on Las Vegas Boulevard with ample parking for the proposed use provided by the existing Motel use and public parking meters located on all surrounding streets. The project is located within the Downtown Centennial Plan area which allows for deviation from the standard parking requirements.

FINDINGS (SUP-49910)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed Tavern-Limited use will replace the old lobby area of the existing motel with a renovated two-story bar and balcony area that faces Las Vegas Boulevard. There are no protected uses within the required separation distance, and the use will provide added vitality to the Las Vegas Boulevard Scenic Byway Overlay District and the Downtown Centennial Plan.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The existing site can accommodate the proposed use, as there will be only a minor change in the gross floor area and no change to the existing building footprint. Although the site is parking impaired, per Title 19.12, 21 additional parking spaces would be required as a result of the addition of this use. The Downtown Centennial Plan allows for developments to proceed without the automatic application of the Title 19.12 parking requirements. Staff finds that the floor area dedicated to the proposed Tavern-Limited use will have a negligible impact to the provided off street parking, and to the parking available in the immediate area.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   Primary access to the site is provided from Las Vegas Boulevard and no modifications are proposed to the existing driveway. This access is adequate to accommodate the proposed Tavern-Limited use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   The proposed use will be subject to licensing requirements and inspection for compliance with applicable codes, and therefore will not compromise the public health, safety and welfare or the objectives of the General Plan.

5. **The use meets all of the applicable conditions per Title 19.12.**

   There are no applicable conditions listed for the Tavern-Limited use.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 30

NOTICES MAILED 577

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-49910** APN: 162-03-112-028

Name of Property Owner: _____

Name of Applicant: Zohar Robin, Super 8 -Las Vegas

Name of Representative: Kastytis Cechavicius, DesignCell

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.

RECEIVED
JUN 17 2013
City of Las Vegas
Department of Planning

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: ILAN GORODETSKI

Print Name: Ilan Gorodetski

Subscribed and sworn before me

This 13 day of June, 2013

Notary Public in and for said County and State

TANDI HUIZENGA
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 04-86863-1
MY APPT. EXPIRES FEB. 4, 2016

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit,

Project Address (Location) 1213 S. las Vegas, Boulevard

Project Name Super 8 Hotel Tavern Addition **Proposed Use** Limited Tavern

Assessor's Parcel #(s) 162-03-112-028 **Ward #** 3

General Plan: existing _____ proposed _____ **Zoning:** existing C-2 proposed C-2

Commercial Square Footage 1,200 SF (addition) **Floor Area Ratio** _____

Gross Acres 1.17 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER ILAN Gorodetzki **Contact** ZOHAR ROBIN

Address 1213 S. Las vegas Blvd **Phone:** 702-210-6182 **Fax:** 702-331-0546

City LAS vegas NV **State** NV **Zip** 89104

E-mail Address ZRE702@gmail.com

APPLICANT ILAN Gorodetzki **Contact** Zohar Robin

Address 1213 S. Las vegas Blv **Phone:** 331-0545 **Fax:** _____

City Las vegas **State** NV **Zip** 89104

E-mail Address zre702@gmail.com

REPRESENTATIVE DesignCell **Contact** Kastytis Cechavicius

Address 10777 W. Twain Ave., Ste 125 **Phone:** 433-1575 **Fax:** _____

City Las Vegas **State** NV **Zip** 89135

E-mail Address kastis@design-cell.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* Ilan Gorodetzki

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

Print Name ILAN Gorodetzki

Subscribed and sworn before me

This 13 day of June, 2013.

Notary Public in and for said County and State

TANDI HUIZENGA
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 04-86863-1
MY APPT. EXPIRES FEB. 4, 2016

Revised 10/27/08

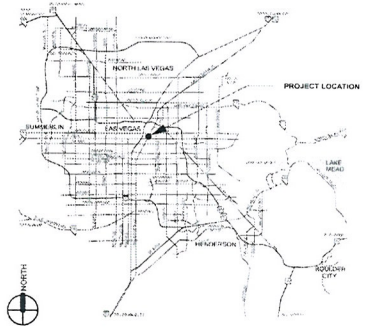
FOR DEPARTMENT USE ONLY

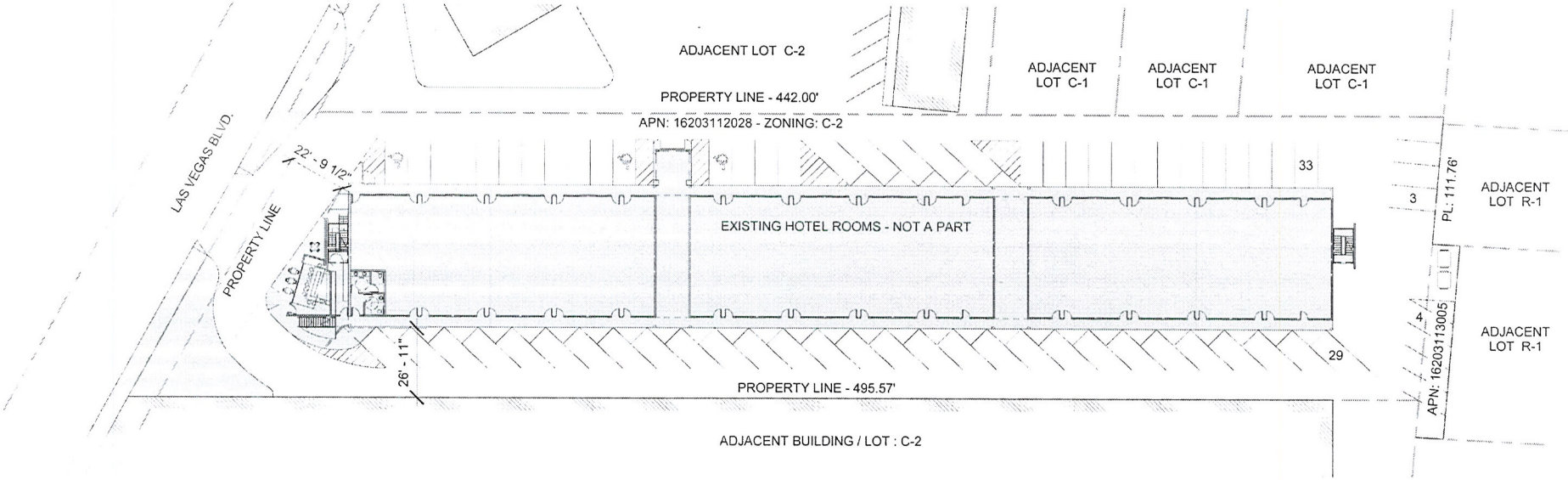
Case #	SUP-49910
Meeting Date:	8/13/13
Total Fee:	1280.00
Date Received:*	6/17/13
Received By:	

*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.

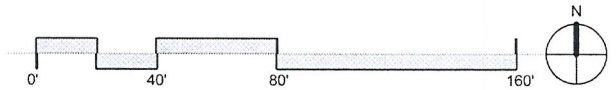
f:\depot\Application Packet\Application Form.pdf

VICINITY PLAN





LOT SIZE: + / - 1.17 ACRES
EXISTING PARKING COUNT: 69 SPACES
ALL PARKING TO REMAIN



A1

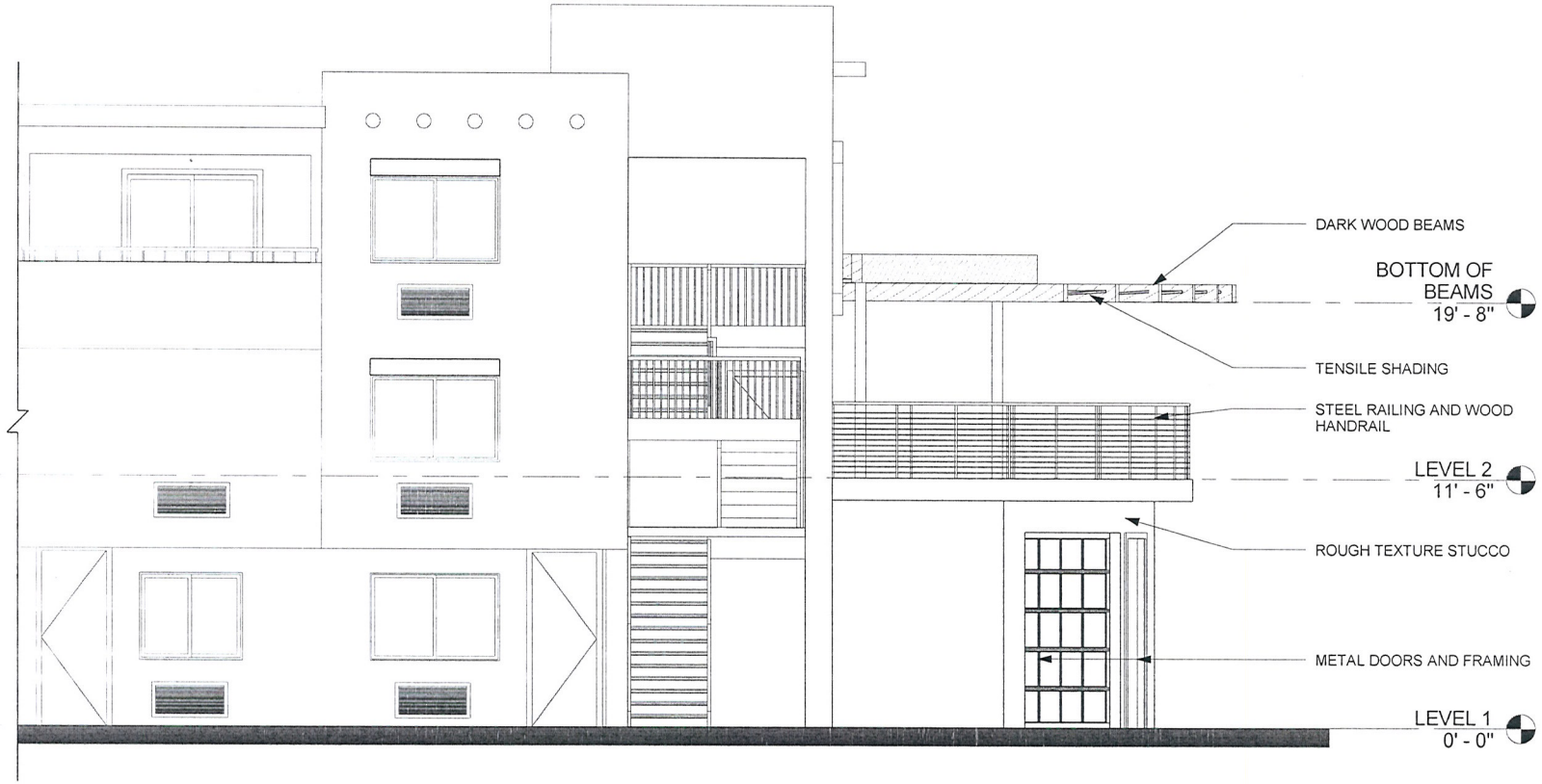
Super 8 Tavern Addition
Project: 13 040
06/07/2013

Site Plan
Scale: 1" = 4'-0"

designcell ARCHITECTURE
10777 W. TWAIN AVE. STE. 125 T. 702.493.1575
LAS VEGAS, NV 89135 WWW.DESIGN-CELL.COM

RECEIVED
JUN 17 2013

SUP-49910



SEE COLORED RENDERING FOR COLORS

A4.2 | Super 8 Tavern Addition
Project: 13 040 06/07/2013

North Elevation
Scale: 3/16" = 1'-0"

designcell ARCHITECTURE
10777 W. TWAIN AVE. STE. 125 T. 702 403-1575
LAS VEGAS, NV 89135 WWW.DESIGN-CELL.COM

SUP-49910

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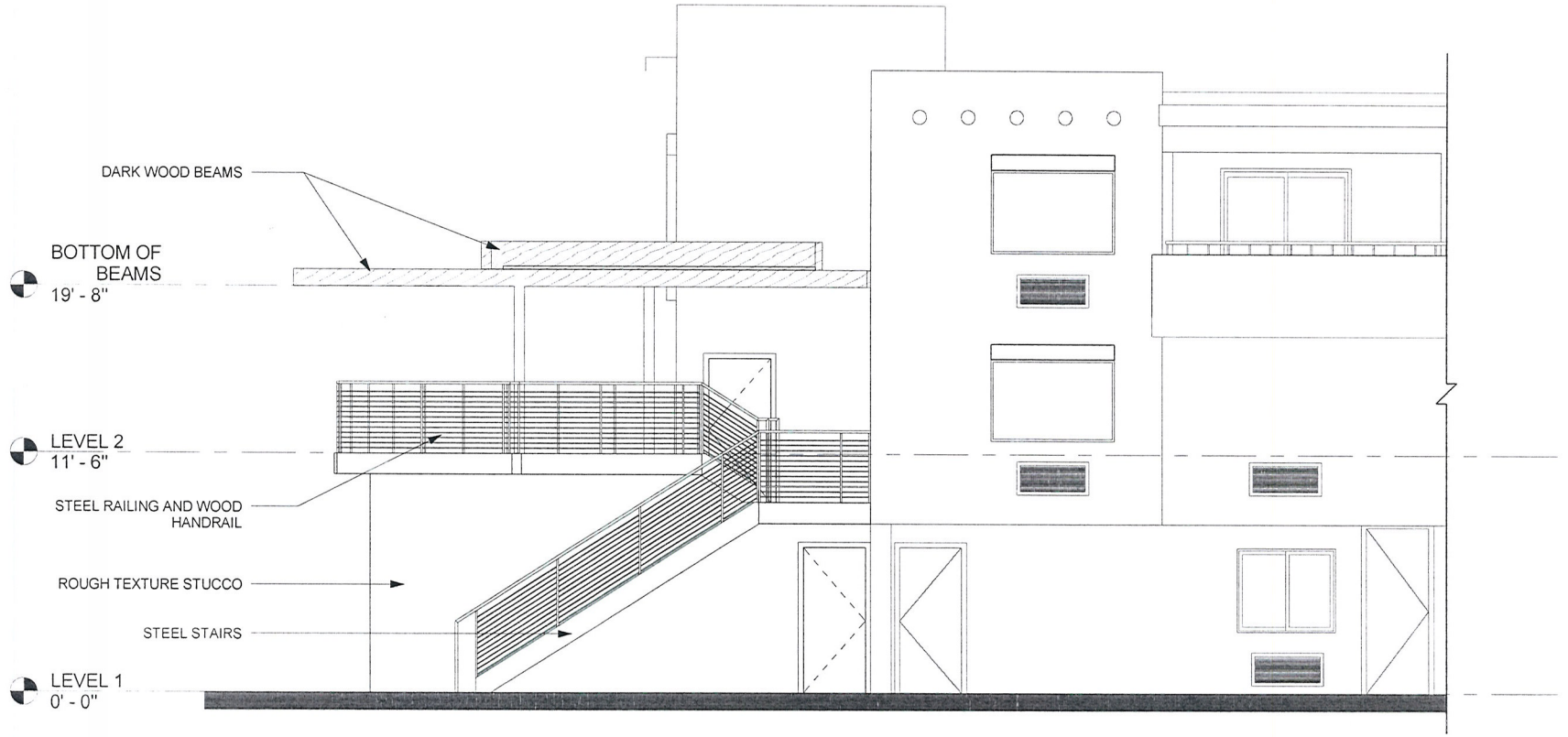
JUN 17 2013



SEE COLORED RENDERING FOR COLORS

A4.1

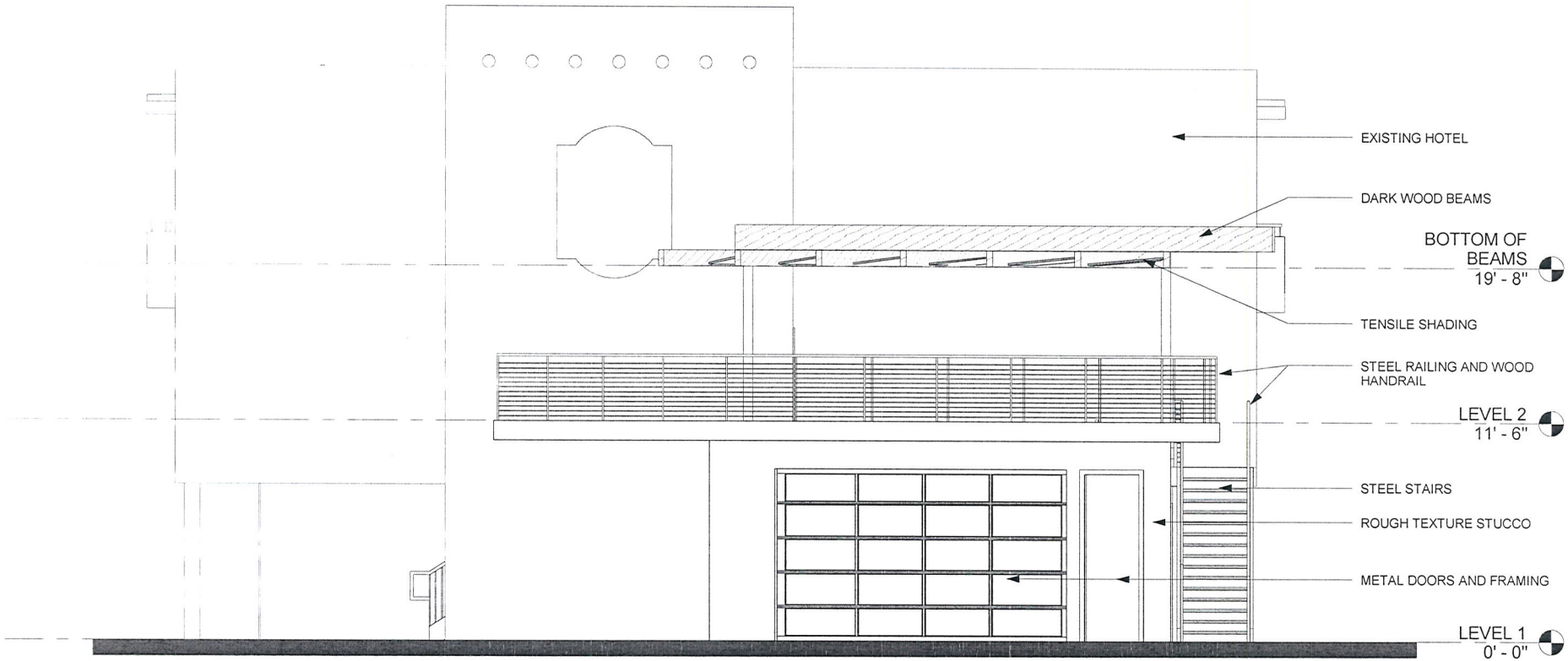
Super 8 Tavern Addition
Project: 13 040 06/07/2013

South Elevation
Scale: 3/16" = 1'-0"

designcell ARCHITECTURE
10777 W. TWAIN AVE., STE. 125 T. 702 403-1575
LAS VEGAS, NV 89135 WWW.DESIGN-CELL.COM

RECEIVED
JUN 17 2013

SUP-49910



SEE COLORED RENDERING FOR COLORS

A4

Super 8 Tavern Addition

Project: 13 040 06/07/2013

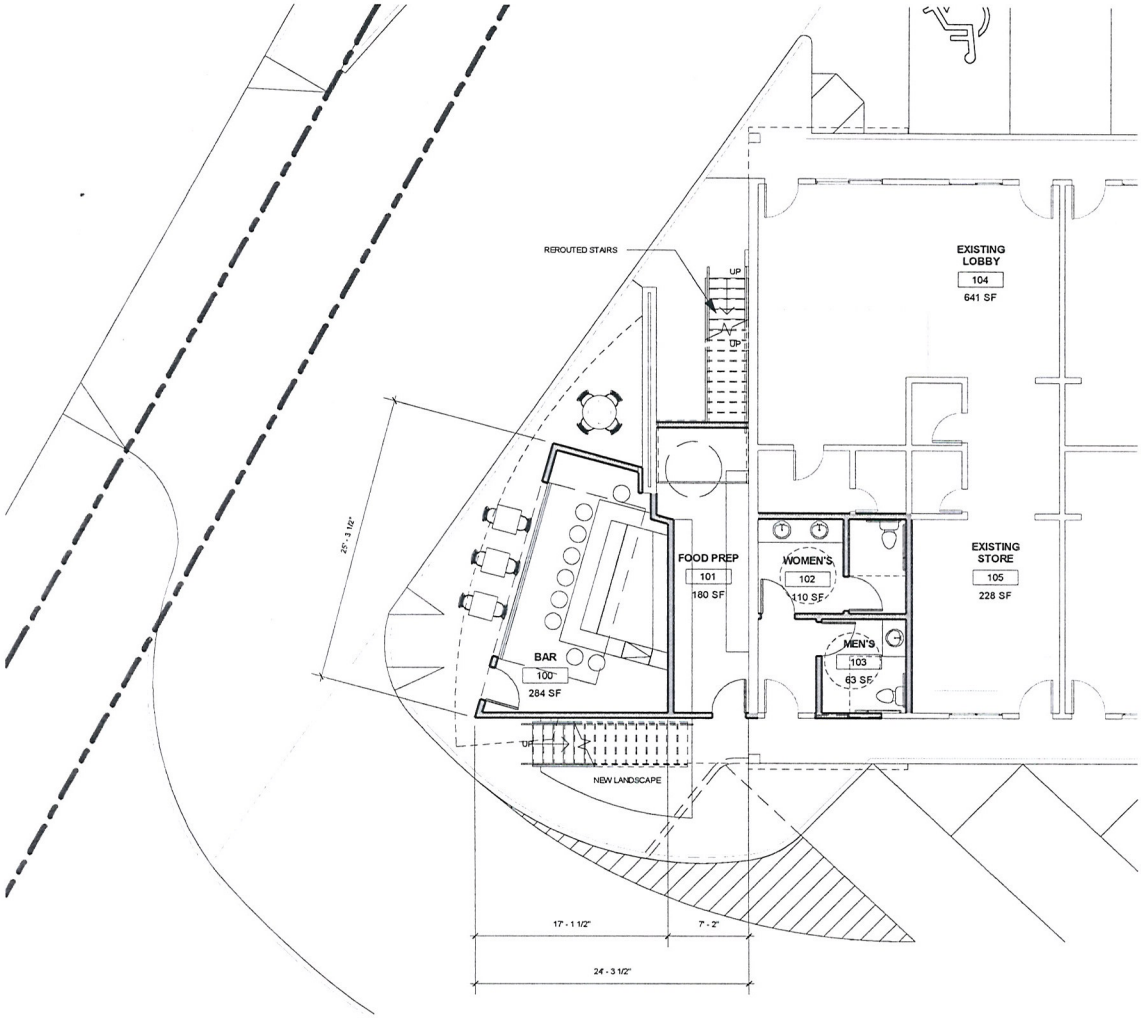
West Elevation

Scale: 3/16" = 1'-0"

designcell ARCHITECTURE
10777 W. TWAIN AVE. STE. 125 T. 702 403-1575
LAS VEGAS, NV 89135 WWW.DESIGN-CELL.COM

RECEIVED
JUN 17 2013

SUP-49910



OCCUPANCY LOAD OF BAR: 19
SEATING CAPACITY: 19 (INCLUDES OUTSIDE DINING)

0' 5' 10' 20' 40'

A2

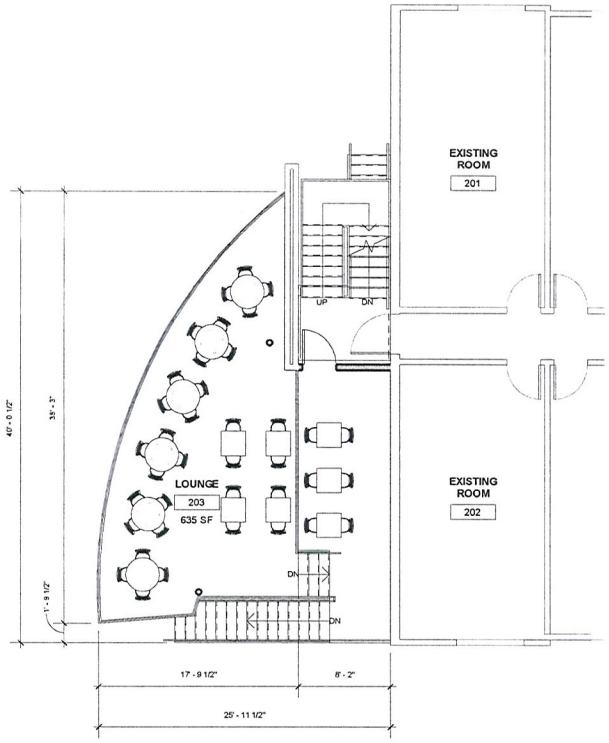
Super 8 Tavern Addition
Project: 13 040 06/07/2013

Level 1 Floor Plan
Scale: 3/32" = 1'-0"

designcell ARCHITECTURE
10777 W. TWAIN AVE. STE. 125 T. 702 403-1575
LAS VEGAS, NV 89135 WWW.DESIGN-CELL.COM

SUP-49910

RECEIVED
JUN 17 2013



OCCUPANCY LOAD OF LOUNGE: 42
SEATING CAPACITY: 38

0' 5' 10' 20' 40'

designcell ARCHITECTURE
10777 W. TWAIN AVE. STE. 125 T. 702 403-1575
LAS VEGAS, NV 89135 WWW.DESIGN-CELL.COM

A3

Super 8 Tavern Addition
Project: 13 040 06/07/2013

Level 2 Floor Plan
Scale: 3/32" = 1'-0"

SUP-49910

RECEIVED
JUN 17 2013



SUP-49910 - APPLICANT: ILAN GORODEZKI - OWNER: 1213 S LAS VEGAS BLVD, LLC
1213 SOUTH LAS VEGAS BOULEVARD

07/08/13



SUP-49910 - APPLICANT: ILAN GORODEZKI - OWNER: 1213 S LAS VEGAS BLVD, LLC
1213 SOUTH LAS VEGAS BOULEVARD

07/08/13

designcell ARCHITECTURE

June 13, 2013

CLV Planning & Development
731 South Fourth Street
Las Vegas, NV 89101
Phone: (702) 229-6301
Fax: (702) 474-7463

Re: Speial use Permit for Limited Tavern Addition to the Super-8 Hotel Building
APN: 162-03-112-028

To whom it may concern:

The proposed project seeking Limited Tavern Use is a two story, +/- 1,200 sf tavern addition to the Super 8 Hotel located at 1213 South Las Vegas Boulevard. The property is located in Downtown Centennial plan area.

The ground floor of the addition will have a +/- 300 sf bar with bar stool seating, an 180 sf food preparation area, and minimal outdoor seating. Two new restrooms will be constructed on the ground floor inside the existing building to facilitate the tavern use. The second level will contain a +/- 650 sf lounge with tables and chairs. The exterior stairway will lead directly to the upper lounge without the need to pass through the bar. Total seating capacity of the tavern is approximately 57 (bar - 9, first level exterior - 10, second level lounge – 38)

The proposed project is located in a C-2 zone. The property to the north is similarly zoned C-2 and has a hotel and a wedding chapel. The property to the south is also zoned C-2 and has a hotel, a restaurant and a lounge. The proposed use will be conducted in a manner that is harmonious and compatible with existing surrounding land uses. The addition will be constructed on the west end of the existing building without affecting existing circulation and traffic patterns or parking areas.

The property is accessed by Las Vegas Boulevard. Because of its location it will primarily cater to pedestrians and to residents of the hotel and neighboring hotel properties, thus adding to the vitality of Las Vegas Boulevard.

Architecturally, the new addition is themed "Brazil". While employing modern architectural elements such as cable railing, curved shape, and steel detailing, the addition is also designed while respecting existing building's southwest motif through the use of visible wood structural members, darkly colored steel, and rough stucco finish. The bar on the first level will be enclosed but the space will have the ability to open dramatically with the use of a wide over-head door. The second level lounge is open to exterior but partially covered by a solid wood ceiling, with structural members extending beyond to provide support for lightly colored, intermittent fabric shades.

RECEIVED
JUN 17 2013
City of Las Vegas
Department of Planning

Sincerely,

Kastytis Cechavicius
Principal

SUP-49910

City of Las Vegas Agenda Item No.: **57.**

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

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

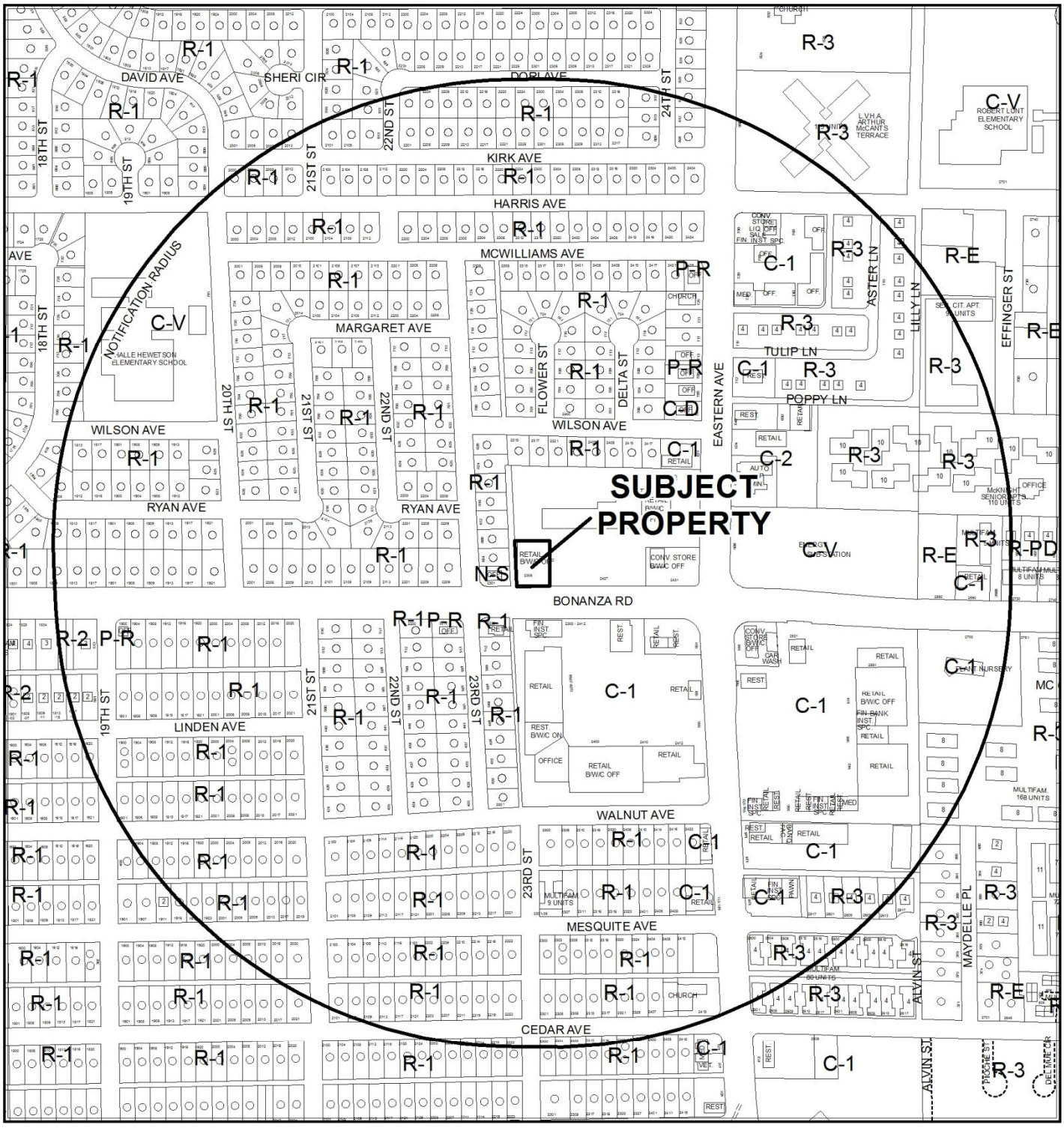
SUBJECT:
SUP-50035 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SMART & FINAL PROPERTIES, LLC - OWNER: STRATA VEGAS, LLC - For possible action on a request for a Special Use Permit FOR A RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 14,400 SQUARE-FOOT GENERAL RETAIL STORE at 2305 East Bonanza Road (APN 139-26-801-002), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-49756]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 09/18/2013
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:

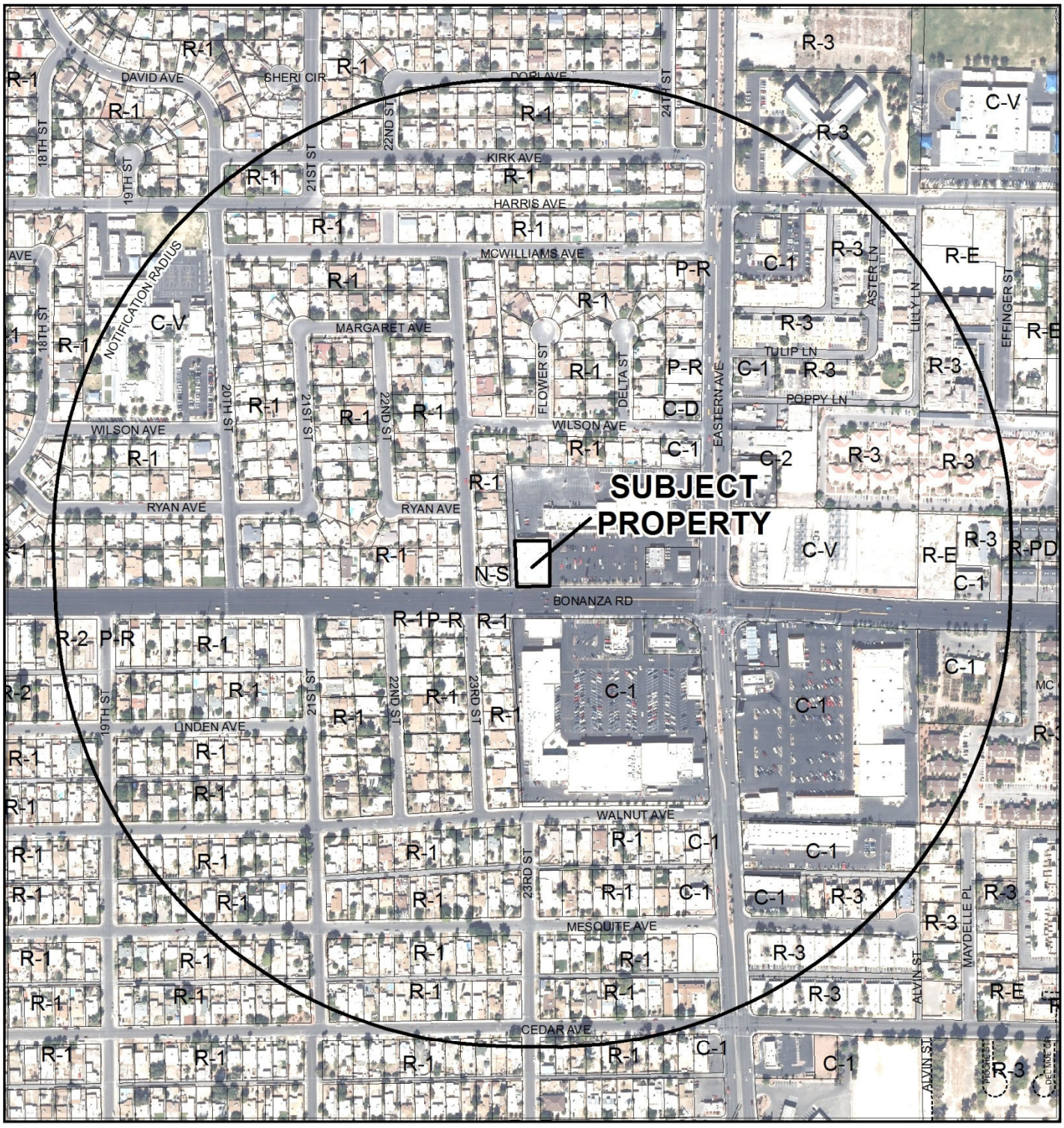
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo
5. Justification Letter



CASE: **SUP-50035 (PRJ-49756)**

RADIUS: 1500 FEET

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



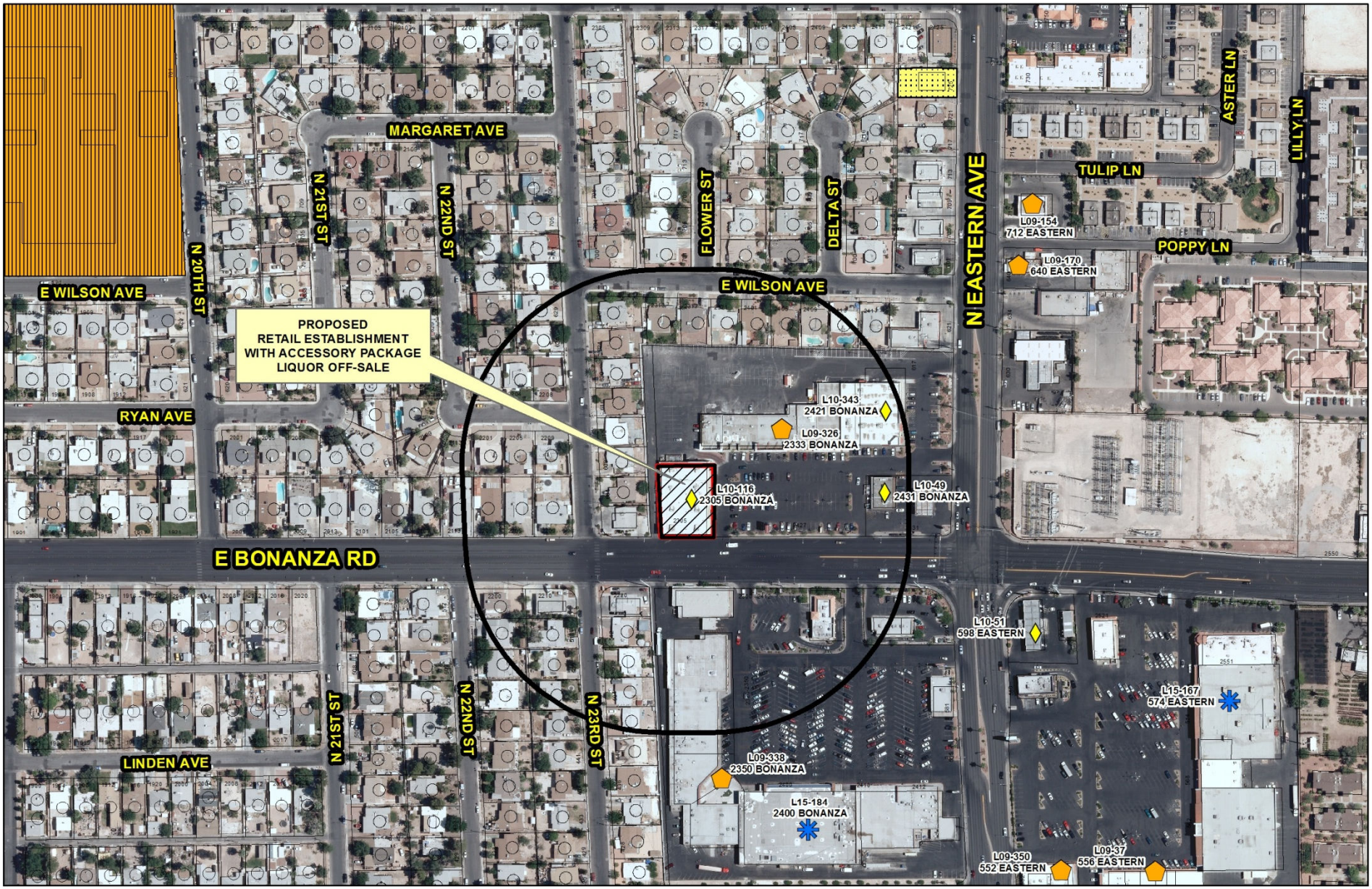
0 400 800 Feet

CASE: **SUP-50035 (PRJ-49756)**

RADIUS: 1500 FEET

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

N



SUP-50035 (PRJ-49756)

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, July 10, 2013

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: SMART & FINAL PROPERTIES, LLC - OWNER: STRATA VEGAS, LLC

**** STAFF RECOMMENDATION ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-50035	Staff recommends APPROVAL, subject to conditions:	N/A

**** CONDITIONS ****

SUP-50035 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Retail Establishment with Accessory Package Liquor Off-Sale use.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

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

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

5. All beer and wine coolers shall remain in the original manufacturer's configuration intended for off-sale resale.

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

MH

Staff Report Page One
August 13, 2013 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This application is a request for a Special Use Permit to add a proposed Retail Establishment with Accessory Package Liquor Off-Sale use to an existing 14,400 square-foot General Retail Use, Other Than Listed use (Grocery Store) locate at 2305 East Bonanza Road. The proposed use will occupy 102 square feet of display area dedicate to the retail sale of alcoholic beverages, which is approximately 1.38% of the allowable 10% retail floor space devoted to the display and merchandising of alcoholic beverages. Staff recommends approval, as the proposed use is harmonious and compatible with the surrounding land uses. If denied, the applicant will not be allowed to add retail package liquor sales to the existing General Retail, Other Than Listed use with Beer/Wine/Cooler Off-Sale use.

ISSUES

- The Retail Establishment with Accessory Package Liquor Off-Sale use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.
- The existing 14,400 square-foot General Retail Use, Other Than Listed use (Grocery Store) is currently entitled with the Beer/Wine/Cooler Off-Sale use.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
04/20/66	The City Council approved a Rezoning (Z-0019-66) to C-1 (Limited Commercial) on this site. The Planning Commission recommended approval.
01/23/86	The Board of Zoning Adjustment approved a Variance (V-0133-85) to allow a recreational vehicle rental agency, where such use is not permitted. Staff recommended denial.
01/09/92	The Planning Commission approved a Plot Plan and Building Elevation Review (Z-0019-66) for a remodel and expansion of the existing shopping center.
10/21/92	The Board of Zoning Adjustment recommended approval of a Special Use Permit (U-0235-92) for B/W/C off-sale in conjunction with a grocery store. No special conditions

Most Recent Change of Ownership	
03/18/13	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
10/09/92	A change of location was approved for business license (#G60-00006) for a grocery store to 2305 East Bonanza Road.
11/24/92	A business license (#L10-00116) was issued for beer/wine/cooler off-sales at 2305 East Bonanza Road. This license is active.

Pre-Application Meeting	
06/05/13	A pre-application conference was held with the applicant's representative to discuss the requirements for the addition of the Retail Establishment with Accessory Package Liquor Off-Sale use located within the existing grocery store entitled with the Beer/Wine/Cooler Off-Sale use.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
06/05/13	The site contains a well maintained Shopping Center that features a General Retail, Other Than Listed use (grocery store) currently entitled with the Beer/Wine/Cooler Off-Sale use. No illegal banners or signs were noted during the field check.

Details of Application Request	
Site Area	
Net Acres	0.36

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
South	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
East	Utility Substation	PF (Public Facilities)	C-V (Civic)
West	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
	Office, Other Than Listed	SC (Service Commercial)	C-V (Civic)

Master Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
No Applicable Special Purpose or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	51,747 SF	1:250 SF					
TOTAL SPACES REQUIRED			207		307		
Regular and Handicap Spaces Required			200	7	299	9	Y

ANALYSIS

The Retail Establishment with Accessory Package Liquor Off-Sale use is defined in Title 19.18 as:

> "A retail establishment:
> 1. Whose license to sell alcoholic beverage authorizes their sale to consumers only and not for resale, in original sealed or corked containers, for consumption off the premises where the same are sold; and
> 2. In which the sale of alcoholic beverages is ancillary to the retail use, and which no more than 10 percent of the retail floor space is regularly devoted to the display or merchandising of alcoholic beverages."

The proposed use meets the definition above, as the applicant intends to add accessory package liquor sales to the existing General Retail, Other Than Listed use (grocery store) and the provided floor plans show 102 square feet of retail and display area for alcoholic beverages.

The Minimum Special Use Permit Requirements for this use include:

1. Except as otherwise provided, no retail establishment with accessory package liquor off-sale (hereinafter "establishment") shall be located within 400 feet of any church, synagogue, school, child care facility licensed for more than 12 children, or City park.

2. Except as otherwise provided in Requirement 3 below, the distances referred to in Requirement 1 shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed establishment which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed establishment. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:

   a. Any leasehold parcel; or

   b. Any parcel which lacks access to a public street or has no area for on-site parking and which has been created so as to avoid the distance limitation described in Requirement 1.

3. In the case of an establishment proposed to be located on a parcel of at least 80 acres in size, the minimum distances referred to in Requirement 1 shall be measured in a straight line:

   a. From the nearest property line of the existing use to the nearest portion of the structure in which the establishment will be located, without regard to intervening obstacles; or

   b. In the case of a proposed establishment which will be located within a shopping center or other multiple-tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the Retail Establishment with Accessory Package Liquor Off-Sale will be located, without regard to intervening obstacles.

4. When considering a Special Use Permit application for an establishment which also requires a waiver of the distance limitation in Requirement 1, the Planning Commission shall take into consideration the distance policy and shall, as part of its recommendation to the City Council, state whether the distance requirement should be waived and the reasons in support of the decision.

5. The minimum distance requirements in Requirement 1 do not apply to:

a. An establishment which has a nonrestricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992 or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992; or

b. A proposed establishment having more than 50,000 square feet of retail floor space.

*6. All businesses which sell alcoholic beverages shall conform to the provision of LVMC Chapter 6.50.

*7. The minimum distance requirements set for in Requirement 1, which are otherwise nonwaiveable

The proposed use complies with all Minimum Special Use Permit Requirements; there are no protected uses within 400 feet of this proposal. The proposed use is complementary to the variety of commercial uses and other existing retail establishments found on site. The retail display area is composed of 62 square feet of self-serve cooler space for Beer/Wine/Cooler beverages and 40 square feet of shelf space dedicated to distilled spirits for a total area of 102 square feet dedicated to the retail display of alcohol sales. This constitutes approximately 1.38% of the allowable 10% of the retail floor space regularly devoted to the display and merchandising of alcoholic beverages.

The proposed use is located within a Shopping Center, which provides cross-access and shared parking throughout the entire commercial center. No additional parking required beyond that which is required for the principal use on the site, as parking requirements were addressed during the Site Development Plan Review for this site.

Staff recommends approval of this request, as the use conforms to the Minimum Special use Permit Requirements and is a compatible use for the proposed location. If denied, the applicant would be allowed to operate a Restaurant without the ability to sell alcoholic beverages.

FINDINGS (SUP-50035)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

The proposed Retail Establishment with Accessory Package Liquor Off-Sale use is compatible with the SC (Service Commercial) General Plan land use designation and is located within an existing commercial center with a substantial concentration of major commercial development. The proposed use can be conducted in a manner that is harmonious and compatible with the surrounding uses

2. The subject site is physically suitable for the type and intensity of land use proposed.

The proposed Retail Establishment with Accessory Package Liquor Off-Sale use will be operated in a grocery store located within a larger Shopping Center. There is no evidence of a physical constraint to the proposed use on the subject site.

3. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.

Access to the site is via access driveways from Bonanza Road and Eastern Avenue, both 100-foot wide Primary Arterials. There is no increase to the required parking from the proposed use and there are no proposed changes to the onsite circulation.

4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.

The proposed Retail Establishment with Accessory Package Liquor Off-Sale will be subject to regular inspections by regulatory agencies for business licensing and will therefore not compromise the public health, safety and welfare, or the overall objectives of the General Plan.

5. The use meets all of the applicable conditions per Title 19.12.

The proposed use complies with the conditions per Title 19.12. The provided floor plans show 102 square feet of alcohol retail display area, which is approximately 1.38% of the allowable 10% floor area.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 45

NOTICES MAILED 552

APPROVALS 0

PROTESTS 0

MH

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-50035

Case Number: PRJ-49756 APN: 139-26-801-002

Name of Property Owner: Strata Vegas, LLC

Name of Applicant: Smart & Final Stores LLC

Name of Representative: Courtney + Le Architects c/o John P. Le

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: Jeffrey Mayhew for Strata Vegas, LLC.

Subscribed and sworn before me

This 17 day of June, 2013

_____
Notary Public in and for said County and State

ANDREA MARIE PACHOLEK
Commission # 1881007
Notary Public - California
Orange County
My Comm. Expires Feb 26, 2014

PRJ-49756
06/24/13

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Orange }

On June 17, 2013 (Date) before me, Andrea Marie Pacholek (Here Insert Name and Title of the Officer),

personally appeared Jeffrey C. Mayhew (Name(s) of Signer(s))

,

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.

Signature Andrea Marie Pacholek (Signature of Notary Public)

ANDREA MARIE PACHOLEK
Commission # 1881007
Notary Public - California
Orange County
My Comm. Expires Feb 26, 2014

Place Notary Seal Above

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.

Description of Attached Document

Title or Type of Document: Statement of Financial Interest

Document Date: 6/17/13 Number of Pages:

Signer(s) Other Than Named Above: Jeffrey C. Mayhew

Capacity(ies) Claimed by Signer(s)

Signer's Name:
- ☐ Individual
- ☐ Corporate Officer — Title(s):
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other:

Signer Is Representing:

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name:
- ☐ Individual
- ☐ Corporate Officer — Title(s):
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other:

Signer Is Representing:

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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PRJ-49756
06/24/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit - Packaged Liquor (Off-Sale)

Project Address (Location) 2305 East Bonanza Road

Project Name Smart & Final #352 **Proposed Use** Existing Market

Assessor's Parcel #(s) 139-26-801-002 **Ward #** 3-Coffin

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

Commercial Square Footage 14,641 **Floor Area Ratio** 93.37%

Gross Acres 0.36 **Lots/Units** 1 **Density**

Additional Information Parcel is part of a larger shopping center

PROPERTY OWNER Strata Vegas, LLC **Contact** Jeff Mayhew

Address 4770 Von Karman Avenue **Phone:** (949) 833-8400 **Fax:** (949) 767-5910

City Newport Beach, CA **State** CA **Zip** 92660

E-mail Address jmayhew@strataproperties.com

APPLICANT Smart & Final Stores LLC **Contact** Tom Apodaca

Address 600 Citadel Drive **Phone:** (323) 869-7895 **Fax:** (323) 869-7856

City Commerce **State** CA **Zip** 90040

E-mail Address tom.apodaca@smartandfinal.com

REPRESENTATIVE Courtney + Le Architects **Contact** John P. Le

Address 801 S. Myrtle Avenue **Phone:** (626) 275-6800 **Fax:** (626) 275-6801

City Monrovia **State** CA **Zip** 91016

E-mail Address john_le@courtney-le-architects.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* Jeffrey Mayhew

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

Print Name Jeffrey Mayhew

Subscribed and sworn before me

This _____ day of _____, 20 _____.

Notary Public in and for said County and State

Notarial Jurat Attached

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-50035
Meeting Date:	08/13/13 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-49756 06/27/13

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

Jurat

State of California

County of ORANGE

Subscribed and sworn to (or affirmed) before me on this 27TH day of JUNE,

20 13 by JEFF MAYHEW,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Judi Lowenthal
Signature

(Notary seal)

JUDI LOWENTHAL
COMM. # 1919325
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. JAN. 25, 2015

OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

APPLICATION/ PETITION FORM
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 1 Document Date —

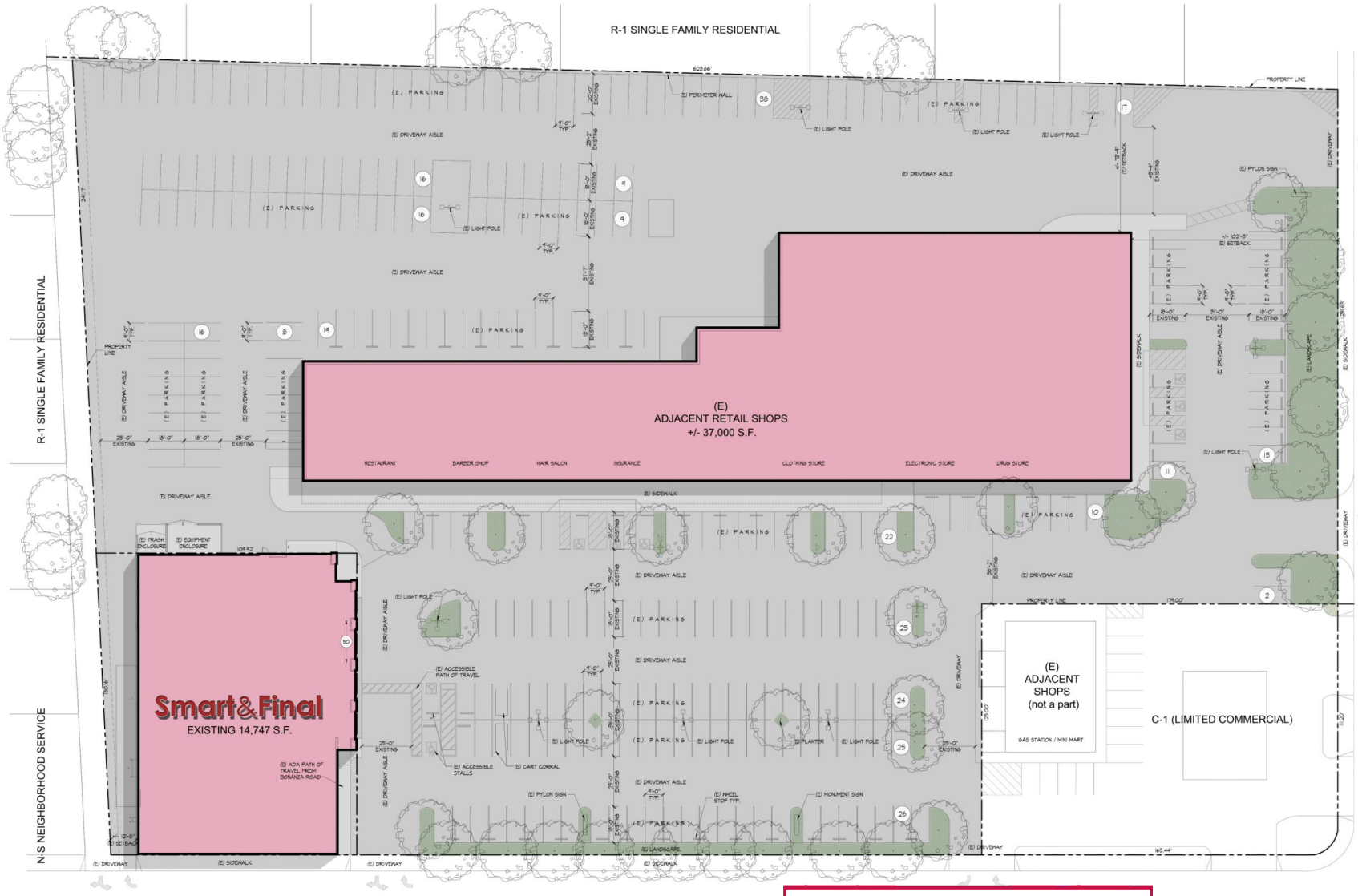
(Additional information)

INSTRUCTIONS FOR COMPLETING THIS FORM

The wording of all Jurats completed in California after January 1, 2008 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one which does contain proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- 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 jurat form.
  - ❖ Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document

PRJ-49756
06/27/13



1 SITE PLAN
1" = 20'-0"

Graphic Scale
10 0 5 10 20
(IN FEET)
1 Inch = 20 Feet

PRJ-49756
07/01/13

PROJECT DATA

ASSESSOR PARCEL NUMBER: 194-26-801-001 & 194-26-801-002

ZONING: C1 (LIMITED COMMERCIAL)

PARKING:
PARKING REQUIRED
1 STALL PER 250 S.F. OF FLOOR AREA
SMART & FINAL 14,747 S.F. = 59 STALLS
SHOP BUILDING 37,000 S.F. = 148 STALLS
TOTAL REQUIRED = 207 STALLS

PARKING PROVIDED
308 STALLS > 207 STALLS, COMPLIES

ACCESSIBLE PARKING REQUIRED 4.1.2 (5)
301-400 STALL - 8 ADA ACCESSIBLE STALLS
(1) EVERY (8) ACCESSIBLE STALL SHALL BE VAN ACCESSIBLE ADA STANDARD ACCESSIBLE DESIGN TABLE 4.1.2 (5)(a)

ACCESSIBLE PARKING PROVIDED
ACCESSIBLE STALL + 7 STALLS
VAN ACCESSIBLE STALL + 1 STALL
TOTAL ACCESSIBLE STALLS + 8 STALLS (COMPLIES)

VICINITY MAP



SUP-50035

REVISIONS:
DATE: BY:
DATE: BY:
DATE: BY:
DATE: BY:
DATE: BY:

OWNER:
Smart&Final
COMMERCE
600 CITADEL DRIVE
COMMERCE, CA 90040
TEL: (323) 869-7895
FAX: (323) 869-7856

PROJECT:
Smart & Final #352
LAS VEGAS
"PRE-PACKED WAREHOUSE FOOD STORE"

LOCATION:
2305 E. BONANZA RD.
LAS VEGAS, NV 89101

CONSULTANT:

SHEET TITLE:
ILLUSTRATED SITE PLAN

PROJECT ARCHITECT: MB
PROJECT MANAGER: JL
DRAWN BY: SC
CHECKED BY: JL
DRAWING SCALE: AS SHOWN

CLT ARCHITECT

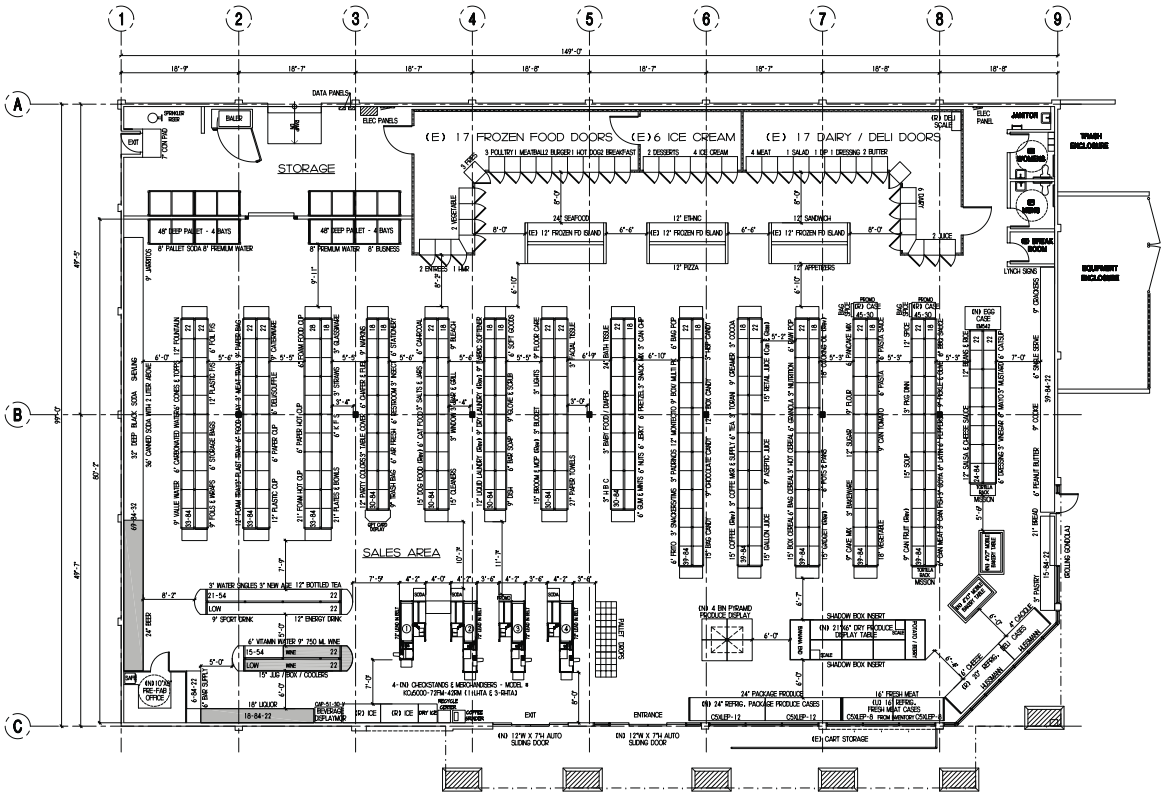
801 South Myrtle Avenue
Monrovia, California 91016
(626) 275-6600 (626) 275-6601 FAX
mail @ courtney-lo-architects.com

PROJECT NO.: 13053.02
OWNER/AGENCY: 06-21-13
BID ISSUE:
CONSTRUCTION ISSUE:

SP001

Smart & Final

#352 LAS VEGAS, NV



1 FIXTURE / FLOOR PLAN
1/8" = 1'-0"

GROCERY	CORE	
FROZEN	CORE	
DELI	CORE	
PRODUCE	CORE–24" PKG	
FRESH MEAT	CORE–16" M/D	
BEER	EXTRA – 30" WARM	
WINE	LIMITED – 27" – 54"	
GROSS BLDG	14,641 S.F.	
SALES AREA	12,241 S.F.	
STORAGE AREA	770 S.F.	
COOLER / FREEZER	1,220 S.F.	
MISC AREA	410 S.F.	
GONDOLA	1,095 L.F.	1,175 L.F.
LIQUOR / WINE	66 L.F.	93 L.F.
PALLETS INLINE (8)	32 L.F.	32 L.F.
TOTAL	1,193 L.F.	1,300 L.F.
PROMO PALLETS	3	10
FROZEN FOOD		
(WALK–IN BOXES & CASES = DR COUNT)		
FROZEN WALK–IN BOX	23	39
COFFINS	10	
REACH–IN DOOR CASES	0	
TOTAL	33	39
PROMO FROZEN FOOD	0	2
PRODUCE		
PRODUCE WET RACK M/D	0 L.F.	
PRODUCE PACKAGE M/D	24 L.F.	20 L.F.
TOTAL L.F.	24 L.F.	
PRODUCE DRY TABLES		
16"X6' (0)	0 L.F.	
21"X6' (1)	21 L.F.	21 L.F.
TOTAL L.F.	21 L.F.	
FRESH MEAT		
FRESH MEAT M/D	16 L.F.	12 L.F.
FRESH MEAT ISLAND	0 L.F.	
TOTAL L.F.	16 L.F.	
DAIRY		
(WALK–IN BOXES = DR COUNT)	6	6
DELI		
(WALK–IN BOXES = DR COUNT)	11	
DELI M/D (20 L.F.)	5	20
TOTAL DAIRY/DELI DRS	22	26
EGG CASE	6 L.F.	4 L.F.
CHEESE ISLAND	0 L.F.	0 L.F.
DELI PROMO	8 L.F.	0 L.F.
REFRIGERATED BEER/WINE	0 L.F.	40 L.F.

BUILDING CODES:
CITY OF LAS VEGAS MUNICIPAL CODE, ADOPTING THE FOLLOWING:
2009 INTERNATIONAL BUILDING CODE (IBC)
2009 UNIFORM MECHANICAL CODE (UMC)
2008 NATIONAL ELECTRICAL CODE (NEC)
2009 UNIFORM PLUMBING CODE (UPC)
2009 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2010 SOUTHERN NEVADA FIRE CODE
1997 UNIFORM ADMINISTRATIVE CODE
AMERICANS WITH DISABILITIES ACT
AND ALL CURRENT LAS VEGAS BUILDING AND SAFETY AMENDMENTS TO THE ABOVE.

BUILDING DATA:

OCCUPANCY GROUP	M (EXISTING)	
CONSTRUCTION TYPE	V– B (EXISTING)	
SPRINKLERED	FULLY–SPRINKLERED (EXISTING)	
NUMBER OF STORIES	1 STORY (EXISTING)	
FLOOR AREA		
GROUND FLOOR	14,747 S.F.	
TOTAL FLOOR AREA	14,747 S.F.	

OCCUPANT LOAD (TABLE 1004.1):

USE	ALLOWANCE/OCCUPANT	AREA	
OCCUPANTS			
MERCANTILE	30 SF/OCC	12,675 SF	422.5 OCC
STORAGE	300 SF/OCC	1,990 SF	6.63 OCC
BUSINESS	100 SF/OCC	83 SF	.83 OCC
LOCKERS	50 SF/OCC	42 SF	.86 OCC
		TOTAL	430.82 OCC

EXITING:
EXIT WIDTH = 431 OCC x 0.2 = 86 INCHES
NUMBER OF EXITS = 3 REQUIRED PER TABLE 1015.1
PROVIDED: (2) 12'–0" = 24'–0"
(2) 3'–0" = 6'–0"
(4) EXITS = 30'–0" > 7'–2", COMPLIES

DISTANCE BETWEEN EXITS
DIAGONAL DISTANCE = 179'–0"
½ DIAGONAL DISTANCE = 179'–0"/ 3 = 59'–4"
1. FROM EXIT # 1 TO (E) EXIT # 3 = 170'–0" > 59'–4", COMPLIES
2. FROM EXIT # 3 TO (E) EXIT # 4 = 203'–8" > 59'–4", COMPLIES

TRAVEL DISTANCE
GROUP M = 250 FT.
1. (E) STORAGE TO EXIT # 1 = 135'–3" < 250'–0", COMPLIES
2. (E) SALES TO EXIT # 4 = 162'–9" < 250'–0", COMPLIES

CHECKSTANDS (TABLE 11B–3)
REQUIRED, 5–8 CHECKSTANDS, PROVIDE 2 ACCESSIBLE CHECKSTAND
PROVIDED, 2 ACCESSIBLE CHECKSTANDS = 2 REQUIRED, COMPLIES
CHECKSTANDS # 3 & 4

SUP-50035

FP001

LEE RAMIREZ — REGISTERED ARCHITECT — No. 9866 — Exp. 12/31/2013 — STATE OF NEVADA

REVISIONS:
DATE: BY:
DATE: BY:
DATE: BY:
DATE: BY:
DATE: BY:

OWNER:
Smart & Final
COMMERCE
600 CITADEL DRIVE
COMMERCE, CA 90040
TEL: (323) 889-7500
FAX: (323) 889-7505

PROJECT:
Smart & Final #352
LAS VEGAS
"THE PACKED WAREHOUSE FOOD STORE"

LOCATION:
2305 E. BONANZA RD.
LAS VEGAS, NV 89101

CONSULTANT:

SHEET TITLE:
FIXTURE / FLOOR PLAN

PROJECT ARCHITECT: MB
PROJECT MANAGER: JL
DRAWN BY:
CHECKED BY: JL
DRAWING SCALE: AS SHOWN

CLT ARCHITECT
201 South Myrtle Avenue
Monrovia, California 91016
(626) 256-0000 (626) 256-0001 FAX

PROJECT NO: 13059.02
OWNER APPROVED: 06/21/2013
BID ISSUE:
CONSTRUCTION ISSUE:



SUP-50035 - APPLICANT: SMART & FINAL PROPERTIES, LLC - OWNER: STRATA VEGAS, LLC
2305 EAST BONANZA ROAD

07/08/13

Smart & Final #352 located at 2305 E. Bonanza Road, Las Vegas NV

Request:

Special Use Permit to allow the sale and dispensing full line of package liquor for off-premises consumption

Background:

Smart & Final is a smaller faster warehouse store where businesses and households find great savings on quality foods and supplies. The store offers an assortment of merchandise that are offered at low warehouse prices. Smart & Final Extra! includes a greatly expanded selection of products in key categories like produce, fresh meat, frozen foods, dairy, deli and grocery basics. There are also sections for baby food and diapers and health and beauty care, packaged foods, non-alcoholic and alcoholic beverages, and dry goods. The stores also continue to carry a large selection of "Club Pack" sized products for stocking-up and a broad assortment of foodservice, janitorial and other supplies for businesses and organizations.

Project Description:

The subject site is within the existing Vegas Plaza shopping complex located on the Northwest corner of E. Bonanza Road and N. Eastern Avenue. Smart & Final is currently licensed to sell package beer and wine products. The application for a Special Use Permit is to change the existing packaged beer and wine to a full line package liquor for off-premises consumption.

Hours of operation:
Monday to Saturday 7:00 AM to 9:00 PM
Sunday 7:00 AM to 8:00 PM

Justification:

The area allotted for the alcoholic beverages will consist of 2.28% of the total merchandise offered by the store, these beverages will only be available to the public over the legal age limit.

Distilled spirits will be in a locked cabinet that is only accessible by trained employees.

Security system will be in placed to monitor the store during and after business hours.

The sale of alcoholic beverage is an incidental part of the store operation and is not the primary business of Smart & Final

Smart & Final Stores LLC, Applicant

PRJ-49756
06/24/13

SUP-50035

City of Las Vegas Agenda Item No.: **58.**

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

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

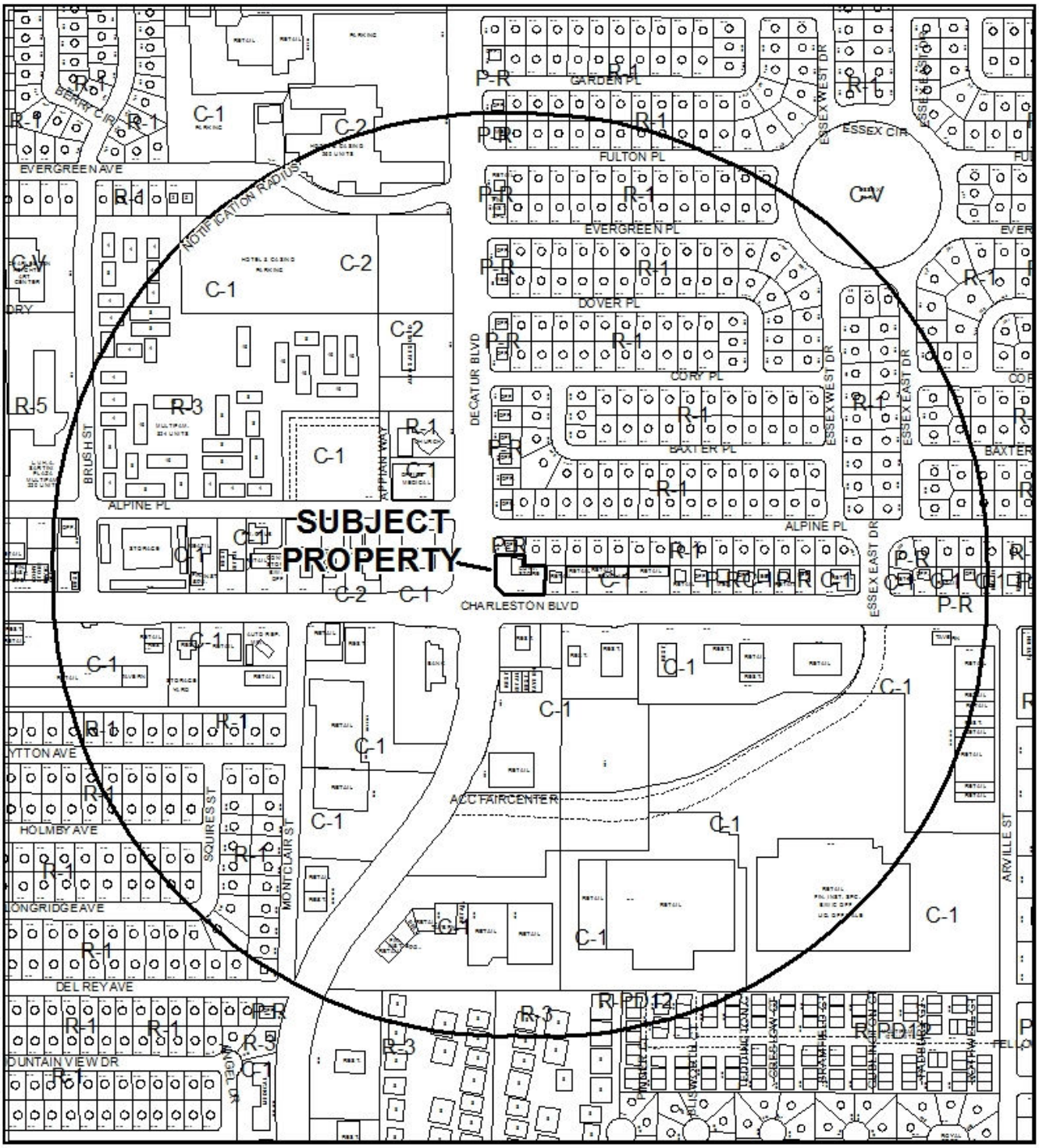
SUBJECT:
SUP-50068 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LAMCKE INVESTMENTS, INC. - OWNER: HOT SPOT NEVADA PROPERTY, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN AN EXISTING 1,716 SQUARE-FOOT CONVENIENCE STORE WITH A WAIVER TO ALLOW A 362-FOOT DISTANCE SEPARATION FROM A HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED at 4708 West Charleston Boulevard (APN-139-31-410-126) C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 09/18/2013
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



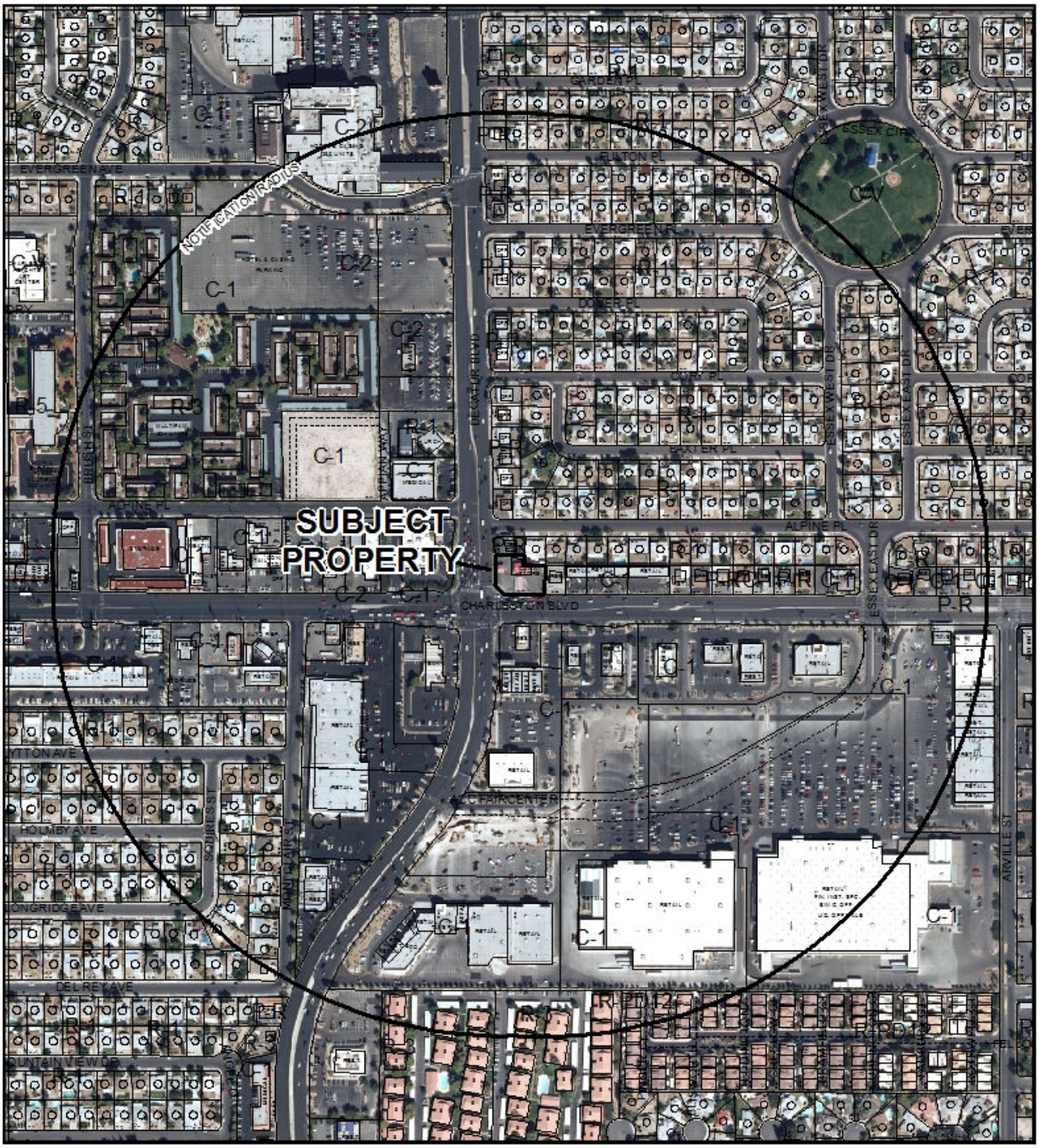
0 200 400
Feet

CASE: **SUP-50068**

RADIUS: 1500 FEET

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

N



0 200 400
Feet

CASE: **SUP-50068**

RADIUS: 1500 FEET

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

N



SUP-50068

Beer/Wine/Cooler 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, July 10, 2013

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: LAMCKE INVESTMENTS, INC. - OWNER: HOT SPOT NEVADA PROPERTY, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-50068	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

SUP-50068 CONDITIONS

Planning

1. Except as amended herein, conformance to all Minimum Requirements under LVMC Title 19.12 for a Beer/Wine/Cooler Off-Sale Establishment use.

2. All signage shall be permitted and meet minimum code requirements within 30 days of final approval.

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. A Waiver from Title 19.12 is hereby approved, to allow a distance separation of 362 feet from a House of Worship where 400 feet is required.

5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

Conditions Page Two
August 13, 2013 - Planning Commission Meeting

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

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

9. All beer and wine coolers shall remain in the original manufacturer's configuration intended for off-sale resale.

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a Beer/Wine/Cooler Off-Sale Establishment use within an existing 1,716 square-foot Convenience Store at 4708 West Charleston Boulevard. The proposed use requires a waiver of the distance separation requirement from an existing House of Worship. Staff supports the proposed waiver, as the protected use is separated by a 100-foot right-of-way. The Beer/Wine-Cooler Off-Sale Establishment use can be conducted in a manner that is harmonious and compatible with the surrounding uses; therefore, staff recommends approval. If the application is denied, the sale of beer, wine and wine coolers would not be allowed at this location.

ISSUES

- A Beer/Wine/Cooler Off-Sale Establishment is a permitted use in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.
- A Waiver of the distance separation requirement for this use is needed to allow a 362-foot separation from a House of Worship where 400 feet is required.
- Non-permitted temporary signs exist on the site. A complaint was filed with Code Enforcement on 07/18/13.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
12/21/66	The Board of Commissioners approved a request for a Rezoning (Z-0067-66) from P-R (Professional Office and Parking) to C-1 (Limited Commercial) on the subject property. The Planning Commission recommended denial of the request.
02/23/69	The Board of Zoning Adjustment approved a request for a Special Use Permit and Plot Plan Review (U-0002-67) for a Service Station.

Most Recent Change of Ownership	
03/27/12	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
1969	The building was constructed.
02/20/01	A building permit (#01002887) was issued from a tenant improvement at 4708 West Charleston Boulevard. The permit was finalized on 08/31/01.
03/01/01	A building permit (#01003256) was issued for a tenant improvement at 4708 West Charleston Boulevard. The permit was not finalized.
05/10/01	A building permit (#01010167) was for a tenant improvement to enclose the patio area at 4708 West Charleston Boulevard. The permit was finalized on 08/13/01.
03/24/04	A business license (C15-00279) was issued for a Convenience Store. The license was marked out of business on 01/20/11.
03/25/04	A business license (C05-02123) was issued for a Tobacco Dealer. The license was marked out of business on 01/20/11.
03/25/04	A business license (L10-00222) was issued for Beer/Wine/Cooler Off-Sale. The license was marked out of business on 06/12/12.
04/30/12	A building permit (#209871) was issued for fuel equipment replacement at 4708 West Charleston Boulevard. The permit was finalized on 10/08/12.
06/28/12	A building permit (#214609) was issued for interior demolition at 4708 West Charleston Boulevard. The permit was not finalized.
09/05/12	A building permit (#219097) was issued for a tenant improvement at 4708 West Charleston Boulevard. The permit was finalized on 10/02/12.
05/09/13	An application for a business license (L10-95423) was submitted for Beer/Wine/Cooler Off-Sale. The business license has not been issued.
07/03/13	A business license (C15-00416) was issued for a Convenience Store. The business license is still active.
07/02/13	A business license (C05-02845) was issued for a Tobacco Dealer. The business license is still active.

Pre-Application Meeting	
06/25/13	A pre-application meeting was held with the applicant's representative to discuss the submittal requirements for a Special Use Permit for a Beer/Wine/Cooler Off-Sale Establishment.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
07/08/13	A field check was conducted of the subject property, which revealed non-permitted signage on site. A complaint was filed with Code Enforcement on 07/18/13.

Details of Application Request	
Site Area	
Net Acres	0.45

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	General Retail Store, Other Than Listed	SC (Service Commercial)	C-1 (Limited Commercial)
North	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
	Office, other Than Listed	O (Office)	P-R (Professional Office and Parking)
South	Vacant	SC (Service Commercial)	C-1 (Limited Commercial)
	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
East	General Retail Store, Other Than Listed	SC (Service Commercial)	C-1 (Limited Commercial)
West	General Retail Store, Other Than Listed	SC (Service Commercial)	C-1 (Limited Commercial)

Master Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (175 Feet)	Y
Meadows Walkable Community Plan (Meadows)	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
General Retail Store, Other Than Listed	1,716 SF	1:175 SF	10				
TOTAL SPACES REQUIRED			8*		8		Y
Regular and Handicap Spaces Required			7	1	7	1	Y

*Pursuant to Title 19.18.030 (D), the site is parking impaired. The eight spaces provided is the minimum requirement.

Waivers		
Requirement	***Request***	***Staff Recommendation***
The Beer/Wine/Cooler use requires a distance separation of 400 feet from a house of worship.	To allow a 362-foot distance separation from a House of Worship where 400 feet is the minimum required.	Staff recommends approval of this distance separation Waiver, as the protected use is separated by a 100-foot right-of-way.

ANALYSIS

The Beer/Wine/Cooler Off-Sale use is defined as "An establishment whose license to sell alcoholic beverages is limited to the sale of beer, wine and coolers to consumers only and not for resale, in original sealed or corked containers, for consumption off the premises where the same are sold, and is operated in connection with a grocery store, drug store, convenience store or specialty merchandise store." The proposed use meets the definition, as the applicant intends to sell beer, wine and wine coolers within an existing convenience store.

The Minimum Special Use Permit Requirements for this use include:

1. Except as otherwise provided, no beer/wine/cooler on-sale establishment (hereinafter establishment") shall be located within 400 feet of any church, synagogue, school, child care facility licensed for more than 12 children, or City park.

   The proposed use does not meet this requirement, as there is a House of Worship located 362 feet from the subject property. A waiver of the minimum distance separation accompanies this application.

2. Except as otherwise provided in Requirement 3 below, the distances referred to in Requirement 1 shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed establishment which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed establishment. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:
    a. Any leasehold parcel; or
    b. Any parcel which lacks access to a public street or has no area for on-site parking and which has been created so as to avoid the distance limitation described in Requirement 1.

    The proposed use does not meet the distance separation requirement from a House of Worship; however, a waiver of the minimum distance separation has been applied for, as the two uses are separated by a 100-foot right-of-way.

3. In the case of an establishment proposed to be located on a parcel of at least 80 acres in size, the minimum distances referred to in Requirement 1 shall be measured in a straight line:
    a. From the nearest property line of the existing use to the nearest portion of the structure in which the establishment will be located, without regard to intervening obstacles; or
    b. In the case of a proposed establishment which will be located within a shopping center or other multiple tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the establishment will be located, without regard to intervening obstacles.

    This requirement does not apply to the proposed use, as the existing convenience store is located on a parcel that is less than 80 acres in size.

4. When considering a Special Use Permit application for an establishment which also requires a waiver of the distance limitation in Requirement 1, the Planning Commission shall take into consideration the distance policy and shall, as part of its recommendation to the City Council, state whether the distance requirement should be waived and the reasons in support of the decision.

    A waiver of the minimum distance separation is necessary from a House of Worship. Staff supports this request, as there is a 100-foot right-of-way that separates the religious facility and proposed use.

5. The minimum distance requirements in Requirement 1 do not apply to:
    a. An establishment which has a nonrestricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992 or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992; or
    b. A proposed establishment having more than 50,000 square feet of retail floor space.

    The above requirement does not apply to this application.

6. All businesses which sell alcoholic beverages shall conform to the provisions of LVMC Chapter 6.50 [Non-Waivable].

    The proposed use meets this requirement, as beer, wine, and wine coolers will be sold for off-premises consumption only. Also, conformance to LVMC Chapter 6.50 is a standard condition of approval that cannot be waived.

The proposed Beer/Wine/Cooler Establishment use will be located within an existing convenience store. The site is parking impaired as defined by Title 19.18.030; however, the proposed use does not require additional parking beyond the principal use. A waiver of the minimum distance separation is needed to allow the use to be 362 feet from a House of Worship where 400 feet is required. Staff supports the requested waiver, as there is a 100-foot right-of-way (Decatur Boulevard) between the protected use and proposed use. The street size adequately mitigates any conflicts between the two uses.

With approval of a Special Use Permit the proposed use is appropriate in the C-1 (Limited Commercial) zoning district. The Beer/Wine/Cooler Off-Sale Establishment use can be conducted in a manner that is compatible and harmonious with the existing neighborhood; therefore, staff recommends approval of this use permit.

FINDINGS (SUP-50068)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

    The proposed location for the Beer/Wine/Cooler Off-Sale Establishment is compatible with the existing surrounding land uses, as the proposed use is separated from the protected religious use by a 100-foot right-of-way (Decatur Boulevard).

2. The subject site is physically suitable for the type and intensity of land use proposed.

The proposed use will operate within an existing Convenience Store. The site is parking impaired; however, the proposed use will not intensify the physical demands of the existing site.

3. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.

Site access is from Charleston Boulevard and Decatur Boulevard. Both are 100-foot wide Primary Arterials that have adequate capacity to facilitate the proposed use.

4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.

The proposed Beer/Wine/Cooler Off-Sale Establishment will be subject to regular inspections by regulatory agencies for business licensing and will therefore not compromise the public health, safety and welfare, or the overall objectives of the General Plan.

5. The use meets all of the applicable conditions per Title 19.12.

The proposed use does not meet all of conditions per Title 19.12. Specifically, the applicant is requesting a waiver to allow a 362-foot distance separation from the nearest religious facility where a 400-foot separation is required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 26

NOTICES MAILED 391

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-50068** APN: 139-31-410-126

Name of Property Owner: HOT SPOT NEVADA PROPERTY LLC

Name of Applicant: UM LANCER INVESTMENTS INC

Name of Representative: NV GAMING APPLICATION CONSULTANTS

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: Brad Hall

Print Name: Brad Hall for Brad Hall

Subscribed and sworn before me

This 25th day of June, 2013

Notary Public in and for said County and State

SHAWN D. BOYLE NOTARY PUBLIC STATE OF IDAHO

RECEIVED

JUN 26 2013

City of Las Vegas
Dept. of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: OFF SALE - BEER & WINE

Project Address (Location) 4708 W. CHARLESTON BLVD LAS-VEGAS NV 89102 CONVENIENCE STORE

Project Name 24/SEVEN GAS MART **Proposed Use** WITH BEER & WINE

Assessor's Parcel #(s) 139-31-410-126 **Ward #** _____

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

Commercial Square Footage _____ **Floor Area Ratio** 1,694-58 FT

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

Additional Information _____

PROPERTY OWNER HOT-SPOT NEVADA PROPERTIES LLC **Contact** _____

Address 2840 SUNNYBROOK LANE **Phone:** _____ **Fax:** _____

City IDAHO FALLS **State** ID **Zip** 83404

E-mail Address _____

APPLICANT LAMCKE INVESTMENTS INC **Contact** VERNON LAMCKE 716-204-5572

Address 4708 W. CHARLESTON BLVD **Phone:** _____ **Fax:** _____

City LAS-VEGAS **State** NV **Zip** 89102

E-mail Address _____

REPRESENTATIVE NEV. GAMING APP. CONS **Contact** DAVE EDER 1-888-711-1225

Address 777 E. QUARTZ AVE **Phone:** 945-0701 **Fax:** _____

City SANDY VALLEY NV **State** NV **Zip** 89019

E-mail Address NGMCSV@GMAIL.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* by Logan Hall for Brad Hall

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

Print Name Logan Hall for Brad Hall

Subscribed and sworn before me

this 25th day of June, 20 13.

SHAWN D. BOYLE NOTARY PUBLIC STATE OF IDAHO

Notary Public in and for said County and State

Revised 10/27/08

RECEIVED

JUN 26 2013

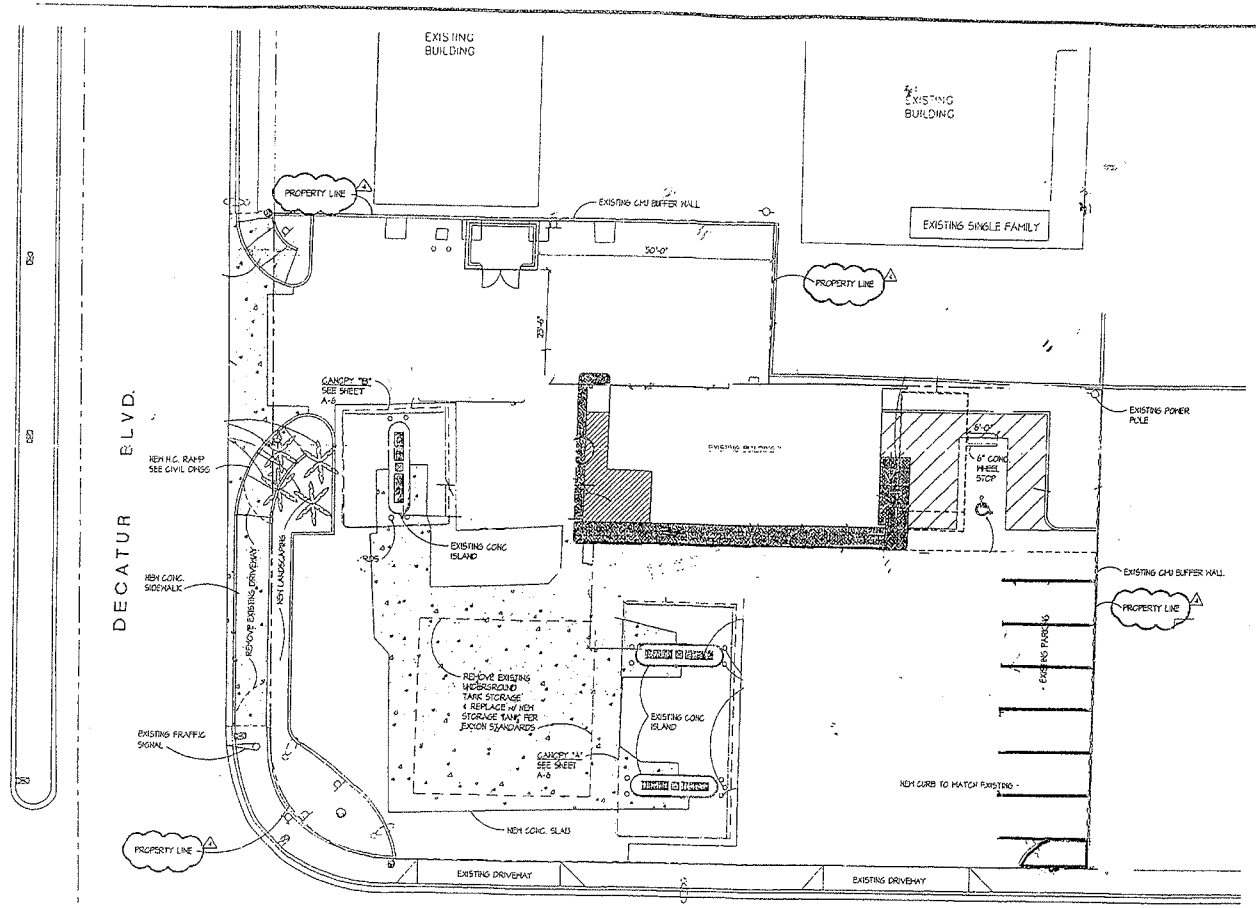
City of Las Vegas
Dept. of Planning

FOR DEPARTMENT USE ONLY

Case #	SUP-50068
Meeting Date:	08/13/13
Total Fee:	$1280.00
Date Received:*	06/26/13
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



Existing Site Plan
Charleston and Decatur

SITE SUMMARY
BLDG AREA = 1850 SF
PARKING 1850/250=7.4 SPACES, 1 H.C.
REQUIRED PARKING 8 (1 H.C.)
PROPOSED PARKING 8 (1 H.C.)
NEW CONSTRUCTION

CLV

Nadel Architects Inc.
Sustainable Planning Architecture
7180 S. Industrial Rd.
Suite 600
Las Vegas
Nevada 89118
702-896-2000

REVISIONS
1 REV. 12/7/00
2 REV. 3/19/01
3 REV. 5-7-1
4 BLDG COM 5-25-1

TENANT IMPROVEMENT FOR:
EXXON
NEC OF CHARLESTON + DECATUR
Las Vegas, Nevada XX

EXISTING SITE PLAN

DRAWING TITLE
DATE 6/3/00
JOB NO. 89 043 00
SHEET A-1

COPY

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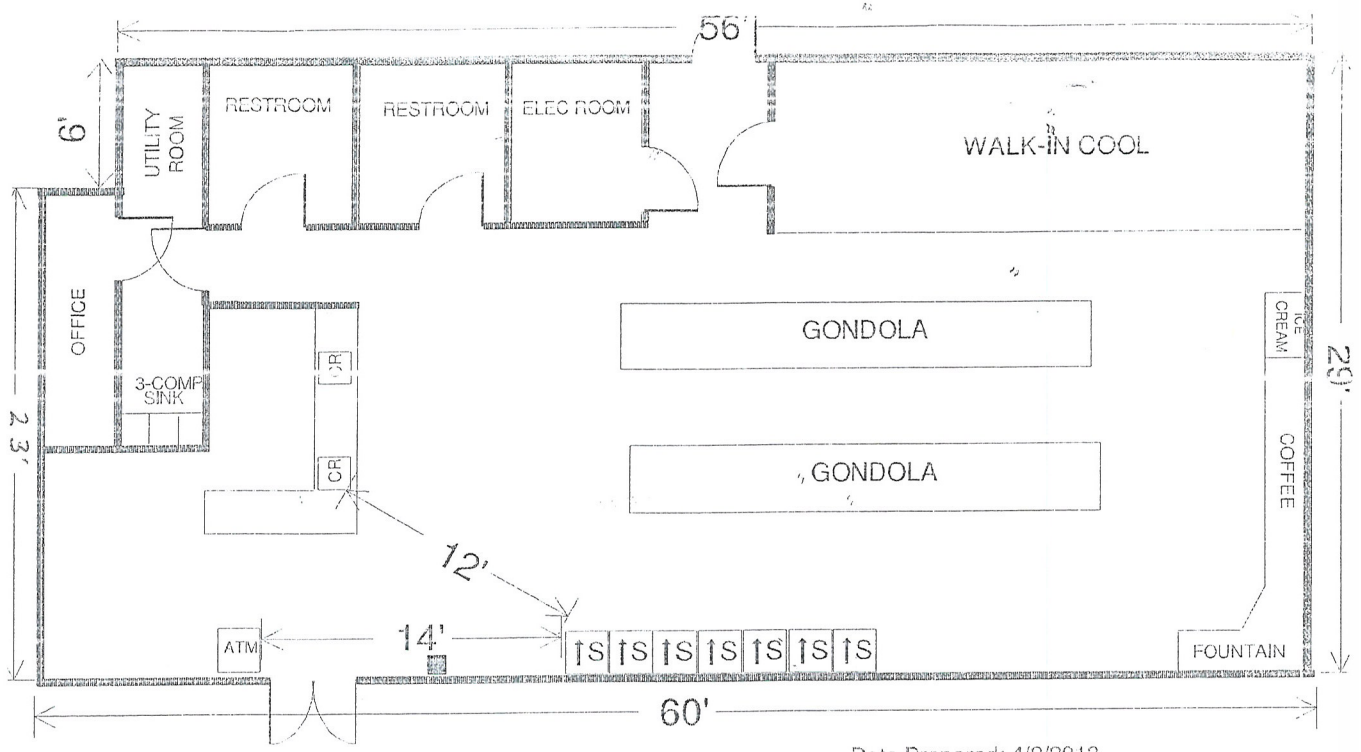
JUN 26 2013
City of Las Vegas
Dept. of Planning

SUP-50068



24/Seven Gas Mart
4708 W. Charleston Blvd.
Las Vegas, NV 89102

Date Prepared: 4/2/2013
Total Sq. Feet: 1,694

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City of Las Vegas
Dept. of Planning

SUP-50068

Land Escaping
24 / Seven Gas Mart







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Land Escaping
24 / Seven Gas Mart





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SUP-50068

Elevations
24 / Seven Gas Mart





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SUP-50068

Elevations
24 / Seven Gas Mart





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JUN 26 2013

City of Las Vegas
Dept. of Planning

SUP-50068



SUP-50068 - APPLICANT: LAMCKE INVESTMENTS, INC. - OWNER: HOT SPOT NEVADA PROPERTY, LLC
4708 WEST CHARLESTON BOULEVARD

07/08/13



SUP-50068 - APPLICANT: LAMCKE INVESTMENTS, INC. - OWNER: HOT SPOT NEVADA PROPERTY, LLC
4708 WEST CHARLESTON BOULEVARD

07/08/13

Justification Letter
24 / Seven Gas Mart

The 24 Seven Gas Mart located at 4708 W. Charleston Blvd, Las Vegas NV. Has been a non conforming convenience for store for many many years selling a variety of house hold products, food products beer & wine and Spirit base products and Gasoline. When the economy took a down turn the store closed for a period of time and the nonconforming status was lost prior to a change in ownership.

Since the reopening of the store the current management has found that a lot people come in the store for the low gasoline prices, while they visit the store they pick up items from the shelves, then ask where is the beer, When the employees answer we do not have any beer at this time. The customers put down the items and leave without even buying gas.

There is enough of this happening that it is hurting the sales of the store and is causing a hardship. for the management.

The 24 Seven Gas Mart is on a prime location on the corner of Charleston and Decatur. There is a Church with in 400 of feet of this location, however it is divided by Decatur Blvd. which is a 100 foot right of way. Therefore we would like to request a waiver of the 400 foot distance to the church as per the City Ordnance allowing such.

Allowing the 24 Seven Gas Mart to have off sale Beer & Wine will allow the store to be able to fairly compete with other convenience stores in the area, and ensure its survival.

RECEIVED
JUN 26 2013
City of Las Vegas
Dept. of Planning

SUP-50068

City of Las Vegas Agenda Item No.: **59.**

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

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

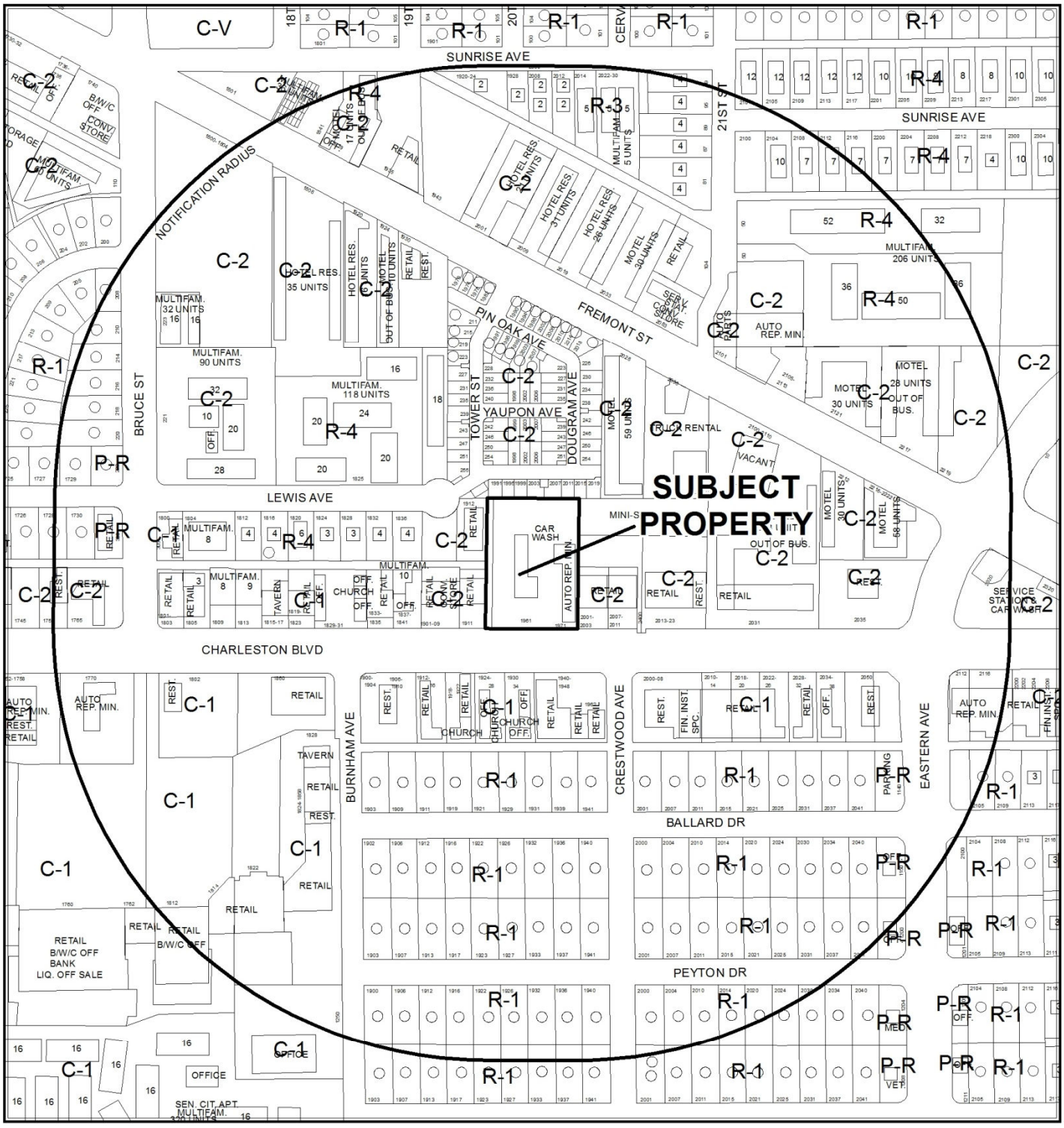
SUBJECT:
SUP-50069 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: YOUSIF LIMITED, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED MOTOR VEHICLE SALES (USED) USE at 1961 East Charleston Boulevard (APNs 139-35-803-013 and 024), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-49855]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 09/18/2013
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
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



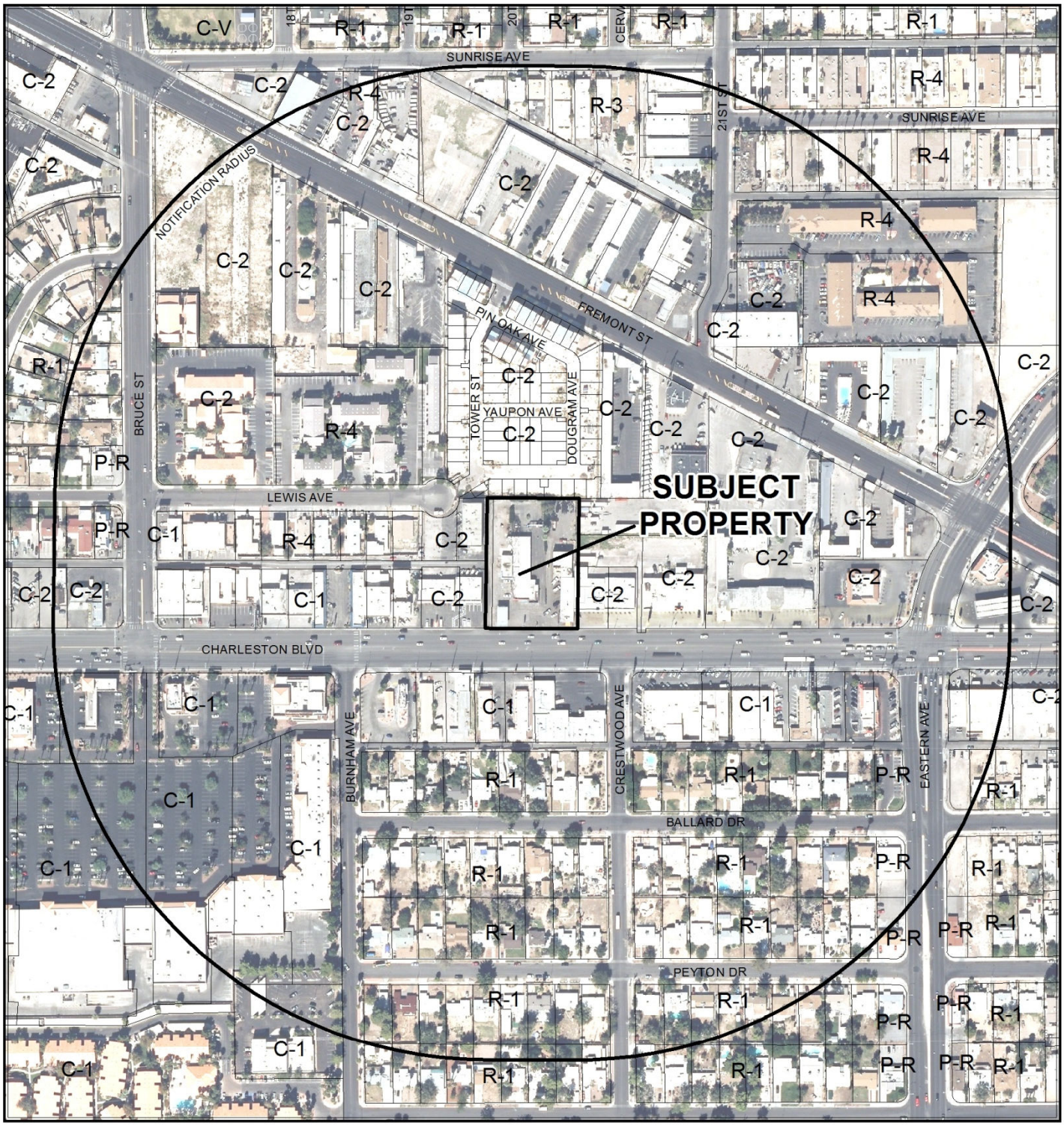
CASE: **SUP-50069 (PRJ-49855)**

RADIUS: 1000 FEET

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

0 300 600 Feet

N



CASE: **SUP-50069 (PRJ-49855)**

RADIUS: 1000 FEET

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

0 300 600 Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: YOUSIF LIMITED, LLC

** STAFF RECOMMENDATION **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-50069	Staff recommends DENIAL, if approved subject to conditions:	N/A

** CONDITIONS **

SUP-50069 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Motor Vehicle Sales (Used) use.

2. All signage shall be permitted and meet minimum code requirements within 30 days of final approval.

3. A revised site plan shall be submitted to and approved by the Department of Planning Department, prior to the time application is made for a building permit, reducing the proposed seven-foot tall iron fence located within the 10-foot front yard setback at the southwest corner of the site along Charleston Boulevard to maximum height of five feet, with a maximum solid wall height no greater than two feet.

4. A revised site plan shall be submitted to and approved by the Department of Planning Department, prior to the time application is made for a building permit or business license, to include an additional handicap parking space in accordance with Handicapped Parking Dimensions shown in Title 19.08.110, Figure 2.

5. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

MH

6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

8. No temporary signs such as banners, pennants, inflatable objects, streamers, flags, or other similar attention gaining item or devices shall be displayed upon the subject property or a vehicle displayed for sale in the parking lot of the subject property without the appropriate permits.

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

** STAFF REPORT **

PROJECT DESCRIPTION

This application is a request for a Special Use Permit to add a proposed Motor Vehicle Sales (Used) use to an existing Car Wash, Full Service use and an Auto Smog Check use at 1961 East Charleston Boulevard. The subject site also contains three licensed Auto Repair Garages at 1971 East Charleston Boulevard. Staff recommends denial, as the location of proposed use will reduce internal site circulation with the surrounding properties. The proposed use is not compatible with the existing use, and will negatively impact the surrounding land uses; therefore, staff recommends denial of this request.

ISSUES

- The Motor Vehicle Sales (Used) use is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit.
- A condition of approval has been made for a revised site plan showing the proposed seven-foot tall iron fence located in the front yard setback to be reduced to a maximum five-foot height. No request for a Variance for fence height has been included with this request.
- The subject site currently contains a Car Wash, Full Service facility; an Auto Smog Check facility; three Auto Repair Garages, Minor; and two Open Air Vending Sales uses (food vendors). All uses are permitted and currently licensed.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
07/16/13	A Code Enforcement Case (#130993) was opened for code violations due to tenant's issues, illegal signage, and unpermitted structures. This case is still open.

Most Recent Change of Ownership	
11/02/12	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
07/29/08	A business license (#C02-00016) was issued for a car wash at 1961 East Charleston Boulevard. This license is still active.
11/05/12	A business license (#A55-00491) for an auto smog check at 1961 East Charleston Boulevard. This license is still active.
05/01/13	A business license (#O07-00156) for an outside food vendor was issued for a location within the parking serving 1961 East Charleston Boulevard. This license is still active.
08/29/12	A business license (#A55-00483) for automotive garage (minor repair) was issued at 1971 East Charleston Boulevard. This license is still active.
07/30/07	A business license (#O07-00034) for an outside food vendor was issued for a location within the parking serving 1971 East Charleston Boulevard. This license is still active.
08/20/12	A business license (#A55-00482) for automotive garage (minor repair) was issued at 1971 East Charleston Boulevard. This license is still active.
04/10/13	A business license (#A55-00517) for automotive garage (minor repair) was issued at 1971 East Charleston Boulevard. This license is still active.

Pre-Application Meeting	
06/12/13	A pre-application meeting was held with the applicant's representative to discuss the submittal requirements for a Special Use Permit for a Motor Vehicle Sales (Used) use.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
07/08/13	Staff conducted a field check of the site. Multiple unpermitted signs (freestanding signs and banners) and unpermitted construction (plywood shack and PVC shade structure) were noted. The facilities are poorly maintained and have been painted garish colors with little regard for professional appearance.

Details of Application Request	
Site Area	
Net Acres	1.37

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Car Wash, Full Service Auto Smog Check	MXU (Mixed-Use)	C-2 (General Commercial)
North	Townhouse	MXU (Mixed-Use)	C-2 (General Commercial)
South	Restaurant Retail, Other Than Listed	C (Commercial)	C-1 (Limited Commercial)
East	Retail, Other Than Listed Mini-Storage Facility	MXU (Mixed-Use)	C-2 (General Commercial)
West	Retail, Other Than Listed	C (Commercial)	C-2 (General Commercial)

Master Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
No Applicable Special Purpose or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Project of Significant Impact (Development Impact Notification Assessment)	N
Project of Regional Significance	Y

DEVELOPMENT STANDARDS

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Car Wash, Full Service	4,588 SF	1:150 SF	31				
Auto Smog Check*	-	1 space independent of vehicle stacking	1				
Motor Vehicle Sales (Used)	1,219 SF	1:500 SF	3				
Auto Repair Garage, Minor	5,289 SF	1:200 SF	32				
TOTAL SPACES REQUIRED			67		95		Y
Regular and Handicap Spaces Required			64	3	92	3	N

*The sale office associated with the proposed Motor Vehicle Sales (Used) use will occupy the building utilized by the existing Auto Smog Check Facility, which may locate to the available garage space at 1971 East Charleston Boulevard.

ANALYSIS

The Motor Vehicle Sales (Used) use is defined by Title 19.12 as:

> "A facility or area, other than an auto sales showroom, used primarily for the display and sale or leasing of used automobiles, motorcycles and motor scooters, but excluding mopeds. The term includes service bays and auto body shops which are incidental and accessory to the sales use."

The proposed use meets the definition, as the applicant would like to use a portion of the property adjacent to the Car Wash, Full Service use to sell used motor vehicles.

The Minimum Special Use Permit Requirements for this use include:

1. The minimum site area designated for this use shall be 25,000 square feet.

   The proposed use meets this requirement, as the existing lot is 59,677 square feet.

2. The installation and use of outside public address or bell system is prohibited

   The proposed use meets this requirement, as the applicant has not stated any intent to operate an outdoor public address or bell system.

3. All exterior lighting shall be screened or otherwise designed so as to not shine directly onto any adjacent parcel of land.

   The proposed use meets this requirement, as the applicant has not stated any intent to add any exterior lighting related to this proposed use.

4. Accessory automobile rental is permitted.

   The applicant has not stated any intent to rent automobiles; however, the proposed use would be able to meet this requirement.

The subject site for the proposed Motor Vehicle Sales (Used) use is composed of two structures, addressed as 1961 and 1971 East Charleston Boulevard. The site is approximately 1.46 acres, when including the undeveloped parcel adjacent to the west of the subject 1.34-acre parcel. The site is located within the C-2 (General Commercial) zoning district, and the proposed use is permitted with the approval of a Special Use Permit. The subject site is large enough to adequately meet the 25,000 square-foot minimum lot size requirement for the Motor Vehicle Sales (Used) use. Onsite parking is adequately provided; however, a condition of approval has been placed requiring that one additional handicapped parking space be provided. This issue can be remedied by adding one additional five-foot access aisle adjacent to the bank of handicapped spaces located next to the proposed sales office.

There are various auto-related uses on the site and the proposed use will function as an ancillary use to these uses by providing 22 parking spaces for vehicle display outside of the required onsite parking. The vehicle display area is partially covered with an existing canopy, which the applicant has stated will receive cosmetic improvements, as will the remaining site. The submitted site plans for the proposed use show a seven-foot iron fence within the front yard setback area where a five-foot fence of this design would be allowed. The site plan also shows the 1,219 square-foot space currently utilized for the Auto Smog Check facility as the future office area for the proposed Motor Vehicle Sales (Used) use. There is no mention whether the Auto Smog Check use will be abandoned or relocated to the garage space locate at 1971 East Charleston Boulevard. The applicant has not stated that the two Open Air Vending Sales uses (food vendors) will remain on site. The submitted site plan does not show the area dedicated for each vendor.

During a field check, staff observed numerous unpermitted signs in the form of banners and freestanding a-frame signs adjacent to the public right-of-way. There were also unpermitted structures in the form of a wooden shack and a pipe and fabric shade structure. The overall appearance of the site is discordant, with overly bright primary colors haphazardly applied to various types of building materials. The site is aesthetically discordant, which contributes to the disorganized site circulation.

Staff recommends denial, as the proposed use will add to the intensity of motor vehicle-based uses to a site that is struggling with the management of the existing uses currently onsite. If denied, the applicant will not be allowed to add the Motor Vehicle Sales (Used) use to the subject site.

FINDINGS (SUP-50069)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed Motor Vehicle Sales (Used) use will contribute to the intensity of the existing automotive-related uses onsite to the point that all uses cannot be operated in a manner that is harmonious and compatible with the adjacent commercial land uses, and with future surrounding land uses as projected by the General Plan. The proposed location of the use will create internal circulation and cross access issues with the property to the west, and this proposal will exacerbate the outstanding issues with illegal structures and signage; therefore, staff recommends denial of this use.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site is physically suitable for the type of use; however, the location and the design of the proposed use will contribute to the disorganization of the site. The applicant has not provided a development showing the necessary improvements to the site that currently does not provide a suitable arrangement for all of the licensed activities occurring on the site.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

The subject site is access solely from Charleston Boulevard, a 100-foot Primary Arterial, which can accommodate the addition of the proposed Motor Vehicle Sales (Used) use to the site. There are concerns regarding the impact to the onsite circulation from the location of the proposed vehicle display area. The proposed iron fence enclosure at the southwest corner of the subject site will restrict access around the site and the reduce the functionality of the shared driveway on Charleston Boulevard, adjacent to the western property.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   Approval of a Special Use Permit for the proposed Motor Vehicle Sales (Used) use at this location will not compromise the public health, safety and welfare or the primary objectives of the General Plan, as the use will be subject to regular inspections and licensing requirements.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The proposed Motor Vehicle Sales (Used) use meets the applicable conditions of Title 19.12.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 33

NOTICES MAILED 208

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-50069

Case Number: PRJ-49855 APN: 139-35-803-024 & 013

Name of Property Owner: YOUSIF LIMITED, LLC

Name of Applicant: SAMY YOUSIF

Name of Representative: Ignacio Gonzalez of Ignacio Gonzalez/Architects, ltd.

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: Samy Yousef

STATE OF NEVADA COUNTY OF CLARK
Subscribed and sworn before me

This 26 day of June, 2013

Vicki Figueroa
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
VICKI FIGUEROA
No: 99-59352-1
My Appointment Expires Sep. 15, 2015

PRJ-49855
06/27/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for Charleston Auto Dealership

Project Address (Location) 1961 E. Charleston Blvd.

Project Name Charleston Auto Dealership **Proposed Use** Auto sales-used

Assessor's Parcel #(s) 139-35-803-024 & 013 **Ward #** _____

General Plan: existing G.C.D. proposed _____ **Zoning:** existing C-2 proposed C-2

Commercial Square Footage TOTAL: 11,546 G.S.F. **Floor Area Ratio** _____

Gross Acres 1.37 & .07 **Lots/Units** _____ **Density** _____

Additional Information Existing carwash/auto repair (minor)/ smog check/ food prep.

PROPERTY OWNER Yousif limited, llc. **Contact** Samy Yousif

Address 1961 E. Charleston Blvd. **Phone:** (702) 382-3750 **Fax:** (702) 382-3750

City Las Vegas **State** Nv **Zip** 89101

E-mail Address _____

APPLICANT Samy Yousif **Contact** _____

Address 1961 E. Charleston Blvd. **Phone:** (702) 382-3750 **Fax:** (702) 382-3750

City Las Vegas **State** Nv. **Zip** _____

E-mail Address _____

REPRESENTATIVE Ignacio Gonzalez Architects **Contact** Ignacio Gonzalez

Address 2516 Ocean Front Drive **Phone:** (702) 491-1397 **Fax:** (702) 920-8137

City Las Vegas **State** Nv. **Zip** 89128

E-mail Address iga-2000@msn.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 Samy Yousif

STATE OF NEVADA COUNTY OF CLARK

Subscribed and sworn before me

This 26 day of June, 20 13.

Vicki Figueroa

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
VICKI FIGUEROA
No: 99-59352-1
My Appointment Expires Sep. 15, 2015

FOR DEPARTMENT USE ONLY

Case #	SUP-50069
Meeting Date:	08/13/13 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-49855
06/27/13

Revised 10/27/08



PROJECT AREAS & PARKING REQUIREMENTS

EXISTING CARWASH:	4,588 S.F.	31 STALLS
EXISTING FOOD PREP.:	502 S.F.	3 STALLS
EXISTING COVERED PARKING:	1,782 S.F.	N/A
SMOG CHECK/REPAIR 1:	1,219 S.F.	6 STALLS
SMOG & REPAIR 1 TO BECOME AUTO SALES OFFICES		
MAIN REPAIR SHOP BLDG.:	5,239 S.F.	32 STALLS
TOTAL PARKING STALLS REQUIRED (NOT COUNTING 22 AUTO SALES SPACES):		72 STALLS
(4 ARE HANDICAP STALLS)		
76 STALLS PROVIDED (NOT INCLUDING AUTO SALES SPACES.)		
(4 ARE HANDICAP STALLS)		

CHARLESTON AUTO SALES

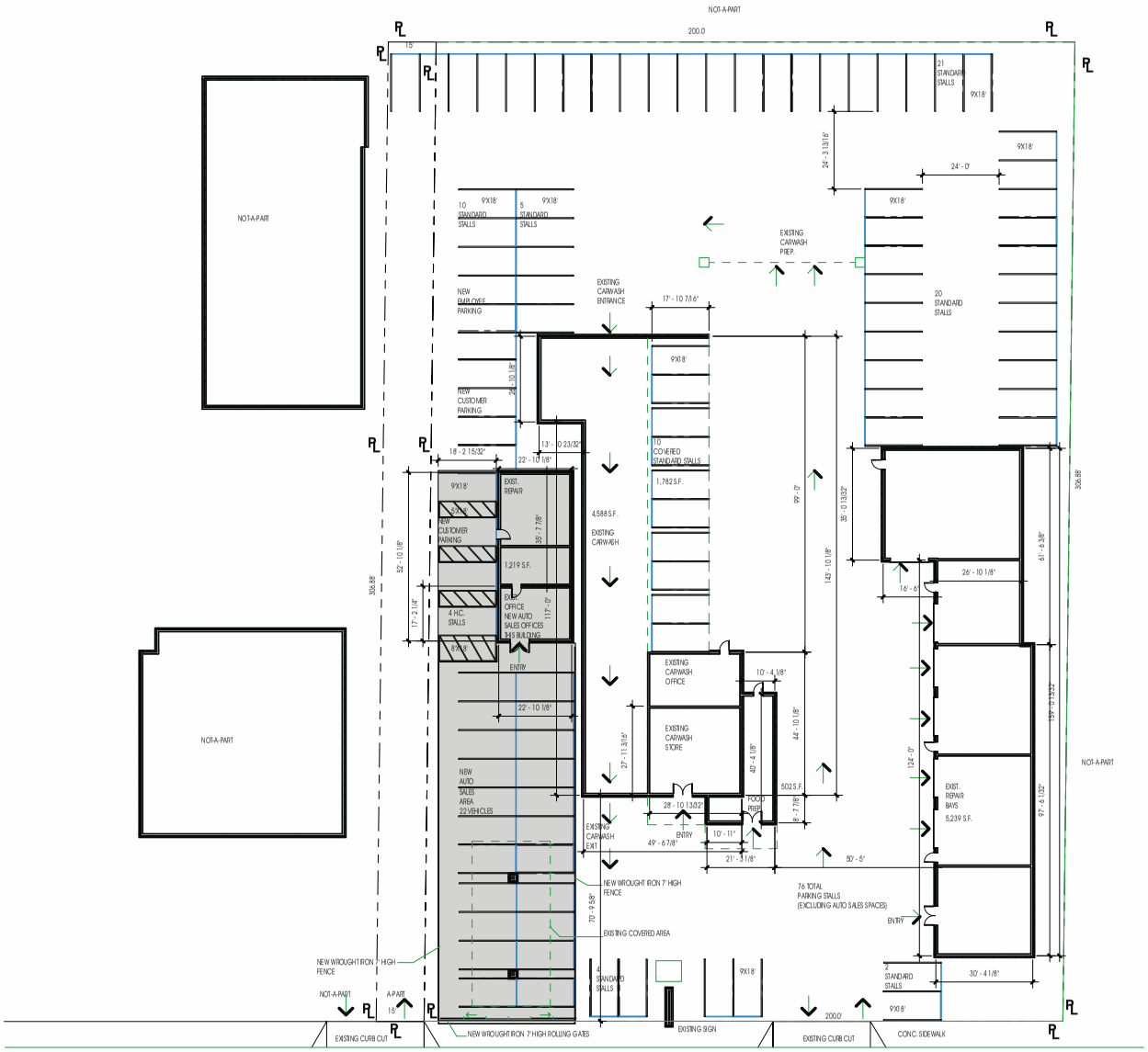
1961 EAST CHARLESTON BLVD. LAS VEGAS, NV. 89101

COLORED SITE PLAN

IGNACIO GONZALEZ / ARCHITECT, LTD.

PRJ-49855
06/27/13

SUP-50069



E. CHARLESTON BLVD.

0' 5' 10' 20' 40' 65'

CHARLESTON AUTO SALES

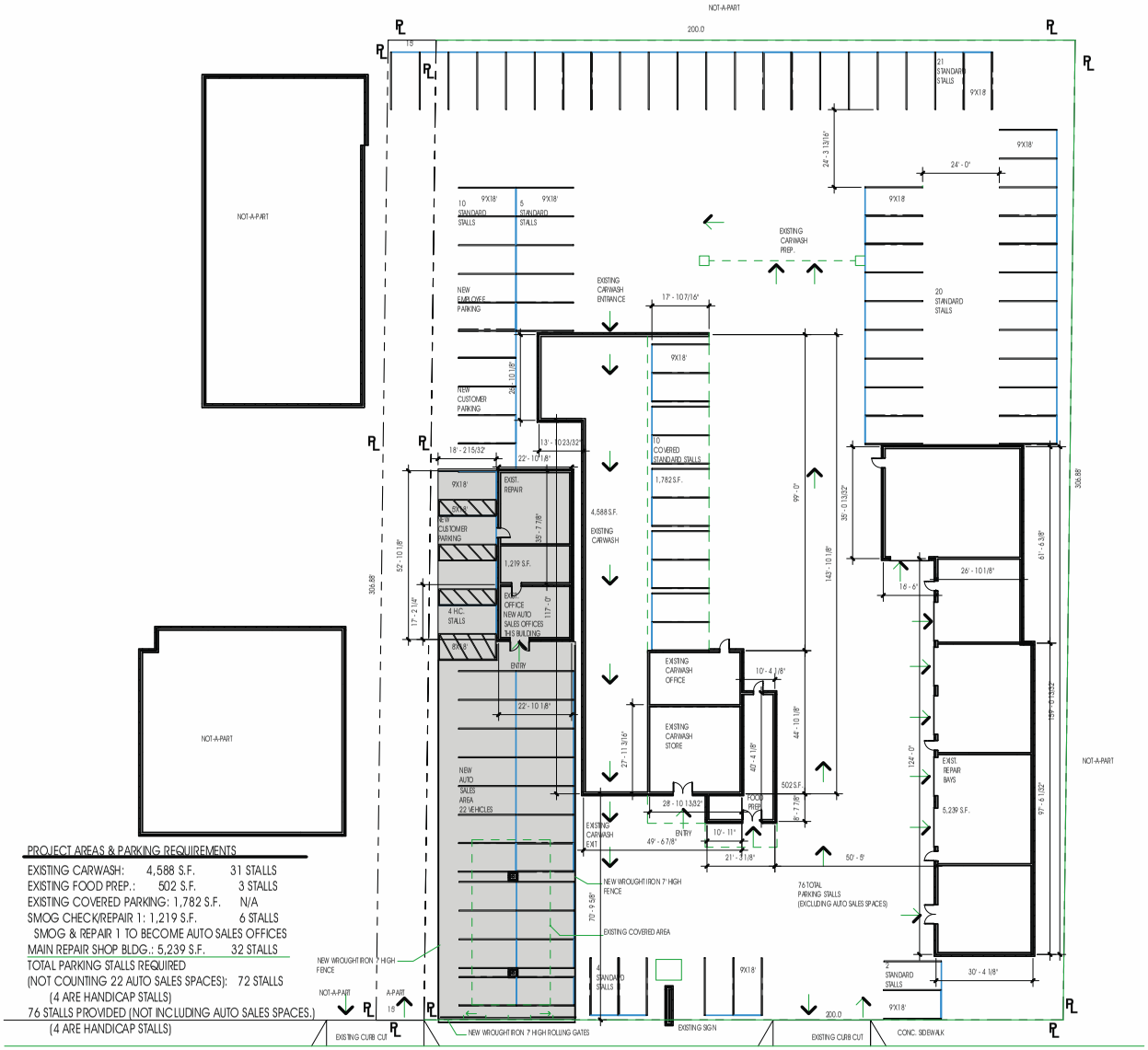
1961 EAST CHARLESTON BLVD. LAS VEGAS, NV. 89101

FLOOR PLAN

IGNACIO GONZALEZ / ARCHITECT, LTD.

PRJ-49855
06/27/13

SUP-50069



PROJECT AREAS & PARKING REQUIREMENTS

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0' 5' 10' 20' 40' 65'

CHARLESTON AUTO SALES

1961 EAST CHARLESTON BLVD. LAS VEGAS, NV. 89101

SITE PLAN & PROJECT INFORMATION

IGNACIO GONZALEZ / ARCHITECT, LTD.

PRJ-49855
06/27/13

SUP-50069



SUP-50069 - APPLICANT: SAMY YOUSIF, LLC - OWNER: YOUSIF LIMITED, LLC
1961 EAST CHARLESTON BOULEVARD

07/08/13



SUP-50069 - APPLICANT: SAMY YOUSIF, LLC - OWNER: YOUSIF LIMITED, LLC
1961 EAST CHARLESTON BOULEVARD

07/08/13

IGNACIO GONZALEZ
• ARCHITECTS, INC. •

May 20, 2013

CITY OF LAS VEGAS PLANNING DEPARTMENT
333 N. Rancho Drive
LAS VEGAS, NEVADA

PROJECT JUSTIFICATION LETTER

RE: CHARLESTON AUTO DEALERSHIP

To whom it may concern;

We are forwarding to you this justification letter for the new Charleston Auto Dealership adjacent to the existing Charleston Car Wash at 1961 East Charleston Blvd. The existing lot is 59,677 g.s.f.

The proposed dealership will be on the north side of this existing car wash which shall remain in operation. The existing office and repair stalls will remain and will be renovated. The existing open roof shelter at the front of the property will remain and will be refurbished. There will be approximately 24 used car spaces and required parking stalls. All requirements in Las Vegas Unified Development Code will be met (section 9.12)-motor vehicle sales (used)). All work shall be inside of property line.
Xeriscape will be incorporated in the site design.
There is connectivity to adjacent parcels except including street and sidewalk access.
The project does not qualify by use for Walkable Community designation.
The project is using sustainable construction where it is possible.
This project will enhance this area and will encourage the developed use of this area.

We are respectfully requesting that you permit the Charleston Auto Dealership to be developed as presented.

Thank you.
Ignacio Gonzalez
Principal architect

PRJ-49855
06/27/13

ARCHITECTURE • URBAN PLANNING • INTERIOR DESIGN • FOOD FACILITIES
2516 OCEAN FRONT DRIVE LAS VEGAS, NEVADA 89128 PHONE: (702) 491-1397 FAX: (702) 9208137 EMAIL: IGONZALEZ@IGARCHITECTS.COM

SUP-50069

City of Las Vegas Agenda Item No.: **60.**

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

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

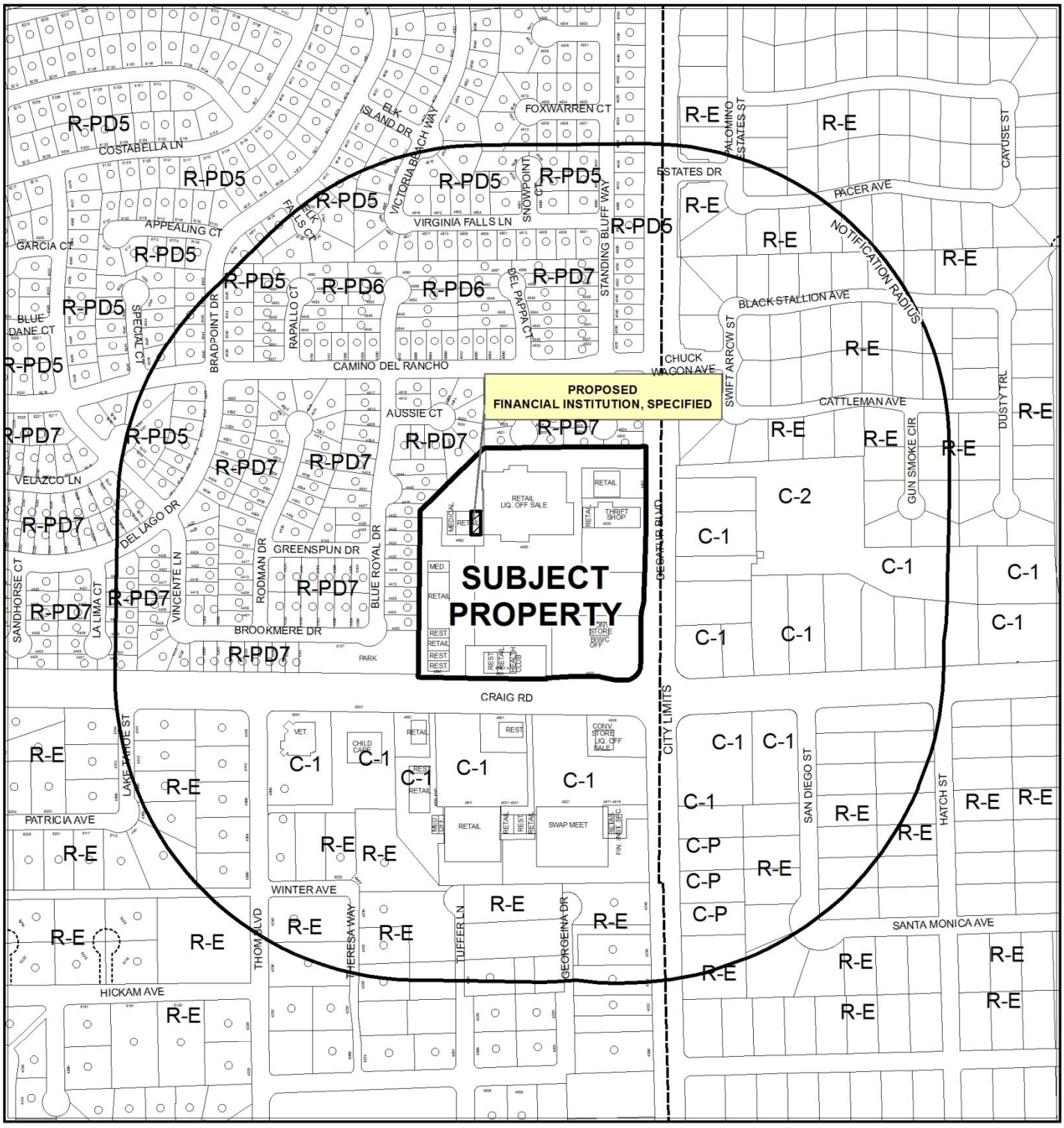
SUBJECT:
SUP-50081 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SUN LOAN COMPANY, INC. - OWNER: ALTA MIRA SHOPPING CENTER, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,540 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED, AND A 120-FOOT DISTANCE SEPARATION FROM A FINANCIAL INSTITUTION, SPECIFIED WHERE 1,000 FEET IS REQUIRED at 4950 West Craig Road, Suite #5 (APN 138-01-619-003), C-1 (Limited Commercial) Zone, Ward 4 (Anthony) [PRJ-49853]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 09/18/2013
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
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



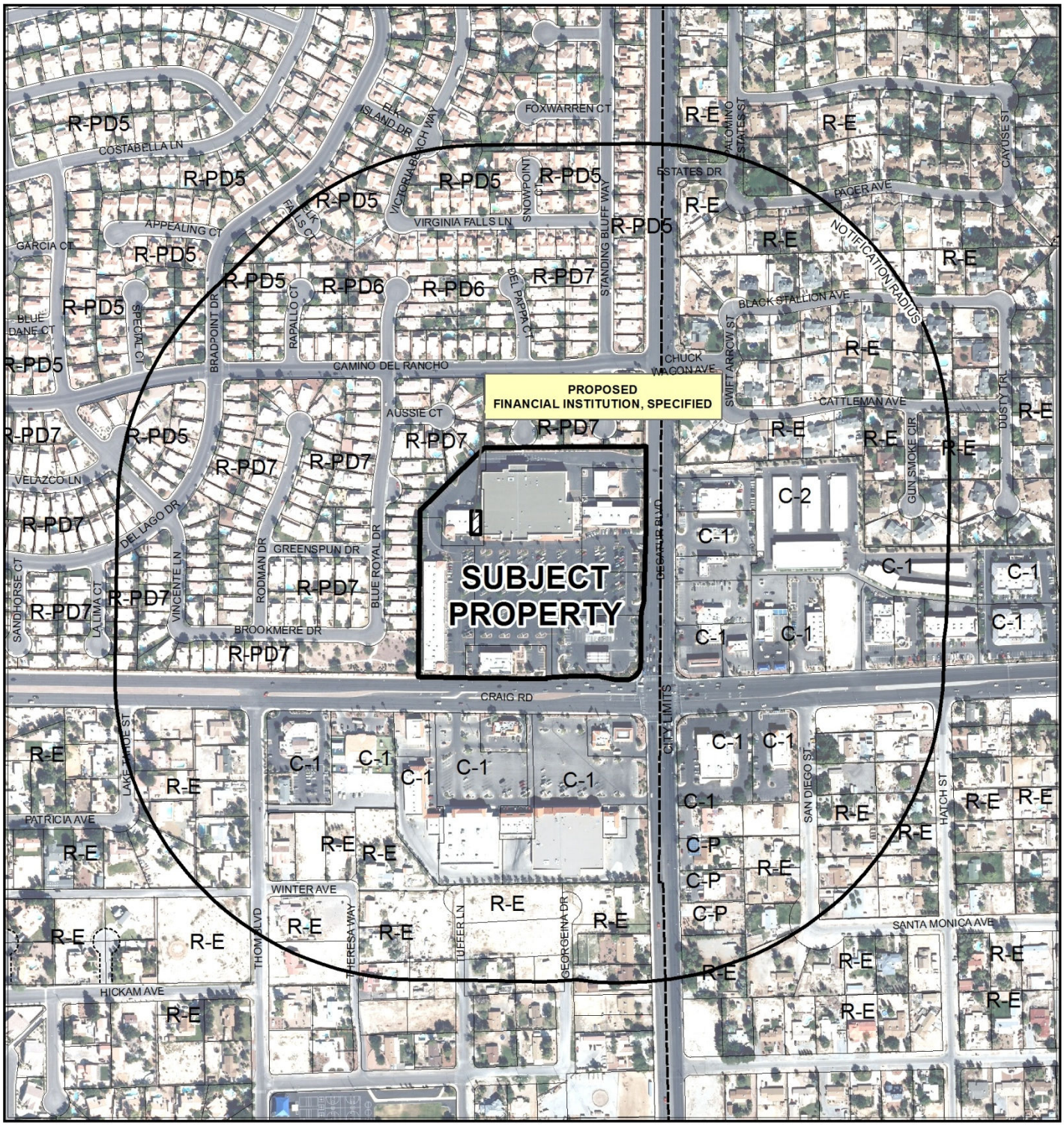
0 400 800 Feet

CASE: **SUP-50081 (PRJ-49853)**

RADIUS: 1000 FEET

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

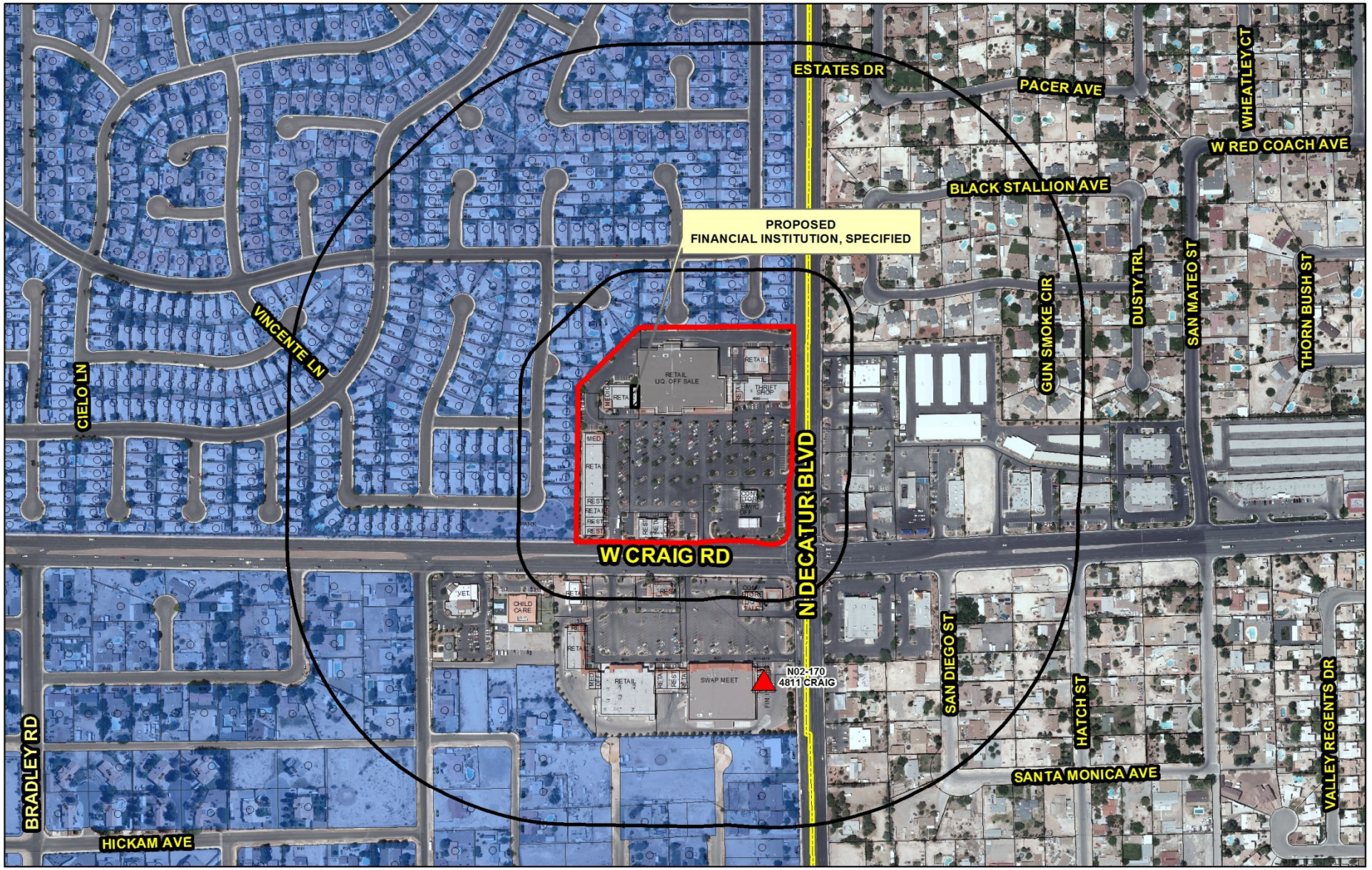
N



CASE: **SUP-50081 (PRJ-49853)**

RADIUS: 1000 FEET

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



SUP-50081 (PRJ-49853)

Financial Institution

Business Licenses

- Financial Institution, Specified
- Automobile Title Loan
- Pawnshops

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: Thursday, July 11, 2013

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: SUN LOAN COMPANY, INC. - OWNER: ALTA MIRA SHOPPING CENTER, LLC

** STAFF RECOMMENDATION **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-50081	Staff recommends DENIAL, if approved subject to conditions:	N/A

** CONDITIONS **

SUP-50081 CONDITIONS

Planning

1. Except amended herein, conformance to all Minimum Requirements under LVMC Title 19.12 for a Financial Institution, Specified use.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. A Waiver from Title 19.12 is hereby approved, to allow a zero-foot distance separation from a residential use where 200 feet is required.

4. A Waiver from Title 19.12 is hereby approved, to allow 120-foot distance separation from a Financial Institution, Specified where 1,000 feet is required.

5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing a Financial Institution, Specified use within a vacant 1,540 square-foot tenant space at 4950 West Craig Road, Suite #5. The building is located in a shopping center within a C-1 (Limited Commercial) zoning district. There are two accompanied waivers with this application; one is to allow a zero-foot distance separation from a residential use where 200 feet is required and the other is to allow a 120-foot distance separation from a similar use where 1,000 feet is required. The requested waivers demonstrate the unsuitability of the proposed use. The Financial Institution, Specified use cannot be conducted in a compatible and harmonious manner with surrounding land uses; therefore, staff is recommending denial of this application.

ISSUES

- A Financial Institution, Specified use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.
- A Waiver is needed to allow a zero-foot distance separation from a residential use where 200 feet is required.
- A Waiver is needed to allow a 120-foot distance separation from another Financial Institution, Specified where 1,000 is required.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
12/07/88	The City Council approved a request to Rezone the property from R-E (Residence Estates) to C-1 (Limited Commercial) as part of a larger request (Z-0108-88). The Planning Commission recommended approval.
03/09/98	The City Council approved a Site Development Plan Review for a proposed 144,807 square-foot Retail Center on this site [Z-0108-88(12)]. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
04/25/13	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
05/08/10	A building permit (#01008114) was issued for the building shell at 4950 West Craig Rd. The permit was finalized on 12/12/01.
01/24/02	A building permit (#02001207) was issued for a tenant improvement at 4950 West Craig Road, Suite #5. The permit was finalized on 03/04/02.
05/16/02	A business license (B50-00131) was issued for a Building Supply and Hardware Store at 4950 West Craig Road, Suite #5. The business license was marked out on 08/18/11.
04/15/03	A business license (C11-07481) was issued for a Contractor at 4950 West Craig Road, Suite #5. The business license was marked out on 11/01/12.

Pre-Application Meeting	
05/07/13	A pre-application meeting was held with the applicants representative and discussed the Special Use Permit submittal requirements for a Financial, Institution, Specified.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
08/13/2013	A field check was conducted on the subject and revealed that the suite was vacant and clean.

Details of Application Request	
Site Area	
Net Acres	0.91

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Single Family, Detached	ML (Medium Low Density Residential)	RDP-7 (Residential Planned Development 7-Units per Acre)
South	Shopping center	SC (Service Commercial)	C-1 (Limited Commercial)

East	General Retail	Commercial – North Las Vegas	C-1 (Neighborhood Commercial) - North Las Vegas
	Single Family, Detached	Residential – North Las Vegas	R-E (Ranch Estates) - North Las Vegas
West	Single Family, Detached	ML (Medium Low Density Residential)	RDP-7 (Residential Planned Development 7-Units per Acre)

Master Plan Areas	***Compliance***
Centennial Hills Sector Plan	N
Special Purpose and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (105 Feet)	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	Y
Project of Regional Significance	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	144,807 SF	1:250	265				
TOTAL SPACES REQUIRED			265		265		Y
Regular and Handicap Spaces Required			258	7	540	16	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
A 200-foot distance separation from a residential Use.	To allow zero-foot distance separation.	Denial
A 1,000-foot separation distance from a Financial Institution, Specified.	To allow a 120-foot distance separation.	Denial

ANALYSIS

The Financial Institution, Specified use is defined as:

> "Any business whose primary function is to:
>
> 1. Lend money;
> 2. Cash checks or other negotiable instruments for a fee, service charge or other consideration; or
> 3. Provide funds in exchange for the acceptance of a check on a post-dated or deferred deposit basis.
>
> This use includes without limitation a business that provides check cashing, services as a principal service offered, a paycheck advance service, and any business primarily providing cash loans, installment loans or cash advances. The term does not include a pawn shop or a limited check cashing service, as described in this Section."

The proposed use meets the definition as the applicant's primary business will be installment loans and/or cash advances.

The Minimum Special Use Permit Requirements for this use include:

1. * The use shall comply with all applicable requirements of LVMC Title6.

   This requirement will be met for regular licensing inspections will occur.

2. * The building design and color scheme shall be subject to review by the Department to ensure that it will be harmonious and compatible with the surrounding

   This requirement will be reviewed when the building permit are submitted and when annual inspection are conducted

3. No temporary signs (as described in LVMC 19.08.120 (G)) such as balloons, inflated devices, searchlights, pennants, portable billboards, portable signs, streamers, trucks parked for signage purposes, or other similar devices are permitted, except that banners announcing a "grand opening" or that a business is "coming soon" may be approved administratively for a period not to exceed 30 days.

This requirement will be met as annual inspections will occur throughout the licensing process.

4. Window signs shall not: a. Cover more than 20 percent of the area of all exterior windows; b. Include flashing lights or neon lighting; or c. Include any text other than text that indicates the hours of operation and whether the business is open or closed.

   This requirement will be met as annual inspections will occur throughout the licensing process.

5. The hours of operation shall not extend beyond the hours of 8:00 a.m. to 11:00 p.m.

   This required will be met per the justification letter submitted and enforcement will occur as regular license inspections will occur.

6. The building or portion thereof that is dedicated to the use shall have a minimum size of 1500 square feet, and shall be designed to have sufficient interior space to provide for adequate customer waiting areas, customer queuing, and transaction space (such as "teller" windows or desks).

   The requirement will be met for the proposed location will be 1,540 square feet per floor plan date stamped 06/27/13.

7. No specified financial institution use may be located closer than 200 feet from any parcel used or zoned for residential use. In addition, no specified financial institution use may be located closer than 1,000 feet from any other specified financial institution use, auto title loan use, or auto pawn use. For purposes of this Requirement 7, distances shall be measured in a straight line from property line to property line, without regard to intervening obstacles. The term "property line" refers to property lines of fee interest parcels and not leasehold parcels.

   This required is not met as there are two requested distance separation Waiver. The is a requires to allow a zero-foot distance separation from a residential use where 200 feet is required and there is a request to allow a 120-foot distance separation from a similar use where 1,000 feet is required.

The proposed use does not meet the minimum Special Use Permit requirement number seven above. Failure to meet all of the minimum Special Use permit Requirements demonstrates unsuitability of the proposed Financial Institution, Specified and causes the proposed use to be in conflict with the Centennial Hills Sector Goal to "Promote a mix of land uses that are appropriate and compatible with existing development". As such, the proposed use is too intense for this location and cannot be conducted in a harmonious and compatible manner with the surround land uses. Staff is recommending denial of this request.

FINDINGS (SUP-49853)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The addition of a Financial Institution, Specified at this location is not compatible with the existing land uses, as the requested Waivers demonstrate the failure to meet the Centennial Hills Sector Goal to "Promote a mix of land uses that are appropriate and compatible with existing development"

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   Due to the proximity of the proposed use to residential land uses and another Financial Institution, Specified use being located within the minimum separation distances, the proposed site is not physically suitable for this use.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   The site access is provided from Decatur Boulevard and Craig Road. Both street are a 100-foot Primary Arterial, as designated in the Master Plan of Streets and Highways and are of sufficient size to handle the proposed use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   Approval of this application will be inconsistent with the overall objective of the General Plan and will impact the quality of life of the surrounding community. The use is inconsistent with the neighborhood and surrounding land uses, as well as the Centennial Hills Sector Goal to "Promote a mix of land uses that are appropriate and compatible with existing development".

5. **The use meets all of the applicable conditions per Title 19.12.**

   This application fails to meet this requirement, as two distance separation waivers are required (a waiver are to allow a zero-foot distance separation for a residential use where 200 feet is required and to allow a 120-foot distance separation for a Financial Institution, Specified, where 1,000 feet is required.)

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

NOTICES MAILED 384

APPROVALS 0

PROTESTS 0

MR

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-50081

Case Number: PRJ-49853 APN: 13801619003

Name of Property Owner: ~~CNA Enterprises Inc/Alta Mira Centre II~~ ALTA MERA SHOPPING CENTER, LLC

Name of Applicant: Sun Loan Company INC, dba Sun Loan Company

Name of Representative: Jennifer George

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: ALTA MERA SHOPPING CENTER, LLC

By:

Print Name: Lawrence Sloan, its Manager

Subscribed and sworn before me

This _____ day of Attached, 20____

_____

Notary Public in and for said County and State

PRJ-49853
06/27/13

State of California)
) ss.:
County of Los Angeles)

Subscribed and sworn to (or affirmed) before me on this 25th day of June, 2013, by Lawrence D. Sloan, who proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature _____

LISA LOCKHART
Commission # 1952140
Notary Public - California
Los Angeles County
My Comm. Expires Oct 12, 2015

PRJ-49853
06/27/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Sun Loan Company, INC dba Sun Loan Company

Project Address (Location) 4950 W. Craig Road, suite 5, Las Vegas, Nevada

Project Name Sun Loan Company **Proposed Use** Financial Institution

Assessor's Parcel #(s) 13801619003 **Ward #** 4

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

Commercial Square Footage 1540 square feet **Floor Area Ratio** _____

Gross Acres .91 **Lots/Units** 1 **Density** _____

Additional Information _____

PROPERTY OWNER ALTA MIRA SHOPPING CENTER, LLC **Contact** JOE FORD

Address 1901 AVENUE OF THE STARS, SUITE 855 **Phone:** 310-557-0771 **Fax:** 310-557-9744

City LOS ANGELES **State** CA **Zip** 90067

E-mail Address JFORD@CNAENTERPRISES.COM

APPLICANT Sun Loan Company INC dba Sun Loan **Contact** Jennifer George

Address 1008 E Charleston Blvd **Phone:** (775) 336-8694 **Fax:** (702) 383-6150

City Las Vegas **State** Nevada **Zip** 89104

E-mail Address jennifer.george@brundagemgt.com

REPRESENTATIVE Jennifer George **Contact** _____

Address 1008 E Charleston Blvd **Phone:** 775 336-8694 **Fax:** 702 383-6150

City Las Vegas **State** NV **Zip** 89104

E-mail Address jennifer.george@brundagemgt.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* By: ALTA MIRA SHOPPING CENTER, LLC

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

Print Name Lawrence Sloan, its Manager

Subscribed and sworn before me

This _____ day of Attached, 20 _____.

Notary Public in and for said County and State

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-50081
Meeting Date:	08/13/13 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-49853
06/27/13

State of California)
) ss.:
County of Los Angeles)

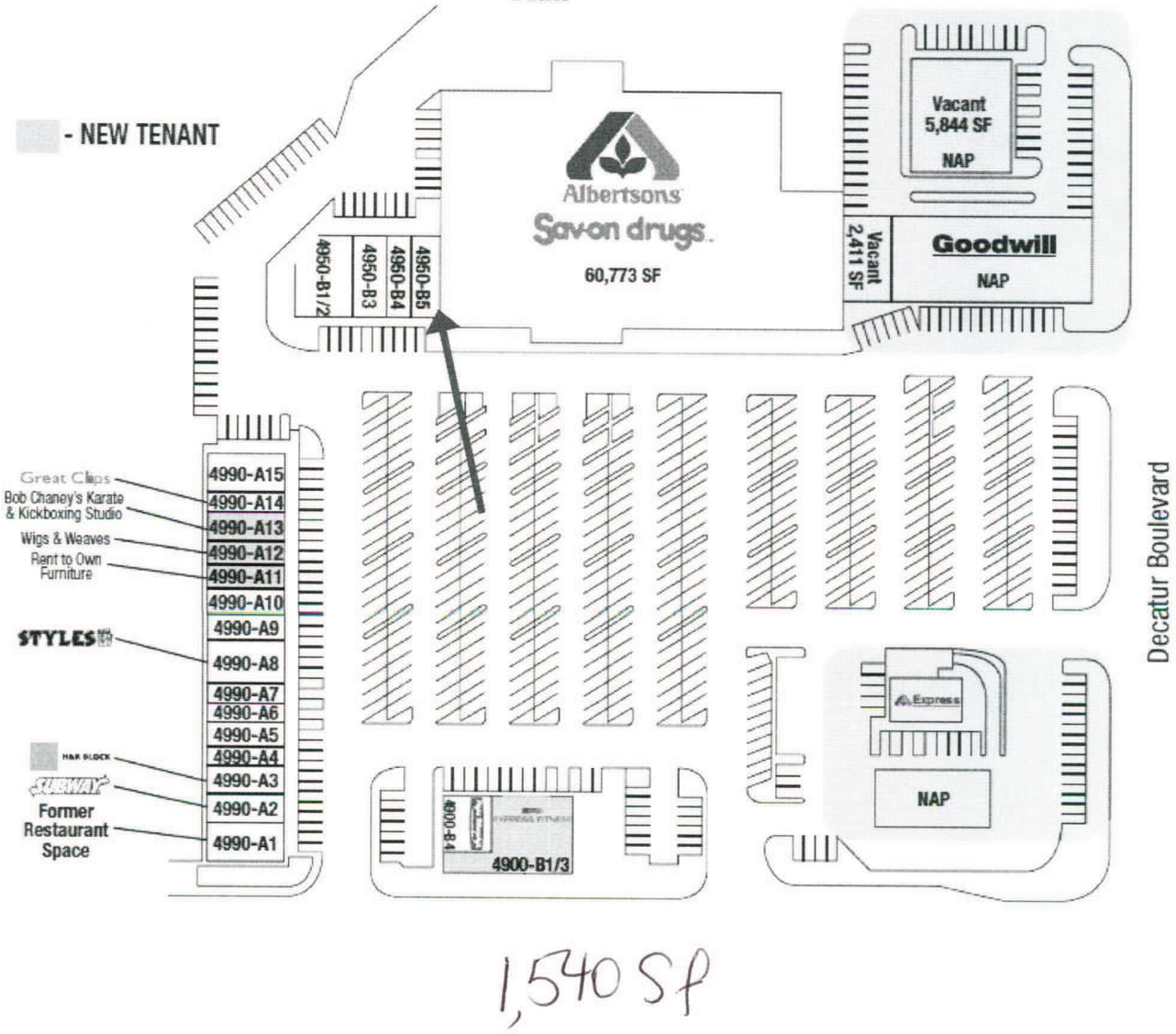
Subscribed and sworn to (or affirmed) before me on this 25th day of June, 2013, by Lawrence D. Sloan, who proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature Lisa Lockhart

LISA LOCKHART
Commission # 1952140
Notary Public - California
Los Angeles County
My Comm. Expires Oct 12, 2015

PRJ-49853
06/27/13

Exhibit "A"
Site
Plan



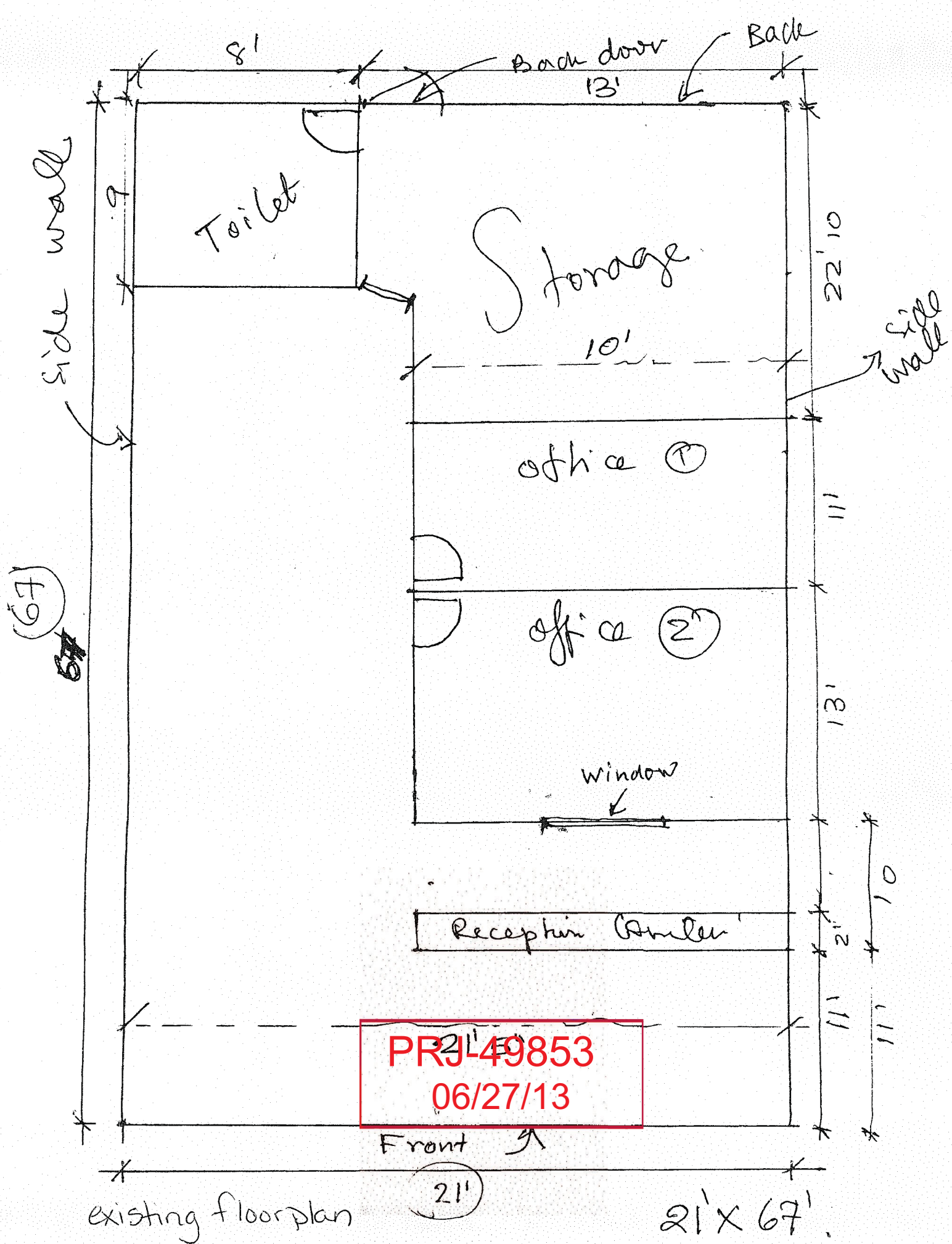
1,540 SF

PRJ-49853
06/27/13

1333 N Buffalo Rd, Ste 120 | Las Vegas, NV 89128
office: 702.787.0123 | fax: 702.463.0123
www.virtusco.com

virtus commercial | an affiliate of MOUNTAIN WEST RETAIL / INVESTMENT COMMERCIAL REAL ESTATE

SUP-50081


8'
Back door
13'
Back
side wall
9'
Toilet
Storage
22'10
10'
side wall
office (1)
11'
(67)
64
office (2)
13'
window
10
Reception Counter
2'
11'
11'
21'
PRJ-49853
06/27/13
Front
21'
existing floorplan
21'X 67'

SUP-50081



SUP-50081 - APPLICANT: SUN LOAN COMPANY, INC. - OWNER: ALTA MIRA SHOPPING CENTER, LLC
4950 WEST CRAIG ROAD, SUITE #5

07/08/13

Brundage MANAGEMENT COMPANY, INC.

PROVIDING SERVICES FOR
SUN LOAN COMPANIES

July 18, 2013

City of Las Vegas
Department of Planning

RE: Justification letter for Special Use Permit to Allow for Waiver of Separation Requirements
4950 West Craig Road, Suite 5, Las Vegas, NV 89130

To Whom It May Concern:

Sun Loan Company Nevada, Inc. doing business as Sun Loan Company (the "Applicant") is seeking a special use permit for a small consumer loan company. Additionally, the Applicant is seeking a waiver for: (1) the 200 foot distance requirement to a residential use and (2) the 1000 foot distance requirement from any other specified financial institution use.

The Applicant is a well-established and highly regarded small consumer loan operator thought the City of Las Vegas. The Applicant is proposing to locate in an existing shopping center, Rancho Alta Mira Neighborhood Center, in a space formerly occupied by a water store. The address of the proposed space is 4950 West Craig Road, Suite 5 (as referenced above). The size of the proposed space is 1,540 square feet within the existing shopping center. The center, built in 2002, is comprised of 113,576 square feet of rentable space with 25 store fronts. Albertsons, Savon Drugs, Goodwill, Cricket and Wells Fargo Bank are currently among some of the occupants of the center. Applicant currently operates small consumer loan branch offices in four other locations in Las Vegas: 1600 N. Nellis Blvd Suite 4, 1008 E. Charleston Blvd., 2470 E. Tropicana Suite F, and 4755 W. Flamingo Road Suite B. The first of these offices has been open for business, on Nellis Blvd., since August of 1994.

Applicant is requesting a waiver from the required distance to another financial institution. There is a payday loan or check-cashing business located in another shopping center across the street from the Applicant's proposed location. Applicant is not a payday loan company and does not do any check cashing. Applicant provides small, signature, installment loans to consumers. Applicant is also requesting a waiver for the 200 foot distance requirement to a residential use. The shopping center has been in existence, at present site, since 2002 and does not pose any threat to any of the public's health, safety, or welfare.

254 SPENCER LANE □ SAN ANTONIO, TEXAS 78201 □ PHONE (210) 735-9393 □ FAX (210) 735-2061

PRJ-49853
07/18/13

SUP-50081 REVISED

Sun Loan Company would be an appropriate business to occupy the vacant space (Suite 5). The use of the business is completely compatible with the existing surrounding land uses, and with future surrounding land uses due to its location and pre-existing use as a location for business. The hours of operation would be 8:30am to 5:30pm Monday through Thursday, 8:30am to 6pm on Friday, and 8:30am to 12:30pm on Saturday. There will be 2 employees. The limited hours of operation would not be detrimental to the residential use and would be compatible with the existing shopping center's hours of operation. Applicant will be licensed with the City, Clark County, and the State of Nevada (as a high interest loan company).

I will further agree and consent with any and all lawful business agreements should you grant the Special Use Permit for Applicant. Your favorable consideration of the application is and will be most appreciated.

Sincerely,

Jennifer George
Territory Supervisor
Sun Loan Company Nevada, Inc

PRJ-49853
07/18/13

SUP-50081 REVISED

City of Las Vegas Agenda Item No.: **61.**

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

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

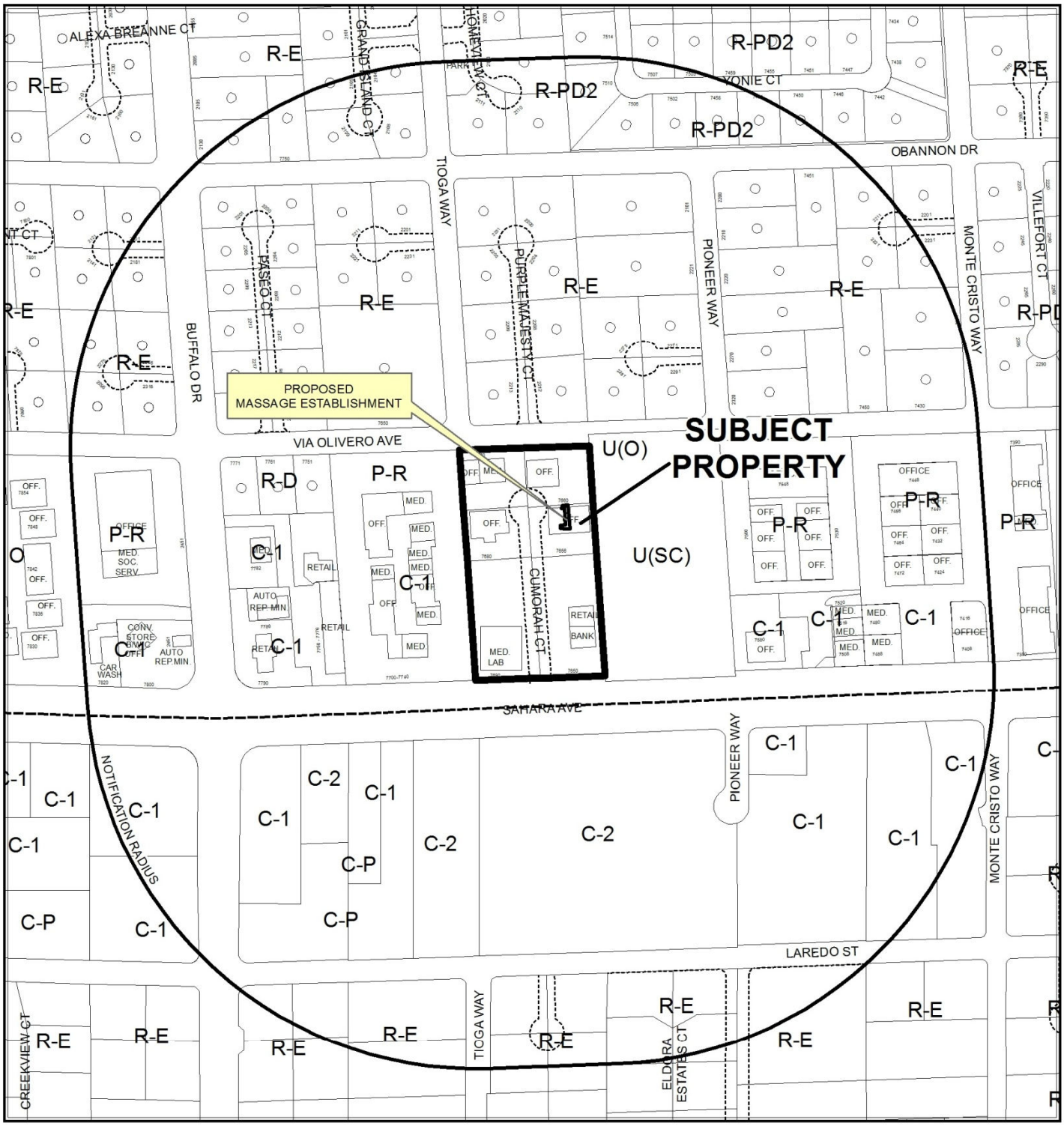
SUBJECT:
SUP-50090 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SUSANA BARRETT, INC. - OWNER: JUAB, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 951 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH A WAIVER TO ALLOW A 60-FOOT DISTANCE SEPARATION FROM A RESIDENTIALLY ZONED PARCEL WHERE 400 FEET IS REQUIRED at 7656 West Sahara Avenue, Suite #120 (APN 163-03-415-008), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-49961]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 09/18/2013
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
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



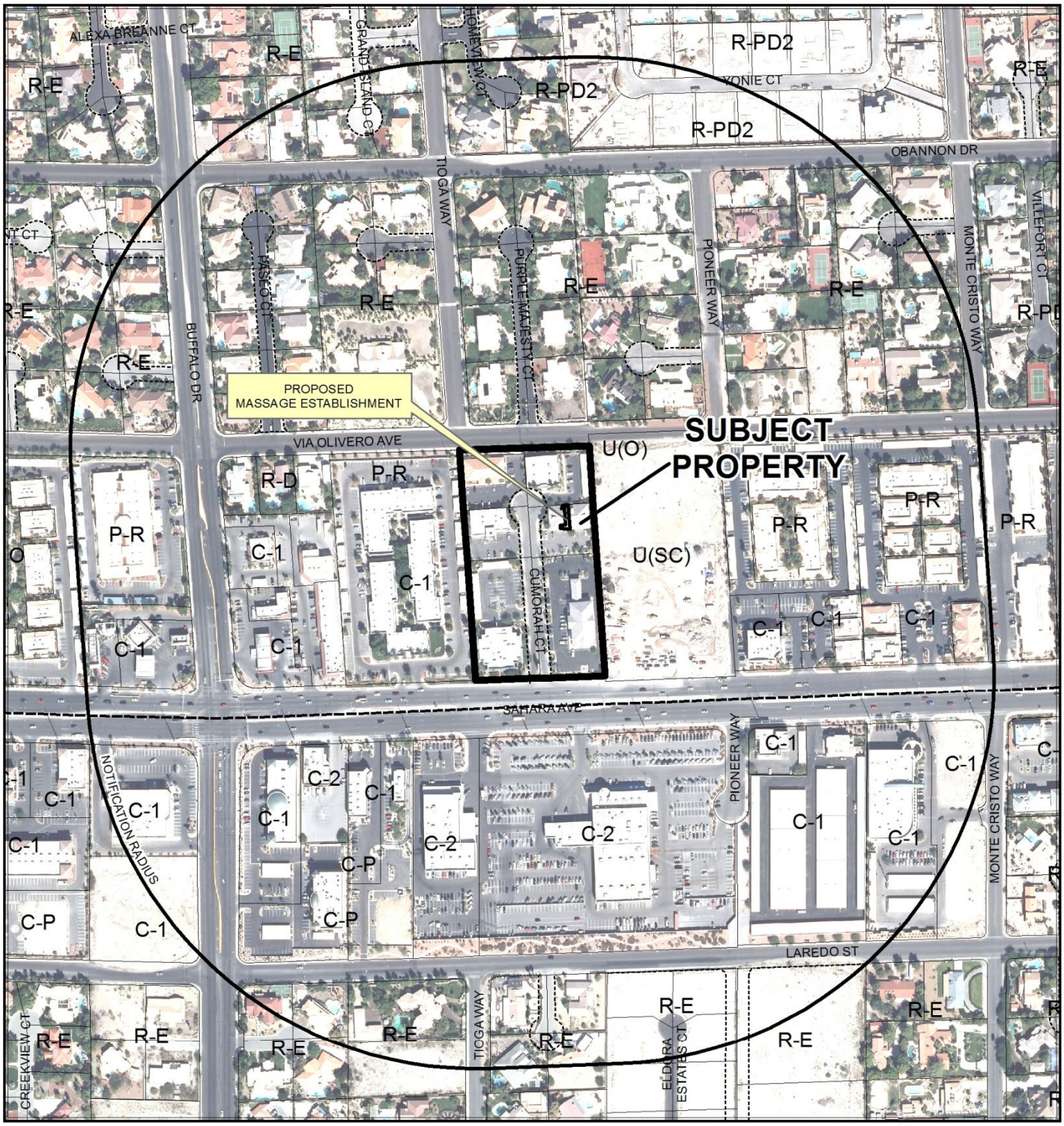
CASE: **SUP-50090 (PRJ-49961)**

0 300 600 Feet

RADIUS: 1000 FEET

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

N



CASE: **SUP-50090 (PRJ-49961)**

RADIUS: 1000 FEET

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

0 300 600 Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: SUSANA BARRETT, INC. - OWNER: JUAB, LLC

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-50090	Staff recommends DENIAL, if approved subject to conditions:	

**** CONDITIONS ****

SUP-50090 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Massage Establishment use.

2. Conformance to the approved conditions for Site Development Plan Review [Z-0102-96(4)].

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. A Waiver from Title 19.12 is hereby approved, to allow a 60-foot distance separation from a residentially zoned parcel where a minimum of 400 feet is required.

5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, if necessary.

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting a Special Use Permit for a Massage Establishment use within an existing 951 square-foot commercial tenant space at 7656 West Sahara Avenue, Suite #120. The proposed use would succeed the previous office use in this space, thereby increasing the overall intensity of use. As the site is situated on a single lot mapped as a commercial subdivision, the minimum 400-foot distance separation requirement from a residentially zoned parcel cannot be met. The need for a waiver of this requirement demonstrates that the use is not compatible with neighboring uses in this area of the City. Staff therefore recommends denial.

ISSUES

- The Massage Establishment use is permitted in the C-1 (Limited Commercial) zoning district with approval of a Special Use Permit.
- A Waiver is needed to allow a 60-foot distance separation from a residentially zoned parcel where 400 feet is required. Staff does not support the waiver.
- The proposed use would be located on a portion of a one-lot commercial subdivision, which allows access across the whole of the site; however, the subdivision map did not grant shared parking throughout the lot, and parking requirements were established for each Record of Survey parcel individually. The subject site is able to accommodate the minimum parking requirements for the proposed use.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
06/26/97	A Final Map (FM-0188-96) for a one-lot commercial subdivision on 4.53 acres adjacent to the north side of Sahara Avenue, approximately 680 feet east of Buffalo Drive was recorded. The Planning Commission approved this map on 01/23/97.
12/21/00	The Planning Commission approved a Site Development Plan Review [Z-0102-96(4)] for a proposed 5,336 square-foot office building on 0.50 acres at 7650 West Sahara Avenue. Staff recommended approval.

Most Recent Change of Ownership	
04/16/03	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
05/31/01	A building permit (#01009777) was issued for a shell building at 7656 West Sahara Avenue. A final inspection was completed 01/25/02, and a Certificate of Occupancy was issued for a 6,200 square-foot building on 02/28/02.
11/01/01	A building permit (#01019251) was issued for a tenant improvement for speculative space at 7656 West Sahara Avenue, Suite #120. A final inspection was completed 02/08/02.
05/06/02	A building permit (#02008205) was issued for a non-work tenant improvement at 7656 West Sahara Avenue, Suite #120. A final inspection was completed and a certificate of occupancy issued 06/05/02.
09/11/12	A business license (Q01-01263) was issued for a real estate business at 7656 West Sahara Avenue, Suite #120. The license is still active.

Pre-Application Meeting	
06/18/13	Submittal requirements for a Special Use Permit application were discussed with the applicant by phone. It was established that the floor area of the tenant suite is 951 square feet, based on the issued Certificate of Occupancy. A waiver of the minimum distance separation requirement from residentially zoned property would be required with the application.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
07/08/13	The site contains a well maintained office building set back a substantial distance from Sahara Avenue. Views of this building from the neighboring residential properties to the north are obscured by a screen wall and an intervening office building.

Details of Application Request	
Site Area	
Net Acres	0.50

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Office, Other Than Listed	O (Office)	P-R (Professional Office and Parking)
	Office, Medical or Dental		
	General Retail	SC (Service Commercial)	C-1 (Limited Commercial)
	Office, Other Than Listed		
	Laboratory, Medical or Dental		
	Financial Institution, General		
North	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
South	Motor Vehicle Sales (New)	CG (Commercial General - Clark County)	C-2 (General Commercial - Clark County)
East	Undeveloped	SC (Service Commercial)	U (Undeveloped)
		O (Office)	
West	Office, Other Than Listed	SC (Service Commercial)	C-1 (Limited Commercial)
	Office, Medical and Dental	O (Office)	P-R (Professional Office and Parking)

Master Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
No Applicable Special Purpose or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	Y

DEVELOPMENT STANDARDS

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement (APN 163-03-415-008)							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Office, Other Than Listed (entitled)	5,336 SF	1 space per 300 SF GFA	18				
Office, Other Than Listed (as built)	6,225 SF	1 space per 300 SF GFA	21*				
Office, Other Than Listed (to be removed)	(-951 SF)	1 space per 300 SF GFA	(-4)				
Massage Establishment (to be added)	951 SF (2 massage rooms)	2 spaces per massage room (min. 6 spaces)	6				
TOTAL SPACES REQUIRED			20		21		Y
Regular and Handicap Spaces Required			19	1	19	2	Y

*The site is parking impaired per Title 19.18.030(D). Parking spaces on the private street adjacent to the building are considered onsite, as the Record of Survey parcel line extends to the centerline of the private street.

Waivers		
Requirement	***Request***	***Staff Recommendation***
A Massage Establishment may not be located within 400 feet of any church, synagogue, school, City park, child care facility, or any parcel zoned for residential use	To allow a proposed Massage Establishment 60 feet from a parcel zoned R-E	Denial

ANALYSIS

The Massage Establishment use is defined by Title 19.18 as "a facility which is occupied and used for the purpose of practicing massage therapy as defined in LVMC Chapter 6.52. The term does not include the use 'accessory massage,' as defined in this Title." The proposed use meets the definition, as the existing office space is intended to be used solely for massage therapy by a licensed independent massage therapist. Additionally, the tenant space is 951 square feet, which is outside the scope of an Accessory Massage use.

The minimum Special Use Permit requirements for this use include:

1. The use shall comply with all applicable requirements of LVMC Title 6.

   The proposed use will meet this requirement, as it is a condition of approval of the Special Use Permit.

2. The use must be located on a secondary thoroughfare or larger.

   The use is located along Sahara Avenue, a 150-foot Primary Arterial as designated by the Master Plan of Streets and Highways (LVMC Title 13.12). Access to the use is by way of a private street with direct access to Sahara Avenue. All buildings in the development are addressed from Sahara Avenue.

3. The use may not be located within 400 feet of any church, synagogue, school, City park, child care facility, or any parcel zoned for residential use.

   The proposed use does not meet this requirement, as it is located 60 feet from a residentially zoned parcel; measurement is taken from the northern property line of Lot 1 as mapped by File 80 Page 32 of Plat Maps to the nearest property line of an R-E (Residence Estates) zoned parcel.

4. The use may not be located within 1,000 feet of any other massage establishment.

   No other Massage Establishment use is located within 1,000 feet of the subject site, as measured from property line to property line.

5. The hours of operation shall be limited to the period between 6:00 a.m. and 10:00 p.m., unless further limited by the City Council on a case-by-case basis.

   The proposed use will meet this requirement, as the stated hours of operation are 8:00 a.m. to 6:30 p.m. Monday through Friday and 9:00 a.m. to 3:00 p.m. on Saturdays.

The site (which is defined as the Record of Survey parcel containing the building on which the Massage Establishment use is proposed) is located north of Sahara Avenue along a privately maintained street within a one-lot commercial subdivision. The lot line of the subdivision is separated from R-E (Residence Estates) zoned parcels to the north by a 60-foot public right-of-way (Via Olivero Avenue). However, there is an intervening building and screen wall between the proposed use and the residential properties. In addition, the building to the north is zoned P-R (Professional Office and Parking) as a buffer from the protected residences.

As the minimum separation distance is measured from property line to property line, the proposed use fails to meet the required 400 feet from a residentially zoned parcel. Staff cannot support the associated waiver request because the intent of Title 19 is to separate more intense commercial uses such as massage establishments from residential development to protect the public welfare; as this request proposes to decrease the separation between uses, the use is not compatible with the adjacent residential uses. Although all other minimum requirements for a Massage Establishment are met, staff therefore recommends denial.

Due to the previous finalization of a building permit for a building that exceeded the entitled floor area, the site is parking impaired. Per Title 19.18.030, within such a development only the increased number of spaces needed as a result of a change in use are required. The proposed change from an Office, Other Than Listed use to a Massage Establishment use nets a difference of two spaces. These can be provided outside of the parking lot on the edge of the private street, as the property line of the site parcel extends to the centerline of the street.

As the site is located within 500 feet of the City's boundary with Clark County, the request is deemed a "Project of Regional Significance" pursuant to Title 19.16.010. An impact assessment was completed by the applicant and sent to affected agencies for comment. No comments were received.

FINDINGS (SUP-50090)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   Title 19.12 requires that a Massage Establihsment use be located more than 400 feet from any residentially zoned parcel to maintain adequate separation between residential dwellings and more intense commercial uses. The proposed use would be located 60 feet from R-E (Residence Estates) zoned parcels to the north, thereby demonstrating its incompatibility with the adjacent district.

2. The subject site is physically suitable for the type and intensity of land use proposed.

The 951 square-foot tenant space is adequate to accommodate the proposed Massage Establishment use. Only one licensed therapist would be operating at this location.

3. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.

The proposed location is served by a private street with access to Sahara Avenue, a 150-foot wide Primary Arterial. Circulation around the site is adequate, and parking is available on the street.

4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.

The proposed Massage Establishment use will be subject to licensing and inspection, thereby protecting the public health, safety and welfare.

5. The use meets all of the applicable conditions per Title 19.12.

The proposed use does not meet the minimum 400-foot distance separation requirement from a residentially zoned parcel. A Waiver must be approved in order for the use to be allowed at the proposed location.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

NOTICES MAILED 127

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-50090 APN: 163-03-415-008

Name of Property Owner: JUAB, LLC

Name of Applicant: Susan Barrett, Inc

Name of Representative: Kathleen Janssen, 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: William J Engel

State of Nevada
County of Clark

Print Name: JUAB, LLC by William J. Engel Mngr

Subscribed and sworn before me

This 27th day of June, 2013 by William J. Engel

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
J LANCE DOMINGCIL
No 12-8435-1
My Appointment Expires Aug 6, 2016

06/27/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit Application

Project Address (Location) 2656 West Sahara Ave, Suite 120 LV NV 89102

Project Name Same as address **Proposed Use** Massage Establishment

Assessor's Parcel #(s) 163-03-415-008 **Ward #** 1

General Plan: existing √SC proposed N/A **Zoning:** existing √C-1 proposed N/A

Commercial Square Footage Suite #120 is 951 sq ft **Floor Area Ratio**

Gross Acres .05 **Lots/Units** **Density**

Additional Information N/A

PROPERTY OWNER JUAB, LLC **Contact** William J Engel, Mngr

Address 8709 Castle View Ave **Phone:** 283-0699 **Fax:**

City LV **State** NV **Zip** 89129

E-mail Address BILLANDKAREN LV@GMAIL.COM

APPLICANT Susanna Barrett, Inc **Contact** Kathleen Janssen, Esq

Address 512 South 9th St **Phone:** (702) 737-7702 **Fax:** 702 737-7712

City LV, NV 89101 **State** NV **Zip** 89101

E-mail Address KJanssen@bcKLTD.com

REPRESENTATIVE Kathleen Janssen, Esq **Contact** same

Address 512 South 9th St **Phone:** 737-7702 **Fax:** 737-7712

City LV, NV **State** NV **Zip** 89101

E-mail Address KJanssen@bcKLTD.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* William Engel

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

Print Name William J. Engel

State of Nevada, County of Clark

Subscribed and sworn before me

This 27th day of June, 20 13.

by William J. Engel

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
No. 12-8435-1 J LANCE DOMINGCIL
My Appointment Expires Aug. 8, 2016

FOR DEPARTMENT USE ONLY

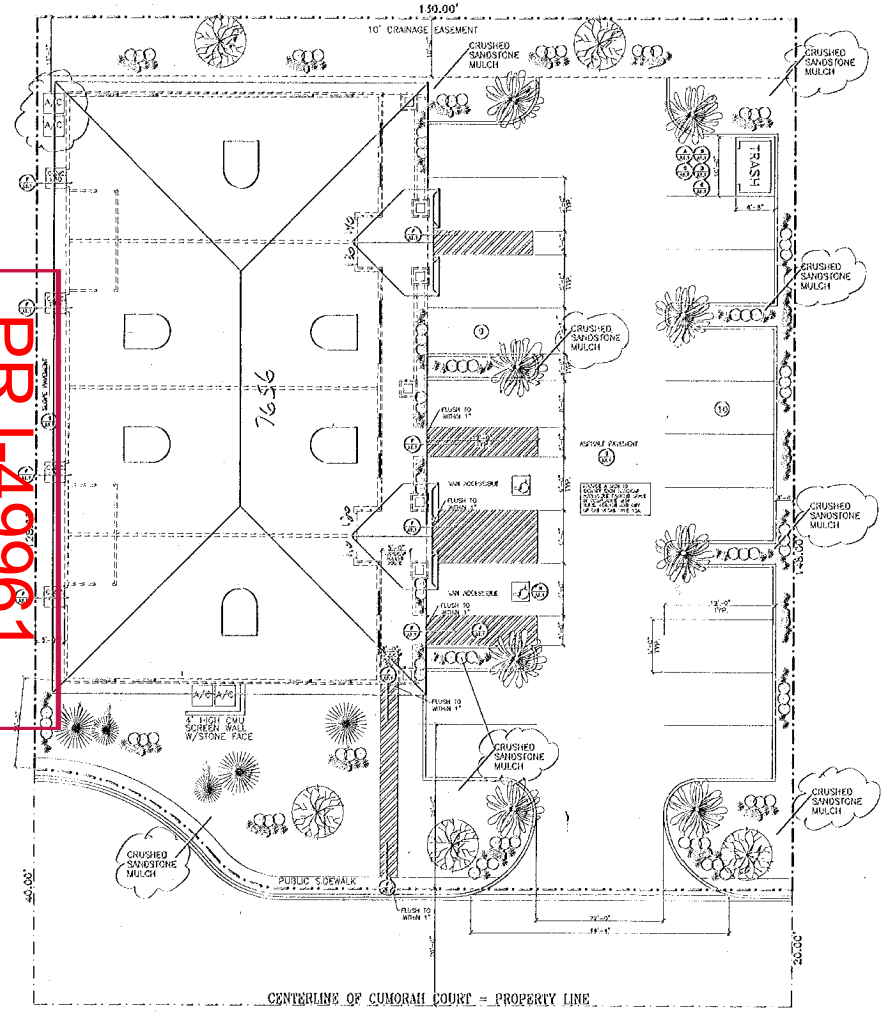
Case #	SUP-50090
Meeting Date:	08/13/13 PC
Total Fee:	
Date Received:*	
Received By:	

*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-49961
06/27/13

Revised 10/27/08

A PROFESSIONAL OFFICE BUILDING
CUMORAH SAHARA COMMERCIAL SUBDIV



SITE PLAN
SCALE: 1" = 10'-0"

NORTH

ALL AIR CONDITIONING, ROOF MECHANICS, AND TRASH AREAS MUST BE SCREENED FROM VIEW

ATTENTION
NO FINAL INSPECTION WITHOUT ZONING APPROVAL

APPROVED New Office Building
BY Edward Kelly 5-17-01
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

CODE ANALYSIS

EXISTING ZONING	C-1
OCCUPANCY	B
DESC. OF USE	OFFICES
CONSTRUCTION TYPE	V - N
FULLY SPRINKLED	NO
ALLOWABLE HEIGHT	1 STORY
ALLOWABLE FLOOR AREA	9,000 S.F.
TOTAL FLOOR AREA	5,328 S.F.
OCCUPANT LOAD = UNIT 1 (1/100sf) 1324 ÷ 15 USE table 10-a allowable=30	EXITS REQ'D = 2 PROVIDED = 2
OCCUPANT LOAD = UNIT 2 (1/100sf) 1335 ÷ 15 USE table 10-a allowable=30	EXITS REQ'D = 2 PROVIDED = 2
OCCUPANT LOAD = UNIT 3 (1/100sf) 1324 ÷ 15 USE table 10-a allowable=30	EXITS REQ'D = 2 PROVIDED = 2
OCCUPANT LOAD = UNIT 4 (1/100sf) 1335 ÷ 15 USE table 10-a allowable=30	EXITS REQ'D = 2 PROVIDED = 2
OCCUPANT LOAD = TOTAL = 59	
FIRE RESISTANCE OF EXTERIOR WALLS:	NOT REQUIRED
PROTECTION OF OPENINGS:	NOT REQUIRED WITHIN 5' PROTECTED WITHIN 10'
FIRE RESISTIVE CONSTRUCTION REQUIREMENTS:	1 HR. @ SHAFT ENCLOSURES 1 HR. BETWEEN OCCUPANCIES
SPECIAL INSPECTIONS:	SEE STRUCTURAL PLANS
WATER AND WASTE SYSTEM / POWER SYSTEM	LV WATER DISTRICT / NEVADA POWER

NOTES:
1. PROVIDE FIRE EXTINGUISHERS PER 1997 UFC, UBC AND 1999 NEC

PARKING ANALYSIS

PARKING REQ'D. (1 per 300 S.F.) =	18 SPACES
PARKING PROVIDED =	19 SPACES (2) HANDICAP

ATTENTION
NO FINAL INSPECTION WITHOUT ZONING APPROVAL

APPROVED LANDSCAPING PLAN
5-17-01
Planning & Development Department

PLANT LEGEND

- MEXICAN FAN PALM (16' BTH)
- MONDEL PINE (24" BOX)
- FLOWERING PLUM (36" BOX)
- WHEELER'S DWARF (5 GAL.)
- FAN JUNIPER (1 GAL.)
- CAYLILLY (1 GAL.)
- RED SANDSTONE BOULDER (200 - 300 lb.)

RECEIVED
MAY 11 2001
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

DRAWING INDEX

A-1	SITE PLAN/COVER SHEET
A1.1	SITE DETAILS
A-2	FLOOR PLAN
A-3	BUILDING ELEVATIONS
A-4	FOUNDATION PLAN
A-5	ROOF FRAMING PLAN
A-6	BUILDING CROSS SECTIONS
A-7	REFLECTED CEILING PLAN
A-8	SCHEDULES & DETAILS
SN1	STRUCTURAL GENERAL NOTES
S02	STRUCTURAL FRAMING DETAILS
S03	------NOT USED------
S04	STRUCTURAL FRAMING DETAILS
S05	STRUCTURAL FOUNDATION DETAILS
S06	STRUCTURAL FOUNDATION DETAILS
M-1	HVAC PLANS
P-1	PLUMBING PLANS
E-1	ELECTRICAL PLANS

Gen. Contractor
Lic. #37847

DOMANCO CONSTRUCTION CO.
(702) 221-0338
4012 S. RAINBOW Blvd., SUITE K-576
Las Vegas, Nevada 89103-2615

A-1

A PROFESSIONAL OFFICE BUILDING

SITE PLAN/COVER SHEET

Landscape plan shall be reviewed and approved by Department of Air Quality (DAQ)

REVISIONS

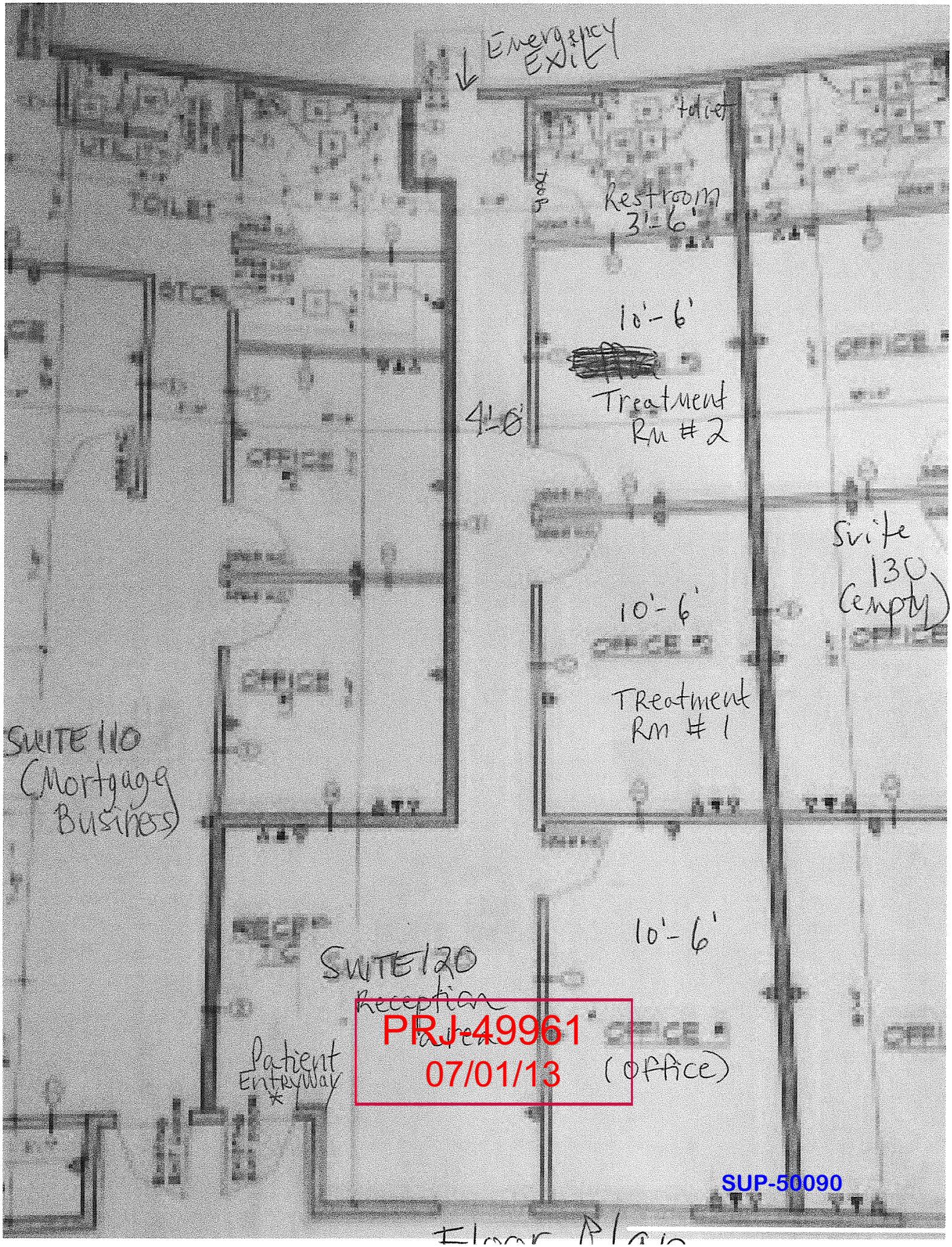
No.	REV. DATE
	5/10/01

DATE ISSUED: 10/10/00
SCALE: 0016-A1

A-1

PRJ-49961
07/01/13

SUP-50090


Emergency Exit
toilet
Restroom 3'-6'
10'-6'
Treatment Rm #2
4'-6'
Suite 130 (empty)
10'-6'
Treatment Rm #1
SUITE 110 (Mortgage Business)
10'-6'
SUITE 120 Reception
Patient Entryway
(office)
PRJ-49961
07/01/13
SUP-50090



SUP-50090 - APPLICANT: SUSANA BARRETT, INC. - OWNER: JUAB, LLC
7656 WEST SAHARA AVENUE, SUITE #120

07/08/13



SUP-50090 - APPLICANT: SUSANA BARRETT, INC. - OWNER: JUAB, LLC
7656 WEST SAHARA AVENUE, SUITE #120

07/08/13



SUP-50090 - APPLICANT: SUSANA BARRETT, INC. - OWNER: JUAB, LLC
7656 WEST SAHARA AVENUE, SUITE #120

07/08/13

BAILUS COOK & KELESIS, LTD.
ATTORNEYS AT LAW

517 South 9th Street
Las Vegas, Nevada 89101

Telephone: (702) 737-7702 • (702) 385-3788
Facsimile: (702) 737-7712
E-mail: law@bckltd.com

June 25, 2013

City of Las Vegas
Department of Planning
Attn: Peter Lowenstein, Planning Supervisor
333 N. Rancho Drive
Las Vegas, Nevada 89106

Re: Justification Letter for Special Use Permit Application and Parking Variance Application for 7656 West Sahara Avenue, Suite 120, Las Vegas, Nevada 89117

Dear Peter:

On behalf of my client, Susana Barrett, Inc., proposed tenant ("Tenant") for 7656 West Sahara Avenue, Suite 120, Las Vegas, Nevada 89117 (the "Premises"), this letter sets forth the reasons why the available parking and proposed use of the Premises for a licensed Massage Establishment by the Tenant pursuant to a Special Use Permit and Parking Variance is justified and appropriate.

The Premises are positioned along a densely utilized commercial corridor in the City of Las Vegas, between Rainbow and Buffalo. Across the street is an automobile dealership.

The Premises are zoned for C-1 which allows for general office and commercial use. Chapter 19.12.01 of the Unified Development Code specifically contemplates that licensed massage service business establishments may be operated in a C-1 district pursuant to a Special Use Permit. The only district in which massage services do not require a special use permit is an M zoned district. C-1 districts are primarily for retail stores and personal services establishments. The proposed use is for personal service business and is clearly contemplated to be appropriate for such a location by the Unified Development Code. There is no comparable business within at least 1000 feet in all directions.

The Premises are located in a building towards the rear of the property, with almost no visibility from Sahara Avenue. Signage is limited. The hours of operation will be 8 am to 6:30 pm. Monday through Friday with occasional office hours 9 am to 3 pm Saturdays. The operation will be conducted by the owner and licensed massage therapist, Susanna Barrett. She has no staff and no present intention to hire anyone.

PRJ-49961
07/02/13

SUP-50090

As to the justification for a parking variance, the building is located in an existing Center of office buildings along West Sahara Avenue, with established parking areas. The landlord for the subject building only owns this one building in the Center and as such, it would be both impractical and cause an undue hardship for him to obtain the space for and create additional parking areas in the Center as a result of the existing configuration of allocated space and the division of ownership for the buildings. There is also a private cul-de-sac named Cumorah Circle that is directly adjacent and connected to the building that tenants of the building have long been able to use for additional parking and which will be available to the patients of Ms. Barrett's massage establishment business. Furthermore, the suite has only two rooms for massage services (one for general massage and one for medical massage - both with only one patient per room) so there would only be a maximum of two patients on the premises during appointments – one getting or finishing their massage and one just arriving for their massage. Massage services are by appointment only.

As a result of the above, the impact on available parking to the site will be minimal, there will be no substantial detriment to the public good, no substantial impairment of natural resources, and no substantial impairment upon the intent and purpose of any applicable ordinances or resolutions.

Many of Ms. Barrett's patients are breast cancer survivors (post operative) that are referred by the Lymphatic Therapy Services Clinic (where Ms. Barrett has worked part time for almost 7 years) or are long-time massage therapy patients. When the breast cancer patients are done with the therapy/rehabilitation phase of treatment they generally also remain as patients for maintenance. To the best of her knowledge, Ms. Barrett is the only massage/lymphedema therapist in Las Vegas who is certified for such post-operative treatment.

Adjacent businesses include a variety of other office-based services, and Suite 130 is presently empty.

If you have any questions, please let me know.

Sincerely,

BAILUS COOK & KELESIS, LTD.

Kathleen Janssen, Esq.

KJ/sjf

PRJ-49961
07/02/13

SUP-50090

City of Las Vegas Agenda Item No.: **62.**

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

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

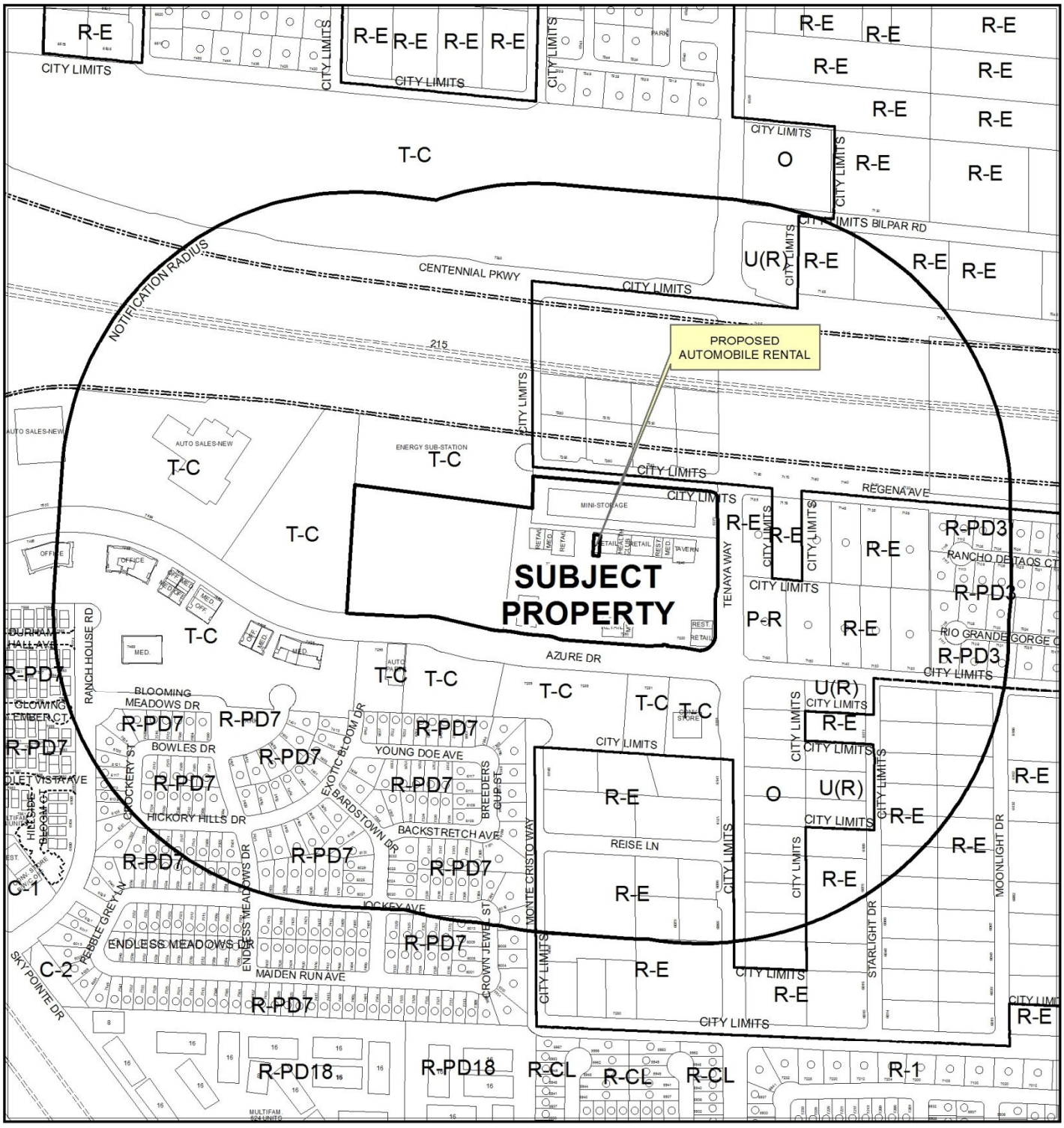
SUBJECT:
SUP-50094- SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ENTERPRISE LEASING CAR WEST - OWNER: TENAYA VEGAS PARTNERS, LP - For possible action on a request FOR A PROPOSED AUTOMOBILE RENTAL ESTABLISHMENT on 6.28 acres at 7240 West Azure Drive, Suite #105 (APN 125-27-113-007) TC (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49849]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 09/18/2013
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



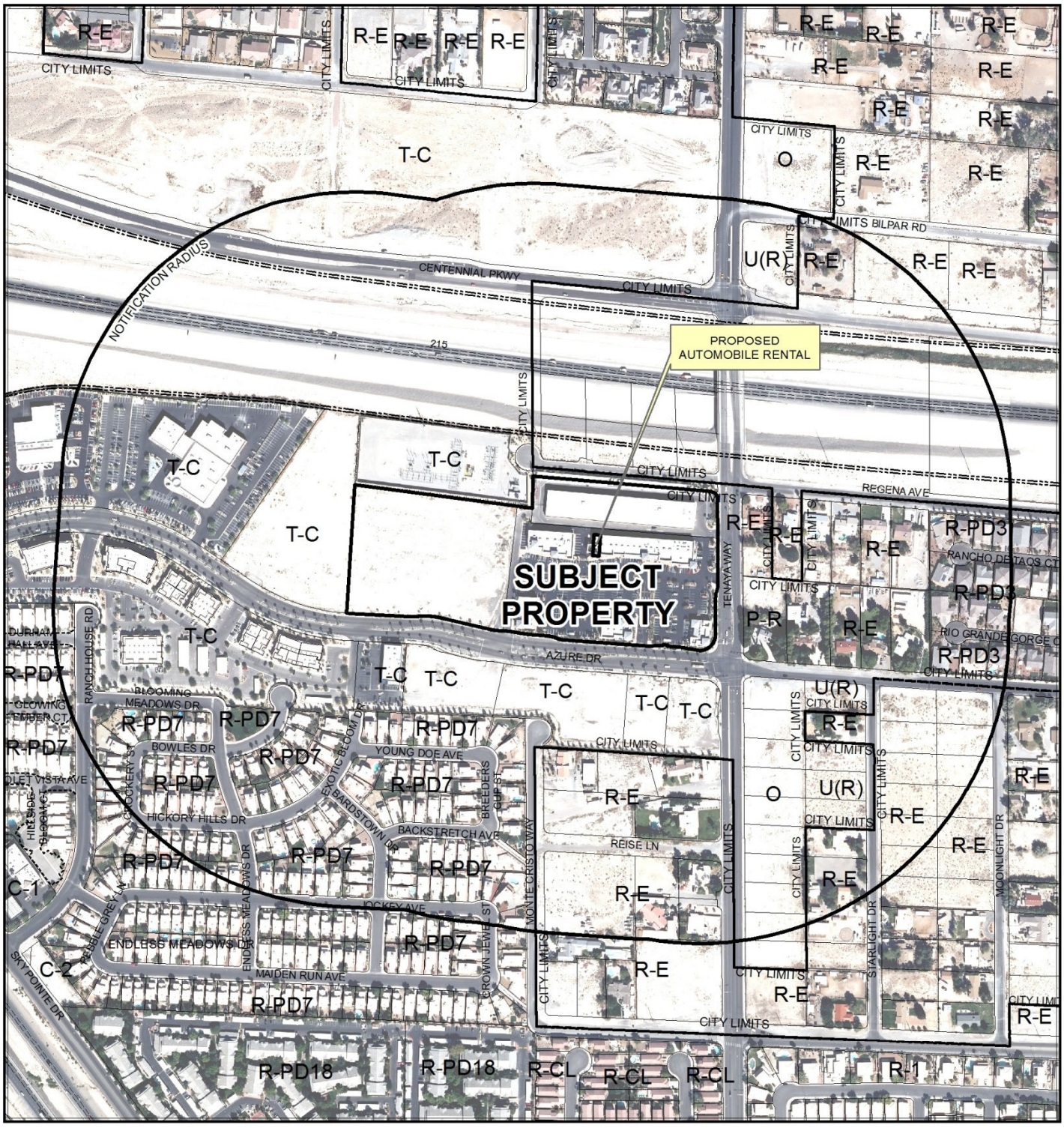
CASE: **SUP-50094 (PRJ-49849)**

0 400 800 Feet

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) [GC-TC (GENERAL COMMERCIAL - TOWN CENTER) Special Land Use Designation]

N



CASE: **SUP-50094 (PRJ-49849)**

0 400 800 Feet

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) [GC-TC (GENERAL COMMERCIAL - TOWN CENTER) Special Land Use Designation]

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: ENTERPRISE LEASING CAR WEST - OWNER: TENAYA VEGAS PARTNER, LP

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-50112	Staff recommends APPROVAL, subject to conditions:	N/A

**** CONDITIONS ****

SUP-50094 CONDITIONS

Planning

1. Expect amended herein, conformance to all Minimum Requirements under LVMC Title 19.12 for an Automobile Rental use.

2. All signage shall be permitted and meet minimum code requirements within 30 days of final approval.

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The proposed application is for an Automobile Rental use within a vacant tenant space at 7240 West Azure Drive, Suite #105. Said location is a Shopping Center within the TC (Town Center) zoning district with the special land use designation of GC (General Commercial). The proposed use meets all the minimum requirements detailed in the Town Center Development Standards and Title 19 for the Automobile Rental use. As proposed use can be conducted in a manner that is compatible and harmonious with the surrounding community; therefore, staff is recommending approval of this request.

ISSUES

- A Special Use permit is required for a Automobile Rental use in the T-C (Town Center) zone with the GC-TC (General Commercial –Town Center) special land use designation.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
12/07/98	The City Council approved a request to Rezoning (Z-0076-98) the property located with the area designated Town Center on the northwest amendment to the General Plan from: U (Undeveloped), R-E (Residence Estates), R-PD7 (Residential Planned Development – 7 Units Per Acre), R-PD-11 (Residential Planned Development – 11 Units Per Acre), R-PD13 (Residential Planned Development – 13 Units Per Acre), R-PD18 (Residential Planned Development – 18 Units per Acre), R-CL (Single Family Compact-Lot), C-2 (General Commercial), C-V (Civic), and PD (Planned Development) to T-C (Town Center).
04/04/01	The City Council approved a request for a Site Development Plan Review [Z-0076-98(20)] for a commercial development. The Planning Commission recommended approval.

Most Recent Change of Ownership	
10/25/10	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
07/08/04	A building permit (#04017059) was issued for a retail shell building at 7240 West Azure Drive. The permit was finalized 07/19/05.

Pre-Application Meeting	
06/11/13	A pre-application meeting was held with the applicant to discuss the Special Use Permit submittal requirement for an Automobile Rental Establishment.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
07/08/12	A field check was conducted on the subject site and revealed that the suite was vacant and the shopping center was clean and landscape was well maintained.

Details of Application Request	
Site Area	
Net Acres	6.29

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	GC-TC (General Commercial – Town Center)	T-C (Town Center)
North	Clark County 215 (R.O.W.)	SX-TC (Suburban Mixed Use – Town Center)	Right-of-Way
South	Undeveloped	SX-TC (Suburban Mixed Use – Town Center)	T-C (Town Center)
East	Single Family, Detached	R (Rural Density Residential)	R-E (Residence Estates)
	Single Family, Detached	O (Office)	P-R (Professional Office and Parking)
West	Undeveloped	GC-TC (General Commercial – Town Center)	T-C (Town Center)

Master Plan Areas	***Compliance***
Town Center Master Plan	Y
Special Purpose and Overlay Districts	***Compliance***
T-C (Town Center) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	Y
Las Vegas Redevelopment Plan Area	Y
Project of Significant Impact (Development Impact Notification Assessment)	Y
Project of Regional Significance	Y

DEVELOPMENT STANDARDS

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	51,000 SF	1:250	204				
TOTAL SPACES REQUIRED			204		264		Y
Regular and Handicap Spaces Required			197	7	257	7	Y

ANALYSIS

This is a request for a Special Use Permit for an Automobile Rental use within an existing shopping center in GC-TC (General Commercial - Town Center) special land use designation. The proposed use will occupy a vacant tenant space and plans to utilize the existing parking lot for a maximum of five passenger rental vehicles. Also, per site plan SP001 and SP003 (dated stamped 06/27/13) the applicant intends to install a 14-foot by 18-foot wash-mat behind the west building (7280 West Azure) slightly west of the trash enclosure and east of the northwest potation of the parking lot. The wash-mat will not be visible from Tenaya Way and it will be utilized for the cleaning of rental vehicles only.

Per Town Center Development Standards B.4.B (9) Special Use Permit for an Automobile Rental [the use shall comply with all the minimum conditions, standards and requirements applicable to the use "Automobile Rental" under Table 2 of LVMC 19.12.]

Per Title 19.12 the Automobile Rental use is defined as "A facility for the rental of new or used automobiles or other passenger vehicles. For purposes of the limitations of this Title on outside storage, vehicles kept on a lot for rental purposes are not considered to be outside storage" The proposed use meets the definition per the justification and plan the applicant intends offer for lease passenger automobiles.

The Minimum Special Use Permit Requirements for this use include:

1. No more than 5 rental vehicles shall be stored on the site at any

   The requirement is met per site plan dated stamped 06/27/13 and Justification letter date stamped 07/02/2013 only five parking spaces will be utilized.

2. No vehicles shall be offered for sale on the premises.

   This requirement is met per site plan date stamped 06/27/13 and the use will be subject to regular business licensing inspections.

3. The installation and use of an outside public address or bell system is prohibited.

   This requirement is met per site plan date stamped 06/27/13.

4. No used or discarded automotive parts or equipment shall be located or stored in any open area outside of an enclosed building.

   This requirement is met per site plan date stamped 06/27/13.

5. All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel of land.

   This requirement is met per site plan date stamped 06/27/3.

6. Service bays for repairs, installations, cleaning or gas dispensing services facing a public street or a residential zoning district shall be screened to a height of at least 8 feet

   This requirement is met per site plan date stamped 06/27/13.

The proposed Automobile Rental use meets the minimum Special Use Permit requirement for the Town Center Development Standards and Title 19.12.; therefore staff recommends approval of this request.

FINDINGS (SUP-50094)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed Automobile Rental use meets the intent of the GC-TC (General Commercial – Town Center) land use designation and is consistent with the General Plan.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site is an existing Shopping Center that can accommodate the proposed use and other similar uses.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   Access to the site is provided by Tenaya Way and Azure Drive. Both roads are a 90-foot Town Center Loop Roads and provide adequate traffic flow for the Automobile Rental use

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   The proposed Automobile Rental use at this location will not compromise the public health, safety and welfare or the primary objectives of the General Plan, as the use will be subject to regular to inspections and licensing requirements.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The proposed Automobile Rental meets all the minimum Special Use Permit requirements per the documents provided

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 26

NOTICES MAILED 280

APPROVALS 0

PROTESTS 0

MR

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-50094

Case Number: 000201 APN: 125-27-113-077

Name of Property Owner: Tenaya Vegas Partners LP

Name of Applicant: Enterprise Leasing Co. -West, LLC.

Name of Representative: Kelly McNamara

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: NA

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Stuart Schneider

Subscribed and sworn before me

This 26 day of June, 2013

_____

Notary Public in and for said County and State

SAMANTHA BUDY
COMM. #1974033
NOTARY PUBLIC - CALIFORNIA
VENTURA COUNTY
My Commission Exp. Apr. 01, 2016

PRJ-49849
06/27/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SUP (#000201)

Project Address (Location) 7240 Azure Drive, Suite 105, LV, NV

Project Name Tenaya Village **Proposed Use** Rental Car

Assessor's Parcel #(s) 125-27-113-007 **Ward #** 6

General Plan: existing T-C **proposed** T-C **Zoning: existing** T-C **proposed** T-C

Commercial Square Footage 50,000 SF **Floor Area Ratio** 0.17 \ 6.24 parking ratio

Gross Acres 6.29 **Lots/Units** NA **Density** NA

Additional Information Suite 105 is 1,519 SF unit

PROPERTY OWNER Tenaya Vegas Partners LP **Contact** Stuart Schneider

Address 2815 Townsgate Rd, Suite 130 **Phone:** 805/777-1177 **Fax:** 805/777-1775

City Westlake Village **State** CA **Zip** 91361

E-mail Address schneider@ssgcinc.com

APPLICANT Enterprise Leasing Company West, LLC **Contact** Kelly McNamara

Address 6855 Bermuda Rd. **Phone:** 597-1600 **Fax:** 597-5509

City LV **State** NV **Zip** 89119

E-mail Address kelly.k.mcnamara@ehi.com

REPRESENTATIVE Kelly McNamara **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 Stuart Schneider

Subscribed and sworn before me

This 26 day of June, 20 13.

_____

Notary Public in and for said County and State

SAMANTHA BUDY
COMM. #1974033
NOTARY PUBLIC - CALIFORNIA
VENTURA COUNTY
My Commission Exp. Apr. 01, 2016

FOR DEPARTMENT USE ONLY

Case #	SUP-50094
Meeting Date:	08/13/13 PC
Total Fee:	
Date Received:*	
Received By:	

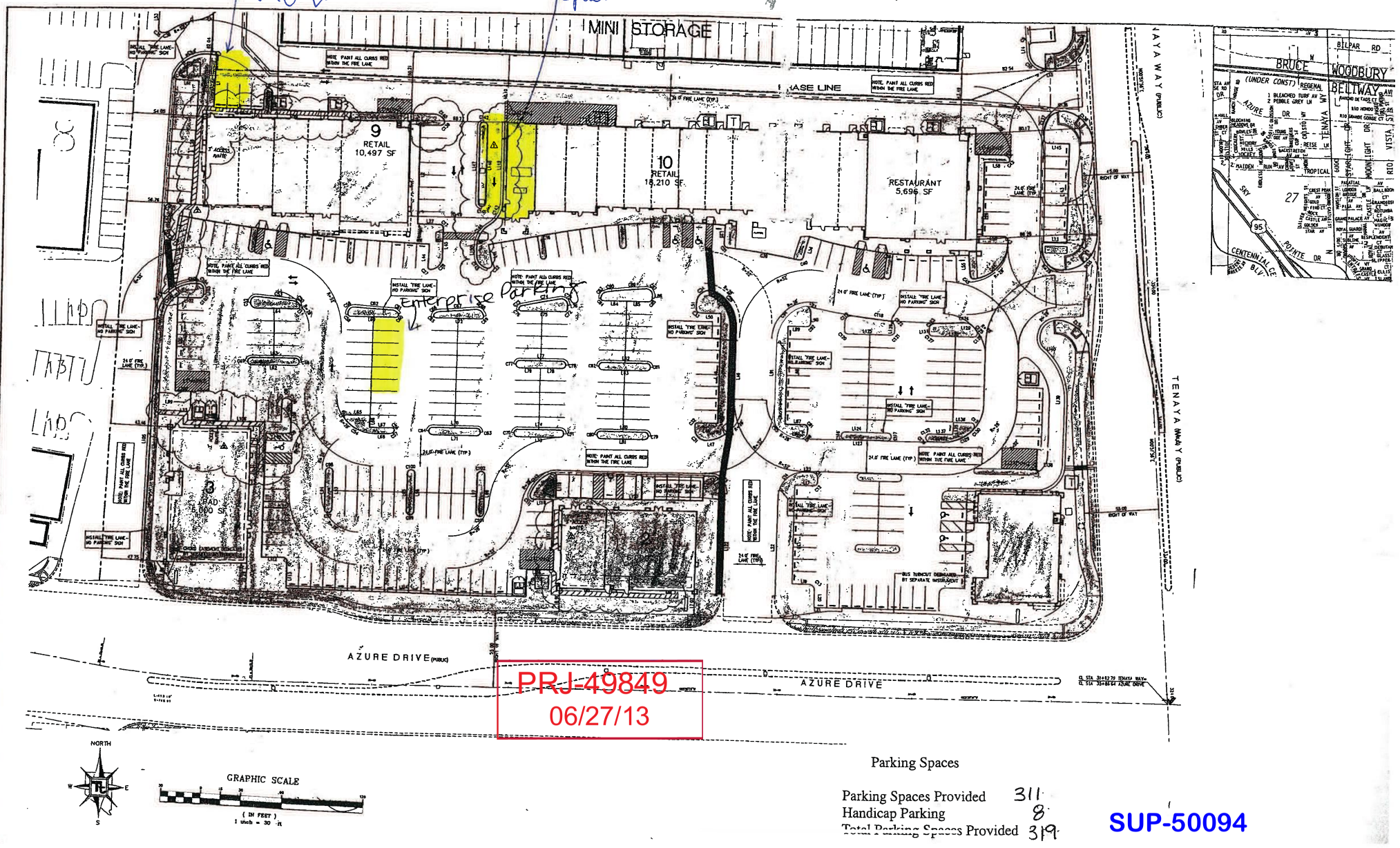
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for compliance with applicable sections of the Zoning Ordinance.

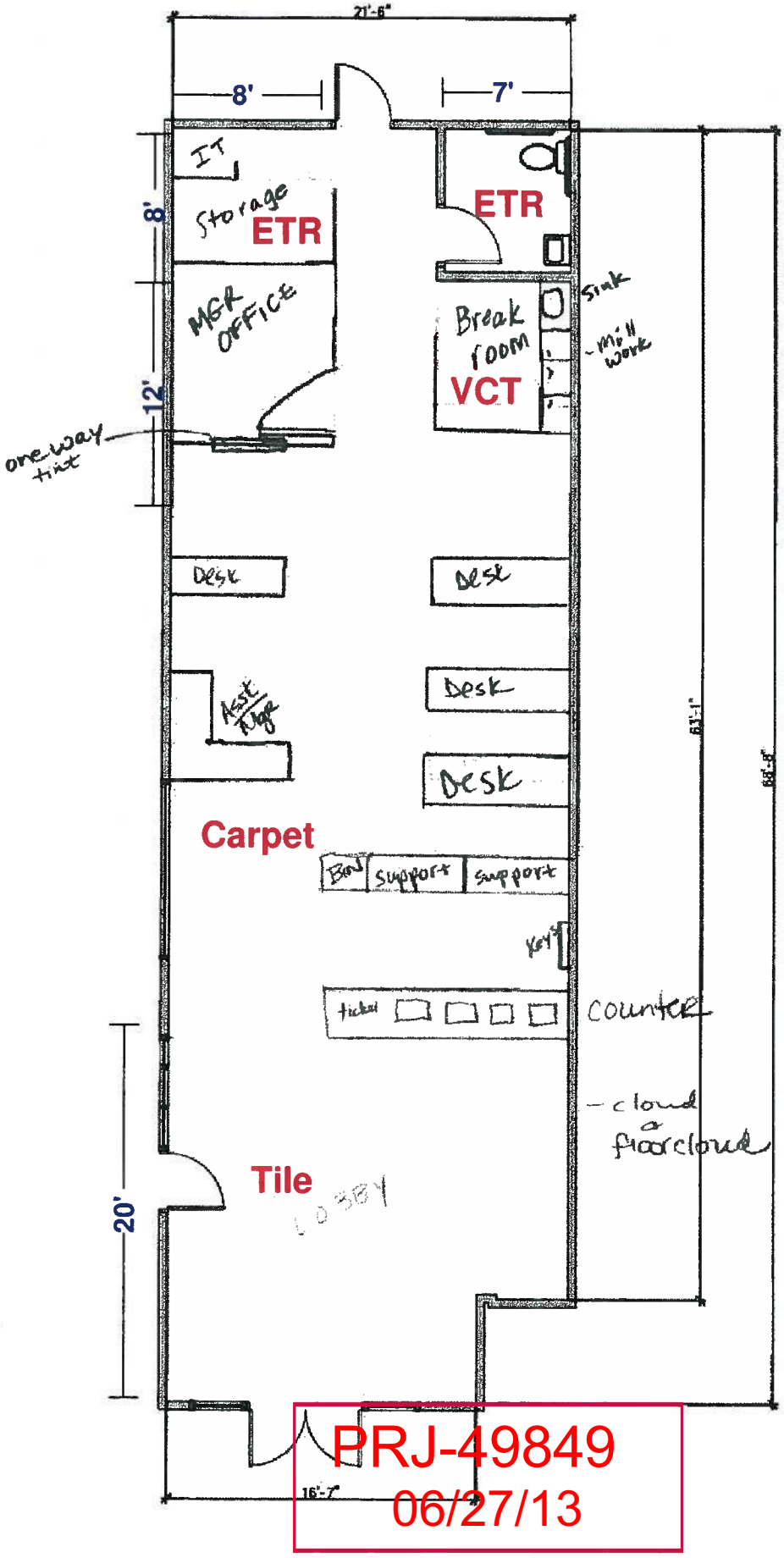
PR-49849
06/27/13

Revised 10/27/08

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

SITE PLAN
PRJ-2013-000201SP001





PRJ-49849
06/27/13

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W
E
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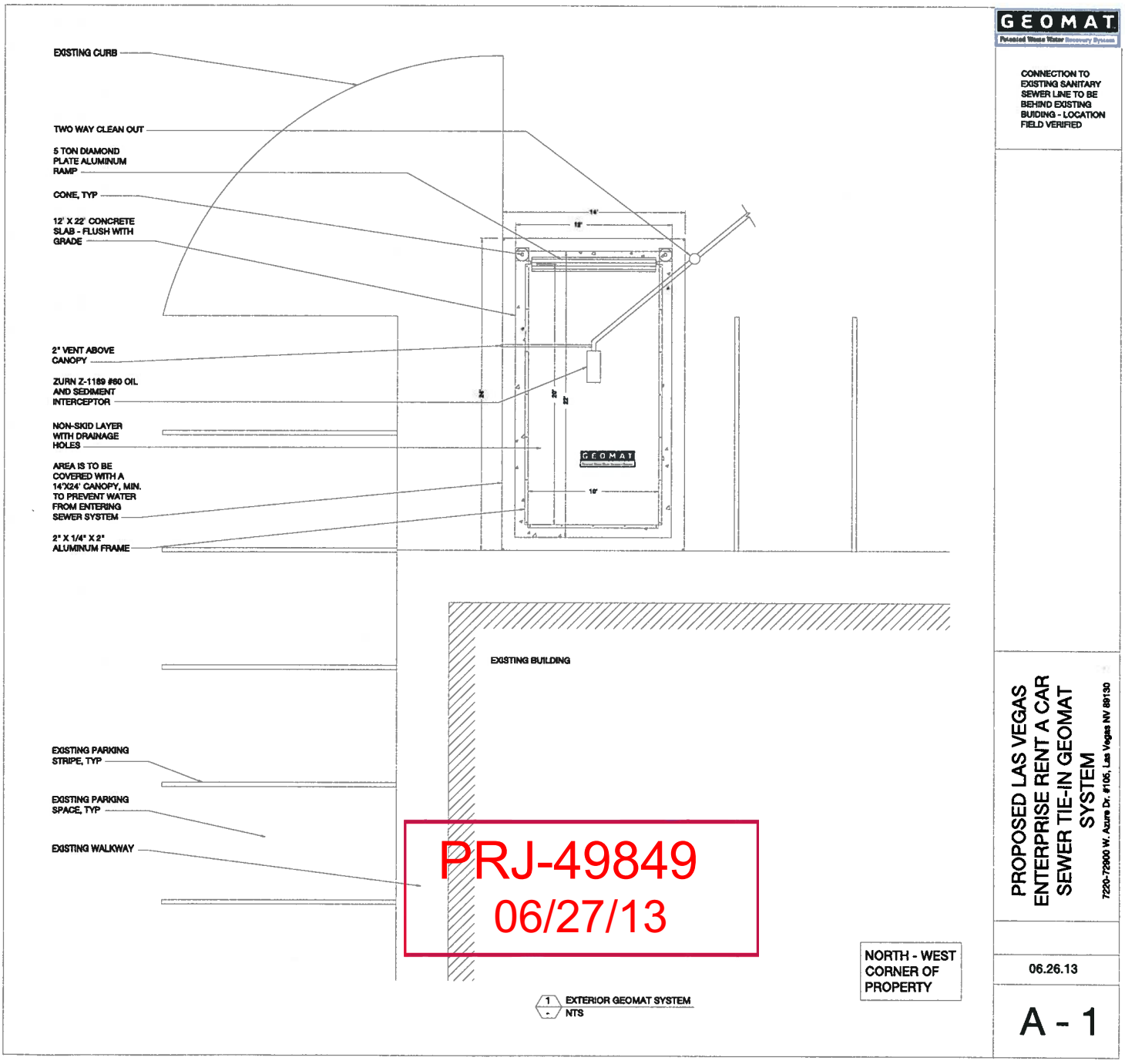
SUP-50094

Floor Plan

Geomat Car Wash Pad
Enterprise would be driving cars onto pad to wash so all run off goes in drain (sand/oil interceptor)
A canopy will sit over top of the whole pad.
Pressure washer will be used to rinse cars.



GEOMAT
Patented Waste Water Recovery System

CONNECTION TO EXISTING SANITARY SEWER LINE TO BE BEHIND EXISTING BUIDING - LOCATION FIELD VERIFIED

PROPOSED LAS VEGAS ENTERPRISE RENT A CAR SEWER TIE-IN GEOMAT SYSTEM
7220-72800 W. Azure Dr. #105, Las Vegas NV 89130

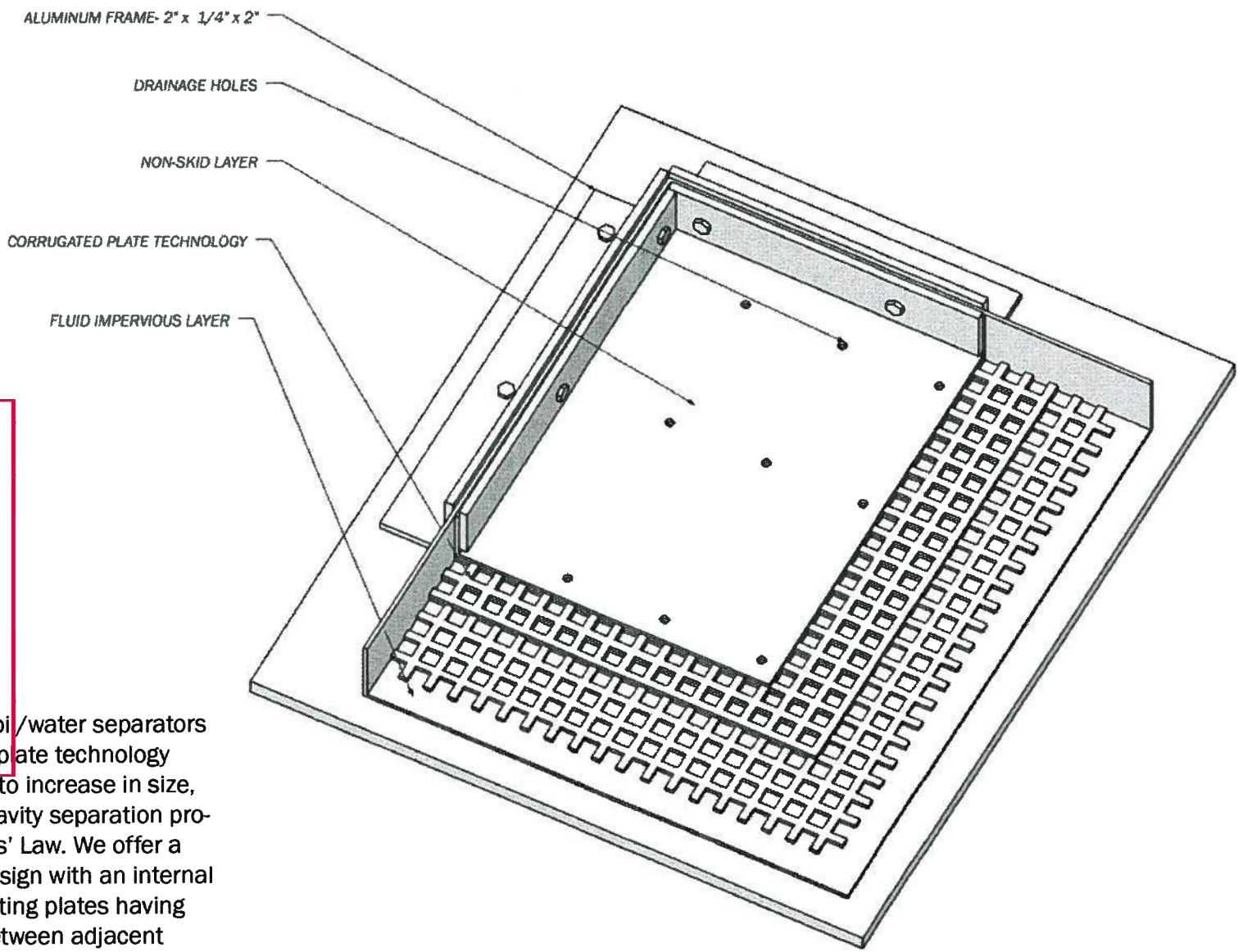
06.26.13

A - 1

PRJ-49849
06/27/13

PRJ 49849 _ SP003

SUP-50094



RT49849 - SP004

PRJ-49849
06/27/13

Geomat patent interior oil/water separators use parallel corrugated plate technology that causes oil droplets to increase in size, thereby speeding the gravity separation process according to Stokes' Law. We offer a unique inclined plate design with an internal structure of interconnecting plates having many crossing points between adjacent plates; as the oil water mixture flows through the separator, new droplets coalesce with retained droplets to form larger droplets. Since the Stokes' Law calculations presume a zero velocity flow. Will ensure optimum separation in the Geomat Waste water recovery system

SUP-50094

GEOMAT
Patented Waste Water Recovery System



SUP-50094 - APPLICANT: ENTERPRISE LEASING CAR WEST - OWNER: TENAYA VEGAS PARTNERS, LP
7240 WEST AZURE DRIVE, SUITE #105

07/08/13



SUP-50094 - APPLICANT: ENTERPRISE LEASING CAR WEST - OWNER: TENAYA VEGAS PARTNERS, LP
7240 WEST AZURE DRIVE, SUITE #105

07/08/13



SUP-50094 - APPLICANT: ENTERPRISE LEASING CAR WEST - OWNER: TENAYA VEGAS PARTNERS, LP
7240 WEST AZURE DRIVE, SUITE #105

07/08/13

enterprise

8290 Arville St.
Las Vegas, NV 89139
702-597-1600
enterprise.com

June 14, 2013

Attn: City of Las Vegas Planning Department

Re: Enterprise Rent A Car, 7240 W. Azure Dr. Suite #105
Justification Letter

To Whom It May Concern:

In order to better accommodate our Northwest Territory of Las Vegas, Enterprise Rent-A-Car is seeking to relocate our current rental location at 6501 Centennial Center (inside a dealership) to the Tenaya Village Strip Center at 7240 W Azure Dr. Suite #105. Enterprise Rent-A-Car wishes to apply for a Special Use Permit for this new office at 7240 W Azure Dr. Suite #105 which will enable us to continue to provide superior service to all our dealership/body shop accounts in the area, as well as the local community. Relocating this office to a larger office with better visibility will allow our company additional opportunities for growth.

Enterprise Rent a Car will use this space as a retail branch to rent motor vehicles to the public. This branch will service the Northwest Territory of Las Vegas and will service the Auto Dealerships, Repair shops, and body shops in the area. We typically "pick our customers up", but we also service walk-in business as well.

We will use 5 parking spaces in the main parking area.

Information about this store:

EMPLOYEES: This branch will have up to 5 or 6 employees at one time. Typically the employees would be: a Branch Manager, Assistant Manager and Manager trainees, along with car preps. **HOURS:** Monday-Friday 7:30am-6:00pm/ Saturday 9am-1pm/ Sunday Closed

Enterprise currently holds 8 other business licenses in the city of Las Vegas and we have rental branches like this all over town (Henderson as well) Enterprise Rent A Car is a "Hometown" rental car company. We have been in business over 50 years and pride ourselves on always putting our best foot forward. We want to help increase business in the city and county and continue to provide a great product and deliver exceptional customer service to the local community in which we all live. We have won numerous JD Power and Associate awards because of our attention to our customers.

Enterprise holds Occupational Business licenses and Sales Tax licenses at all our locations

We keep our locations looking professional and update them yearly with trade dress standards and requirements.

Thank you for your consideration in this matter.

Kelly McNamara

Kelly McNamara
Group Operations Manager
Enterprise Rent-A-Car

50th ANNIVERSARY 50 ENTERPRISE

Fueled By Passion

PRJ-49849
07/02/13

SUP-50094

City of Las Vegas Agenda Item No.: **63.**

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

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

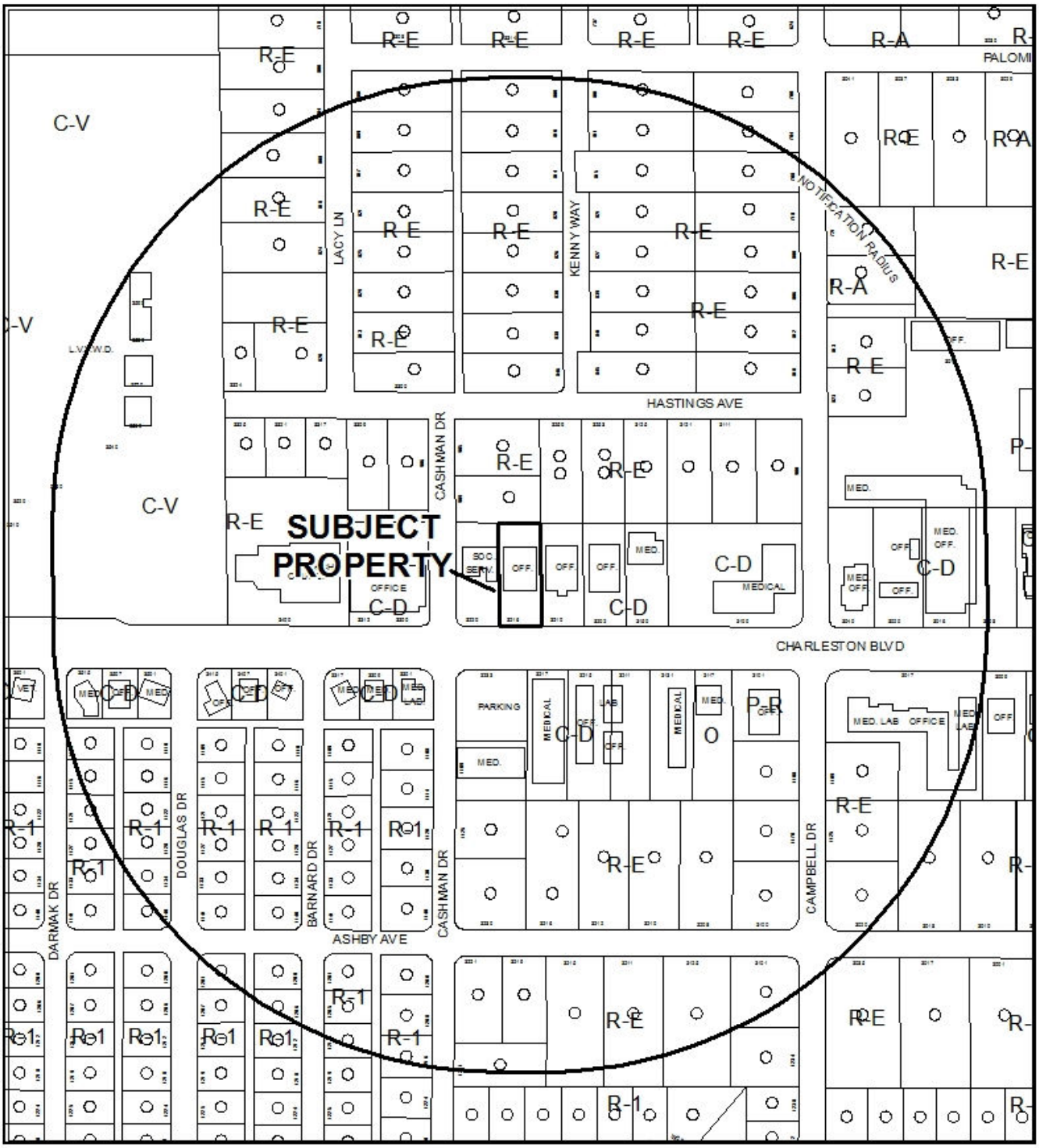
SUBJECT:
SUP-50112 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WEST CHARLESTON ENRICHMENT ACADEMY - OWNER: HOWARD J & CHRISTINE S NEEDHAM - For possible action on a request for a Special Use Permit FOR A PRIVATE SCHOOL, PRIMARY at 3216 West Charleston Boulevard, Suite B (APN 139-32-403-010), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 09/18/2013
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



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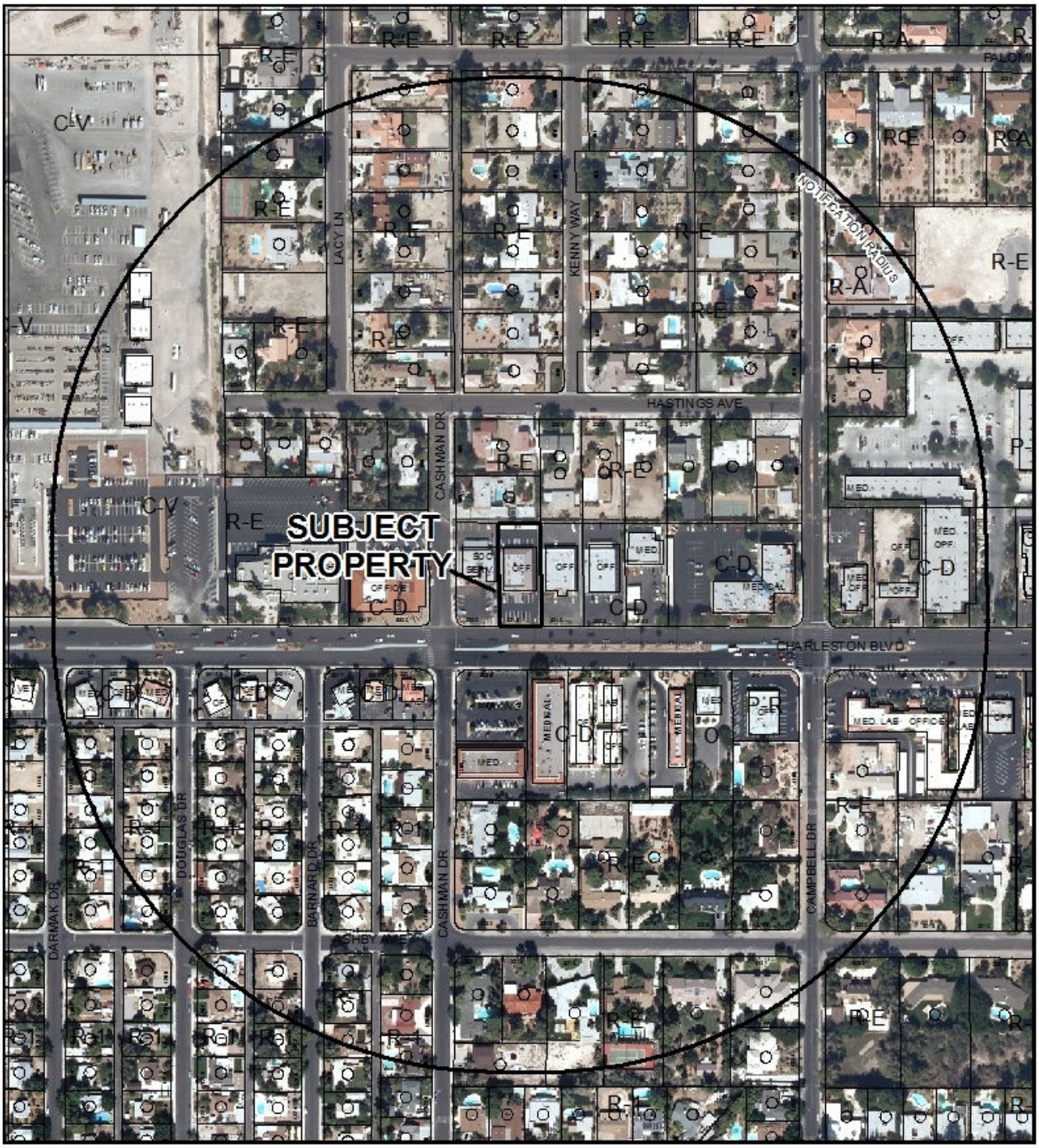
CASE: **SUP-50112**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-D (DESIGNED COMMERCIAL)

N



0 200 400 Feet

CASE: **SUP-50112**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-D (DESIGNED COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: WEST CHARLESTON ENRICHMENT ACADEMY - OWNER: HOWARD J & CHRISTINE S NEEDHAM

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-50112	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

SUP-50112 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Public or Private School, Primary use.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Private School, Primary use to be located within an existing 6,673 square-foot office building at 3216 West Charleston Boulevard, Suite B. The subject site is located within a C-D (Designed Commercial) zoning district and proposes no exterior alterations to the building. The proposed use meets all the minimum requirements for a Public or Private School, Primary use; therefore, staff recommends approval of this project. If this project is denied then the use will not be permitted on site.

ISSUES

- A Special Use Permit is required for a Public or Private School, Primary in the C-D (Designed Commercial) zoning district.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
06/10/71	The Board of City Commissioner approved a Plot Plan Review [Z-0018-68 (8)] for a 6,640 square-foot building.
03/21/90	The City Council approved a Variance (V-0001-90) to allow a 41 square-foot monument sign eight feet tall. The Board of Zoning Adjustments denied the request.

Most Recent Change of Ownership	
07/01/87	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
08/18/89	A building permit (#89036069) was issued for a 6,673 square-foot building. The permit was finalized on 02/21/90.
01/17/90	A building permit (#90053403) was issued for carports. The permit was finalized on 02/06/90.
02/02/04	A business license (P50-01173) was issued for a Professional Office at 3216 West Charleston Boulevard, Suite D. The business license is still active.

02/02/04	A business license (P50-01329) was issued for a Professional Office at 3216 West Charleston Boulevard, Suite D. The business license is still active.
08/21/12	A business license (Q01-01248) was issued for a Real Estate Firm at 3216 West Charleston Boulevard, Suite C. The business license is still active.

Pre-Application Meeting	
06/20/13	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Special Use Permit for a Private School, Primary use and the challenges the proposed site has. Specially providing an adequate pickup and drop-off area and meeting the required number of parking spaces.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
07/08/13	A field check was conduct of the subject site and found the site was clean one story building.

Details of Application Request	
Site Area	
Net Acres	0.51

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Office, Other than Listed	O (Office)	C-D (Designed Commercial)
North	Single Family, Detached	DR (Desert Rural)	R-E (Residential Estates)
South	Office, Medical or Dental	O (Office)	C-D (Designed Commercial)
East	Social Service Provider	O (Office)	C-D (Designed Commercial)
West	Office, Other than Listed	O (Office)	C-D (Designed Commercial)

Master Plan Areas	***Compliance***
Rancho Charleston Land Use Study	Y
Special Purpose and Overlay Districts	***Compliance***
CD-O (Designed Commercial Overlay)	Y
A-O (Airport Overlay) District (175 feet)	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Office, Other than Listed	3,336 SF	1:300	12				
Public or Private School, Primary	3 Classrooms	3 spaces per classroom	9				
TOTAL SPACES REQUIRED			21		21		Y
Regular and Handicap Spaces Required			20	1	20	1	Y

ANALYSIS

The applicant is proposing a Private School, Primary at 3216 West Charleston Boulevard, Suite B. Currently the site is utilized as a professional office building with one-way drive aisle on east and west side of the building. The applicant intends on utilize the one-way drive aisle and rear of the building for the drop-off and pick-up area. Vehicles will enter the site on the east parking lot entrance travel north along the east side of the building, stop and deposit their child in the rear of the building and exist heading south on the west side of the building and existing on the west parking lot entrance. An additional safety measure will be taken to facilitate the loading and unloading of students. Per justification letter date 07/03/13, a staff member will meet "students at the back drop off door". By having a staff member present at peak drop-off and pick-up times will be reduced pedestrian vehicle conflicts, loading and unloading of students, and traffic congestion entering and departing the site.

The Public or Private School, Primary use is defined as "an institution that provides kindergarten through 8th grade education and is supported by a public, religious or private organization."

The proposed use meets the definition per justification letter dated stamped 07/03/13, the proposed school will have a maximum of 45 students with classes offered for grade levels kindergarten through 8th grade.

The Minimum Special Use Permit Requirements for this use include:

1. Adequate pick-up and drop-off areas must be provided on-site.

   The proposed project meets this requirement as an adequate pick-up and drop-off area has been provided in the rear of the building. Per justification letter dated 07/03/13, an additional safety measure of a staff member meeting every vehicle at the back door to escort the student inside. This precaution will eliminate potential queuing into the public rights-of-way and ensure added layer of security for the students.

The proposed use meets the minimum requirements for a Public School Primary use and can be conducted in a manner that is compatible and harmonious with the existing neighborhood; therefore, staff is recommending approval of this request.

FINDINGS (SUP-50112)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed Private School, Primary is consistent with the uses intended in the O (Office) General Plan land use designation and can be conducted in a manner that is consistent with the surrounding land uses.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The proposed site is physically suitable for the intended use as an there will be an adequate pickup and drop-off area provided. Additionally, a staff member will be present before and after school to assist in the loading and unloading of students.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   Site access is provided from Charleston Boulevard, a 100-foot Primary Arterial, that provides adequate capacity to serve the proposed use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   This use will be subject to licensing requirements and will therefore not compromise the public health, welfare or safety or overall objectives of the General Plan

5. **The use meets all of the applicable conditions per Title 19.12.**

   The proposed application meets all the applicable conditions per Title 19.12.for the Private School, Primary use.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED 152

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-50112** APN: 139-32-403-010

Name of Property Owner: Howard J. & Christine S. Needham

Name of Applicant: Elizabeth Earl

Name of Representative: Elizabeth Earl

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: _____ Signed 06/13/2013

Print Name: HOWARD J. NEEDHAM Ph. (702) 505-2535
3216 N. Charleston Blvd. #D
Las Vegas, NV 89102

Subscribed and sworn before me

This 26th day of JUNE, 2013

_____ Signed Indemnity 06/13/2013

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

N. GONZALEZ
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 02-08-16
Certificate No: 12-7001-1

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: West Charleston Enrichment Academy

Project Address (Location) 3216 W. Charleston Suites B & C

Project Name West Charleston Enrichment **Proposed Use** K-8 primary school

Assessor's Parcel #(s) 139-32-403-010 **Ward #** _____

General Plan: existing B proposed E **Zoning:** existing C-D proposed _____

Commercial Square Footage 3336.5 **Floor Area Ratio** _____

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

Additional Information _____

PROPERTY OWNER HOWARD J. NEEDHAM **Contact** (SAME) HOWARD at 505-2535

Address 3216 W. CHARLESTON BLVD. #D **Phone:** 258-5858 **Fax:** 258-4345

City LAS VEGAS **State** NV **Zip** 89102

E-mail Address needhamlasvegas@netzero.com

APPLICANT Elizabeth Earl **Contact** Elizabeth Earl

Address 5111 Georgetown Cove Ct. **Phone:** 702-785-1577 **Fax:** 702-633-6755

City Las Vegas, NV 89131 **State** NV **Zip** 89131

E-mail Address carlfam@gmail.com

REPRESENTATIVE Same as applicant. **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 HOWARD J. NEEDHAM

Subscribed and sworn before me

This 26th day of JUNE, 20 13.

_____

Notary Public in and for said County and State Clark NV

N. GONZALEZ
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 02-06-16
Certificate No: 12-7001-1

Revised 10/27/08

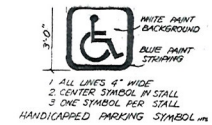
FOR DEPARTMENT USE ONLY

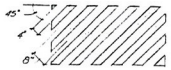
Case #	SUP-50112
Meeting Date:	9/10/13
Total Fee:	$1030.00
Date Received:*	6/27/13
Received By:	

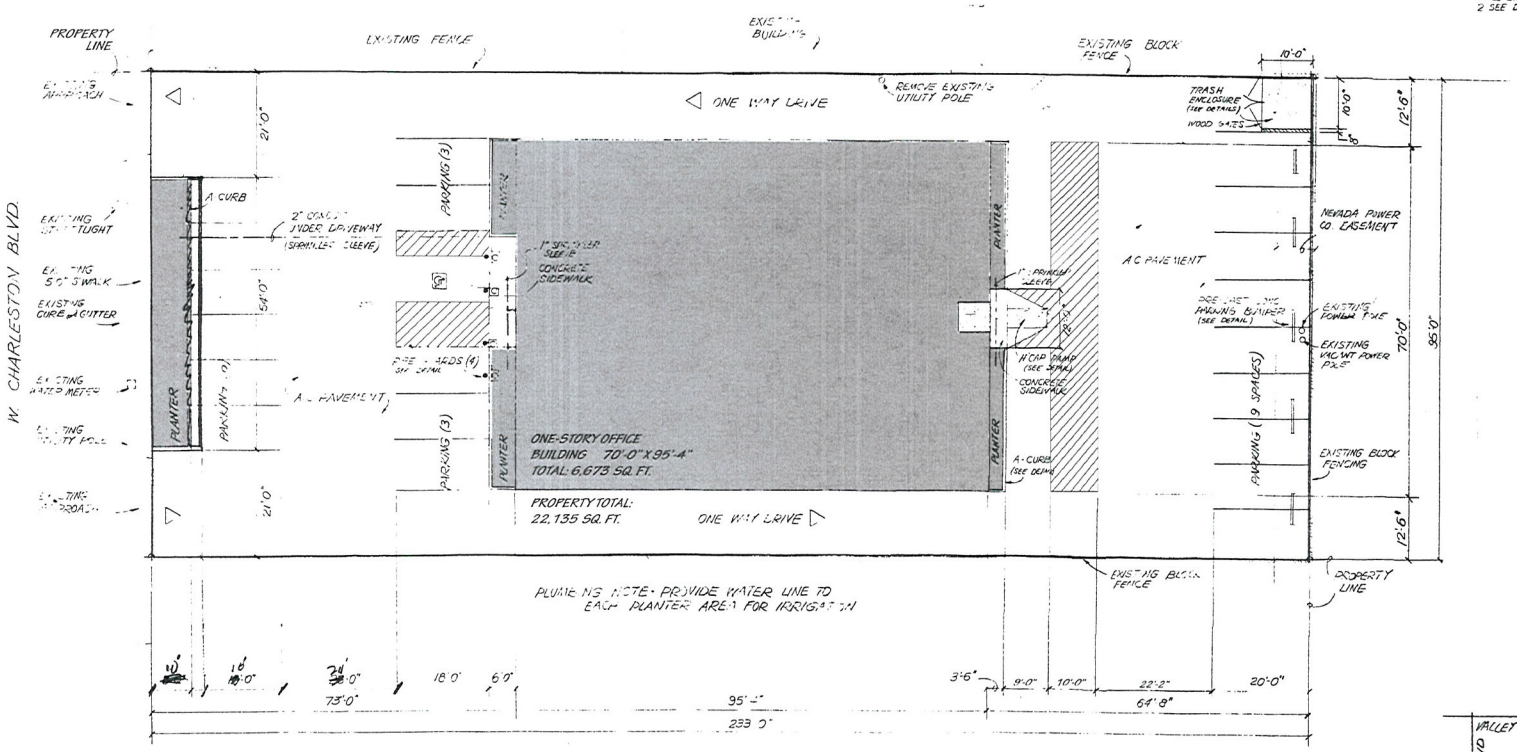
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

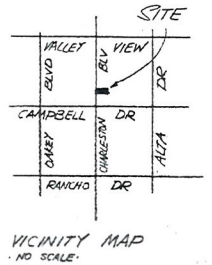
f:\depot\Application Packet\Application Form.pdf

Land Use Type	Square Footage	Classrooms	Ratio	Parking Required/ Provided	Handicapped Required/ Provided
Office, Other than Listed (19.04.010)	3,336.5 SF		1 : 300 SF	12 spaces	
Public or Private School, Primary (19.04.010)	3,336.5 SF	3 Classrooms	3 : Classroom	9 spaces	
TOTAL	**6,673 SF**			**21 spaces required/ 21 spaces provided**	**1 space required/ 1 space provided**









SITE PLAN

0 10 20 40 80

Pugsley. Simpson. Coulter. ARCHITECTS

2480 E. Tompkins Ave. Ste 222
Las Vegas, NV 89121
702.435.1150
pscarchitects.com

Revisions:
No Date Description

Consultant:

Stamp:

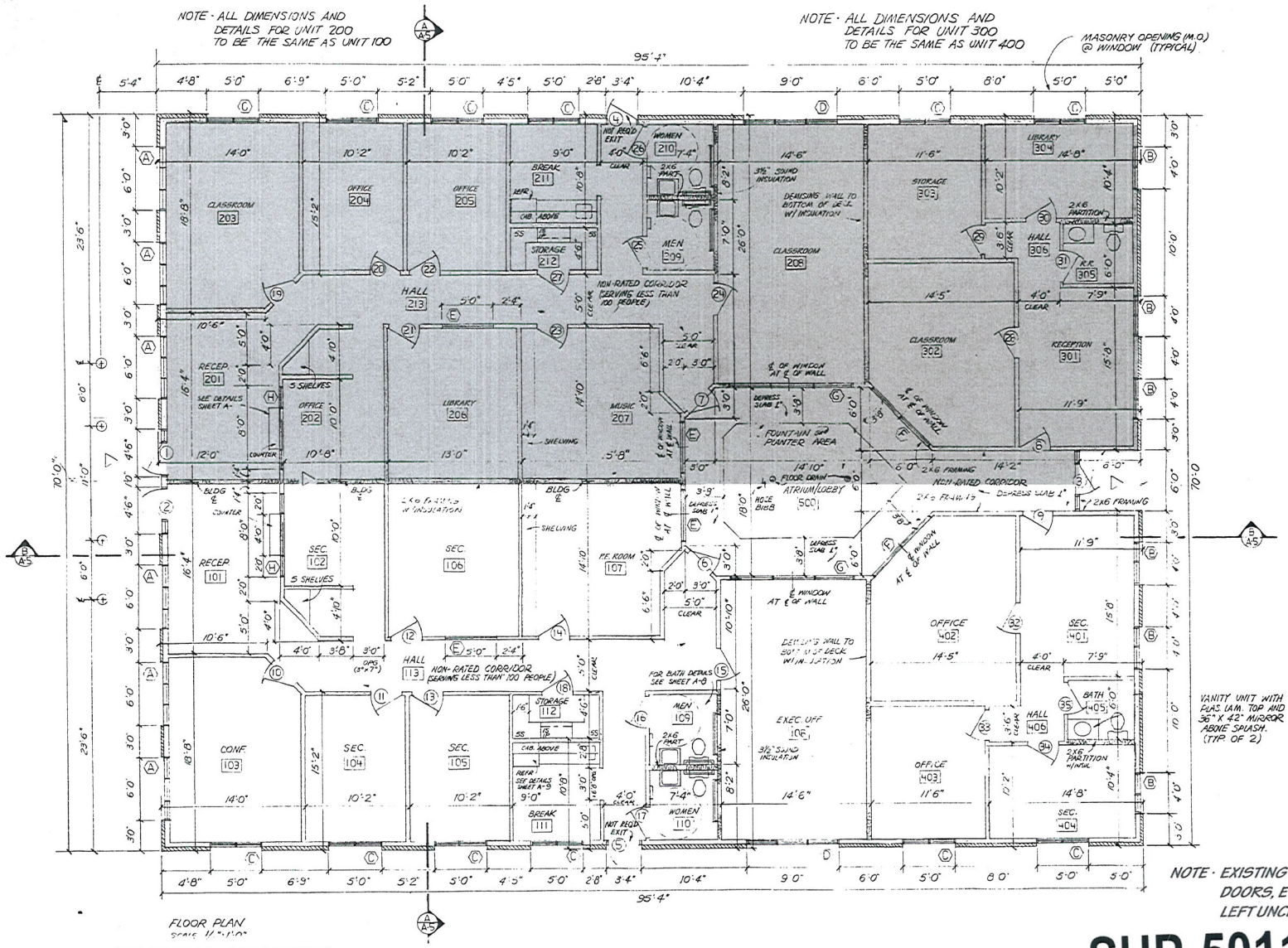
Owner: Elizabeth Earl
Project Name: West Charleston Enrichment Academy
3316 West Charleston, Las Vegas, Nevada, 89102
Project No. PSC - 1325
Sheet Title: Site Plan

Date: 06/26/13
Checked By: Checker
Submittal: Special Use Permit

Sheet No. **A-1**

RECEIVED
JUN 27 2013

SUP-50112



FLOOR PLAN / EXITING ANALYSIS

0 5 10 20 40

SUP-50112

RECEIVED
JUN 27 2013

Pugsley. Simpson. Coulter. ARCHITECTS
2480 E. Tropicana Ave. Ste 222
Las Vegas, NV 89121
702.435.1150
pscarchitects.com

Revisions:
No. Date Description

Consultant:

Stamp:

Owner: Elizabeth Earl
Project No: PSC-1325
Project Name: West Charleston Enrichment Academy
2316 West Charleston Las Vegas, Nevada, 89102
Sheet Title: Floor Plan

Date: 06/26/13
Checked By: Checker
Submittal: Special Use Permit
Sheet No: A-2



SUP-50112 - APPLICANT: WEST CHARLESTON ENRICHMENT ACADEMY - OWNER: HOWARD J & CHRISTINE S NEEDHAM
3216 WEST CHARLESTON BOULEVARD, SUITE B

07/08/13



SUP-50112 - APPLICANT: WEST CHARLESTON ENRICHMENT ACADEMY - OWNER: HOWARD J & CHRISTINE S NEEDHAM
3216 WEST CHARLESTON BOULEVARD, SUITE B

07/08/13

Justification

The purpose of this business is to provide a public service. I spent years worrying about my son and his future as he fell further and further behind in school. The public school just couldn't adequately meet his needs. I didn't think that I could afford a private school and I was even more concerned that no private school would want my difficult child.

Finally, I found a school that was affordable and happy to give Christian the attention that he needed to thrive. It has been a godsend to our whole family. I've also witnessed the enormous blessing the two teachers have been to many other students and their families.

Unfortunately, the school was struggling financially and had to temporarily move to a smaller location. My goal in opening this business is to provide a permanent place for my teachers to continue doing the good work that they've been doing for so many years, without the stress and financial worries that come from trying run a business and administer an educational program at the same time.

We looked for months for an appropriate venue for the business and finally found what we are looking for at the 3216 W. Charleston building. Because it was originally designed as an office building the rooms are smaller than typical classrooms. This is ideal for us because our educational model centers around small classes where teachers can give kids more attention than in a mega classroom.

Our school will have kindergarten through 8th grade and no more than 45 students.

We were happy to find that there is adequate parking even when we remove a row of spaces close to the back door to create a safe pick up and drop of area. I have discussed the pick up and drop off situation further with the City Traffic department. In order to ensure that there is no queuing onto Charleston we will have a staff member meet students at the back drop off door, so that parents will not need to park and walk children into the school.

We also like the central location of this building. Since the goal is to provide a much needed service, we're glad to be in a place that is equally accessible to people all over the valley.

RECEIVED
JUL - 3 2013
City of Las Vegas
Department of Planning

SUP-50112
REVISED

City of Las Vegas Agenda Item No.: **64.**

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

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

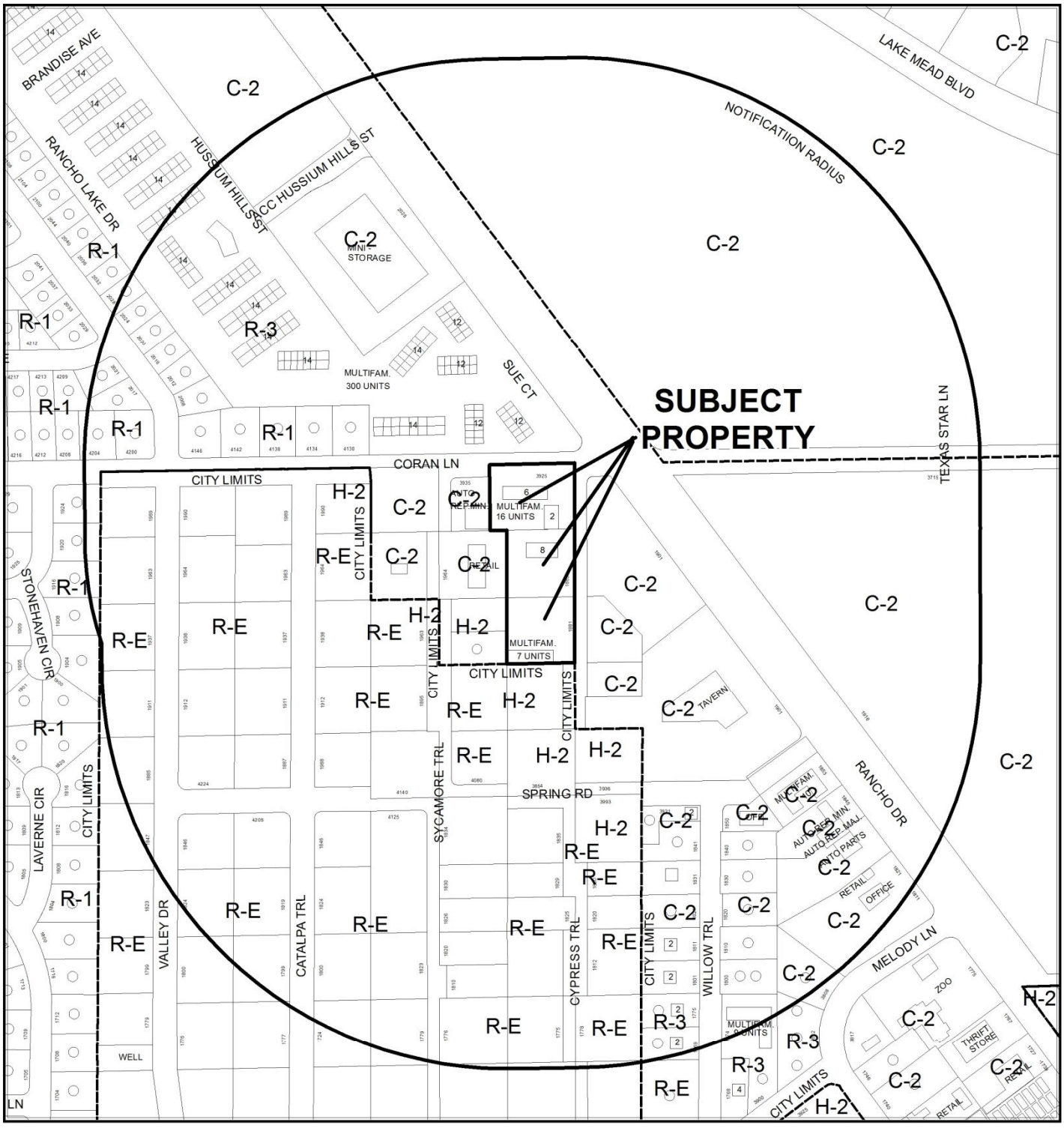
SUBJECT:
SDR-49431 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: WEST, EAST, ASSET MANAGEMENT, LLC - For possible action on a request for a Site Development Plan Review TO CONVERT FOUR MULTI- FAMILY BUILDINGS TO A 9,000 SQUARE-FOOT COMMERCIAL DEVELOPMENT WITH WAIVERS TO ALLOW A FIVE-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PERIMETER AND A 20-FOOT PORTION OF THE WEST PERIMETER WHERE EIGHT FEET IS REQUIRED AND TO ALLOW A THREE-FOOT LANDSCAPE BUFFER ALONG A 50-FOOT PORTION OF THE EAST PERIMETER 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 APPROVAL.

MAY GO TO CITY COUNCIL ON 09/18/2013
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



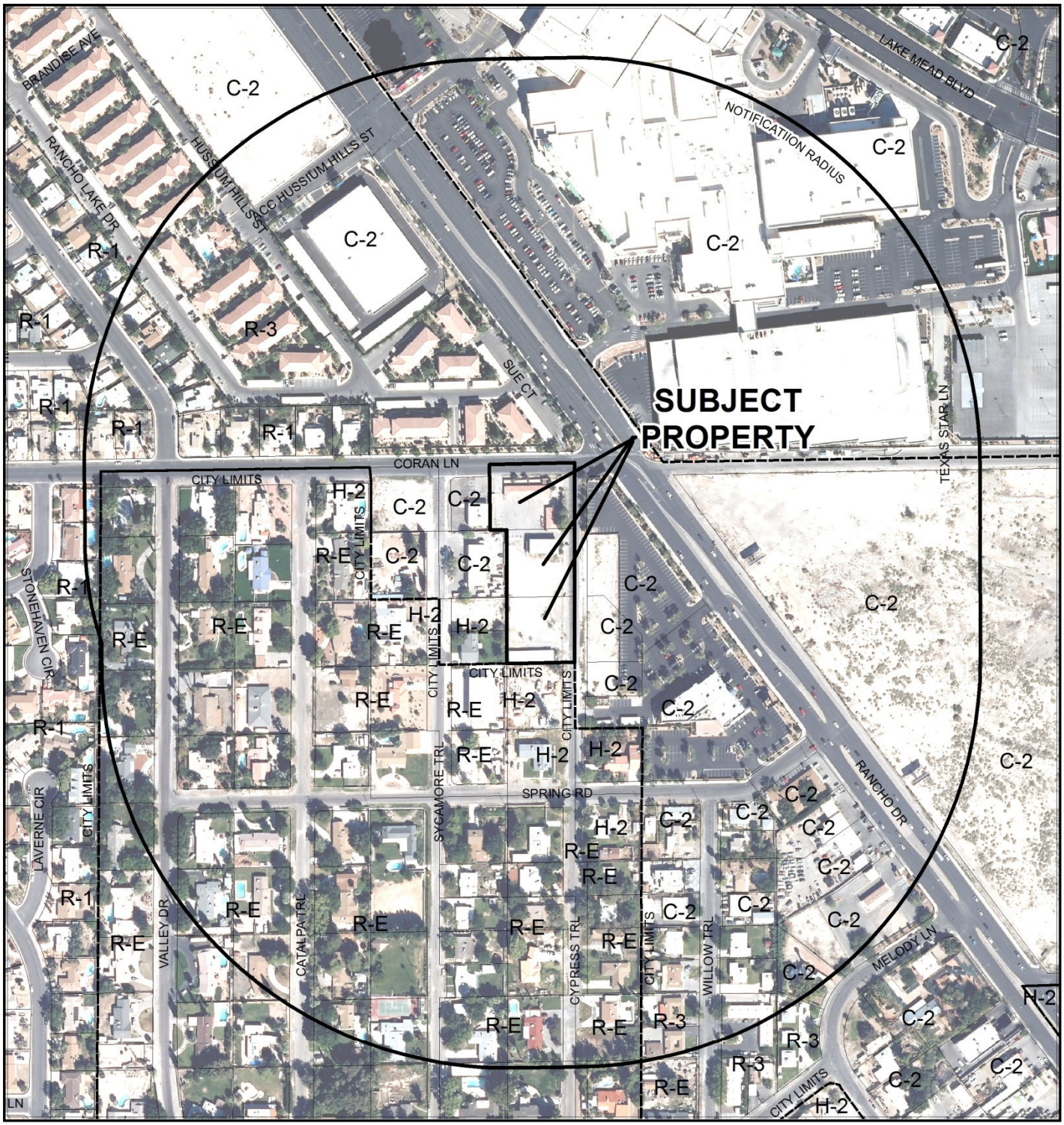
0 300 600 Feet

CASE: **SDR-49431**

RADIUS: 1000 FEET

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

N



0 300 600 Feet

CASE: **SDR-49431**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: WEST, EAST, ASSET MANAGEMENT, LLC

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-49431	Staff recommends APPROVAL, subject to conditions:	

**** CONDITIONS ****

SDR-49431 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/15/13, except as amended by conditions herein.

3. A Waiver from Title 19.08 is hereby approved, to allow a five-foot wide landscape buffer along the south and a 20-foot section of the west perimeter, where eight-foot wide landscape buffers are required.

4. A Waiver from Title 19.08 is hereby approved, to allow a three-foot wide landscape buffer along a 50-foot section of the east perimeter, where a 15-foot wide landscape buffer is required.

5. A solid six-foot tall wall shall be constructed along the entire south perimeter and along the southern 160 feet of the west perimeter.

6. A total of 49, 24-inch box trees shall be provided within the landscape buffers along the perimeters per code requirements and a total of 15, 24-inch box trees shall be provided in the parking lot landscape islands.

7. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

8. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

10. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.

11. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

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

Public Works

14. Dedicate 30 feet of right-of-way on Coran Lane, 30 feet of right-of-way on Cypress Trail, and a 15-foot radius at the southwest corner of Coran Lane and Cypress Trail adjacent to this site prior to the issuance of any permits.

15. Construct half-street improvements including appropriate pavement transitions (if legally able) on Coran Lane and Cypress Trail adjacent to this site concurrent with development of this site as required by the Department of Public Works. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. All driveways shall be a minimum 24 feet wide and meet Standard Drawing #224.

16. Abandon individual sewage disposal systems (ISDS or septic tank systems) according to Southern Nevada Health District (SNHD) regulations and connect each building to public sewer. Construct public sewer in Cypress Trail and provide each lot with its own private sewer lateral. Alternatively, combine all lots comprising this site.

17. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

18. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. Alternatively, combine all lots comprising this site and provide a guarantee that future subdivision of this site, if any, will provide for inter-site drainage rights.

Staff Report Page One
August 13, 2013 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This project is an adaptive re-use of a residential apartment development into a commercial office complex just west of Rancho Drive at Coran Lane and Cyprus Trail. The property is currently in disrepair with a history of code enforcement action. The owners recently purchased the property and have set about a plan to improve it and bring it into code compliance. No new buildings are proposed at this time. The existing buildings are located on the site where current landscape buffers cannot be met and require waivers. With the exception of the requested landscape buffer waivers, the project meets all other code requirements. Staff recommends approval, with conditions. If denied, the property could not be used for commercial purposes and would remain a legal, non-conforming multi-family residential property.

ISSUES

- This project is converting an existing four building apartment complex into a commercial office complex. Staff supports the request.
- This project requires Waivers of the landscape buffer requirements due to preexisting conditions. Staff supports the request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
06/05/63	The Board of Commissioners approved Annexation (A-0011-63) for three acres located on the southwest corner of Cypress Trail and Coran Lane. Staff recommended approval.
10/21/12	A code enforcement notice (#121251) was issued for a temporary fence installed without the proper building permit at 3925 Coran Lane. The case was closed as resolved on 11/08/12.
01/15/13	A code enforcement notice (#123934) was issued for graffiti at 3925 Coran Lane. The case was closed as resolved on 01/22/13.
07/10/13	The City Council approved a General Plan Amendment (GPA-48408) from: M (Medium Density Residential) to: GC (General Commercial) on 1.4 acres at 3925 Coran Lane and 1881 Cypress. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
10/22/12	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
No related permits or licenses on file.

Pre-Application Meeting	
03/25/13	Staff met with the applicant and reviewed the requirements to convert an existing apartment developed into an office complex. A General Plan Amendment must be approved by City Council prior to a Site Development Plan Review application.

Neighborhood Meeting	
03/18/13	A neighborhood meeting was not required for the Site Development Plan Review. However, the applicant did hold a required neighborhood meeting on this date for a General Plan Amendment that was heard separately from this request.

Field Check	
07/08/13	Staff visited the site and found a property with a temporary chain link fence around it. There was trash, debris and weeds throughout the site.

Details of Application Request	
Site Area	
Net Acres	2.03

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Properties	Multi-Family Residential (Apartment)	GC (General Commercial)	C-2 (General Commercial)
North	Multi-Family Residential (Apartment)	M (Medium Density Residential)	R-3 (Medium Density Residential)
South	Outside Storage Clark County	RN (Rural Neighborhood) Clark County	H-2 (General Highway Frontage District) Clark County
East	Undeveloped	GC (General Commercial)	C-2 (General Commercial)
	Parking Lot		

West	Auto Repair Garage, Minor	GC (General Commercial)	C-2 (General Commercial)
	Single Family, Detached	R (Rural Density Residential)	R-D (Single Family Residential-Restricted)
	Undeveloped		U (Undeveloped)

Master Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (35 Feet) and (70 Feet)	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.080, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Width	100 Feet	150 Feet	Y
Min. Setbacks			
• Front	10 Feet	19 Feet	Y
• Side	10 Feet	5 Feet	Y*
• Corner	10 Feet	3 Feet	Y *
• Rear	20 Feet	5 Feet	Y*
Min. Distance Between Buildings	N/A	32 Feet	N/A
Max. Lot Coverage	50 %	16 %	Y
Max. Building Height	N/A	25 Feet	N/A
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

**Legal Non-Conforming Condition*

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	8 Trees	5 Trees	Y*
• South	1 Tree / 30 Linear Feet	5 Trees	4 Trees	Y*
• East	1 Tree / 20 Linear Feet	19 Trees	6 Trees	Y*
• West	1 Tree / 30 Linear Feet	17 Trees	17 Trees	Y
TOTAL PERIMETER TREES		**49 Trees**	**37 Trees**	Y*
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	15 Trees	8 Trees	Y*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	15 Feet		19 Feet	Y
• South	8 Feet		5 Feet	N
• East	15 Feet		3 Feet	N
• West	8 Feet		5 Feet	N
Wall Height	6 to 8 Feet Adjacent to Residential		6 Feet	Y

**By Condition.*

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Coran Lane	N/A	N/A	50	N/A
Cypress Trail	N/A	N/A	50	N/A

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Office	9,695 SF	1/300 SF	33				
TOTAL SPACES REQUIRED			33		38		Y
Regular and Handicap Spaces Required			31	2	35	3	Y
Loading Spaces	9,695 SF	1/10,000 SF	1		1		Y

YK

Waivers		
Requirement	***Request***	***Staff Recommendation***
To provide an eight-foot landscape buffer along the south and west perimeters.	To provide a five-foot landscape buffer along the south and a 20 foot section of the west perimeters.	Approval
To provide a 15-foot landscape buffer along the north and east perimeters.	To provide a three-foot landscape buffer along a 50 foot portion of the east perimeter.	Approval

ANALYSIS

This project is an adaptive re-use of an existing four-building apartment development. The applicant is proposing to change the use from residential to commercial to be used as an office center. The project includes updating and expanding the existing parking lot, installing the required six-foot tall screening fence along the south and southwest perimeters and installing a landscape buffer around the entire project. The building façades will be refreshed with new paint otherwise the buildings will remain the same.

The project contains three parcels. The applicant has submitted a site plan predicated on them being remapped. A condition has been added to address this situation that requires mapping action take place as recommended by the City Surveyor.

Waivers are required for portions of the perimeter landscape buffer requirements to meet the C-2 (General Commercial) standards. These Waivers are a result of the existing buildings placement which doesn't allow for the required landscape buffer widths. The Waivers are supported by staff as they were an existing condition from when the property was annexed into the city under the commercial zoning designation. The property had a legal non-conforming zoning designation as a result.

The new owner is working to bring the properties into conformance with current codes. A recent General Plan Amendment was applied for and approved to bring the property into alignment with the C-2 (General Commercial) zoning designation the properties already had. If this application is approved as presented with the Waivers, the entire development will have been brought into conformance with the existing land use and zoning designations of the site.

A condition has been added that requires the code required number of perimeter and parking lot trees to be installed. The submitted site plan doesn't reflect the correct number of trees. The applicant was notified of this condition and is in agreement.

Staff recommends approval of this request with waivers and conditions. An approval will bring this property into conformance with all land use and Code requirements for the C-2 (General

Commercial) zoning designation.

YK

FINDINGS (SDR-49431)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   This is an existing development that is being converted from a residential to commercial use. The property will be brought up to commercial standards and be an asset to the community; thus being a compatible development.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

   With the exception of the required Waivers needed due to pre-existing conditions, this project is consistent with all City of Las Vegas codes, policies and standards.

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

   The project is adjacent to two 50-foot wide public streets that can meet the traffic capacity generated by this project.

4. **Building and landscape materials are appropriate for the area and for the City;**

   There are no new buildings associated with this project. The landscaping is drought tolerant and will complement existing landscaping in the area.

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

   The applicant is improving a current eyesore to the neighborhood by bringing all four buildings up to code standards, installing new parking surfaces and driveways, building new screening walls and bringing the landscaping up to current code standards. These actions will improve the aesthetics of the area and create a harmonious environment.

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

The site will be subjected to inspections as part of the permitting process that will not compromise the public's health, safety, and welfare, or the overall objectives of the General Plan.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

NOTICES MAILED 394

APPROVALS 0

PROTESTS 0

YK

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: 劉義

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

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

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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 Manggement **Contact** James Guan

Address 325 S. 3rd St. #1-310 **Phone:** 626-384-7057 **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* 戴義

*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

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

RECEIVED
MAY 15 2013
City of Las Vegas
Dept. of Planning

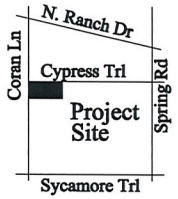
Revised 10/27/08

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
C2- Commercial District

ASSESSSOR'S PARCEL NO.:
139-19-703-002,004 AND 007

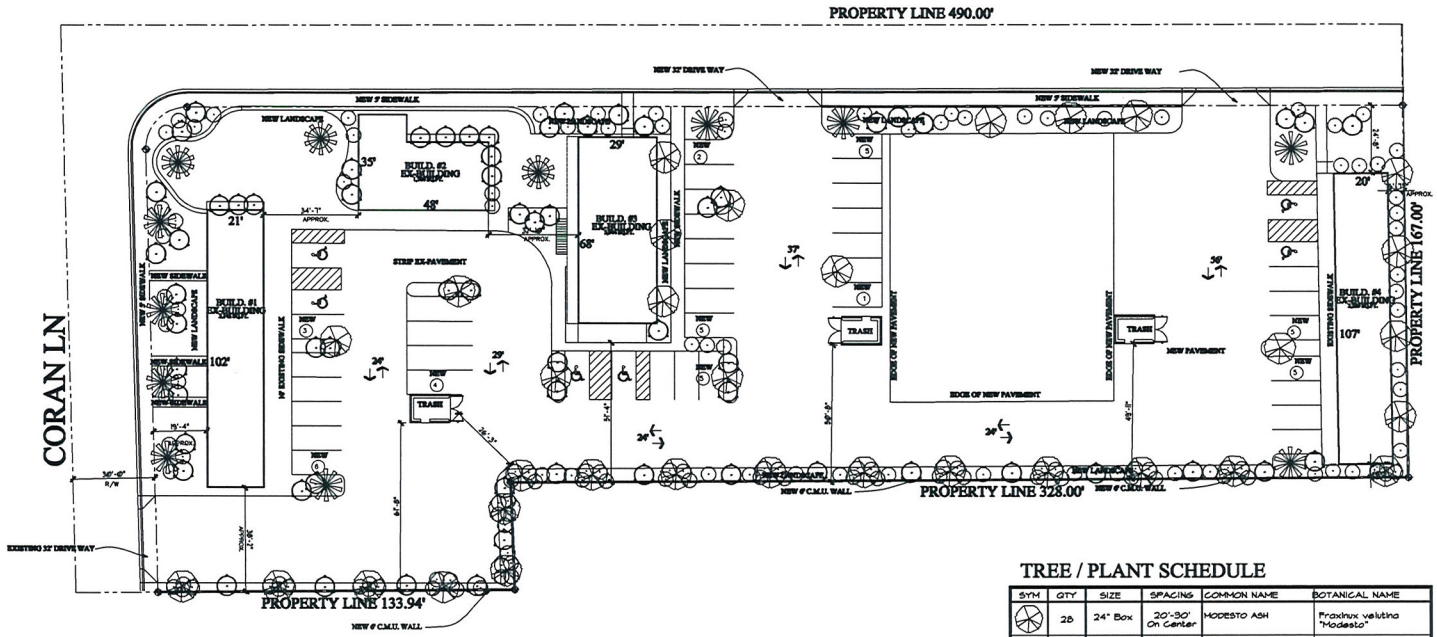
JURISDICTION:
CITY OF LAS VEGAS

AREA (Approximate)
Net Area: 67,868.6 sf 1.56 acres

BUILDING AREA
Existing Building 10,695 gsf

Total Building Area	10,695 gsf
FAR	0.157

CYPRESS TRL



LANDSCAPE PLAN

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

North

TREE / PLANT SCHEDULE

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
	28	24" Box	20'-30' On Center	MODESTO ASH	Fraxinus velutina "Modesto"
	--	24" Box	20'-30' On Center	CALIFORNIA LAUREL "Peppermood"	Umbellularia californica
	--	24" Box	20'-30' On Center	TEXANUM PRIVET	Ligustrum japonicum "Texanum"
	--	24" Box	20'-30' On Center	MONDEL PINE	Pinus pigra
	12	Height Varies	Varies, See Setback Requirements	MEXICAN FAN PALM	Washingtonia robusta "Mexican Fan Palm"
	36	24" Box	Varies, See Setback Requirements	FLOWERING PLUM	Prunus blireiana
	76	1- 5 Gallon	N/A	Ornamental Ground Shrubs and Cover	
		N/A	N/A	Xeroscape / Turf	

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

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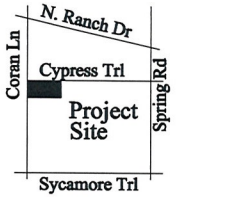
SDR-49431



Location Map



VICINITY MAP

NOT TO SCALE

Site Information

ZONING
C2- Commercial District

ASSESSSOR'S PARCEL NO.:
139-19-703-002,004 AND 007

JURISDICTION:
CITY OF LAS VEGAS

AREA (Approximate)
Net Area: 67,868.6 sf 1.56 acres
BUILDING AREA
Existing Building 10,695 gsf

Total Building Area	10,695 gsf
FAR	0.157

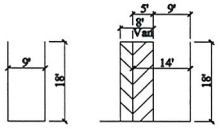
Parking Analysis

X-BUILDING #1 2142 SQ / 1 PER 300 SQ. (OFFICE) = 8 SPACES NEED
X-BUILDING #2 1380 SQ / 1 PER 300 SQ. (OFFICE) = 5 SPACES NEED
X-BUILDING #3 3944 SQ / 1 PER 300 SQ. (OFFICE) = 15 SPACES NEED
X-BUILDING #4 2082 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 STALLS

SCRIPTION: EXSITING TENANT IMPROVEMENT
(3) ONE 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.

BUILDING CODE SUMMARY

CHAPTER ONE - CODE ADMINISTRATION

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

BUILDING	2009 INTERNATIONAL BUILDING CODE WITH SOUTHERN NEVADA AMENDMENTS
MECHANICAL	2009 UNIFORM MECHANICAL CODE WITH SOUTHERN NEVADA AMENDMENTS
PLUMBING	2009 UNIFORM PLUMBING CODE WITH SOUTHERN NEVADA AMENDMENTS
ELECTRICAL	2008 NATIONAL ELECTRICAL CODE WITH SOUTHERN NEVADA AMENDMENTS
ACCESSIBILITY	2003 ICC/ANSI A117
ENERGY	2009 INTERNATIONAL ENERGY CONSERVATION CODE
FIRE LIFE SAFETY	2009 FIRE CODE

CHAPTER FIVE - GENERAL REQUIREMENTS

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

BUILDING #1	2,142 S.F.	BUSINESS CENTER
BUILDING #2	1,380 S.F.	BUSINESS CENTER
BUILDING #3	3,944 S.F.	2 STORIES BUSINESS CENTER
BUILDING #4	2,229 S.F.	BUSINESS CENTER

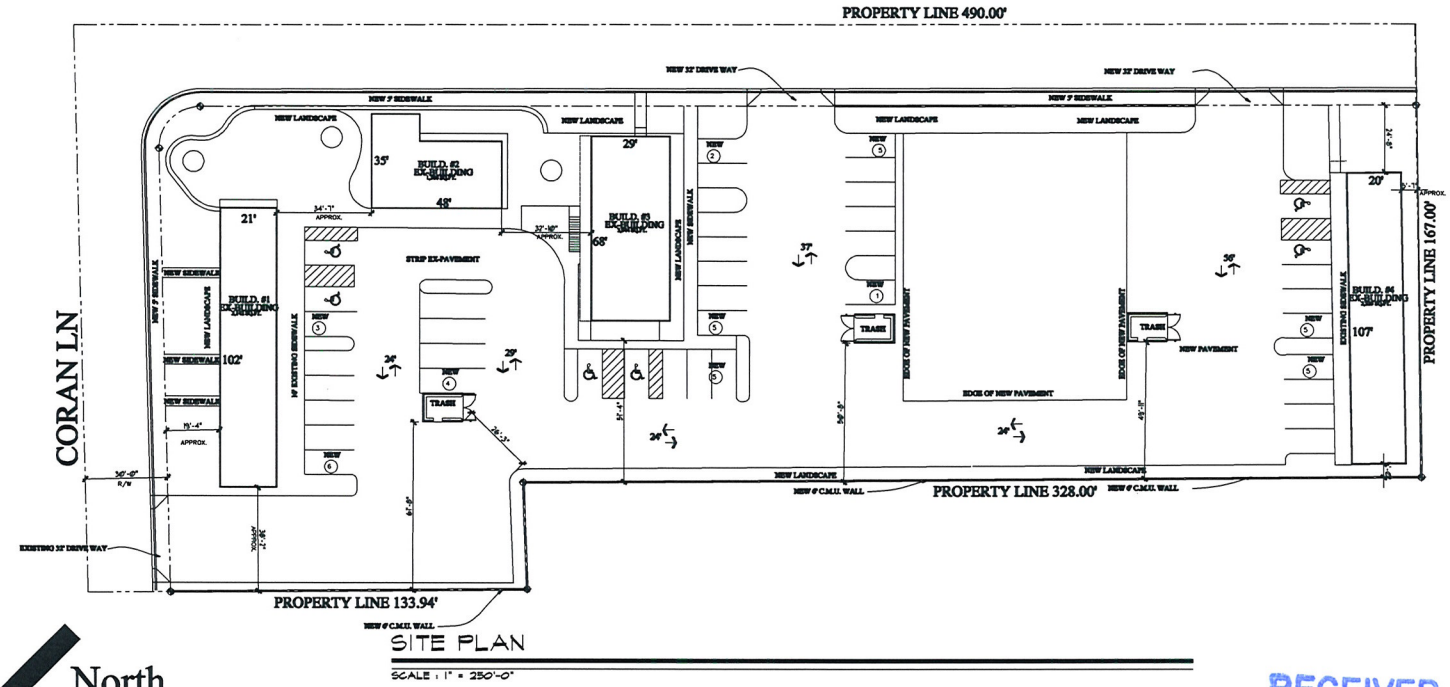
CHAPTER SIX - CONSTRUCTION REQUIREMENTS

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.) - 1380 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

CYPRESS TRL



SITE PLAN
SCALE : 1" = 250'-0"

North

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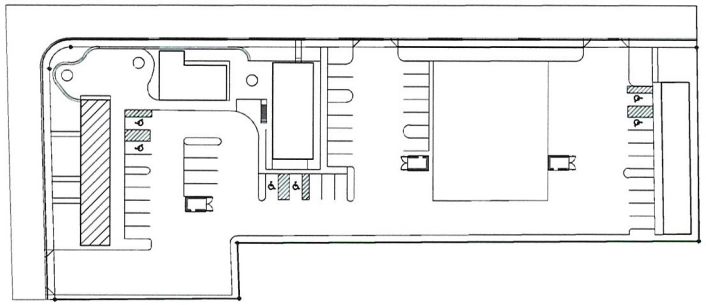


KEY PLAN

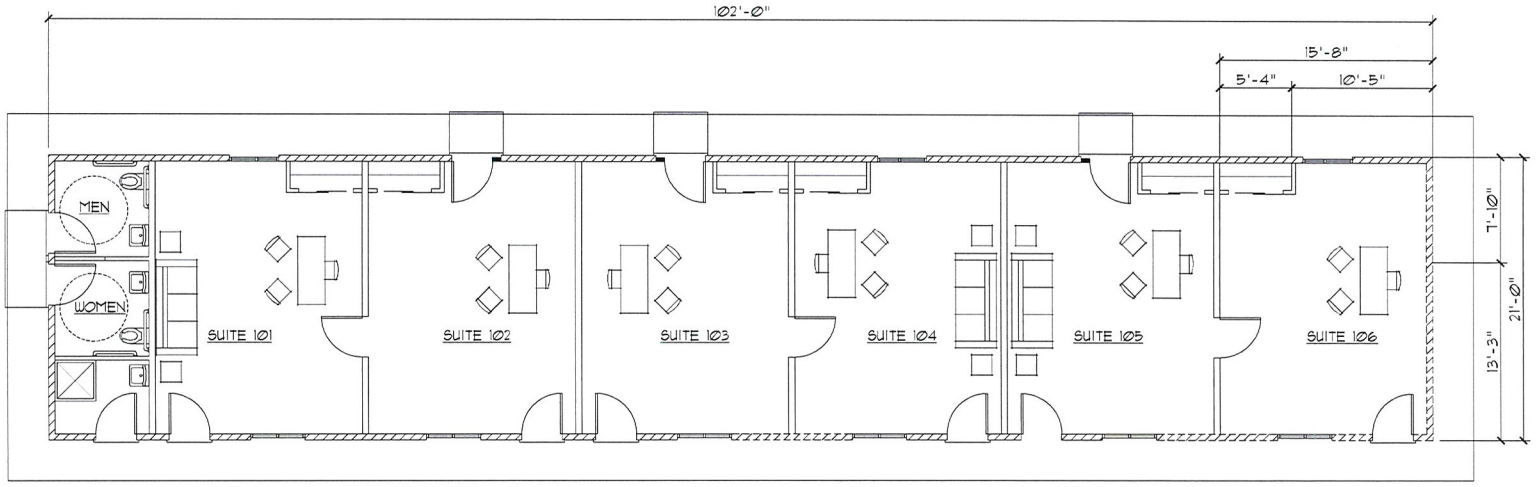
SCALE N.T.S.

WALL LEGEND

SYMBOL	WALL TYPE	DETAIL
	NEW INTERIOR FULL HT. WALL 3⅝" WOOD STUDS AT 16" O.C. w/ 5/8" GYP. BD. BOTH SIDES.	1
	EXISTING CMU WALL SYSTEM - TO REMAIN NO CHANGES TO EXISTING WALLS, SEE STRUC SPECS ON FILE.	2

OCCUPANT LOADS:

BUILDING #1 (1 PER 100 S.F./OCC.) - 2,142 S.F.	=	**22**
BUILDING #2(1 PER 100 S.F./OCC.) - 1380 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**



BUILDING #1 FLOOR PLAN

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



TYPICAL OFFICE: 293 SQ.FT.

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REVISIONS:

PROJECT: WEST EAST ASSET MANAGEMENT, LLC
SITE IMPROVEMENT

PROJECT ADDRESS: 139-19-703-002,004 & 007
LAS VEGAS,NV

J G ENTERPRISE

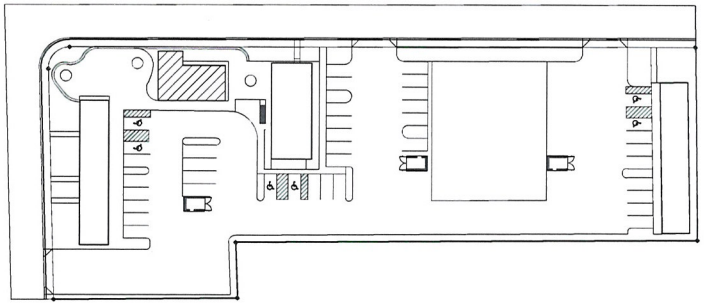
SIGNATURE:

PLOT: 05.08.13

DRAWN: RLS

BUILDING #1 FLOOR PLAN

SHEET A2.00



KEY PLAN

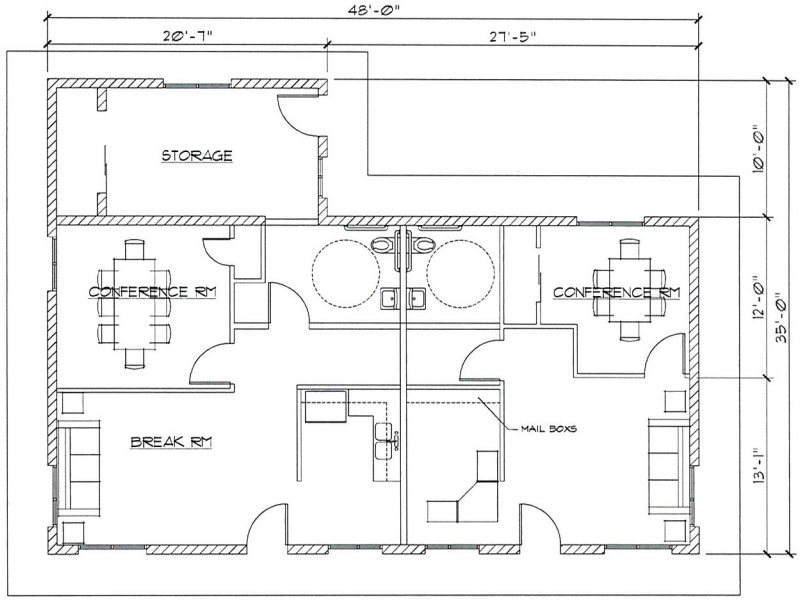
SCALE N.T.S.

WALL LEGEND

SYMBOL	WALL TYPE	DETAIL
	NEW INTERIOR FULL HT. WALL 3⅝" WOOD STUDS AT 16" O.C. w/ 5/8" GYP. BD. BOTH SIDES.	1
	EXISTING CMU WALL SYSTEM - TO REMAIN NO CHANGES TO EXISTING WALLS. SEE STRUC SPECS ON FILE.	2

OCCUPANT LOADS:

BUILDING #1 (1 PER 100 S.F./OCC.) - 2,142 S.F.	=	22
BUILDING #2(1 PER 100 S.F./OCC.) - 1380 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



North

ARCHITECTURAL FLOOR PLAN

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

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WEST EAST ASSET MANAGEMENT, LLC
SITE IMPROVEMENT

PROJECT ADDRESS:
139-19-703-002,004 & 007
LAS VEGAS,NV

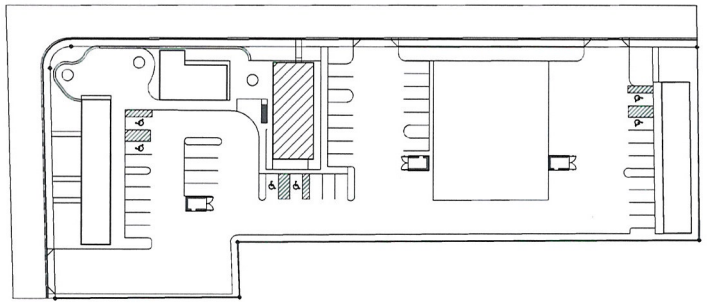
J G ENTERPRISE

SIGNATURE:

PLOT: 05.08.13
DRAWN: RLS

SHEET A2.10

BUILDING #2 FLOOR PLAN



OCCUPANT LOADS:

BUILDING #1 (1 PER 100 S.F./OCC.) - 2,142 S.F.	=	22
BUILDING #2(1 PER 100 S.F./OCC.) - 1380 S.F.	=	14
BUILDING #3 (1 PER 100 S.F./OCC.) - 3,944 S.F.	=	40
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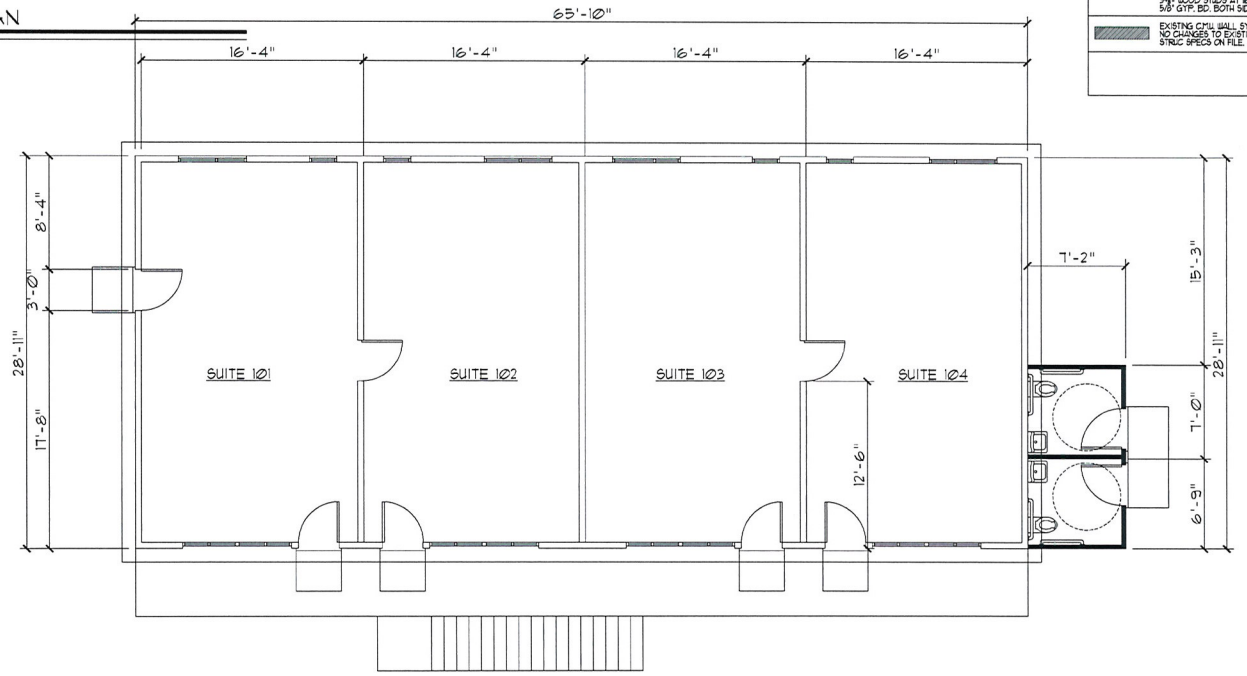
TOTAL OCCUPANTS		97

WALL LEGEND

SYMBOL	WALL TYPE	DETAIL
	NEW INTERIOR FULL HT. WALL 3⅝" WOOD STUDS AT 16" O.C. w/ 5/8" GYP. BD. BOTH SIDES.	1
	EXISTING CMU WALL SYSTEM - TO REMAIN NO CHANGES TO EXISTING WALLS, SEE STRUC SHEETS ON FILE.	2

KEY PLAN

SCALE N.T.S.



ARCHITECTURAL FLOOR PLAN 1st

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

North

TYPICAL OFFICE: 444 SQ.FT.

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REVISIONS:

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SITE IMPROVEMENT

PROJECT ADDRESS: 139-19-703-002,004 & 007
LAS VEGAS,NV

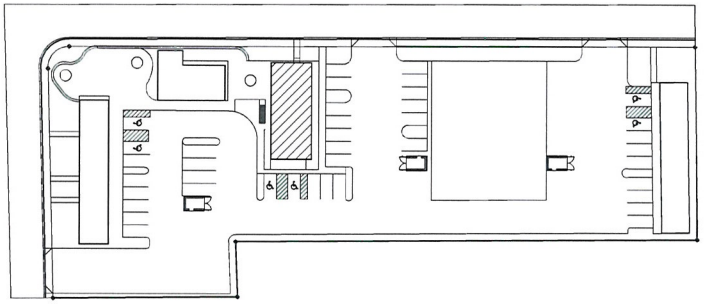
J G ENTERPRISE

SIGNATURE:

BUILDING #3 1st FLOOR PLAN

PLOT: 05.08.13 DRAWN: RLS

SHEET A2.20



KEY PLAN

SCALE N.T.S.

OCCUPANT LOADS:

BUILDING #1 (1 PER 100 S.F./OCC.) - 2,142 S.F.	**=**	**22**
BUILDING #2(1 PER 100 S.F./OCC.) - 1380 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

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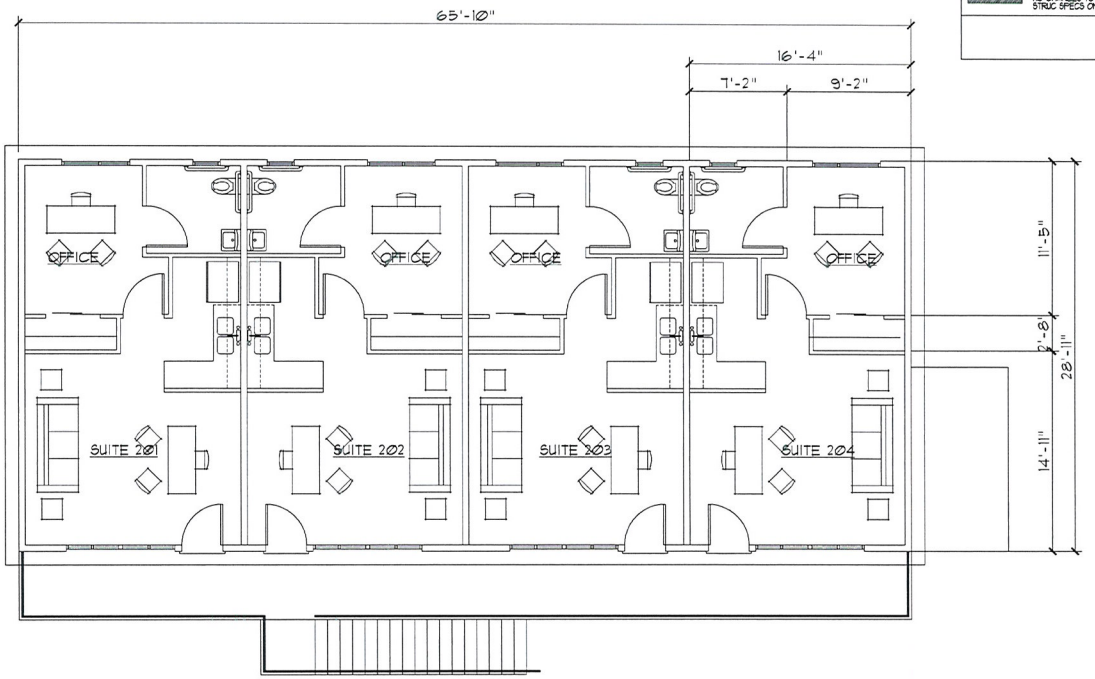

North

TYPICAL OFFICE: 396 SQ.FT.

ARCHITECTURAL FLOOR PLAN 2nd (PHASE 2)

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

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SDR-49431

REVISIONS:

PROJECT:
WEST EAST ASSET MANAGEMENT, LLC
SITE IMPROVEMENT

PROJECT ADDRESS: 139-19-703-002,004 & 007
LAS VEGAS,NV

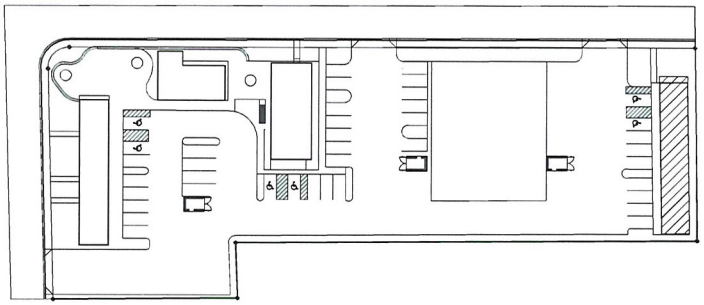
J G ENTERPRISE

SIGNATURE:

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 FULL HT. WALL 3⅝" WOOD STUDS AT 16" O.C. w/ 5/8" GYP. BD. BOTH SIDES.	1
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OCCUPANT LOADS:

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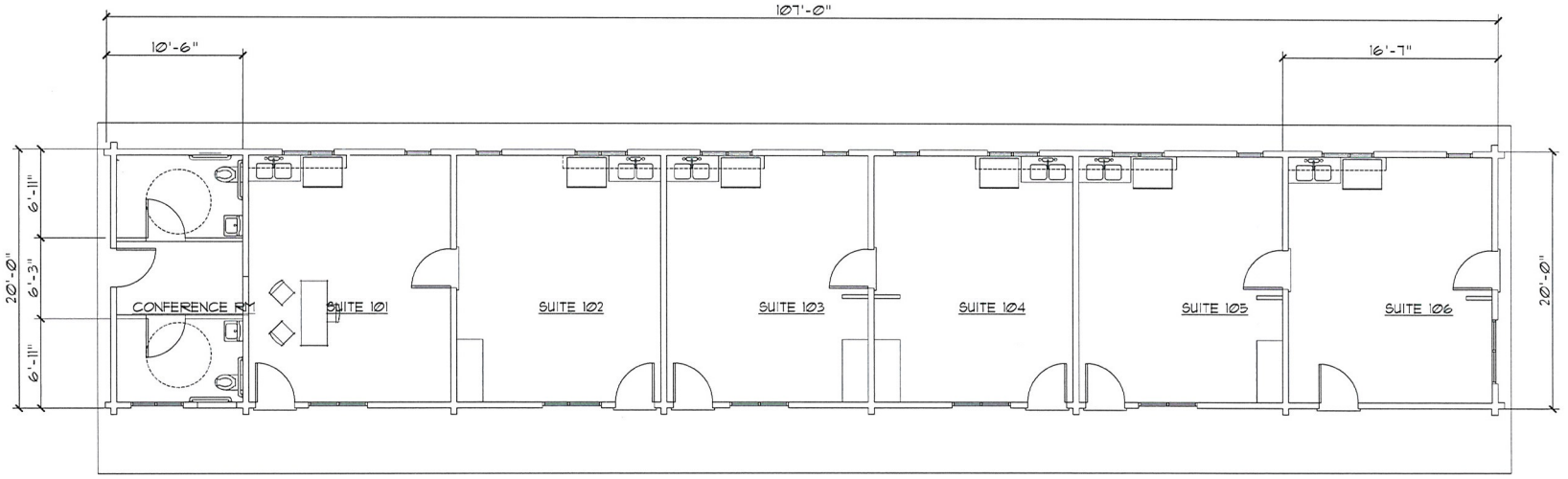

North

TYPICAL OFFICE: 298 SQ.FT.

ARCHITECTURAL FLOOR PLAN

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

RECEIVED

MAY 15 2013

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Dept. of Planning

SDR-49431

REVISIONS:

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SITE IMPROVEMENT

PROJECT ADDRESS:
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LAS VEGAS,NV

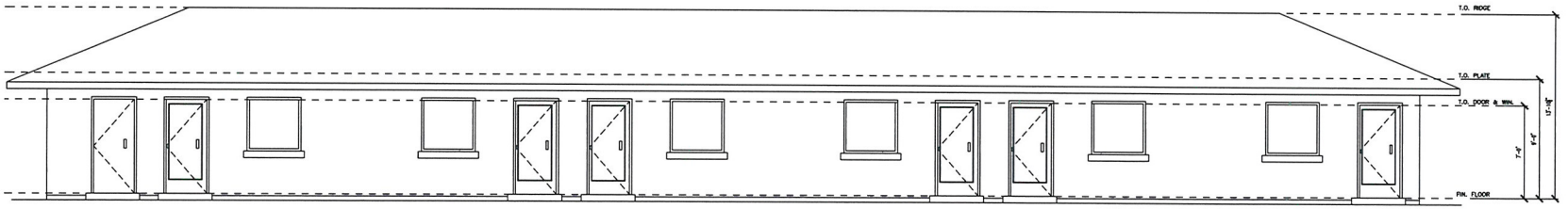
J G ENTERPRISE

SIGNATURE:

PLOT: 05.08.13
DRAWN: RLS

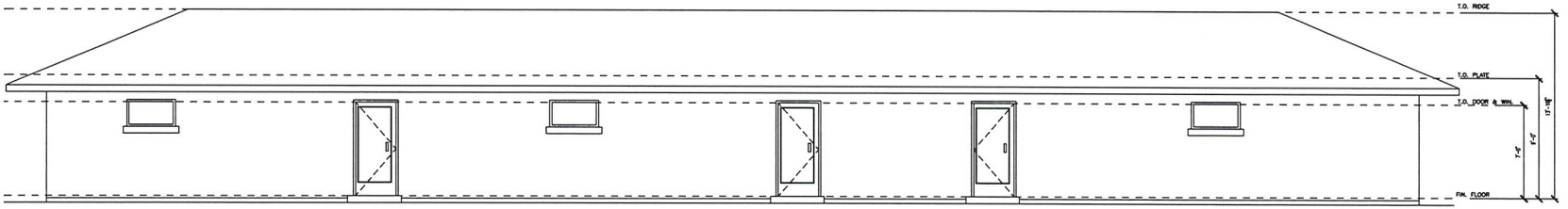
SHEET A2.40

BUILDING #4 FLOOR PLAN



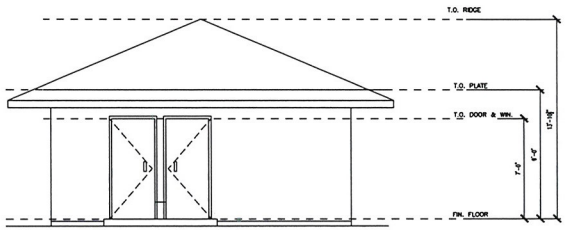
SOUTH ELEVATION

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



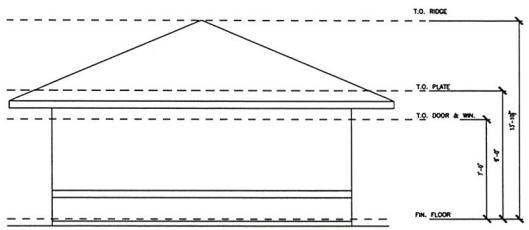
NORTH ELEVATION

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



WEST ELEVATION

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



EAST ELEVATION

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

EXISTING BUILDING #1 EXTERIOR ELEVATION

REVISIONS:

PROJECT:
WEST EAST ASSET MANAGEMENT, LLC
SITE IMPROVEMENT

PROJECT ADDRESS: 139-19-703-002,004 & 007
LAS VEGAS,NV

J G ENTERPRISE

SIGNATURE:

PLOT: 05.08.13
DRAWN: RLS

SHEET A3.00

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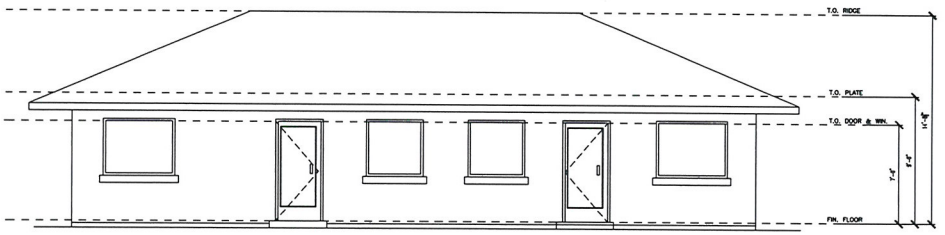
SDR-49431



WEST ELEVATION

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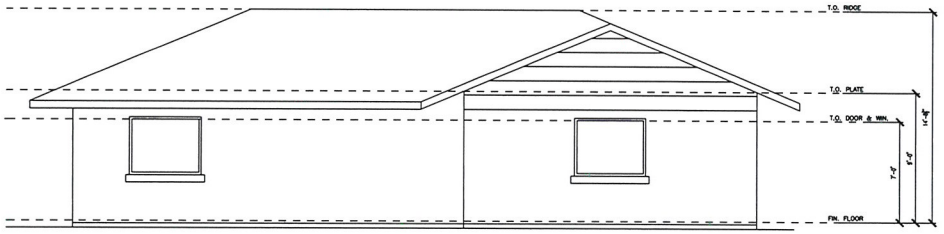

EAST ELEVATION

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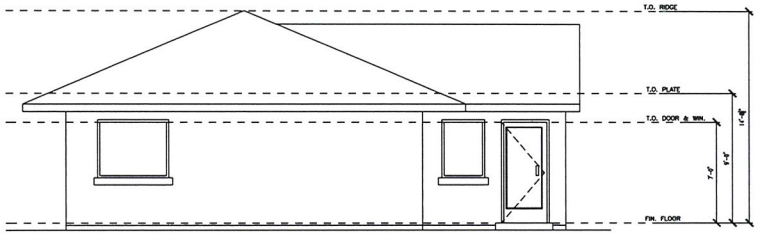
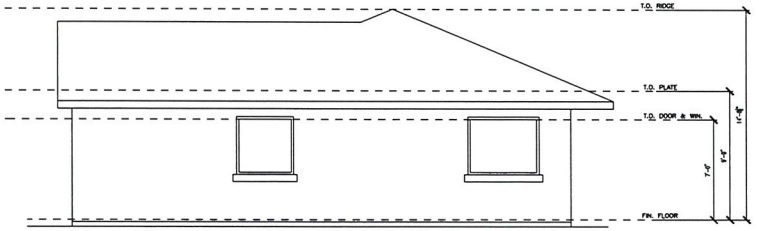


NORTH ELEVATION

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



SOUTH ELEVATION

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

EXISTING BUILDING #2 EXTERIOR ELEVATION

REVISIONS:

PROJECT :
WEST EAST ASSET MANAGEMENT, LLC
SITE IMPROVEMENT

PROJECT ADDRESS:
139-19-703-002,004 & 007
LAS VEGAS,NV

J G ENTERPRISE

SIGNATURE:

PLOT: 05.08.13
DRAWN: RLS

SHEET
A3.10

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MAY 15 2013
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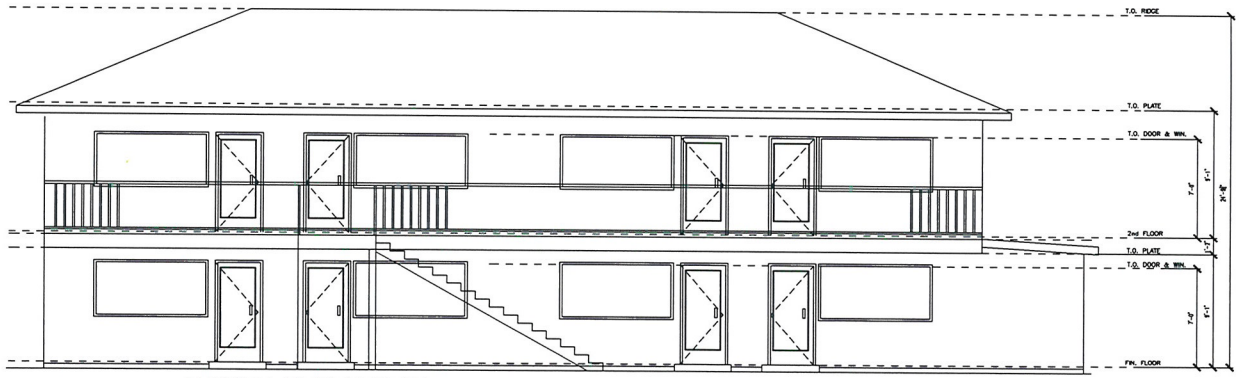
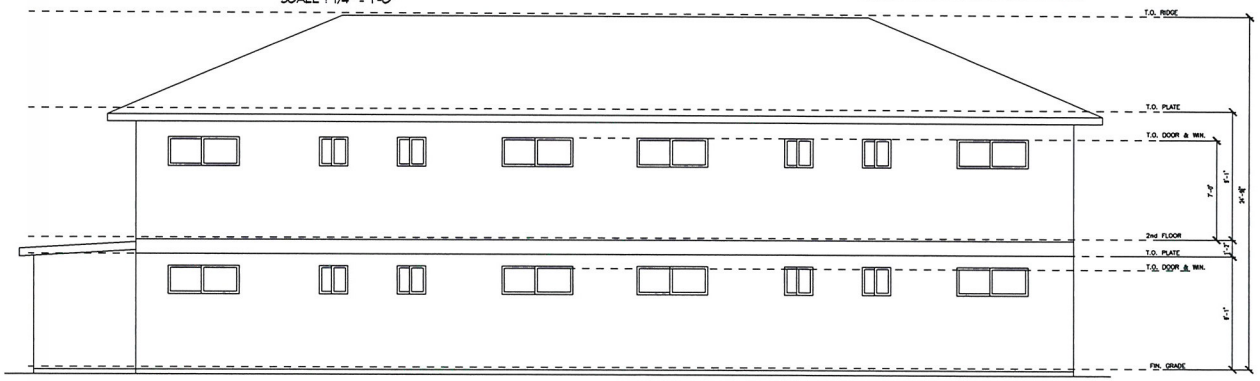
Dept. of Planning

SDR-49431



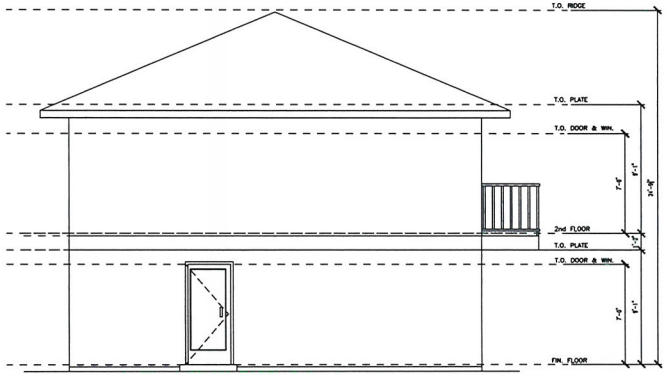
NORTH ELEVATION

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



SOUTH ELEVATION

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



EAST ELEVATION

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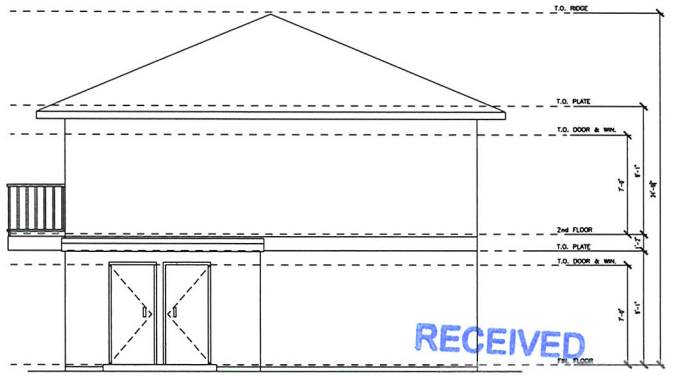

WEST ELEVATION

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

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City of Las Vegas
Dept. of Planning

SDR-49431

REVISIONS:

PROJECT:
WEST EAST ASSET MANAGEMENT, LLC
SITE IMPROVEMENT

PROJECT ADDRESS:
139-19-703-002,004 & 007
LAS VEGAS,NV

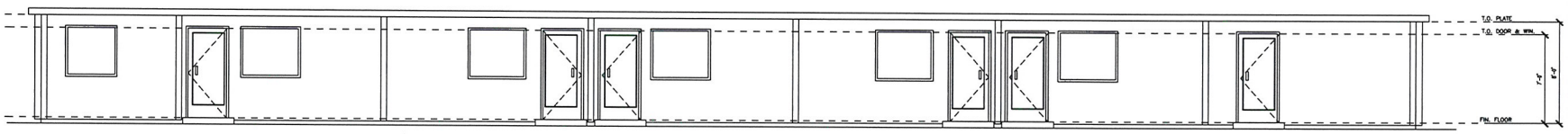
J G ENTERPRISE

SIGNATURE:

PLOT: 05.08.13
DRAWN: RLS

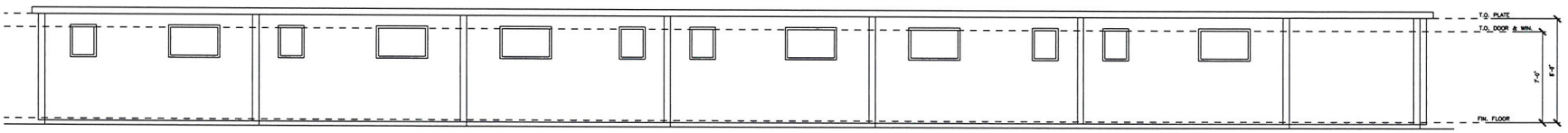
SHEET
A3.20

EXISTING BUILDING #3 EXTERIOR ELEVATION



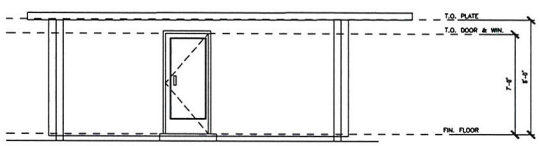
NORTH ELEVATION

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



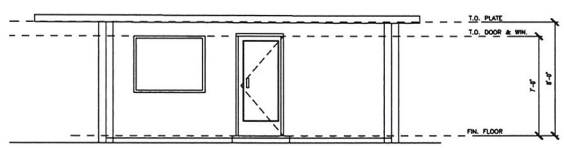
SOUTH ELEVATION

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



EAST ELEVATION

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



WEST ELEVATION

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

EXISTING BUILDING #4 EXTERIOR ELEVATION

REVISIONS:

PROJECT:
WEST EAST ASSET MANAGEMENT, LLC
SITE IMPROVEMENT

PROJECT ADDRESS:
139-19-703-002,004 & 007
LAS VEGAS,NV

J G ENTERPRISE

SIGNATURE:

PLOT: 05.08.13

DRAWN: RLS

SHEET A3.30

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MAY 15 2013
City of Las Vegas
Dept. of Planning

SDR-49431



SDR-49431 - APPLICANT/OWNER: WEST, EAST, ASSET MANAGEMENT, LLC
3925 CORAN LANE AND 1881 AND 1889 CYPRESS TRAIL

07/08/13



SDR-49431 - APPLICANT/OWNER: WEST, EAST, ASSET MANAGEMENT, LLC
3925 CORAN LANE AND 1881 AND 1889 CYPRESS TRAIL

07/08/13



SDR-49431 - APPLICANT/OWNER: WEST, EAST, ASSET MANAGEMENT, LLC
3925 CORAN LANE AND 1881 AND 1889 CYPRESS TRAIL

07/08/13

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

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

May 16, 2013

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MAY 15 2013
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Dept. of Planning
SDR-49431

City of Las Vegas Agenda Item No.: **65.**

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

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

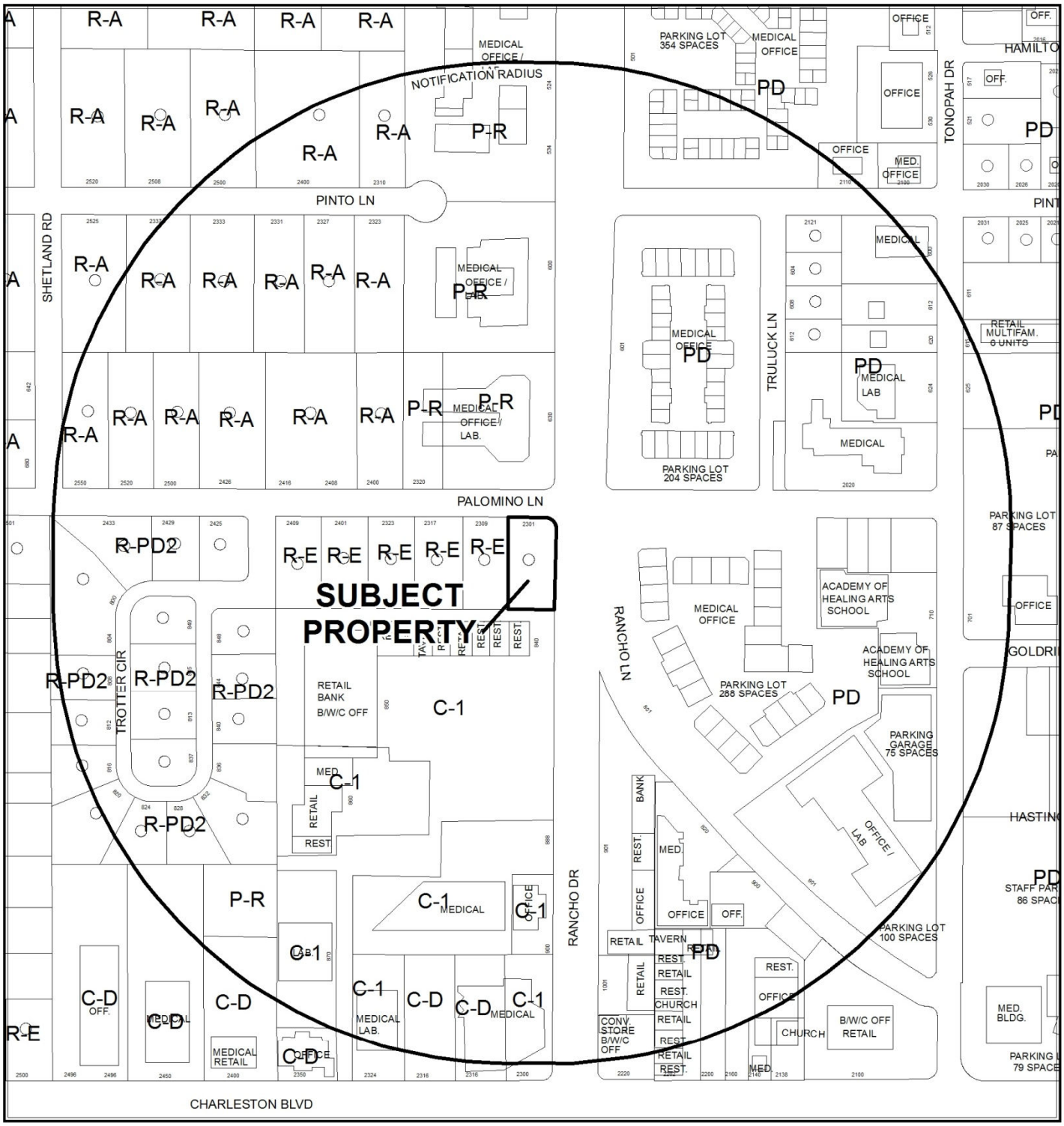
SUBJECT:
SDR-50115 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: LESLIE MARK & SAHARA STOVALL - For possible action on a request for a Site Development Plan Review FOR A 1,700 SQUARE-FOOT ADDITION TO AN EXISTING 2,915 SQUARE-FOOT OFFICE BUILDING on 0.50 acres at 2301 Palomino Lane (APN 139-32-802-008), P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian) [PRJ-49932]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 09/18/2013
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



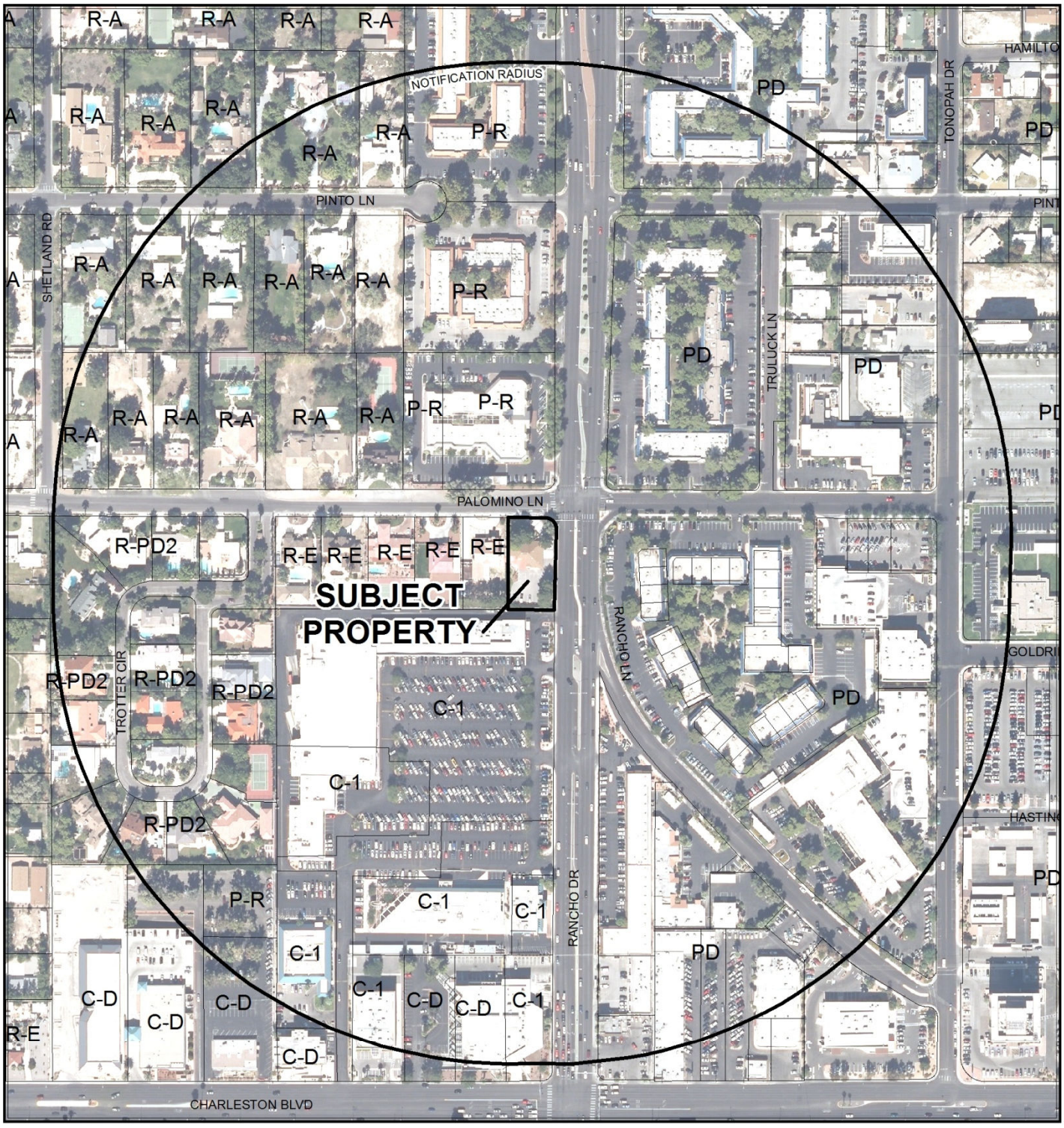
CASE: **SDR-50115 (PRJ-49932)**

0 200 400 Feet

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)

N



CASE: **SDR-50115 (PRJ-49932)**

0 200 400 Feet

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: LESLIE MARK & SAHARA STOVALL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-50115	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SDR-50115 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 06/27/13, except as amended by conditions herein.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

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

Public Works

8. In accordance with code requirements of Title 13.56, remove all substandard improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting Current City Standards concurrent with the development of this site. The existing driveway on Palomino Lane shall be removed and replaced with new curb, gutter, and sidewalk meeting City Standards concurrent with the development of this site.

9. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for this Site Plan Prior to submittal of construction drawings for this site.

10. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

11. The proposed gates shall remain open during normal business hours. The installation of either swing gates or rolling gates is acceptable as long as no part of the gates, either in the opened or closed position, intrude into the public right-of-way. It is the responsibility of the property owner to determine the exact location of the public right-of-way and to install the gates appropriately. Any unauthorized installation in the public right-of-way may be subject to provisions of Title13.32.080.

12. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all driveways or other private improvements, if any, in the Rancho Drive public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.

13. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, or the installation of landscaping, whichever may occur first. Provide and improve all drainage ways as recommended.

14. Site development to comply with all applicable conditions of approval for Z-77-00(1) and all other site-related actions.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting a 1,700 square-foot addition to an existing 2,915 square-foot office building at 2301 Palomino Lane. The proposal meets all minimum code requirements. Staff recommends approval as the project is compatible with the area and ample parking is provided. If denied, no permits could be issued for an expansion to this building.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
07/16/69	The City Council denied Rezoning (Z-0039-69) from R-1 (Single Family Residential) to R-4 (High Density Residential) as part of a larger request for property located at 2301 Palomino Lane. The Planning Commission recommended denial.
01/18/84	The City Council denied Variance (V-0126-83) to allow a professional office use in an R-E (Residential Estates) zone where such use is not permitted. The Board of Adjustments recommended approval.
12/20/00	The City Council approved General Plan Amendment (GPA-0023-00) from R (Rural) to O (Office) for property located at 2301 Palomino Lane. The Planning Commission and staff recommended denial.
	The City Council approved Rezoning (Z-0077-00) from R-E (Residential Estates) to P-R (Professional Office and Parking) for property located at 2301 Palomino Lane. The Planning Commission and staff recommended denial.
	The City Council approved Site Development Plan Review [Z-0077-00(1)] for a 3,341 square-foot office at 2301 Palomino Lane. The Planning Commission and staff recommended denial.

Most Recent Change of Ownership	
12/29/10	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
06/20/11	A business license (A01-1437) was issued for an Administrative Office at 2301 Palomino Lane. The license is active.

Pre-Application Meeting	
06/18/13	Staff met with the applicant and reviewed the requirements for a Site Development Plan Review for a 1,700 square-foot addition to an existing 2,915 square-foot office building. It was noted that the proposed parking space along Rancho Drive would have to be removed.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held for this project.

Field Check	
07/08/13	Staff visited the site and found a well maintained professional office building.

Details of Application Request	
Site Area	
Net Acres	0.50

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Office	O (Office)	P-R (Professional Office and Parking)
North	Office	O (Office)	P-R (Professional Office and Parking)
South	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
East	Office	LVMD (Las Vegas Medical District)	PD (Planned Development)
West	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)

Master Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (175 Feet)	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

YK

DEVELOPMENT STANDARDS

Pursuant to Title 1908.050, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	60 Feet	100 Feet	Y
Min. Setbacks			
• Front	20 Feet	50 Feet	Y
• Side	5 Feet	10 Feet	Y
• Corner	15 Feet	24 Feet	Y
• Rear	15 Feet	85 Feet	Y
Max. Lot Coverage	50 %	20 %	Y
Max. Building Height	35 Feet	20 Feet	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	5 Trees	0 Trees	Y*
• South	1 Tree / 30 Linear Feet	4 Trees	0 Trees	Y*
• East	1 Tree / 20 Linear Feet	8 Trees	0 Trees	Y*
• West	1 Tree / 20 Linear Feet	9 Trees	1 Trees	Y*
TOTAL PERIMETER TREES		**26 Trees**	**1 Trees**	**Y***
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	8 Trees	3 Trees	Y*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	15 Feet		0 Feet	Y*
• South	8 Feet		10 Feet	Y
• East	15 Feet		0 Feet	Y*
• West	8 Feet		8 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		6' CMU Wall	Y

**Legal, Non-Conforming Condition*

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Rancho Drive	Primary Arterial	Master Plan of Streets and Highways	110	Y
Palomino Lane	N/A	N/A	60	Y

YK

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Office, Other Than Listed	4,615 SF	1/300 SF	16				
TOTAL SPACES REQUIRED			16		18		Y
Regular and Handicap Spaces Required			15	1	17	1	Y

ANALYSIS

This request is for a 1,700 square-foot addition to the southwestern portion of the structure. The building was approved for office use in 2000 and the property continues to maintain a general residential aesthetic. Six new offices ranging in size from 100 square-feet to 135 square-feet will occupy the proposed space. The building meets Americans with Disabilities Act accessibility requirements.

This is a legal, non-conforming parcel in terms of provided landscaping pursuant to approved Site Development Plan Review [Z-0077(1)]. However, there is ample landscaping that resembles adjacent residential landscaping and thus maintains the residential appearance of the property. No new landscaping is proposed with this project.

There is ample parking, with 18 parking spaces provided. This is two more spaces than the minimum required, after the 1,700 square-foot addition is completed. The entire parking lot, both rear and front will be restriped and reconfigured to accommodate the building addition. The required handicap space is located by the front door with direct access to the building without the need for a ramp. All parking spaces have wheel stops to prevent damage to the building and existing landscaping.

The addition is designed to seamlessly blend with the existing structure without changing the scale or aesthetic of the building. All code requirements for the addition are being met and the use is compatible with the area. As a result, staff recommends approval, with conditions.

FINDINGS (SDR-50115)

In order to approve a Site Development Plan application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed building expansion is compatible with adjacent development as all code requirements are being met and the office use has been in operation at this site for over 12 years.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

   This is a legal non-conforming parcel regarding the landscape buffer requirements and parking lot landscape requirements. All other land use and codes are being met.

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

   The property has direct access to Rancho Drive, a 100-foot wide Primary Arterial roadway that is designed to handle the additional traffic generated from this project without a negative impact on existing capacity.

4. **Building and landscape materials are appropriate for the area and for the City;**

   No additional landscape is provided with this request. The building addition aesthetically matches the existing façade features and will maintain the residential appearance of the structure. This design makes it appropriate for the area.

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

   The addition will maintain the residential characteristics of the structure and be harmonious and compatible with the area.

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

   The site will be subjected to inspections as part of the permitting process that will not compromise the public's health, safety, and welfare, or the overall objectives of the General Plan.

NOTICES MAILED 106

APPROVALS 0

PROTESTS 0

YK

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SDR-50115

Case Number: PREAPP2012-000019 APN: 139-32-802-008

Name of Property Owner: Stovall, Leslie Mark & Sarah S

Name of Applicant: Stovall, Leslie Mark & Sarah S

Name of Representative: Carly Mossman, Gensler

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: Leslie Mark Stovall

Subscribed and sworn before me

This 27 day of June, 2013

Claudia M. Gonthier

Notary Public in and for said County and State

CLAUDIA M. GONTHIER
Notary Public State of Nevada
No. 03-85457-1
My Appt. Exp. Sept. 18, 2015

PRJ-49932
06/27/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Stovall & Associates

Project Address (Location) 2301 Palomino Lane

Project Name Stovall & Associates **Proposed Use** P-R

Assessor's Parcel #(s) 139-32-802-008 **Ward #** 1-Tarkanian

General Plan: existing 2759 proposed 4166 **Zoning:** existing P-R proposed P-R

Commercial Square Footage 4,166SF **Floor Area Ratio** 0.20

Gross Acres 0.50 **Lots/Units** 1 **Density** 1

Additional Information

PROPERTY OWNER Stovall, Leslie Mark & Sarah S **Contact** Justin Stovall

Address 2301 Palomino Lane **Phone:** (702) 258-3034 **Fax:** (702) 258-0093

City Las Vegas **State** NV **Zip** 89107

E-mail Address justin@lesstovall.com

APPLICANT Stovall, Leslie Mark & Sarah S **Contact** Justin Stovall

Address 2301 Palomino Lane **Phone:** (702) 258-3034 **Fax:** (702) 258-0093

City Las Vegas **State** NV **Zip** 89107

E-mail Address justin@lesstovall.com

REPRESENTATIVE Gensler **Contact** Carly Mossman

Address 3883 Howard Hughes Parkway **Phone:** (702) 893-2800 **Fax:** (702) 893-2805

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

E-mail Address carly_mossman@gensler.com, tim_hollenbeck@gensler.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 Leslie Mark Stovall

Subscribed and sworn before me

This 27 day of June, 2013.

Claudia M. Gonthier

Notary Public in and for said County and State

CLAUDIA M. GONTHIER
Notary Public State of Nevada
No. 03-85457-1
My Appt. Exp. Sept. 18, 2015

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-50115
Meeting Date:	08/13/13 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-49952
06/27/13

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

SITE PLAN NOTES

OWNER: STOVALL & ASSOCIATES

ADDRESS: 2301 PALOMINO LANE, LAS VEGAS, NV 89107

LAND AREA: 20,825.8 SF / 0.50 Acres

BUILDING AREA: 4,300 SF

BUILDING FOOTPRINT AREA: 4,099SF

ZONE: P-R

EASEMENTS: 10' MINIMUM EASEMENT ON WEST; 50' SETBACK ON NORTH

PARKING: 1:300
- 14 spaces required
- 18 spaces provided:
  - 1 Handicap
  - 17 Regular

F.A.R. = 0.20

(R-E)

76'-6"

LOT LINE 200.00'

Existing 6ft CMU Wall

Extend CMU wall, remove existing decorative gate.

67'-11"

10'-0"

Existing Block Wall

(C-1)

LOT LINE 108.00'

1 2 3 4 5 6 7 8 9

15 14 13 12 11 10

EXISTING

MAIN ENTRANCE

VAN ACCESSIBLE

16 17 18

50'-0"

SIDWALK SAME HEIGHT AS PARKING LOT

LOT LINE 87.88'

PALOMINO LANE

Existing 6ft Tall Wrought Iron Fence

25'-0"

24'-7"

LOT LINE 179.88'

RANCHO

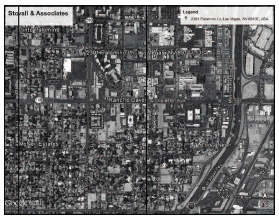
Existing Block Wall

Existing Sidewalk

Replace existing CMU wall with 6ft tall wrought fence re-purposed from existing decorative fence from west property edge.

Existing 6ft Tall Wrought Iron Gate

Existing Sidewalk
Repairs if required at the corner will be done per city standards.



Vicinity Map

STOVALL & ASSOCIATES
2301 PALOMINO LANE
LAS VEGAS, NEVADA 89107

Stovall & Associates
3216 WEST CHARLESTON
LAS VEGAS, NV 89102
PHONE: 702.258.3034 FAX: 702.258.0093

No.	Revision/Issue	Date
1	CLV PLANNING	06/27/2013

PRJ-49932
~~06/27/13~~

SHEET SP-001

SCALE 1/8"=1'-0"

SDR-50115

SITE PLAN NOTES

OWNER: STOVALL & ASSOCIATES

ADDRESS: 2301 PALOMINO LANE, LAS VEGAS, NV 89107

LAND AREA: 20,829.5 SF / 0.50 Acres

BUILDING AREA: 4,300 SF

BUILDING FOOTPRINT AREA: 4,099SF

ZONE: P-R

EASEMENTS: 10' MINIMUM EASEMENT ON WEST; 50' SETBACK ON NORTH

PARKING: 1:500
14 spaces required
18 spaces provided:
1 Handicap
17 Regular

F.A.R.=0.20

(R-E)

(C-1)

76'-6"

LOT LINE 200.00'

Existing 6ft CMU Wall

Extend CMU wall, remove existing decorative gate.

67'-11"

10'-0"

Existing Block Wall

LOT LINE 108.00'

LOT LINE 87.88'

50'-0"

SIDWALK SAME HEIGHT AS PARKING LOT

PALOMINO LANE

EXISTING

MAIN ENTRANCE

VAN ACCESSIBLE

25'-0"

Existing 6ft Tall Wrought Iron Fence

24'-7"

LOT LINE 179.88'

RANCHO

Existing Block Wall

Existing Sidewalk

Replace existing CMU wall with 6ft tall wrought fence re-purposed from existing decorative fence from west property edge.

Existing 6ft Tall Wrought Iron Gate

Existing Sidewalk
Repairs if required at the corner will be done per city standards.

Vicinity Map

STOVALL & ASSOCIATES
2301 PALOMINO LANE
LAS VEGAS, NEVADA 89107

Stovall & Associates
3216 West Charleston
Las Vegas, NV 89102
Phone: 702.258.3034 Fax: 702.258.0093

No.	Revision/Issue	Date
1	CLV PLANNING	05/27/2013

PRJ-49932
06/27/13

SP-001

SDR-50115

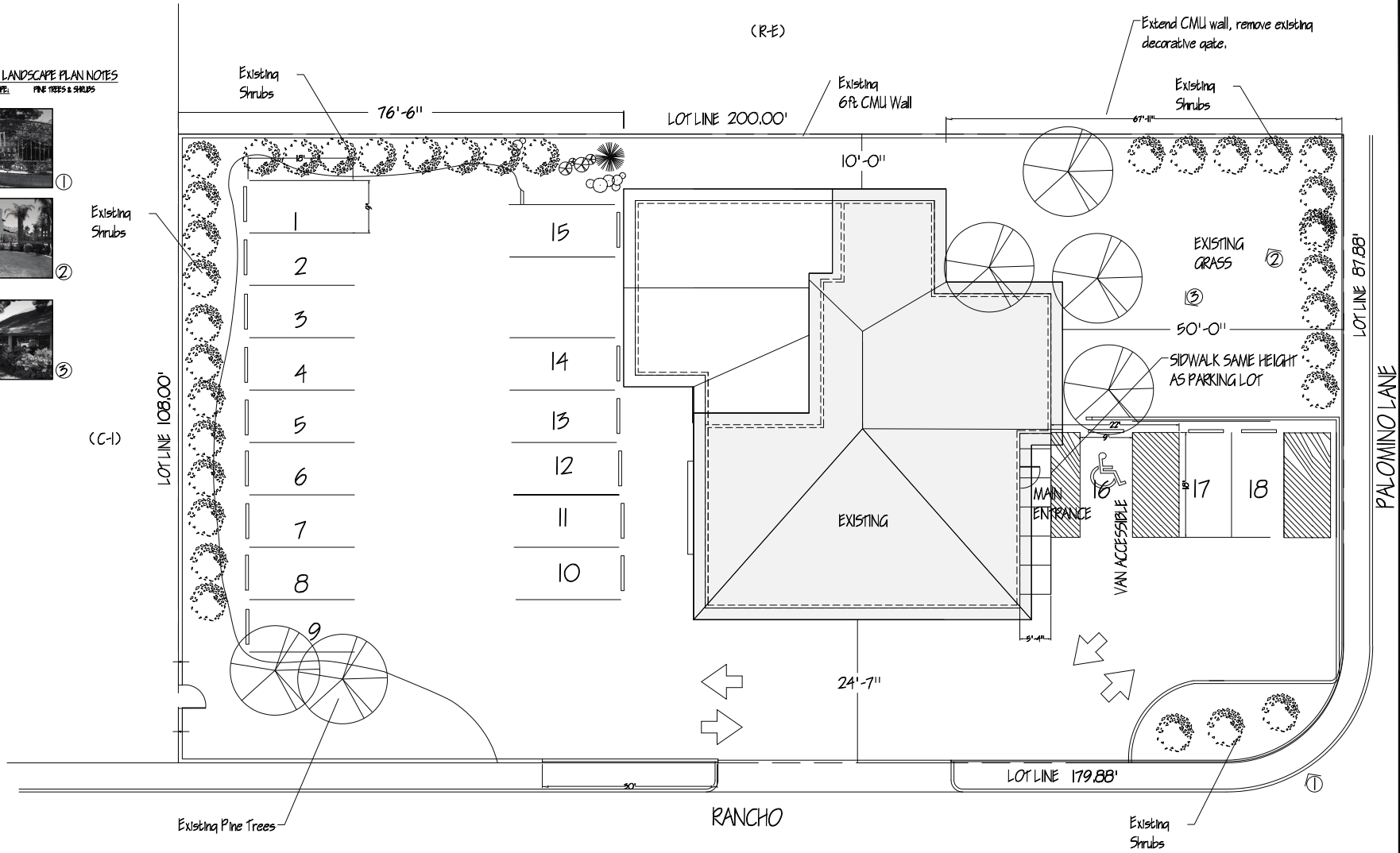
LANDSCAPE PLAN NOTES

EXISTING LANDSCAPE: PINE TREES & SHRUBS


①


②


③



STOVALL & ASSOCIATES
2301 PALOMINO LANE
LAS VEGAS, NEVADA 89107

No.	REVISION/ISSUE	DATE
1	CLV PLANNING	06/27/2013

Stovall & Associates
3216 WEST CHARLESTON
LAS VEGAS, NV 89102
PHONE: 702.258.3034 FAX: 702.258.0093

PRJ-49932
~~06/27/13~~

SHEET LP-001

SCALE 1/8"=1'-0"

SDR-50115

LANDSCAPE PLAN NOTES

EXISTING LANDSCAPE: PINE TREES & SHRUBS


①


②


③

(R-E)

Existing Shrubs

76'-6"

LOT LINE 200.00'

Existing 6ft CMU Wall

Extend CMU wall, remove existing decorative gate.

Existing Shrubs

67'-11"

10'-0"

Existing Shrubs

(C-1)

LOT LINE 108.00'

1 2 3 4 5 6 7 8 9

15 14 13 12 11 10

EXISTING GRASS ②

③

50'-0"

SIDWALK SAME HEIGHT AS PARKING LOT

LOT LINE 87.88'

PALOMINO LANE

EXISTING

MAIN ENTRANCE

16 17 18

VAN ACCESSIBLE

5'-4"

24'-7"

30'

LOT LINE 179.88'

①

RANCHO

Existing Pine Trees

Existing Shrubs

No.	Revision/Issue	Date
1	CLV PLANNING	06/27/2013

STOVALL & ASSOCIATES
2301 PALOMINO LANE
LAS VEGAS, NEVADA 89107

Stovall & Associates
3216 West Charleston
Las Vegas, NV 89102
Phone: 702.258.3034 Fax: 702.258.0093

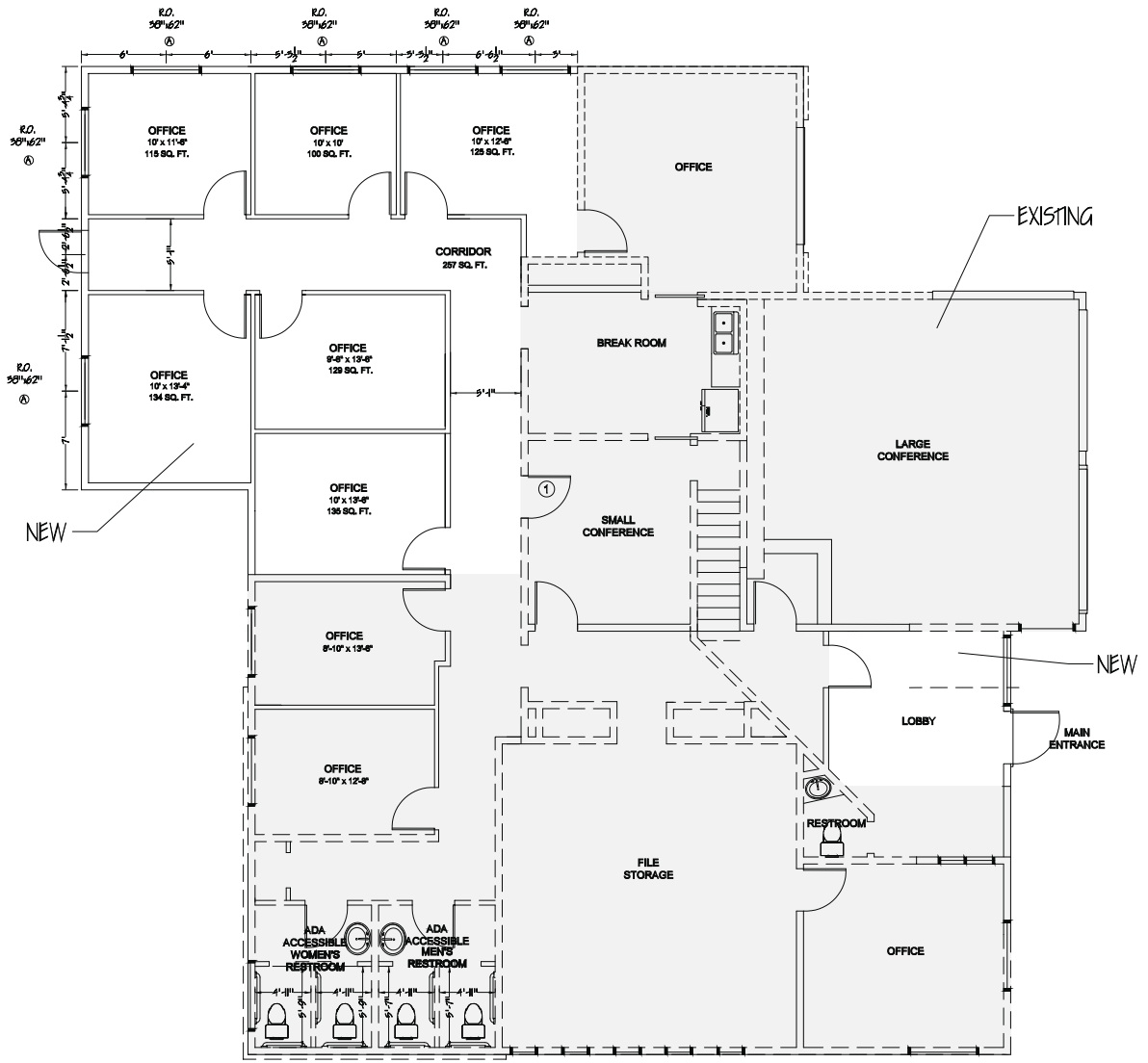
PRJ-49932
06/27/13

0 2 4 8 16

SHEET LP-001

SCALE 1/8"=1'-0"

SDR-50115



PROPOSED FIRST FLOOR PLAN

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

STOVALL & ASSOCIATES
2301 PALOMINO LANE
LAS VEGAS, NEVADA

No.	REVISION/ISSUE	DATE
1	CLV PLANNING	06/27/2013

Stovall & Associates
3216 WEST CHARLESTON
LAS VEGAS, NV 89102
PHONE: 702.258.3034 FAX: 702.258.0093

PRJ-49932
06/27/13

SHEET FP-001

SCALE 1/4" = 1'-0"

SDR-50115



2 / A-3 NORTH ELEVATION
SCALE: 1/4"=1'-0"



1 / A-3 SOUTH ELEVATION
SCALE: 1/4"=1'-0"



STOVALL & ASSOCIATES
2301 PALOMINO LANE
LAS VEGAS, NEVADA

No.	REVISION/ISSUE	DATE
1	CLV PLANNING	06/27/2013

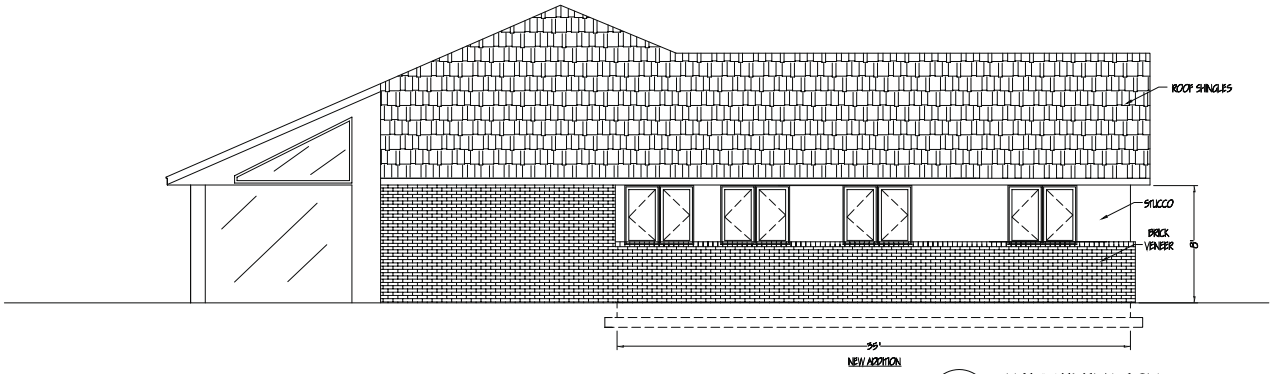
Stovall & Associates
3216 West Charleston
Las Vegas, NV 89102
Phone: 702.258.3034 Fax: 702.258.0093

EV-001

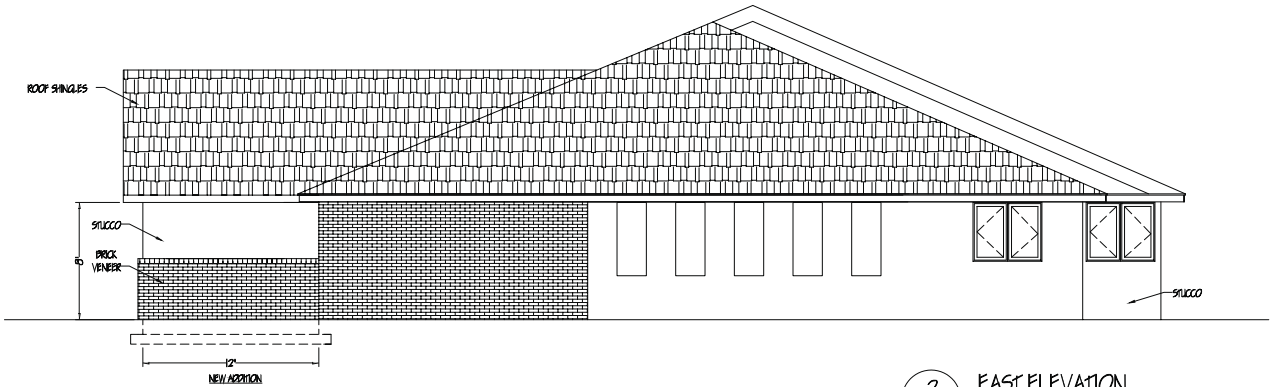
SCALE: 1/4"=1'-0"

PR-I-49932
06/27/13

SDR-50115



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



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

STOVALL & ASSOCIATES
2301 PALOMINO LANE
LAS VEGAS, NEVADA

No.	REVISION/ISSUE	DATE
1	CLV PLANNING	06/27/2013

Stovall & Associates
3216 West Charleston
Las Vegas, NV 89102
Phone: 702.258.3034 Fax: 702.258.0093

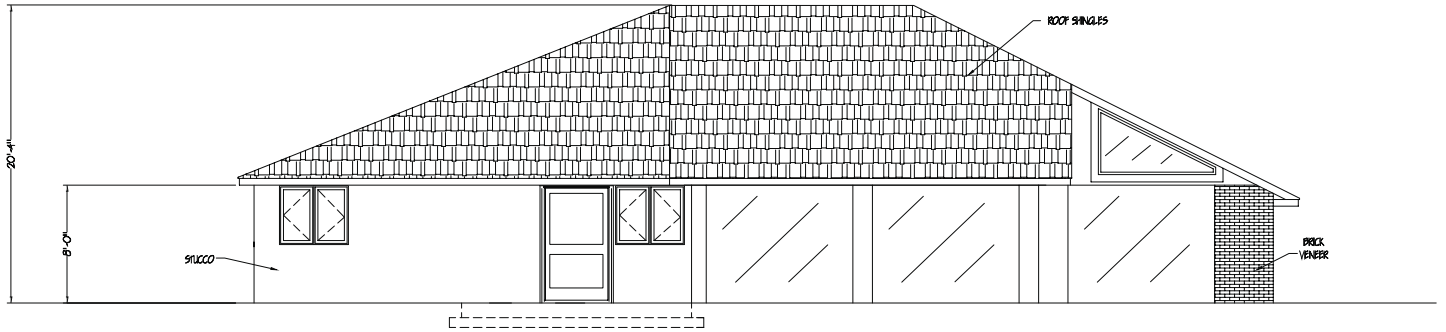
SHEET EV-002

SCALE 1/4"=1'-0"

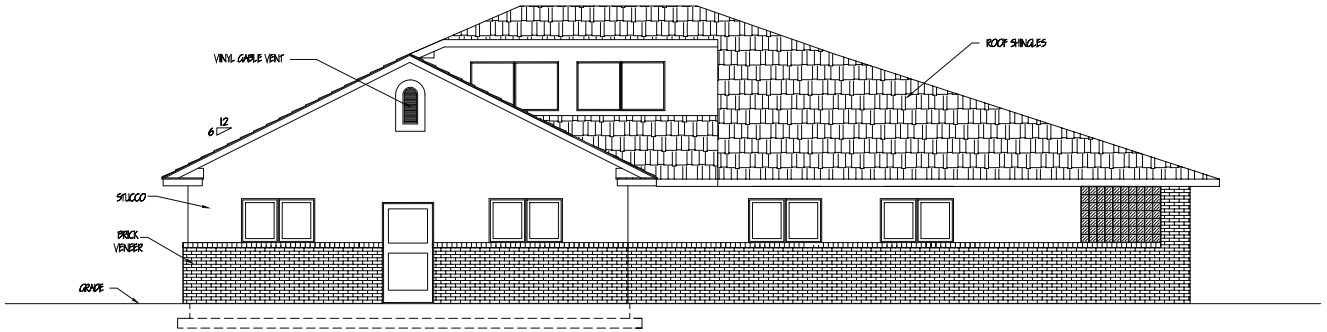
0 1' 2' 4' 8'

PRJ-49932
06/27/13

SDR-50115



2 A-3 NORTH ELEVATION
SCALE: 1/4"=1'-0"



1 A-3 SOUTH ELEVATION
SCALE: 1/4"=1'-0"



STOVALL & ASSOCIATES
2301 PALOMINO LANE
LAS VEGAS, NEVADA

No.	REVISION/ISSUE	DATE
1	CLV PLANNING	05/27/2013

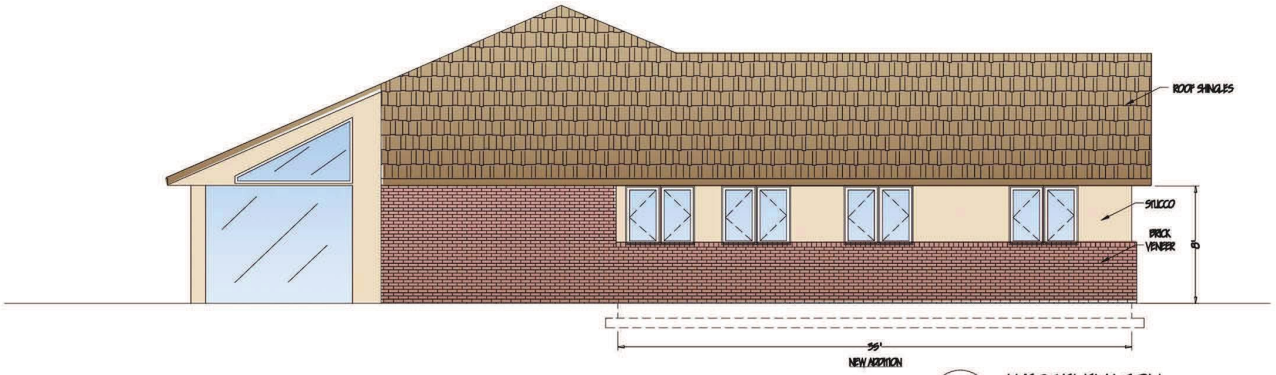
Stovall & Associates
3216 West Charleston
Las Vegas, NV 89102
Phone: 702.258.3034 Fax: 702.258.0093

SHEET EV-001

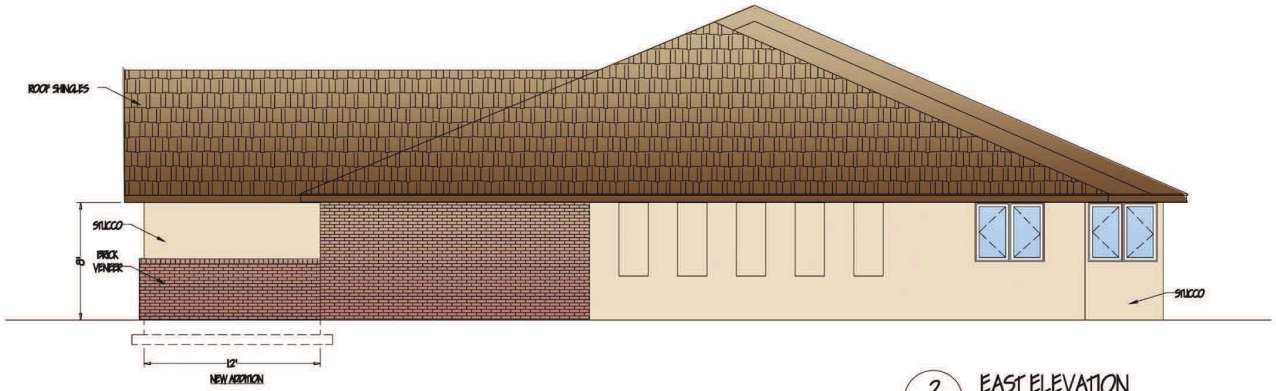
SCALE 1/4"=1'-0"

PRJ-49932
06/27/13

SDR-50115



1 A-4 WEST ELEVATION
SCALE: ¼"=1'-0"



2 A-4 EAST ELEVATION
SCALE: ¼"=1'-0"

STOVALL & ASSOCIATES
2301 PALOMINO LANE
LAS VEGAS, NEVADA

No.	Revision/Issue	Date
1	CLV PLANNING	06/27/2013

Stovall & Associates
3216 West Charleston
Las Vegas, NV 89102
Phone: 702.258.3034 Fax: 702.258.0093

EV-002

0 1' 2' 4' 8'

PRJ-49932
06/27/13

SDR-50115



SDR-50115 - APPLICANT/OWNER: LESLIE MARK & SAHARA STOVALL
2301 PALOMINO LANE

07/08/13



SDR-50115 - APPLICANT/OWNER: LESLIE MARK & SAHARA STOVALL
2301 PALOMINO LANE

07/08/13

June 26, 2013

City of Las Vegas Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106
Phone: (702) 229-6301
TTY: (702) 386-9108
Fax: (702) 474-7463

JUSTIFICATION LETTER

Project Name: Stovall & Associates Law Office

Location: 2301 Palomino Lane, Las Vegas, NV, 89107

Application Number: PREAPP2012 – 000019

To whom it may concern:

This letter is to serve as the justification letter for Stovall and Associates law Office expansion and site improvements.

Project Overview:

The Project includes the renovation and expansion of the Stovall & Associates law Office. The project will include interior and exterior renovations/expansion to the lobby, restrooms and offices of the existing building. The expansion of the office and lobby area at level 1 is 1,700SF.

The site is located at the SW corner of Rancho and Palomino. It is bordered by Commercial C-1 to the south and Residential R-E to the west. The land area of this application is 20,824 SF. Building coverage including expansion is 4,615 SF, 22%.

Requested Waivers:

Landscape requirements along the east property line and parking lot landscape requirements.

Sincerely,

Justin Stovall
Stovall & Associates
2301 Palomino Ln
Las Vegas, NV 89107
Phone: (702) 258-3034
e-mail: justin@lesstovall.com

SDR-50115

City of Las Vegas Agenda Item No.: **66.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 13, 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:		**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. Proposed Amendments and Staff Report
2. UDC Chapter 19.00
3. UDC Chapter 19.02
4. UDC Chapter 19.04
5. UDC Chapter 19.06
6. UDC Chapter 19.08
7. UDC Chapter 19.10
8. UDC Chapter 19.12
9. UDC Chapter 19.14
10. UDC Chapter 19.16
11. UDC Chapter 19.18
12. UDC Appendices

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
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.

   Note: the attached draft reflects ordinances adopted by the City Council through June 19, 2013. At the time that this proposed amendment was drafted there were several bills being considered by the Las Vegas City Council that will be, if adopted, incorporated into the final draft of the document prior to adoption by the City Council.

** 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

Related Relevant City Actions by P&D, Fire, Bldg., etc	
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.
06/11/13	The Planning Commission voted to hold this item in abeyance to the August 13, 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. In a continuing effort to improve the accessibility and usefulness of the UDC, staff continuous gathers comments and notes errors that need to be address. This review constitutes the second annual review and update of the UDC and is not intended to introduce any substantive changes but is instead meant to make any needed corrections and provide clarification where confusion or errors have resulted from the integration of new ordinances. Changes are summarized below:

Summary of Changes:

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

Chapter 19.00 – General Provisions:

Changes
• Corrected the name of the R-E District from Residential Estates to Residence Estates

Chapter 19.02 – Subdivision Design, Construction and Improvement Requirements:

Changes
• Added a clarification related to how the length of a residential driveway is measured

Chapter 19.04 – Complete Street Standards:

Changes
• Corrected the name of the R-E District from Residential Estates to Residence Estates in Table 1

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

Changes
• Clarified references to "church" to refer instead to "church/house of worship" as the term is defined by the title • Corrected references to landscape standards for nonresidential development • Clarified the districts that are "protected property" for the purposes of Residential Adjacency • Corrected the name of the R-E District from Residential Estates to Residence Estates • Clarified the parking area design standards applicable for development other than single family residential development • Added design standards for freestanding signs which had been mistakenly removed at the time the UDC was drafted

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

Changes
• Clarified references to "church" to refer instead to "church/house of worship" as the term is defined by the Title • Corrected Table 2 for the C-PB (Planned Business Park) District and other references to correspond with the shade structure provisions applicable to commercial and industrial districts • Corrected the caption for Figure 5 to indicated the specified planting area is inside of the curbing not inclusive of the curbing • Added design standards for freestanding signs which had been mistakenly removed at the time the UDC was drafted • Correct the use of the term "menu" when referring to message board signs

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

Changes
• Clarified the applicable landscape buffer standards for the C-V (Civic) District • Added additional sign standards for the C-V District which had been mistakenly removed during an earlier revision to the UDC • Corrected a reference to "building wrap" to refer instead to "supergraphic" signage as the term is defined by the Title • Added Paragraph headings to some recently added provisions that needed them • Clarified that one of the responsibilities of the Historic Preservation Commission is to make recommendations to City Council as well to the City Manager or designee concerning the use of funds to promote the preservation of properties and district within the City

Chapter 19.12 – Permissible Uses:

Changes
• Corrected various use titles to reflect corresponding changes made elsewhere in the code by previous amendments • Updated Table 2 to reflect the uses appropriate for the C-PB District and indicate the level of permissibility for those identified uses • Corrected the applicable districts for the Single Family, Detached use • Clarified references to "church" and "synagogue" to refer instead to "church/house of worship" as the term is defined by the Title • Clarified references to "child care facility" and "adult day care center" to refer instead to "individual care center" as the term is defined by the Title • Clarified that the parking standards applicable to an amusement park under the commercial recreation/amusement (outdoor) use are also applicable to an amphitheater • Corrected a reference regarding districts where a drive-through is required to be separated from any residentially zoned property by an intervening building from the DC-O (Downtown Casino Overlay) District to the CD-O (Designed Commercial Overlay) District • Removed outdated provisions related to recreational vehicle and boat storage within the legacy N-S (Neighborhood Service) District • Corrected reference to other LVMC Titles and Chapters and to departments • Clarified the intention behind the "slaughtering and processing of live poultry" use by the elimination minimum special use permit requirement 3 and updating the description to reflect that the use is required to be ancillary to a retail commercial establishment • Clarified conditions applicable to the "valet parking" use to address the use of excess parking capacity for valet service parking and queuing within the ROW that has been approved by a permit from Public Works

Chapter 19.14 – Nonconforming Uses and Structures:

Changes
• No changes

Chapter 19.16 - Applications and Procedures:

Changes
• Clarified that a "project of regional significance" is one that meets the definition of that term as provided for in LVMC 19.18.020 • Corrected typographical errors • Corrected the time limitations for recordation of a map following an extension of time approval • Added Paragraph headings to some recently added provisions that needed them

Chapter 19.18 – Definitions & Measures:

Changes
• Clarified that an alley is not considered a street in both the alley and street definitions • Corrected various terms to reflect corresponding changes made elsewhere in the code by previous amendments • Consolidated the definitions for various classes of temporary signs under the temporary sign definition and made minor adjustments to create consistence among the definitions • Added definitions for "plaza" and "event plaza" • Clarified the intention behind the "slaughtering and processing of live poultry" use by updating the definition to reflect that the activity is required to be ancillary to a retail commercial establishment

Appendices:

Changes
• Minor reorganization of check list items • Corrected various references to LVMC Titles, Chapters and Sections and to departments • Added a requirement for a signed approval from the Las Vegas Valley Water District to the Parcel Map checklist • Added a requirement for a table summarizing the number of lots, common lots and gross and net areas covered by the map for Tentative Maps • Clarified that identification of adjoining properties is by assessor parcel numbers • Removed a requirement for a digital format copy of the Tentative Map as all maps going forward should be submitted using the electronic submission process • Added a note that the name on the Final Map should match the approved tentative map exactly • Added a requirement for a table summarizing the number of lots, common lots and gross and net areas covered by the map for Final Maps • Removed the requirement for proposed addresses, city staff assign all addresses as a part of the map review process • Updated references related to the certificate sign-off from Clark County District Board of Health to the Southern Nevada Health District

FINDINGS

The proposed text amendment will accomplish the following:

- Correct typos and grammatical errors found since the UDC was last comprehensively updated in September of 2013.
- Clarify standards and terms for various districts and development activities.

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0

19.00

General Provisions

Unified Development Code
Title 19

19.00
General Provisions

19.00.010 Short Title 13

19.00.020 Authority 13

19.00.030 Purpose and Intent 13

19.00.040 Relationship to General Plan 13

19.00.050 Relationship of Zoning Districts To General Plan 14

19.00.060 Effectiveness and Applicability 14

19.00.070 Administration 14

19.00.080 Interpretation..... 15

19.00.090 Enforcement 17

19.00.100 Official Zoning Map 18

19.00.110 Rules for Interpretation of Zoning District Boundaries 19

19.00.120 Fee Schedule 19

SHORT TITLE 19.00.010

The provisions of this Title shall be known and may be cited as the Unified Development Code of the City of Las Vegas and may be referred to as "this Title".

AUTHORITY 19.00.020

This Title is adopted pursuant to the provisions of the Nevada Revised Statutes (NRS), including NRS Chapter 278. The City Council may amend the text of this Title or the Official Zoning Map Atlas which is a part of this Title whenever public necessity, safety, general welfare or convenience requires.

PURPOSE AND INTENT 19.00.030

It is the purpose and intent of the City Council that this Title promotes the following purposes:

General

A. To preserve and enhance the present qualities and advantages that exist in the City;

B. To encourage the most appropriate use of land, water and natural resources consistent with the public interest;

C. To overcome present problems and handicaps and effectively manage future problems that may result from the use and development of land and property;

D. To prevent the impacts of both overcrowding of land and undue concentrations of population as well as the negative effects of leapfrogging sprawl and under-utilization of land and property;

E. To manage the orderly and efficient provision of adequate levels of public facilities and services necessary to support planned development;

F. To protect human, environmental, social, natural and economic resources;

G. To maintain, through orderly growth and development, the character and stability of present and future land use and development in the City.

H. To ensure that required on-site and off-site dedications and public improvements are properly installed or guaranteed;

Implementation of General Plan

I. To coordinate and ensure the execution of the City's General Plan through effective implementation of development review requirements, adequate facility and services review and other goals, policies or programs contained in the General Plan.

Comprehensive, Consistent and Equitable Regulations

J. To establish a system of fair, comprehensive, consistent and equitable regulations, standards and procedures for the review and approval of all proposed development, divisions, and mapping of land within the City in a manner consistent with State law.

Efficiently and Effectively Managed Procedures

K. To promote fair procedures that are efficient and effective in terms of time and expense and that appropriate process is followed in the review and approval of applications made under this Title;

L. To be effective and responsive in terms of the allocation of authority and delegation of powers and duties among ministerial, appointed and elected officials; and

M. To foster a positive customer service attitude and to respect the rights of all applicants and affected citizens.

Sustainability

N. To promote the implementation of the "Sustaining Las Vegas" Policy, Sustainable Energy Strategy and Climate Protection resolution of the City.

RELATIONSHIP TO GENERAL PLAN 19.00.040

The adoption of this Title is consistent and compatible with and furthers the goals, policies, objectives and programs of the General Plan. It is the intent of the City Council that all regulatory decisions made pursuant to this Title be consistent with the General Plan.

For purposes of this Section, "consistency with the General Plan" means not only consistency with the Plan's land use and density designations, but also consistency with all policies and programs of the General Plan, including those that promote compatibility of uses and densities, and orderly development consistent with available resources.

RELATIONSHIP OF ZONING DISTRICTS TO GENERAL PLAN 19.00.050

The establishment of zoning districts is intended to be one of the means of implementing the City's General Plan and any amendment thereto, as such implementation is permitted and required by State Law. The General Plan serves as a guideline and framework for the zoning and regulatory provisions of this Title. With respect to the Land Use Element of the General Plan, there are goals, objectives and provisions for use categories and density ranges, but also for the achievement of other planning objectives such as appropriate mixing and buffering of uses to ensure overall compatibility.

EFFECTIVENESS AND APPLICABILITY 19.00.060

A. General

The provisions of this Title are effective as of the date specified by Ordinance 6135 as adopted by the City Council on March 16, 2011, unless otherwise modified by ordinance, and shall apply to the development of all land, public or private, within the corporate limits of the City, except as specifically provided otherwise in Nevada Revised Statutes. No application for the development of land, or for approval of a map under this Title, shall be approved unless the application is determined to be in conformance with the requirements of this Title and all applicable development regulations, including any standards, plans or policies that have been adopted so as to have a regulatory effect. No land shall be divided, used, or structure constructed, except in accordance with the regulations and requirements of this Title, including the requirement to obtain applicable approvals and permits prior to the development of the property. All development applications filed on or after the effective date of this Title, whether for new development or for the expansion or alteration of existing development, shall be processed in accordance with the standards, requirements and procedures established herein. For development applications which were filed before and are pending on the effective date of this Title, the City may require compliance with the standards and procedures set forth in this Title unless the applicant demonstrates that it is inequitable for the City to do so.

B. Exceptions

The provisions of this Title and any amendments hereto shall not affect the validity of any lawfully issued and effective building permits for development issued prior to the effective date of this Title, if the construction was prior to the effective date of this ordinance, and if the construction continued under valid permits until complete. If any such permit expires prior to completion, all future development shall be in conformance with the requirements of this Title.

ADMINISTRATION 19.00.070

A. Director of Planning

For the purposes of this Title, the term "Director" means the Director of the Department of Planning. The Director is hereby designated as the Secretary of the Planning Commission. Except where otherwise specified, the Director is responsible for the administration and enforcement of this Title. In connection with that responsibility, the Director shall have the authority to:

1. Accept and process applications under this Title;
2. Organize and maintain records associated with those applications;
3. Conduct the necessary review of maps and development documentation which have been submitted under this Title;
4. Verify compliance with all subdivision, zoning and development requirements;
5. Adopt specifications and procedures relating to the administration of this Title;
6. Take action to approve, deny or otherwise act upon applications in accordance with the provisions of this Title;
7. Approve or deny administrative deviations, exceptions and waivers in accordance with the provisions of this Title;
8. Perform any other function described in this Title that is not otherwise assigned to a particular person or entity; and
9. Delegate, designate or assign to another person any function described in this Section or Title, except to the extent not permitted by law.

B. Delegation of Authority

Whenever reference is made to the head of a Department or to some other City officer or employee, the reference shall be construed as authorizing the head of the Department or other officer to designate, delegate to and authorize professional-level subordinates to perform the required act or duty, unless the terms of the provisions or an applicable State statute specifies otherwise.

INTERPRETATION 19.00.080

A. Rules of Interpretation

In interpreting the language of this Title, the rules set out in this Section shall be observed unless the interpretation would be inconsistent with the express language of this Title. In the case of conflicting language, the more restrictive language shall apply.

B. Meaning and Intent

All provisions, terms, phrases and expressions contained in this Title shall be liberally construed in order to carry out the intent of the City Council. Terms used in this Title, unless otherwise specifically defined, shall have the meanings prescribed by NRS for the same terms. Any term not specifically defined or prescribed shall have the ordinary meaning ascribed to it in a dictionary of common usage.

C. Text Controls

In case of any conflict between the text of this Title and any figure, the text shall control.

D. Computation of Time

The time within which an act is to be performed shall be computed by excluding the first day and including the last day. If the last day is a Saturday, Sunday, legal holiday or other day that the City is officially closed to the public, that day shall be excluded. The following time-related words shall have the meanings ascribed below:

"Day" means a calendar day unless otherwise stated.

"Week" means seven calendar days.

"Month" means one calendar month.

"Year" means a calendar year, unless a fiscal year is indicated.

E. Other Clarifications

1. Headings

a. Levels of headings used in this Title include Chapters (for example "Chapter 19.00"), Sections (for example "19.00.010"), Subsections (for example "A."), Paragraphs (for example "1.") and Subparagraphs (for example "a.").

b. The headings contained in this Title are for convenience only and do not limit or modify the intent or meaning of the provisions.

2. **Tense.** Unless clearly indicated to the contrary, words used in the present tense shall include the future, words used in the plural shall include the singular, words used in the singular shall include the plural, and words of one gender shall include the other.

3. **Use of Certain Words**. The words "shall," "must," and "will" are always mandatory. The words "may" and "should" are discretionary. Words and phrases shall be construed according to the common and approved usage in the language, but technical words and phrases that may have acquired a peculiar and appropriate meaning in the law shall be construed and understood according to that meaning.

4. **Written Information.** References to "written" information shall mean any representation of words, letters or figures whether by printing or other form or method of writing.

5. **Conjunctions.** Unless the context clearly indicates the contrary, conjunctions shall be interpreted as follows:

   "And" indicates that all connected items or provisions apply; and

   "Or" indicates that the connected items or provisions may apply singularly or in any combination.

H. Implementation

All applications which have been accepted as complete by the Director prior to the effective date of this Title shall be processed in accordance with, and subject to, the regulations and requirements in effect at the time the application was accepted as complete. Unless otherwise provided in this Title, the review of previously approved Special Use Permits and other zoning actions bearing a time limitation or subject to periodic review may be evaluated with reference to the requirements of this Title, as amended, unless the property owner or developer demonstrates that it is inequitable for the City to do so. Except as otherwise provided in LVMC 19.00.060 (B), any application accepted as complete after the effective date of this Title shall be processed in accordance with and subject to this Title.

I. Minimum Requirements

Within the scope and authority of this Title, the provisions hereof are intended to be the minimum requirements adopted for the promotion of the public health, safety and general welfare. Where the provisions of this Title impose greater restrictions than those of any other

ordinance, resolution or regulation, the provisions of this Title shall prevail. Where the provisions of any other ordinance, resolution or regulation impose greater restrictions than those of this Title, the provisions of that other ordinance, resolution or regulation shall prevail.

J. Private Covenants or Deed Clauses

No provision of this Title is intended to interfere with or abrogate or annul any easement, private covenants, deed restriction or other agreement between private parties. In cases in which this Title imposes a greater restriction upon the use of land or structures, the provisions of this Title shall prevail and control. By virtue of this Title, the City is not a party to and has no power or authority to enforce private deed covenants, conditions or restrictions. Private covenants or deed restrictions which impose conditions more restrictive than those imposed by this Title, or which impose restrictions not covered by this Title, are not implemented nor superseded by this Title.

K. Regulatory Conflicts

Except as otherwise specifically provided, it is not the intent of this Title to repeal, abrogate, annul, or in any way to impair or interfere with any other existing provisions or law or ordinance, or any other rules, regulations or permits previously adopted or issued, or which will be adopted or issued pursuant to law relating to the erection, construction or alteration of an establishment or the moving or enlargement of any buildings. Without limiting the application of the preceding sentence, the provisions of LVMC Chapter 14.11 shall prevail over any provision of this Title to the extent of any conflict or inconsistency.

L. Limitations on City Action

The issuance or granting of a building permit or approval of plans or specifications under the authority of the Building Code shall not be construed to be a permit for, or an approval of, any violation of any provisions of this Title or any amendments thereto, or of any other law. No permit, approval, representation, action or inaction on the part of a City officer or employee which purports, or could be interpreted, to authorize the violation or cancellation of any of the provisions of this Title shall limit the City's authority to enforce the provisions of this Title or any other provision of the Municipal Code. No permit or other approval issued under the provisions of this Title shall constitute or imply approval of any business license or permit required by any provision of the Municipal Code. Any permit, license or other approval which is issued in error in conflict with this Title is voidable by order of the City.

M. Other Limitations

No provision in this Title amounts to a guarantee, warranty or promise that any particular type of construction will be free from defect, will perform in a certain manner, or will be exempt from other legal requirements applicable thereto. The issuance of a permit, or the inspection or approval of any permit, plans or work under this Title, shall in no way constitute a guarantee, warranty or promise that any particular material, labor or construction will be free from defect, or perform in a certain manner, or will be durable, safe or fit for a particular purpose or use. Compliance with this Title is not intended to substitute for the performance of any private duty, nor to reduce or eliminate any private liability on the part of an owner, developer or permittee.

N. Appeals of Interpretation

1. **General.** Except as otherwise provided in Paragraph (2) below, any person aggrieved in connection with the inability to obtain a building permit or by the decision of any administrative officer or agency based upon or made in the course of the administration or enforcement of any provision of this Title may appeal the decision to the City Council. An appeal must be in written form and must be filed in the office of the City Clerk, with a copy to be filed in the office of the Department. The appeal must be filed within ten days after the administrative decision is made and shall specifically describe the decision at issue and the basis for the appeal. The appeal shall be considered on the next available agenda of the City Council.

2. **Appeal Unavailable.** An appeal pursuant to Paragraph (1) is not available:

   a. For the purpose of avoiding or circumventing the application procedures set forth in LVMC Chapter 19.16; or

   b. Regarding a decision where the result of, or the remedy or relief from, that decision is specifically provided for by means of an application or process described in LVMC Chapter 19.16. Such decisions include without limitation:

      i. An administrative decision to deny a particular application where LVMC Chapter 19.16 specifically provides for a subsequent application or process to follow such a denial; or

      ii. An administrative decision that a particular development or activity does not qualify

or is ineligible for a particular type of application, where LVMC Chapter 19.16 specifically provides for a subsequent application or process to follow such a decision.

ENFORCEMENT 19.00.090

A. General

1. **Purpose**. Enforcement of the provisions of this Title shall be pursued in order to provide for its effective administration, to ensure compliance with any condition of development approval, to promote the City's planning efforts, and to protect the public health, safety and general welfare.

2. **Responsibility**. The provisions of this Title, and any conditions of development approval which have been imposed thereunder, may be enforced by the Director; the Las Vegas Metropolitan Police Department; and any other City of Las Vegas officer and employee designated to do so. Any structure or use which is established, operated, erected, moved, altered, enlarged, or maintained contrary to the provisions of this Title shall be subject to the remedies and penalties set forth in this Chapter. A building permit, business license, subdivision or other application may be denied for failure to comply with this Title, including any condition or standard imposed on any application granted under this Title.

3. **Stop Work Order.** A "Stop Work Order" may be issued with respect to any construction which is in violation of this Title or in violation of any condition which has been imposed on a permit or other approval under this Title.

B. Violations

1. **Misdemeanor**

   a. It is unlawful for any person to sell, offer for sale or cause or permit to be sold or offered for sale, any portion of any subdivision or other division of land in the City prior to the recording of an approved parcel map or final map with the County Recorder;

   b. It is unlawful for any person, whether acting as a principal, agent or employee, to violate any provision of this Title, or of any condition imposed upon a Tentative Map, Parcel Map, Special Use Permit, Site Development Plan Review, Variance, Administrative Deviation, Home Occupation Permit or Temporary Commercial Permit granted hereunder.

   c. It is unlawful for the owner, general agent, lessee or tenant of a building or premises or for any other person to cause, permit or assist in the occurrence or commitment of a violation of any provision of this Title or of any condition imposed upon a Tentative Map, Parcel Map, Special Use Permit, Site Development Plan Review, Variance, Administrative Deviation, Home Occupation Permit or Temporary Commercial Permit granted hereunder.

2. **Administrative Action.** For any violation of this Title, or of any approval granted or condition of approval imposed hereunder, the City may pursue administrative action to:

   a. Review, modify, suspend, or revoke an approval or permit issued hereunder;

   b. Require the discontinuance of a use operating as a conditional use under LVMC 19.12.040; or

   c. As an alternative to requiring discontinuance under Subparagraph (b) of this Paragraph (2), require that a use operating as a conditional use under LVMC 19.12.040 comply with additional conditions or limitations.

3. **Nuisance**. Any building or structure set up, erected, built, moved, or maintained or any use of property contrary to the provisions of this Title shall be, and is declared to be, unlawful and a public nuisance and the City Attorney shall, upon order of the City Council, immediately commence actions or proceedings for the abatement, removal and enjoinment of it in a manner provided by law and shall take such other steps and shall apply to the court as may have jurisdiction to grant relief to abate or remove the building, structure or use, and restrain and enjoin any person from setting up, erecting, building, moving, or maintaining any building or structure, or using any property contrary to the provisions of this Title.

4. **Remedies Cumulative.** All remedies provided herein shall be cumulative and not exclusive.

5. **Violations Continue.** Any violation of the previous Subdivision Regulations or Zoning Code will continue to be a violation under this Title and be subject to penalties and enforcement under this Section, unless the use, development, construction, or other activity complies with the provisions of this Title.

C. Registration of Certain Nonprofit Organizations

In order to assist in the enforcement of the land use-related provisions of this Title, any nonprofit organization proposing to operate a use or activity within a building or upon any premises shall first register with the Department's Business Services Division. Registration information is authorized to be shared within the Department to ensure that the proposed operation is or will be in conformance with the provisions of this Title.

OFFICIAL ZONING MAP 19.00.100

A. Adoption of Official Zoning Map

The boundaries of each zoning district are delineated and shown on the Official Zoning Map of the City of Las Vegas. The Official Zoning Map, together with all notations, references, dimensions, designations and other information shown on the map, is adopted and made part of this Title by reference. The Official Zoning Map shall be stored, maintained, and kept current by the Department.

B. Establishment of Zones

1. The residential zoning districts established by this Title are as follows and shall be known and cited as:

Abbreviated Designation	Zoning District Name	District Purpose
U	Undeveloped	page 69
R-E	~~Residential~~ Residence Estates	page 73
R-1	Single Family Residential	page 77
R-CL	Single Family Compact-Lot	page 81
R-TH	Single Family Attached	page 87
R-2	Medium-Low Density Residential	page 91
R-3	Medium Density Residential	page 95
R-4	High Density Residential	page 99
R-MH	Mobile/Manufactured Home Residential	page 105

2. The commercial and industrial zoning districts established by this Title are as follows and shall be known and cited as:

Abbreviated Designation	Zoning District Name	District Purpose
P-O	Professional Office	page 153
O	Office	page 157
C-1	Limited Commercial	page 161
C-2	General Commercial	page 165
C-PB	Planned Business Park	page 169
C-M	Commercial/Industrial	page 173
M	Industrial	page 177

3. The special area zoning districts established by this Title are as follows and shall be known and cited as:

Abbreviated Designation	Zoning District Name	District Purpose
C-V	Civic	page 227
P-C	Planned Community	page 231
PD	Planned Development	page 235
R-PD	Residential Planned Development [1]	page 239
T-C	Town Center	page 241
T-D	Traditional Development	page 245

Footnotes:

1. *Development within an R-PD District, except as provided for in LVMC 19.10.050 or elsewhere in this Title, is not available after the effective date of this Title.*

4. The overlay districts established by this Title are as follows and shall be known and cited as:

Abbreviated Designation	Overlay District Name	District Purpose
A-O	Airport Overlay	page 249
CD-O	Designed Commercial Overlay	page 253
DC-O	Downtown Casino Overlay	page 255
DCP-O	Downtown Centennial Plan Overlay	page 263
DE-O	Downtown Entertainment Overlay	page 265
G-O	Gaming Overlay	page 267

HS-O	Hillside Development Overlay	page 269
HD-O	Historic Designation Overlay	page 281
SB-O	Las Vegas Boulevard Scenic Byway Overlay	page 295
LW-O	Live/Work Overlay	page 297
RP-O	Rural Preservation Overlay	page 299

C. Transitional Rules

Property which, on the effective date of this Title, was classified under a zoning classification which no longer exists under this Title will be reclassified by the City to an existing classification by subsequent Rezoning action. Until that action occurs, such property shall be governed by the requirements and limitations applicable to the zoning classification in effect just before the adoption of this Title.

D. Amendments

1. No change to the Official Zoning Map shall be authorized without the approval of a rezoning application. The application shall be processed in accordance with the requirements of LVMC 19.16.090. No change to the Official Zoning Map shall be authorized or become effective without final action of the City Council or a court of competent jurisdiction.

2. No amendment or rezoning shall be approved unless it is consistent with the goals, objectives and policies of the General Plan.

3. The Official Zoning Map shall show the dates and appropriate action references for all approved amendments.

E. Correction of Errors

The new Official Zoning Map may correct drafting and clerical errors or omissions in the previous Official Zoning Map, but no corrections shall have the effect of amending this Title or any subsequent amendment thereto except in accordance with the notice and hearing procedures set forth in LVMC 19.16.090.

F. Preservation of Old Maps

Unless the previous Official Zoning Map is lost or totally destroyed, all of the remaining parts shall be preserved, together with all available records pertaining to its adoption or amendment.

RULES FOR INTERPRETATION OF ZONING DISTRICT BOUNDARIES 19.00.110

A. Boundary Presumptions

The following presumptions shall apply in determining uncertain boundaries of a district as shown on the Official Zoning Map:

1. Where a boundary follows a public street or alley, the centerline of the street shall be the boundary.

2. Where a boundary follows a lot line, the lot line shall be the boundary.

3. In cases where district boundary lines are indicated as approximately paralleling street, alley, right-of-way or easement lines existing at the time of the enactment of this Title, they shall be construed as meaning 100 feet distant from the street, alley, right-of-way or easement line, unless otherwise specifically dimensioned on the Official Zoning Map.

4. In instances where district boundary lines divide a parcel of unsubdivided property, the precise location of the district boundary shall be determined by the use of the scale appearing on the Official Zoning Map, unless the boundary is indicated by a specific dimension on the Official Zoning Map.

5. Where any public right-of-way is officially vacated or abandoned, the land use district regulations applied to abutting property shall thereafter extend to the former centerline of the vacated or abandoned right-of-way.

B. Determination

With regard to any uncertainty of boundaries that cannot be resolved with reference to the above presumptions, the Director shall determine the location of the district boundary.

FEE SCHEDULE 19.00.120

A. Adopted

The Director is authorized to charge fees related to the processing of applications, appeals and other requests in accordance with the Fee Schedule. The fee schedule,

which is adopted by resolution of the City Council and is incorporated by this reference, shall be maintained on file in the office of the City Clerk. The fee schedule may be revised or amended from time to time by resolution of the City Council.

B. When payable

Fees for filing applications, appeals and other requests under this Title are set forth in the Fee Schedule and are due at the time the application or request is filed.

C. Additional Fees

With respect to any application, appeal or other request under this Title that requires notification of a public hearing, the applicant shall also pay the notification and advertising costs identified in the Fee Schedule. Payment of those costs shall be made upon filing of the application.

D. Waiver of Fees

The City Manager may waive any fee referred to in the Fee Schedule on behalf of:

1. Any member of the Southern Nevada Regional Planning Coalition; or

2. Any entity with whom the Coalition is required to integrate long-term planning programs pursuant to NRS 278.02584.

19.02

Subdivision Design, Construction and Improvement Requirements

Unified Development Code
Title 19

19.02
Subdivision Design and Improvement Requirements

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MINIMUM STANDARDS 19.02.010

The design standards of this Chapter shall constitute the minimum design and construction standards for all development and land divisions created through the parcel map, tentative map and final map processes. All improvements required by this Title shall be designed, installed and maintained in accordance with applicable City standards.

DIRECTOR OF PUBLIC WORKS 19.02.020

The Director of Public Works is responsible for the administration and enforcement of any provisions of this Title that are assigned or delegated to the Director of Public Works by the provisions of this Title. In connection with that responsibility, the Director of Public Works shall have the authority to:

A. Cooperate with the Director of Planning in administering and enforcing this Title;

B. Act upon and process applications under this Title, to the extent assigned or delegated that responsibility;

C. Conduct the necessary review of maps and development documentation which have been submitted under this Title;

D. Provide interpretations and references regarding applicable requirements for off-site improvements, rights-of-way, dedications, and drainage and traffic studies;

E. Provide comments or other input to ensure the inclusion of appropriate survey data, recommendations and related documentation;

F. Approve or deny administrative exceptions and waivers in accordance with the provisions of this Title; and

G. Delegate, designate or assign to another person any function described in this Section, except to the extent not permitted by law.

LOTS 19.02.030

A. City Boundary Line

Lots shall not be divided by City boundary lines.

B. Minimum Area Requirements

In addition to the minimum lot area requirements of this Title, the size of any lot which is not served by public water supply or which is not served by a public sanitary sewer system must comply with applicable Clark County District Board of Health standards.

SIDEWALKS 19.02.040

Sidewalks shall be provided in accordance with City standards. Alternative pedestrian ways, greenbelt systems or other sidewalk designs may be approved by the Director and the Director of Public Works. The final sidewalk system shall provide a logical and continuous path to area pedestrian destinations, including schools and playgrounds. Sidewalk and pedestrian way width and construction shall be in accordance with City standards.

DRAINAGE IMPROVEMENTS AND FACILITIES 19.02.050

The design and construction of all curbs, gutters and other drainage improvements and facilities shall comply with City standards and with any site-specific drainage plan and technical drainage study that has been accepted or approved by the City.

CURBS AND GUTTERS 19.02.060

All curbs and gutters on all streets required to meet the provisions of LVMC Chapter 19.04, whether private or public, shall be eighteen inch L-type. All curbs and gutters on streets not required to meet LVMC Chapter 19.04 standards with a right-of-way width of sixty feet or more shall be twenty-four inch L-type. On all other streets, whether private or public, thirty-inch roll-type curb and gutter may be allowed as long as the requirements of the site-specific drainage plan and technical drainage study do not prohibit the use of roll-type curb due to anticipated drainage flows.

SANITARY SEWER IMPROVEMENTS 19.02.070

The design and construction of all sanitary sewer improvements shall comply with City standards.

PUBLIC SANITARY LINES 19.02.080

A. Location

Public sanitary sewer lines shall be located in dedicated public rights-of way, public streets, public sanitary sewer easements or public alleys. In any case where a public sanitary sewer line is located in a public utility easement, a sanitary sewer easement shall also be granted.

B. Installation

Except in commercial subdivisions, public sanitary sewer lines shall be installed to provide laterals to each lot. Laterals that serve single family dwellings shall have a minimum diameter of four inches and be extended to the property line. Plans and profiles showing the exact coordinates for both manholes and laterals shall be provided on all Sanitary Sewer and Storm Drain Final Location Maps after construction of such facilities have been completed. Such Maps shall be submitted to the City upon completion of construction.

SANITARY SEWER CLEANOUT 19.02.090

No sanitary sewer or grease, sand, or oil separator cleanout shall be permitted in public rights-of-way.

WATER SUPPLY 19.02.100

A. Adequacy

Water supply shall be adequate for all domestic use plus fire protection. The system is adequate if it can furnish the required fire flow (in gallons per minute) from any fire hydrant for the required duration of time while the required residual pressures are maintained in the system. Fire flow shall be provided in accordance with the requirements of the Fire Code and the Department of Fire and Rescue.

B. Delivered By Pump

Adequate water supply does not include the extent to which a system depends upon pumps delivering directly to mains. Required fire flow shall be available even though pumps may not be operating.

C. Source Other Than Water District

For a subdivision that proposes a water supply from a source other than the Las Vegas Valley Water District, the subdivider must submit to the City a copy of a State well permit; the design showing pressure, capacity, potential population capable of being served; and measures necessary to comply with National Board of Fire Underwriters recommended fire flow. The subdivider must submit an agreement or other written commitment satisfactory to the City guaranteeing a water supply for the subdivision. Lines to hydrants shall conform to recommendations of the National Board of Fire Underwriters.

D. From Wells

Any water supply obtained from wells shall be clearly shown on the map. A statement shall be submitted stating the capacity of the well, pressure, population that can be served and State certificate number issued for each well.

FIRE HYDRANTS 19.02.110

A. Determination of Number Required

For purposes of determining the number of hydrants required for a particular development, the maximum amount of flow per hydrant that may be counted in determining the system's adequacy is one thousand five hundred gallons per minute. The criteria for determining the fire flow and number of hydrants for any specific subdivision shall be those set forth in the Fire Code and the I.S.O. Manual adopted by the City.

B. Placement

Fire hydrants shall be spaced in accordance with the requirements of the Fire Code and the Department of Fire and Rescue.

C. Location

Hydrants shall be located in conformance with applicable Standard Drawings and the Fire Code. No hydrant shall be located inside or within twenty feet of the required right-of-way radius of a cul-de-sac. Public fire hydrant easements shall be provided for all public fire hydrants not located within public street rights-of-way.

D. Installation

Fire hydrants shall be installed prior to the commencement of any combustible construction in accordance with the requirements of the Fire Code and the Department of Fire and Rescue. All-weather access, as approved by the Department of Fire and Rescue, shall be provided to all hydrants and combustible construction.

E. Specifications

Hydrants shall conform to the latest edition of American Water Works Standard, C502, for fire hydrants, and the specifications set forth in City standards.

LANDSCAPING PLAN 19.02.120

Where landscaping is proposed or required for a residential subdivision, a landscaping plan shall be provided by the subdivider as an integral part of the subdivision design. Such a plan shall be prepared and submitted with each final map application addressing the landscape design of the subdivision with respect to such features as wall or fence design; land forms or berms; rocks and boulders; trees and plant materials; sculpture, art, paving materials, street furniture; subdivision entrance statements; common area landscaping; and other open space areas. Landscaping shall conform to all applicable City requirements. In no case shall landscaping or landscaping features be permitted that impede proper visibility at intersections or driveways.

IMPROVEMENTS 19.02.130

A. Essential Rights-Of-Way and Off-Site Improvements

Uses of land permitted in each zoning district shall be allowed only when the permit for any proposed improvement on the land includes provisions for the:

1. Dedication of all essential rights-of-way for major streets, minor streets, flood control, utilities and other public purposes; and

2. Provisions for the installation of essential off-site improvements as directed by the City. Essential rights-of-way and off-site improvements are defined as those rights-of-way and improvements required in connection with a proposed Rezoning, Special Use Permit, Variance, or Site Development Plan; required by the subdivision regulations of the City; or required by the Director of Public Works as appropriate and necessary to mitigate the impact of the development of property in the area. All improvements shall be constructed in accordance with the City standards and specifications.

B. Construction Agreement

The subdivider is responsible for the construction of all public improvements and for any private improvements associated with the parcel map or subdivision that may be required by the City. Required improvements shall be completed prior to the recordation of the parcel map or final map, unless the subdivider enters into an agreement with the City to install such improvements as provided for in Subsection (C) of this Section or has executed a covenant running with a land agreement, whichever is applicable, as determined by the Department of Public Works. Required dedications must be accomplished prior to the release of the parcel map or final map or such dedications must be noted on the approved maps as being offered for dedication.

C. Secured Agreement Required

The subdivider shall execute an agreement that guarantees the construction of the required public improvements and shall provide security for their construction in an amount equal to the estimated cost of construction plus ten percent additional for contingencies. The agreement shall be secured by such good and sufficient bond or other security as is deemed appropriate by the City to protect the public interest, and shall be in an amount determined to be sufficient to complete all required improvements and to remove all rubbish, trash, debris, surplus material and equipment from the area. The Director of Public Works shall be responsible for review and, if deemed acceptable, approval of all cost estimates for construction of required public improvements. The subdivider's engineer shall be responsible for submitting all improvement plans and quantity estimates in a manner and form that complies with City requirements.

D. Common Area and Off-Site Improvements Requirements

1. In connection with the approval of any parcel map or final map, the developer or subdivider must provide for the installation of common area and off-site improvements by obtaining the City's approval of either a phasing plan or a development agreement, as determined by the Director and the Director of Public Works.

2. The phasing plan or development agreement shall set out a development schedule for all common area and off-site improvements, including but not limited to water, sewer and storm drainage lines; streets; open space improvement; trails; parks; and landscaping. Except as otherwise provided in Paragraph (3), completion of common area and off-site improvements within any residential subdivision shall be scheduled to be concurrent with development (e.g., when fifty percent of the development is completed, at least fifty percent of the common area and off-site improvements shall be completed). Calculation of the percentage of the development that is completed shall be based upon the number of building permits issued.

3. All common area and off-site improvements within any residential subdivision shall be completed when seventy-five percent of the development is completed (e.g., when seventy-five percent of the development is completed, one hundred percent

of the common area and off-site improvements shall be completed). Calculations of the percentage of the development that is completed shall be based on the number of building permits issued.

4. A phasing plan is subject to review and approval by the Director of Public Works, as are revisions to the plan.

5. A development agreement is subject to review and approval pursuant to LVMC 19.16.150.

6. In the case of either a phasing plan or development agreement, the City is authorized to require security or a performance guarantee for the installation of common area and off-site improvements. The amount of the required security or performance guarantee shall be established by the Director of Public Works, and the form of security or performance guarantee must be acceptable to the City Attorney. To the extent possible, the provisions of Subsection (C) shall apply directly or by analogy to the installation of improvements and security required under this Section.

7. In accordance with LVMC 19.16.050(K), a specific parks in-lieu-of plan must be approved with the tentative map if the developer proposes park improvements in lieu of paying residential construction taxes.

E. Security Documents

The surety documents or other documents of security required in connection with an agreement to install improvements shall specify the duration of the security and its manner of release, and shall provide remedies in the event of default. Such security may be in the form of:

1. A cash deposit or approved government securities;

2. A performance or surety bond issued by a company authorized to issue such bonds in Nevada;

3. An agreement with a lending institution operating under Nevada law; providing, that the institution shall reserve sufficient funds out of the subdivider's construction loan (or funds otherwise set aside for the use of the subdivider) to assure completion of all required improvements, shall retain ten percent of the funds until the improvements are accepted by the City and shall not release any funds without the approval of the Director of Public Works;

4. A first deed of trust on real property located in or near the City. The deed of trust must name the City as beneficiary and be accompanied by appropriate agreements or other documents that sufficiently bind the subdivider and trustor to the satisfaction of the City Attorney. The appraised market value of the property which is the subject of the deed of trust must equal or exceed one hundred twenty-five percent of the value of the amount of security determined necessary by the Director of Public Works; or

5. In the case of improvements whose estimated cost is fifty thousand dollars or less, an agreement with the City providing that, in consideration of issuing a building or grading permit, the City may withhold certificates of occupancy, recordation of a map or the inspection of buildings associated with the project unless and until the improvements have been completed to the City's satisfaction.

F. Special Improvement Districts

A subdivider may request the inclusion of a subdivision within a special improvement district and the City may include a subdivision in accordance with applicable procedures. If the City Council approves a special improvement district that includes a subdivision, the City may release the subdivider from the improvement guarantee executed pursuant to Subsection (E) above. The obligation to release shall not accrue until the contract for the special improvement district project has been awarded, and the release shall be only to the extent that the work of improvement will be accomplished through the special improvement district.

G. May Be Required

In connection with development approvals or permit approvals for residential and nonresidential developments that are not otherwise subject to the land division requirements of this Title, the City may require, as a condition of approval, that the developer install one or more of the following, to applicable City standards:

1. Appropriate off-site improvements;

2. Site access improvements; and

3. Private streets and common area improvements that are proposed to serve the development.

H. Off-Site Improvements Agreement—Security

In order to assure the installation of any improvements required pursuant to Subsection (G) of this Section, the developer may be required to do one or more of the following:

1. Enter into a development agreement or covenant running with land agreement;

2. Enter into an off-site improvements agreement and post adequate security therefor in accordance with the provisions of this Section;

3. Provide an alternate or equivalent means of assurance that is satisfactory to the City, including the payment of moneys in lieu of improvements.

INTERSECTIONS 19.02.140

A. Length

Any intersection of any street that provides external access from a subdivision to any existing or planned street abutting the subdivision which has a right-of-way of sixty feet or more shall be offset from any other intersection by at least two hundred twenty feet, measured from centerline to centerline. Intersections of streets providing service internally within a subdivision, where they do not intersect arterial or major streets, shall be offset a minimum of one hundred twenty-five feet. The City Traffic Engineer, at his sole discretion, may allow lesser separation than the distances set forth above if the applicant can demonstrate that the alternative design can safely accommodate traffic circulation.

B. Angles

Street intersections shall be at an angle of ninety degrees, or as close to ninety degrees as is practicable. In no case shall an intersection be at an angle less than seventy-five degrees.

C. Standard Compliance

Intersection designs shall comply with the applicable Uniform Construction Design Standards except in cases where a 60-foot planned minor collector intersects a roadway of an equal or lesser right-of-way width. At such intersections, pavement widths and curb return radii shall comply with City Standards.

VERTICAL CURVES 19.02.150

Vertical curves shall be provided in all changes in grade where the total algebraic difference is one percent or greater meeting the standards of the most recent edition of "A Policy on Geometric Design of Highways and Streets" (also known as The Green Book). The Director of Public Works may waive this requirement if the applicant can demonstrate that meeting this requirement is impractical.

REVERSE OR COMPOUND CURVES 19.02.160

Reverse or compound curves on any street, except residential streets, shall be separated by a tangent of one hundred feet or more. The Director of Public Works may waive this requirement if the applicant can demonstrate that meeting this requirement is impractical.

ROADWAYS AND STREETS -- DESIGN CRITERIA 19.02.170

A. The design of roadways shall take into account and be based upon topography and drainage considerations.

B. All lots shall have frontage on, and access to, a public street or an irrevocable private street or private drive. Public street dedications to ensure lot access or the continuity of necessary public streets adjacent to or through the subdivision also may be required, as necessary, by the Department of Public Works.

STREET GRADE REQUIREMENTS 19.02.180

All streets should be designed and located so that as many building sites as possible are at or above the grade of the street. Grades of streets shall conform as closely as possible to the original topography. A combination of steep grades and curves should be avoided. Minimum street grade shall be 0.004 feet per foot, unless an acceptable alternate design is approved by the Director of Public Works.

SIGHT CLEARANCE 19.02.190

A sight visibility restriction zone (SVRZ) shall be provided at all intersections, including roadway with roadway and driveway with roadway intersections. Each such zone shall comply with Standard Drawing No. 201.2 of the Uniform Standard Drawings, Clark County Area, as it may be revised from time to time, or the applicable sign restriction standards set forth in the most recent edition of the manual entitled "A Policy on Geometric Design of Highways and Streets," as published by the American Association of State Highway and Transportation Officials. Each SVRZ shall be detailed on all plans that depict drainage, grading, fence layout, landscaping or other construction improvements. If required by the City Traffic Engineer, an additional exhibit detailing the SVRZ shall be recorded and a copy submitted to the City plans library. The final map shall provide a general statement making reference to the latest approved construction improvement plan. If a separate SVRZ exhibit is required by the City Traffic Engineer, the final map shall make reference to the exhibit as a recorded document identified by its book and instrument numbers. The SVRZ requirements of this Section shall apply to the location

of all public and private facilities and improvements, as determined by the Director of Public Works.

PAVING TRANSITIONS AND CROSSOVERS 19.02.200

The Director of Public Works may require the subdivider to install paving transitions and crossovers to accommodate existing and proposed paving improvements with a "sawtooth" or nonuniform alignment or width if the necessary public right-of-way or easement exists or can be obtained by the City.

ACCESS STREET PAVING REQUIREMENTS 19.02.210

The subdivider shall provide paved access from existing paved streets to the subdivision boundary where no such access exists. The access must be paved to a minimum travel width of twenty-four feet, with AC paving and standard base course as specified by the Director of Public Works. The Director of Public Works shall designate which street must be improved as an access street and may require a secondary paved access route and other mitigation measures deemed necessary as a result of or based upon traffic projects within the subdivision, the location of the subdivision, or neighborhood concerns.

COMPACTION OF STREET SUB-GRADE AND BASE MATERIALS 19.02.220

Compaction of street sub-grade and base materials shall comply with City standards.

DRIVEWAYS 19.02.230

A. Driveway design and construction shall comply with City standards.

1. Residential driveway lengths are measured from the back of sidewalk or back of curb where no side walk is provided.

B. For nonresidential development, or for residential lots other than single family or duplex lots, the number, type and location of driveways must first be approved by the Director of Public Works.

C. Except as otherwise permitted by this Chapter or by City standards, or as otherwise approved by the Director of Public Works:

1. For any single family or duplex residential lot, no more than a single entrance or circular driveway shall be provided.

2. No driveway access shall be permitted from the side or rear yard of any residential lot onto any primary or secondary thoroughfare so designated on the City's Master Plan of Streets and Highways.

STREET LIGHTING 19.02.240

Street lighting for public streets shall be designed, installed or upgraded in accordance with City standards unless the City Council allows an exception. The installation or upgrading of conforming lighting may be deferred if the deferral is approved by the City Council and the applicant executes a covenant running with land agreement to secure the installation or upgrade.

ACCESS CONTROL GATES AND STORAGE AREAS 19.02.250

When utilized on private streets or drives, access control gates and storage areas shall be designed, installed and located in accordance with City standards. Access control gates and all appurtenant facilities and equipment shall not be located in the public right-of-way. An adequate vehicle queuing area as determined by the Director of Public Works must be provided in order to prevent blockage of public streets. A pedestrian gate separate from the vehicular movement area shall also be provided.

EMERGENCY ACCESS GATES 19.02.260

All emergency access gates shall be designed, installed and maintained in accordance with City standards.

PRIVATE DRIVE CONSTRUCTION 19.02.270

Private drives shall be constructed in sufficient manner and width to accommodate anticipated on-site traffic conditions and shall be in accordance with LVMC 19.04.090 and any other applicable City standards.

TRAFFIC CIRCULATION SAFETY 19.02.280

Subdivisions shall be designed to provide safe and convenient living environments and traffic circulation. Whenever blocks are longer than one thousand two hundred feet, the Planning Commission may require the dedication and construction of pedestrian walkways, pedestrian or bicycle pathways or greenbelts of not less than five feet in width where deemed necessary for circulation and access to schools and playgrounds. The complete length of any such way shall be fully visible from the adjacent street.

VEHICULAR ACCESS PROHIBITION TO PRIMARY OR SECONDARY THOROUGHFARES 19.02.290

Each lot within a subdivision shall have access to a public or private street or private drive that complies with City standards. Lots with residential zoning and having less than one hundred feet on any side adjacent to a primary or secondary thoroughfare, as designated on the City's Master Plan of Streets and Highways, shall be prohibited vehicular access to the primary or secondary thoroughfare. The access prohibition shall be clearly indicated on the recorded final map. Unless no alternative exists due to the size or depth of the land to be divided, no residential lot shall front onto a primary or secondary thoroughfare. All such lots shall be oriented to have either their rear or side yard lines adjacent to the primary or secondary thoroughfare.

MULTIPLE SPECIES HABITAT CONSERVATION 19.02.300

A. Definitions

As used in this Section, the following terms shall have the following meanings:

"Development permit" means an on-site or off-site permit issued by the City to authorize the development of a parcel which has not previously been improved in accordance with all applicable City ordinances. The term includes building permits and grading permits for construction activity, but does not include demolition permits or temporary power permits.

"Implementing Agreement" means the document entitled "Clark County Multiple Species Habitat Conservation Plan Implementing Agreement," approved by the City Council on November 1, 2000, and as thereafter modified.

"Mitigation fee" means the fee imposed pursuant to the provisions of this Section.

"Multiple Species Habitat Conservation Plan" means the "Clark County Multiple Species Habitat Conservation Plan" approved by the City Council on August 18, 1999, and as thereafter modified.

"Parcel" means a parcel of real property that is the subject of a development permit application.

"Residential unit" means a building or portion thereof used by one family and containing but one kitchen, and designed for single family residential purposes only.

"Section 10(a) permit" means a permit issued by the Secretary of Interior pursuant to Section 10(a) of the Federal Endangered Species Act of 1973, 16 U.S.C. Section 1539, to allow the incidental taking of threatened or endangered species in the course of otherwise lawful activities.

B. Purpose of Provisions

The purposes of this Section are to:

1. Provide funds to implement conservation actions within the City to protect various habitats and species located within the City;

2. Comply with the terms of the Multiple Species Habitat Conservation Plan and the corresponding Implementing Agreement, both of which have been approved by the City Council; and

3. Comply with Section 10(a) permits that have been or will be issued with regard to development activity within the City.

C. Mitigation Fee

1. Development Permits

No development permit for or real property located within the City shall be issued or approved without payment of the mitigation fee. Except as otherwise provided in Subparagraphs (a) and (b), each applicant for a development permit shall pay a mitigation fee of five hundred fifty dollars per gross acre (or portion thereof) that is included within any parcel to be developed and any additional area to be disturbed for related off-site improvements.

a. **Land Disturbance Report Required.** Each applicant for a development permit shall, prior to issuance thereof, complete a land disturbance report on the forms furnished by City departments responsible for issuing development permits. The land disturbance report must be complete, be signed by the applicant and contain at a minimum the following information: assessor's parcel number(s), number of acres within the parcel and the area to be disturbed by related off-site improvements, and the amount of any mitigation fee(s) actually paid.

b. **Processing Fee.** Each applicant for a development permit shall pay to the City department responsible for the issuance of a development permit a processing fee of twenty-

five dollars per residential development permit and fifty dollars per commercial development permit.

2. Exceptions

The following types of development are not required to pay the mitigation fee:

a. Reconstruction of any structure damaged or destroyed by fire or other natural causes;

b. Rehabilitation or remodeling of existing structures or existing off- site improvements; or

c. Any land disturbance by the City for a governmental purpose.

3. Adjustments

In the following cases, the mitigation fee shall be adjusted as indicated:

a. For any development concerning which the developer previously has paid mitigation-related fees pursuant to a consultation under Section 7 of the Federal Endangered Species Act, the mitigation fee shall be reduced by the amount of any Section 7 fees actually paid to the federal government.

b. For single family residential development and manufactured housing on lots two gross acres in size or greater, where less than one-quarter of an acre of the property is graded or otherwise disturbed, with the balance of the property left in its natural condition, the mitigation fee shall be one hundred thirty-seven dollars and fifty cents. Where more than one-quarter acre but less than one-half acre is graded or otherwise disturbed, and the balance of the property is left in its natural condition, the fee shall be two hundred seventy-five dollars. Where more than one-half acre is graded or otherwise disturbed by the construction, the fee shall be five hundred fifty dollars per acre for each acre (or fraction thereof greater than one-half) which is graded or otherwise disturbed.

c. For freestanding off-premises signs, communication towers and similar structures that are unoccupied except for maintenance, where less than one-quarter of an acre of the property is graded or otherwise disturbed, the mitigation fee shall be one hundred thirty-seven dollars and fifty cents. Where more than one-quarter but less than one-half acre is graded or otherwise disturbed, the fee shall be two hundred seventy-five dollars. Where more than one-half acre is graded or otherwise disturbed by the construction, the fee shall be two hundred fifty dollars per acre for each acre (or fraction thereof greater than one-half) which is graded or otherwise disturbed.

d. Where a development permit has been issued previously and has expired, the applicant for a new development permit on the same parcel shall pay the mitigation fee required by the current version of this Section less any amount previously paid under this Section or its predecessor.

4. Collection and Deposit to Special Reserve Fund

All mitigation fees collected pursuant to the provisions of this Section shall be transmitted on a monthly basis, pursuant to an interlocal agreement, for deposit into a special reserve fund. That fund, including interest and other income which accrues thereto, shall be expended solely for the implementation of the terms of the Multiple Species Habitat Conservation Plan and associated Section 10(a) permits, as those documents currently exist or as they may hereafter be amended or issued.

5. Real Property Acceptance In Lieu of Payment

After approval by the U.S. Fish and Wildlife Service and the City Council, and upon compliance with any applicable statutory or charter provisions, the City or its designee may accept real property or interests therein in lieu of the payment of mitigation fees. The fair market value of such real property must equal or exceed the amount of the mitigation fees otherwise required to be paid.

D. Compliance with Provisions

1. Any person, firm or entity that engages in any activity within the City which is covered by the Multiple Species Habitat Conservation Plan, including residential and commercial development, agriculture, mining, grazing, and off-highway vehicle activities shall comply with the provisions of the following, all of which are on file in the offices of the City Clerk and the Department:

a. This Section;

b. The Multiple Species Habitat Conservation Plan;

c. The Implementing Agreement; and

d. Any Section 10(a) permit issued in connection therewith.

2. Any person, firm or entity (including any agent or employee) that complies with the provisions of this Section is permitted to incidentally take any species for which a Section 10(a) permit has been issued in favor of the City so long as that person, firm or entity has complied and continues to comply with the provision of the Multiple Species Habitat Conservation Plan, the Implementing Agreement, and any Section 10(a) permit issued in connection therewith.

3. Any person, firm or entity that is not required to pay a mitigation fee pursuant to this Section, but which is otherwise in compliance with the provisions of this Section, the Multiple Species Habitat Conservation Plan, the Implementing Agreement, and any Section 10(a) permit issued in connection therewith, is permitted to incidentally take any species covered by the Multiple Species Habitat Conservation Plan and for which a Section 10(a) permit has been issued in favor of the City.

4. The City is authorized to immediately revoke the permission granted to any person, firm or entity pursuant to Paragraphs (2) or (3), without additional action or notice, if that person, firm or entity ceases to be in compliance with Paragraphs (1), (2) or (3) of this Subsection.

19.04

Complete Streets Standards

Unified Development Code
Title 19

19.04
Complete Streets Standards

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STREET CONNECTIVITY 19.04.010

A. Purpose

The purpose of this Chapter is to set forth requirements for achieving a connected transportation system as outlined in the City's General Plan to provide a safe and accessible environment for a variety of transportation modes and users.

All proposed development shall be designed in a manner that provides for and facilitates the logical overall design, placement and continuity of streets with respect to adjacent land parcels, and in accordance with this Title, the City's Master Plan of Streets and Highways and LVMC Title 13.

B. Applicability

1. The street connectivity standards set forth herein are minimum requirements and shall apply to all new development projects whether utilizing public streets, private streets or private drives. Except as otherwise provided in this Chapter, any request to deviate from these standards shall require the submittal of an application for a Variance, which shall be subject to the procedures and standards set forth in LVMC 19.16.140.

2. Where a proposed development is adjacent to existing improvements, the Director of Public Works shall determine the extent to which it is appropriate to implement the standards outlined in this Chapter and approve, if necessary, designs for the transition from existing improvements to those that meet the standards of this Chapter.

ROADWAY NETWORK 19.04.020

A. The roadway network of the City shall generally be laid out as outlined below:

1. Arterials shall follow section lines unless otherwise addressed in LVMC Title 13.

2. Major collector road spacing shall be at distances not exceeding 2,640 feet (1/2 mile) from an arterial or another major collector;

3. Minor collector road spacing shall not be closer than 660 feet from an arterial, major collector or another minor collector;

4. Residential and Local Street spacing shall be at intervals of no more than 660 feet.

5. High Density Residential or Mixed-Use Development shall provide street connections at intervals of no more than 330 feet.

VEHICLE/PEDESTRIAN SEPARATION MANAGEMENT 19.04.030

Pedestrian and vehicle separation shall be accomplished by the following treatments:

A. Sidewalks shall be required on both sides of all public and private streets in accordance with City Standards.

B. Sidewalks shall be provided adjacent to private drives to separate pedestrian and vehicular movements, which include, but are not limited to commercial center drives, commercial driveways, park entrances and multi-family residential developments.

C. Sidewalks shall be offset from vehicular travel lanes along arterial and collector streets as illustrated for each such street classification in LVMC 19.04.170 through 19.04.200.

D. Sidewalk location on residential streets should be as illustrated for each such street classification in LVMC 19.04.210 through 19.04.220. The ultimate location shall be determined by the approved roadway cross section for the development.

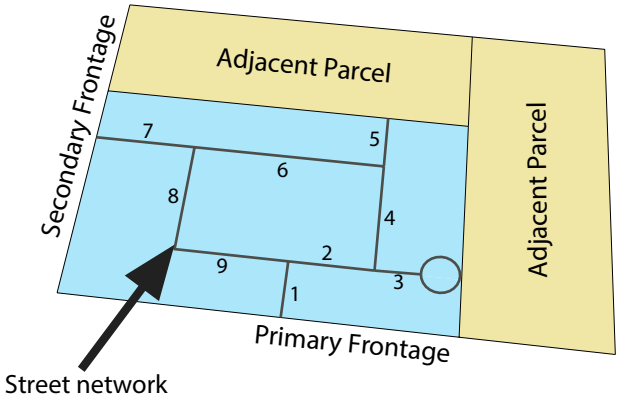
E. Pedestrian roadway crossings not located at intersections, also known as mid-block crossings, must receive the approval of the City Traffic Engineer prior to being marked or used for such purposes.

CONNECTIVITY 19.04.040

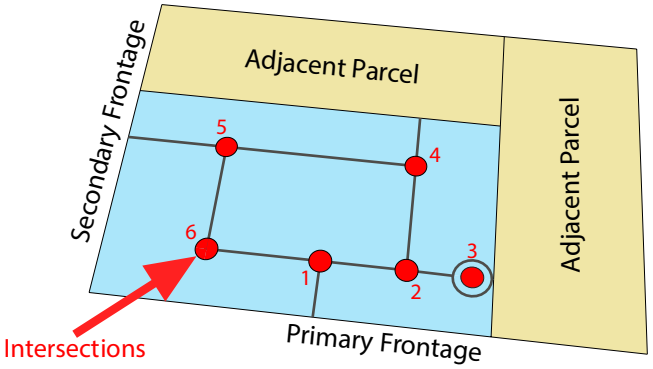
A. Connectivity is a measurement of the diversity of vehicular or pedestrian options a transportation network provides within and around its transportation network. It is measured using a Connectivity Ratio. The higher the ratio, the more options there are for travelers in a given neighborhood and the lower the ratio, less options are available.

B. The Connectivity Ratio is calculated as the ratio of the number of street links (road sections between intersections) in the development's street layout divided by the number of street nodes (intersections and terminations). For comparison purposes, a perfect street grid has a Connectivity Ratio of 2.0, while a subdivision with only culs-de-sac has a Connectivity Ratio of 1.0. Figure 1 illustrates the elements used to determine a site's Connectivity Ratio.

FIGURE 1 - CALCULATING THE CONNECTIVITY RATIO FOR A SITE



# of Links = 9



# of Nodes = 6

Connectivity Ratio Equation = Links/Nodes*

9(Links)/6(Nodes) = **1.5**

**Only Links and Nodes that are Internal to the site are used in the connecitvity equation.*

1. As set forth in Table 1 of this Section, elements of a development's transportation network shall have the assigned value for use in calculating a development's Connectivity Ratio.

Table 1

Transportation Network Element	Connectivity Value (Link or Node)
Internal Street	1.0 Link
Internal Intersection	1.0 Node
Cul-de-sac or other non-Intersection Terminus	1.0 Node
Stub street to future adjacent development with Temporary Turn Around Easements	0.5 Link
Non-vehicular (pedestrian/ bicycle) Path – Unrestricted	0.5 Link

i. Any curve or bend of a street that exceeds 75 degrees shall receive credit as a node. Any curve or bend that does not exceed 75 degrees shall not be considered a node.

ii. A node (Intersection) with a master planned street providing access to a proposed subdivision shall not be considered in computing the Connectivity Ratio.

iii. If a subdivision is planned to be constructed in distinct development phases, the initial phase individually and in conjunction with all subsequent phases shall achieve and maintain the minimum required Connectivity Ratio.

iv. Temporary stub-out streets proposed for connection to a future phase or adjacent property shall provide a temporary turn-around. The additional right-of-way needed to accommodate a temporary turn around shall be provided through a temporary easement which must be clearly labeled on the Final Map.

v. If the temporary stub-outs street shall ultimately provide connectivity to the adjacent property, the following shall apply:

(A) For all projects where the connection stub street is constructed as part of the initial or only phase of construction, a sign stating "Street Connection to Future Development" shall be installed

by the developer at the end of the stub street prior to the first Certificate of Occupancy being issued. Maintenance of the sign shall be the responsibility of the developer until City of Las Vegas, Homeowners Association or other private entity accepts the streets for maintenance.

(B) For projects where the connections are not constructed until future phases, stub streets shall be constructed to extend to the end of the radii at the intersection with the future street. A sign stating "Future Internal Street and Connection to Future Development" shall be installed by the developer at the end of the stub street. The sign shall be placed immediately after the placement of the base paving course. Maintenance of the sign shall be the responsibility of the developer until the City of Las Vegas, Homeowners Association or other private entity accepts the streets for maintenance.

b. The Final Map shall disclose and identify all stub streets and include any notations of any street stubs which are intended to provide future connection to adjoining future streets or undeveloped property.

2. The minimum required Connectivity Ratio is 1.30 (links/nodes) for all development in R-1, R-MH, R-CL, R-TH, R-2, R-3 and R-4 zoning districts. The Connectivity Ratio required for multi-family residential developments will be determined by the Director, with advice from the Director of Public Works, based on the proposed site layout.

a. The required Connectivity Ratio may be reduced by the Director, with the advisement of the Director of Public Works, through the submittal of an application for an Administrative Deviation, which shall be subject to the procedures and standards set forth in LVMC 19.16.120, if the applicant demonstrates it is impossible or impracticable to achieve due to topographic conditions, natural features, adjacent existing development patterns, or other site limitations.

b. Applications for Tentative Maps within the specified zoning districts shall identify the calculated Connectivity Ratio concurrent with submittal. The Connectivity Ratio shall also be noted on the recorded Final Map.

3. For developments proposed in zoning districts not identified in Paragraph (2) above, there is no minimum Connectivity Ratio requirement; however, a Connectivity Ratio shall be calculated as provided for in this Section and submitted with any Site Development Plan Review or Tentative Map submittal.

STREET NAMING AND ADDRESS ASSIGNMENTS 19.04.050

A. The naming of streets and the assignment of addresses and address numbers to building and lots within the City shall conform to the provision of this Section.

B. The intersection of Main and Fremont Streets shall be the initial point of assigning the address numbers to all blocks, lots and building in the City.

C. Street Numbering - East-West Streets

1. All buildings or lots that front on east-west streets which intersect or start from Main Street shall be assigned address numbers beginning at that point with the numbers one and zero, and thereafter be numbered progressively through each block. Following each intersection with a numbered street, the numbering shall begin again with the numbers one and zero, with the number of hundreds indicated by the number of the intersecting street.

2. All numbers on the east-west streets shall be even on the north side and odd on the south side.

3. Where Main Street terminates at Las Vegas Boulevard South, Las Vegas Boulevard South shall be the base line for numbering along east-west streets to the southerly City limits.

D. Street Numbering - North-South Streets

1. All buildings or lots that front on north-south streets which intersect or start from Fremont Street (or the northwesterly prolongation thereof, as described in Paragraph (2) of this Subsection) shall be assigned address numbers beginning at that point with the numbers one hundred and one hundred one, and thereafter progressively through each block. Approximately eight blocks shall be assigned per mile; provided, however, that in areas in which other jurisdictions have established a different pattern, the numbers shall be apportioned accordingly.

2. For purposes of Paragraph (1) of this Subsection, the northwesterly prolongation of Fremont Street shall be defined as follows: Commencing at the

intersection of the northwesterly prolongation of Fremont Street and that portion of Ogden Avenue located between City Parkway and Main Street; westerly along U.S. Highway 95 to the easterly prolongation of Westcliff Drive, the easterly prolongation of Westcliff Drive, and the westerly prolongation of Westcliff Drive with minor deviations north and south to the intersection with the CC 215 Beltway; Far Hills Avenue and the westerly prolongation of Far Hills Avenue to the intersection of the westerly prolongation of Westcliff Drive; the westerly prolongation of Westcliff Drive to the westerly City limits.

3. Buildings or lots on north-south streets shall be assigned address numbers that are even on the east side and odd on the west side.

4. Where Fremont Street intersects Charleston Boulevard, Charleston Boulevard shall become the base line for assigning address numbers along north-south streets to the easterly City limits.

5. The assignment of address numbers for buildings or lots on north-south streets south of Charleston Boulevard shall begin with one thousand one hundred. Thereafter, the base numbering for each succeeding block shall increase by one hundred over the preceding block's base number.

6. The assignment of address numbers for buildings or lots on north-south streets north of Charleston Boulevard shall begin with one and zero, and the assignment of numbers up to one hundred shall continue on those streets until their intersection with Sunrise Avenue.

7. The assignment of address numbers for buildings or lots on north-south streets north of Sunrise Avenue shall begin with two hundred and, thereafter, the base numbering of each succeeding block shall increase by one hundred over the preceding block's base number.

E. In internal areas of the City in which numbering conflicts with the rules set out in Subsections (C) and (D), the assignment of new numbers shall conform to the existing pattern where possible.

F. That certain document entitled "City of Las Vegas Street Naming and Address Assignment Regulations, 2009 Edition," a copy of which shall be maintained in the office of the City Clerk, is adopted by reference and made a part of this Code as if fully set forth herein. The provisions thereof, as they may be amended and supplemented from time to time by ordinance or resolution of the City Council, shall govern the naming of streets and other rights-of-way and the assigning of addresses within the City.

G. The provisions of this Section are minimum requirements for the naming of streets and assignment of addresses within the City. Any request to deviate from these requirements shall be processed by means of a Variance application, which shall be subject to the procedures and standards set forth in LVMC 19.16.140.

H. It is unlawful for any person to:

1. Use or display a street name, building number or address number that does not conform to the provisions of this Section;

2. Display a street name, building number or address number in a manner that does not conform to the provisions of this Section; or

3. Fail to display a street name, building number or address number in the manner required by this Section.

AMENITY ZONE 19.04.060

A. The Amenity Zone may consist of an Amenity Area, Sidewalk, Off-site Buffer Strip, and On-site Planting Area. The required elements for each street classification are as indicated by the tables and illustrated by the figures in LVMC 19.04.170 through 19.04.220 for each street type respectively. The Amenity Zone is intended to enhance pedestrian access and safety, while providing adequate space for landscaping and utility and public safety features.

B. The Amenity Zone Boundaries are identified by referenced inside and outside delineations in accordance to one of the following cases:

1. Case (A). The zone is located fully within the dedicated public right-of-way and is delineated as follows:

a. The inside delineation shall be set at the back-of-curb, or if there is no curb, then the edge of the paved roadway; and

b. The outside delineation shall be the right-of-way line.

2. Case (B). The zone is located partially within the dedicated right-of-way and extends into the adjacent private property, common element, or

open space that has been set aside for landscaping and public pedestrian access and is delineated as follows:

a. The inside delineation shall be set at the back-of-curb, or if there is no curb, then the edge of the paved roadway; and

b. The outside delineation shall be clearly identified, by a recorded document with appropriate public easements for such purposes.

3. Case (C). The zone is located fully outside the dedicated right-of-way, as the right-of-way line is at the back of the curb, and is in the adjacent private property, common element, or open space that has been set aside for landscaping and public pedestrian access and is delineated as follows:

a. The inside delineation shall be set at the back-of-curb, or if there is no curb, then the edge of the paved roadway; and

b. The outside delineation shall be clearly identified, by a recorded document with appropriate public easements for such purposes.

PRIVATE STREET REQUIREMENTS 19.04.070

Private streets must comply with applicable City standards and with the following requirements:

A. Private streets shall have the same dimensions as the comparable public streets unless separated by gates.

B. Where access control gates are to be used in conjunction with private streets, the principal vehicular entrance gate must have a minimum width of 50 feet and comply with the Uniform Standard Drawings and LVMC 19.02.250. Additional access control gates for vehicles must be designated and signed for residents only, have automatic methods of opening, and may be of a narrower width and depth as determined by the Director of Public Works.

C. Private streets shall meet the minimum construction standards for public streets.

D. Street name signs for private streets shall bear the words "privately maintained," and shall be a color and design established by the City and in conformance with the most recent edition of the Manual of Uniform Traffic Control Devices. The color of such a sign shall be brown with white letters.

E. Any proposed deviations from the minimum public street standards must be approved by a Waiver and must be separated from abutting standard streets by a gate that meets City standards.

PRIVATE DRIVE REQUIREMENTS 19.04.080

Private drives shall only be permitted in multi-family residential and nonresidential developments and shall:

A. Have a minimum pavement width of twenty-four feet;

B. Be accessible only from a public or private street;

C. Terminate in:

1. An intersection with a public or private street; or

2. A cul-de-sac that conforms to LVMC 19.04.100; and

D. Be provided with street name signs that bear the words "privately maintained," and are of a color and design established by the City and in conformance with the Manual of Uniform Traffic Control Devices. The color of such a sign shall be brown with white letters.

ALLEY REQUIREMENTS 19.04.090

All alleys constructed after the effective date of this Title shall be private alleys and privately maintained unless otherwise authorized by the Director of Public Works. Where public alleys are to be provided, they shall be paved and have a minimum width of twenty feet and be in accordance with City standards.

CULS-DE-SAC 19.04.100

For public streets which terminate other than at an intersection with another public street, and private streets that terminate other than at an intersection with another private or public street, the termination shall be provided by means of a circular cul-de-sac that shall be designed and installed in accordance with City standards.

PARTIALLY DEDICATED STREET OR ALLEY 19.04.110

Whenever there exists a partially dedicated street or alley abutting a proposed subdivision, the remainder of the required right-of-way shall be dedicated and improved by the subdivider unless the City approves a plan to vacate the street or alley.

IMPROVEMENT WIDTH 19.04.120

A. Except as otherwise provided in this Section, whenever the owner or developer of property abutting a planned street or highway as shown on the Master Plan of Streets and Highways Map, other than a freeway or expressway, is required by this Title, or by any other law or regulation, to install any improvement on a proposed or existing planned street or highway, he shall improve the area from the right-of way line to the centerline, or from such point within the right-of-way to the centerline as may be required by the City Engineer.

B. Whenever the owner or developer of property abutting a federal or state highway as shown on the Master Plan of Streets and Highways Map, is required by this Title, or by any other law or regulation, to install any public roadway improvement on a proposed or existing street or highway, the owner or developer shall provide all public roadway improvements on both sides of the roadway or as required by the City Engineer.

C. Any required improvement shall also include the additional area created by the curbline radius as described in LVMC 13.12.100

RESIDENTIAL SUBDIVISIONS 19.04.130

A. Interior Blocks Requirements

Within the interior of residential subdivisions:

1. Blocks should be 330 to 660 feet in length, measured centerline to centerline, unless it is determined by the Director of Public Works to be impractical to do so due to topographical conditions, environmental constraints, lot shape, or site accessibility;

2. Blocks shall not exceed one thousand feet in length between intersections, except where topographical or other conditions require longer blocks; and

3. Block depths should be designed so as to provide two rows of lots, except where lots are planned to back on a major highway, drainage channel, shopping center, or common open space area. Nothing in this Subsection, however, is intended to prevent the inclusion within any subdivision plan of blocks of greater depth or of irregular outline, where they are necessary to provide access to central areas within the subdivision.

B. Exterior Blocks Requirements

Along the exterior of a residential subdivision's block, lengths shall be consistent with road network spacing standards established by LVMC 19.04.020.

NONRESIDENTIAL SUBDIVISIONS 19.04.140

Commercial or industrial blocks shall be of a length and width necessary and appropriate for the proposed use with adequate provision for off-street parking and deliveries.

SIGNS IN PUBLIC RIGHTS-OF-WAY 19.04.150

A. Signs Prohibited in Public Rights-of-Way

1. General Rule. Signs shall be prohibited in the public right-of-way, except as provided in this Section.

2. Presumption. A sign erected or placed in the public right-of-way and containing an individual's name, telephone number, address or identification of a product shall be presumed to have been erected or placed by or at the direction of the person or entity associated with that name, business, telephone number, address or product. That presumption is a rebuttable presumption which the affected person or entity may disprove by competent evidence in any enforcement action or administrative proceeding involving such signs. However, in an administrative proceeding against the affected person or entity, the presumption is not rebutted if the sign was erected or placed by a person or entity who, pursuant to contract or otherwise, is acting on behalf of the affected person or entity.

B. Signs Permitted in Public Rights-of-Way

The following signs may be permitted in the public right-of-way:

1. Public signs erected by or on behalf of a governmental body to post legal notices, identify public property, convey public information and direct or regulate pedestrian or vehicular traffic;

2. Bus stop signs erected by a public transit company;

3. Informational signs of a public utility regarding its poles, lines, pipes or facilities;

4. Marquee, projecting and suspended signs projecting over a public right-of-way in conformity with the provisions in this Title;

5. Development entry statement signs and interior directional signs may be permitted as provided for

in this Title and provided the sign owner(s) enters into an encroachment agreement with the City;

6. Other signs which have been authorized by the City, including but not limited to signs on bus stop shelters, signs permitted by the approval of an encroachment agreement or emergency warning signs erected by a governmental agency, a public utility company or a contractor doing authorized or permitted work within the public right-of-way. Such signs are exempted from all requirements of this Title.

TRANSPORTATION - LAND USE MATRIX 19.04.160

The Transportation - Land Use Matrix, Table 1 of this Section, is intended to demonstrate the inter-connectedness of land use and the adjacent transportation network. As used in this Section, the matrix identifies each zoning district and indicates the compatibility of the that district with the range of streets detailed in this Chapter. As indicated by the matrix key:

A. Green identifies compatible street - land use combinations where no mitigation is anticipated;

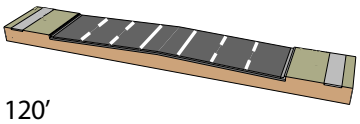
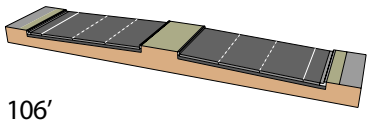
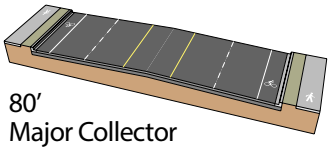
B. Yellow identifies compatible street - land use combinations where mitigation may be requested; and

C. Blue identifies less compatible street - land use combinations where mitigation may be required.

Mitigation may take the form of site orientation considerations, increased perimeter buffer areas, enhanced landscaping or other measures meant to improve the compatibility and connection of development with the adjacent transportation network. Mitigation measures, if any, will be determined on a case-by-case basis as part of the Site Development Plan Review or the Tentative Map review.

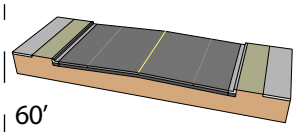
19.04.160

Transportation - Land Use Matrix - Table 1

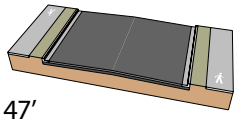
	 120′ Parkway Arterial Street	 106′ Primary Arterial Street	 80′ Major Collector Street
U Undeveloped			
R-E ~~Residential~~ Residence Estates			
R-1 Single Family Residential			
R-MH Mobile/Manufactured Home Residential			
R-CL Single Family Compact-Lot			
R-TH Single Family Attached			
R-2 Medium-Low Density Residential			
R-3 Medium Density Residential			
R-4 High Density Residential			
P-O Professional Office			
O Office			
C-1 Limited Commercial			
C-2 General Commercial			
C-PB Planned Business Park			
C-M Commercial/Industrial			
M Industrial			

19.04.160

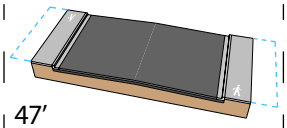
Transportation - Land Use Matrix - Table 1



60′
Minor Collector
Street



47′
Residential
Street



47′
Residential Street
(Narrow Lot)

			U Undeveloped
			R-E Residence ~~Residential~~ Estates
			R-1 Single Family Residential
			R-MH Mobile/Manufactured Home Residential
			R-CL Single Family Compact-Lot
			R-TH Single Family Attached
			R-2 Medium-Low Density Residential
			R-3 Medium Density Residential
			R-4 High Density Residential
			P-O Professional Office
			O Office
			C-1 Limited Commercial
			C-2 General Commercial
			C-PB Planned Business Park
			C-M Commercial/Industrial
			M Industrial

MATRIX KEY

Compatible Street - Land Use Combination (No mitigation)

Compatible Street - Land Use Combination (Mitigation may be requested)

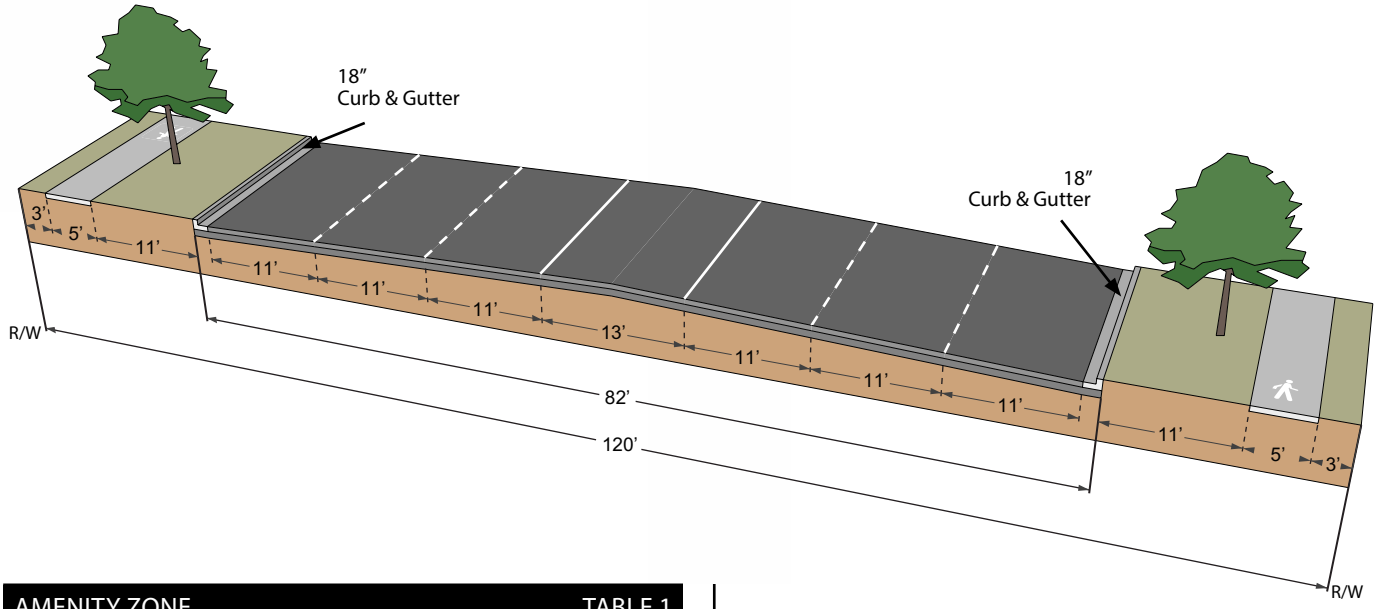
Less Compatible Street - Land Use Combination (Mitigation may be required)

19.04.170

120' PARKWAY ARTERIAL STREET

A street or highway which has a minimum right-of-way width of 120 feet and an existing or potential design capacity of three or more travel lanes of traffic in each direction with 10 feet for an amenity zone and sidewalk on each side and divided by a landscaped median.

FIGURE 1 - STREET SECTION/DIMENSIONS



AMENITY ZONE (see Figures 2 and 3)		TABLE 1
A.	Utility & Mechanical Boxes	Above ground utilities shall be sited outside of the right-of-way [1]
B.	Street Lights	18 inches from back of curb [2]
C.	Fire Hydrants	Shall be placed in the amenity area in accordance with the fire code
D.	Tree Placement [3]	Trees shall be placed within the amenity area to provide maximum shade of the sidewalk
E.	Tree Spacing	45 feet on center
F.	Sidewalk Width	5 feet
G.	Off-site Buffer Strip	3 feet
	Maintenance	Maintenance of the amenity zone shall be the responsibility of the adjacent property owners

Footnotes:

1. *If permitted within the right-of-way, above ground utilities shall be located in the amenity area.*
2. *Street light conduits and permitted underground dry utilities shall be located under the sidewalk.*
3. *In addition to any landscaping standards provided in this Title, all planting within the right-of-way must comply with LVMC Chapter 13.48.*

FIGURE 2 - AMENITY ZONE - UTILITY AND PUBLIC SAFETY FEATURES

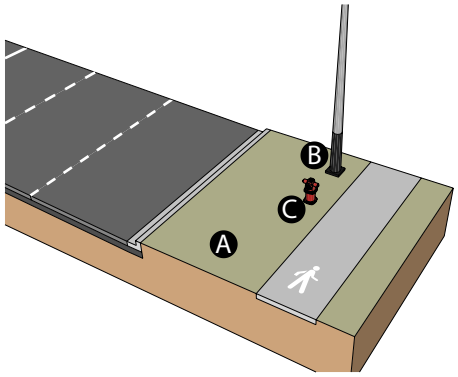
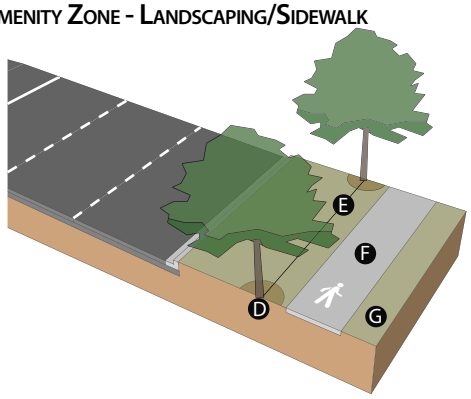


FIGURE 3 - AMENITY ZONE - LANDSCAPING/SIDEWALK

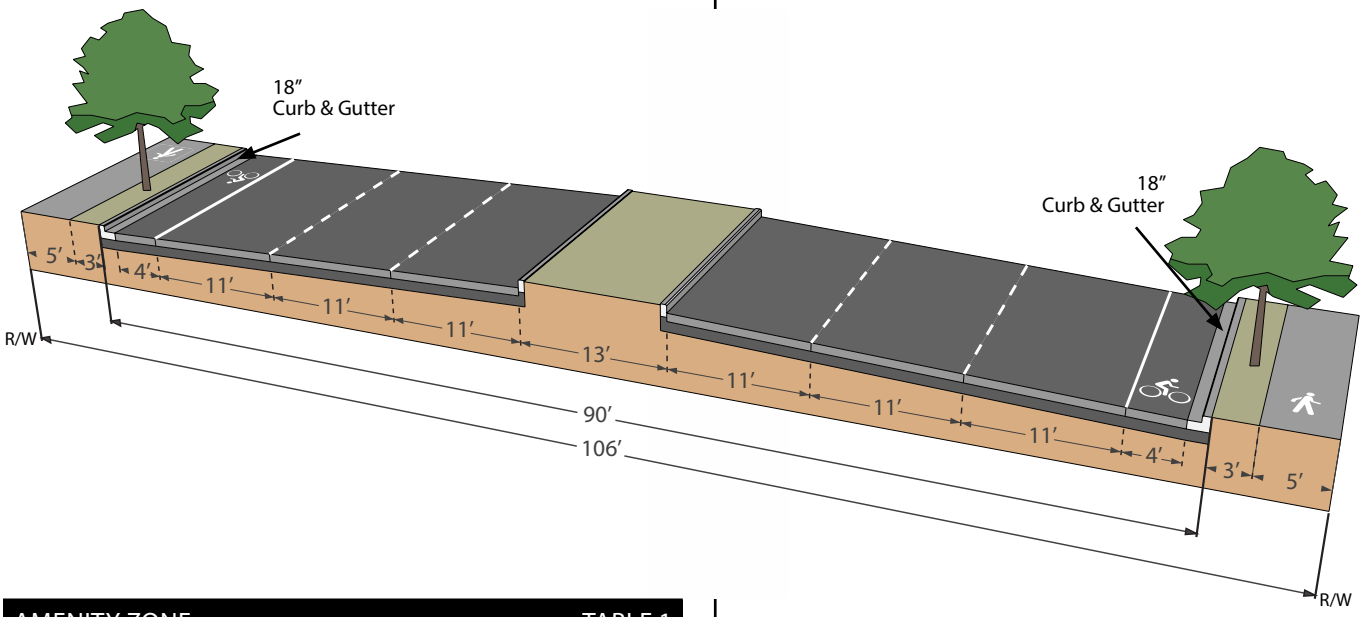


19.04.180

106' PRIMARY ARTERIAL STREET

A street which has a minimum right-of-way width of one hundred and six feet and an existing or potential design capacity of three or more travel lanes of traffic in each direction, divided by a raised median with left turn pockets.

FIGURE 1 - STREET SECTION/DIMENSIONS



AMENITY ZONE (see Figures 2 and 3)		TABLE 1
A.	Utility & Mechanical Boxes	Above ground utilities shall be sited outside of the right-of-way [1]
B.	Street Lights	18 inches from back of curb [2]
C.	Fire Hydrants	Shall be placed in the amenity area in accordance with the fire code
D.	Tree Placement [3]	Trees shall be placed within amenity area to provide maximum shade of the sidewalk
E.	Tree Spacing	45 feet on center
F.	Sidewalk Width	5 feet
	Maintenance	Maintenance of the amenity zone shall be the responsibility of the adjacent property owners

Footnotes:

1. *If permitted within the right-of-way, above ground utilities shall be located in the amenity area.*
2. *Street light conduits and permitted underground dry utilities shall be located under the sidewalk.*
3. *In addition to any landscaping standards provided in this Title, all planting within the right-of-way must comply with LVMC Chapter 13.48.*

FIGURE 2 - AMENITY ZONE - UTILITY AND PUBLIC SAFETY FEATURES

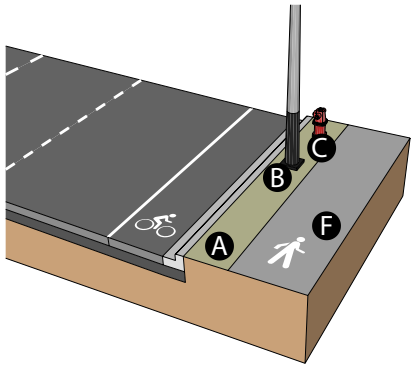
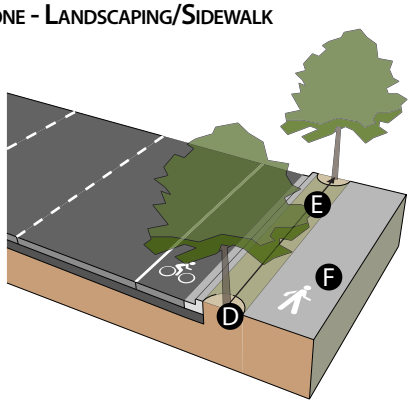


FIGURE 3 - AMENITY ZONE - LANDSCAPING/SIDEWALK

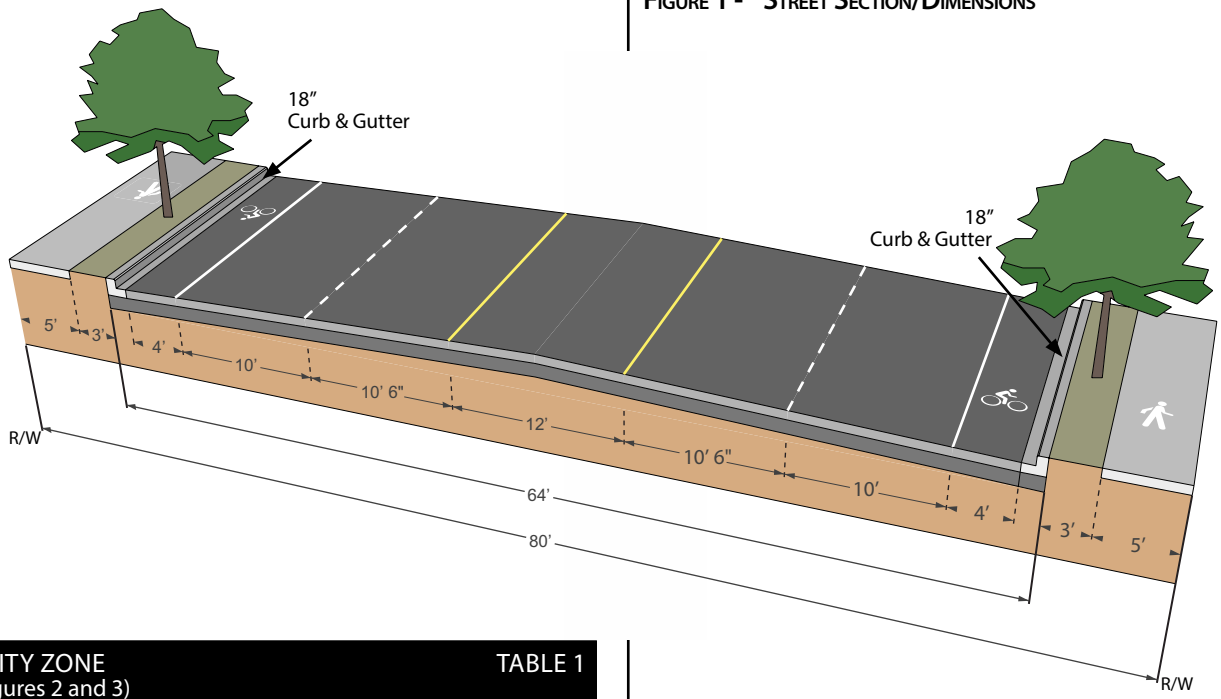


19.04.190

80' MAJOR COLLECTOR STREET

A street which has a minimum right-of-way width of eighty feet and an existing or potential design capacity of two travel lanes of traffic in each direction with a center turn lane or raised median with left turn pockets.

FIGURE 1 - STREET SECTION/DIMENSIONS



AMENITY ZONE (see Figures 2 and 3)		TABLE 1
A.	Utility & Mechanical Boxes	Above ground utilities shall be sited outside of the right-of-way [1]
B.	Street Lights	18 inches from back of curb [2]
C.	Fire Hydrants	Shall be placed in the amenity area in accordance with the fire code
D.	Tree Placement [3]	Trees shall be placed within amenity area to provide maximum shade of the sidewalk
E.	Tree Spacing	40 feet on center
F.	Sidewalk Width	5 feet
	Maintenance	Maintenance of the amenity zone shall be the responsibility of the adjacent property owners

Footnotes:

1. *If permitted within the right-of-way, above ground utilities shall be located in the amenity area.*
2. *Street light conduits and permitted underground dry utilities shall be located under the sidewalk.*
3. *In addition to any landscaping standards provided in this Title, all planting within the right-of-way must comply with LVMC Chapter 13.48.*

FIGURE 2 - AMENITY ZONE - UTILITY AND PUBLIC SAFETY FEATURES

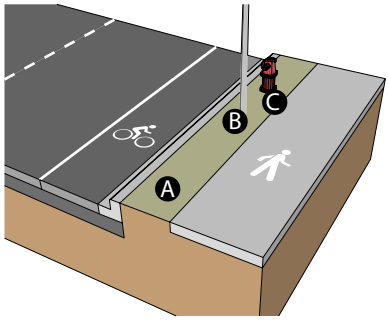
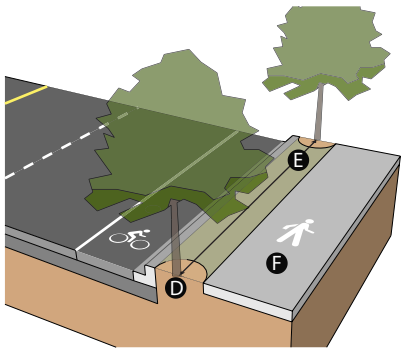


FIGURE 3 - AMENITY ZONE - LANDSCAPING/SIDEWALK

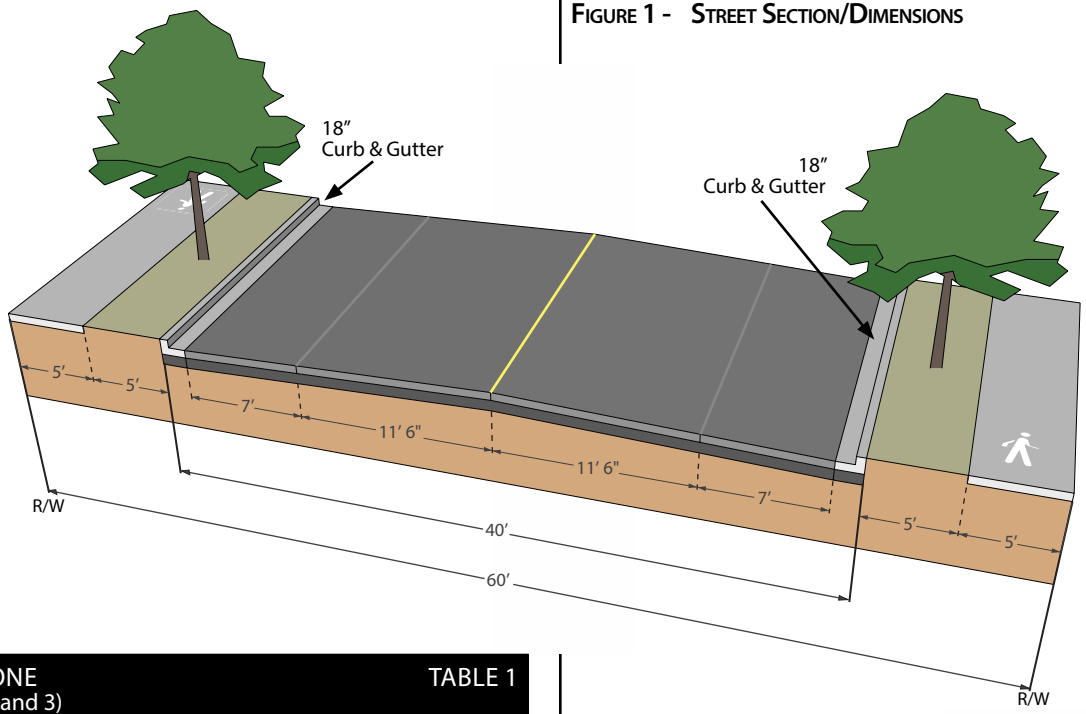


19.04.200

60' MINOR COLLECTOR STREET

A street with a minimum right-of way width of sixty feet which collects traffic from the local streets and distributes them to the major collector or arterial system.

FIGURE 1 - STREET SECTION/DIMENSIONS



AMENITY ZONE (see Figures 2 and 3)		TABLE 1
A.	Utility & Mechanical Boxes	Above ground utilities shall be sited outside of the right-of-way [1]
B.	Street Lights	18 inches from back of curb [2]
C.	Fire Hydrants	Shall be placed in the amenity area in accordance with the fire code
D.	Tree Placement [3]	Trees shall be placed within amenity area to provide maximum shade of the sidewalk
E.	Tree Spacing	25 feet on center
F.	Sidewalk Width	5 feet
	Maintenance	Maintenance of the amenity zone shall be the responsibility of the adjacent property owners

Footnotes:

1. *If permitted within the right-of-way, above ground utilities shall be located in the amenity area.*
2. *Street light conduits and permitted underground dry utilities shall be located under the sidewalk.*
3. *In addition to any landscaping standards provided in this Title, all planting within the right-of-way must comply with LVMC Chapter 13.48.*

FIGURE 2 - AMENITY ZONE - UTILITY AND PUBLIC SAFETY FEATURES

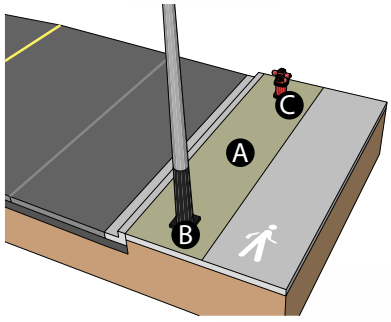
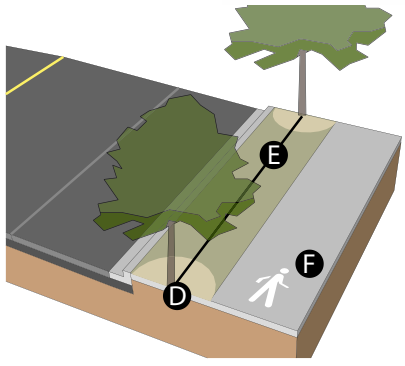


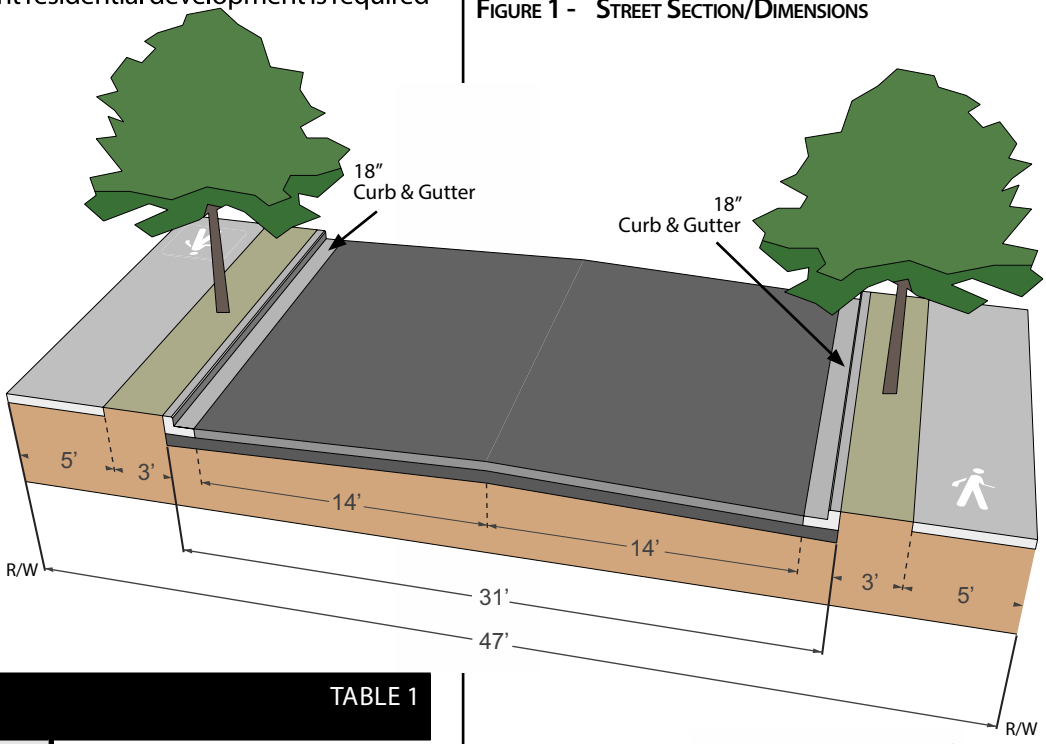
FIGURE 3 - AMENITY ZONE - LANDSCAPING/SIDEWALK



47' RESIDENTIAL STREET

A street with a minimum right-of way width of forty-seven feet which is designed to carry residential traffic between minor collectors and is designed to accommodate on-street parking where adjacent residential development is required to be sprinkled.

FIGURE 1 - STREET SECTION/DIMENSIONS



AMENITY ZONE (see Figures 2 and 3)	TABLE 1
A. Utility & Mechanical Boxes	Above ground utilities shall be sited outside of the right-of-way [1]
B. Street Lights	18 inches from back of curb [2]
C. Fire Hydrants	Shall be placed in the amenity area in accordance with the fire code
D. Tree Placement [3]	Trees shall be placed within amenity area to provide maximum shade of the sidewalk
E. Tree Spacing	25 feet on center
F. Sidewalk Width	5 feet
Maintenance	Maintenance of the amenity zone shall be the responsibility of the adjacent property owners

Footnotes:

1. *If permitted within the right-of-way, above ground utilities shall be located in the amenity area.*
2. *Street light conduits and permitted underground dry utilities shall be located under the sidewalk.*
3. *In addition to any landscaping standards provided in this Title, all planting within the right-of-way must comply with LVMC Chapter 13.48.*

FIGURE 2 - AMENITY ZONE - UTILITY AND PUBLIC SAFETY FEATURES

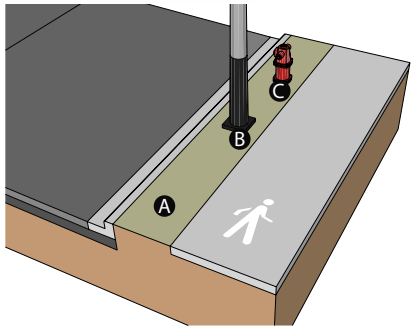
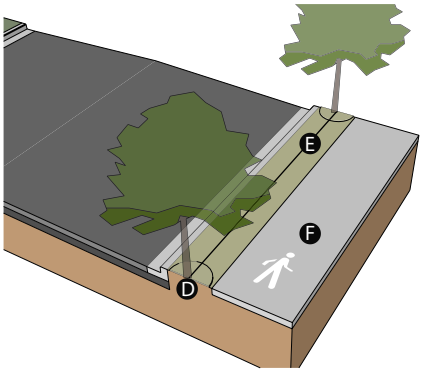


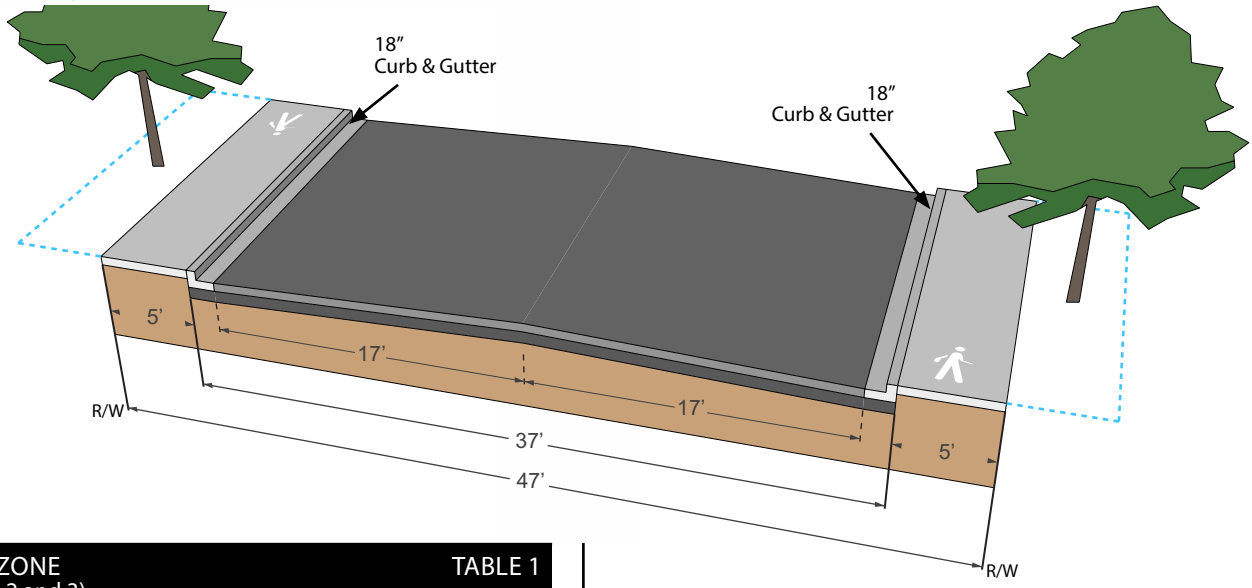
FIGURE 3 - AMENITY ZONE - LANDSCAPING/SIDEWALK



47' RESIDENTIAL STREET (NARROW LOT)

A street, typically adjacent to residential lots with lot widths of less than forty feet, with a minimum right-of way width of forty-seven feet which is designed to carry residential traffic between minor collectors and is designed to accommodate on-street parking. This alternative residential street design shall also be used for residential development with lots greater than forty feet where residential sprinklers are not anticipated or required.

FIGURE 1 - STREET SECTION/DIMENSIONS



AMENITY ZONE (see Figures 2 and 3)		TABLE 1
A.	Utility & Mechanical Boxes	Above ground utilities shall be sited outside of the right-of-way [1]
B.	Street Lights	18 inches from back of curb [2]
C.	Fire Hydrants	Shall be placed in the amenity area in accordance with the fire code
D.	Sidewalk Width	5 feet
E.	Tree Placement	1 tree per lot placed to provide maximum shade of sidewalk while providing adequate root growth area
F.	On-site Tree Planting Zone	5 foot wide planting area adjacent to the front property line
	Maintenance	Maintenance of the amenity zone shall be the responsibility of the adjacent property owners

Footnotes:

1. *If permitted within the right-of-way, above ground utilities shall be located in the amenity area.*
2. *Street light conduits and permitted underground dry utilities shall be located under the sidewalk.*

FIGURE 2 - AMENITY ZONE - UTILITY AND PUBLIC SAFETY FEATURES

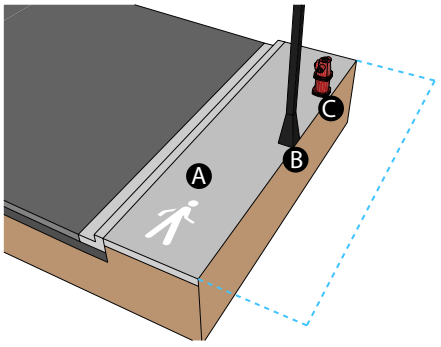
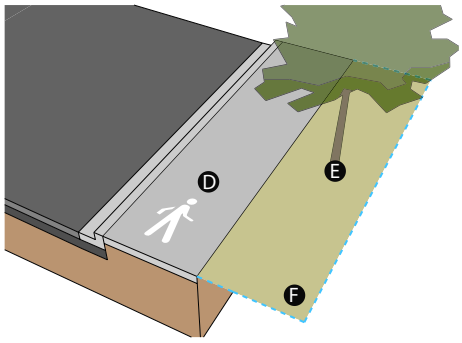


FIGURE 3 - AMENITY ZONE - LANDSCAPING/SIDEWALK



19.06

Residential Districts – Purpose and Development and Design Standards

Unified Development Code
Title 19

19.06

Residential Districts - Purpose and Development and Design Standards

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APPLICABILITY 19.06.010

This chapter applies to all residential development within the City of Las Vegas and to all residential zoning districts.

Except as otherwise provided in this Chapter, the standards set forth herein are minimum requirements. Any request to deviate from these standards shall require the submittal of an application for an Administrative Deviation, if appropriate, or Variance, which shall be subject to the procedures and standards set forth in LVMC 19.16.120 and 19.16.140, respectively.

INTENT OF RESIDENTIAL DEVELOPMENT STANDARDS 19.06.020

The intent of establishing standards for residential development is:

A. To ensure that new residential development will not negatively impact the use and enjoyment of adjacent and neighboring properties;

B. To ensure that new residential development will contribute to the overall attractiveness of the City;

C. To increase design compatibility between abutting properties and land uses;

D. To reinforce a sense of community and to preserve the integrity of neighborhoods and places of business; and

E. To reduce unsightly views;

F. To provide for landscaping and buffering that:

1. Conserves water and reduces erosion;

2. Reduces heat and glare generated by development; and

3. Aids in filtering dust and particulate matter from the air.

GENERAL 19.06.030

A. Access

All lots or parcels shall have frontage upon a public street; provided however, that lots within a recorded Subdivision or Parcel Map may provide access to a public street by way of a commonly owned private street or a private access easement. All private access streets must be fully improved in accordance with the Traffic Circulation Improvements Standards contained in the Design Standards Manual.

B. Grading

1. Grading Plan Approval - When Required. When the natural grade of a lot is proposed to be raised more than two feet at any point from existing grade, three copies of a finished lot grading plan and legal description of the property shall be filed with the Department of Public Works and the Department. The plan shall include proposed and existing grades, building locations, and building height information for the development site and for the adjacent properties, and any justification for the proposal. The Director of Public Works may withhold or deny development approval unless the applicant demonstrates to the Director of Public Works' satisfaction that the proposal is necessary in order to develop the site in a manner which conforms to applicable drainage and other development standards. The Director may withhold or deny development approval unless the applicant demonstrates to the Director's satisfaction that the proposal will not be incompatible or out of harmony with the surrounding area.

2. Grading Plan - Appeal of Denial. The applicant may appeal to the City Council any final decision rendered pursuant to Paragraph (1) of this Subsection. In connection with the appeal, the City may require notification of surrounding property owners. The City may charge a fee for the appeal and for any required notification in accordance with the Fee Schedule.

C. Construction

No building, structure or land shall be erected, reconstructed, structurally altered or used for a purpose other than a use allowed in the zoning district in which the building, structure or land use is located.

D. Lot Size

Lot size refers to the amount of horizontal land area contained within property lines. No lot area shall be so reduced that the size, width, setbacks, yards, required open space or total lot area is less than prescribed by this Title; nor shall the unit density be increased in any manner, except in conformity with the regulations established in this Chapter.

1. Yard Area. No yard, open space or off-street parking or loading space, required in conjunction with a building or land use, shall be included as part of a yard, open space or parking or loading space

required for any other building or land use, unless otherwise provided in this Title.

2. **Utility Facilities.** Public and private utility facilities (i.e. pumping and switching stations, reservoirs, power substations, etc.) using land or an unoccupied building requiring less than 500 square feet of site area are exempt from the minimum lot size requirements of all zoning districts, provided that all other applicable provisions of this Chapter are satisfied.

3. **Reduction of Existing Lot.** When an existing lot is reduced as a result of conveyance to a federal, state or local government for a public purpose and the remaining area is at least ninety (90) percent of the required minimum lot size for the district in which it is located, then that remaining lot shall be deemed to be in compliance with the minimum lot size standards of this Chapter, without the necessity of further administrative approvals.

DEVELOPMENT STANDARDS 19.06.040

A. Tables

Except as otherwise noted, the minimum lot size, maximum unit density, minimum lot width, minimum building setbacks, maximum lot coverage, minimum building separation and maximum building height for uses in each district shall be governed by the dimensional standards in the tables listed for each district. Explanatory notes for provisions in the tables follow the tables as needed.

B. Building Placement

In addition to the dimensional standards and requirements listed for building placement in the tables provided for each district, development on any lot subject to the standards provided in this Chapter shall conform to the following:

1. **Projections into Setback Area.** The following structures are permitted to project into the established setback area for the lot or parcel as indicated:

   a. **Architectural Features.** Bay windows, fireplaces, roof eaves, cabinets designed to screen utility meters and similar architectural features may encroach no more than two feet into any required setback area, provided that the encroachments:

      i. Remain at least three feet from the property line; and

      ii. Do not increase the living space of the structure at the floor level.

   b. **Other Architectural Embellishments.** Architectural embellishments and institutional symbols for churches/houses of worship, public buildings and quasi-public buildings may extend into any required setback area, provided that they are clearly shown and approved as a part of a Special Use Permit, Site Development Plan or other required application.

   c. **Lots Adjacent to Open Space.** On any lot which adjoins a golf course, park area, common open space or similar open space, open balconies may extend up to five feet into the required setback for the dwelling and toward the open space; provided, however, that the projection extends no closer than three feet from the property line.

   d. **Mechanical Equipment.** Mechanical equipment such as air-conditioning units, pool filtering and heating equipment, water softeners, and similar mechanical equipment may occupy the required rear and side yard setback areas if totally screened from abutting lots and streets by fences, walls or landscaping, and if such mechanical equipment does not restrict required access through such setback areas as determined by the Department.

C. Accessory Structures

In addition to the standards listed for accessory structures in the tables provided for each district, accessory structures on any lot subject to the standards provided in this Chapter shall conform to the following:

1. No accessory structure shall be erected or moved onto any lot prior to construction of the main building unless a building permit has been issued for the construction of the main building.

2. No accessory structure is permitted in front of the primary structure unless the structure is a side-loaded garage that is used strictly as an ancillary use and does not encroach into the front setback area.

3. No setback is required for a detached accessory structure from a property line which abuts an alley.

4. Accessory structures must be aesthetically compatible with the principal dwelling unit.

5. Accessory structures may contain any type of room use but may not contain any kitchen except as otherwise specifically provided in this Title with respect to a Class I accessory structure.

6. The roof of an accessory structure may be attached to the main dwelling, if there is a minimum six foot separation between the walls of the accessory structure and the main building and provided that at least two sides of the breezeway are open. A gate or fence which is at least 50 percent open construction may be attached to one end of the breezeway.

(Ord. 6210 § 2, 09/05/12)

D. Building Height

In addition to the standards listed for building height in the tables provided for each district, building heights for development on any lot subject to the standards provided in this Chapter shall conform to the following:

1. Roof-mounted solar panel units that are permitted as a conditional use pursuant to LVMC Chapter 19.12 shall not be considered as a part of the building height for purposes of this Chapter.

2. Chimneys, vent stacks and skylights may be erected above the required height limits, provided that in no case shall structures above the permitted height limit be constructed for the purpose of providing additional floor space.

E. Patio Covers

In addition to the standards listed for patio covers in the tables provided for each district, patio covers on any lot subject to the standards provided in this Chapter shall conform to the following:

1. Any patio cover extending into the established setback area for the lot or parcel may not be enclosed with any materials, including wood, metal, canvas, plastic, glass or any other screening material. An enclosed patio cover must conform to the setback standards applicable to the main dwelling.

2. The height of the patio cover shall not exceed twelve feet.

3. A detached patio cover shall conform to the applicable Accessory Structure standards for the lot or parcel.

F. Landscape Buffers and Turf Limitations

In addition to the standards listed for landscape buffers and turf limitations in the tables provided for each district, development on any lot subject to the standards provided in this Chapter shall conform to the following:

1. Landscape Required

a. All multi-family development or single family developments with five or more lots adjacent to streets classified as major collectors or larger shall meet or exceed the minimum standards, and shall comply with any restrictions, established in this Title. All landscaping required by this Chapter shall also comply with the provisions of LVMC 13.48.040 and 19.02.190.

b. Except as otherwise permitted by the Director, all landscape and irrigation plans shall be prepared and stamped by a registered architect, landscape architect, residential designer or civil engineer.

c. The owner, developer and occupant of the property are jointly and severally responsible for maintaining or assuring the ongoing maintenance of installed landscaping so that the landscaping continues to thrive. Prior to the issuance of a building permit, the owner, developer or contractor shall post a performance bond or equivalent security to assure the performance of the maintenance obligation for a minimum of two years.

d. All revisions to an approved landscape plan must first be reviewed and approved by the Department prior to installation of the landscaping.

e. Where perimeter landscape buffers are indicated, the standard planting requirement is as set forth in Figure 1. Alternatives to the standard planting requirement are set forth in Figures 2 and 3.

2. Additional Landscaping May Be Required

Additional landscaping may be required by the Director or reviewing authority in order to respond to special site features, maintain an established landscape pattern created by existing landscaping in the surrounding area, or mitigate the impact of a particular development.

Illustrations & Graphics 19.06.040(F)

Figure 1 - Standard Planting Requirement

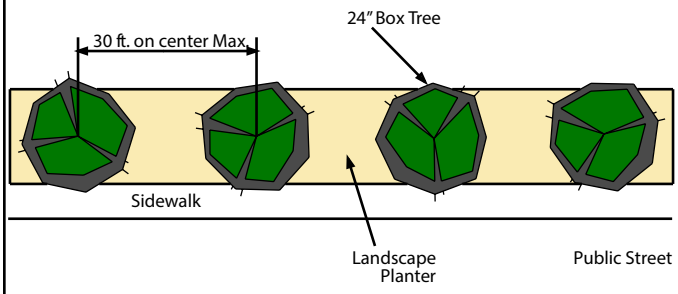
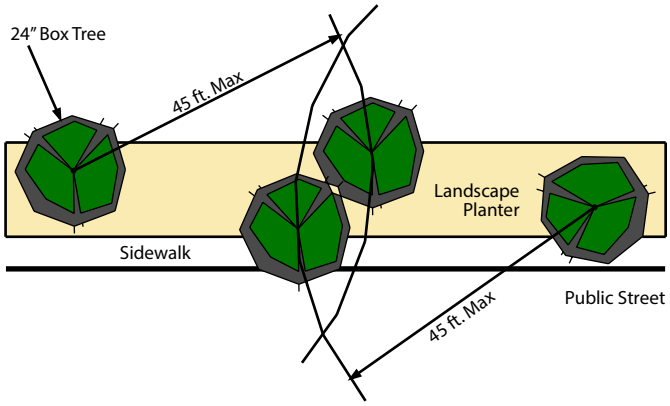
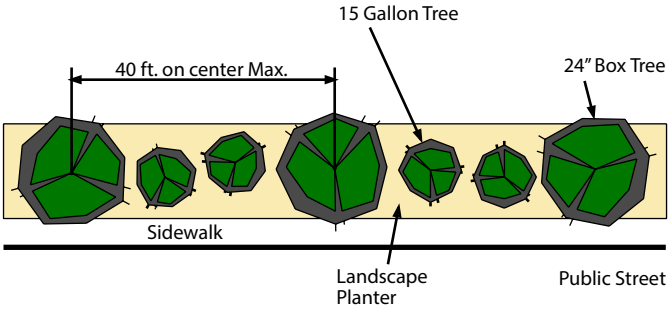


Figure 2 - Standard Planting Requirement Alternative 1



Clustered Planting: Clustering of trees is allowed if: 1) the total number of trees exceeds the minimum requirement by at least one tree; and 2) the spacing between any two trees does not exceed forty-five feet.

Figure 3 - Standard Planting Requirement Alternative 2



Variable Size Planting: One twenty-four inch box deciduous tree, evergreen tree, or fifteen foot palm tree for every forty linear feet of planter, plus one extra tree of similar size to provide coverage at each end of planters. The spacing of such trees shall not exceed forty feet on center. In addition, two fifteen gallon deciduous trees, evergreen trees, or palm trees are required for every forty linear feet of planter, to be located between the trees planted pursuant to the preceding sentence. The fifteen gallon trees may be either spaced regularly or grouped in between the larger trees.

3. Alternative Landscape Designs

The Director or other reviewing authority may approve variations to the standards and designs set out in this Chapter if they respond more appropriately to a particular site and provide equivalent means of achieving the intent of this Chapter.

4. Maintenance

Property owners shall be responsible for:

a. Maintaining all walls in good structural and finish condition;

b. Maintaining all landscaping in a healthy and vigorous living condition and in accordance with LVMC 13.48.040 and 19.02.190;

c. Promptly replacing dead vegetation with healthy, living plants, in accordance with standard seasonal planting practices.

5. Installation of Required Landscaping

a. All required perimeter landscaping shall be installed in compliance with an approved landscape plan prior to occupancy.

b. Prior to the installation of any required landscaping, the developer shall demonstrate compliance with the approved landscape plan by providing the Department a complete bill of materials.

c. When applicable to a phased development plan, a phased landscape installation plan may be approved concurrently with a Site Development Plan Review.

6. Irrigation of Landscaping

a. All required landscaping shall be installed with an irrigation system designed to eliminate any run off of water into the public rights-of-way.

b. In order to minimize damage to buildings and solid walls from soil settling, expansion/ contraction (cracked foundation), all overhead spray irrigation systems shall be a minimum of twenty-four (24) inches back from any building and solid walls with no overspray contacting any building or solid walls.

c. An automatic irrigation system is required for all planting areas, and shall include:

i. An electric automatic controller and multiple program capabilities;

ii. Multiple repeat cycle capabilities; and

iii. A flexible calendar program.

d. All irrigation water shall be retained on-site. When required, swales shall channel water to larger holding areas, catch basins, other planting areas, gravel sumps, dry-wells, or any combination thereof. Areas that accumulate system water shall be provided with underground drainage systems to carry water to holding or discharge areas. Nuisance flows shall not spill over the sidewalk and into any street.

7. Turf Limitations

a. The use of turf is subject to and limited by LVMC Chapter 14.11 and the provisions of this Paragraph (7), with the provisions that are most restrictive to govern in a particular case. No new turf shall be installed in residential front yard areas except as provided for in LVMC 14.11.150(B), or in the common areas of residential developments unless the common area is intended as usable open space. Additionally, turf shall be limited in the rear and side yard areas of residential lots as follows:

Table 1 - Turf Limitations

Use	Use of Turf
Single Family	Limited to a maximum of 50% of the total side and rear yard areas or 100 square feet, whichever is greater (up to a maximum of 5,000 square feet) provided that no turf installation in a side or rear yard area has a dimension of less than 10 feet
Multi-family	Limited to a maximum of 30% of total landscapable area
Nonresidential	SeeLVMC~~19.08.030~~19.08.040 (F)(7)

b. The turf limitations contained in this Subsection are intended to increase the use of water efficient vegetation. Landscaping shall be designed, and the landscaping materials shall be chosen and installed, so as to ensure that, within three years of normal growth, at least 50 percent of the area covered by non-turf landscaping will consist of water efficient vegetation.

c. The maximum amount of turf allowable pursuant to Subparagraph (a) may be increased proportionally by the percentage of water used for irrigation that comes from a source to which the property owner has secured water rights.

8. Landscape Materials

Landscaping shall include drought-resistant and water efficient plant materials consistent with the Southern Nevada Regional Planning Coalition Regional Plant List and the turf limitations of Paragraph (7).

Where perimeter landscape buffers are indicated the following are the requirements for landscape material:

a. Trees shall be spaced within the required buffer zones in accordance with Table 2 below, with trees to be spaced on center.

Table 2 – Landscape Buffer – Standard Tree Spacing

Use	Standard
Single Family	1-24" box tree per 30 linear feet
Multi-family	1-24" box tree per 20 linear feet [1]
Nonresidential	SeeLVMC~~19.08.030~~19.08.040 (F)(8)

Footnotes:

1. *Where adjacent to any right-of-way classified as a freeway, the spacing maybe increased to 1-24" box tree per 30 linear feet.*

b. Shrub Requirements. Shrubs are required in all buffer areas, with a minimum of four 5-gallon shrubs required for every required tree.

c. Ground Cover Requirements. Ground covers shall be installed in all landscaped areas. Non-

vegetative ground covers shall include, without limitation, rocks and small stones, crushed rock and bark, installed to a minimum depth of two inches in all areas.

9. Buffer Zone Encroachments

The following encroachments are permitted within required buffer zones:

a. Driveways (curb cuts) that are located perpendicular or approximately perpendicular to the street right-of-way.

b. Sidewalks that are located perpendicular or approximately perpendicular to the street right-of-way.

10. Utility Boxes and Installations

a. Along streets that border a residential subdivision, all utility boxes and above-ground utility installations, other than utility poles, that are in excess of twenty-seven cubic feet in size and that are to be placed outside the right-of-way shall be installed with landscaping on two sides, with one side being available for access by utility companies. The landscaping must include tall grasses and/or shrubbery which, at maturity, will provide adequate screening of the utility structures.

b. Within proposed trail corridors that are identified in the Master Plan Transportation Trails Element and the Master Plan Recreation Trails Element, no utility box or above-ground utility installation, other than a utility pole, that is in excess of twenty-seven cubic feet in size (excluding pad and concrete collars) shall be allowed. In addition, all utility boxes to be placed immediately adjacent to a trail corridor shall be placed so that the access doors open parallel to the trail corridor and are accessible without the need to cut down or reduce the effectiveness of the landscaping within the trail area.

11. Deviations

a. The Planning Commission or City Council may grant a waiver to deviate from the standards set forth in Paragraphs (1) through (7) of this Subsection as part of a Site Development Plan Review if the applicant can show through convincing and substantial evidence that the waiver will not compromise the objective of the City in safeguarding the interests of the citizens of the City, the proposed project will substantially meet the intent of the standard, and the granting of the waiver will not detrimentally affect the public health, safety or general welfare.

b. An exception or modification from the standards set forth in Paragraphs (8) through (10) of this Subsection may be approved upon the request of an applicant if the applicant can show through convincing and substantial evidence that the exception or modification will not compromise the objective of the City in safeguarding the interests of the citizens of the City, the proposed project will substantially meet the intent of the standard, and the granting of the exception or modification will not detrimentally affect the public health, safety or general welfare. Such an exception or modification may be granted by the Director in connection with the approval of a Site Development Plan Review. In cases where the Director does not approve a requested exception or modification, the request may be acted upon by the Planning Commission or City Council, the request for exception or modification need not be identified as a separate action item, and disposition of the request may be incorporated into the action on the Site Development Plan Review. Notice of action on the request for exception or modification may be incorporated into the notice of decision regarding the Site Development Plan Review.

G. Parking

In additions to the standards listed for parking in the tables provided for each district, development on any lot subject to the standards provided in this Chapter shall conform to the following:

1. Every building or land use established, every existing building enlarged and every existing use expanded shall provide off-street parking and loading spaces in accordance with the minimum parking requirements set forth in LVMC 19.12.070 and any other applicable requirements and standards of this Title. Existing parking and loading spaces shall not be reduced below the minimum required by this Title.

2. All on-site parking shall be provided on the same parcel as the principal use, except as permitted by the off-site parking provisions of this Title. Parking on the public right-of-way may not be counted towards satisfying the requirement for on-site parking.

3. All parking and vehicle storage areas, including recreational vehicle parking in residential land use districts, shall occur on paved areas and conform to the conditions and requirements for "Vehicle Parking, Storage or Repair in Residential Zoning Districts" as outlined in LVMC Chapter 19.12, except that:

   a. Parking surfaces used for temporary real estate sales offices may consist of decomposed granite, chat, reclaimed asphalt paving or other material approved by the Department of Public Works.

4. Except as otherwise provided in LVMC 19.12.070 or some other provision of this Title, when more than one use is to be conducted on a site, parking shall be calculated and provided for each of the uses separately.

5. Driveways may be used to satisfy minimum on-site parking requirements for single family dwellings, provided that sufficient space is available to satisfy the minimum design standards and no parking space is located so as to require the moving of any vehicle on the premises in order to enter or leave any other space.

6. Multi-family residential uses shall provide handicapped parking at the rate of one space for each dwelling unit that is designed for occupancy by the handicapped. The number of spaces required for use by a vehicle with a side-loading wheelchair lift shall be in accordance with the requirements of LVMC 19.08.110(C)(3)(b).

H. Fences and Walls

In additions to the standards listed for fences and walls in the tables provided for each district, development on any lot subject to the standards provided in this Chapter shall conform to the following:

1. **Front Yard Screen Wall Prohibition.** No screen wall shall be built in the front yard of a residential property.

2. **Perimeter and Screen Walls**

   a. **General.** Except as required by Paragraph (b) below, there ~~There~~ is no requirement to construct a wall or fence. However, all perimeter or screen walls and fences must comply with applicable building code requirements. The height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.

   b. **Nonresidential Uses.** For nonresidential uses of residentially zoned property, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. Such a wall shall be a minimum of six feet in height, and in no case shall exceed the height limitation applicable to the adjacent zoning district or property.

3. **Fences, Walls and Architectural Character**

   a. **Perimeter walls.** Perimeter walls, end walls, return walls and common area walls shall be decorative and shall be installed by the developer. Acceptable decorative wall materials include, without limitation, stone, decorative block, slump, stone, and wrought iron, and shall have a minimum percentage of contrasting material as indicated for each district. The contrasting material requirement may be fulfilled by contrasting color, or a combination of contrasting material and contrasting color, if approved by the Department in its discretion. All walls shall include such detail variations as may be required by the Department, including pilasters, ornaments, decorative caps, decorative iron cutouts or fluted blocks. Any decorative materials or ironwork attached to the top of a perimeter wall shall not encroach into public rights-of-way or abutting properties. Pilasters, if used, shall have a maximum spacing of twenty-four feet on center. All perimeter walls shall:

      i. Match the design of abutting perimeter walls. The established wall design shall be continued until the next street intersection. In cases where the existing wall is considered by the Director to be of unacceptable design, the design shall not be carried beyond the next street intersection unless a transitional wall area designed to soften the differences between the walls is constructed; and

      ii. Be maintained by the property owner, the developer, a business association or other similar organization, or by such other means as may be approved by the City.

   b. **Retaining Walls.** Retaining walls which are visible from adjacent properties or rights-of-way shall be decorative and shall be installed by the developer. Acceptable materials for retaining wall construction include split-face

block, decorative block, slump stone, stone, caliche rock, colored or exposed aggregate, and textured-finish concrete. All walls shall include detail variations such as pilasters, ornaments, decorative caps, or fluted blocks. All walls shall be maintained by the property owner, the developer, a business association or other similar organization, or by such other means as may be approved by the City. In cases where the height of a retaining wall exceeds four feet, a minimum of five shrubs of a five-gallon size, and five shrubs of a one-gallon size, for each twenty feet of linear planting area shall be planted in the area at the base of the wall. In cases where there are multiple-stepped retaining walls, a minimum of five shrubs of a five-gallon size, and five shrubs of a one-gallon size, for each twenty feet of linear planting area shall be planted in the area between the walls and at the base of the lowest wall. A minimum planting area of four feet is required between the retaining walls.

c. Wall Separation. Where a screen or perimeter walls abuts another screen or perimeter wall, the separation shall either be:

i. A minimum of three feet from face of wall to face of wall, with access provided to the area between the walls for maintenance; or

ii. A maximum of eight inches, with the resulting gap between the walls to be filled and capped with a cementitious material that:

A) Will not increase the load on the walls; and

B) Has been approved by the Department and the Department of Building and Safety.

4. Materials. Unless otherwise approved as part of an overall development plan, the following materials shall not be acceptable for use as screen or perimeter walls:

a. Chain link or open wire fencing (except as temporary construction fencing);

b. Razor wire or barbed wire (except as may be approved under the procedures set forth in the City's Building Code);

c. Corrugated metal;

d. Bright colored plastic; and

e. Untextured or unfinished concrete or block (CMU) walls.

I. Residential Adjacency Standards

1. Applicability

a. All property to be developed for multi-family residential or nonresidential use that is located adjacent to ~~either single family residential property or property which is designated for such development in the General Plan~~ property which is zoned R-E, R-1 or R-CL, unless such adjacent property is developed with a nonresidential use, shall conform to the residential adjacency standards set forth in this Subsection.

b. For purposes of this Subsection:

i. Property is "adjacent" to other property if the properties share a common property line or are separated only by a street right-of-way or easement.

ii. "Property subject to the standards for this Subsection" means the property that is described in Subparagraph (a) of this Paragraph (1) that must conform to the residential adjacency standards of this Section.

iii. "Protected property" means residential property that is developed for sale or designated for such development, and single family residential property, as those types of property are described in Subparagraph (a) of this Paragraph (1).

2. Building Height And Setback Requirements (see Figure 4)

a. Proximity Slope

i. Except as otherwise provided in this Paragraph (2), no building subject to the standards of this Subsection shall exceed the height of a line drawn from the property line of a protected property at a 3:1 slope directly into the property subject to the standards of this Subsection. For example, a 100-foot high building must be set back 300 feet from the property line of the protected property, if both the property

line of that property and the grade of the building subject to the standards of this Subsection are at the same elevation. The Proximity Slope limitation contained in this Subparagraph (i) applies to architectural projections above rooflines.

ii. The Proximity Slope limitation contained in Subparagraph (a)(i) does not apply when nonresidential buildings, such as schools and churches/houses of worship, are built on the protected property.

iii. Notwithstanding the Proximity Slope limitation contained in Subparagraph (a)(i), a one story building up to 15 feet in height may be constructed to the applicable setback line that is established for the zoning district in which the property subject to the standards of this Subsection is located or which is established by Subparagraph (d) of this Paragraph (2).

b. Changes in Grade. Notwithstanding the Proximity Slope limitation contained in Subparagraph (a)(i) above, if the natural slope of the ground rises or falls from the point of origin of the slope line, the actual building height may be greater or lesser by the difference in grade.

c. Exceptions

i. The following structures may project a maximum of 12 feet above the Proximity Slope:

A) Chimney and vent stacks.

B) Roof structures for the use of solar panel units, elevators, stairs, tanks, ventilation and similar necessary mechanical equipment.

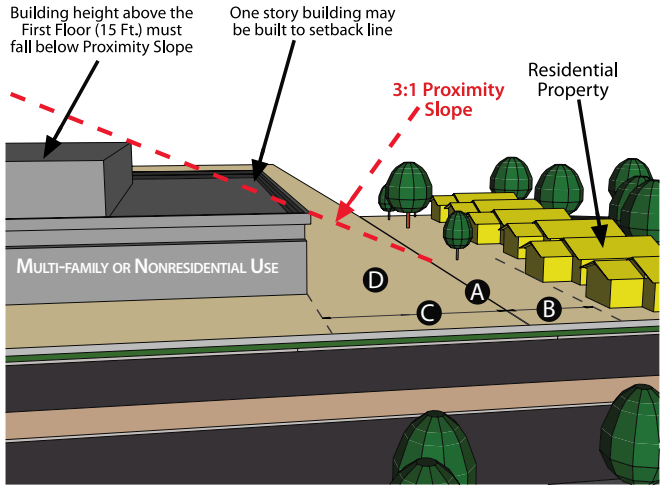
C) Visual screens which surround mounted mechanical equipment.

D) Skylights.

E) Whip and mounted antennas.

ii. Church steeples, utility transmission lines and towers, wireless communication facilities when attached to a utility transmission line pole or tower, small wind energy systems, and municipal utility

FIGURE 4 - PROXIMITY SLOPE - 3:1 SLOPE REQUIREMENT



A REFERS TO THE RESIDENTIAL PROPERTY LINE

B REFERS TO THE RESIDENTIAL SETBACK

C REFERS TO THE MULTI-FAMILY RESIDENTIAL OR COMMERCIAL SETBACK (MUST AT MINIMUM EQUAL THE RESIDENTIAL SETBACK)

D REFERS TO THE MULTI-FAMILY RESIDENTIAL OR COMMERCIAL SETBACK AREA (MAY IN PART INCLUDE PARKING, DRIVE, ROAD, ALLEY OR EASEMENT)

facilities such as water towers are exempt from the maximum height provisions.

d. Building Setback. In addition to the required building setback line, no building setback on property subject to the standards of this Subsection shall be less than the required building setback for the protected property.

e. Waiver. The requirements of this Paragraph (2) may be waived by the City Council for:

i. Any multi-family residential project that is intended to meet the affordable housing objectives of the General Plan if the City Council determines that the waiver is critical to the viability of the project and that the intent of this Paragraph (2) can be achieved; or

ii. Any mixed-use development that contains a significant residential element.

3. Spill-Over Lighting

a. Lighting Standard. No lighting from a property subject to the standards of this Section shall create greater than 0.5 of one foot-candle at the property line of a protected property.

b. Redirecting/Screening of Light Sources. All sources of light, including security lighting, illuminated signs, vehicular headlights and other sources, shall be directed away from protected property or screened so that the light level above is not exceeded.

4. Trash Receptacles

Garbage storage areas for properties subject to the standards of this Subsection shall be screened and odor controlled, and trash pick up shall be scheduled to minimize any impact on protected properties. In addition, trash receptacles shall be located a minimum of 50 feet from any property line of a protected property.

5. Exclusions

a. Higher Ambient Light Levels. Where existing ambient light levels from multiple sources already exceed the standards, the subject source may not increase the existing light levels, unless approved in connection with the approval of a Site Development Plan.

J. Downtown Centennial Plan Overlay District

Building Height, Setback and Lot Coverage. All structures located in the Downtown Centennial Plan Overlay District are exempted from the automatic application of the building height, building setback and lot coverage provisions of this Chapter, including the Residential Adjacency Setback, provided, however, that this exemption does not prohibit the City Council from imposing a building height, setback or lot coverage requirement in connection with the approval of a Site Development Plan.

19.06.050

U UNDEVELOPED DISTRICT

The U District functions as a temporary classification to be used until property is ready for development for a more intense, permanent use. This classification is intended to be used as a holding zone to prevent the premature, haphazard development of property.

BUILDING PLACEMENT (see Figure 1)		TABLE 1
A.	Minimum Lot Size Minimum Lot Width	20,000 square feet 100 feet [1]
B.	Max. Lot Coverage Dwelling Units per Lot	NA 1
C.	Minimum Front Yard Setback	50 feet to public street [2] 30 feet to private street or access easement [3]
D.	Minimum Side Yard Setback	10 feet
E.	Minimum Corner Side Yard Setback	15 feet
F.	Minimum Rear Yard Setback	35 feet

Footnotes:

1. *Notwithstanding the minimum lot width in this Table, lots located along the circular portion of a cul-de-sac or a knuckle portion of a street may be reduced to a minimum of 30 feet in width at the front property line, provided the average lot width meets the required lot width.*

2. *The minimum front setback for an attached, open porte cochere is 30 feet.*

3. *For lots located on a cul-de-sac or a street knuckle, the minimum front yard setback shall be 20 feet from the edge of the private street or access easement.*

ACCESSORY STRUCTURES [1] (see Figure 2)		TABLE 2
A.	Separation from Main Bldg.	6 feet
B.	Minimum Corner Side Yard Setback	15 feet
C.	Minimum Rear Yard Setback	10 feet
D.	Minimum Side Yard Setback	10 feet
E.	Size and Coverage	Not to exceed 50% of the rear and side yard areas

Footnotes:

1. *In the case of a stable, corral or aviary, the structure must be placed at least 50 feet from any dwelling on an adjacent residential lot.*

(Ord. 6229 §2, 12/19/12)

FIGURE 1 - BUILDING PLACEMENT

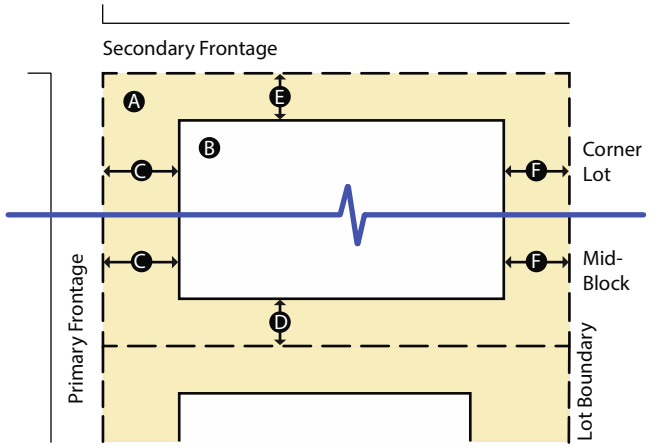


FIGURE 2 - ACCESSORY STRUCTURES

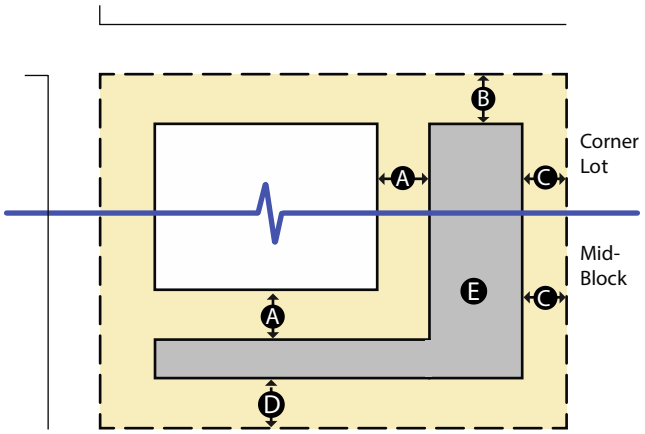
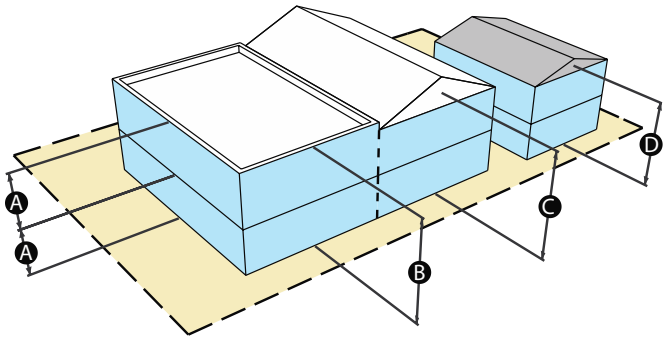


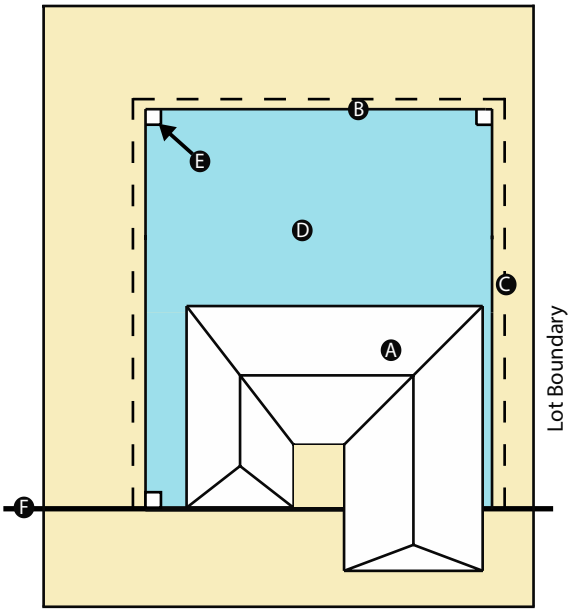
FIGURE 3 - BUILDING HEIGHT



BUILDING HEIGHT (see Figure 3)		TABLE 3
A.	Stories	2 max
B.	Flat Roof - Max. Height	35 feet measured to the top of the roof coping
C.	Pitched Roof - Max. Height	35 feet measured to the midpoint between the eaves and ridgeline of a pitched roof
D.	Accessory Bldg. - Stories	Not to exceed 2 stories or 35 feet in height, whichever is less

(Ord. 6229 §3, 12/19/12)

FIGURE 4 - PATIO COVER



PATIO COVER (see Figure 4)		TABLE 4
A.	Principal Dwelling Unit	
B.	Patio Cover Setback to Post	15 feet - Rear 15 feet - Side 15 feet - Corner Side
C.	Patio Cover Overhang	May overhang 2 feet beyond the post/support column
D.	Patio Cover	Buildable Envelope
E.	Patio Cover Support Columns	Must be located within the required Setbacks
F.	Front Yard Setback	Patio Cover may not extend into

LANDSCAPE BUFFERS AND TURF LIMITATIONS (see Figure 5)		TABLE 5
A.	Landscape Buffer - Minimum Zone Depths [1]	6 feet - Adjacent to Right-of-Way [2] 0 feet - Interior Lot Lines
B.	Primary Dwelling	
C.	Impermeable Surfaces	Should be minimized to reduce stormwater quality management impacts
D.	Front Yard Area - Turf Coverage	0%

E. Front Yard Setback Line	

Footnotes:

1. *Nonresidential development shall have a minimum landscape buffer width of 15 feet adjacent to a right-of-way and eight feet along interior lot lines.*
2. *Only applies to single family developments with five or more lots.*

PARKING (see Figure 5)	TABLE 6
F. Minimum On-site Parking Requirement [1] - Single Family Residential	2 unimpeded spaces per dwelling unit

Footnotes:

1. *For any use approved for this district other than Single Family Residential (Attached or Detached) the On-site Parking Requirements shall be as outlined in LVMC 19.12.060 for that use and shall meet the parking area design standards as outlined in LVMC 19.08.110.*

FENCES AND WALLS	
Front Yard Wall/Fence (see Figure 6)	Table 7
A. Maximum primary wall height	5 feet
B. Maximum solid wall base height	2 feet
C. Maximum Ornament height above wall	18 inches
D. Maximum on-center distance between Pilasters	24 feet
E. Decorative Cap feature	5 inches
Front Yard Wall/Fence with Standard Stepback [1]	
F. Maximum secondary wall height	2 feet
G. Minimum spacing between wall sections - Outside Dimensions	5 feet

Footnotes:

1. *Retaining walls along the front property line may not exceed two feet in height. Where the grade of the front yard slopes at a ratio greater than 2:1, multiple retaining walls may be constructed, provided there is a minimum distance of five feet between retaining walls for landscaping. (See Figure 6).*

FIGURE 5 - LANDSCAPE BUFFER AND TURF LIMITATIONS / SINGLE FAMILY (ATTACHED OR DETACHED) PARKING

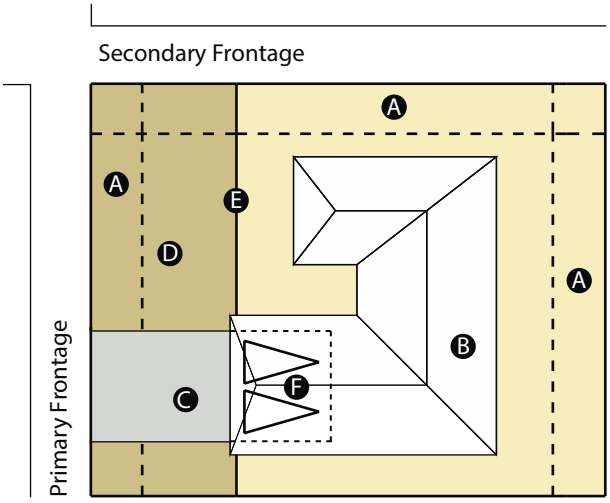


FIGURE 6 - FRONT YARD WALL/FENCE WITH STANDARD STEPBACK

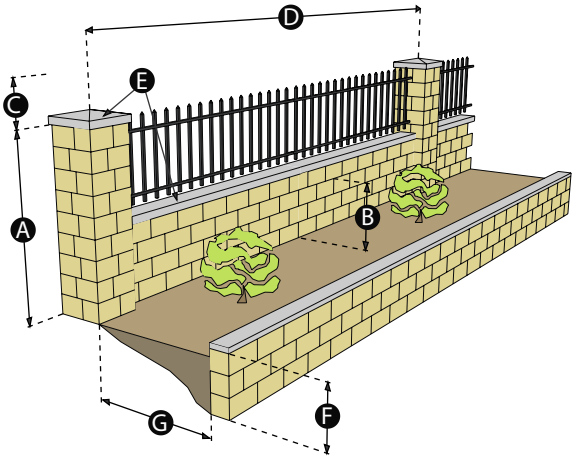
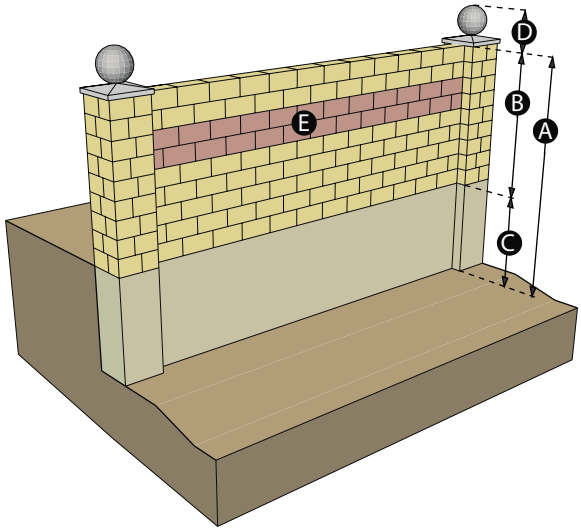
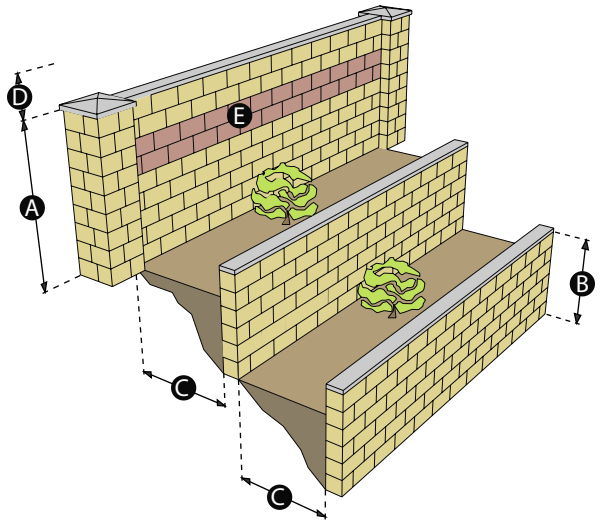


FIGURE 7 - RETAINING AND PERIMETER WALL



Perimeter and Retaining Walls (see Figure 7)	Table 8
Perimeter and Retaining Walls with Slope ≤ 2%	
A. Maximum Wall Height	10 feet
B. Maximum Perimeter Wall Height	6 - 8 feet
C. Maximum Retaining Wall Height	4 feet
D. Maximum Ornament Height above wall	18 inches
E. Contrasting Material	20%
Perimeter and Retaining Walls with Slope > 2%	
A. Maximum Wall Height	12 feet
B. Maximum Perimeter Wall Height	6 - 8 feet
C. Maximum Retaining Wall Height	6 feet
D. Maximum Ornament Height above wall	18 inches
E. Contrasting Material	20%

FIGURE 8 - RETAINING AND PERIMETER WALL STANDARD STEPBACK



Perimeter and Retaining Walls Standard Stepback (see Figure 8)	Table 9
A. Maximum Primary wall Height	6 - 8 feet
B. Maximum Secondary wall Height	4 feet
C. Minimum spacing between wall sections	5 feet
D. Maximum Ornament Height	18 inches
E. Contrasting Material	20%

19.06.060

R-E ~~RESIDENTIAL~~ RESIDENCE ESTATES DISTRICT

The purpose of the R-E District is to provide for low density residential units located on large lots and conveying a rural environment. This District is consistent with the policies of the Desert Rural Density Residential category of the General Plan.

BUILDING PLACEMENT (see Figure 1)	TABLE 1
A. Minimum Lot Size Minimum Lot Width	20,000 square feet 100 feet [1]
B. Max. Lot Coverage Dwelling Units per Lot	NA 1
C. Minimum Front Yard Setback	50 feet to public street [2] 30 feet to private street or access easement [3]
D. Minimum Side Yard Setback	10 feet
E. Minimum Corner Side Yard Setback	15 feet
F. Minimum Rear Yard Setback	35 feet

Footnotes:

1. *Notwithstanding the minimum lot width in this Table, lots located along the circular portion of a cul-de-sac or a knuckle portion of a street may be reduced to a minimum of 30 feet in width at the front property line, provided the average lot width meets the required lot width.*
2. *The minimum front setback for an attached, open porte cochere is 30 feet.*
3. *For lots located on a cul-de-sac or a street knuckle, the minimum front yard setback shall be 20 feet from the edge of the private street or access easement.*

ACCESSORY STRUCTURES [1] (see Figure 2)	TABLE 2
A. Separation from Main Bldg.	6 feet
B. Minimum Corner Side Yard Setback	15 feet
C. Minimum Rear Yard Setback	10 feet
D. Minimum Side Yard Setback	10 feet
E. Size and Coverage	Not to exceed 50% of the rear and side yard areas

Footnotes:

1. *In the case of a stable, corral or aviary, the structure must be placed at least 50 feet from any dwelling on an adjacent residential lot.*

(Ord. 6229 §4, 12/19/12)

Illustrations & Graphics

R-E
19.06.060

FIGURE 1 - BUILDING PLACEMENT

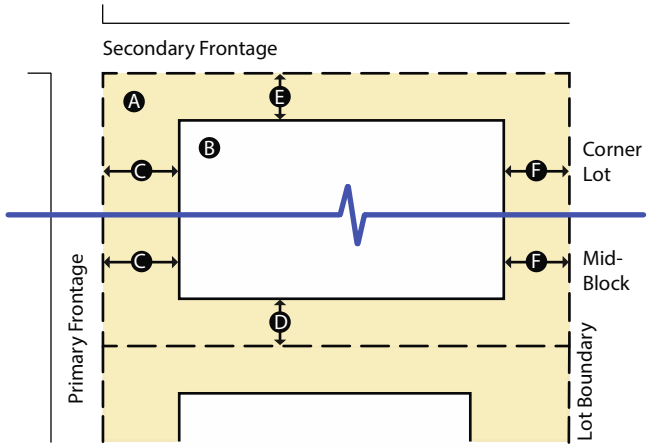


FIGURE 2 - ACCESSORY STRUCTURES

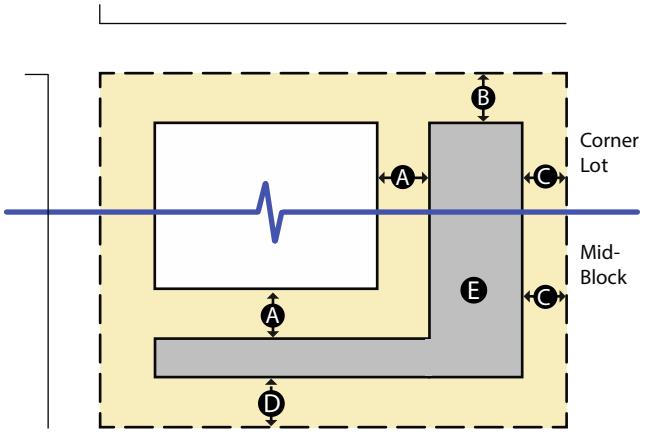
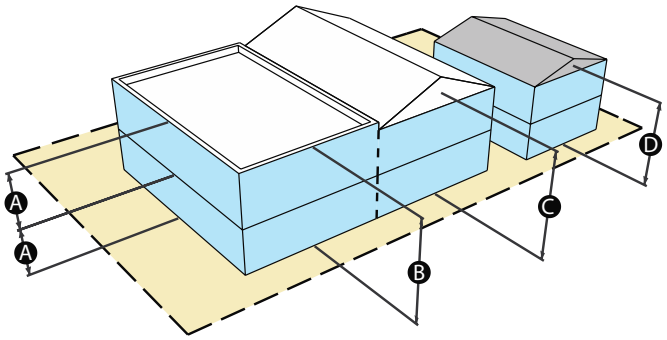


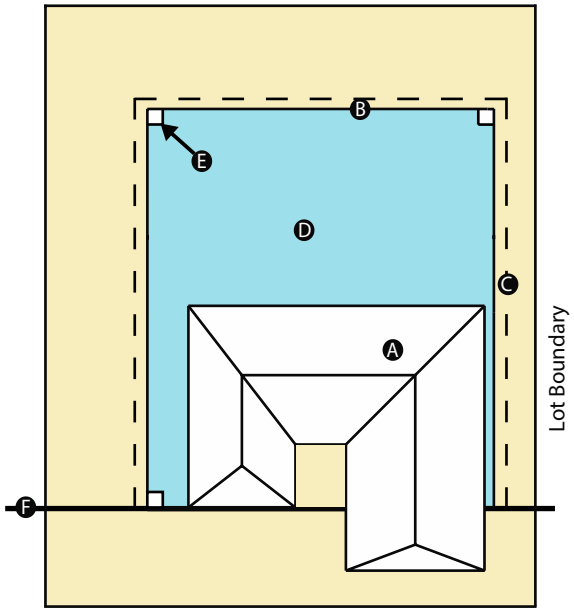
FIGURE 3 - BUILDING HEIGHT



BUILDING HEIGHT (see Figure 3)		TABLE 3
A.	Stories	2 max
B.	Flat Roof - Max. Height	35 feet measured to the top of the roof coping
C.	Pitched Roof - Max. Height	35 feet measured to the midpoint between the eaves and ridgeline of a pitched roof
D.	Accessory Bldg. - Stories	Not to exceed 2 stories or 35 feet in height, whichever is less

(Ord. 6229 §5, 12/19/12)

FIGURE 4 - PATIO COVER



PATIO COVER (see Figure 4)		TABLE 4
A.	Principal Dwelling Unit	
B.	Patio Cover Setback to Post	15 feet - Rear 15 feet - Side 15 feet - Corner Side
C.	Patio Cover Overhang	May overhang 2 feet beyond the post/support column
D.	Patio Cover	Buildable Envelope
E.	Patio Cover Support Columns	Must be located within the required Setbacks
F.	Front Yard Setback	Patio Cover may not extend into

LANDSCAPE BUFFERS AND TURF LIMITATIONS (see Figure 5)		TABLE 5
A.	Landscape Buffer - Minimum Zone Depths [1]	6 feet - Adjacent to Right-of-Way [2] 0 feet - Interior Lot Lines
B.	Primary Dwelling	
C.	Impermeable Surfaces	Should be minimized to reduce stormwater quality management impacts

D.	Front Yard Area - Turf Coverage	0%
E.	Front Yard Setback Line	

Footnotes:

1. *Nonresidential development shall have a minimum landscape buffer width of 15 feet adjacent to a right-of-way and eight feet along interior lot lines.*
2. *Only applies to single family developments with five or more lots.*

PARKING (see Figure 5)		TABLE 6
F.	Minimum On-site Parking Requirement [1] - Single Family Residential	2 unimpeded spaces per dwelling unit

Footnotes:

1. *For any use approved for this district other than Single Family Residential (Attached or Detached) the On-site Parking Requirements shall be as outlined in LVMC 19.12.060 for that use and shall meet the parking area design standards as outlined in LVMC 19.08.110.*

FENCES AND WALLS

Front Yard Wall/Fence (see Figure 6)		Table 7
A.	Maximum primary wall height	5 feet
B.	Maximum solid wall base height	2 feet
C.	Maximum Ornament height above wall	18 inches
D.	Maximum on-center distance between Pilasters	24 feet
E.	Decorative Cap feature	5 inches
Front Yard Wall/Fence with Standard Stepback [1]		
F.	Maximum secondary wall height	2 feet
G.	Minimum spacing between wall sections - Outside Dimensions	5 feet

Footnotes:

1. *Retaining walls along the front property line may not exceed two feet in height. Where the grade of the front yard slopes at a ratio greater than 2:1, multiple retaining walls may be constructed, provided there is a minimum distance of five feet between retaining walls for landscaping. (See Figure 6).*

FIGURE 5 - LANDSCAPE BUFFER AND TURF LIMITATIONS / SINGLE FAMILY (ATTACHED OR DETACHED) PARKING

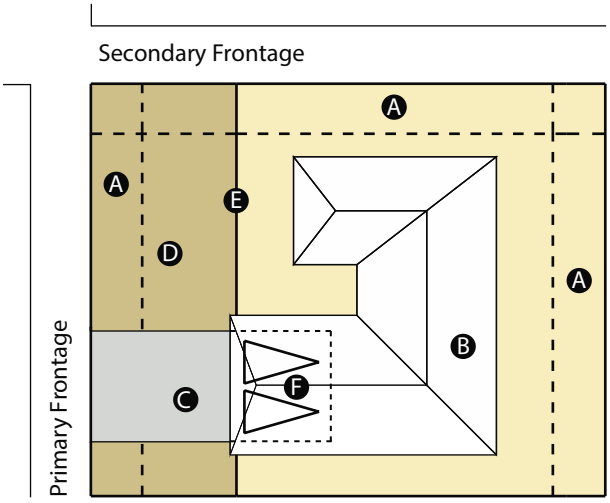


FIGURE 6 - FRONT YARD WALL/FENCE WITH STANDARD STEPBACK

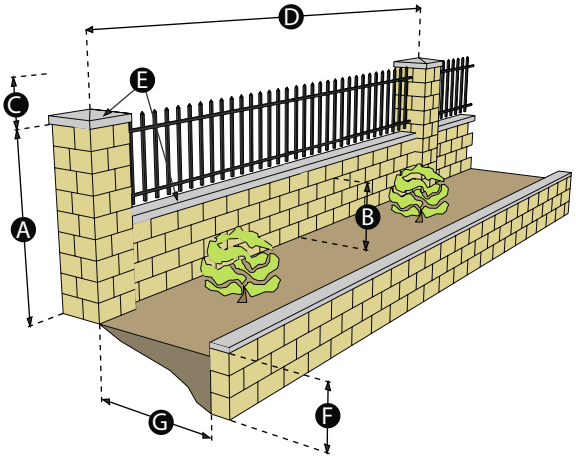
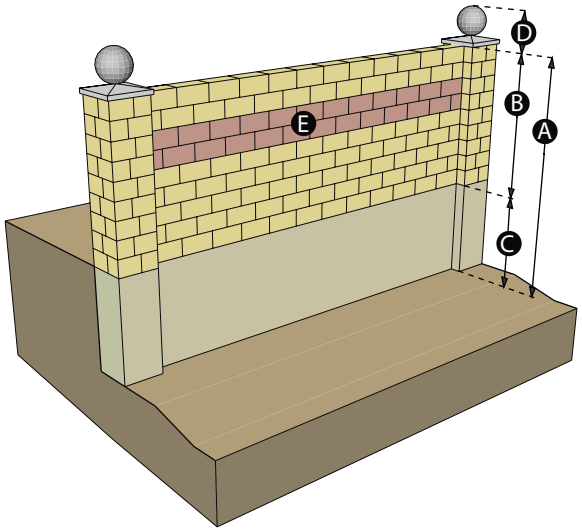
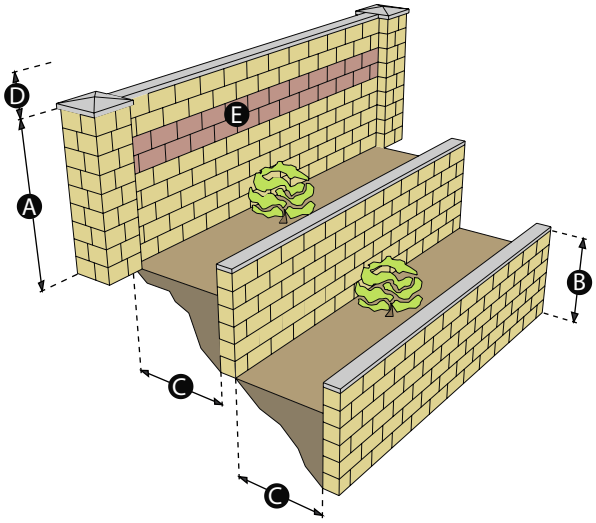


FIGURE 7 - RETAINING AND PERIMETER WALL



Perimeter and Retaining Walls (see Figure 7)	Table 8
Perimeter and Retaining Walls with Slope ≤ 2%	
A. Maximum Wall Height	10 feet
B. Maximum Perimeter Wall Height	6 - 8 feet
C. Maximum Retaining Wall Height	4 feet
D. Maximum Ornament Height above wall	18 inches
E. Contrasting Material	20%
Perimeter and Retaining Walls with Slope > 2%	
A. Maximum Wall Height	12 feet
B. Maximum Perimeter Wall Height	6 - 8 feet
C. Maximum Retaining Wall Height	6 feet
D. Maximum Ornament Height above wall	18 inches
E. Contrasting Material	20%

FIGURE 8 - RETAINING AND PERIMETER WALL STANDARD STEPBACK



Perimeter and Retaining Walls Standard Stepback (see Figure 8)	Table 9
A. Maximum Primary wall Height	6 - 8 feet
B. Maximum Secondary wall Height	4 feet
C. Minimum spacing between wall sections	5 feet
D. Maximum Ornament Height	18 inches
E. Contrasting Material	20%

19.06.070

R-1 SINGLE FAMILY RESIDENTIAL DISTRICT

The purpose of the R-1 District is to provide for the development of single family detached dwellings in a suburban setting. The R-1 District is consistent with the policies of the Low Density Residential category of the General Plan.

BUILDING PLACEMENT (see Figure 1)	TABLE 1
A. Minimum Lot Size Minimum Lot Width	6,500 square feet 60 feet [1]
B. Max. Lot Coverage Dwelling Units per Lot	50% 1
C. Minimum Front Yard Setback	20 feet
D. Minimum Side Yard Setback	5 feet
E. Minimum Corner Side Yard Setback	15 feet
F. Minimum Rear Yard Setback	15 feet

Footnotes:

1. *Notwithstanding the minimum lot width in this Table, lots located along the circular portion of a cul-de-sac or a knuckle portion of a street may be reduced to a minimum of 30 feet in width at the front property line, provided the average lot width meets the required lot width.*

(Ord. 6257 §2, 06/19/13)

ACCESSORY STRUCTURES (see Figure 2)	TABLE 2
A. Separation from Main Bldg.	6 feet
B. Minimum Corner Side Yard Setback	15 feet
C. Minimum Rear Yard Setback	3 feet
D. Minimum Side Yard Setback	3 feet
E. Size and Coverage	Not to exceed 50% of the floor area of the principal dwelling unit [1, 2]

Footnotes:

1. *The aggregate total of the ground floor areas of all accessory buildings shall not cover more than 50 percent of the rear yard area.*

2. *The aggregate total of the ground floor areas of all structures and dwellings, including accessory structures, shall not exceed the percentage of lot coverage permitted.*

FIGURE 1 - BUILDING PLACEMENT

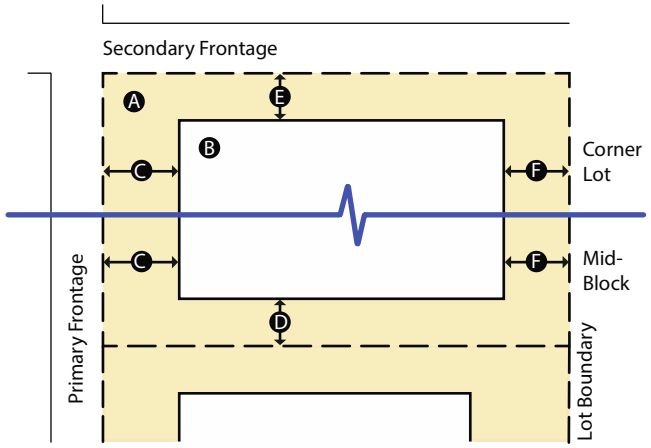


FIGURE 2 - ACCESSORY STRUCTURES

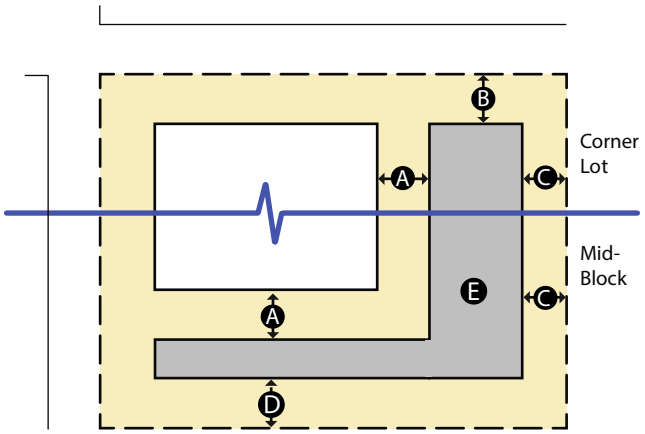
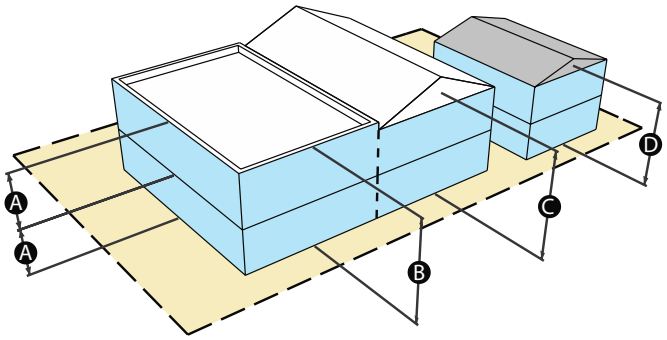
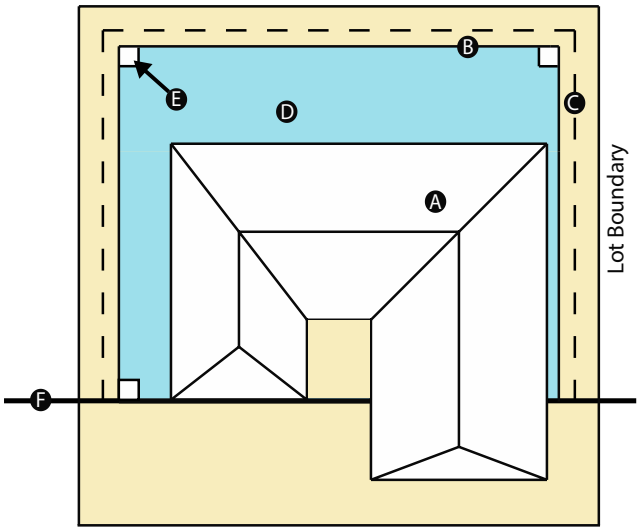


FIGURE 3 - BUILDING HEIGHT



BUILDING HEIGHT (see Figure 3)		TABLE 3
A.	Stories	2 max
B.	Flat Roof - Max. Height	35 feet measured to the top of the roof coping
C.	Pitched Roof - Max. Height	35 feet measured to the midpoint between the eaves and ridgeline of a pitched roof
D.	Accessory Bldg. - Stories	Not to exceed 2 stories, 35 feet in height or the height of the principal dwelling unit, whichever is less

FIGURE 4 - PATIO COVER



PATIO COVER (see Figure 4)		TABLE 4
A.	Principal Dwelling Unit	
B.	Patio Cover Setback to Post	5 feet - Rear 5 feet - Side 15 feet - Corner Side
C.	Patio Cover Overhang	May come to within 3 feet of Rear and Side Property Lines
D.	Patio Cover	Buildable Envelope
E.	Patio Cover Support Columns	Must be located within the required Setbacks
F.	Front Yard Setback	Patio Cover may not extend into

LANDSCAPE BUFFERS AND TURF LIMITATIONS (see Figure 5)		TABLE 5
A.	Landscape Buffer - Minimum Zone Depths [1]	6 feet - Adjacent to Right-of-Way [2] 0 feet - Interior Lot Lines
B.	Primary Dwelling	
C.	Impermeable Surfaces	Should be minimized to reduce stormwater quality management impacts

D.	Front Yard Area - Turf Coverage	0%
E.	Front Yard Setback Line	

Footnotes:

1. *Nonresidential development shall have a minimum landscape buffer width of 15 feet adjacent to a right-of-way and eight feet along interior lot lines.*

2. *Only applies to single family developments with five or more lots.*

PARKING (see Figure 5)		TABLE 6
F.	Minimum On-site Parking Requirement [1] - Single Family Residential	2 unimpeded spaces per dwelling unit

Footnotes:

1. *For any use approved for this district other than Single Family Residential (Attached or Detached) the On-site Parking Requirements shall be as outlined in LVMC 19.12.060 for that use and shall meet the parking area design standards as outlined in LVMC 19.08.110.*

FENCES AND WALLS

Front Yard Wall/Fence (see Figure 6)		Table 7
A.	Maximum primary wall height	5 feet
B.	Maximum solid wall base height	2 feet
C.	Maximum Ornament height above wall	18 inches
D.	Maximum on-center distance between Pilasters	24 feet
E.	Decorative Cap feature	5 inches
Front Yard Wall/Fence with Standard Stepback [1]		
F.	Maximum secondary wall height	2 feet
G.	Minimum spacing between wall sections - Outside Dimensions	5 feet

Footnotes:

1. *Retaining walls along the front property line may not exceed two feet in height. Where the grade of the front yard slopes at a ratio greater than 2:1, multiple retaining walls may be constructed, provided there is a minimum distance of five feet between retaining walls for landscaping. (See Figure 6).*

FIGURE 5 - LANDSCAPE BUFFER AND TURF LIMITATIONS / SINGLE-FAMILY (ATTACHED OR DETACHED) PARKING

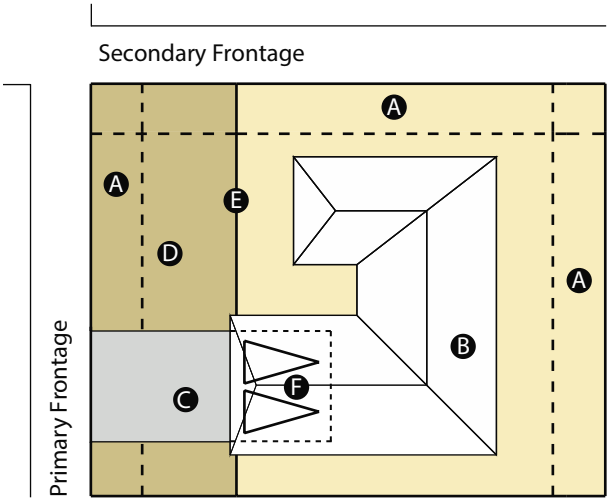


FIGURE 6 - FRONT YARD WALL/FENCE WITH STANDARD STEPBACK

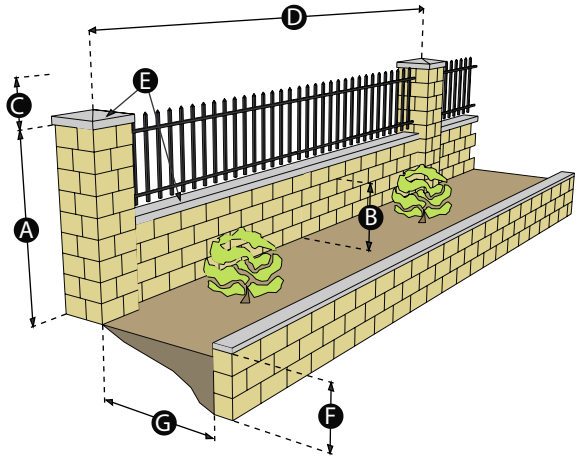
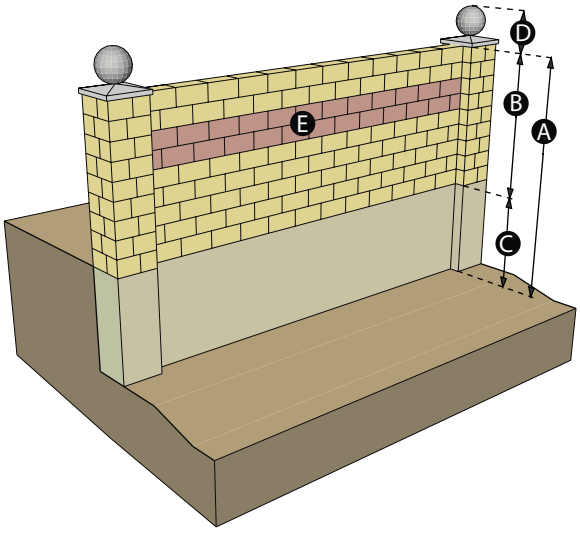
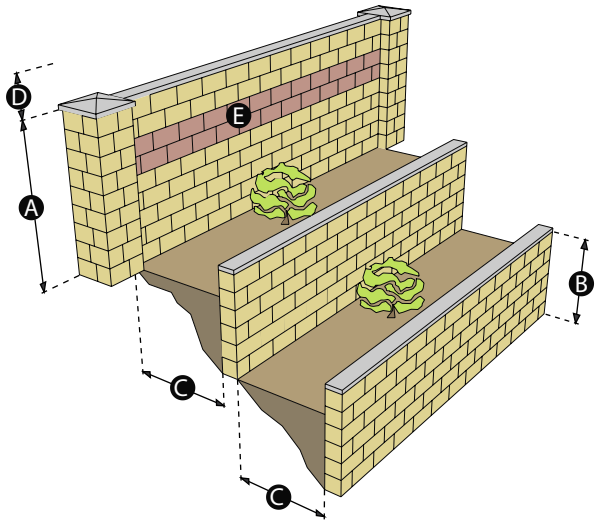


FIGURE 7 - RETAINING AND PERIMETER WALL



Perimeter and Retaining Walls (see Figure 7)	Table 8
Perimeter and Retaining Walls with Slope ≤ 2%	
A. Maximum Wall Height	10 feet
B. Maximum Perimeter Wall Height	6 - 8 feet
C. Maximum Retaining Wall Height	4 feet
D. Maximum Ornament Height above wall	18 inches
E. Contrasting Material	20%
Perimeter and Retaining Walls with Slope > 2%	
A. Maximum Wall Height	12 feet
B. Maximum Perimeter Wall Height	6 - 8 feet
C. Maximum Retaining Wall Height	6 feet
D. Maximum Ornament Height above wall	18 inches
E. Contrasting Material	20%

FIGURE 8 - RETAINING AND PERIMETER WALL STANDARD STEPBACK



Perimeter and Retaining Walls Standard Stepback (see Figure 8)	Table 9
A. Maximum Primary wall Height	6 - 8 feet
B. Maximum Secondary wall Height	4 feet
C. Minimum spacing between wall sections	5 feet
D. Maximum Ornament Height	18 inches
E. Contrasting Material	20%

R-CL SINGLE FAMILY COMPACT-LOT DISTRICT

The purpose of the R-CL District has been to provide for single family units and other customary residential uses on a smaller lot size. The density associated with the R-CL District is consistent with the policies of the Medium-Low Density Residential category of the General Plan.

BUILDING PLACEMENT (see Figure 1)		TABLE 1
A.	Minimum Lot Size Minimum Lot Width	3,000 square feet 35 feet [1]
B.	Max. Lot Coverage Dwelling Units per Lot	70% 1
C.	Minimum Front Yard Setback	14 feet to house 18 feet to front entry garage
D.	Minimum Side Yard Setback	10 feet (combined) [2, 3, 4]
E.	Minimum Corner Side Yard Setback	10 feet
F.	Minimum Rear Yard Setback	10 feet

Footnotes:

1. *Notwithstanding the minimum lot width in this Table, lot widths shall be sufficient to provide the street frontage necessary for driveways to conform to the requirements of LVMC 13.16, 19.02.230 and any other driveway standards adopted by the City.*

2. *The side yard setbacks may be configured in any manner that conforms to the International Building Code and results in maintaining the total side yard setback width required on each lot. In no case, however, may lots be configured or improvements placed on lots in a manner that results in open space or yard setback area for one lot actually being located on a separately owned lot. The use of "use easements" to create such a result is specifically prohibited.*

3. *For corner lots, the minimum corner side yard setback is ten feet; therefore, the total combined side yard setback width must be fifteen feet.*

4. *All dwellings located less than ten feet from a side property line must maintain a separation of at least ten feet between principal structures (including garages) on adjacent lots.*

ZERO-LOT LINE DEVELOPMENT (see Figure 2)		TABLE 2
A.	Minimum Side Yard Setback	10 feet
B.	Building Setback Line	
C.	Minimum Maintenance Easement Width	3 feet [1, 2]

Footnotes:

1. *A perpetual easement shall be provided on the adjacent lot for the maintenance of the wall of the dwelling with the zero lot line. With the exception of walls, fences, vertical trellises or other connecting elements, the*

FIGURE 1 - BUILDING PLACEMENT

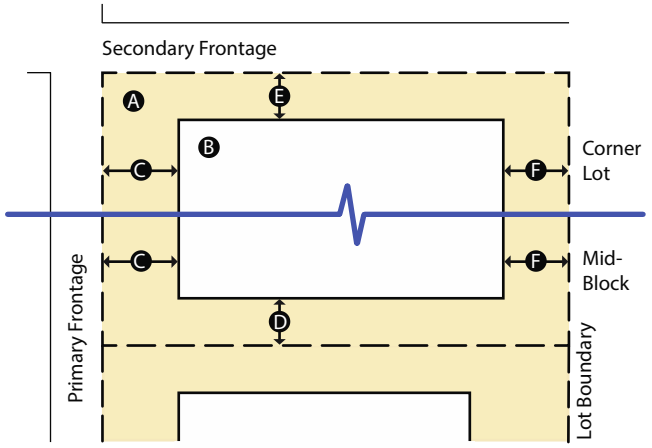


FIGURE 2 - ZERO-LOT LINE DEVELOPMENT

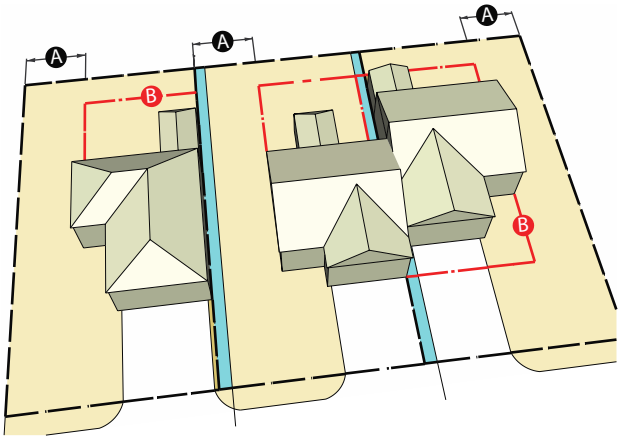


FIGURE 3 - ACCESSORY STRUCTURES

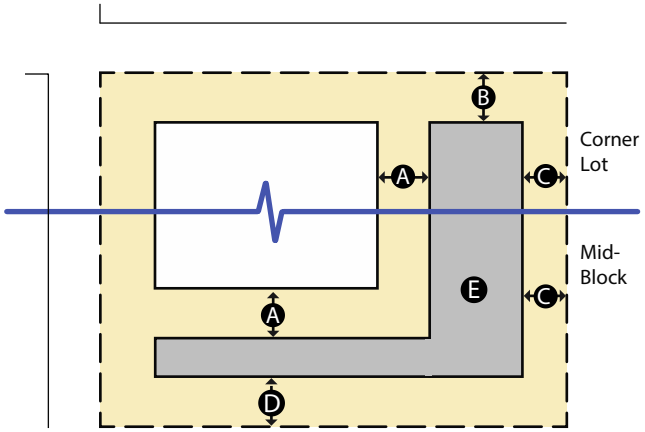
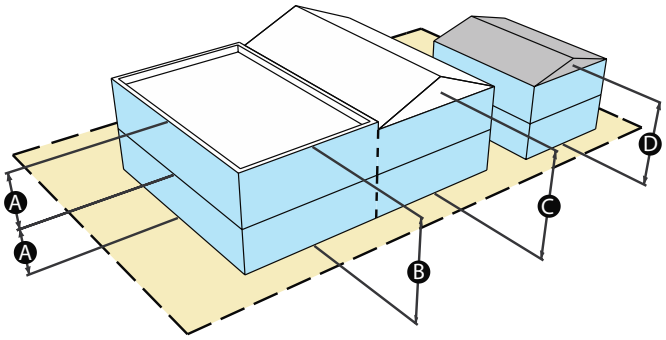


FIGURE 4 - BUILDING HEIGHT



required easement shall be kept free of structures. No doors, windows, air conditioning units, utility meters, electrical panel boxes or openings of any kind shall be permitted on the wall of a dwelling or garage placed on a zero lot line. The roof must be designed to prevent waste runoff from draining on to the adjoining lot. Required easements shall be shown on the Final Map and shall be incorporated into each deed transferring title to the property.

2. *In no case shall the owner of any zero lot line property be granted an easement on the adjoining property for the use or enjoyment of any portion of that property.*

ACCESSORY STRUCTURES (see Figure 3)	TABLE 3
A. Separation from Main Bldg.	6 feet
B. Minimum Corner Side Yard Setback	10 feet
C. Minimum Rear Yard Setback	3 feet
D. Minimum Side Yard Setback	3 feet
E. Size and Coverage	Not to exceed 50% of the floor area of the principal dwelling unit [1, 2]

Footnotes:

1. *The aggregate total of the ground floor areas of all accessory buildings shall not cover more than 50 percent of the rear yard area.*

2. *The aggregate total of the ground floor areas of all structures and dwellings, including accessory structures, shall not exceed the percentage of lot coverage permitted.*

BUILDING HEIGHT (see Figure 4)	TABLE 4
A. Stories	2 max
B. Flat Roof - Max. Height	35 feet measured to the top of the roof coping
C. Pitched Roof - Max. Height	35 feet measured to the midpoint between the eaves and ridgeline of a pitched roof
D. Accessory Bldg. - Stories	Not to exceed 2 stories, 35 feet in height or the height of the principal dwelling unit, whichever is less

PATIO COVER (see Figure 5)		TABLE 5
A.	Principal Dwelling Unit	
B.	Patio Cover Setback to Post	5 feet - Rear 5 feet - Side 10 feet - Corner Side
C.	Patio Cover Overhang	May come to within 3 feet of Rear and Side Property Lines
D.	Patio Cover	Buildable Envelope
E.	Patio Cover Support Columns	Must be located within the required Setbacks
F.	Front Yard Setback	Patio Cover may not extend into

LANDSCAPE BUFFERS AND TURF LIMITATIONS (see Figure 6)		TABLE 6
A.	Landscape Buffer - Minimum Zone Depths [1]	6 feet - Adjacent to Right-of-Way [2] 0 feet - Interior Lot Lines
B.	Primary Dwelling	
C.	Impermeable Surfaces	Should be minimized to reduce stormwater quality management impacts
D.	Front Yard Area - Turf Coverage	0%
E.	Front Yard Setback Line	

Footnotes:

1. *Nonresidential development shall have a minimum landscape buffer width of 15 feet adjacent to a right-of-way and eight feet along interior lot lines.*

2. *Only applies to single family developments with five or more lots.*

PARKING (see Figure 6)		TABLE 7
F.	Minimum On-site Parking Requirement [1] - Single Family Residential	2 unimpeded spaces per dwelling unit

Footnotes:

1. *For any use approved for this district other than Single Family Residential (Attached or Detached) the On-site Parking Requirements shall be as outlined in LVMC 19.12.060 for that use and shall meet the parking area design standards as outlined in LVMC 19.08.110.*

FIGURE 5 - PATIO COVER

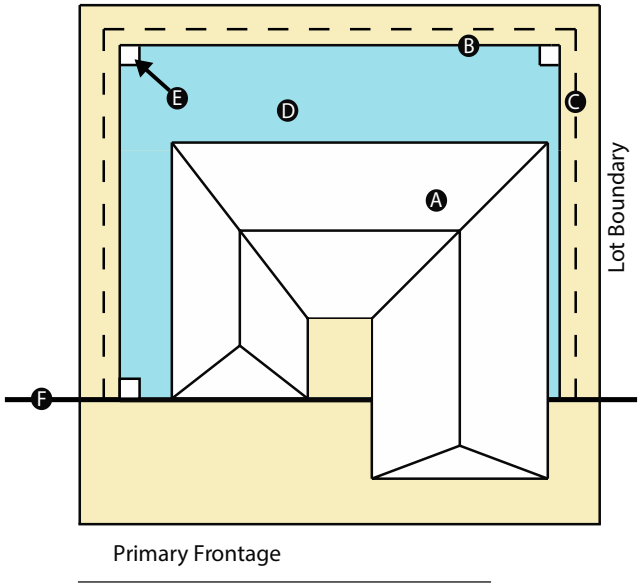


FIGURE 6 - LANDSCAPE BUFFER AND TURF LIMITATIONS / SINGLE-FAMILY (ATTACHED OR DETACHED) PARKING

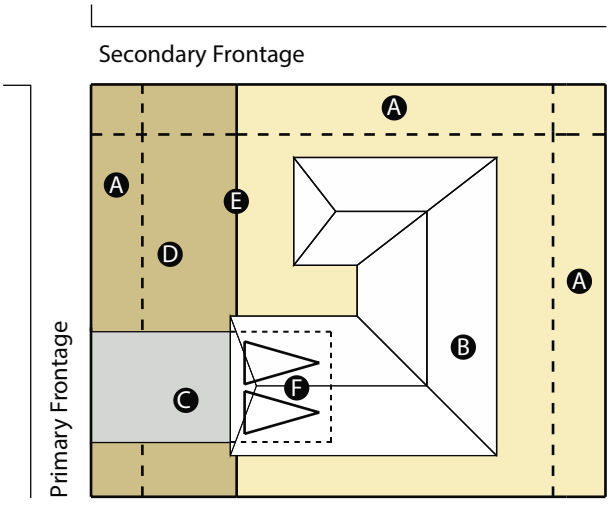


FIGURE 7 - FRONT YARD WALL/FENCE WITH STANDARD STEPBACK

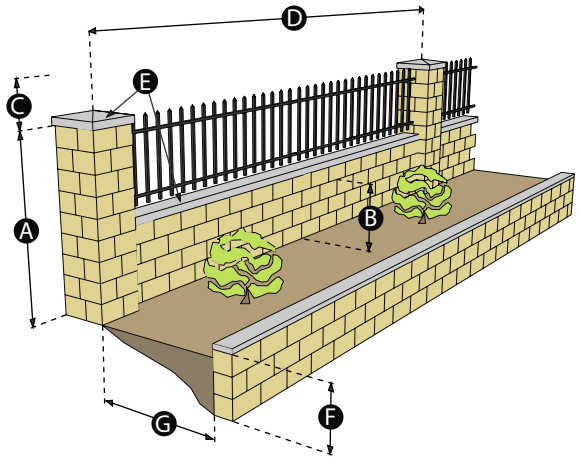
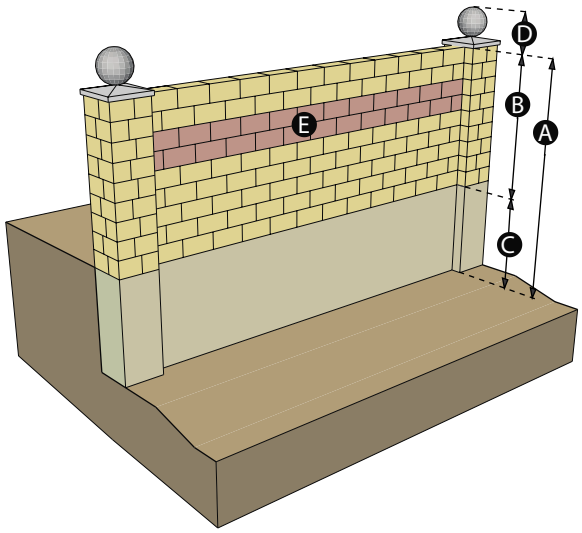


FIGURE 8 - RETAINING AND PERIMETER WALL



FENCES AND WALLS

Front Yard Wall/Fence (see Figure 7)	Table 8
A. Maximum primary wall height	5 feet
B. Maximum solid wall base height	2 feet
C. Maximum Ornament height above wall	18 inches
D. Maximum on-center distance between Pilasters	24 feet
E. Decorative Cap feature	5 inches
Front Yard Wall/Fence with Standard Stepback [1]	
F. Maximum secondary wall height	2 feet
G. Minimum spacing between wall sections - Outside Dimensions	5 feet

Footnotes:

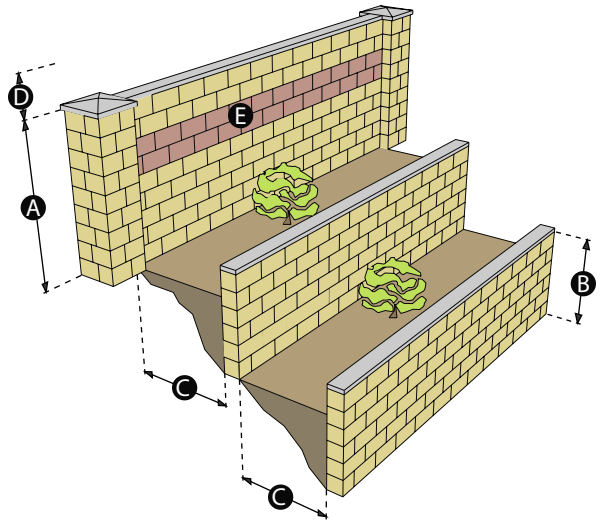
1. *Retaining walls along the front property line may not exceed two feet in height. Where the grade of the front yard slopes at a ratio greater than 2:1, multiple retaining walls may be constructed, provided there is a minimum distance of five feet between retaining walls for landscaping. (See Figure 7).*

Perimeter and Retaining Walls (see Figure 8)	Table 9
Perimeter and Retaining Walls with Slope ≤ 2%	
A. Maximum Wall Height	10 feet
B. Maximum Perimeter Wall Height	6 - 8 feet
C. Maximum Retaining Wall Height	4 feet
D. Maximum Ornament Height above wall	18 inches
E. Contrasting Material	20%
Perimeter and Retaining Walls with Slope > 2%	
A. Maximum Wall Height	12 feet
B. Maximum Perimeter Wall Height	6 - 8 feet

C.	Maximum Retaining Wall Height	6 feet
D.	Maximum Ornament Height above wall	18 inches
E.	Contrasting Material	20%

Perimeter and Retaining Walls Standard Stepback (see Figure 9)		Table 10
A.	Maximum Primary wall Height	6 - 8 feet
B.	Maximum Secondary wall Height	4 feet
C.	Minimum spacing between wall sections	5 feet
D.	Maximum Ornament Height	18 inches
E.	Contrasting Material	20%

FIGURE 9 - RETAINING AND PERIMETER WALL STANDARD STEPBACK



19.06.090

R-TH SINGLE FAMILY - ATTACHED DISTRICT

The purpose of the R-TH district is to accommodate single family attached residences with designs and densities that transition between multi-family and single family uses. The R-TH district is consistent with the policies of the Medium Density Residential category of the General Plan.

BUILDING PLACEMENT (see Figure 1)		TABLE 1
A.	Minimum Lot Size Minimum Lot Width	1,600 square feet 20 feet
B.	Max. Lot Coverage Dwelling Units per Lot	95% 1
C.	Minimum Front Yard Setback	10 feet [1]
D.	Minimum Side Yard Setback	n/a
E.	Minimum Corner Side Yard Setback	10 feet
F.	Minimum Rear Yard Setback	5 feet

Footnotes:

1. *A porch, if provided, may encroach a maximum of five feet into the required setback area.*

ACCESSORY STRUCTURES (see Figure 1)		TABLE 2
G.	Separation from Main Bldg.	6 feet
H.	Size and Coverage	Not to exceed 50% of the floor area of the principal dwelling unit [1]

Footnotes:

1. *The aggregate total of the ground floor areas of all structures and dwellings, including accessory structures, shall not exceed the percentage of lot coverage permitted.*

BUILDING HEIGHT (see Figure 2)		TABLE 3
A.	Stories Max. Height	3 max. 45 feet [1]
B.	Accessory Bldg. Stories	Not to exceed 2 stories, 35 feet in height or the height of the principal dwelling unit, whichever is less

Footnotes:

1. *Height is measured to the top of the roof coping of a flat roof or to the midpoint between the eaves and ridgeline of a pitched roof.*

Illustrations & Graphics

FIGURE 1 - BUILDING PLACEMENT/ACCESSORY STRUCTURES

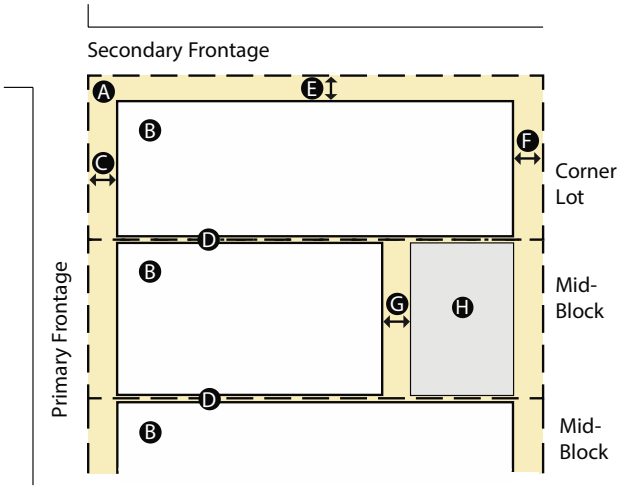


FIGURE 2 - BUILDING HEIGHT

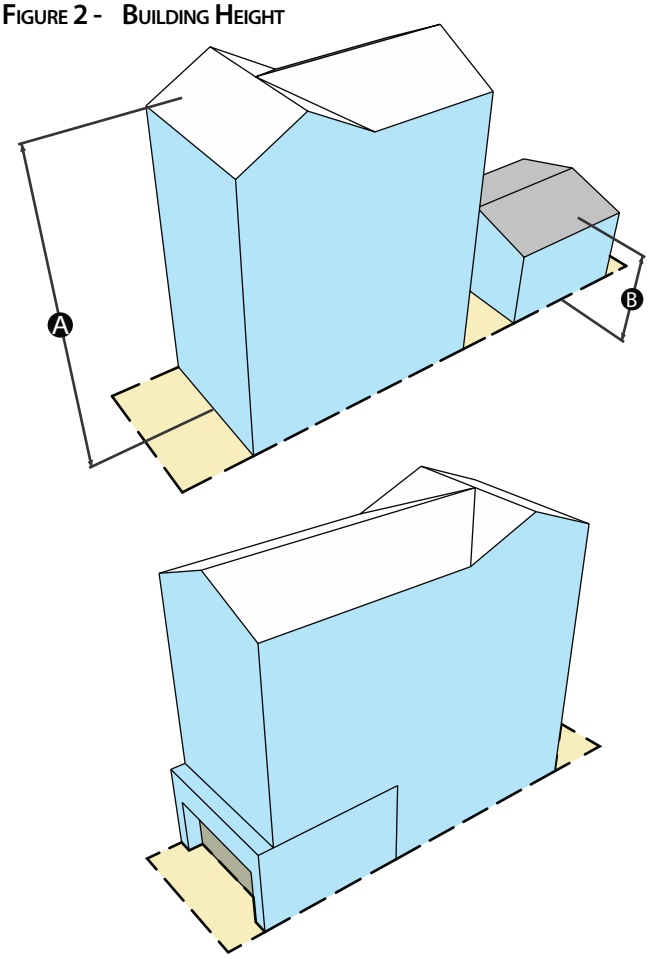
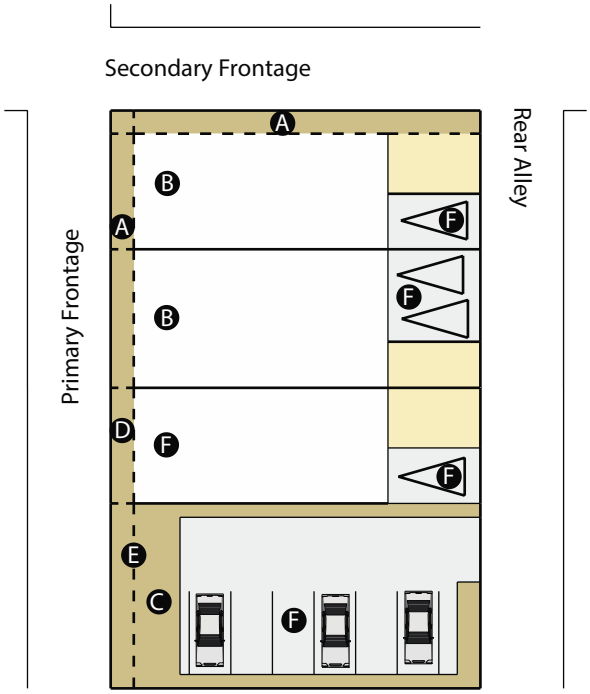


FIGURE 3 - LANDSCAPE BUFFER AND TURF LIMITATIONS / SINGLE FAMILY (ATTACHED) PARKING



LANDSCAPE BUFFERS AND TURF LIMITATIONS (see Figure 3)	TABLE 4
A. Landscape Buffer - Minimum Zone Depths [1]	6 feet - Adjacent to Right-of-Way [2] 0 feet - Interior Lot Lines
B. Primary Dwelling	
C. Parking Lot Screening	Screening from adjacent roadways shall be provided [3]
D. Front Yard Area - Turf Coverage	0%
E. Front Yard Setback Line	

Footnotes:

1. *Nonresidential development shall have a minimum landscape buffer width of 15 feet adjacent to a right-of-way and eight feet along interior lot lines.*
2. *Only applies to single-family developments with five or more lots.*
3. *Screening maybe accomplished by use of a low wall or berm with a maximum height of thirty inches, a solid living hedge with an approximate maximum height of thirty-six inches, or some other screening method that has been approved as part of a landscape plan and provides a continuous screen.*

PARKING (see Figure 3)	TABLE 5
F. Minimum On-site Parking Requirement [1] - Single-Family Attached District	1 unimpeded space per dwelling unit plus 1 guest parking space per 6 units [2]

Footnotes:

1. *For any use approved for this district other than Single-Family Attached or Townhouse the On-site Parking Requirements shall be as outlined in LVMC 19.12.060 for that use and shall meet the parking area design standards as outlined in LVMC 19.08.110.*
2. *Guest parking shall be evenly spread throughout the development.*

FENCES AND WALLS

Front Yard Wall/Fence (see Figure 4)	Table 6
A. Maximum primary wall height	5 feet
B. Maximum solid wall base height	2 feet
C. Maximum Ornament height above wall	18 inches
D. Maximum on-center distance between Pilasters	24 feet
E. Decorative Cap feature	5 inches
Front Yard Wall/Fence with Standard Stepback [1]	
F. Maximum secondary wall height	2 feet
G. Minimum spacing between wall sections - Outside Dimensions	5 feet

Footnotes:

1. *Retaining walls along the front property line may not exceed two feet in height. Where the grade of the front yard slopes at a ratio greater than 2:1, multiple retaining walls may be constructed, provided there is a minimum distance of five feet between retaining walls for landscaping. (See Figure 4).*

FIGURE 4 - FRONT YARD WALL/FENCE WITH STANDARD STEPBACK

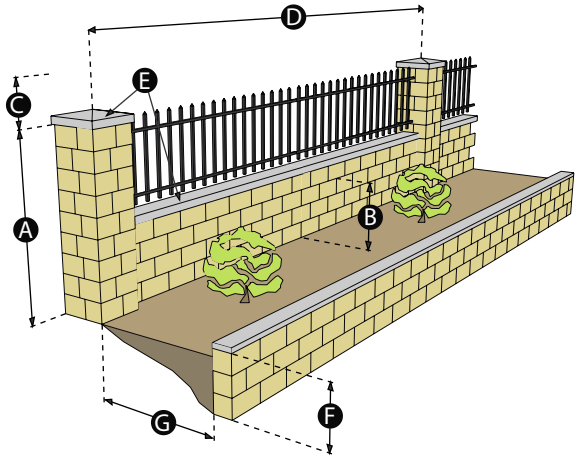
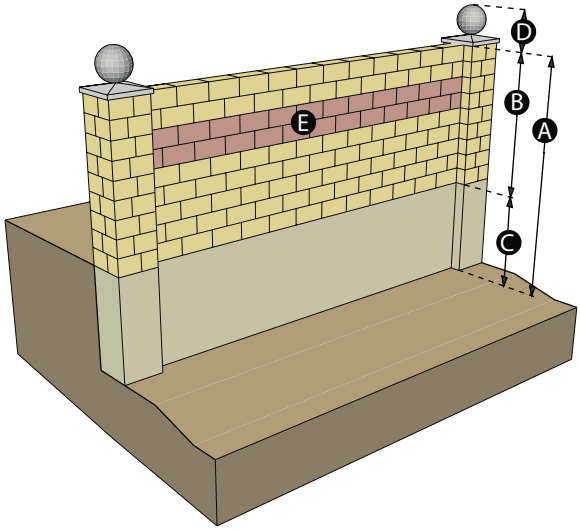
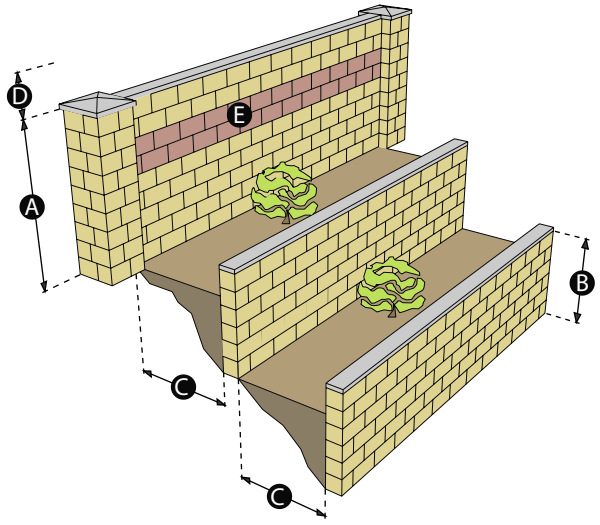


FIGURE 5 - RETAINING AND PERIMETER WALL



Perimeter and Retaining Walls (see Figure 5)	Table 7
Perimeter and Retaining Walls with Slope ≤ 2%	
A. Maximum Wall Height	10 feet
B. Maximum Perimeter Wall Height	6 - 8 feet
C. Maximum Retaining Wall Height	4 feet
D. Maximum Ornament Height above wall	18 inches
E. Contrasting Material	20%
Perimeter and Retaining Walls with Slope > 2%	
A. Maximum Wall Height	12 feet
B. Maximum Perimeter Wall Height	6 - 8 feet
C. Maximum Retaining Wall Height	6 feet
D. Maximum Ornament Height above wall	18 inches
E. Contrasting Material	20%

FIGURE 6 - RETAINING AND PERIMETER WALL STANDARD STEPBACK



Perimeter and Retaining Walls Standard Stepback (see Figure 6)	Table 8
A. Maximum Primary wall Height	6 - 8 feet
B. Maximum Secondary wall Height	4 feet
C. Minimum spacing between wall sections	5 feet
D. Maximum Ornament Height	18 inches
E. Contrasting Material	20%

R-2 MEDIUM-LOW DENSITY RESIDENTIAL DISTRICT

The purpose of the R-2 District is to establish lots primarily for medium to low density single family detached units and duplex units. The R-2 District is consistent with the policies of the Medium-Low Density and Medium-Low Attached Residential categories of the General Plan.

BUILDING PLACEMENT (see Figure 1)		TABLE 1
A.	Minimum Lot Size Minimum Lot Width	6,500 square feet NA
B.	Max. Lot Coverage Dwelling Units per Acre	NA 6-12 [1]
C.	Minimum Front Yard Setback	20 feet
D.	Minimum Side Yard Setback	5 feet
E.	Minimum Corner Side Yard Setback	5 feet
F.	Minimum Rear Yard Setback	20 feet
G.	Minimum Distance Between Buildings	10 feet

Footnotes:

1. *Maximum dwelling units per acre (DUA) is determined by the underlying General Plan Designation and may not exceed the density permitted under said designation.*

ACCESSORY STRUCTURES (see Figure 2)		TABLE 2
A.	Separation from Main Bldg.	6 feet
B.	Minimum Corner Side Yard Setback	5 feet
C.	Minimum Rear Yard Setback	3 feet
D.	Minimum Side Yard Setback	3 feet
E.	Size and Coverage	Not to exceed 50% of the floor area of the principal dwelling unit [1]

Footnotes:

1. *The aggregate total of the ground floor areas of all accessory buildings shall not cover more than 50 percent of the rear yard area.*

FIGURE 1 - BUILDING PLACEMENT

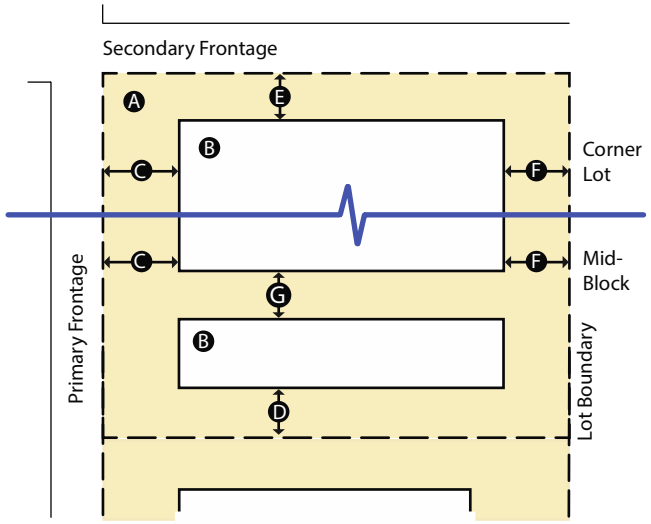


FIGURE 2 - ACCESSORY STRUCTURES

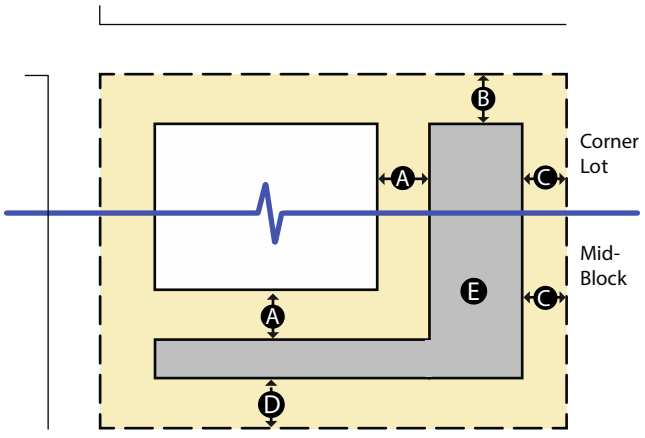
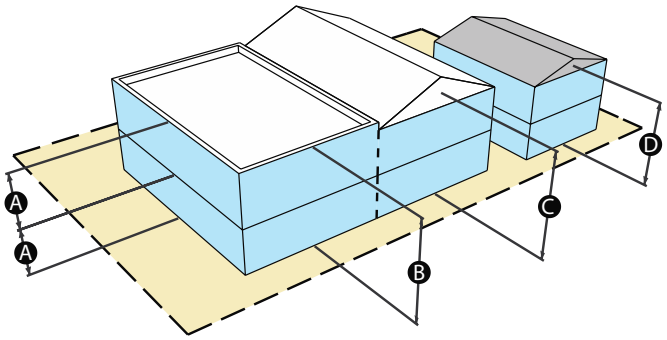
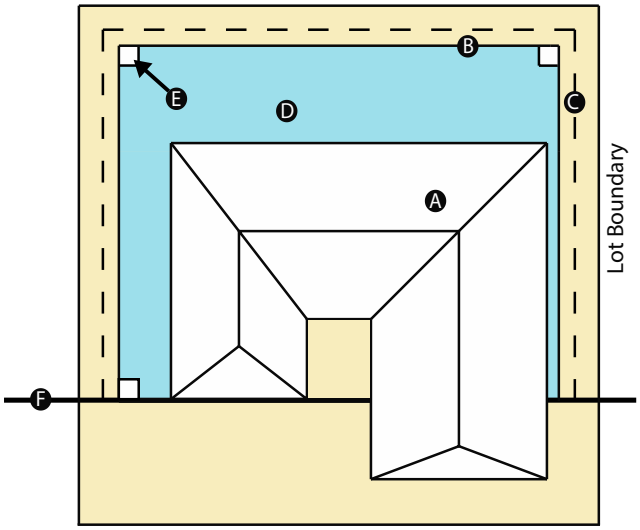


FIGURE 3 - BUILDING HEIGHT



BUILDING HEIGHT (see Figure 3)		TABLE 3
A.	Stories	2 max
B.	Flat Roof - Max. Height	35 feet measured to the top of the roof coping
C.	Pitched Roof - Max. Height	35 feet measured to the midpoint between the eaves and ridgeline of a pitched roof
D.	Accessory Bldg. - Stories	Not to exceed 2 stories, 35 feet in height or the height of the principal dwelling unit, whichever is less

FIGURE 4 - PATIO COVER



PATIO COVER (see Figure 4)		TABLE 4
A.	Principal Dwelling Unit	
B.	Patio Cover Setback to Post	5 feet - Rear 5 feet - Side 5 feet - Corner Side
C.	Patio Cover Overhang	May come to within 3 feet of Rear and Side Property Lines
D.	Patio Cover	Buildable Envelope
E.	Patio Cover Support Columns	Must be located within the required Setbacks
F.	Front Yard Setback	Patio Cover may not extend into

LANDSCAPE BUFFERS AND TURF LIMITATIONS (see Figure 5)		TABLE 5
A.	Landscape Buffer - Minimum Zone Depths [1]	6 feet - Adjacent to Right-of-Way [2] 0 feet - Interior Lot Lines
B.	Primary Dwelling	
C.	Impermeable Surfaces	Should be minimized to reduce stormwater quality management impacts

D.	Front Yard Area - Turf Coverage	0%
E.	Front Yard Setback Line	

Footnotes:

1. *Nonresidential development shall have a minimum landscape buffer width of 15 feet adjacent to a right-of-way and eight feet along interior lot lines.*
2. *Only applies to single family developments with five or more lots.*

PARKING (see Figure 5)		TABLE 6
F.	Minimum On-site Parking Requirement [1] - Single Family Residential	2 unimpeded spaces per dwelling unit

Footnotes:

1. *For any use approved for this district other than Single Family Residential (Attached or Detached) the On-site Parking Requirements shall be as outlined in LVMC 19.12.060 for that use and shall meet the parking area design standards as outlined in LVMC 19.08.110.*

FENCES AND WALLS

Front Yard Wall/Fence (see Figure 6)		Table 7
A.	Maximum primary wall height	5 feet
B.	Maximum solid wall base height	2 feet
C.	Maximum Ornament height above wall	18 inches
D.	Maximum on-center distance between Pilasters	24 feet
E.	Decorative Cap feature	5 inches
Front Yard Wall/Fence with Standard Stepback [1]		
F.	Maximum secondary wall height	2 feet
G.	Minimum spacing between wall sections - Outside Dimensions	5 feet

Footnotes:

1. *Retaining walls along the front property line may not exceed two feet in height. Where the grade of the front yard slopes at a ratio greater than 2:1, multiple retaining walls may be constructed, provided there is a minimum distance of five feet between retaining walls for landscaping. (See Figure 6).*

FIGURE 5 - LANDSCAPE BUFFER AND TURF LIMITATIONS / SINGLE-FAMILY (ATTACHED OR DETACHED) PARKING

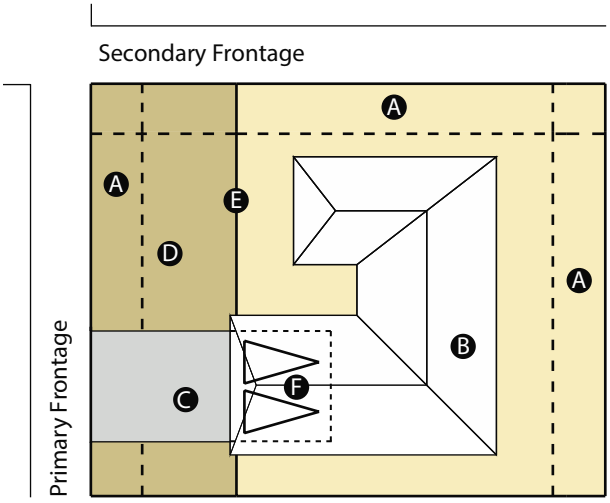


FIGURE 6 - FRONT YARD WALL/FENCE WITH STANDARD STEPBACK

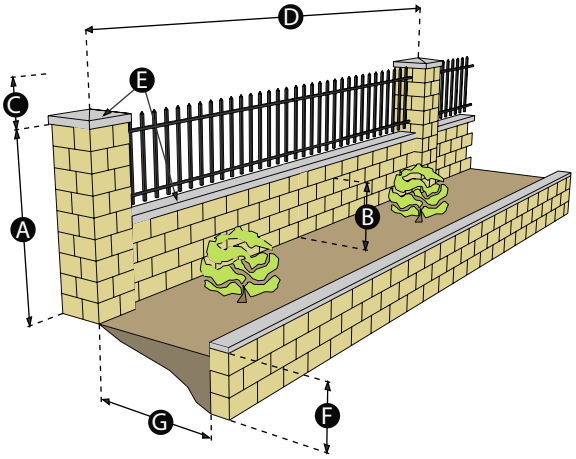
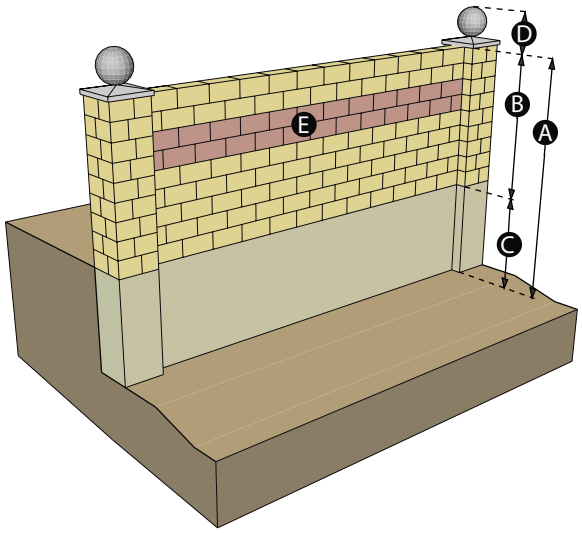
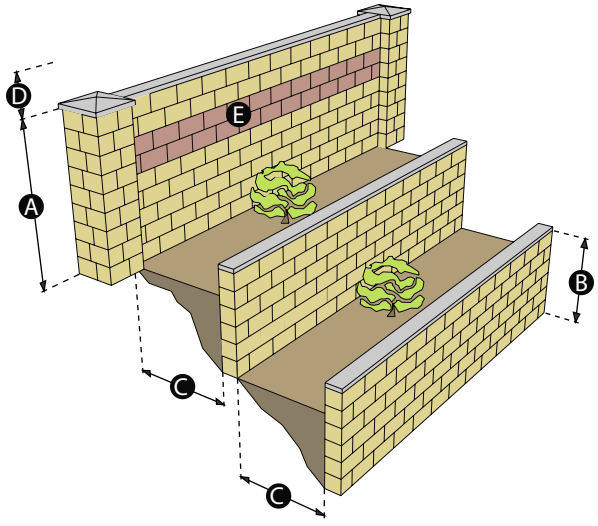


FIGURE 7 - RETAINING AND PERIMETER WALL



Perimeter and Retaining Walls (see Figure 7)	Table 8
Perimeter and Retaining Walls with Slope ≤ 2%	
A. Maximum Wall Height	10 feet
B. Maximum Perimeter Wall Height	6 - 8 feet
C. Maximum Retaining Wall Height	4 feet
D. Maximum Ornament Height above wall	18 inches
E. Contrasting Material	20%
Perimeter and Retaining Walls with Slope > 2%	
A. Maximum Wall Height	12 feet
B. Maximum Perimeter Wall Height	6 - 8 feet
C. Maximum Retaining Wall Height	6 feet
D. Maximum Ornament Height above wall	18 inches
E. Contrasting Material	20%

FIGURE 8 - RETAINING AND PERIMETER WALL STANDARD STEPBACK



Perimeter and Retaining Walls Standard Stepback (see Figure 8)	Table 9
A. Maximum Primary wall Height	6 - 8 feet
B. Maximum Secondary wall Height	4 feet
C. Minimum spacing between wall sections	5 feet
D. Maximum Ornament Height	18 inches
E. Contrasting Material	20%

19.06.110

R-3 MEDIUM DENSITY RESIDENTIAL

The purpose of the R-3 District is to provide for the development of a variety of multi-family units such as duplexes, townhouses and medium density apartments. The R-3 District is consistent with the policies of the Medium Density Residential and High Density Residential categories of the General Plan.

BUILDING PLACEMENT (see Figure 1)		TABLE 1
A.	Minimum Lot Size Minimum Lot Width	6,500 square feet NA
B.	Max. Lot Coverage Dwelling Units per Acre	NA 13-50 [1]
C.	Minimum Front Yard Setback	10 feet
D.	Minimum Side Yard Setback	5 feet
E.	Minimum Corner Side Yard Setback	5 feet
F.	Minimum Rear Yard Setback	20 feet
G.	Minimum Distance Between Buildings	10 feet

Footnotes:

1. *Maximum dwelling units per acre (DUA) is determined by the underlying General Plan Designation and may not exceed the density permitted under said designation.*

ACCESSORY STRUCTURES (see Figure 2)		TABLE 2
A.	Separation from Main Bldg.	6 feet
B.	Minimum Corner Side Yard Setback	5 feet
C.	Minimum Rear Yard Setback	3 feet
D.	Minimum Side Yard Setback	3 feet
E.	Size and Coverage	Not to exceed 50% of the floor area of the principal dwelling unit [1]

Footnotes:

1. *The aggregate total of the ground floor areas of all accessory buildings shall not cover more than 50 percent of the rear yard area.*

FIGURE 1 - BUILDING PLACEMENT

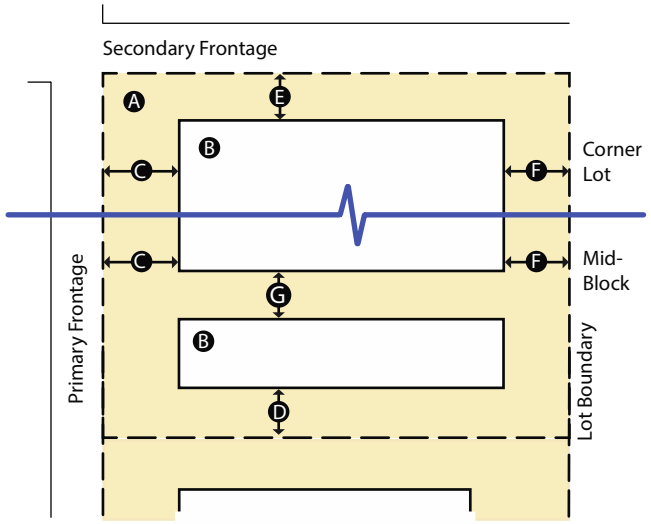


FIGURE 2 - ACCESSORY STRUCTURES

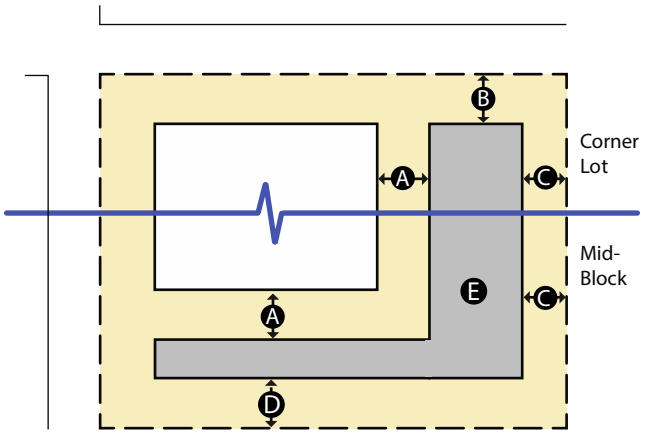


FIGURE 3 - BUILDING HEIGHT

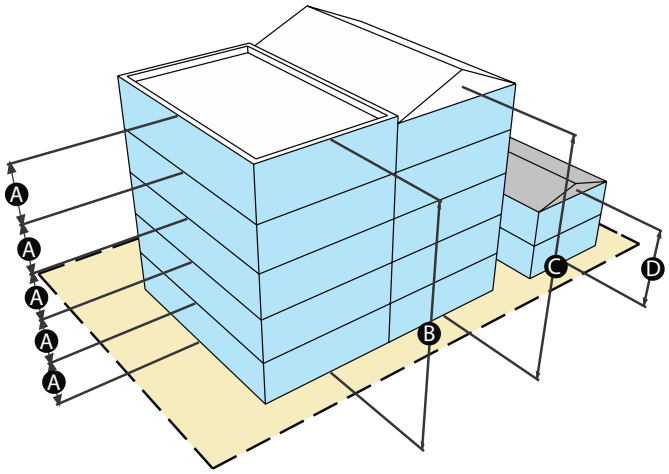
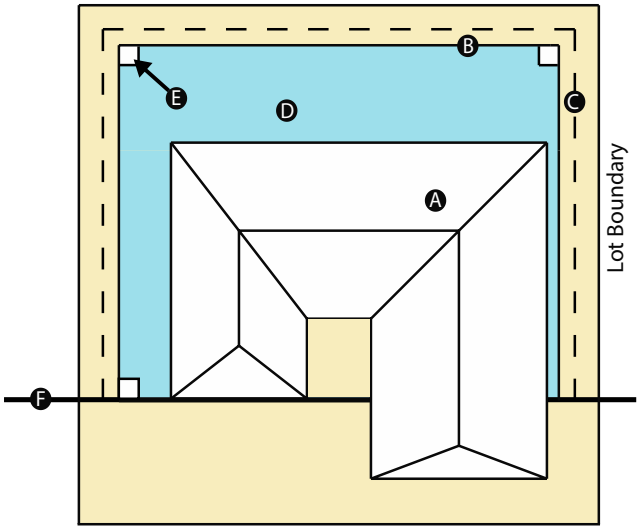


FIGURE 4 - PATIO COVER



BUILDING HEIGHT (see Figure 3)		TABLE 3
A.	Stories	5 max
B.	Flat Roof - Max. Height	55 feet measured to the top of the roof coping
C.	Pitched Roof - Max. Height	55 feet measured to the midpoint between the eaves and ridgeline of a pitched roof
D.	Accessory Bldg. - Stories	Not to exceed 2 stories, 35 feet in height or the height of the principal dwelling unit, whichever is less

PATIO COVER (see Figure 4)		TABLE 4
A.	Principal Dwelling Unit	
B.	Patio Cover Setback to Post	5 feet - Rear 5 feet - Side 5 feet - Corner Side
C.	Patio Cover Overhang	May come to within 3 feet of Rear and Side Property Lines
D.	Patio Cover	Buildable Envelope
E.	Patio Cover Support Columns	Must be located within the required Setbacks
F.	Front Yard Setback	Patio Cover may not extend into

LANDSCAPE BUFFERS AND TURF LIMITATIONS (see Figure 5)		TABLE 5
A.	Landscape Buffer - Minimum Zone Depths [1]	10 feet - Adjacent to Right-of-Way [2] 6 feet - Interior Lot Lines [3]
B.	Primary Dwelling	
C.	Turf Coverage	30% of landscapable area
D.	Front Yard Setback Line	

Footnotes:

1. *Nonresidential development shall have a minimum landscape buffer width of 15 feet adjacent to a right-of-way and eight feet along interior lot lines.*
2. *When adjacent to or across the street from an existing single-family residential use or zoning district, the buffer shall be increased to 15 feet.*
3. *When building setbacks are less restrictive, the setbacks shall prevail.*

PARKING [1] (see Figure 5)	TABLE 6
E. Minimum On-site Parking Requirement [~~1~~2] - Multi-Family Residential [~~2~~3]	1.25 spaces per studio or one bedroom unit 1.75 spaces per two bedroom unit 2.0 spaces per three or more bedroom unit plus one guest parking space per six units [~~3~~4]

Footnotes:

1. *For all uses approved for this district other than Single Family Residential, parking shall meet the parking area design standards as outlined in LVMC 19.08.110.*

2. *For any use approved for this district other than Multi-Family Residential the On-site Parking Requirements shall be as outlined in LVMC 19.12.060 for that use ~~and shall meet the parking area design standards as outlined in LVMC 19.08.110~~.*

~~2~~3. *Handicapped parking for multi-family residential uses shall be provided at the rate of one space for each dwelling unit that is designed for occupancy by the handicapped.*

~~3~~4. *Guest parking shall be evenly spread throughout the development.*

FENCES AND WALLS	
Front Yard Wall/Fence (see Figure 6)	Table 7
A. Maximum primary wall height	5 feet
B. Maximum solid wall base height	2 feet
C. Maximum Ornament height above wall	18 inches
D. Maximum on-center distance between Pilasters	24 feet
E. Decorative Cap feature	5 inches
Front Yard Wall/Fence with Standard Stepback [1]	
F. Maximum secondary wall height	2 feet
G. Minimum spacing between wall sections - Outside Dimensions	5 feet

FIGURE 5 - LANDSCAPE BUFFER AND TURF LIMITATIONS / MULTI-FAMILY PARKING

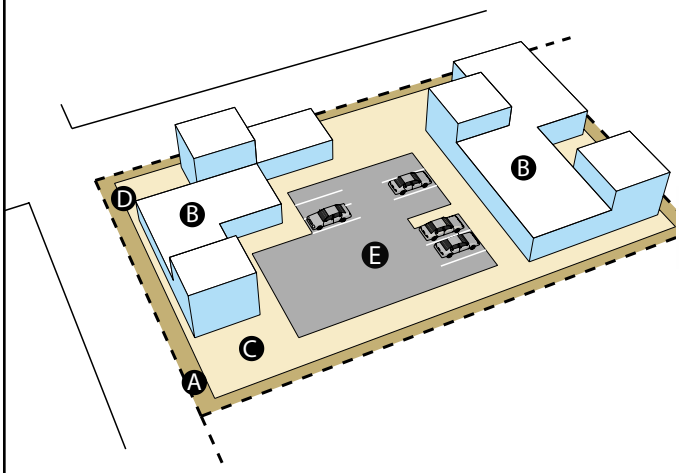


FIGURE 6 - FRONT YARD WALL/FENCE WITH STANDARD STEPBACK

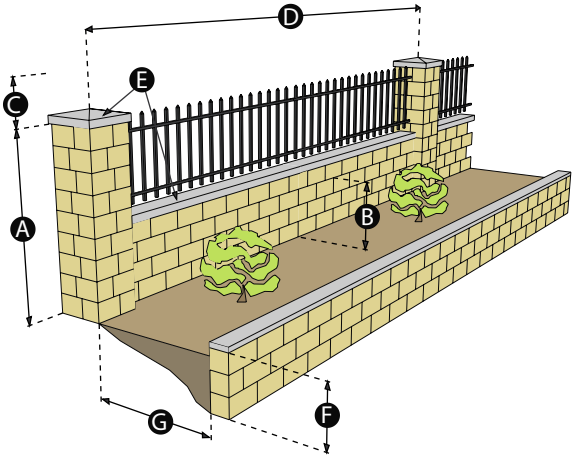


FIGURE 7 - RETAINING AND PERIMETER WALL

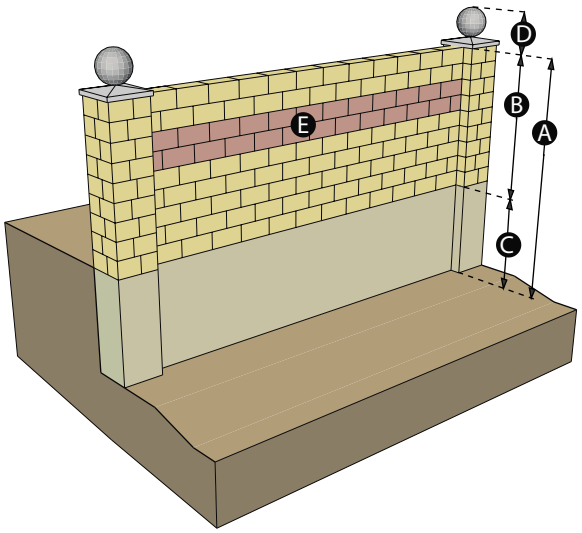
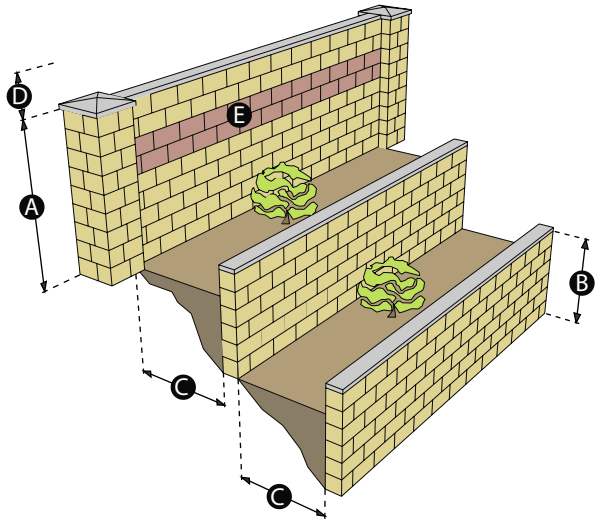


FIGURE 8 - RETAINING AND PERIMETER WALL STANDARD STEPBACK



Footnotes:

1. *Retaining walls along the front property line may not exceed two feet in height. Where the grade of the front yard slopes at a ratio greater than 2:1, multiple retaining walls may be constructed, provided there is a minimum distance of five feet between retaining walls for landscaping. (See Figure 6).*

Perimeter and Retaining Walls (see Figure 7)	Table 8
Perimeter and Retaining Walls with Slope ≤ 2%	
A. Maximum Wall Height	10 feet
B. Maximum Perimeter Wall Height	6 - 8 feet
C. Maximum Retaining Wall Height	4 feet
D. Maximum Ornament Height above wall	18 inches
E. Contrasting Material	20%
Perimeter and Retaining Walls with Slope > 2%	
A. Maximum Wall Height	12 feet
B. Maximum Perimeter Wall Height	6 - 8 feet
C. Maximum Retaining Wall Height	6 feet
D. Maximum Ornament Height above wall	18 inches
E. Contrasting Material	20%

Perimeter and Retaining Walls Standard Stepback (see Figure 8)	Table 9
A. Maximum Primary wall Height	6 - 8 feet
B. Maximum Secondary wall Height	4 feet
C. Minimum spacing between wall sections	5 feet
D. Maximum Ornament Height	18 inches
E. Contrasting Material	20%

19.06.120

R-4 HIGH DENSITY RESIDENTIAL DISTRICT

The R-4 District is intended to allow for the development of high density multi-family units within the downtown urban core and in other high intensity areas suitable for high density residential development. The R-4 District is consistent with the policies of the High Density Residential category of the General Plan.

BUILDING PLACEMENT (see Figure 1)		TABLE 1
A.	Minimum Lot Size Minimum Lot Width	7,000 square feet NA
B.	Max. Lot Coverage Dwelling Units per Acre	NA Unlimited [1 2]
C.	Minimum Front Yard Setback	10 feet
D.	Minimum Side Yard Setback	5 feet
E.	Minimum Corner Side Yard Setback	5 feet
F.	Minimum Rear Yard Setback	20 feet [3]
G.	Minimum Distance Between Buildings	Unlimited

Footnotes:

1. *The maximum density is unlimited. However, the height limit on development imposes a de facto limitation on density in all areas except as provided for by LVMC 19.06.040 (I) .*
2. *Maximum dwelling units per acre (DUA) is determined by the underlying General Plan Designation and may not exceed the density permitted under said designation.*
3. *Where the rear twenty feet of the lot has direct access to an alley and is used for the on-site parking, the rear yard setback area may be covered by a roof provided it is otherwise open on three sides.*

FIGURE 1 - BUILDING PLACEMENT

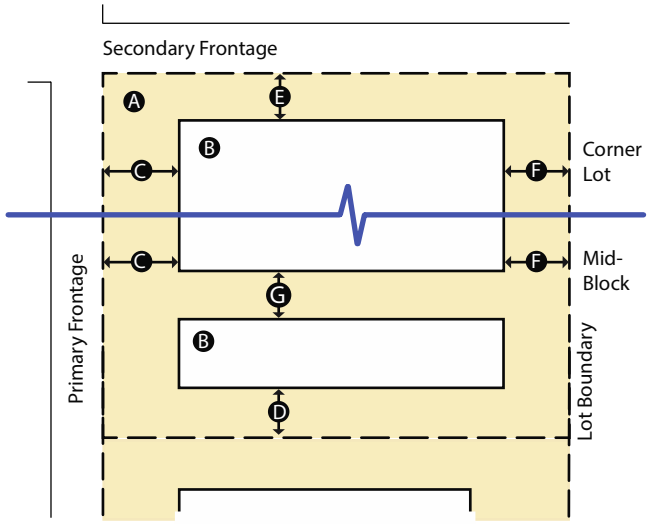
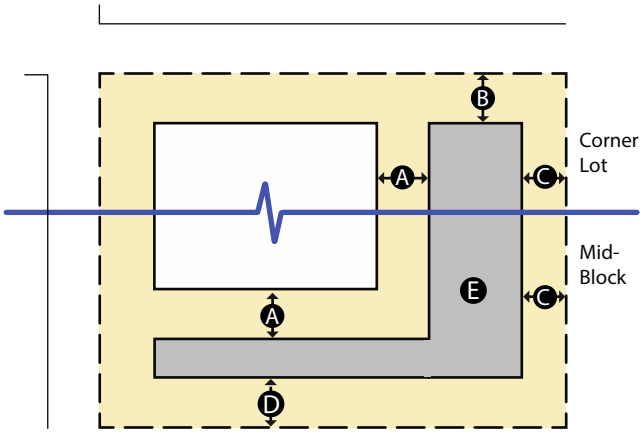


FIGURE 2 - ACCESSORY STRUCTURES

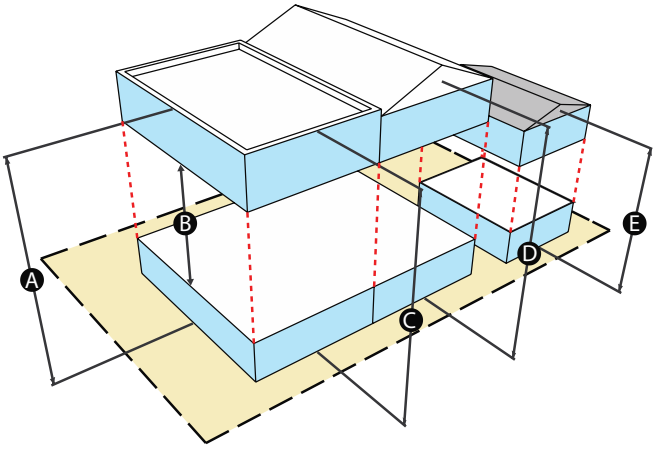


ACCESSORY STRUCTURES (see Figure 2)	TABLE 2
A. Separation from Main Bldg.	6 feet
B. Minimum Corner Side Yard Setback	5 feet
C. Minimum Rear Yard Setback	3 feet
D. Minimum Side Yard Setback	3 feet
E. Size and Coverage	Not to exceed 50% of the floor area of the principal dwelling unit [1]

Footnotes:

1. *The aggregate total of the ground floor areas of all accessory buildings shall not cover more than 50 percent of the rear yard area.*

FIGURE 3 - BUILDING HEIGHT



BUILDING HEIGHT (see Figure 3)	TABLE 3
A. Stories	NA
B. Floors	NA
C. Flat Roof - Max. Height	55 feet measured to the top of the roof coping
D. Pitched Roof - Max. Height	55 feet measured to the midpoint between the eaves and ridgeline of a pitched roof
E. Accessory Bldg. - Stories	Not to exceed 2 stories, 35 feet in height or the height of the principal dwelling unit, whichever is less

PATIO COVER (see Figure 4)		TABLE 4
A.	Principal Dwelling Unit	
B.	Patio Cover Setback to Post	5 feet - Rear 5 feet - Side 5 feet - Corner Side
C.	Patio Cover Overhang	May come to within 3 feet of Rear and Side Property Lines
D.	Patio Cover	Buildable Envelope
E.	Patio Cover Support Columns	Must be located within the required Setbacks
F.	Front Yard Setback	Patio Cover may not extend into

LANDSCAPE BUFFERS AND TURF LIMITATIONS (see Figure 5)		TABLE 5
A.	Landscape Buffer - Minimum Zone Depths [1]	10 feet - Adjacent to Right-of-Way [2] 6 feet - Interior Lot Lines [3]
B.	Primary Dwelling	
C.	Turf Coverage	30% of landscapable area
D.	Front Yard Setback Line	

Footnotes:

1. *Nonresidential development shall have a minimum landscape buffer width of 15 feet adjacent to a right-of-way and eight feet along interior lot lines.*
2. *When adjacent to or across the street from an existing single-family residential use or zoning district, the buffer shall be increased to 15 feet.*
3. *When building setbacks are less restrictive, the setbacks shall prevail.*

PARKING (see Figure 5)		TABLE 6
E.	Minimum On-site Parking Requirement [1] - Multi-Family Residential [2]	1.25 spaces per studio or one bedroom unit 1.75 spaces per two bedroom unit 2.0 spaces per three or more bedroom unit plus one guest parking space per six units [3]

FIGURE 4 - PATIO COVER

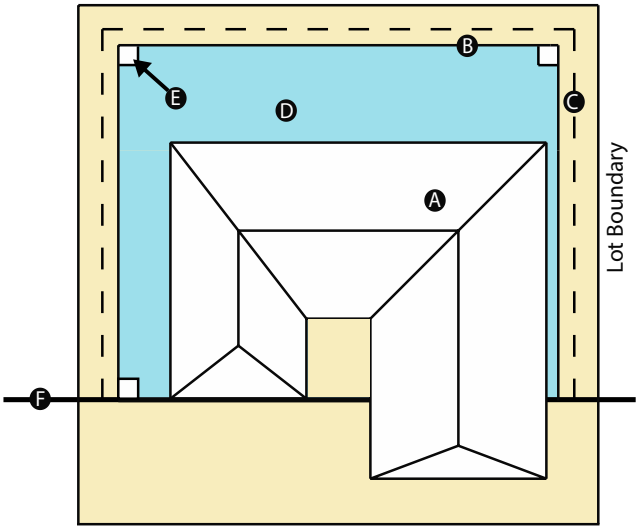


FIGURE 5 - LANDSCAPE BUFFER AND TURF LIMITATIONS / MULTI-FAMILY PARKING

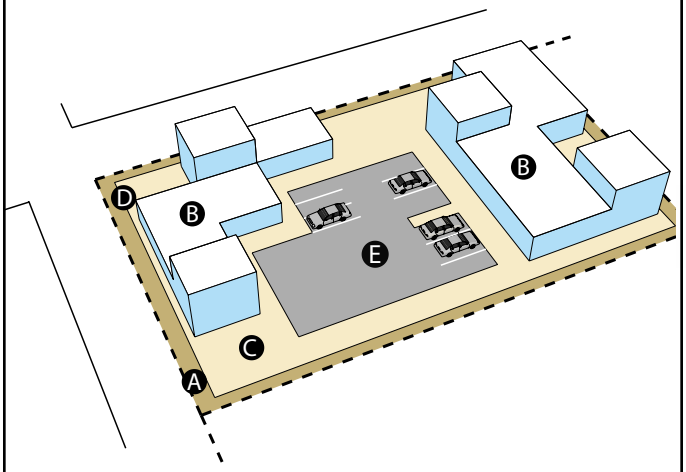


Figure 6 - Front Yard Wall/Fence with Standard Stepback

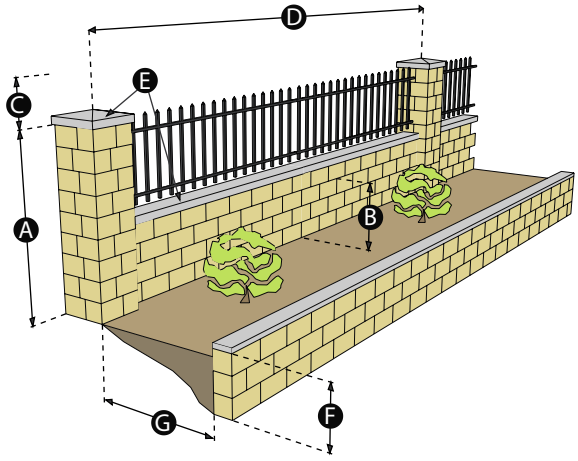
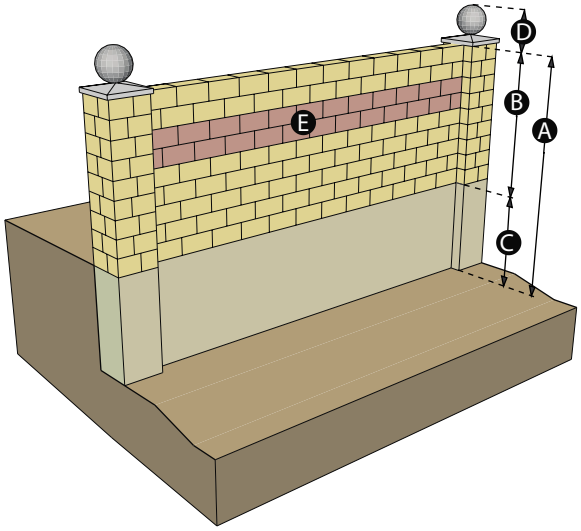


Figure 7 - Retaining and Perimeter Wall



Footnotes:

1. *For any use approved for this district other than Multi-Family Residential the On-site Parking Requirements shall be as outlined in LVMC 19.12.060 for that use and shall meet the parking area design standards as outlined in LVMC 19.08.110.*
2. *Handicapped parking for multi-family residential uses shall be provided at the rate of one space for each dwelling unit that is designed for occupancy by the handicapped.*
3. *Guest parking shall be evenly spread throughout the development.*

FENCES AND WALLS

Front Yard Wall/Fence (see Figure 6)	Table 7
A. Maximum primary wall height	5 feet
B. Maximum solid wall base height	2 feet
C. Maximum Ornament height above wall	18 inches
D. Maximum on-center distance between Pilasters	24 feet
E. Decorative Cap feature	5 inches
Front Yard Wall/Fence with Standard Stepback [1]	
F. Maximum secondary wall height	2 feet
G. Minimum spacing between wall sections - Outside Dimensions	5 feet

Footnotes:

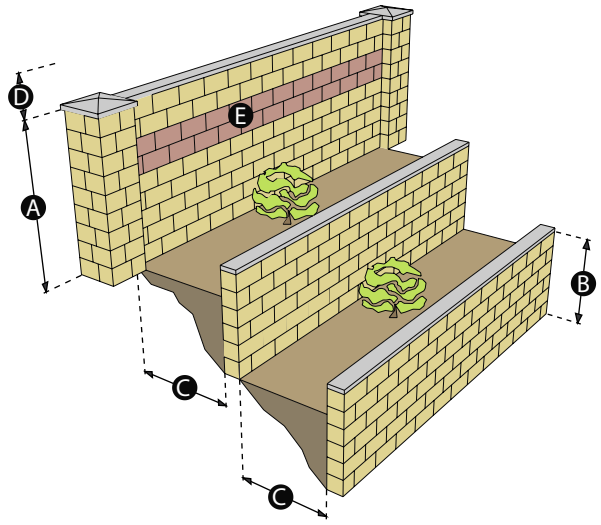
1. *Retaining walls along the front property line may not exceed two feet in height. Where the grade of the front yard slopes at a ratio greater than 2:1, multiple retaining walls may be constructed, provided there is a minimum distance of five feet between retaining walls for landscaping. (See Figure 6).*

Perimeter and Retaining Walls (see Figure 7)	Table 8
Perimeter and Retaining Walls with Slope ≤ 2%	
A. Maximum Wall Height	10 feet
B. Maximum Perimeter Wall Height	6 - 8 feet
C. Maximum Retaining Wall Height	4 feet

D. Maximum Ornament Height above wall	18 inches
E. Contrasting Material	20%
Perimeter and Retaining Walls with Slope > 2%	
A. Maximum Wall Height	12 feet
B. Maximum Perimeter Wall Height	6 - 8 feet
C. Maximum Retaining Wall Height	6 feet
D. Maximum Ornament Height above wall	18 inches
E. Contrasting Material	20%

Perimeter and Retaining Walls Standard Stepback (see Figure 8)	Table 9
A. Maximum Primary wall Height	6 - 8 feet
B. Maximum Secondary wall Height	4 feet
C. Minimum spacing between wall sections	5 feet
D. Maximum Ornament Height	18 inches
E. Contrasting Material	20%

FIGURE 8 - RETAINING AND PERIMETER WALL STANDARD STEPBACK



19.06.130

R-MH MOBILE/MANUFACTURED HOME RESIDENCE DISTRICT

The purpose of the R-MH District is to establish subdivision lots primarily for mobile or manufactured homes. The R-MH District is consistent with the policies of the Low Density Residential category of the General Plan.

BUILDING PLACEMENT [1] (see Figure 1)		TABLE 1
A.	Minimum Lot Size Minimum Lot Width	6,500 square feet [2] 65 feet [2, 3]
B.	Max. Lot Coverage Dwelling Units per Lot	50% 1
C.	Minimum Front Yard Setback	15 feet [4]
D.	Minimum Side Yard Setback	5 feet
E.	Minimum Corner Side Yard Setback	10 feet [4]
F.	Minimum Rear Yard Setback	10 feet [4]

Footnotes:

1. *The wheels on a mobile home may be removed and the mobile home may be permanently attached to a footing and foundation in accordance with all requirements of the Department. In a Mobile Home Park, the wheels on a mobile home may be removed and the mobile home may be temporarily attached to a footing and foundation with written agreement from the park owner/manager and in accordance with the requirements of the Department.*

2. *Sites within a Mobile Home Park may have a minimum lot area of 4,000 square feet and minimum lot width of 45 feet.*

3. *Notwithstanding the minimum lot width in this Table, lots located along the circular portion of a cul-de-sac or a knuckle portion of a street may be reduced to a minimum of 30 feet in width at the front property line, provided the average lot width meets the required lot width.*

4. *Sites within a Mobile Home Park may have a minimum front, corner side and rear yard setback of 5 feet.*

ACCESSORY STRUCTURES [1] (see Figure 2)		TABLE 2
G.	Separation from Main Bldg.	6 feet
H.	Minimum Corner Side Yard Setback	10 feet
J.	Minimum Rear Yard Setback	3 feet
K.	Minimum Side Yard Setback	3 feet
L.	Size and Coverage	Not to exceed 50% of the floor area of the principal dwelling unit [2, 3]

FIGURE 1 - BUILDING PLACEMENT

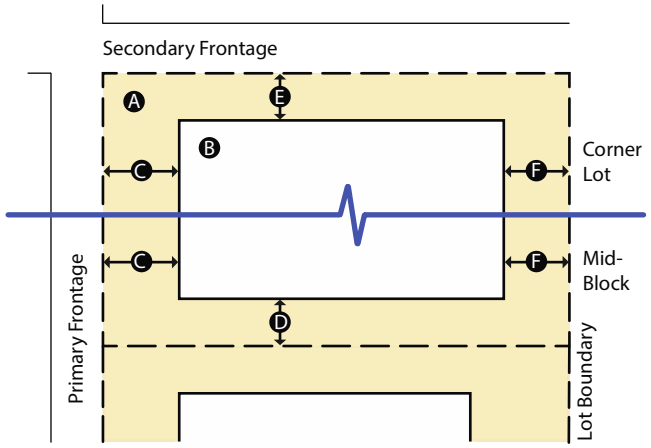
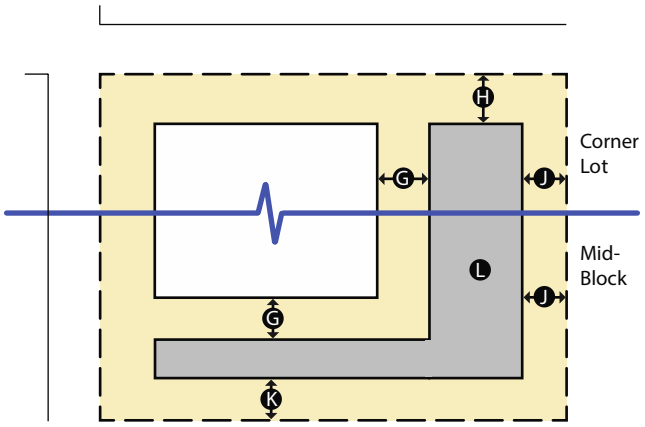


FIGURE 2 - ACCESSORY STRUCTURES



Illustrations & Graphics

R-MH
19.06.130

Figure 3 - Building Height

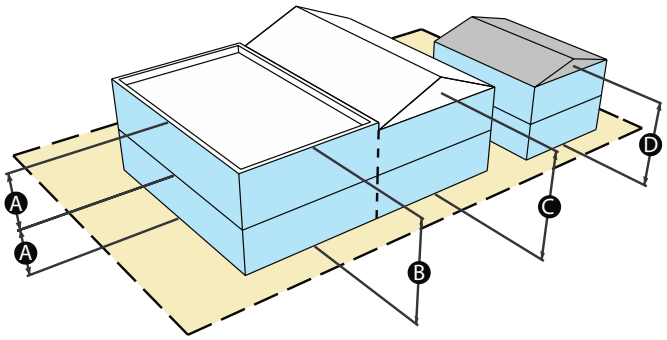
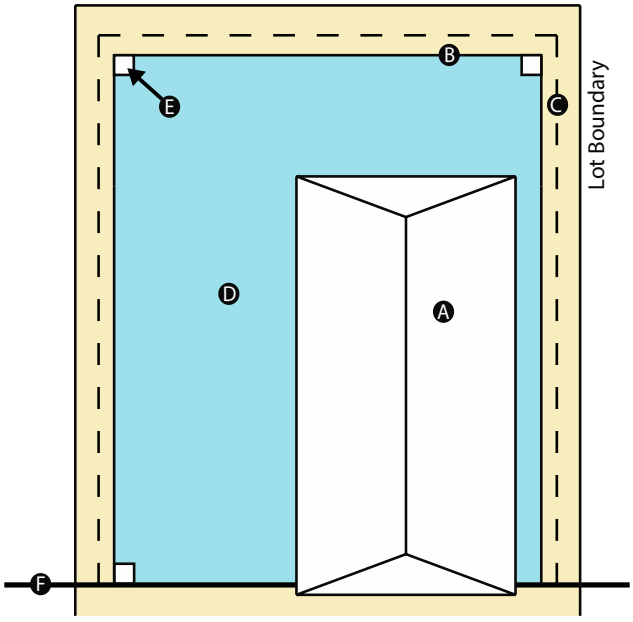


Figure 4 - Patio Cover



Footnotes:

1. *Any building attached to a mobile home and used for living purposes shall have interior access and shall contain no kitchen facilities. No living quarters of any kind will be permitted in any accessory building and no residential use of the property shall be permitted unless the lot contains a mobile home.*
2. *The aggregate total of the ground floor areas of all accessory buildings shall not cover more than 50 percent of the rear yard area.*
3. *The aggregate total of the ground floor areas of all structures and dwellings, including accessory structures, shall not exceed the percentage of lot coverage permitted.*

BUILDING HEIGHT (see Figure 3)	TABLE 3
A. Stories	2 max
B. Flat Roof - Max. Height	35 feet measured to the top of the roof coping
C. Pitched Roof - Max. Height	35 feet measured to the midpoint between the eaves and ridgeline of a pitched roof
D. Accessory Bldg. - Stories	Not to exceed 2 stories, 35 feet in height or the height of the principal dwelling unit, whichever is less

PATIO COVER (see Figure 4)	TABLE 4
A. Principal Dwelling Unit	
B. Patio Cover Setback to Post	5 feet - Rear 5 feet - Side 10 feet - Corner Side
C. Patio Cover Overhang	May come to within 3 feet of Rear and Side Property Lines
D. Patio Cover	Buildable Envelope
E. Patio Cover Support Columns	Must be located within the required Setbacks
F. Front Yard Setback	Patio Cover may not extend into

LANDSCAPE BUFFERS AND TURF LIMITATIONS (see Figure 5)	TABLE 5
A. Landscape Buffer - Minimum Zone Depths [1]	6 feet - Adjacent to Right-of-Way [2] 0 feet - Interior Lot Lines
B. Primary Dwelling	

C. Front Yard Area - Turf Coverage	0%
D. Front Yard Setback Line	

Footnotes:

1. *Nonresidential development shall have a minimum landscape buffer width of 15 feet adjacent to a right-of-way and eight feet along interior lot lines.*

2. *Only applies to single family developments with five or more lots.*

PARKING (see Figure 5)	TABLE 6
E. Minimum On-site Parking Requirement [1] - Manufactured Home or Mobile Home	2 unimpeded spaces per dwelling unit [2]

Footnotes:

1. *For any use approved for this district other than Manufactured Home or Mobile Home, the On-site Parking Requirements shall be as outlined in LVMC 19.12.060 for that use and shall meet, if applicable, the parking area design standards as outlined in LVMC 19.08.110.*

FENCES AND WALLS

Front Yard Wall/Fence (see Figure 6)	Table 7
A. Maximum primary wall height	5 feet
B. Maximum solid wall base height	2 feet
C. Maximum Ornament height above wall	18 inches
D. Maximum on-center distance between Pilasters	24 feet
E. Decorative Cap feature	5 inches
Front Yard Wall/Fence with Standard Stepback [1]	
F. Maximum secondary wall height	2 feet
G. Minimum spacing between wall sections - Outside Dimensions	5 feet

Footnotes:

1. *Retaining walls along the front property line may not exceed two feet in height. Where the grade of the front yard slopes at a ratio greater than 2:1, multiple retaining walls may be constructed, provided there is a minimum distance of five feet between retaining walls for landscaping. (See Figure 6).*

FIGURE 5 - LANDSCAPE BUFFER AND TURF LIMITATIONS / MANUFACTURED HOME/MOBILE HOME PARKING

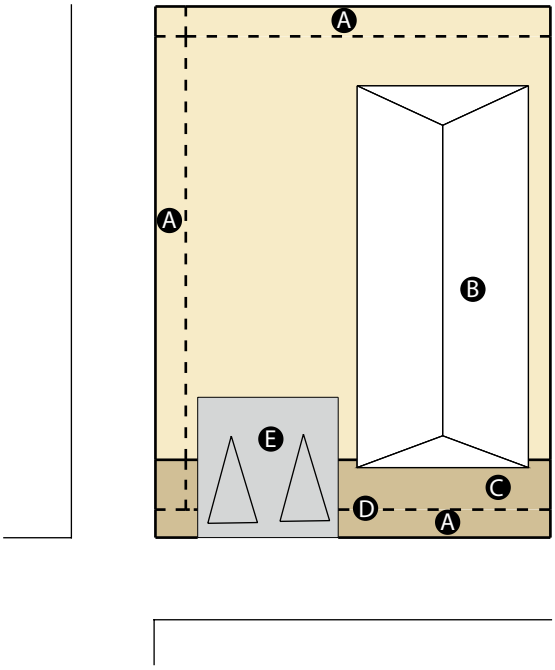


FIGURE 6 - FRONT YARD WALL/FENCE WITH STANDARD STEPBACK

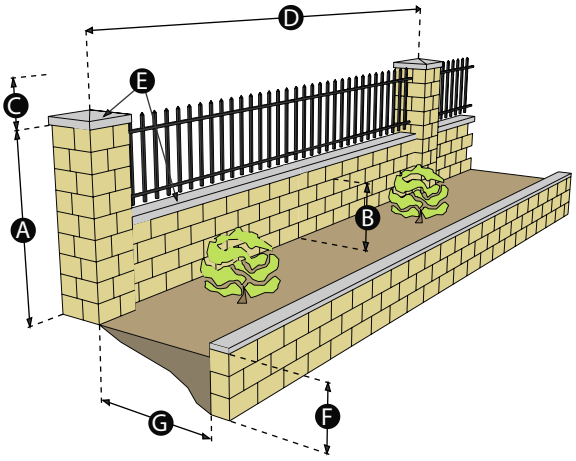


FIGURE 7 - RETAINING AND PERIMETER WALL

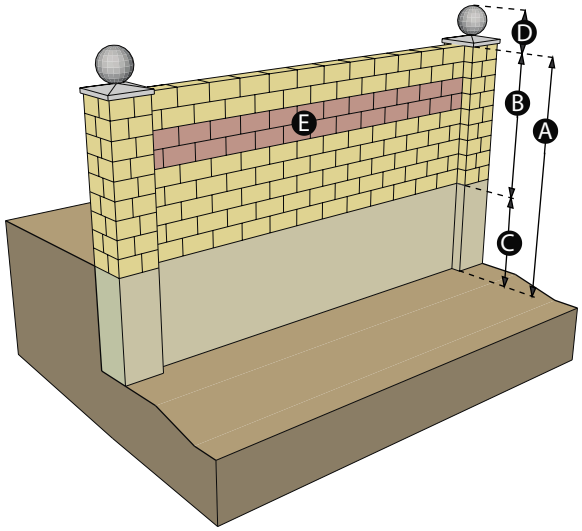
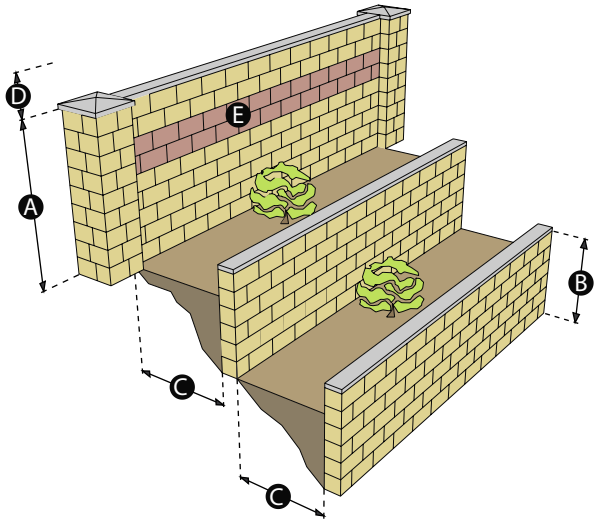


FIGURE 8 - RETAINING AND PERIMETER WALL STANDARD STEPBACK



Perimeter and Retaining Walls [1] (see Figure 7)	Table 8
Perimeter and Retaining Walls with Slope ≤ 2%	
A. Maximum Wall Height	10 feet
B. Maximum Perimeter Wall Height	6 - 8 feet
C. Maximum Retaining Wall Height	4 feet
D. Maximum Ornament Height above wall	18 inches
E. Contrasting Material	20%
Perimeter and Retaining Walls with Slope > 2%	
A. Maximum Wall Height	12 feet
B. Maximum Perimeter Wall Height	6 - 8 feet
C. Maximum Retaining Wall Height	6 feet
D. Maximum Ornament Height above wall	18 inches
E. Contrasting Material	20%

Footnotes:

1. *A Mobile Home Park shall have a decorative masonry perimeter wall six feet in height. Any wall abutting a public street shall be set back a minimum of five feet and landscaping shall be installed and permanently maintained between the wall and the public streets.*

Perimeter and Retaining Walls Standard Stepback (see Figure 8)	Table 9
A. Maximum Primary wall Height	6 - 8 feet
B. Maximum Secondary wall Height	4 feet
C. Minimum spacing between wall sections	5 feet
D. Maximum Ornament Height	18 inches
E. Contrasting Material	20%

19.06.140

RESIDENTIAL SIGN STANDARDS

A. Conformance and Purpose

1. Conformance Required

A sign shall be erected, placed, established, relocated, painted, created, or maintained within a residential district in the City only in conformance with the standards, procedures, exemptions and other requirements of this Section.

2. Purpose

The goal of this Section is to achieve a balance among: the use of signs for business advertising; the public's need for signs as aids to way-finding; traffic safety; community appearance, particularly along its major corridors; and the maintenance of the residential character of the City's neighborhoods. In furtherance of that goal, this Section has the following specific purposes:

a. To improve the quality, visibility, conspicuity and appearance of signs, and the appearance of properties, thoroughfares and neighborhoods within the City in accordance with the Las Vegas 2020 Master Plan;

b. To establish a set of design criteria to allow a limited variety of signs in residential districts, subject to the standards of this Section and the certification procedures of this Title;

c. To allow without permit or certification certain signs that are small, unobtrusive, and incidental to the principal use of the respective lots on which they are located, subject to the substantive requirements of this Section;

d. To provide for temporary signs without commercial messages in limited circumstances;

e. To prohibit all signs within residential districts not expressly permitted by this Section; and

B. General Requirements

1. General

On-premise signs may be allowed on residential property in the City in accordance with this Section.

2. Compliance with City Codes

In addition to the requirements of this Section, all signs shall comply with applicable provisions of the technical codes of the City of Las Vegas. All signs shall be attached in compliance with the City Building Code. Signs allowed under this Section, either with or without a sign certificate, shall be erected or placed in accordance with applicable height, size and setback requirements and shall conform to applicable lighting standards and other standards, restrictions and conditions set forth in this Title.

3. Certificate Required

Prior to the construction, placement, erection or modification of any on-premise sign requiring a certificate under the provisions of this Section, the owner(s) of the lot or the owner's authorized agent shall secure a sign certificate in accordance with the requirements of LVMC 19.16.200. No person shall install a sign that requires a certificate unless the appropriate certificate has been obtained, nor shall any person permit or cause such a sign to be installed without a certificate.

4. General Standards

a. Conformance with Sign Standards. No sign shall be allowed within a residential district unless the size, characteristics and location of the sign conform to the requirements of this Section, and the number of signs on the lot does not exceed the limitations imposed by this Section.

b. Signs in public right-of-way. Except as otherwise provided in LVMC 19.04.160, no sign shall be erected in the public right-of-way.

c. Required mounting. Except as otherwise provided in this Section, all on-premise signs shall be permanently mounted to a building or freestanding permanently secured support structure. Portable on-premise signs shall only be permitted under LVMC 19.06.140(G). No sign shall be painted onto a wood or masonry perimeter fence.

d. Sound. No sign shall emit any sound as part of the advertising message.

e. Odors. No sign shall emit any odor as part of the advertising message.

f. Street addresses. On-premise freestanding or monument signs identifying a building or complex of structures, located along the street frontage to which the street address applies,

shall display the address of the building or the range of addresses within the complex. Any other on-premise sign may incorporate a street address. The area of the street address text shall not be computed as part of the sign face. All street addresses displayed shall be in conformance with the most recently adopted version of the "City of Las Vegas Street Naming and Address Assignment Regulations".

g. Issuance of Certificate. No sign certificate shall be issued for an existing or proposed sign in a residential district unless the sign is consistent with the requirements of this Title (including those protecting existing signs) and is consistent with any Master Sign Plan in effect for the property.

5. Construction Materials and Attachment

a. All signs, other than temporary signs conforming in all respects with the requirements of LVMC 19.06.140(G), shall be constructed of durable materials.

b. All signs shall be permanently attached to the ground, a building or other structure by direct attachment to a rigid wall, frame or structure, except as allowed for certain temporary signs in accordance with LVMC 19.06.140(G).

6. Licensed Contractor Required

All signs that require a construction permit under applicable codes shall be installed by a qualified contractor licensed by the City of Las Vegas and the State of Nevada.

7. Maintenance

a. All signs shall be maintained in good structural condition, in compliance with all building and electrical codes, and in conformance with this Section at all times.

b. All materials used in sign construction shall be maintained in such a manner as to be free from fading, peeling, chipping and other states of general deterioration.

8. Revocation

A sign certificate is revocable if the sign is abandoned or allowed to become unsafe or dangerous, or is otherwise condemned. The owner(s) shall maintain the sign in safe condition at all times and shall remove the sign if abandoned.

9. Determination of Visibility or Legibility

Where a determination of "visibility" or "legibility" is required, the standard shall be based on the minimum required eyesight of an adult eligible to receive a Nevada driver's license (wearing any corrective lenses required by such license). Where the height of the person is material to the determination, the person shall be presumed to be more than five feet and less than six feet tall.

10. Sign Certificate Application

Where a sign certificate is required, an application shall be submitted in accordance with LVMC 19.16.200.

C. Residential Protection Standards

1. Illuminated Signs

Any illuminated sign requiring a sign certificate and located within 200 feet of property zoned or shown on the General Plan as planned for single family residential (attached or detached) use shall be subject to the following additional lighting standards:

a. If the sign is located within 40 feet of the property planned or zoned for residential use and is or will be visible from such property, it may be internally illuminated or lighted with direct white light;

b. If the sign is located more than 40 feet from the property planned or zoned for residential use but within 200 feet of such property and the sign is or will be visible from such property, it may be interior-lit or lighted with direct white light, but it shall not contain bare bulbs, exposed neon tube, animation or a electronic message unit; and

c. Direct lighting fixtures for such signs shall be aimed up and/or away from the property planned or zoned for residential use.

2. Electronic Message Unit, Animated and Flashing Signs

Electronic message units, animated signs and flashing signs are prohibited within 200 feet of property planned or zoned for residential use unless the design of the sign or its location and orientation ensure that the electronic message

unit, animated or flashing portion of the sign, or any other light from the sign will not be visible from the property planned or zoned for residential use.

D. Certain Illegal and Abandoned Signs

1. Action Required

a. Abandoned sign faces or sign copy shall be removed from public view by covering the sign face, replacing the sign face with a blank sign face, or replacing the sign copy with sign copy that relates to an on-going business, product, service, idea or commercial activity on-site.

b. Abandoned sign structures and illegal signs shall be removed by the owner(s) of the property, the owner's agent, or the person having the beneficial use of the building, structure or land where such sign is located within 10 days, in the case of illegal signs, and 30 days, in the case of abandoned sign structures, after written notification from the City.

c. Failure to comply with a notice from the City demanding the removal of an abandoned sign or an illegal sign within the time period specified in the notice shall be considered a violation of this Subchapter. See also LVMC 19.16.200(E) .

E. Exempt and Prohibited Signs

1. Substitution of Non-Commercial Messages

Any sign authorized in this Section may contain non-commercial copy in lieu of any other copy.

2. Exempt Signs

The following signs shall be exempt from regulation under this Section:

a. Any public safety sign, notice or warning required by a valid and applicable federal, state, or local law, regulation or ordinance;

b. Non-commercial messages unless otherwise regulated by this Section;

c. Any sign inside a building that is not legible from a distance of more than three feet beyond the nearest boundary line of the premises on which the sign is located;

d. Works of art or decorative architectural graphics that do not include a commercial message and are not symbolic of any commercial business and are not symbolic of commercial activities taking place on the premises on which the graphic is located;

e. Official notices of any court, public body or officer, or any other sign required by law;

f. Notices posted by a utility or other quasi-public agent in the performance of a public duty or by any person giving due legal notice; or

g. Signs not visible from the public right-of-way.

3. Prohibited Signs

The following signs are prohibited:

a. All signs not expressly permitted or exempted under this Section;

b. Any on-premise sign that is associated with a use that no longer occupies the premises on which it is located;

c. Pole signs placed or erected after August 1, 2002 that do not meet the freestanding sign design standards contained in this Section;

d. A private sign of any kind located on or over any public street, walkway, parking or other public property except as otherwise provided for in this Section;

e. Displays that employ white, red or blue rotating lights or any lights that simulate emergency vehicle lights;

f. Except as lawfully permitted as a temporary special event or civic event sign, beacons, pennants, inflatable signs, tethered balloons, portable signs and similar attention gaining devices;

g. Signs placed on parked vehicles or trailers, or parked commercial vehicles where the vehicle or trailer is not used by the business advertised for the transportation of persons or goods in the ordinary course of business;

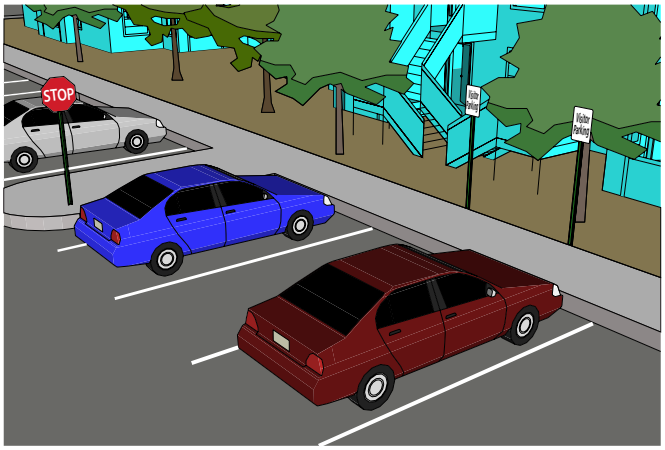
h. Permanent balloon signs; and

i. Outdoor, portable electric signs, except as permitted under the provisions for temporary signs.

FIGURE 1 - DECORATIONS



FIGURE 2 - TRAFFIC CONTROL SIGNS ON PRIVATE PROPERTY



F. Signs Permitted in Residential Districts

The following signs and similar devices are permitted in residential districts as indicated, subject to the specified conditions:

1. Decorations (see Figure 1)

Signs in the nature of decorations, clearly incidental and customary and commonly associated with any national, local or religious holiday are permitted without a sign certificate within all residential districts; provided that such signs are not displayed for a period of not more than sixty (60) consecutive days nor more than sixty (60) days in any one (1) calendar year. Such signs are not restricted as to type, number, area, height, location, illumination, or animation.

2. Traffic Control Signs on Private Property (see Figure 2)

Any traffic control sign on private property, such as "Stop," "Yield" and similar signs, the face of which meets Department of Public Works standards and which contains no commercial message of any sort is permitted without a sign certificate within all residential districts.

3. Official Flags of Governments and Governmental Agencies (see Figure 3)

Flags of the United States, state flags, municipal flags, flags of foreign nations and any other flag representing a government or governmental agency are permitted without a sign certificate within all residential districts, provided that:

a. The flag is not flown from a pole the top of which is more than 40 feet in height (see "A" in Figure 2) ;

b. No more than one flag for any one governmental unit or nation is permitted on each parcel of land; and

c. No more than four flags are permitted on the same parcel of land.

4. Official Flags of Private Entities (see Figure 3)

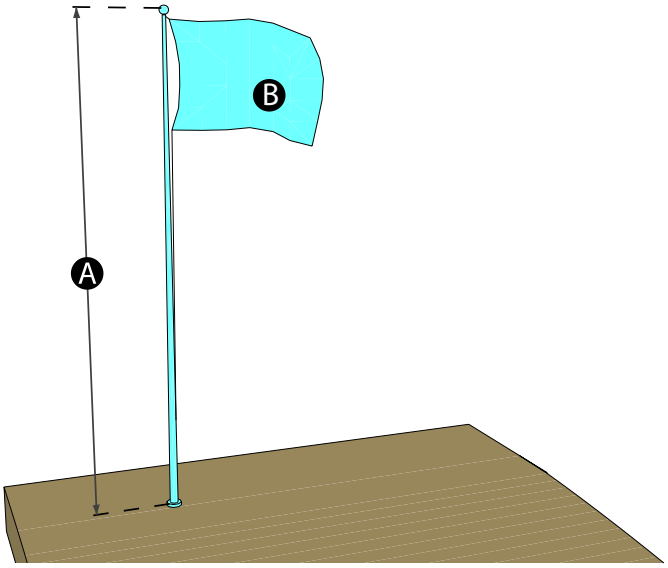
Official flags of private corporations or other private entities are permitted at the location of the main headquarters, corporate offices or branch office of the subject entity provided that:

a. The flags do not exceed 60 square feet in area (see "B" in Figure 3);

b. The flags are not flown from a pole the top of which is more than 40 feet in height; and

c. No more than one flag is permitted on each parcel of land.

FIGURE 3 - OFFICIAL FLAGS



Garage or Yard Sale Signs
19.06.140(F)(5)

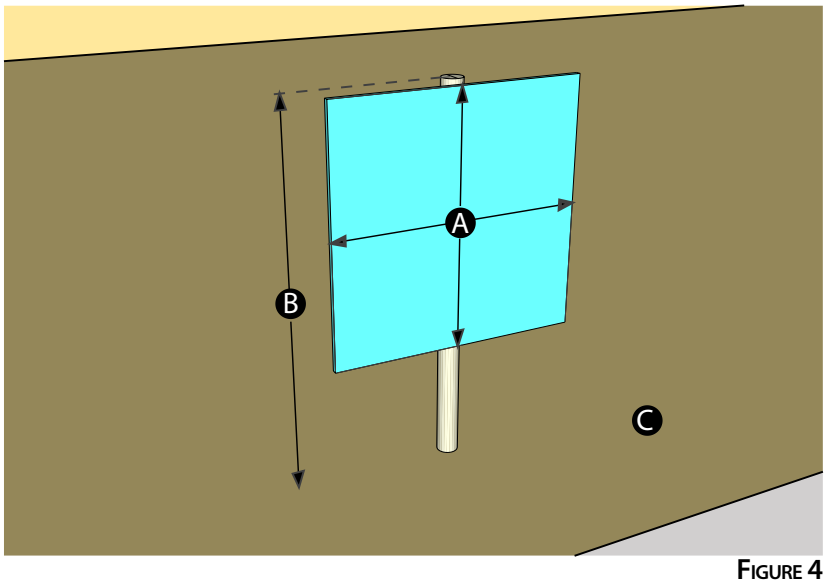


FIGURE 4

Table 1. Garage or Yard Sale Sign Standards in Residential Districts (see Figure 4)

Standard	U, R-E, R-1, R-CL , R-TH, R-2 R-3, R-4 and R-MH
Maximum Number	1 sign per event
Maximum Area (see Ⓐ in Figure 4)	16 square feet
Maximum Height (see Ⓑ in Figure 4)	6 feet
Location (see Ⓒ in Figure 4)	No such sign shall be placed on private property without the permission of the property owner(s), and no such sign shall be placed on any public land, including rights-of-way, traffic medians, public sidewalks, public trails, bicycle paths on City property, in City rights-of-way, or on fixed structures such as light poles or traffic signals
Additional Standards	1. No such sign may be used more than 24 hours prior to the start of the garage or yard sale event. 2. The property owner(s) shall be responsible for removal of the signs at the end of the garage or yard sale event.
Illumination Permitted	No
Certificate Required	No

Incidental Signs (Attached and Freestanding)
19.06.140(F)(6)

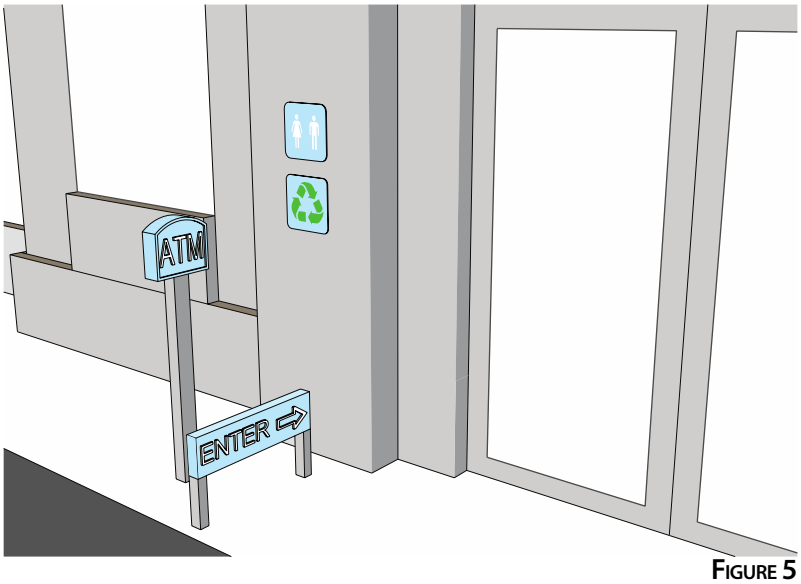


FIGURE 5

Table 2. Incidental Sign Standards (Attached or Freestanding) in Residential Districts (see Figure 5)

Standard	U, R-E, R-1, R-CL, R-TH, R-2, R-3, R-4 and R-MH
Non-directional Signs	Typical incidental signs include, but are not limited to, "restroom," "telephone," "no parking," "entrance," "exit," and generic directions such as "office," "ATM," or "stores."
Maximum Number	No specific limit
Maximum Area	1. 4 square feet if set back less than 30 feet from the public right-of-way 2. 9 square feet if set back 30 or more feet from the public right-of-way
Maximum Height	5 feet
Minimum Setback	5 feet from all property lines
Additional Standards	Non-directional signs shall not carry any commercial message whatsoever
Illumination Permitted	No
Certificate Required	No
Directional Signs	Signs specifically designed to give parking or traffic directions and other directional information commonly associated with and related to the permitted use
Maximum Number	2 per driveway or vehicular access except that any such sign not legible from the public right-of-way shall not be counted in this limitation
Maximum Area	12 square feet. If the sign includes a business name or logo, it shall not comprise more than 50% of the permitted sign area
Maximum Height	7 feet
Minimum Setback	5 feet from all property lines
Illumination Permitted	Internal illumination only
Certificate Required	No

Open House Signs
19.06.140(F)(7)

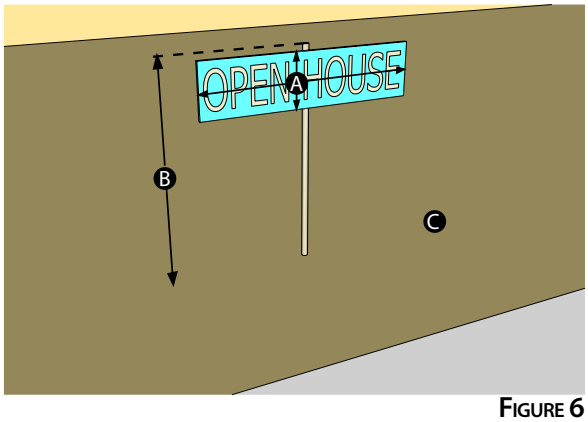


FIGURE 6

Table 3. Open House Sign Standards in Residential Districts (see Figure 6)

Standard	U, R-E, R-1, R-CL, R-TH, R-2, R-3, R-4 and R-MH
Open House Signs	An "open house" realty sign is intended to serve only the short-term customer directing potential homebuyers to an open house of a dwelling unit "For Sale". Such signs are not permanent directional signs.
Maximum Number	6 per event
Maximum Area (see Ⓐ in Figure 6)	9 square feet per sign
Maximum Height (see Ⓑ in Figure 6)	6 feet
Sign Placement (see Ⓒ in Figure 6)	1. Open house signs shall only be placed on private property and shall not be placed on any public land, including rights-of-way, traffic medians, public sidewalks, public trails, bicycle paths on City property, in City right-of-way between the sidewalk and the curb, on signs in the right-of-way, or on fixed structures such as light poles or traffic signals 2. No such sign shall block or overhang any sidewalk or other established pedestrian walkway. 3. In order to place "Open House" signs on the private property, other than the property that is the subject of the open house event, authorization from the property owner(s) or the owner's duly authorized agent is required.
Additional Standards	1. All open house signs shall state "Open House". 2. Such signs shall not be used for the sale of any residence for which there are current signs (either weekend or continuous) unless the residence is a re-sale and is for sale by owner(s) or listed by an agent other than the marketing agent for the development. 3. All such signs shall contain the listing agent's name and telephone number. A business card is permissible as long as it is protected from the elements. 4. No such signs may be displayed more than one hour prior to nor more than one hour after the period a real estate licensee or broker is on duty at the home for sale; and 5. The property owner(s) shall be responsible for removal of the signs at the end of the open house event.
Illumination Permitted	No
Certificate Required	No

Project Flags
19.06.140(F)(8)

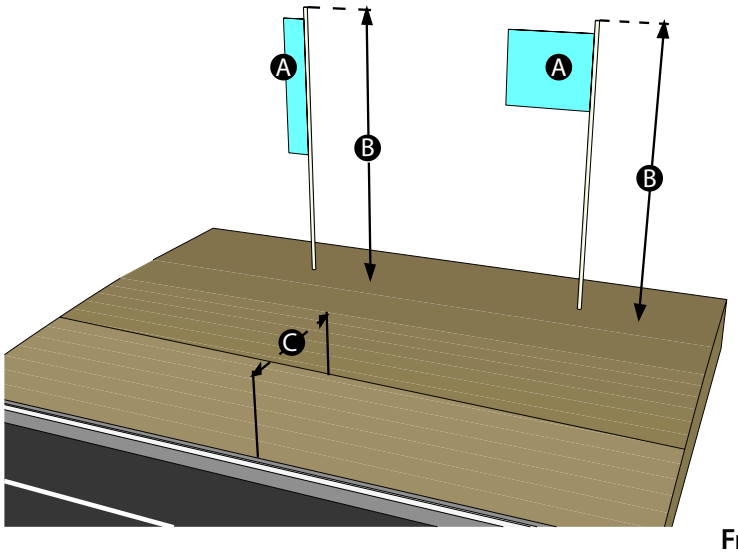


FIGURE 7

Table 4. Project Flag Standards in Residential Districts (see Figure 7)

Standard	U, R-E, R-1, R-CL, R-TH, R-2, R-3, R-4 and R-MH
Project Flag Signs	Project flags are decorative flags intended to identify a specific development containing a residential use. These flags do not contain any advertising copy other than the name or the logo of the development.
Maximum Number	25 flags per development that is 10 acres in area or less, plus one additional flag for each additional one-half acre in area
Maximum Area (see Ⓐ in Figure 7)	24 square feet per flag
Maximum Height (see Ⓑ in Figure 7)	24 feet
Location (see Ⓒ in Figure 7)	5 feet to all property lines
Illumination Permitted	No
Certificate Required	No

Illustrations & Graphics

House of Worship Directional Signs
19.06.140(F)(9)

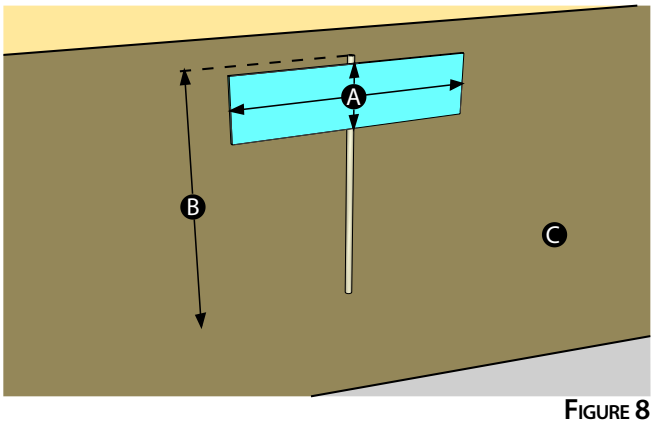


FIGURE 8

Table 5. House of Worship Directional Sign Standards in Residential Districts (see Figure 8)

Standard	U, R-E, R-1, R-CL, R-TH, R-2, R-3, R-4 and R-MH
House of Worship Directional Signs	House of Worship directional signs are intended to assist the public in finding their way to houses of worship or religious services held in nontraditional locations or facilities. Such signs are not permanent directional signs and may only be used during the periods stated in this Subsection.
Maximum Number	6 signs
Maximum Area (see Ⓐ in Figure 8)	9 square feet per sign
Maximum Height (see Ⓑ in Figure 8)	6 feet
Sign Placement (see Ⓒ in Figure 8)	1. Such signs shall only be placed on private property and shall not be placed on any rights-of-way, traffic medians, public sidewalks, public trails, bicycle paths, on signs in the right-of-way, or on fixed structures such as light poles or traffic signals. 2. No such sign shall block or overhang any sidewalk or other established pedestrian walkway. 3. In order to place such signs on private property other than the property containing the house of worship or the premises of the religious services, written authorization from the property owner(s) or the owner's duly authorized agent is required.
Additional Standards	1. All such signs shall contain the name of the house of worship and its address; 2. All such signs shall contain the name and telephone number of the official of the house of worship responsible for the signs. A business card is permissible as long as it is protected from the elements; 3. The house of worship shall be responsible for removal of the signs at the end of the display period; and 4. No such sign shall be installed before 6 PM on Friday, and all such signs shall be removed by 6 AM on Monday (Tuesday when City offices are closed on Monday due to a holiday).
Illumination Permitted	No
Certificate Required	No

Community Interior Directional Signs
19.06.140(F)(10)

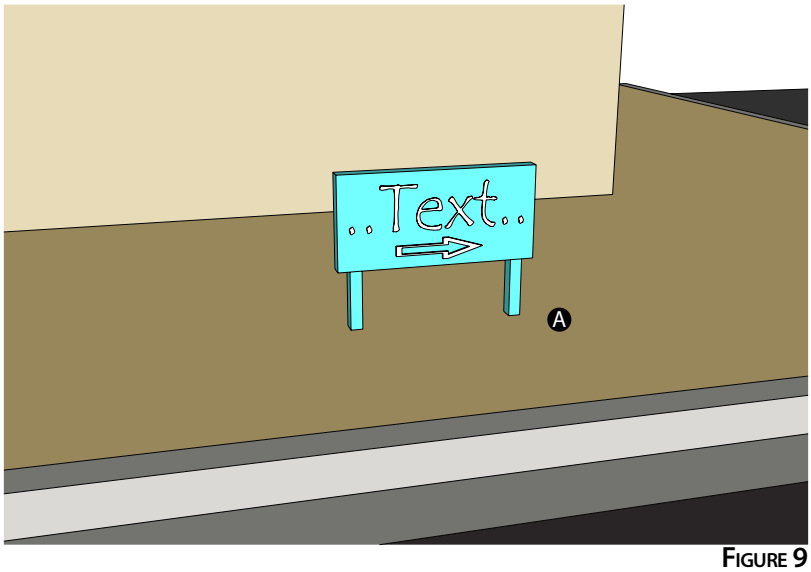


FIGURE 9

Table 6. Community Interior Directional Sign Standards in Residential Districts (see Figure 9)

Standard	U, R-E, R-1, R-CL, R-TH, R-2, R-3, R-4 and R-MH
Maximum Number	There is no specific limit on the number of signs
Sign Location (see Ⓐ in Figure 9)	1. On private property or within public right-of-way, including median, subject to approval of an encroachment agreement; and 2. Placement subject to approval of the City of Las Vegas Traffic Engineer.
Illumination Permitted	Direct white light or internal illumination only
Certificate Required	Yes

Development Entry Statement Signs
19.06.140(F)(11)

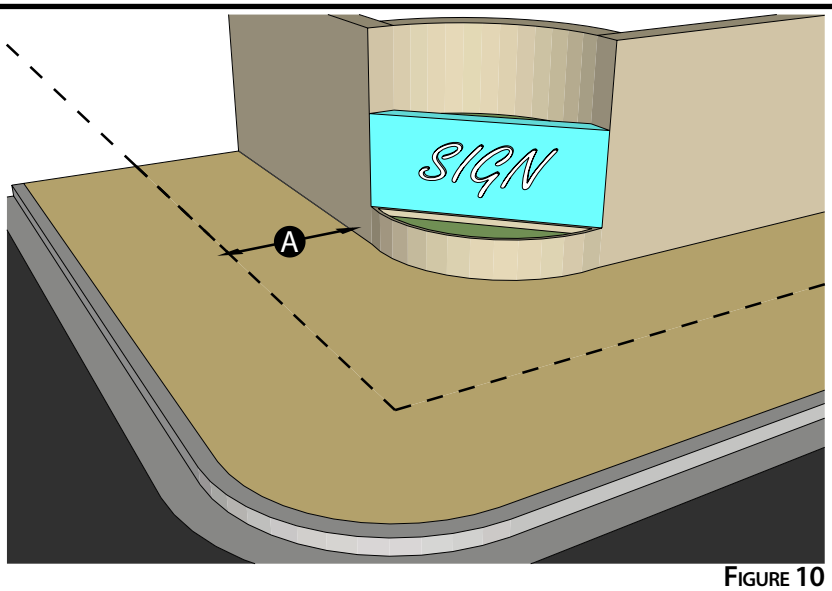


FIGURE 10

Table 7. Development Entry Statement Sign Standards in Residential Districts (see Figure 10)

Standard	U, R-E, R-1, R-CL, R-TH, R-2, R-3, R-4 and R-MH
Maximum Number	2 signs at each entry to a subdivision, apartment complex, or identifiable community. The developer may place one sign on each side of the entry street/drive or one sign in the median, subject to approval of an encroachment agreement if applicable
Sign Location (see Ⓐ in Figure 10)	Setback 5 feet from the property line or a location approved by the City of Las Vegas Traffic Engineer.
Illumination Permitted	Direct white light or internal illumination only
Certificate Required	Yes

Building Markers
19.06.140(F)(12)

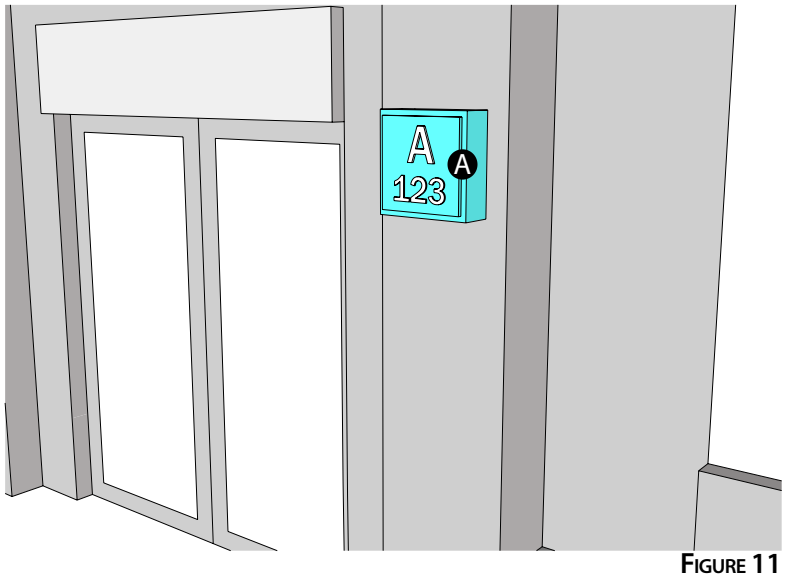


FIGURE 11

Table 8. Building Marker Standards in Residential Districts (see Figure 11)

Standard	U, R-E, R-1, R-CL, R-TH, R-2, R-3, R-4 and R-MH
Maximum Number	There is no specific limit on the number of signs
Maximum Area (see Ⓐ in Figure 11)	4 square feet per sign
Maximum Height	NA
Minimum Setback	NA
Illumination Permitted	No
Certificate Required	No

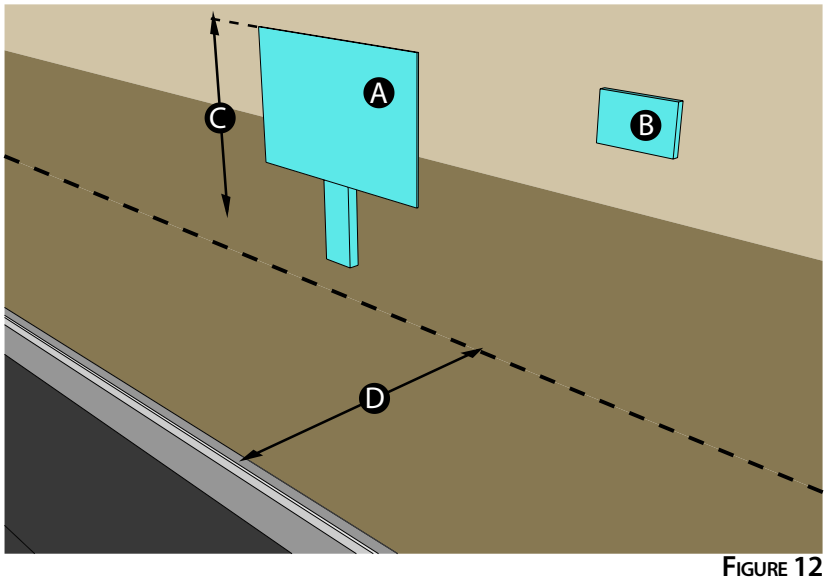


FIGURE 12

Table 9. Directory Sign Standards in Residential Districts (see Figure 12)

Standard	U, R-E and R-1	R-CL, R-TH, R-2, R-3, R-4 and R-MH
Maximum Number	1. 1 freestanding sign per building or per driveway, whichever is greater and 2. 1 attached sign per public entrance	1. 1 freestanding sign per building or per driveway, whichever is greater and 2. 1 attached sign per public entrance
Maximum Area (see Ⓐ and Ⓑ in Figure 12)	1. 24 square feet for freestanding 2. 12 square feet or 5% of the building elevation to which it is attached, whichever is less	1. 24 square feet for freestanding 2. 12 square feet or 5% of the building elevation to which it is attached, whichever is less
Maximum Height (see Ⓒ in Figure 12)	8 feet if freestanding	8 feet if freestanding
Minimum Setback (see Ⓓ in Figure 12)	25 feet from all property lines, if freestanding	25 feet from all property lines, if freestanding
Additional Standards	1. Permitted only if the development utilizes private streets 2. Only the word "Directory" should be legible from the public right-of-way; the directory sign(s) should be located so that the user can pull out of off-site traffic to read the details of the directory. 3. Directory signs are permitted in addition to any other allowed attached or freestanding signs.	1. Only the word "Directory" should be legible from the public right-of-way; the directory sign(s) should be located so that the user can pull out of off-site traffic to read the details of the directory. 2. Directory signs are permitted in addition to any other allowed attached or freestanding signs.
Illumination Permitted	Direct white light or internal illumination only	Direct white light or internal illumination only
Certificate Required	No	No

Illustrations & Graphics

Institutional Signs (Attached)
19.06.140(F)(14)

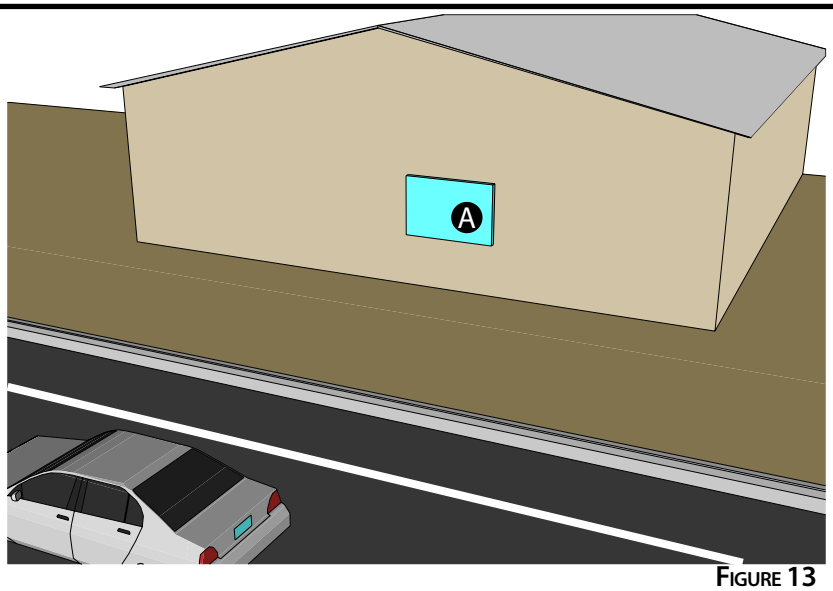


FIGURE 13

Table 10. Attached Institutional Sign Standards in Residential Districts (see Figure 13)

Standard	U, R-E, R-1, R-CL, R-TH, R-2, R-3, R-4 and R-MH
Maximum Number	1 sign per building elevation that faces directly onto a street frontage or on-site parking area
Maximum Area (see Ⓐ in Figure 13)	10% of the building elevation to which it is attached
Maximum Height	NA
Minimum Setback	NA
Illumination Permitted	Direct white light or internal illumination only
Certificate Required	Yes

Institutional Signs (Freestanding)
19.06.140(F)(15)

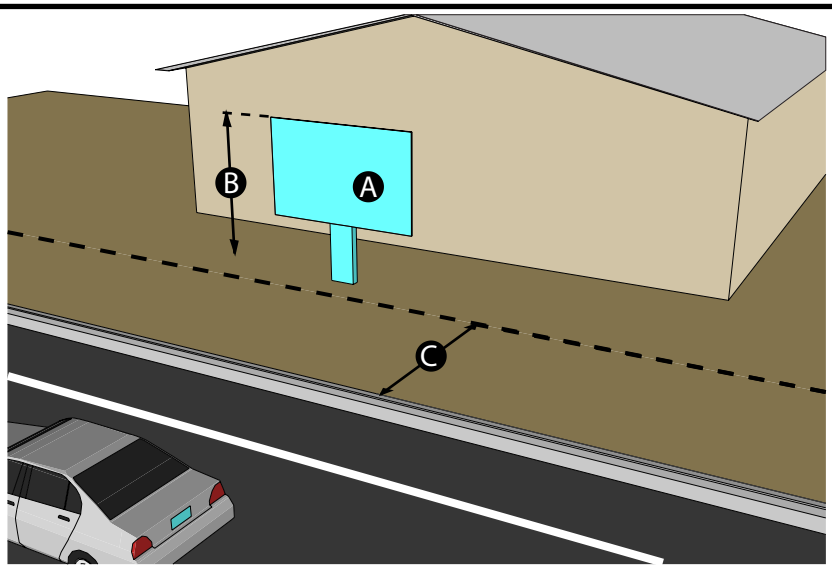


FIGURE 14

Table 11. Freestanding Institutional Sign Standards in Residential Districts (see Figure 14)

Standard	U, R-E, R-1, R-CL, R-TH, R-2, R-3, R-4 and R-MH
Maximum Number	1 sign per street frontage on the site of any house of worship, school, or other institution that is a permitted use in the subject zoning district
Maximum Area (see Ⓐ in Figure 14)	50 square feet
Maximum Height (see Ⓑ in Figure 14)	8 feet
Minimum Setback (see Ⓒ in Figure 14)	5 feet from all property lines
Illumination Permitted	Direct white light or internal illumination only
Certificate Required	Yes

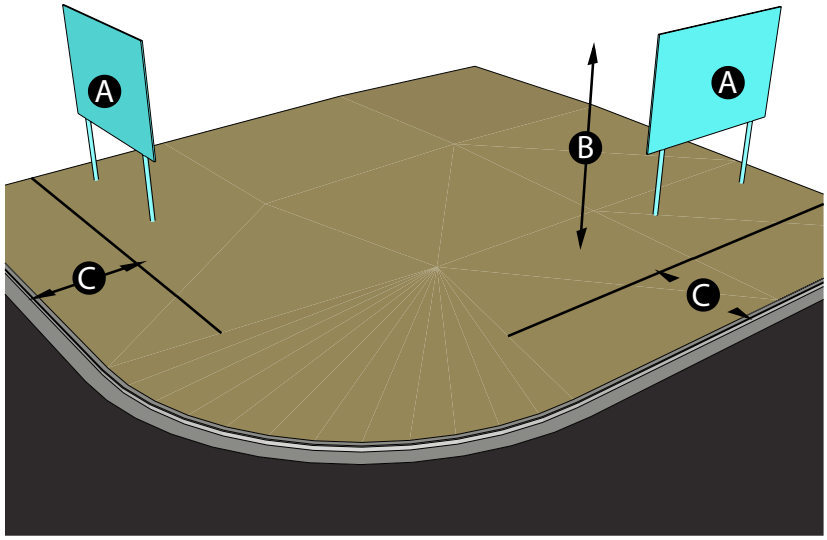


FIGURE 15

Table 12. Freestanding Sign Standards in Residential Districts(see Figure 15)

Standard	R-3, R-4 and R-MH
Maximum Number	1 sign per development; however, developments that have street frontage on two or more streets that are 80 feet or more in width may have 1 sign on each such street frontage
Maximum Area (see Ⓐ in Figure 15)	48 square feet
Maximum Height (see Ⓑ in Figure 15)	12 feet
Minimum Setback (see Ⓒ in Figure 15)	5 feet from all property lines
Additional Standards	1. All freestanding and monument signs on the same lot or in the same development shall maintain a minimum separation of 100 feet measured along the street frontage. 2. See also Residential Protection Standards in LVMC 19.06.140(C). 3. See also Design Standards for Freestanding Signs in LVMC 19.06.140(H).
Illumination Permitted	Internal and external illumination. In addition, signs over 200 feet from property which is designated in the General Plan for future residential development may be animated or contain an electronic message unit
Certificate Required	Yes



FIGURE 16

Table 13. Wall Sign Standards in Residential Districts (see Figure 16)

Standard	U, R-E, R-1, R-CL, R-TH and R-2	R-3, R-4 and R-MH
Maximum Number	1 sign	1 sign per street front
Maximum Area	2 square feet	50 square feet
Maximum Height	12 inches above the top of the wall, marquee or parapet to which it is attached	12 inches above the top of the wall, marquee or parapet to which it is attached
Minimum Setback	NA	NA
Maximum Projection	A wall sign shall not project more than 24 inches from the building elevation, there shall be no additional message on the additional horizontal surface created by the projection.	A wall sign shall not project more than 24 inches from the structure to which it is attached. There shall be no additional message on the additional horizontal surface created by the projection.
Additional Standards	1. Sign shall be an integral part of or be supported by the wall or wall element (such as awning or marquee) to which they are attached. 2. See also Residential Protection Standards in LVMC 19.06.140 (C).	1. Sign shall be an integral part of or be supported by the wall or wall element (such as awning or marquee) to which they are attached. 2. See also Residential Protection Standards in LVMC 19.06.140 (C).
Illumination Permitted	Direct white light or internal illumination only	Internal and external illumination of wall signs is permitted except on a building elevation facing and located within 200 feet of property zoned or shown on the General Plan as planned for single-family residential (attached or detached) use
Certificate Required	Yes	Yes

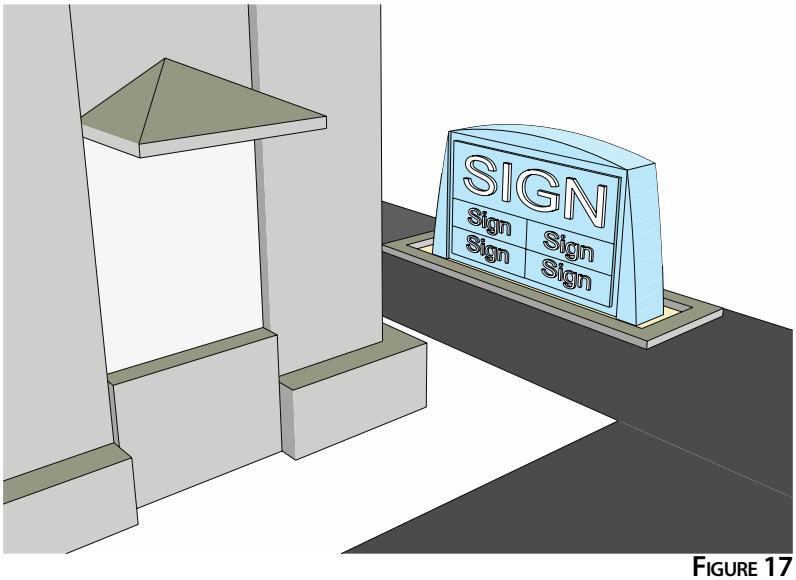


FIGURE 17

Table 14. Monument Sign Standards in Residential Districts(see Figure 17)

Standard	R-3, R-4 and R-MH
Maximum Number	1 sign per street frontage
Maximum Area	60 square feet
Maximum Height	8 feet
Minimum Setback	5 feet from all property lines
Additional Standards	1. All freestanding and monument signs on the same lot or in the same development shall maintain a minimum separation of 100 feet measured along the street frontage. 2. See also Residential Protection Standards in LVMC 19.06.140 (C).
Illumination Permitted	Direct white light or internal illumination only
Certificate Required	Yes

FIGURE 18 - POLITICAL SIGNS

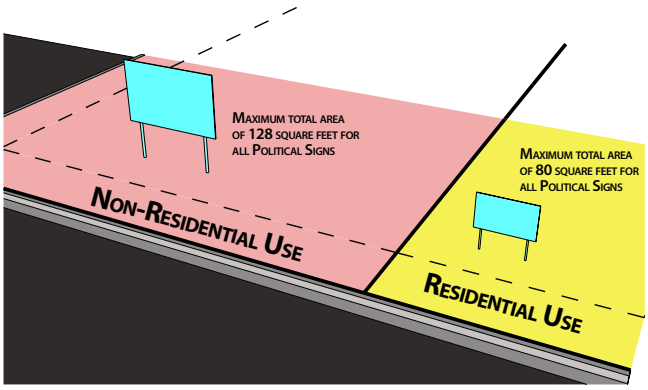


FIGURE 19 - SUBDIVISION DEVELOPMENT SALE SIGNS

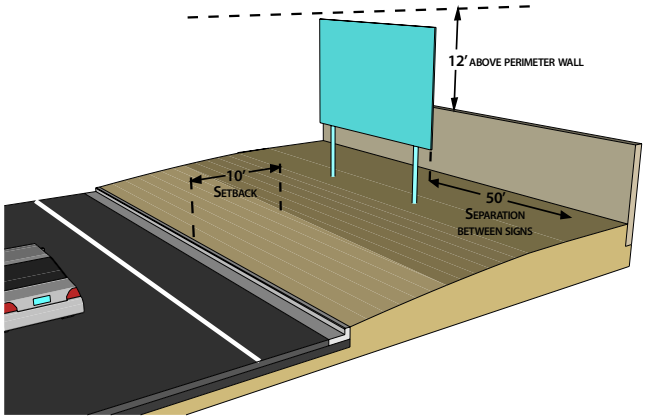
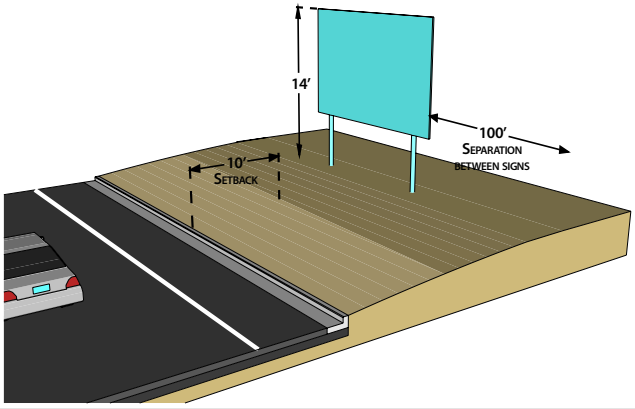


FIGURE 20 - SUBDIVISION DEVELOPMENT CONTINUOUS DIRECTIONAL SIGNS



G. Temporary Signs

Temporary signs are not constructed or intended for long term use. A limited number of temporary signs are permitted in residential districts as follows:

1. Political Signs (see Figure 18)

a. Maximum area. 16 square feet per sign; not to exceed a maximum total area of 80 square feet for all such signs located on a lot containing a residential use. For all other uses, the maximum total area shall not exceed 128 square feet.

b. Additional standards

i. Political signs shall be placed only on private property.

ii. Political signs shall be designed and located in such a manner so that such signs do not interfere with or will be confused with a traffic control signal or sign, or obstruct the vision of traffic.

iii. Political signs shall not be placed on any public property or right-of-way or posted on any utility pole or device.

c. Certificate required. All political signs in excess of 32 square feet require a sign certificate. Other political signs do not require a sign certificate.

d. Illumination permitted. Separate illumination of political signs in residential districts is not permitted.

e. Removal. All political signs that relate to an election shall be removed within 15 days after the election to which they pertain. Signs supporting a candidate who loses a primary election or wins a nonpartisan race in a primary election with more than 50 percent of the vote shall be removed within 15 days after the primary election.

i. The person or persons who are responsible for the erection, placement or distribution of any political sign, including the person whose candidacy the sign supports, are jointly and severally responsible for the removal of the political sign and the cost thereof.

ii. If any sign is not removed within the time period set forth above, the City may, upon

5 days written notice to a candidate or other person responsible, remove and dispose of any such sign. The City shall certify the removal and may charge the candidate or other person responsible for the City's cost for the removal. Removal charges shall be paid within 30 days after receipt of a statement of charges.

2. Subdivision Development Sale Signs (see Figure 19)

a. Maximum number. One subdivision development sale sign per residential subdivision per street frontage, with a maximum of two signs per subdivision.

b. Maximum area. 300 square feet per sign.

c. Maximum height. 22 feet, or 12 feet above the nearest property line wall.

d. Minimum setbacks and separations

i. 10 feet from any public right-of-way.

ii. 50 feet from any other on-premise, off-premise or subdivision development sale sign.

e. Additional standards. The sign shall be a freestanding sign that is firmly secured in the ground, as approved by the Building Official.

f. Illumination permitted. Direct white light or internal illumination only.

g. Certificate required. Yes. The certificate application shall be accompanied by:

i. A site plan that clearly depicts the location of the proposed sign; description, drawing or picture of the proposed sign and description of the means by which it will be secured; and

ii. Written authorization for the placement of the sign from the owner(s) of the property or from the owner's duly authorized agent on which the sign is to be located.

h. Duration of Certificate. The certificate shall be valid for 24 months or until the last unit or lot is sold, whichever occurs first. At that time, the sign shall be removed unless a new certificate has been obtained. The property owner(s) and certificate holder shall each be responsible for maintenance and removal of the sign.

3. Subdivision Development Continuous Directional Signs (see Figure 20)

Subdivision development directional signs are not considered "on-premise" signs or "off-premise" signs and are subject to the following:

a. Maximum number. Eight signs per residential subdivision.

i. A sign structure advertising two or more different subdivisions may count all the signs on that structure towards the eight sign limit for only one of the subdivisions advertised on such structure, if the owner(s) or lessee(s) of the sign files a plan depicting the location and use and details of how all such signs are allocated.

b. Maximum area

i. Two of the eight permitted signs may be up to128 square feet in area.

ii. Two of the eight permitted signs may be up to 96 square feet in area.

iii. The remaining four of the eight permitted signs shall not exceed 40 square feet in area.

iv. An embellishment of up to 20 percent of each sign area may be added to the sign.

c. Maximum height. 14 feet, except that any authorized sign that exceeds 40 square feet in size may be up to of 22 feet in height.

d. Minimum setbacks and separations

i. 10 feet from any public right-of-way.

ii. 100 feet from any other sign or on-premise or off-premise sign.

iii. 660 feet from the nearest travel lane of Summerlin Parkway from Station 499 + 78 to Station 601 + 30.

e. Additional standards

i. These signs are allowed only on vacant developable lots;

ii. For any sign that is proposed within 660 feet of any highway classified by the State of Nevada as part of the interstate and primary highway system, a State of Nevada sign permit is required;

iii. Such signs shall not be located more than four miles from the subdivision to which it is providing direction; and

iv. Each sign shall be a freestanding sign that is firmly secured in the ground, as approved by the City of Las Vegas Building Official.

f. Illumination permitted. No.

g. Certificate required. Yes. The certificate application shall be accompanied by:

i. A site plan that shows where the sign will be placed on property; and

ii. A master location plan that indicates where all other subdivision development directional signs (not including weekend directional signs) for the subdivision will be placed.

h. Duration of certificate. The sign certificate shall be valid for 24 months or until the last unit or lot is sold, whichever occurs first. At that time, the sign shall be removed unless a new certificate has been obtained. The property owner(s) and the certificate holder shall each be responsible for maintenance and removal of the sign.

i. Landowner(s) consent. Any person placing a directional sign shall obtain the permission of the owner(s) of the property on which the sign is placed. Nothing in this ordinance shall be construed to authorize the placement of any sign without the permission of the landowner(s).

4. Subdivision Development Weekend Directional Signs (see Figure 21)

Weekend directional signs shall be used to direct traffic to residential projects only and shall not be employed for nonresidential purposes of any kind.

a. Maximum number. 70 weekend directional signs per residential subdivision.

b. Maximum area. Four square feet per sign.

c. Maximum height.

i. Four feet above nearest street curb.

ii. 32 inches above nearest street curb when within 50 feet of any street intersection or driveway opening. Where no curb exists, height shall be measured from edge of adjacent public right-of-way.

d. Sign placement.

i. Maximum placement distance of any weekend directional sign from its respective residential subdivision project shall be four miles as measured along a radial line whose axis is located at any point on the subject property.

ii. Minimum spacing between signs relating to the same project is 300 feet, provided however, two signs may be placed within 10 feet of each other at locations where the path of travel turns direction.

iii. Signs shall be placed at least 25 feet from any street intersection or driveway and not block or overhang any sidewalk or other established pedestrian way.

e. Additional standards.

i. Changes in copy and graphics may be made without re-issuance of certificates; if, the name of the subdivision changes, the developer shall apply for a new certificate.

ii. Signs may only be installed after 6 PM on Friday or on the day before any Federal, State, or City holiday that may occur throughout the week, and all signs shall be removed by 6 AM on Monday or by the same time on the day after such holiday.

iii. Signs shall be made of plastic, or some other weather resistant material approved by the Director, and shall be attached to a single metal stake. Signs mounted on wooden stakes are prohibited.

f. Illumination permitted. No.

g. Master sign plan required. Weekend directional signs shall not be installed unless such signs are approved as a part of a master weekend directional sign plan. A certificate application and sign map shall

be presented for each development for which weekend directional signs are to be employed. The application and map shall be in a form and include exhibits as specified by the Department. The map shall indicate the approximate location on each street of each sign to be installed and shall include a statement that at the time of installation no sign is to be installed in violation of the spacing requirements of this Subchapter or to cause any already-in-place weekend directional sign to be in violation of the spacing requirements. The certificate application shall state the name and mailing address of the party to be notified in the event of any violations of this Section. A master weekend directional sign certificate may be issued to cover all weekend directional signs that have been approved as part of a master weekend directional sign plan.

h. Insurance required. Applicants for weekend directional sign certificates shall provide proof of and maintain comprehensive liability insurance in the minimum amount of $4,000,000 per occurrence in a form acceptable to the Director. If any sign is placed in any unimproved public right-of-way, the certificate holder shall assume full responsibility for any damages or injuries to persons or property resulting either wholly or in part from the placement of the sign and shall agree to defend and indemnify the City and hold the City harmless from all liability for damages or injuries.

i. Landowner(s) consent. Any person placing a directional sign shall obtain the permission of the owner(s) of the property on which the sign is placed. Nothing in this Title shall be construed to authorize the placement of any sign without the permission of the landowner(s).

j. Violations. Weekend directional signs that are without proper certification; that are placed within 25 feet of a street intersection or driveway; that block or overhang sidewalks and other public pedestrian walkways; or that are left remaining after the time limitations set forth in this Section may be impounded immediately. Violations and the recovery of signs are subject to the charges and remedies provided in Table 15 below.

FIGURE 21 - SUBDIVISION DEVELOPMENT WEEKEND DIRECTIONAL SIGNS

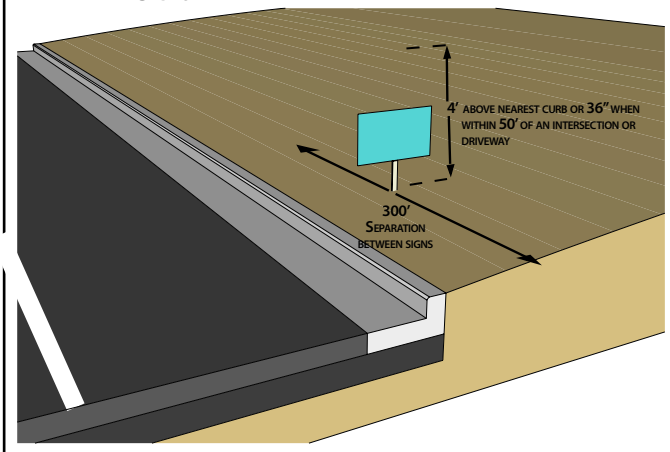


FIGURE 22 - REAL ESTATE SIGNS ADVERTISING RESIDENTIAL PROPERTY

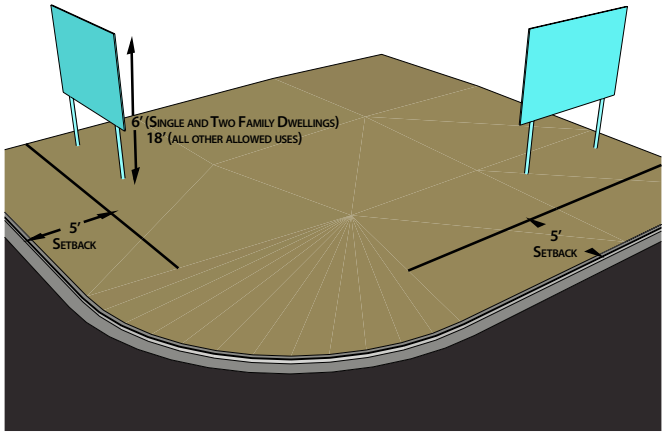


Table 15 – Penalties

Violation	Penalty
1st	$10 per sign if without proper certification. Fee shall be waived if owner(s) obtains proper sign certificate. If properly certified, warning only.
2nd	$10 per sign.
3rd	$15 per sign and misdemeanor citation.
4th	Revocation of weekend directional sign certificate.

5. Real Estate Signs Advertising Residential Property (see Figure 22)

a. Maximum number. One per street frontage.

b. Maximum area.

i. Six square feet for single and two family dwellings.

ii. 32 square feet for all other allowed uses. Real estate signs exceeding 32 square feet, up to a maximum of 64 square feet may be approved by the Director by means of a temporary sign certificate.

c. Maximum height. Six feet for single and two family dwellings, 18 feet for all other allowed uses.

d. Minimum setback. Five feet from all property lines.

e. Certificate required. No.

H. Design Standards for Freestanding Signs

The purpose and intent of these criteria are to: improve the appearance of the vertical elements and supporting structures of freestanding signs, provide for the use of materials, textures and finishes that complement the architecture of the principal buildings on the same site as the freestanding sign, and to provide for the utilization of architectural features and elements that complement the architectural context of the site on which the freestanding sign is located. In order to further the pur-

pose of this Section, the vertical elements and supporting structures of freestanding signs shall:

1. Be constructed of materials that are similar or complementary to the materials utilized on the façade of the principal building on the same site;

2. Utilize architectural features and elements that are similar or complementary to the architecture of the principal building on the same site;

3. Utilize colors, finishes or textures that are similar or complementary to the architecture of the principal building on the same site; and

4. Consist of either two or more supports or of one continuous support which maintains the appearance of ground contact for at least three feet or 20 percent of the width of the sign, whichever is smaller.

19.08

Commercial and Industrial Districts – Purpose and Development and Design Standards

Unified Development Code
Title 19

19.08

Commercial and Industrial Districts - Purpose and Development and Design Standards

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APPLICABILITY 19.08.010

This Chapter applies to all commercial and industrial development within the City of Las Vegas and to all commercial and industrial zoning districts.

Except as otherwise provided in this Chapter, the standards set forth herein, are minimum requirements. Any request to deviate from these standards shall require the submittal of an application for an Administrative Deviation, if appropriate, or Variance, which shall be subject to the procedures and standards set forth in LVMC 19.16.120 and 19.16.140, respectively.

INTENT OF COMMERCIAL AND INDUSTRIAL DEVELOPMENT STANDARDS 19.08.020

The intent of establishing standards for commercial and industrial development is:

A. To promote commercial development which enhances the quality of life for City residents;

B. To encourage sensitive design and planning of commercial and industrial development which enhances compatibility between the built environment and the natural environment and will not negatively impact the use and enjoyment of adjacent and neighboring properties;

C. To promote improved design and enhanced site planning of commercial and industrial development that will contribute to the overall attractiveness of the City;

D. To increase design compatibility between abutting properties and land uses;

E. To promote design and site planning which furthers the goals of the City's General Plan and advances the vision of the City;

F. To reinforce a sense of community and to preserve the integrity of neighborhoods and places of business; and

G. To reduce unsightly views.

H. To provide for landscaping and buffering that:

1. Conserves Water and reduces erosion;

2. Reduces heat and glare generated by development; and

3. Aids in filtering dust and particulate matter from the air.

GENERAL 19.08.030

A. Access

All lots or parcels shall have frontage upon a public street; provided however, that lots within a recorded Subdivision or Parcel Map may provide access to a public street by way of a commonly owned private street or a private access easement. All private access streets must be fully improved in accordance with the Traffic Circulation Improvements Standards contained in the Design Standards Manual.

B. Grading

1. **Grading Plan Approval - When Required.** When the natural grade of a lot is proposed to be raised more than two feet at any point from existing grade, three copies of a finished lot grading plan and legal description of the property shall be filed with the Department of Public Works and the Department. The plan shall include proposed and existing grades, building locations, and building height information for the development site and for the adjacent properties, and any justification for the proposal. The Director of Public Works may withhold or deny development approval unless the applicant demonstrates to the Director of Public Works' satisfaction that the proposal is necessary in order to develop the site in a manner which conforms to applicable drainage and other development standards. The Director may withhold or deny development approval unless the applicant demonstrates to the Director's satisfaction that the proposal will not be incompatible or out of harmony with the surrounding area.

2. **Grading Plan - Appeal of Denial.** The applicant may appeal to the City Council any final decision rendered pursuant to Paragraph (1) of this Subsection. In connection with the appeal, the City may require notification of surrounding property owners. The City may charge a fee for the appeal and for any required notification in accordance with the Fee Schedule.

C. Compliance with Regulations

1. No building, structure or land shall be erected, reconstructed, structurally altered or used for a purpose other than a use allowed in the zoning district in which the building, structure or land use is located.

2. No building, structure or land shall be used to produce greater heights, smaller yards or less unoccupied area than prescribed by the regulations applicable to the zoning district in which the building, structure or land use is located.

3. No lot area shall be so reduced that the size, width, setbacks, yards, required open space or total lot area is less than prescribed by this Title.

4. No yard, open space or off-street parking or loading space, required in conjunction with a building or land use, shall be included as part of a yard, open space or parking or loading space required for any other building or land use, unless otherwise provided in this Title.

DEVELOPMENT STANDARDS 19.08.040

A. Tables

Except as otherwise noted, the minimum lot size, minimum lot width, minimum building setbacks, maximum lot coverage, minimum building separation and maximum building height for uses in each district shall be governed by the dimensional standards in the tables listed for each district. Explanatory notes for provisions in the tables follow the tables as needed.

B. Building Placement

In addition to the dimensional standards and requirements listed for building placement in the tables provided for each district, development on any lot subject to the standards provided in this Chapter shall conform to the following:

1. **Architectural Character and Materials.** The purpose of these guidelines is not to dictate a particular architectural style for commercial and industrial development in the City, but to provide a set of guidelines and standards by which commercial and industrial development can be compatible with its surroundings and help to further the overall vision of development which has been established by the City. Building designs that incorporate a base tying the building into the ground, a midsection, and a top that terminates the building, are strongly encouraged.

2. **Bulk and Scale**

   a. Box-like or single, monolithic forms must be relieved by variations in massing or articulation of facades. The perceived height and bulk of buildings shall be reduced by dividing the building mass into smaller scale components in order to relate to human scale. Buildings shall incorporate jogs, offsets or other architectural features to reduce the visual length of long walls. Variation of roof lines is required to reduce the apparent size of commercial buildings and provide visual interest. Building surfaces over twenty feet high or fifty feet in length shall be relieved with a change of wall plane or by other means that provide strong shadow and visual interest.

   b. Buildings should be compatible with the scale of development allowed by the applicable land uses for the surrounding area as established at the time of application, and should be sited and designed to provide a sensitive transition to nearby, less intensive areas.

   c. Projects on the edges of zoning districts should be developed in a manner that minimizes the adverse impacts resulting from incongruous height, bulk and scale of large buildings. Alternatives to mitigate such impacts include, but are not limited to, siting and design, additional building setbacks or stepping back of upper floors, and the actual physical reduction of the height, bulk and scale of a project.

3. **Exterior Materials and Finishes**

   a. Concrete or clay tile and architectural metal should be used on all sloped roofs. Standard three-tab asphalt shingles, fiberglass shingles, and wood shingles and shakes are prohibited.

   b. Stone, stucco, colored or exposed aggregate or textured finish concrete, decorative block and brick are the preferred materials for building exteriors. Simulated materials and building systems that provide a look that is similar to the preferred materials may also be acceptable.

   c. Highly reflective, shiny or mirror-like materials and unplastered exposed standard concrete, standard concrete masonry units and glazed tile should not be used except as accents. Reflective glass at the pedestrian level is prohibited. Glass on the second floor and above shall not be greater than twenty-two percent reflectivity so as not to reflect light and solar heat on other buildings, streets and sidewalks.

   d. Restraint should be used in the number of different materials and colors selected.

4. Coherent Design

a. All sides of a building shall be coherently designed and treated. A consistent level of detailing and finish is required for all sides of a building.

b. Any building design that utilizes a flat roof shall incorporate a parapet wall and/or cornice element on all sides of the roof.

c. Preferably, roof access should be from the interior of the building. If not possible, external stairwells and ladders should be incorporated into the overall design of the primary structure or be adequately screened from view.

d. Service and loading zones shall be located to the rear, side or in an internal location where visibility from public rights-of-way and views from neighboring buildings and properties will be minimized.

e. If service or wash bay doors are provided, openings to the bay doors shall not face public rights-of-way and shall be designed to minimize the visual intrusion into adjoining properties

(Ord. 6210 § 3, 09/05/12)

5. Building Façade

a. The building design should incorporate patterns and materials that provide visual interest. This should be accomplished through the use of changes in color, materials or relief, such as the inclusion of beltlines, pilasters, recesses, pop outs, etc. Flat, plain building walls are not acceptable. There should be a contrast in the size of solid area to window area. In general, there should be more wall than window. Windows and large areas of glass should be recessed in shadow or otherwise contrast with the building façade. Large glazed areas should be divided into smaller parts by using mullions to express individual windows or groupings of windows. The use of arcades, covered walkways, awnings, and other shade devices is strongly encouraged to provide shade to protect pedestrians from the intense desert sun.

b. Features such as windows and arcades shall total at least sixty percent of the length of any façade that abuts a public street.

c. Lightly tinted or "Low-e" glass is acceptable and advisable. Mirrored and metallic tints are prohibited.

6. Orientation

a. Buildings on corner lots should be oriented to the corner and to the street fronts, and should make a strong tie to the building lines of each street unless the applicant can demonstrate by substantial and convincing evidence that to do so would be infeasible. Parking and curb cuts shall be located away from corners.

b. Interconnected walkways and parking drives between buildings on the site and those of adjacent development should be used to provide for the safe and efficient movement of pedestrians, bicycles and vehicles within the site and between the site and adjacent development where feasible.

c. In order to develop and maintain a strong street edge, buildings for stand alone projects or individual pad developments associated with a larger commercial center should be located at the front of the site at the minimum setback line, with the exception of additional width landscaping or a single drive-through lane.

7. Applicability of Standards. Except as otherwise provided in this Paragraph (7), the standards set forth in Paragraphs (1) through (6) of Subsection (B) are minimum requirements. The Planning Commission or City Council may grant a waiver to any of these standards as part of a Site Development Plan Review if the applicant can show through convincing and substantial evidence that the waiver will not compromise the objective of the City in safeguarding the interests of the City, the proposed project will substantially meet the intent of the standard, and the granting of the waiver will not detrimentally affect the public health, safety or general welfare.

C. Shade Structures

In addition to the standards for shade structures that are listed in the tables provided for each district, shade structures on any lot subject to the standards provided in this Chapter shall conform to the following:

1. Timing of Placement. Shade structures shall not be established or constructed on a site prior to the start of construction of the principal structure, unless approved as part of a Site Development Plan Review.

2. **Appearance.** Shade structures shall be designed to be architecturally compatible with the principal structure on the site, utilizing similar colors, materials and style.

3. **Parking.** Shade structures do not require additional parking beyond that required for the uses on the site.

(Ord. 6210 § 4, 09/05/12)

D. Building Height

In addition to the standards listed for building height in the tables provided for each district, building heights for development on any lot subject to the standards provided in this Chapter shall conform to the following:

1. Roof-mounted solar panel units that are permitted as a conditional use pursuant to LVMC Chapter 19.12 shall not be considered as a part of the building height for purposes of this Chapter.

2. Chimneys, vent stacks and skylights may be erected above the required height limits provided that in no case shall structures above the permitted height limit be constructed for the purpose of providing additional floor space.

E. Urban Design, Screening and Lighting

1. **Site Geography.** Where feasible, and when geotechnical conditions are favorable, natural features such as washes and existing vegetation should be retained in their natural state and integrated into the design of the site. When geotechnical conditions are favorable, on-site detention of storm water is encouraged as a means of reducing stormwater runoff. Areas such as common areas and existing washes should be explored for this type of use. Buildings should be sited to avoid or lessen the impact of development on sensitive areas such as slopes and drainage washes. The siting of buildings and development of a site should conform to specific site conditions and opportunities such as non-rectangular lots, location on intersections, unusual topography, vegetation, views or other natural features. On sites which contain slopes of five percent or more, the development of the site should reflect, rather than obscure, the natural topography of the site through the use of various techniques such as smooth transition of grades at the property lines, blending of cut and fill slopes, and terracing.

a. **Site Grading Design**

i. Where natural sloping is to be used for topographic transitions at the property edges, slopes should not exceed three to one and should be landscaped with approved materials to achieve minimum ground coverage of sixty percent (not including trees). The sixty percent coverage should be reached within two years after a Certificate of Occupancy is issued by the City.

ii. Cut and fill slopes should be rounded where they meet natural grade so that they blend with the natural slope.

b. **Site Grading Permit.** No lands shall be graded or the natural ground surface otherwise disturbed so as to create a dust nuisance, except for clearing of weeds and debris, unless the developer:

i. In cases where a final map is required, has complied with the provisions of this Title; or

ii. Otherwise, has obtained approval of a Site Development Plan and Civil Improvement Plans for the site or area to be graded.

c. **Natural Features.** The area of any channel or wash which is to be retained in its natural state, improved as a non-concrete channel, or improved with a combination of natural materials and other materials such as stamped, patterned concrete, may be counted toward the requirements for open space within the proposed development.

d. **Drainage.** In order to provide a more natural appearance and to provide for the stabilization of natural channels where geotechnical conditions are favorable, drainageways should be lined with natural materials such as grass, soil, gravel, rock or other materials allowed by the Clark County Regional Flood Control District Hydrologic Criteria and Drainage Design Manual (HCDDM) as adopted by the City. The use of plain concrete for lining of drainageways should be permitted only as part of a flood control plan or drainage study approved by the Department of Public Works.

i. All natural drainage channels on sites of fifteen net acres or greater in size should be identified and shown generally on the site plan at the time of submittal of a Site

Development Plan Review application. If it is expected that the Drainage Study will require improvements to existing drainage channels or other on-site drainage facilities, the proposed preliminary design of such channels and of proposed structures such as weirs, drop structures or other appurtenant structures shall be shown on the site plan. Such structures should be built of natural materials unless the applicant can demonstrate, based on a subsequent approved drainage study, that to do so would be infeasible.

ii. When detention basins are utilized, they should be integrated into the overall landscaping and site development plan of the proposed project. Such areas may be counted toward the open space requirements of the development.

2. Bicycle, Pedestrian and Automobile Linkages and Circulation. The following standards are designed to reduce dependency on the automobile, reduce the number of daily trips by single occupancy vehicles, and preserve the capacity of existing roadways. Consideration shall be given to alternative transportation modes, such as bicycle and pedestrian ways and paths, and shall be included in site master planning.

a. Integration of Bicycle and Pedestrian Paths. Provisions shall be made in all developments to integrate bicycle and pedestrian paths (as defined in the Trails Element of the City's Master Plan) that connect to adjacent developments and residential neighborhoods.

b. Bus Turnouts. Bus turnouts and shelters shall be required where deemed necessary by the City Traffic Engineer. If shelters are provided, they shall be installed behind the sidewalk area. Boarding areas at bus turnouts shall provide adequate handicap access in accordance with applicable ADA requirements. Required turnouts may encroach into the perimeter landscape area and may require the granting of easements for placement and maintenance. Bus turnouts shall comply with the Uniform Standard Drawings, Clark County Area, as adopted by the City.

c. Sidewalks. Sidewalks shall be provided along any façade featuring a customer entrance that exits into a parking area or travel lane. Sidewalks that abut ninety degree parking spaces shall be a minimum of seven feet in width in instances where vehicle wheel stops are not used between the parking space and the sidewalk curb, and five feet in width when vehicle wheel stops are installed. Sidewalk ramps and curb cuts shall be constructed in accordance with the Uniform Standard Drawings, Clark County Area, as adopted by the City.

d. Internal Site Access. A continuous internal pedestrian and handicap accessible walkway shall be provided from the perimeter public sidewalk to the principal customer entrance. Additional pedestrian walkways should be distinguished through the use of special pavers, bricks or patterned concrete, and should be raised slightly to enhance pedestrian safety and the attractiveness of the walkway.

e. Path Along Drainage Channels and Washes. Applicants are strongly encouraged to incorporate bicycle and pedestrian paths along drainage channels and washes. If maintenance roads for a channel are required, consideration should be given to designing them as multi-use facilities to accommodate maintenance vehicles, bicyclists and pedestrians. The design of such paths must first be approved by the Department of Public Works and the Department.

i. A minimum ten-foot landscape area on each side of the channel shall buffer plain concrete drainage channels which do not incorporate bicycle and pedestrian paths or maintenance roads and which are visible from public view. Maintenance of the landscaping shall be the responsibility of the property owner, the developer, a business association or other similar association, or by such other means as may be approved by the City.

ii. The area of any such paths and landscape areas along drainage channels and washes may be counted toward the open space requirements of the development.

3. Pedestrian Open Spaces and Plazas

a. Plazas Required. Outdoor pedestrian open spaces and plazas provide shade, opportunities for rest and relief from traffic and noise as well as areas for additional outdoor activities such as vending and dining. Commercial developments shall provide pedestrian open spaces and plazas in relation to the size of the development and shall include designs for

such areas in the site plan. Such areas shall be interspersed throughout the development, and shall be accessible in accordance with applicable ADA requirements.

i. Commercial developments shall provide public open space and plaza areas in accordance with this Paragraph (3).

ii. Developments of five acres in size or greater shall provide a minimum of fifty square feet of plaza space for each one acre of gross land area. Such plaza spaces shall be in addition to any such spaces provided by individual tenants or businesses for the use of their customers.

b. Integration of Open Spaces. Pedestrian open spaces and plazas shall be integral to the overall design of the proposed commercial development and shall be located in areas of high pedestrian traffic in such a manner to be convenient and readily accessible. Such spaces shall remain open and accessible during normal hours of operation.

c. Site Amenities. Site amenities, including without limitation benches, pergolas, landscaped arbors, artwork and other appropriate landscape features, shall be incorporated into the design of each pedestrian open space/plaza.

d. Minimum Size. The minimum size for any individual pedestrian open space shall be two hundred fifty square feet.

4. Screening. The following uses and equipment shall be screened from public view from all rights-of-way, pedestrian areas, and parking lots: Trash and refuse collection areas; outdoor storage areas; mechanical equipment such as air conditioners, pumps and motors; propane tanks and other storage tanks; electrical equipment such as switching equipment and transformers; emergency generators; valves; vents; utility meters; satellite dishes; grouped mailboxes; and any commercial project which abuts a residential property. Screening includes, without limitation, solid walls and landscaping of a density sufficient to screen the use.

a. Interior Screen Walls

i. Service and loading areas shall be screened by the use of walls or dense landscaping, or both, that will serve as both a visual barrier and a noise barrier. In no instance shall the screening be less than eight feet in height, and it may be required to be higher depending on the use to be screened. Walls shall be architecturally integrated into the design of the development.

b. Collection Areas and Dumpsters

i. Refuse collection areas and dumpsters shall be:

A) Provided in sufficient size and numbers to meet the needs of the development;

B) Located away from the street front and screened from view from rights-of-way, sidewalks, and abutting properties through the use of landscaping and screening; and

C) Shall have solid metal gates, and a roof or trellis structure; and

D) Are subject to the residential adjacency standards set forth in LVMC 19.08.040(H).

c. Mechanical and Electrical Equipment. In the initial design stage of a development project, mechanical and electrical equipment should be incorporated into the architectural form and layout of the proposed building to reduce the need for screening.

i. Mechanical and electrical equipment, satellite dishes and any other communications equipment, excluding communications towers and antennas, shall be concealed from view of public rights-of-way and neighboring properties from street level within one hundred feet of the property boundary. Communication antennas shall be of a design, and installed in such a manner, as to blend in with the architecture and design of the building on which they are mounted. Where reasonable height parapet or screen walls are insufficient to provide screening, all equipment shall be painted in a neutral color to blend with roofing materials.

ii. Ground and wall mounted mechanical and electrical service equipment, such as utility boxes, valves, gas and electric meters shall be screened from public view with materials architecturally compatible with

the finishes and character of the principal structures within the development or through the use of shrubs and landscaping, and shall be screened to the height of the tallest equipment, integrated with the building design, or both.

d. Mechanical Equipment on Sloped Roofs. Except as otherwise specifically provided in this Title, no mechanical equipment shall be mounted on or attached to any sloped roof.

e. Outdoor Storage Areas. In zoning districts identified in Table 2 of LVMC 19.12.010, Outdoor Storage shall be permitted only in the districts listed in the table for that use. Such use is subject to the following minimum standards set forth below, unless deviation or relief from any such standard is granted by means of a variance application under LVMC 19.16.140.

i. Outdoor Storage shall not be permitted within required setback areas, landscape buffer yards or other required landscape areas, or parking spaces required to meet minimum parking standards.

ii. Outdoor Storage shall be screened from view from any public street.

iii. Outdoor Storage shall be screened from view from any adjoining property, except along adjacent property lines of property zoned C-M or M.

iv. Required screening shall consist of a solid structure that is at least eight feet in height, including, but not limited to, a building or wall.

5. Lighting Requirements. Appropriate levels of lighting shall be provided to create adequate visibility and safety at night. (This standard does not apply to public street lighting, which is governed by other standards).

a. Light Intensity. Exterior lighting shall be of low intensity and of a cutoff variety so that light will not spill out onto surrounding properties or project above the horizontal plane of the light source.

b. Lighting Colors. Warm lighting colors are encouraged. The blue-white colors of fluorescent and mercury vapor lamps are prohibited for exterior lighting.

c. Light Levels. The amount of light produced by exterior light sources shall be reduced to that necessary to maintain a minimum comfort level for safety and security purposes. Light levels shall not exceed an average of:

i. 2.0 foot-candles in parking lots; or

ii. 0.2 foot-candles at a residential property line.

d. Location of lighting. Where utilized, freestanding light pole fixtures shall be integrated into landscape buffer areas. Light fixture locations shall not conflict with required landscape materials.

e. Height of Fixtures. The height of light poles shall not exceed thirty feet, including the base; heights no greater than twenty feet are strongly encouraged. Light fixtures of up to forty feet in height, including the base, may be permitted for parking lots of fifteen acres or greater in size.

f. Style of Fixtures. Lighting fixtures, including poles and base, shall be compatible with the architectural character and color of the proposed development.

g. Wall Mounted Lights. Wall mounted lights shall be directed downward. Soffit mounted light fixtures shall be recessed in the soffit or otherwise fully shielded from view from any property line. Ground mounted or other upward directional lighting shall be permissible only where some form of shield or light baffling is provided to create a soft, uniform light quality and minimize light spillage beyond the trees, landscaping, walls or signs being illuminated.

h. Pedestrian Lighting. The design of the fixtures shall be compatible with the overall design of the development, and shatterproof lamp coverings shall be used. The fixtures shall be placed to minimize glare and shall be located as to not present hazards for pedestrians or vehicles. Along walkways, low-level lighting (i.e., below eye level) that directs light downward onto the ground surface is encouraged.

i. Maintenance. All approved lighting shall be continuously maintained in a working manner.

6. Applicability of Standards. Except as otherwise provided in this Paragraph (6), the standards set forth

in this Subsection (E) are minimum requirements. Except as otherwise provided in LVMC 19.08.040(E)(4)(e) for Outdoor Storage areas, an exception or modification to any of these standards may be approved upon the request of an applicant if the applicant can show through convincing and substantial evidence that the exception or modification will not compromise the objective of the City in safeguarding the interests of the citizens of the City, the proposed project will substantially meet the intent of the standard, and the granting of the exception or modification will not detrimentally affect the public health, safety or general welfare. Such an exception or modification may be granted by the Director in connection with the approval of a Site Development Plan Review. In cases where the Director does not approve a requested exception or modification, the request may be acted upon by the Planning Commission or City Council as part of a Site Development Plan Review. In the case of action by the Planning Commission or City Council, the request for exception or modification need not be identified as a separate action item, and disposition of the request may be incorporated into the action on the Site Development Plan Review. Notice of action on the request for exception or modification may be incorporated into the notice of decision regarding the Site Development Plan Review.

(Ord. 6210 § 5 through 7, 09/05/12)

F. Landscape Buffers and Turf Limitations

In addition to the standards listed for landscape buffers and turf limitations in the tables provided for each district, development on any lot subject to the standards provided in this Chapter shall conform to the following:

1. Landscape Required

a. All Site Development Plans for office, retail, commercial, institutional, and industrial development shall meet or exceed the minimum standards, and shall comply with any restrictions, established in this Title. All landscaping required by this Chapter shall also comply with the provisions of LVMC 13.48.040 and 19.02.190.

b. Except as otherwise permitted by the Director, all landscape and irrigation plans shall be prepared and stamped by a registered architect, landscape architect, residential designer or civil engineer.

c. The owner, developer and occupant of the property are jointly and severally responsible for maintaining or assuring the ongoing maintenance of installed landscaping so that the landscaping continues to thrive. Prior to the issuance of a building permit, the owner, developer or contractor shall post a performance bond or equivalent security to assure the performance of the maintenance obligation for a minimum of two years.

d. All revisions to an approved landscape plan must first be reviewed and approved by the Department prior to installation of the landscaping.

e. Where perimeter landscape buffers are indicated the standard planting requirement is as set forth in Figure 1. Alternatives to the standard planting requirement are set forth in Figures 2 and 3.

2. Additional Landscaping May Be Required

Additional landscaping may be required by the Director or reviewing authority in order to respond to special site features, maintain an established landscape pattern created by existing landscaping in the surrounding area, or mitigate the impact of a particular development.

3. Alternative Landscape Designs

The Director or other reviewing authority may approve variations to the standards and designs set out in this Chapter if they respond more appropriately to a particular site and provide equivalent means of achieving the intent of this Chapter.

4. Maintenance

Property owners shall be responsible for:

a. Maintaining all walls in good structural and finish condition;

b. Maintaining all landscaping in a healthy and vigorous living condition and in accordance with LVMC 13.48.040 and 19.02.190;

c. Promptly replacing dead vegetation with healthy, living plants, in accordance with standard seasonal planting practices.

5. Installation of Required Landscaping

a. All required perimeter landscaping shall be

installed in compliance with an approved landscape plan prior to occupancy.

b. Prior to the installation of any required landscaping the developer shall demonstrate compliance with the approved landscape plan by providing the Department a complete bill of materials.

c. When applicable to a phased development plan, a phased landscape installation plan may be approved concurrently with a Site Development Plan Review.

6. Irrigation of Landscaping

a. All required landscaping shall be installed with an irrigation system designed to eliminate any run-off of water into the public rights-of-way.

b. In order to minimize damage to buildings and solid walls from soil settling, expansion/ contraction (cracked foundation), all overhead spray irrigation systems shall be a minimum of twenty-four (24) inches back from any building and solid walls with no overspray contacting any building or solid walls.

c. An automatic irrigation system is required for all planting areas, and shall include:

i. An electric automatic controller and multiple program capabilities;

ii. Multiple repeat cycle capabilities; and

ii. A flexible calendar program.

d. All irrigation water shall be retained on-site. When required, swales shall channel water to larger holding areas, catch basins, other planting areas, gravel sumps, dry-wells, or any combination thereof. Areas that accumulate system water shall be provided with underground drainage systems to carry water to holding or discharge areas. Nuisance flows shall not spill over the sidewalk and into any street.

7. Turf Limitations

a. The use of turf is subject to and limited by LVMC Chapter 14.11 and the provisions of this Paragraph (7), with the provisions that are most restrictive to govern in a particular case.

Table 1 - Turf Limitations

Use	Use of Turf
Institutional	Prohibited, except for schools, parks and cemeteries
Golf Course	Limited to 5 acres average per hole, with a maximum 10 additional acres for driving range

b. The turf limitations contained in this Subsection are intended to increase the use of water efficient vegetation. Landscaping shall be designed, and the landscaping materials shall be chosen and installed, so as to ensure that, within three years of normal growth, at least fifty percent of the area covered by non-turf landscaping will consist of water efficient vegetation.

c. The maximum amount of turf allowable pursuant to Subparagraph (a) may be increased proportionally by the percentage of water used for irrigation that comes from a source to which the property owner has secured water rights.

8. Landscape Materials

Landscaping shall include drought-resistant and water efficient plant materials consistent with the Southern Nevada Regional Planning Coalition Regional Plant List and the turf limitations of Paragraph (7).

Where perimeter landscape buffers are indicated the following are the requirements for landscape material:

a. Trees shall be spaced within the required buffer zones in accordance with Table 2 below, with trees to be spaced on center.

Table 2 – Landscape Buffer – Tree Spacing

Use	Standard
Commercial	1-24" box tree per 20 linear feet [1]
Industrial	1-24" box tree per 20 linear feet [1]

Footnotes:

1. *Where adjacent to any other commercial or industrial lot or right-of-way classified as a freeway, the spacing maybe increased to 1-24" box tree per 30 linear feet.*

Illustrations & Graphics 19.08.040(F)

Figure 1 - Standard Planting Requirement

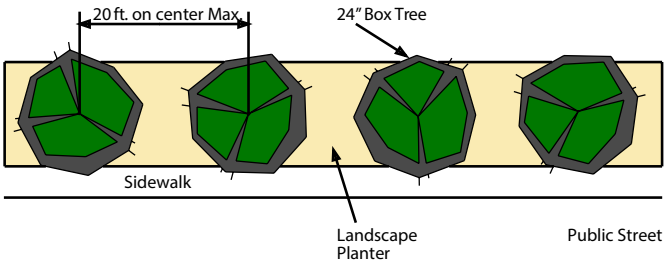
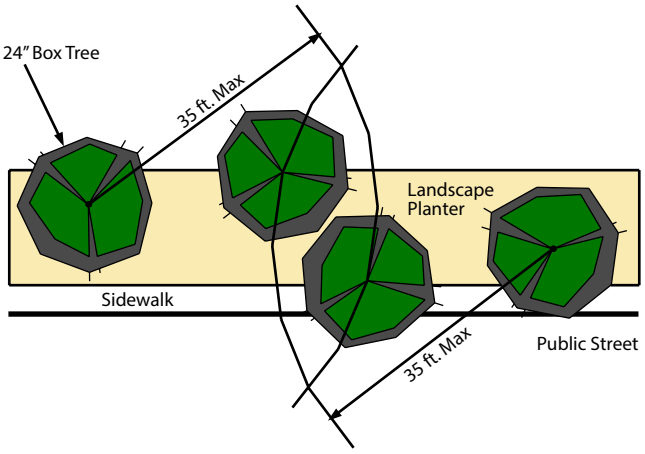
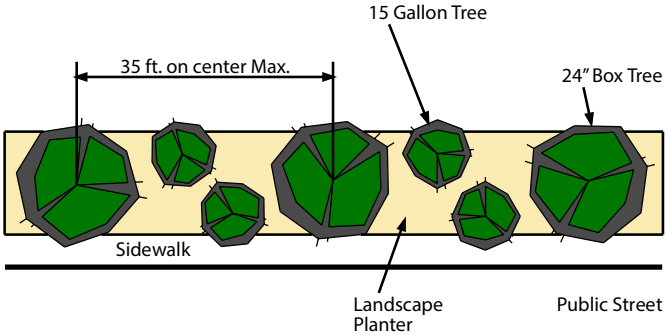


Figure 2 - Standard Planting Requirement Alternative 1



Clustered Planting: Clustering of trees is allowed if: 1) the total number of trees exceeds the minimum requirement by at least one tree; and 2) the spacing between any two trees does not exceed thirty-five feet.

Figure 3 - Standard Planting Requirement Alternative 2



Variable Size Planting: One twenty-four inch box deciduous tree, evergreen tree, or fifteen foot palm tree for every thirty-five linear feet of planter, plus one extra tree of similar size to provide coverage at each end of planters. The spacing of such trees shall not exceed thirty-five feet on center. In addition, two fifteen gallon deciduous trees, evergreen trees, or palm trees are required for every thirty-five linear feet of planter, to be located between the trees planted pursuant to the preceding sentence. The fifteen gallon trees may be either spaced regularly or grouped in between the larger trees.

b. Shrub Requirements. Shrubs are required in all buffer areas, with a minimum of four 5-gallon shrubs required for every required tree.

c. Ground Cover Requirements. Ground covers shall be installed in all landscaped areas. Non-vegetative ground covers shall include, without limitation, rocks and small stones, crushed rock and bark, installed to a minimum depth of two inches in all areas.

9. Buffer Zone Encroachments

The following encroachments are permitted within required buffer zones:

a. Driveways (curb cuts) that are located perpendicular or approximately perpendicular to the street right-of-way.

b. Sidewalks that are located perpendicular or approximately perpendicular to the street right-of-way.

10. Utility Boxes and Installations

a. Along streets that border a residential subdivision, all utility boxes and above-ground utility installations, other than utility poles, that are in excess of twenty-seven cubic feet in size and that are to be placed outside the right-of-way shall be installed with landscaping on two sides, with one side being available for access by utility companies. The landscaping must include tall grasses and/or shrubbery which, at maturity, will provide adequate screening of the utility structures.

b. Within proposed trail corridors that are identified in the Master Plan Transportation Trails Element and the Master Plan Recreation Trails Element, no utility box or above-ground utility installation, other than a utility pole, that is in excess of twenty-seven cubic feet in size (excluding pad and concrete collars) shall be allowed. In addition, all utility boxes to be placed immediately adjacent to a trail corridor shall be placed so that the access doors open parallel to the trail corridor and are accessible without the need to cut down or reduce the effectiveness of the landscaping within the trail area.

11. Parking Lot Landscaping. Landscaping within parking lots shall be in accordance with LVMC 19.08.110(C)(12) .

12. **Landscaping of Plazas.** Any pedestrian open space/plaza that abuts a blank wall shall include a minimum five-foot wide landscaped area next to the wall to soften and screen the wall and increase pedestrian comfort and interest. Landscaping plans shall take into consideration site-specific geotechnical recommendations that may require additional protection to prevent infiltration of water into unsuitable soils. Applicants are strongly encouraged to design the outside wall of planters in such a manner that they might also be used for seating.

    a. Landscaping for the above purpose shall reach a minimum height at maturity of five feet.

    b. If such landscaping is installed within a raised planter, the height of the planter shall not exceed two feet six inches in height, and the height of the planter may be included in measuring the minimum height of the required landscaping.

13. **Deviations**

    a. The Planning Commission or City Council may grant a waiver to deviate from the standards set forth in Paragraph (1) through (7) as part of a Site Development Plan Review if the applicant can show through convincing and substantial evidence that the waiver will not compromise the objective of the City in safeguarding the interests of the citizens of the City, the proposed project will substantially meet the intent of the standard, and the granting of the waiver will not detrimentally affect the public health, safety or general welfare.

    b. An exception or modification from the standards set forth in Paragraph (8) through (12) may be approved upon the request of an applicant if the applicant can show through convincing and substantial evidence that the exception or modification will not compromise the objective of the City in safeguarding the interests of the citizens of the City, the proposed project will substantially meet the intent of the standard, and the granting of the exception or modification will not detrimentally affect the public health, safety or general welfare. Such an exception or modification may be granted by the Director in connection with the approval of a Site Development Plan Review. In cases where the Director does not approve a requested exception or modification, the request may be acted upon by the Planning Commission or City Council, the request for exception or modification need not be identified as a separate action item, and disposition of the request may be incorporated into the action on the Site Development Plan Review. Notice of action on the request for exception or modification may be incorporated into the notice of decision regarding the Site Development Plan Review.

G. Fences and Walls

In addition to the standards listed for fences and walls in the tables provided for each district, development on any lot subject to the standards provided in this Chapter shall conform to the following:

1. **Front Yard Screen Wall Prohibition.** No screen wall shall be built in the front yard of a commercial or industrial property.

2. **Perimeter and Screen Walls**

    a. General. For commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes, shall be a minimum of six feet in height, and in no case shall exceed the height limitation applicable to the adjacent zoning district or property. In all other cases, there is no requirement to construct a wall or fence. However, all perimeter or screen walls and fences must comply with applicable building code requirements. The height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.

3. **Fences, Walls and Architectural Character**

    a. Perimeter walls. Perimeter walls, end walls, return walls and common area walls shall be decorative and shall be installed by the developer. Acceptable decorative wall materials include, without limitation, stone, decorative block, slump stone and wrought iron and shall have a minimum percentage of contrasting material as indicated for each district. The contrasting material requirement may be fulfilled by contrasting color, or a combination of contrasting material and contrasting color, if approved by the Department in its discretion. All walls shall include such detail variations as may be required by the Department, including pilasters, decorative caps, decorative iron cutouts or fluted blocks. Any decorative materials or ironwork attached to the top of a

perimeter wall shall not encroach into public rights-of-way or abutting properties. Pilasters, if used, shall have a maximum spacing of twenty-four feet on center. All perimeter walls shall:

i. Match the design of abutting perimeter walls. The established wall design shall be continued until the next street intersection. In cases where the existing wall is considered by the Director to be of unacceptable design, the design shall not be carried beyond the next street intersection unless a transitional wall area designed to soften the differences between the walls is constructed; and

ii. Be maintained by the property owner, the developer, a business association or other similar organization, or by such other means as may be approved by the City.

b. Retaining Walls. Retaining walls which are visible from adjacent properties or rights-of-way shall be decorative and shall be installed by the developer. Acceptable materials for retaining wall construction include split-face block, decorative block, slump stone, stone, caliche rock, colored or exposed aggregate, and textured-finish concrete. All walls shall include detail variations such as pilasters, decorative caps, or fluted blocks. All walls shall be maintained by the property owner, the developer, a business association or other similar organization, or by such other means as may be approved by the City. In cases where the height of a retaining wall exceeds four feet, a minimum of five shrubs of a five-gallon size, and five shrubs of a one-gallon size, for each twenty feet of linear planting area shall be planted in the area at the base of the wall. In cases where there are multiple-stepped retaining walls, a minimum of five shrubs of a five-gallon size, and five shrubs of a one-gallon size, for each twenty feet of linear planting area shall be planted in the area between the walls and at the base of the lowest wall. A minimum planting area of four feet is required between the retaining walls.

c. Wall Separation. Where a screen or perimeter walls abuts another screen or perimeter wall, the separation shall either be:

i. A minimum of three feet from face of wall to face of wall, with access provided to the area between the walls for maintenance; or

ii. A maximum of eight inches, with the resulting gap between the walls to be filled and capped with a cementitious material that:

A) Will not increase the load on the walls; and

B) Has been approved by the Department and the Department of Building and Safety.

4. Materials. Unless otherwise approved as part of an overall development plan, the following materials shall not be acceptable for use as screen or perimeter walls:

a. Chain link or open wire fencing (except as temporary construction fencing);

b. Razor wire or barbed wire (except as may be approved under the procedures set forth in the City's Building Code);

c. Corrugated metal;

d. Bright colored plastic; and

e. Untextured or unfinished concrete or block (CMU) walls.

H. Residential Adjacency Standards

1. Applicability

a. All property to be developed for nonresidential or multifamily residential use that is located adjacent to property which is zoned R-E, R-1 or R-CL, unless such adjacent property is developed with a nonresidential use, shall conform to the residential adjacency standards set forth in this Subsection.

b. For purposes of this Subsection:

i. Property is "adjacent" to other property if the properties share a common property line or are separated only by a street right-of-way or easement.

ii. "Property subject to the standards for this Subsection" means the property that is described in Subparagraph (a) of this Paragraph (1) that must conform to the

residential adjacency standards of this Subsection.

iii. "Protected property" means residential property that is developed for sale or designated for such development, and single family residential property, as those types of property are described in Subparagraph (a) of this Paragraph (1).

2. Building Height And Setback Requirements (see Figure 4)

a. Proximity Slope

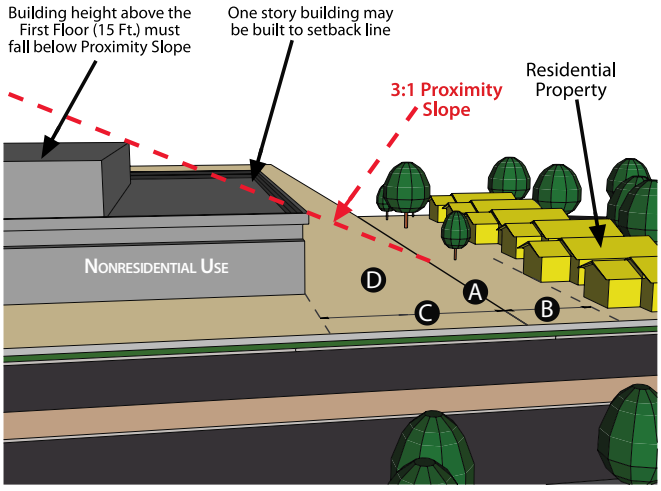
i. Except as otherwise provided in this Paragraph (2), no building subject to the standards of this Subsection shall exceed the height of a line drawn from the property line of a protected property at a 3:1 slope directly into the property subject to the standards of this Subsection. For example, a 100-foot high building must be set back 300 feet from the property line of the protected property, if both the property line of that property and the grade of the building subject to the standards of this Subsection are at the same elevation. The Proximity Slope limitation contained in this Subparagraph (a) applies to architectural projections above rooflines.

ii. The Proximity Slope limitation contained in Subparagraph (a) does not apply when nonresidential buildings, such as schools and churches/houses of worship, are built on the protected property.

iii. Notwithstanding the Proximity Slope limitation contained in Subparagraph (a), a one story building up to 15 feet in height may be constructed to the applicable setback line that is established for the zoning district in which the property subject to the standards of this Subsection is located or which is established by Paragraph (d) of this Subsection (2).

b. Changes in Grade. Notwithstanding the Proximity Slope limitation contained in Paragraph (a) above, if the natural slope of the ground rises or falls from the point of origin of the slope line, the actual building height may be greater or lesser by the difference in grade.

FIGURE 4 - PROXIMITY SLOPE - 3:1 SLOPE REQUIREMENT



A REFERS TO THE RESIDENTIAL PROPERTY LINE
B REFERS TO THE RESIDENTIAL SETBACK
C REFERS TO THE COMMERCIAL SETBACK (MUST AT MINIMUM EQUAL THE RESIDENTIAL SETBACK)
D REFERS TO THE COMMERCIAL SETBACK AREA (MAY IN PART INCLUDE PARKING, DRIVE, ROAD, ALLEY OR EASEMENT)

c. Exceptions

i. The following structures may project a maximum of 12 feet above the Proximity Slope:

A) Chimney and vent stacks.

B) Roof structures for the use of solar panel units, elevators, stairs, tanks, ventilation and similar necessary mechanical equipment.

C) Visual screens which surround mounted mechanical equipment.

D) Skylights.

E) Whip and mounted antennas.

ii. Church steeples, utility transmission lines and towers, wireless communication facilities when attached to a utility transmission line pole or tower, small wind energy systems, and municipal utility facilities such as water towers are exempt from the maximum height provisions.

d. Building Setback. In addition to the required building setback line, no building setback on property subject to the standards of this Section shall be less than the required building setback for the protected property.

e. Waiver. The requirements of this Paragraph (2) may be waived by the City Council for:

i. Any mixed-use development that contains a significant residential element.

3. Spill-Over Lighting

a. Lighting Standard. No lighting from a property subject to the standards of this Section shall create greater than 0.5 of one foot-candle at the property line of a protected property.

b. Redirecting/Screening of Light Sources. All sources of light, including security lighting, illuminated signs, vehicular headlights and other sources, shall be directed away from protected property or screened so that the light level above is not exceeded.

4. Trash Receptacles

Garbage storage areas for properties subject to the standards of this Section shall be screened and odor controlled, and trash pick up shall be scheduled to minimize any impact on protected properties. In addition, trash receptacles shall be located a minimum of 50 feet from any property line of a protected property.

5. Exclusions

a. Higher Ambient Light Levels. Where existing ambient light levels from multiple sources already exceed the standards, the subject source may not increase the existing light levels, unless approved in connection with the approval of a Site Development Plan.

I. Downtown Centennial Plan Overlay District

All structures located in the Downtown Centennial Plan Overlay District are exempted from the automatic application of the building height, building setback and lot coverage provisions of this Chapter, including the Residential Adjacency Setback provided, however, that this exemption does not prohibit the City Council from imposing a building height, setback or lot coverage requirement in connection with the approval of a Site Development Plan.

P-O PROFESSIONAL OFFICE

The P-O District is intended to allow for office uses in an area which is predominantly residential but because of traffic and other factors is no longer suitable for the continuation of low density residential uses. This district is designed to be a transitional zone to allow low intensity administrative and professional offices. These uses are characterized by a low volume of direct daily client and customer contact. To decrease the impact to adjacent residential uses, single family structures should be retained or new development in the P-O District should be constructed to maintain a residential character. The P-O District is consistent with the Office category of the General Plan.

BUILDING PLACEMENT (see Figure 1)		TABLE 1
A.	Minimum Lot Width	60 feet
B.	Max. Lot Coverage	50% [1]
C.	Minimum Front Yard Setback	20 feet [2]
D.	Minimum Side Yard Setback	5 feet [2]
E.	Minimum Corner Side Yard Setback	15 feet [2]
F.	Minimum Rear Yard Setback	15 feet [2, 3]

Footnotes:

1. *Lot coverage for mixed-use developments may be increased up to a maximum of seventy-five percent of the net lot area upon the approval of a Site Development Plan Review application in accordance with LVMC 19.16.100.*
2. *A conversion from an existing residential structure may maintain the existing setbacks. Any additions may also be constructed to the existing established corner setback.*
3. *Rear yard setbacks may be affected by the residential adjacency standards set forth in LVMC 19.08.040(H).*

FIGURE 1 - BUILDING PLACEMENT

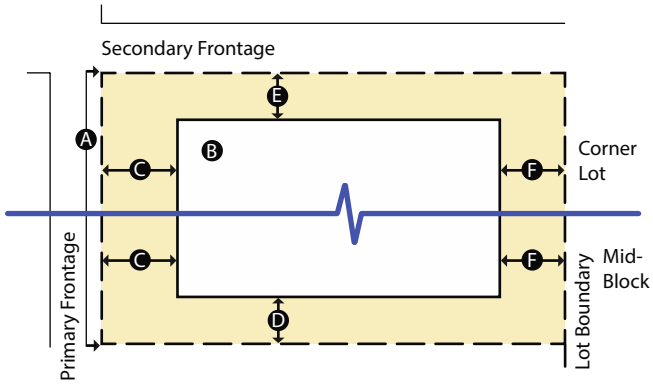
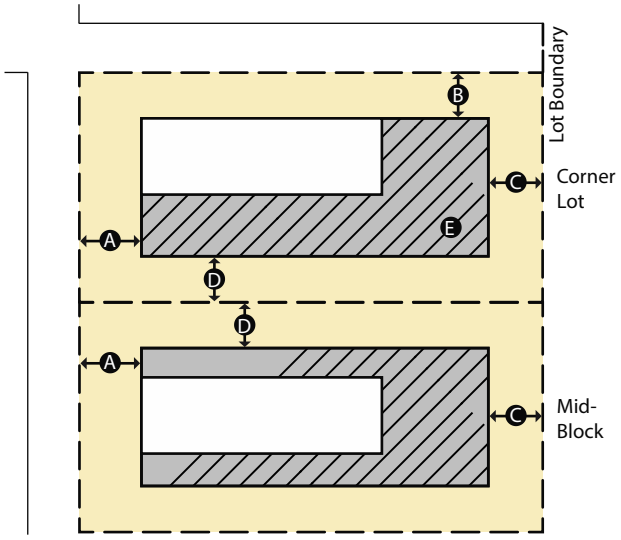
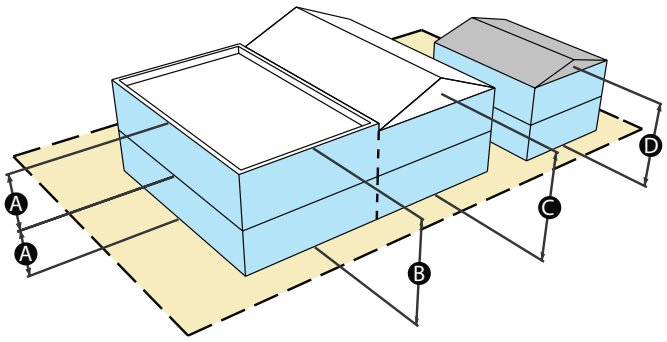


FIGURE 2 - SHADE STRUCTURES



SHADE STRUCTURES (see Figure 2)		TABLE 2
A.	Minimum Setback - Detached Shade Structure	May encroach into the building setback areas required pursuant to Table 1 above, provided such an encroachment does not intrude into any required perimeter landscape buffer area
B.	Minimum Setback - Attached Shade Structure	Must meet all setbacks for the building as established in Table 1 above
C.	Size and Coverage	Not to exceed the maximum lot coverage allowed pursuant to Table 1

FIGURE 3 - BUILDING HEIGHT



BUILDING HEIGHT [1] (see Figure 3)		TABLE 3
A.	Stories	2 max
B.	Flat Roof - Max. Height	35 feet measured to the top of the roof coping
C.	Pitched Roof - Max. Height	35 feet measured to the midpoint between the eaves and ridgeline of a pitched roof
D.	Shade Structures	Not to exceed the height otherwise allowed for a building in the zoning district

Footnotes:

1. *Building heights may be affected by the residential adjacency standards set forth in LVMC 19.08.040(H).*

LANDSCAPE BUFFERS AND TURF LIMITATIONS (see Figure 4)		TABLE 4
A.	Landscape Buffer - Minimum Zone Depths	15 feet - Adjacent to Right-of-Way 8 feet - Interior Lot Lines [1]

B. Primary Structure	
C. Turf Coverage	25% of landscapable area
D. Impermeable Surfaces	Should be minimized to reduce stormwater quality management impacts

Footnotes:

1. *When building setbacks are less restrictive, the setbacks shall prevail.*

PARKING [1] (see Figure 4)	TABLE 5
E. Minimum On-site Parking Requirement [2]	Shall be as outlined in LVMC 19.12.160 based on the approved use

Footnotes:

1. *Shall meet the parking area design standards as outlined in LVMC 19.08.110.*
2. *Handicapped parking shall be calculated as provided for in LVMC 19.18.030(E).*

FENCES AND WALLS

Front Yard Wall/Fence (see Figure 5)	Table 6
A. Maximum primary wall height	5 feet
B. Maximum solid wall base height	2 feet
C. Maximum Ornament height above wall	18 inches
D. Maximum on-center distance between Pilasters	24 feet
E. Decorative Cap feature	5 inches
Front Yard Wall/Fence with Standard Stepback [1]	
F. Maximum secondary wall height	2 feet
G. Minimum spacing between wall sections - Outside Dimensions	5 feet

Footnotes:

1. *Retaining walls along the front property line may not exceed two feet in height. Where the grade of the front yard slopes at a ratio greater than 2:1, multiple retaining walls may be constructed, provided there is a minimum distance of five feet between retaining walls for landscaping. (See Figure 5).*

FIGURE 4 - LANDSCAPE BUFFER AND TURF LIMITATIONS

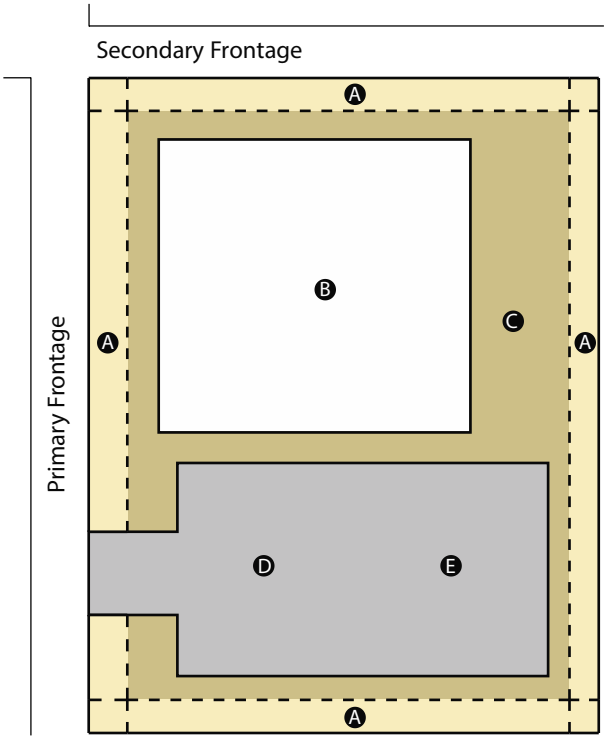


FIGURE 5 - FRONT YARD WALL/FENCE WITH STANDARD STEPBACK

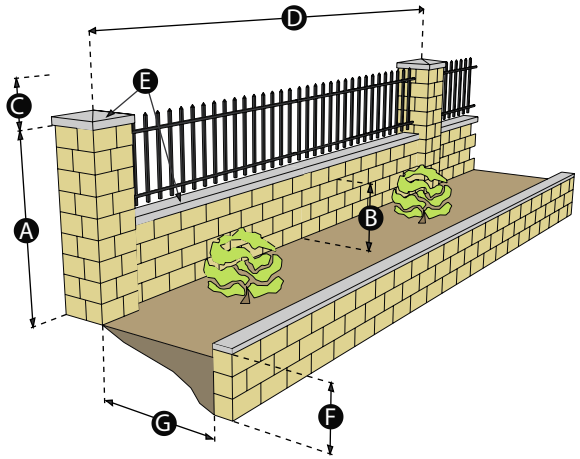
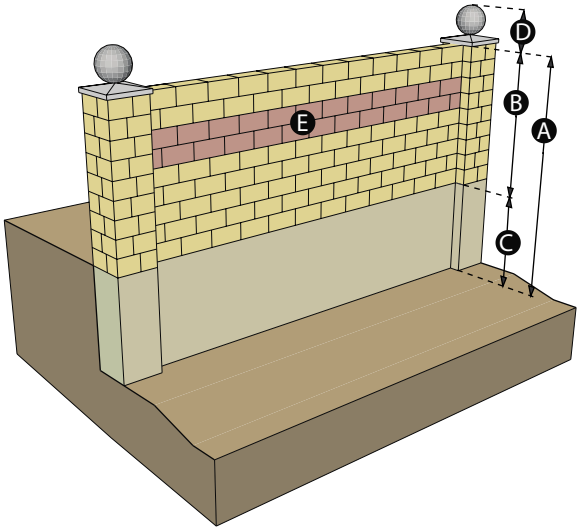
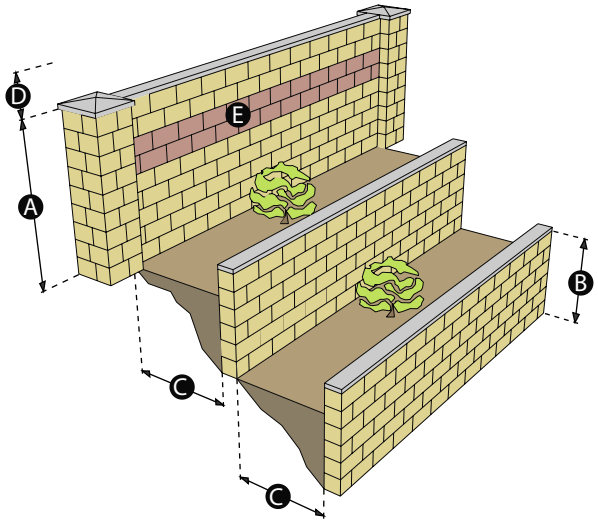


FIGURE 6 - RETAINING AND PERIMETER WALL



Perimeter and Retaining Walls (see Figure 6)	Table 7
Perimeter and Retaining Walls with Slope ≤ 2%	
A. Maximum Wall Height	10 feet
B. Maximum Perimeter Wall Height	6 - 8 feet
C. Maximum Retaining Wall Height	4 feet
D. Maximum Ornament Height above wall	18 inches
E. Contrasting Material	20%
Perimeter and Retaining Walls with Slope > 2%	
A. Maximum Wall Height	12 feet
B. Maximum Perimeter Wall Height	6 - 8 feet
C. Maximum Retaining Wall Height	6 feet
D. Maximum Ornament Height above wall	18 inches
E. Contrasting Material	20%

FIGURE 7 - RETAINING AND PERIMETER WALL STANDARD STEPBACK



Perimeter and Retaining Walls Standard Stepback (see Figure 7)	Table 8
A. Maximum Primary wall Height	6 - 8 feet
B. Maximum Secondary wall Height	4 feet
C. Minimum spacing between wall sections	5 feet
D. Maximum Ornament Height	18 inches
E. Contrasting Material	20%

(Ord. 6210 § 8, 9 and 10, 09/05/12)

19.08.060

O OFFICE DISTRICT

The Office District is designed to provide for the development of office uses, supporting service uses and low intensity commercial uses performing administrative, professional and personal services. These may be small office buildings developed in a cluster with an internal traffic circulation system or one larger office building. This district may be used as a buffer between residential and more intense retail/commercial uses. The O District is consistent with the Office category of the General Plan.

BUILDING PLACEMENT (see Figure 1)		TABLE 1
A.	Minimum Lot Width	100 feet
B.	Max. Lot Coverage	30% [1]
C.	Minimum Front Yard Setback	25 feet
D.	Minimum Side Yard Setback	10 feet
E.	Minimum Corner Side Yard Setback	15 feet
F.	Minimum Rear Yard Setback	15 feet [2]

Footnotes:

1. *Lot coverage for mixed-use developments may be increased up to a maximum of seventy-five percent of the net lot area upon the approval of a Site Development Plan Review application in accordance with LVMC 19.16.100.*

2. *Rear yard setbacks may be affected by the residential adjacency standards set forth in LVMC 19.08.040(H).*

SHADE STRUCTURES (see Figure 2)		TABLE 2
A.	Minimum Setback - Detached Shade Structure	May encroach into the building setback areas required pursuant to Table 1 above, provided such an encroachment does not intrude into any required perimeter landscape buffer area
B.	Minimum Setback - Attached Shade Structure	Must meet all setbacks for the building as established in Table 1 above
C.	Size and Coverage	Not to exceed the maximum lot coverage allowed pursuant to Table 1

FIGURE 1 - BUILDING PLACEMENT

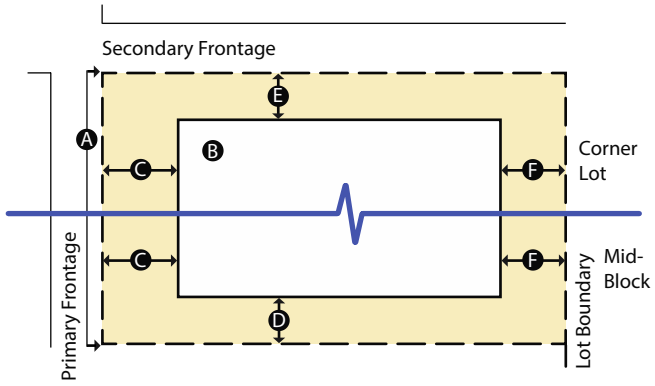


FIGURE 2 - SHADE STRUCTURES

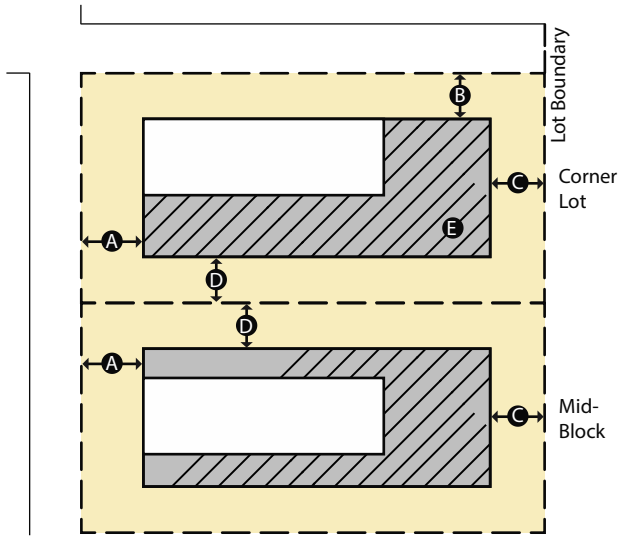
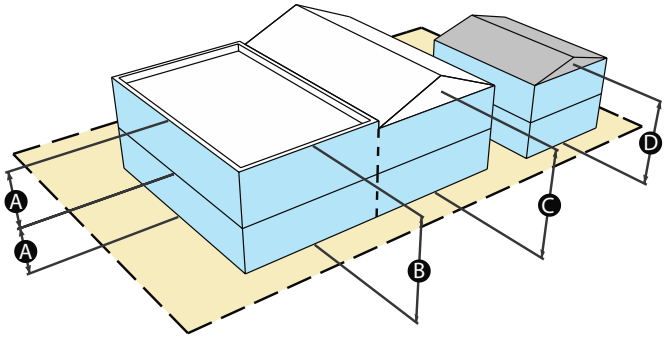


FIGURE 3 - BUILDING HEIGHT

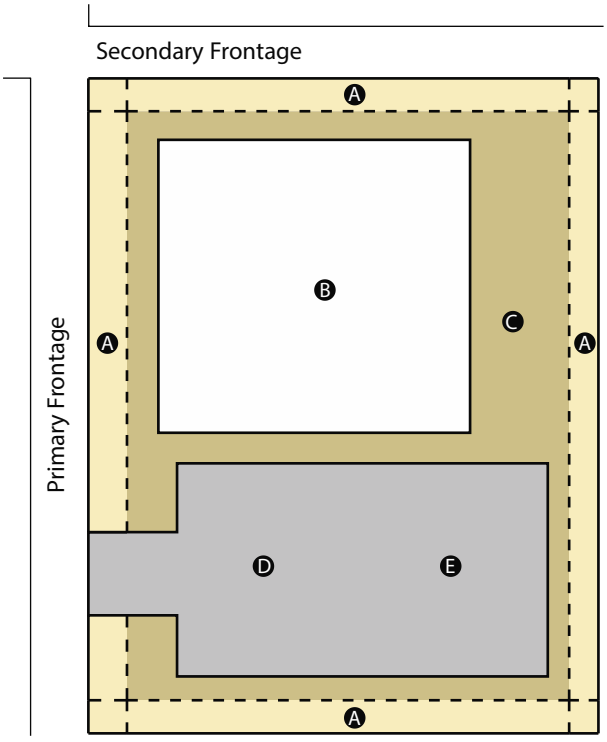


BUILDING HEIGHT [1] (see Figure 3)		TABLE 3
A.	Stories	2 max
B.	Flat Roof - Max. Height	35 feet measured to the top of the roof coping
C.	Pitched Roof - Max. Height	35 feet measured to the midpoint between the eaves and ridgeline of a pitched roof
D.	Shade Structures	Not to exceed the height otherwise allowed for a building in the zoning district

Footnotes:

1. *Building heights may be affected by the residential adjacency standards set forth in LVMC 19.08.040(H).*

FIGURE 4 - LANDSCAPE BUFFER AND TURF LIMITATIONS



LANDSCAPE BUFFERS AND TURF LIMITATIONS (see Figure 4)		TABLE 4
A.	Landscape Buffer - Minimum Zone Depths	15 feet - Adjacent to Right-of-Way 8 feet - Interior Lot Lines
B.	Primary Structure	
C.	Turf Coverage	25% of landscapable area
D.	Impermeable Surfaces	Should be minimized to reduce stormwater quality management impacts

PARKING [1] (see Figure 4)		TABLE 5
E.	Minimum On-site Parking Requirement [2]	Shall be as outlined in LVMC 19.12.160 based on the approved use

Footnotes:

1. *Shall meet the parking area design standards as outlined in LVMC 19.08.110.*
2. *Handicapped parking shall be calculated as provided for in LVMC 19.18.030(E).*

FENCES AND WALLS

Front Yard Wall/Fence (see Figure 5)	Table 6
A. Maximum primary wall height	5 feet
B. Maximum solid wall base height	2 feet
C. Maximum Ornament height above wall	18 inches
D. Maximum on-center distance between Pilasters	24 feet
E. Decorative Cap feature	5 inches
Front Yard Wall/Fence with Standard Stepback [1]	
F. Maximum secondary wall height	2 feet
G. Minimum spacing between wall sections - Outside Dimensions	5 feet

Footnotes:

1. *Retaining walls along the front property line may not exceed two feet in height. Where the grade of the front yard slopes at a ratio greater than 2:1, multiple retaining walls may be constructed, provided there is a minimum distance of five feet between retaining walls for landscaping. (See Figure 5).*

Perimeter and Retaining Walls (see Figure 6)	Table 7
Perimeter and Retaining Walls with Slope ≤ 2%	
A. Maximum Wall Height	10 feet
B. Maximum Perimeter Wall Height	6 - 8 feet
C. Maximum Retaining Wall Height	4 feet
D. Maximum Ornament Height above wall	18 inches
E. Contrasting Material	20%
Perimeter and Retaining Walls with Slope > 2%	
A. Maximum Wall Height	12 feet
B. Maximum Perimeter Wall Height	6 - 8 feet

FIGURE 5 - FRONT YARD WALL/FENCE WITH STANDARD STEPBACK

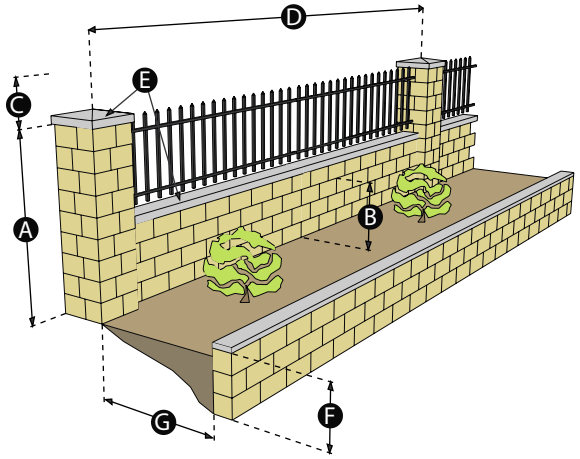
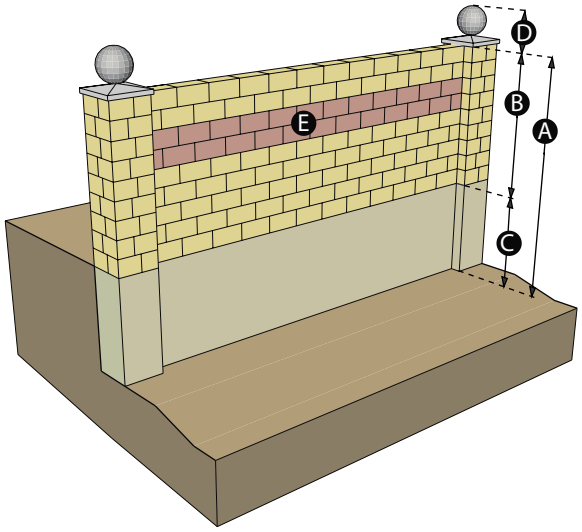
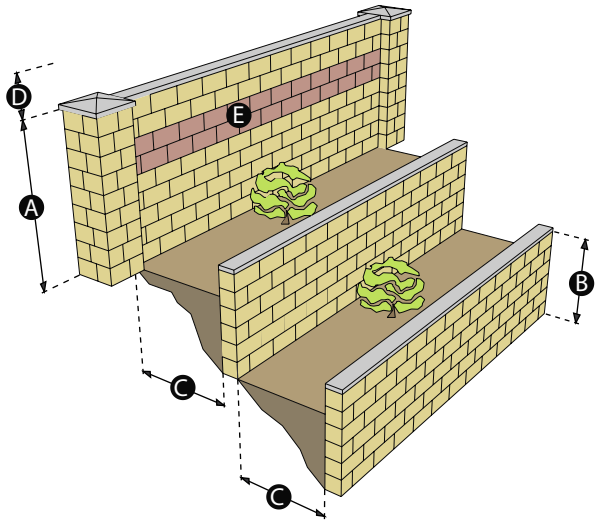


FIGURE 6 - RETAINING AND PERIMETER WALL



C.	Maximum Retaining Wall Height	6 feet
D.	Maximum Ornament Height above wall	18 inches
E.	Contrasting Material	20%

FIGURE 7 - RETAINING AND PERIMETER WALL STANDARD STEPBACK



Perimeter and Retaining Walls Standard Stepback (see Figure 7)		Table 8
A.	Maximum Primary wall Height	6 - 8 feet
B.	Maximum Secondary wall Height	4 feet
C.	Minimum spacing between wall sections	5 feet
D.	Maximum Ornament Height	18 inches
E.	Contrasting Material	20%

(Ord. 6210 § 11, 12 and 13, 09/05/12)

19.08.070

C-1 LIMITED COMMERCIAL DISTRICT

The C-1 District is intended to provide most retail shopping and personal services, and may be appropriate for mixed use developments. This district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. The C-1 District is consistent with the Service Commercial and the Neighborhood Center categories of the General Plan.

BUILDING PLACEMENT (see Figure 1)		TABLE 1
A.	Minimum Lot Width	100 feet
B.	Max. Lot Coverage	50% [1, 2]
C.	Minimum Front Yard Setback	10 feet
D.	Minimum Side Yard Setback	10 feet
E.	Minimum Corner Side Yard Setback	10 feet
F.	Minimum Rear Yard Setback	20 feet [3]

Footnotes:

1. *Senior citizen apartments may be permitted to exceed the lot coverage limitation upon approval of a Site Development Plan Review application in accordance with LVMC 19.16.100*

2. *Lot coverage for mixed-use developments may be increased up to a maximum of seventy-five percent of the net lot area upon the approval of a Site Development Plan Review application in accordance with LVMC 19.16.100.*

3. *Rear yard setbacks may be affected by the residential adjacency standards set forth in LVMC 19.08.040(H).*

FIGURE 1 - BUILDING PLACEMENT

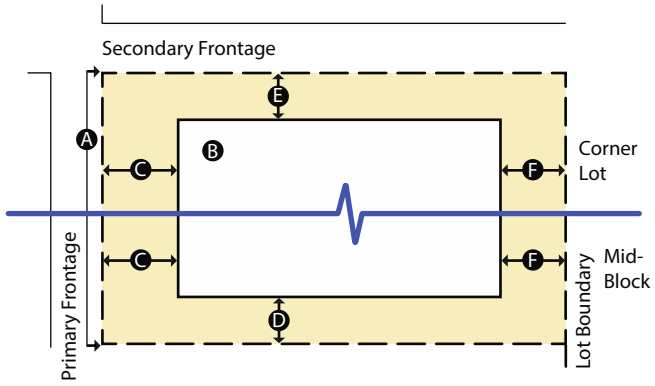
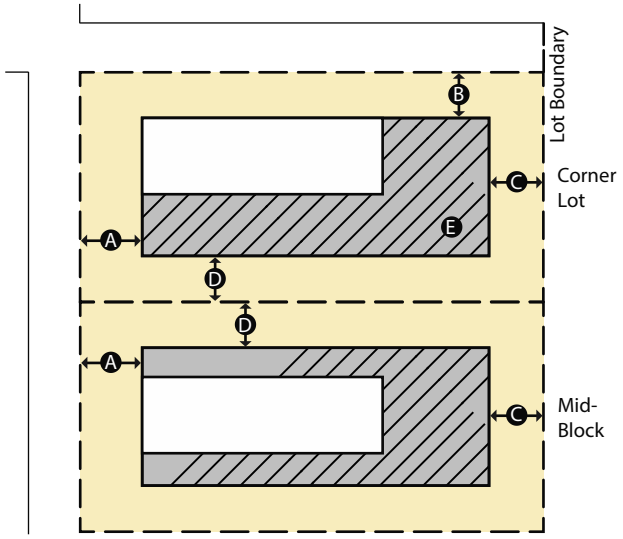
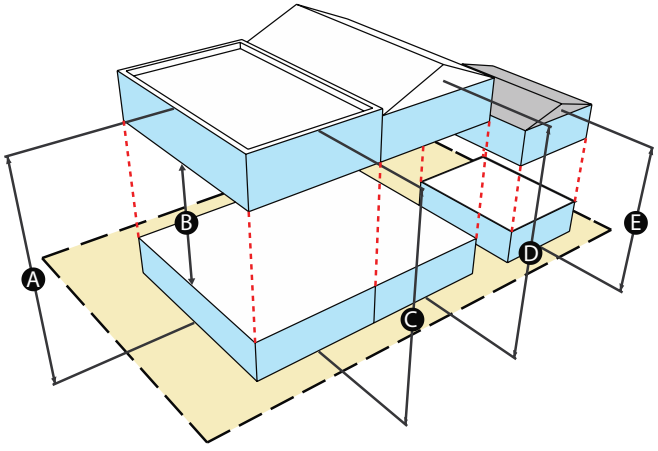


FIGURE 2 - SHADE STRUCTURES



SHADE STRUCTURES (see Figure 2)		TABLE 2
A.	Minimum Setback - Detached Shade Structure	May encroach into the building setback areas required pursuant to Table 1 above, provided such an encroachment does not intrude into any required perimeter landscape buffer area
B.	Minimum Setback - Attached Shade Structure	Must meet all setbacks for the building as established in Table 1 above
C.	Size and Coverage	Not to exceed the maximum lot coverage allowed pursuant to Table 1

FIGURE 3 - BUILDING HEIGHT



BUILDING HEIGHT [1] (see Figure 3)		TABLE 3
A.	Stories	NA [2]
B.	Floors	NA [2]
C.	Flat Roof - Max. Height	NA [2]
D.	Pitched Roof - Max. Height	NA [2]
E.	Shade Structures	Not to exceed the height otherwise allowed for a building in the zoning district

Footnotes:

1. *Building heights may be affected by the residential adjacency standards set forth in LVMC 19.08.040(H).*

2. *For parcels that are outside the Neighborhood Revitalization Area, the maximum building height for mixed-use development is ten stories, or one hundred fifty feet, whichever is less. For purposes of the foregoing, the "Neighborhood Revitalization Area" means the area so designated in the Las Vegas 2020 Master Plan adopted by Ordinance No. 5250, as the boundaries of that area may be amended from time to time*

LANDSCAPE BUFFERS AND TURF LIMITATIONS (see Figure 4)		TABLE 4
A.	Landscape Buffer - Minimum Zone Depths	15 feet - Adjacent to Right-of-Way [1] 8 feet - Interior Lot Lines

B.	Primary Structure	
C.	Turf Coverage	25% of landscapable area
D.	Impermeable Surfaces	Should be minimized to reduce stormwater quality management impacts

Footnotes:

1. *When a principle structure is built at a less restrictive building setback, the setbacks shall prevail.*

PARKING [1] (see Figure 4)		TABLE 5
E.	Minimum On-site Parking Requirement [2]	Shall be as outlined in LVMC 19.12.160 based on the approved use

Footnotes:

1. *Shall meet the parking area design standards as outlined in LVMC 19.08.110.*
2. *Handicapped parking shall be calculated as provided for in LVMC 19.18.030(E).*

FENCES AND WALLS		
Front Yard Wall/Fence (see Figure 5)		Table 6
A.	Maximum primary wall height	5 feet
B.	Maximum solid wall base height	2 feet
C.	Maximum Ornament height above wall	18 inches
D.	Maximum on-center distance between Pilasters	24 feet
E.	Decorative Cap feature	5 inches
Front Yard Wall/Fence with Standard Stepback [1]		
F.	Maximum secondary wall height	2 feet
G.	Minimum spacing between wall sections - Outside Dimensions	5 feet

Footnotes:

1. *Retaining walls along the front property line may not exceed two feet in height. Where the grade of the front yard slopes at a ratio greater than 2:1, multiple retaining walls may be constructed, provided there is a minimum distance of five feet between retaining walls for landscaping. (See Figure 5).*

FIGURE 4 - LANDSCAPE BUFFER AND TURF LIMITATIONS

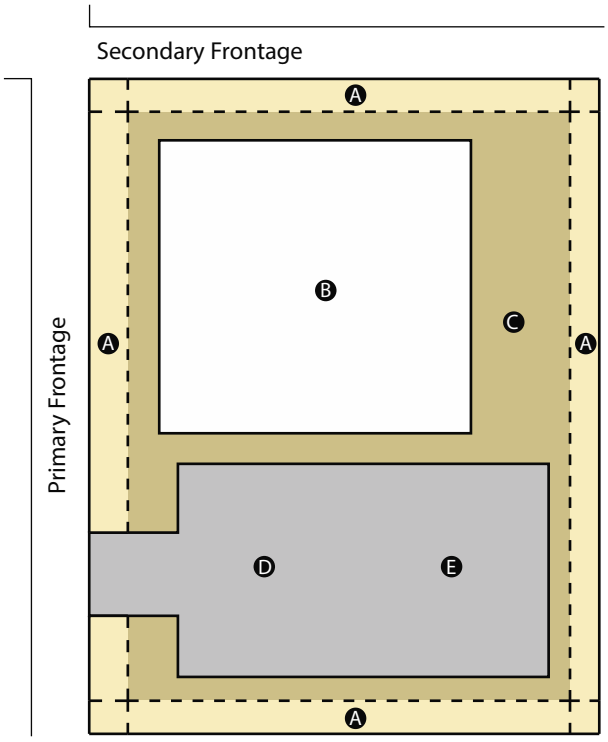


FIGURE 5 - FRONT YARD WALL/FENCE WITH STANDARD STEPBACK

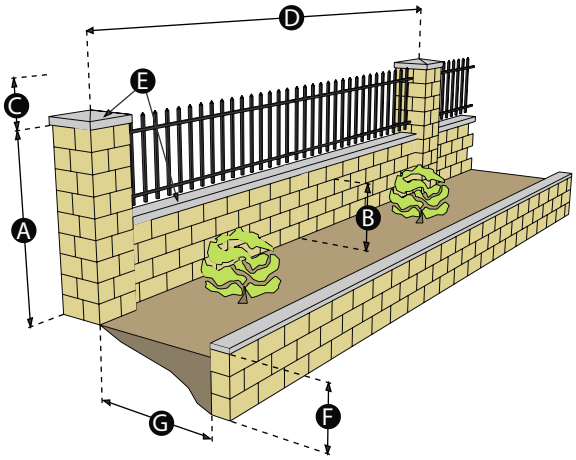
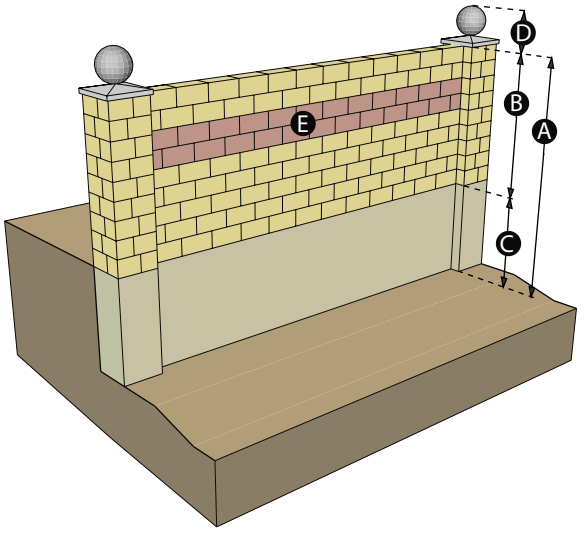
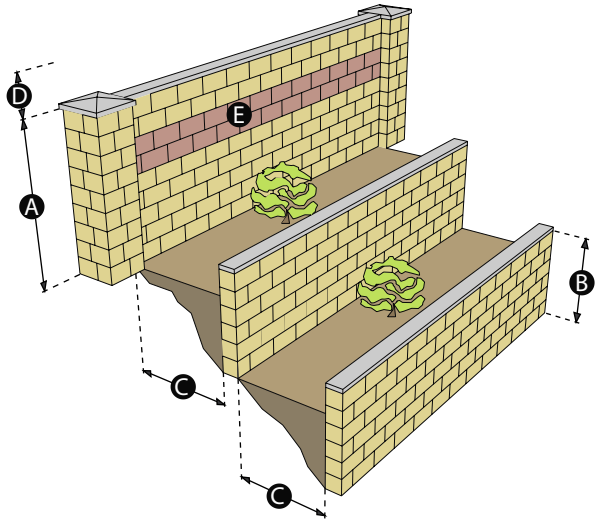


FIGURE 6 - RETAINING AND PERIMETER WALL



Perimeter and Retaining Walls (see Figure 6)	Table 7
Perimeter and Retaining Walls with Slope ≤ 2%	
A. Maximum Wall Height	10 feet
B. Maximum Perimeter Wall Height	6 - 8 feet
C. Maximum Retaining Wall Height	4 feet
D. Maximum Ornament Height above wall	18 inches
E. Contrasting Material	20%
Perimeter and Retaining Walls with Slope > 2%	
A. Maximum Wall Height	12 feet
B. Maximum Perimeter Wall Height	6 - 8 feet
C. Maximum Retaining Wall Height	6 feet
D. Maximum Ornament Height above wall	18 inches
E. Contrasting Material	20%

FIGURE 7 - RETAINING AND PERIMETER WALL STANDARD STEPBACK



Perimeter and Retaining Walls Standard Stepback (see Figure 7)	Table 8
A. Maximum Primary wall Height	6 - 8 feet
B. Maximum Secondary wall Height	4 feet
C. Minimum spacing between wall sections	5 feet
D. Maximum Ornament Height	18 inches
E. Contrasting Material	20%

(Ord. 6210 § 14, 15 and 16, 09/05/12)

19.08.080

C-2 GENERAL COMMERCIAL DISTRICT

The C-2 District is designed to provide the broadest scope of compatible services for both the general and traveling public. This category allows retail, service, automotive, wholesale, office and other general business uses of an intense character, as well as mixed-use developments. This district should be located away from low and medium density residential development and may be used as a buffer between retail and industrial uses. The C-2 District is also appropriate along commercial corridors. The C-2 District is consistent with the General Commercial category of the General Plan.

BUILDING PLACEMENT (see Figure 1)		TABLE 1
A.	Minimum Lot Width	100 feet
B.	Max. Lot Coverage	50% [1]
C.	Minimum Front Yard Setback	10 feet
D.	Minimum Side Yard Setback	10 feet
E.	Minimum Corner Side Yard Setback	10 feet
F.	Minimum Rear Yard Setback	20 feet [2]

Footnotes:

1. *Lot coverage for mixed-use developments may be increased up to a maximum of seventy-five percent of the net lot area upon the approval of a Site Development Plan Review application in accordance with LVMC 19.16.100.*

2. *Rear yard setbacks may be affected by the residential adjacency standards set forth in LVMC 19.08.040(H).*

FIGURE 1 - BUILDING PLACEMENT

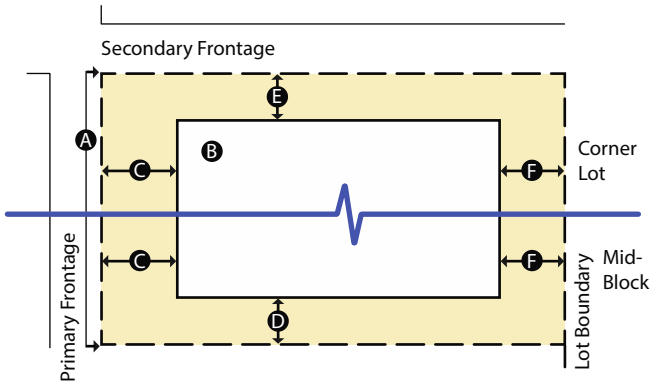
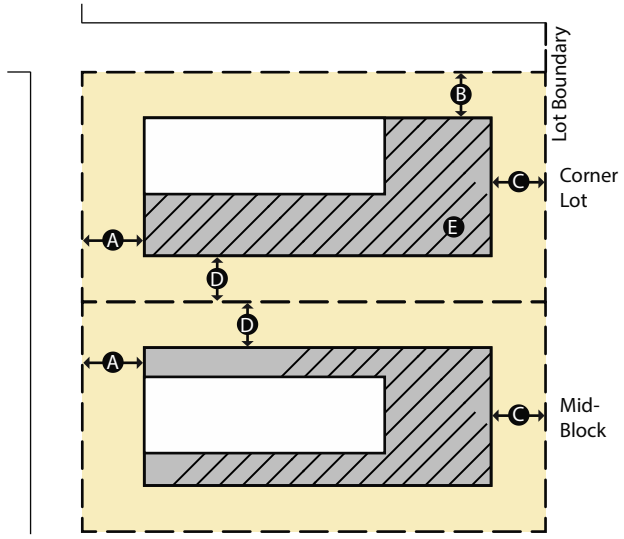
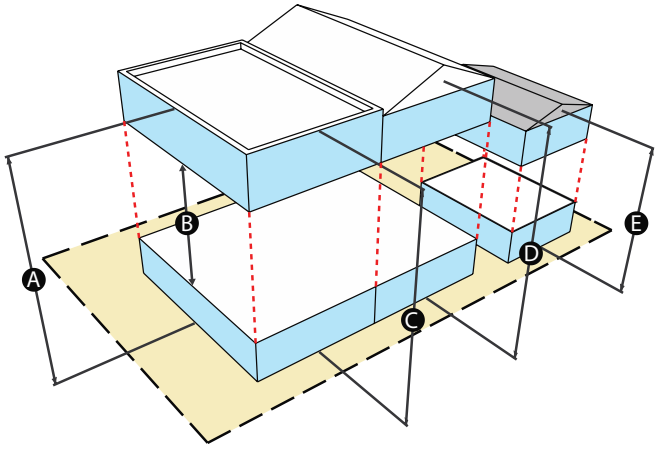


FIGURE 2 - SHADE STRUCTURES



SHADE STRUCTURES (see Figure 2)		TABLE 2
A.	Minimum Setback - Detached Shade Structure	May encroach into the building setback areas required pursuant to Table 1 above, provided such an encroachment does not intrude into any required perimeter landscape buffer area
B.	Minimum Setback - Attached Shade Structure	Must meet all setbacks for the building as established in Table 1 above
C.	Size and Coverage	Not to exceed the maximum lot coverage allowed pursuant to Table 1

FIGURE 3 - BUILDING HEIGHT



BUILDING HEIGHT [1] (see Figure 3)		TABLE 3
A.	Stories	NA [2]
B.	Floors	NA [2]
C.	Flat Roof - Max. Height	NA [2]
D.	Pitched Roof - Max. Height	NA [2]
E.	Shade Structures	Not to exceed the height otherwise allowed for a building in the zoning district

Footnotes:

1. *Building heights may be affected by the residential adjacency standards set forth in LVMC 19.08.040(H).*

2. *For parcels that are outside the Neighborhood Revitalization Area, the maximum building height for mixed-use development is ten stories, or one hundred fifty feet, whichever is less. For purposes of the foregoing, the "Neighborhood Revitalization Area" means the area so designated in the Las Vegas 2020 Master Plan adopted by Ordinance No. 5250, as the boundaries of that area may be amended from time to time*

LANDSCAPE BUFFERS AND TURF LIMITATIONS (see Figure 4)		TABLE 4
A.	Landscape Buffer - Minimum Zone Depths	15 feet - Adjacent to Right-of-Way 8 feet - Interior Lot Lines

B.	Primary Structure	
C.	Turf Coverage	25% of landscapable area
D.	Impermeable Surfaces	Should be minimized to reduce stormwater quality management impacts

PARKING [1] (see Figure 4)		TABLE 5
E.	Minimum On-site Parking Requirement [2]	Shall be as outlined in LVMC 19.12.160 based on the approved use

Footnotes:

1. *Shall meet the parking area design standards as outlined in LVMC 19.08.110.*
2. *Handicapped parking shall be calculated as provided for in LVMC 19.18.030(E).*

FENCES AND WALLS

Front Yard Wall/Fence (see Figure 5)		Table 6
A.	Maximum primary wall height	5 feet
B.	Maximum solid wall base height	2 feet
C.	Maximum Ornament height above wall	18 inches
D.	Maximum on-center distance between Pilasters	24 feet
E.	Decorative Cap feature	5 inches
Front Yard Wall/Fence with Standard Stepback [1]		
F.	Maximum secondary wall height	2 feet
G.	Minimum spacing between wall sections - Outside Dimensions	5 feet

Footnotes:

1. *Retaining walls along the front property line may not exceed two feet in height. Where the grade of the front yard slopes at a ratio greater than 2:1, multiple retaining walls may be constructed, provided there is a minimum distance of five feet between retaining walls for landscaping. (See Figure 5).*

FIGURE 4 - LANDSCAPE BUFFER AND TURF LIMITATIONS

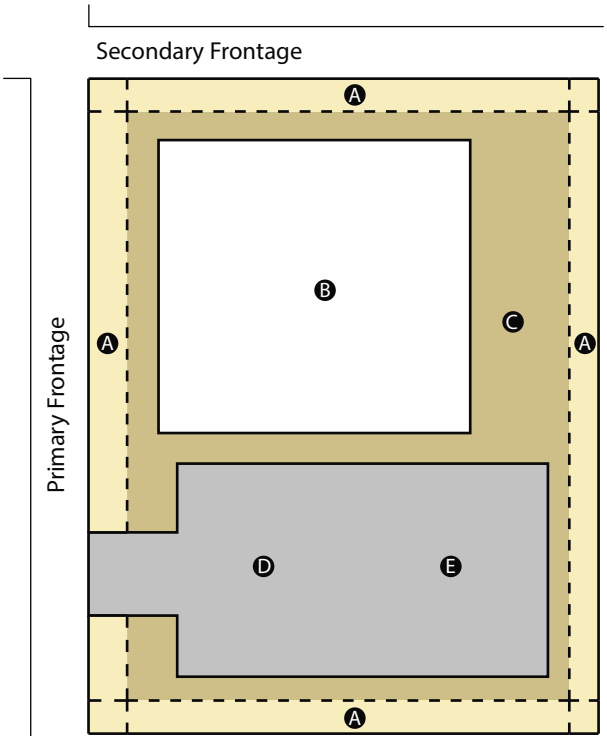


FIGURE 5 - FRONT YARD WALL/FENCE WITH STANDARD STEPBACK

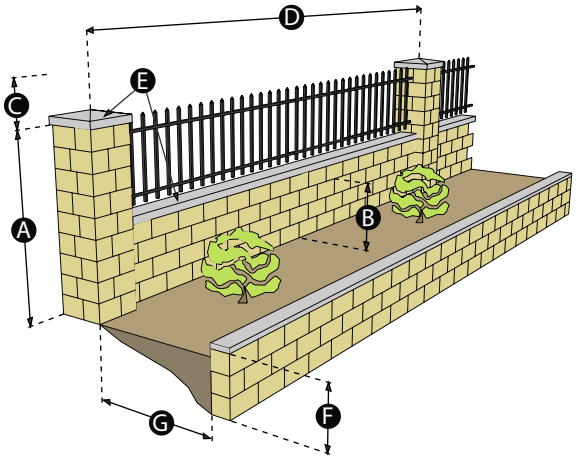
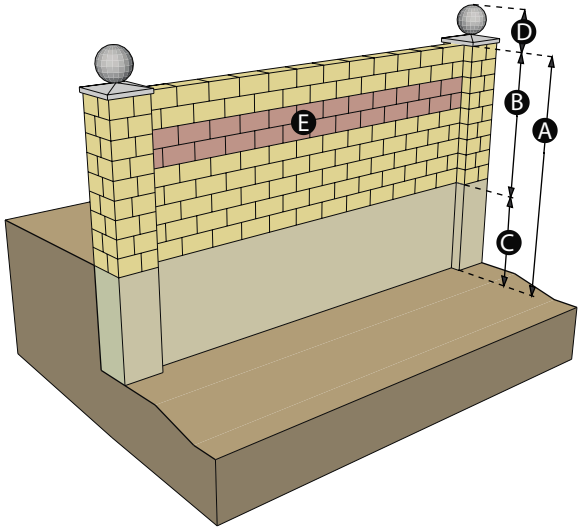
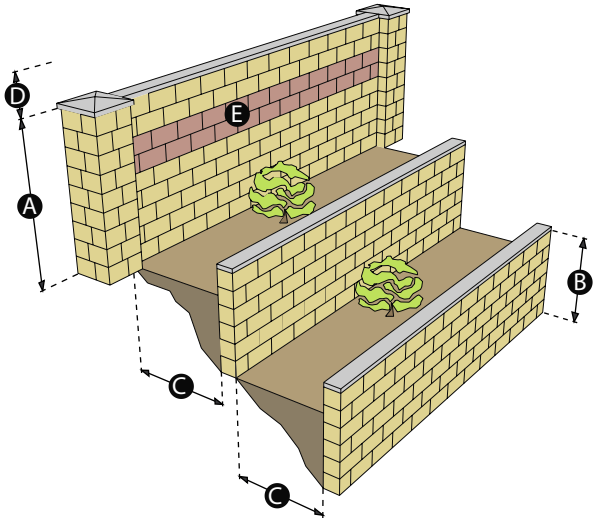


FIGURE 6 - RETAINING AND PERIMETER WALL



Perimeter and Retaining Walls (see Figure 6)	Table 7
Perimeter and Retaining Walls with Slope ≤ 2%	
A. Maximum Wall Height	10 feet
B. Maximum Perimeter Wall Height	6 - 8 feet
C. Maximum Retaining Wall Height	4 feet
D. Maximum Ornament Height above wall	18 inches
E. Contrasting Material	20%
Perimeter and Retaining Walls with Slope > 2%	
A. Maximum Wall Height	12 feet
B. Maximum Perimeter Wall Height	6 - 8 feet
C. Maximum Retaining Wall Height	6 feet
D. Maximum Ornament Height above wall	18 inches
E. Contrasting Material	20%

FIGURE 7 - RETAINING AND PERIMETER WALL STANDARD STEPBACK



Perimeter and Retaining Walls Standard Stepback (see Figure 7)	Table 8
A. Maximum Primary wall Height	6 - 8 feet
B. Maximum Secondary wall Height	4 feet
C. Minimum spacing between wall sections	5 feet
D. Maximum Ornament Height	18 inches
E. Contrasting Material	20%

(Ord. 6210 § 17, 18 and 19, 09/05/12)

19.08.085

C-PB PLANNED BUSINESS PARK DISTRICT

The C-PB District allows industrial uses, including light manufacturing, assembling and processing, warehousing and distribution, research, development and testing laboratories; medical related uses and ancillary commercial uses in an Industrial Office Park setting; and mixed-use developments. The C-PB District is consistent with the Light Industry/Research category of the General Plan.

BUILDING PLACEMENT (see Figure 1)		TABLE 1
A.	Minimum Lot Width	100 feet
B.	Max. Lot Coverage	NA
C.	Minimum Front Yard Setback	10 feet
D.	Minimum Side Yard Setback	10 feet
E.	Minimum Corner Side Yard Setback	10 feet
F.	Minimum Rear Yard Setback	20 feet [1]

Footnotes:

1. *Rear yard setbacks may be affected by the residential adjacency standards set forth in LVMC 19.08.040(H).*

~~ACCESSORY STRUCTURES (see Figure 2)~~		~~TABLE 2~~
~~A.~~	~~Minimum Front Yard Setback~~	~~10 feet~~
~~B.~~	~~Minimum Corner Side Yard Setback~~	~~10 feet~~
~~C.~~	~~Minimum Rear Yard Setback~~	~~8 feet~~
~~D.~~	~~Minimum Side Yard Setback~~	~~8 feet~~
~~E.~~	~~Size and Coverage~~	~~Not to exceed the aggregate floor area of the principal structure~~

FIGURE 1 - BUILDING PLACEMENT

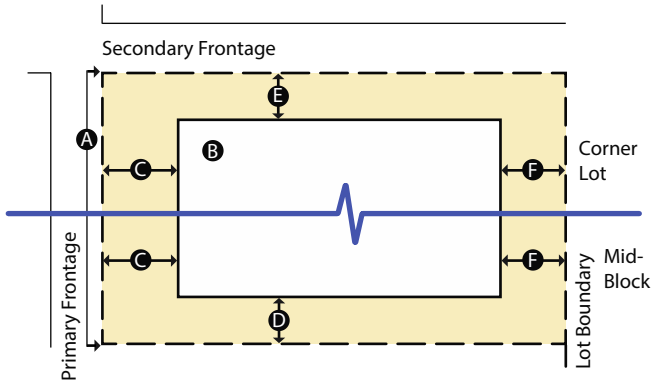


FIGURE 2 - ~~ACCESSORY~~ SHADE STRUCTURES

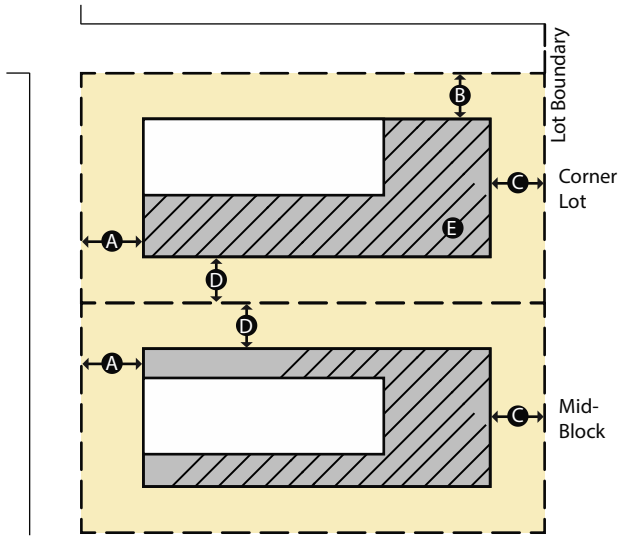


FIGURE 3 - BUILDING HEIGHT

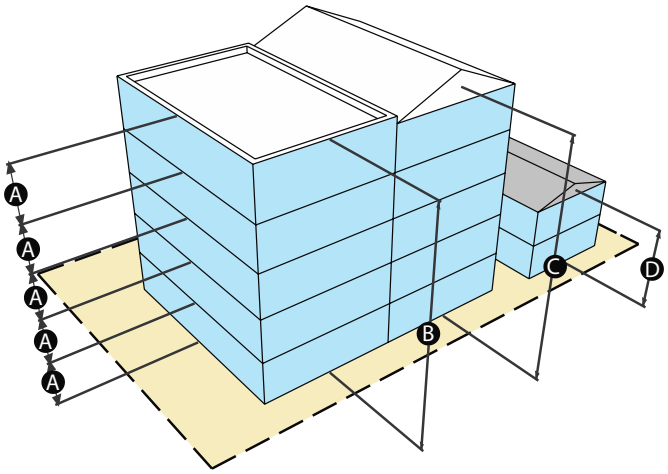
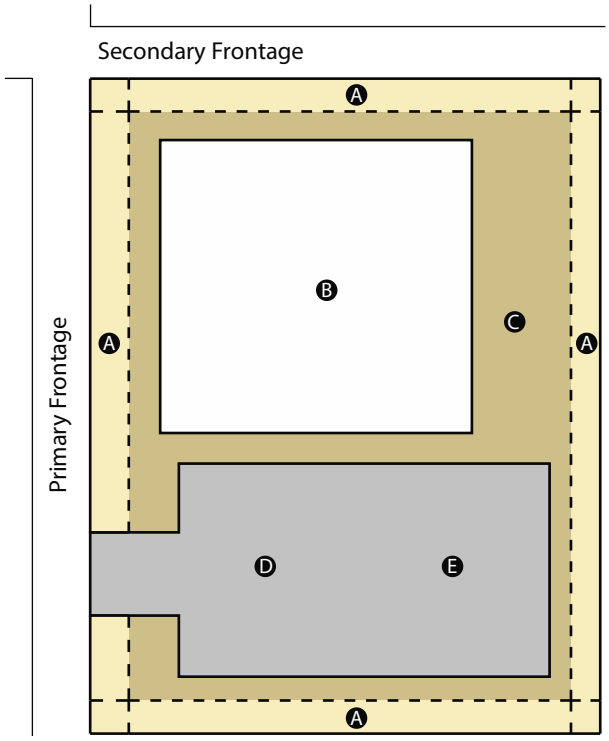


FIGURE 4 - LANDSCAPE BUFFER AND TURF LIMITATIONS



SHADE STRUCTURES (see Figure 2)	TABLE 2
A. Minimum Setback - Detached Shade Structure	May encroach into the building setback areas required pursuant to Table 1 above, provided such an encroachment does not intrude into any required perimeter landscape buffer area
B. Minimum Setback - Attached Shade Structure	Must meet all setbacks for the building as established in Table 1 above
C. Size and Coverage	Not to exceed the maximum lot coverage allowed pursuant to Table 1

BUILDING HEIGHT [1] (see Figure 3)	TABLE 3
A. Stories	5 max [2, 3]
B. Flat Roof - Max. Height	85 feet measured to the top of the roof coping [2, 3]
C. Pitched Roof - Max. Height	85 feet measured to the midpoint between the eaves and ridgeline of a pitched roof [2, 3]
D. Accessory Bldg. - Stories	Not to exceed the height of the principal structure

Footnotes:

1. *Building heights may be affected by the residential adjacency standards set forth in LVMC 19.08.040(H).*

2. *For parcels of land located within a C-PB Zoning District that is contiguous to, or within two hundred feet of, a freeway or expressway, the maximum building height shall be six stories or one hundred feet, whichever is less.*

3. *Notwithstanding the above, in the case of permitted commercial and retail uses, the maximum building height shall be two stories or thirty-five feet, whichever is less.*

LANDSCAPE BUFFERS AND TURF LIMITATIONS (see Figure 4)	TABLE 4
A. Landscape Buffer - Minimum Zone Depths	15 feet - Adjacent to Right-of-Way 8 feet - Interior Lot Lines

B.	Primary Structure	
C.	Turf Coverage	25% of landscapable area
D.	Impermeable Surfaces	Should be minimized to reduce stormwater quality management impacts

PARKING [1] (see Figure 4)		TABLE 5
E.	Minimum On-site Parking Requirement [2]	Shall be as outlined in LVMC 19.12.160 based on the approved use

Footnotes:

1. *Shall meet the parking area design standards as outlined in LVMC 19.08.110.*
2. *Handicapped parking shall be calculated as provided for in LVMC 19.18.030(E).*

FENCES AND WALLS

Front Yard Wall/Fence (see Figure 5)		Table 6
A.	Maximum primary wall height	5 feet
B.	Maximum solid wall base height	2 feet
C.	Maximum Ornament height above wall	18 inches
D.	Maximum on-center distance between Pilasters	24 feet
E.	Decorative Cap feature	5 inches
Front Yard Wall/Fence with Standard Stepback [1]		
F.	Maximum secondary wall height	2 feet
G.	Minimum spacing between wall sections - Outside Dimensions	5 feet

Footnotes:

1. *Retaining walls along the front property line may not exceed two feet in height. Where the grade of the front yard slopes at a ratio greater than 2:1, multiple retaining walls may be constructed, provided there is a minimum distance of five feet between retaining walls for landscaping. (See Figure 5).*

FIGURE 5 - FRONT YARD WALL/FENCE WITH STANDARD STEPBACK

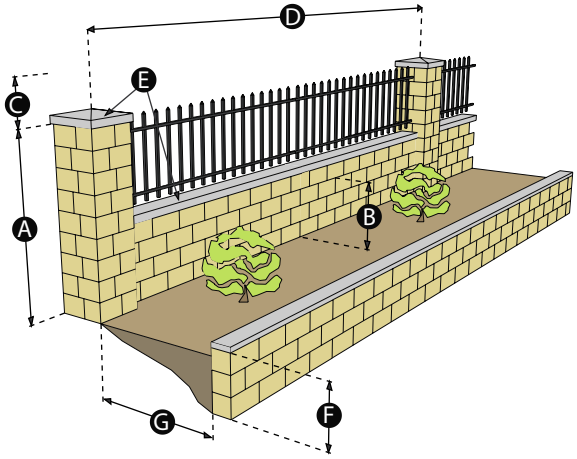


FIGURE 6 - RETAINING AND PERIMETER WALL

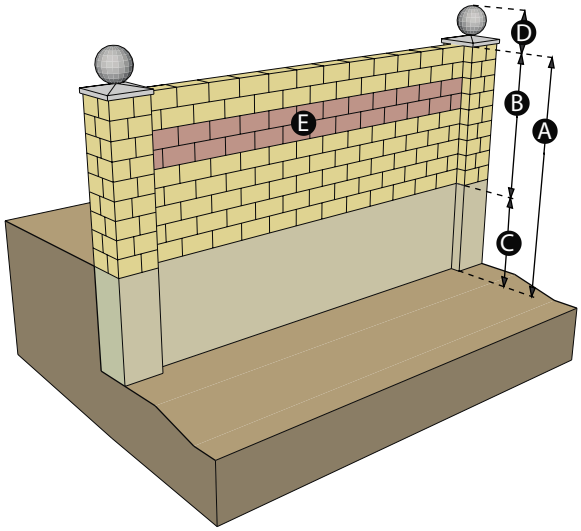
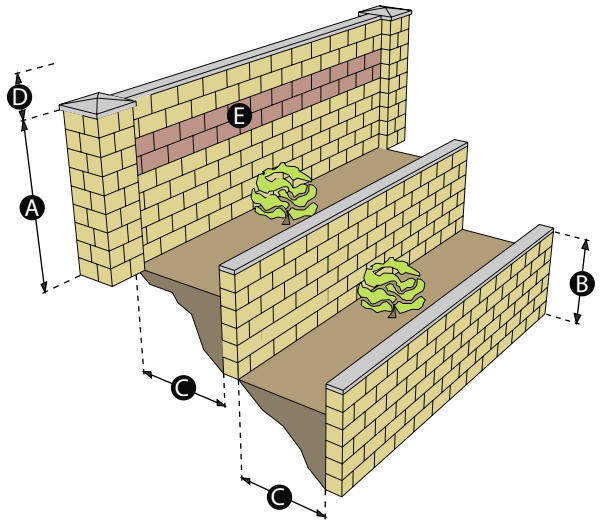


FIGURE 7 - RETAINING AND PERIMETER WALL STANDARD STEPBACK



Perimeter and Retaining Walls (see Figure 6)	Table 7
Perimeter and Retaining Walls with Slope ≤ 2%	
A. Maximum Wall Height	10 feet
B. Maximum Perimeter Wall Height	6 - 8 feet
C. Maximum Retaining Wall Height	4 feet
D. Maximum Ornament Height above wall	18 inches
E. Contrasting Material	20%
Perimeter and Retaining Walls with Slope > 2%	
A. Maximum Wall Height	12 feet
B. Maximum Perimeter Wall Height	6 - 8 feet
C. Maximum Retaining Wall Height	6 feet
D. Maximum Ornament Height above wall	18 inches
E. Contrasting Material	20%

Perimeter and Retaining Walls Standard Stepback (see Figure 7)	Table 8
A. Maximum Primary wall Height	6 - 8 feet
B. Maximum Secondary wall Height	4 feet
C. Minimum spacing between wall sections	5 feet
D. Maximum Ornament Height	18 inches
E. Contrasting Material	20%

19.08.090

C-M COMMERCIAL/INDUSTRIAL DISTRICT

The C-M District is a general commercial and restricted industrial district designed to provide for a variety of compatible business, warehouse, wholesale, office and limited industrial uses. This district is intended to be located away from areas of low and medium density residential development. The C-M District is consistent with the Light Industry/Research category of the General Plan.

BUILDING PLACEMENT (see Figure 1)		TABLE 1
A.	Minimum Lot Width	100 feet
B.	Max. Lot Coverage	NA
C.	Minimum Front Yard Setback	10 feet
D.	Minimum Side Yard Setback	10 feet
E.	Minimum Corner Side Yard Setback	10 feet
F.	Minimum Rear Yard Setback	20 feet [1]

Footnotes:

1. *Rear yard setbacks may be affected by the residential adjacency standards set forth in LVMC 19.08.040(H).*

SHADE STRUCTURES (see Figure 2)		TABLE 2
A.	Minimum Setback - Detached Shade Structure	May encroach into the building setback areas required pursuant to Table 1 above, provided such an encroachment does not intrude into any required perimeter landscape buffer area
B.	Minimum Setback - Attached Shade Structure	Must meet all setbacks for the building as established in Table 1 above
C.	Size and Coverage	Not to exceed the maximum lot coverage allowed pursuant to Table 1

FIGURE 1 - BUILDING PLACEMENT

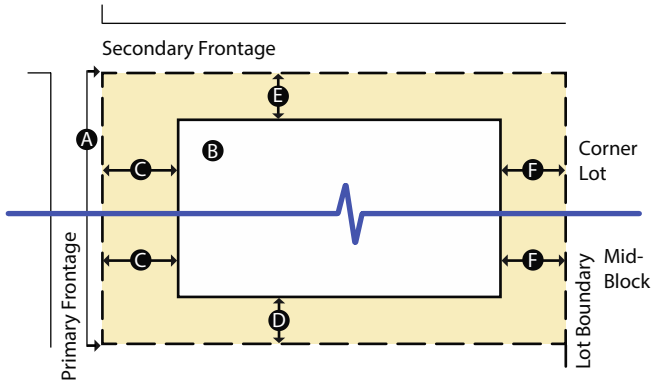


FIGURE 2 - SHADE STRUCTURES

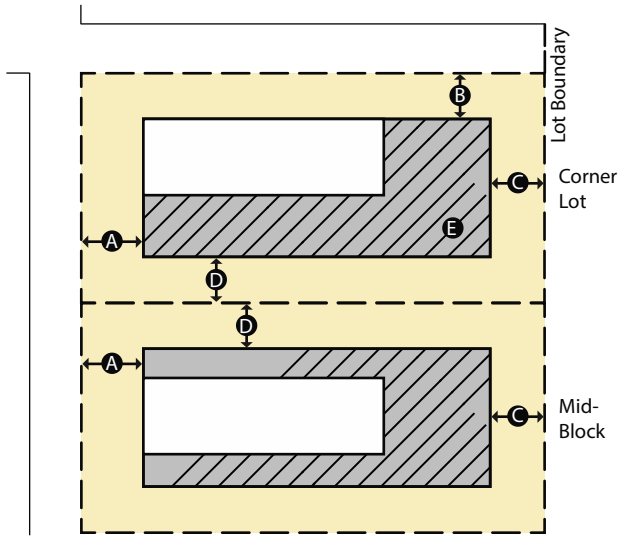
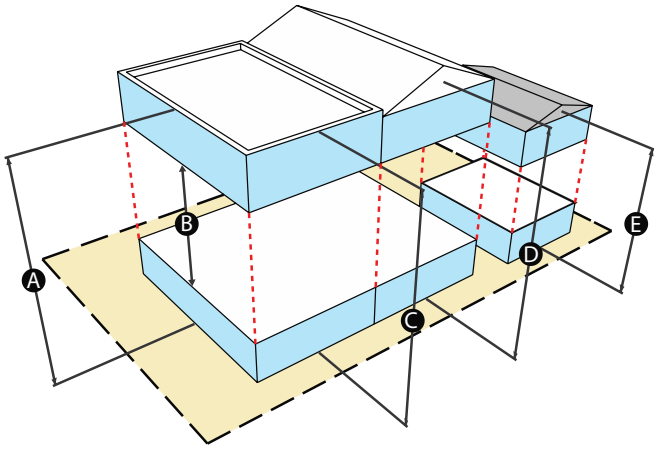


FIGURE 3 - BUILDING HEIGHT

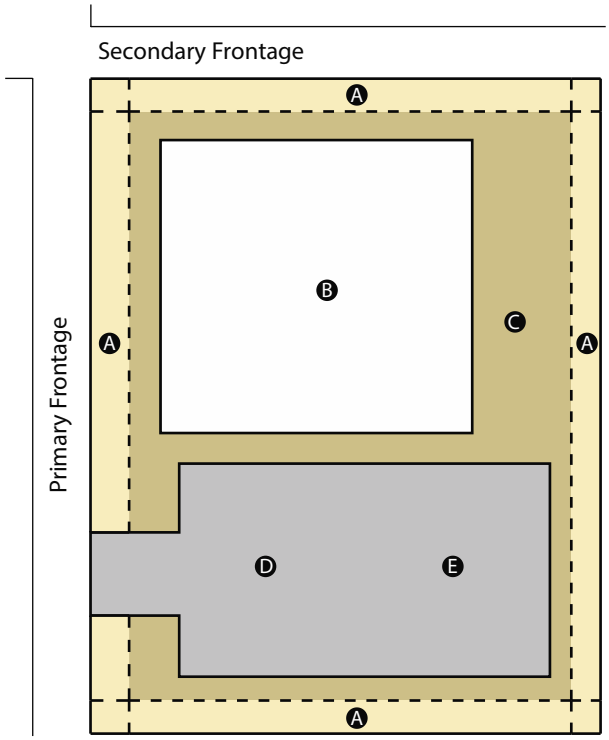


BUILDING HEIGHT [1] (see Figure 3)		TABLE 3
A.	Stories	NA
B.	Floors	NA
C.	Flat Roof - Max. Height	NA
D.	Pitched Roof - Max. Height	NA
E.	Shade Structures	Not to exceed the height otherwise allowed for a building in the zoning district

Footnotes:

1. *Building heights may be affected by the residential adjacency standards set forth in LVMC 19.08.040(H).*

FIGURE 4 - LANDSCAPE BUFFER AND TURF LIMITATIONS



LANDSCAPE BUFFERS AND TURF LIMITATIONS (see Figure 4)		TABLE 4
A.	Landscape Buffer - Minimum Zone Depths	15 feet - Adjacent to Right-of-Way 8 feet - Interior Lot Lines
B.	Primary Structure	
C.	Turf Coverage	25% of landscapable area
D.	Impermeable Surfaces	Should be minimized to reduce stormwater quality management impacts

PARKING [1] (see Figure 4)		TABLE 5
E.	Minimum On-site Parking Requirement [2]	Shall be as outlined in LVMC 19.12.160 based on the approved use

Footnotes:

1. *Shall meet the parking area design standards as outlined in LVMC 19.08.110.*
2. *Handicapped parking shall be calculated as provided for in LVMC 19.18.030(E).*

FENCES AND WALLS

Front Yard Wall/Fence (see Figure 5)	Table 6
A. Maximum primary wall height	5 feet
B. Maximum solid wall base height	2 feet
C. Maximum Ornament height above wall	18 inches
D. Maximum on-center distance between Pilasters	24 feet
E. Decorative Cap feature	5 inches
Front Yard Wall/Fence with Standard Stepback [1]	
F. Maximum secondary wall height	2 feet
G. Minimum spacing between wall sections - Outside Dimensions	5 feet

Footnotes:

1. *Retaining walls along the front property line may not exceed two feet in height. Where the grade of the front yard slopes at a ratio greater than 2:1, multiple retaining walls may be constructed, provided there is a minimum distance of five feet between retaining walls for landscaping. (See Figure 5).*

Perimeter and Retaining Walls (see Figure 6)	Table 7
Perimeter and Retaining Walls with Slope ≤ 2%	
A. Maximum Wall Height	10 feet
B. Maximum Perimeter Wall Height	6 - 8 feet
C. Maximum Retaining Wall Height	4 feet
D. Maximum Ornament Height above wall	18 inches
E. Contrasting Material	20%
Perimeter and Retaining Walls with Slope > 2%	
A. Maximum Wall Height	12 feet
B. Maximum Perimeter Wall Height	6 - 8 feet

FIGURE 5 - FRONT YARD WALL/FENCE WITH STANDARD STEPBACK

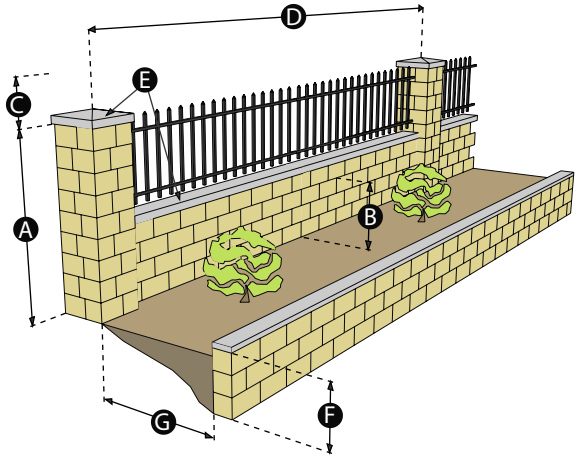


FIGURE 6 - RETAINING AND PERIMETER WALL

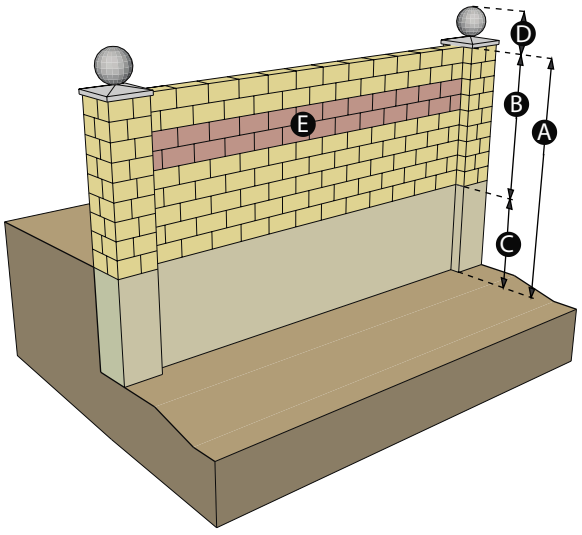
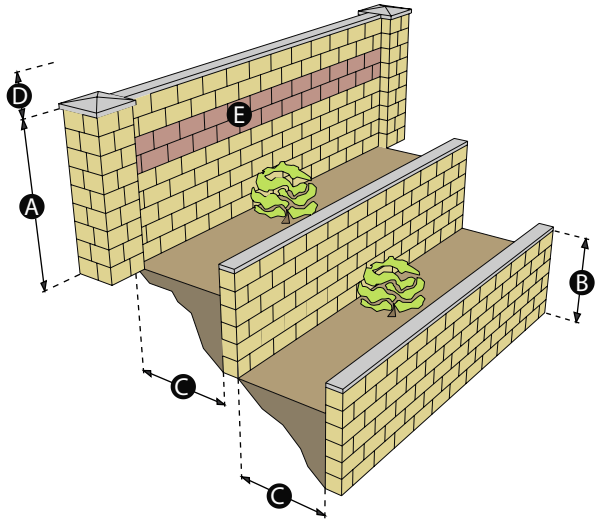


FIGURE 7 - RETAINING AND PERIMETER WALL STANDARD STEPBACK



C. Maximum Retaining Wall Height	6 feet
D. Maximum Ornament Height above wall	18 inches
E. Contrasting Material	20%

Perimeter and Retaining Walls Standard Stepback (see Figure 7)	Table 8
A. Maximum Primary wall Height	6 - 8 feet
B. Maximum Secondary wall Height	4 feet
C. Minimum spacing between wall sections	5 feet
D. Maximum Ornament Height	18 inches
E. Contrasting Material	20%

(Ord. 6210 § 20, 21 and 22, 09/05/12)

19.08.100

M INDUSTRIAL DISTRICT

The M District is intended to provide for heavy manufacturing industries in locations where they will be compatible with and not adversely impact adjacent land uses. This district is intended to be located away from all residential development. The M District is consistent with the Light Industry/Research category of the General Plan.

BUILDING PLACEMENT (see Figure 1)		TABLE 1
A.	Minimum Lot Width	100 feet
B.	Max. Lot Coverage	NA
C.	Minimum Front Yard Setback	10 feet [1]
D.	Minimum Side Yard Setback	10 feet [1]
E.	Minimum Corner Side Yard Setback	10 feet [1]
F.	Minimum Rear Yard Setback	0 feet [1, 2]

Footnotes:

1. *Where adjacent to, or across the street from, a residential district, the minimum setback from the property line or the street right-of-way line shall be fifty feet. The setback area shall be maintained free and clear of all buildings or industrial uses, except that this area may be used for parking. Such parking use may include parking for industrial equipment and vehicles if parking areas are completely screened from any residential view.*

2. *Rear yard setbacks may be affected by the residential adjacency standards set forth in LVMC 19.08.040(H).*

SHADE STRUCTURES (see Figure 2)		TABLE 2
A.	Minimum Setback - Detached Shade Structure	May encroach into the building setback areas required pursuant to Table 1 above, provided such an encroachment does not intrude into any required perimeter landscape buffer area
B.	Minimum Setback - Attached Shade Structure	Must meet all setbacks for the building as established in Table 1 above
C.	Size and Coverage	Not to exceed the maximum lot coverage allowed pursuant to Table 1

FIGURE 1 - BUILDING PLACEMENT

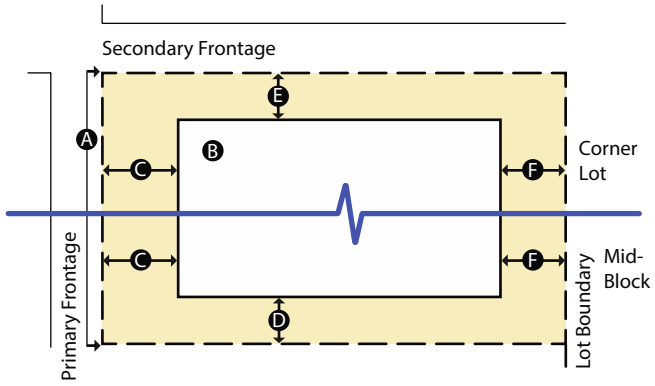


FIGURE 2 - SHADE STRUCTURES

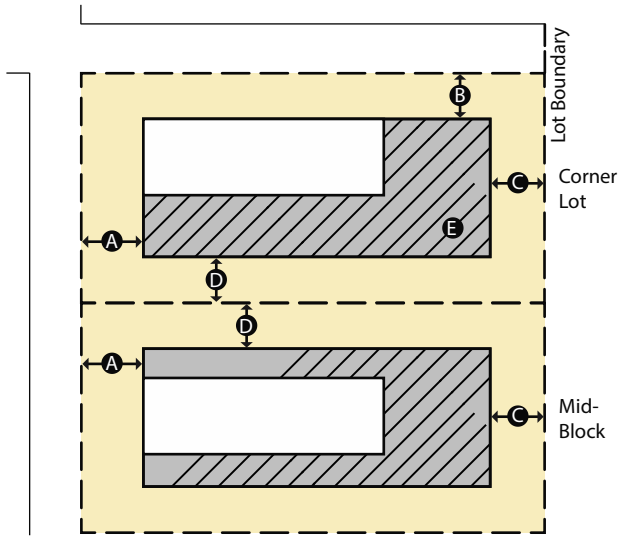
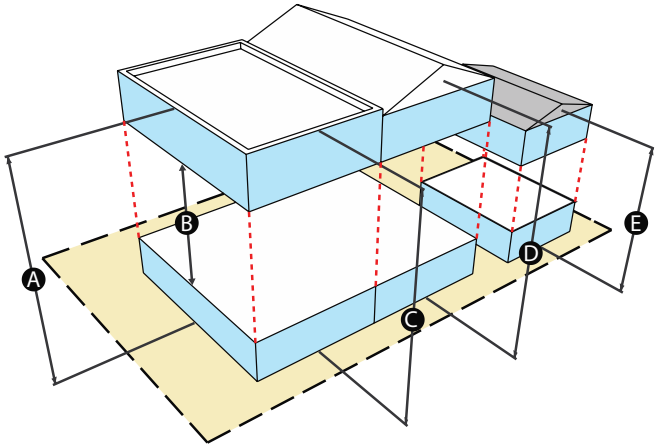


FIGURE 3 - BUILDING HEIGHT

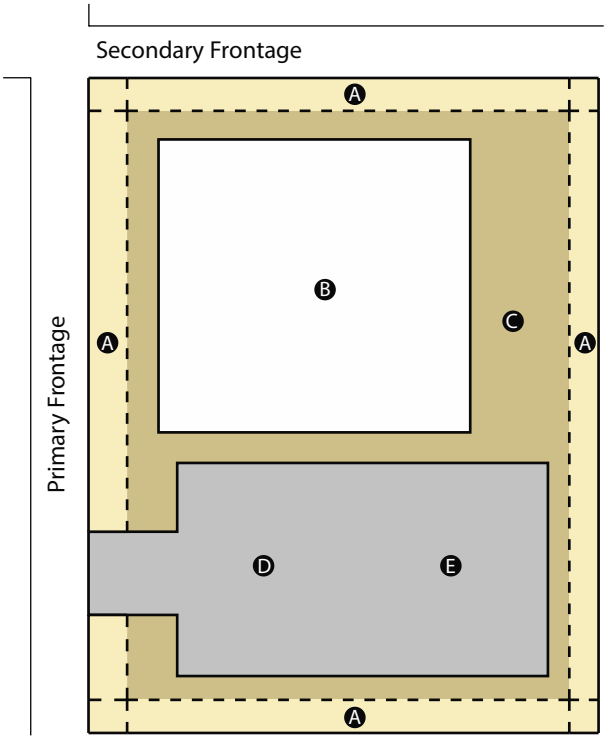


BUILDING HEIGHT [1] (see Figure 3)		TABLE 3
A.	Stories	NA
B.	Floors	NA
C.	Flat Roof - Max. Height	NA
D.	Pitched Roof - Max. Height	NA
E.	Shade Structures	Not to exceed the height otherwise allowed for a building in the zoning district

Footnotes:

1. *Building heights may be affected by the residential adjacency standards set forth in LVMC 19.08.040(H).*

FIGURE 4 - LANDSCAPE BUFFER AND TURF LIMITATIONS



LANDSCAPE BUFFERS AND TURF LIMITATIONS (see Figure 4)		TABLE 4
A.	Landscape Buffer - Minimum Zone Depths	15 feet - Adjacent to Right-of-Way 8 feet - Interior Lot Lines [1]
B.	Primary Structure	
C.	Turf Coverage	25% of landscapable area
D.	Impermeable Surfaces	Should be minimized to reduce stormwater quality management impacts

Footnotes:

1. *When building setbacks are less restrictive, the setbacks shall prevail.*

PARKING [1] (see Figure 4)		TABLE 5
E.	Minimum On-site Parking Requirement [2]	Shall be as outlined in LVMC 19.12.160 based on the approved use

Footnotes:

1. *Shall meet the parking area design standards as outlined in LVMC 19.08.110.*
2. *Handicapped parking shall be calculated as provided for in LVMC 19.18.030(E).*

FENCES AND WALLS

Front Yard Wall/Fence (see Figure 5)	Table 6
A. Maximum primary wall height	5 feet
B. Maximum solid wall base height	2 feet
C. Maximum Ornament height above wall	18 inches
D. Maximum on-center distance between Pilasters	24 feet
E. Decorative Cap feature	5 inches
Front Yard Wall/Fence with Standard Stepback [1]	
F. Maximum secondary wall height	2 feet
G. Minimum spacing between wall sections - Outside Dimensions	5 feet

Footnotes:

1. *Retaining walls along the front property line may not exceed two feet in height. Where the grade of the front yard slopes at a ratio greater than 2:1, multiple retaining walls may be constructed, provided there is a minimum distance of five feet between retaining walls for landscaping. (See Figure 5).*

Perimeter and Retaining Walls (see Figure 6)	Table 7
Perimeter and Retaining Walls with Slope ≤ 2%	
A. Maximum Wall Height	10 feet
B. Maximum Perimeter Wall Height	6 - 8 feet
C. Maximum Retaining Wall Height	4 feet
D. Maximum Ornament Height above wall	18 inches
E. Contrasting Material	20%
Perimeter and Retaining Walls with Slope > 2%	
A. Maximum Wall Height	12 feet
B. Maximum Perimeter Wall Height	6 - 8 feet

Figure 5 - Front Yard Wall/Fence with Standard Stepback

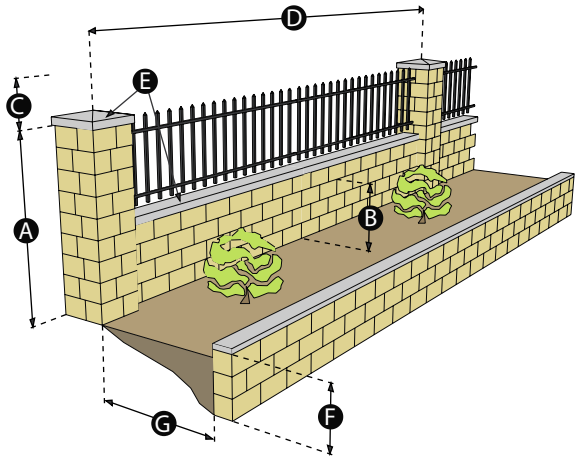


Figure 6 - Retaining and Perimeter Wall

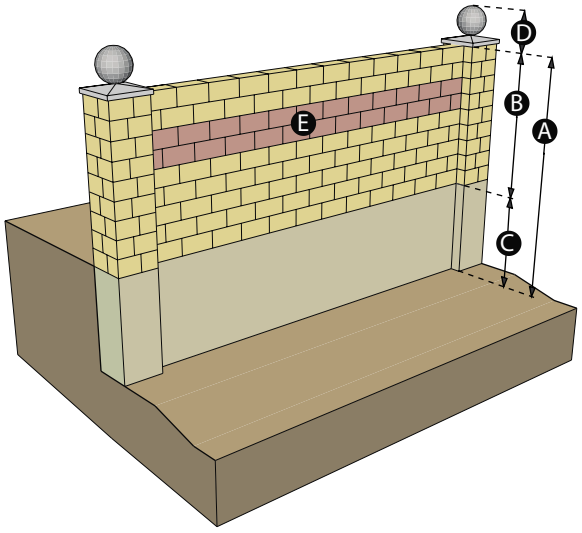
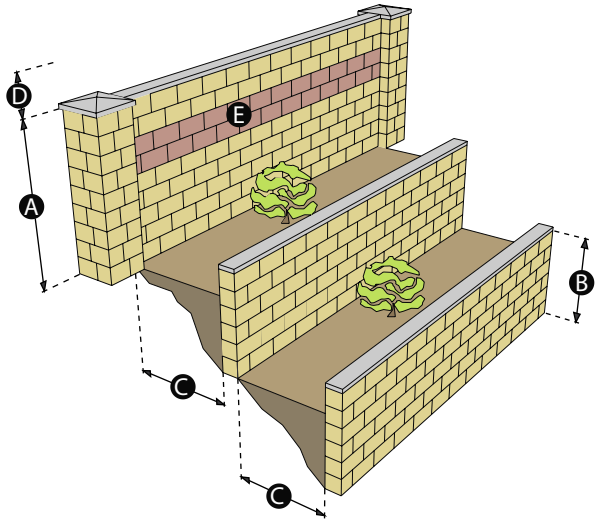


FIGURE 7 - RETAINING AND PERIMETER WALL STANDARD STEPBACK



C. Maximum Retaining Wall Height	6 feet
D. Maximum Ornament Height above wall	18 inches
E. Contrasting Material	20%

Perimeter and Retaining Walls Standard Stepback (see Figure 7)	Table 8
A. Maximum Primary wall Height	6 - 8 feet
B. Maximum Secondary wall Height	4 feet
C. Minimum spacing between wall sections	5 feet
D. Maximum Ornament Height	18 inches
E. Contrasting Material	20%

(Ord. 6210 § 23, 24 and 25, 09/05/12)

19.08.110

COMMERCIAL AND INDUSTRIAL PARKING DESIGN STANDARDS

A. Purpose

The purpose of this Section is:

1. To require off-street parking facilities in proportion to the parking demand for each use;

2. To provide accessible, attractive, secure, properly lighted and well-maintained off-street parking facilities;

3. To reduce traffic congestion and hazards; and

4. To assure that maneuverability for emergency vehicles exists.

B. General Regulations

In addition to any standards listed for parking in the tables provided for each district, development on any lot subject to the standards provided in this Chapter shall conform to the following:

1. Every building or land use established, every existing building enlarged and every existing use expanded shall provide off-street parking and loading spaces in accordance with the minimum parking requirements set forth in LVMC 19.12.060 and the any other applicable requirements and standards of this Title. Existing parking and loading spaces shall not be reduced below the minimum required by this Title.

2. All on-site parking shall be provided on the same parcel as the principal use, except as permitted by the off-site parking provisions described in LVMC 19.18.030(D)(4). Parking on the public right-of-way may not be counted towards satisfying the requirement for on-site parking.

3. All parking and vehicle storage areas shall occur on paved areas, except that:

a. Parking surfaces used for temporary real estate sales offices may consist of decomposed granite, chat, reclaimed asphalt paving or other material approved by the Department of Public Works; and

b. Areas within automobile salvage yards used for the storage of wrecked vehicles need only meet applicable Clark County Department of Air Quality and Environmental Management regulations for "Unpaved Parking Lots and Storage Areas" to prevent fugitive dust.

4. Except as otherwise provided in LVMC 19.12.070 or some other provision of this Title, when more than one use is to be conducted on a site, parking shall be calculated and provided for each of the uses separately.

5. When buildings are located at the front of a site, all parking shall be located to the side or rear of buildings and away from the street front unless the applicant can demonstrate by substantial and convincing evidence that to do so would be infeasible. Parking lots shall not be permitted on street corners unless the applicant can demonstrate by substantial and convincing evidence that to locate them elsewhere would be infeasible.

6. Large parking lots with more than five hundred parking spaces should be divided into well-landscaped, small sub-area parking lots that contain two hundred fifty or fewer parking spaces. Buildings, pedestrian walkways or landscape areas with a minimum width of fifteen feet should be used to delineate the sub-area parking lots.

7. The distribution of parking spaces for any and all individual uses will be required to be arranged on site to ensure optimal access and use by the patrons of such use.

8. Except as otherwise required by the City's Building Code, handicapped parking spaces shall be provided for all uses at the rate described in LVMC 19.18.030 (D).

C. Design of Parking Areas

1. Access. Off-street parking areas shall be provided in the following manner:

a. All parking areas shall provide suitable maneuvering room so that all vehicles may enter an abutting street in a forward direction. The backing of a motor vehicle onto a public street from a parking area shall be prohibited, except for the following:

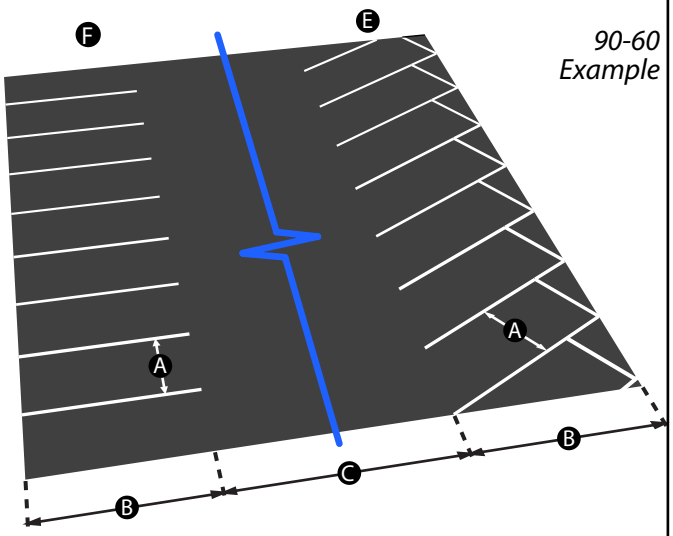
i. Existing commercial and industrial facilities parking areas not exceeding two spaces per property.

ii. Existing public and quasi-public use facilities not exceeding two spaces per property.

b. Parking spaces for any use shall be placed in a

FIGURE 1 - ANGLE PARKING DIMENSIONS

90-60 Example



0/Parallel Example

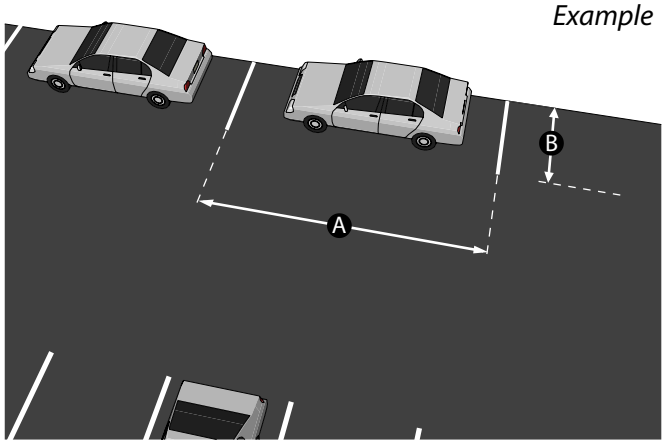
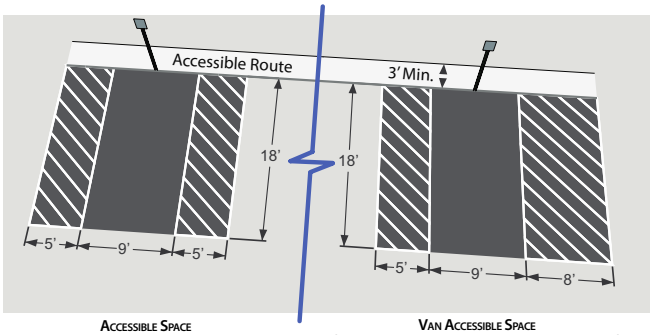


FIGURE 2 - HANDICAPPED PARKING DIMENSIONS



ACCESSIBLE SPACE

VAN ACCESSIBLE SPACE
(VEHICLE WITH A SIDE-LOADING WHEELCHAIR LIFT SPACE)

location to facilitate use of the parking facility.

c. No parking space shall be located so as to require the moving of any vehicle on the premises in order to enter or leave another parking space, except where permitted under the provisions of Paragraph (9) that allow tandem parking.

2. Dimensional Requirements

a. Compact Spaces Permitted. A minimum of seventy percent of the parking spaces shall be standard size and up to thirty percent of the required on-site parking spaces may be designated as compact parking spaces.

b. Size. Minimum size for parking spaces is shown in Table 1 below:

PARKING STALL SIZE		TABLE 1
TYPE OF SPACE	WIDTH	LENGTH
Standard Car	9 feet	18 feet
Compact Car	8 feet	18 feet
Handicapped (Car)	19 feet	18 feet
Handicapped (Vehicle with a Side-loading wheelchair lift)	22 feet	18 feet
Recreational Vehicle	10 feet	30 feet
Parallel Parking	9 feet	23 feet

c. Angle Parking. Minimum dimensional standards for angle parking and access aisles are set forth in Table 2 below:

ANGLE PARKING (SEE FIGURE 1)				TABLE 2
PARKING ANGLE DEGREES	DIMENSIONAL STANDARDS			
	Stall Width (feet) Ⓐ	Depth of Stall (feet) Ⓑ	Access aisle, One-way (feet) Ⓒ	Access aisle, Two-way (feet) Ⓒ
0	23	9'	na	na
30	9	17'	12	24
35	9	17'6"	12	24
40	9	18'6"	12	24

45	9	19′	12	24
50	9	19′ 6″	12	24
55	9	20′	13	24
60 (E)	9	20′	15	24
65	9	20′	17	24
70	9	20′	19	24
75	9	19′ 6″	21	24
80	9	19′ 6″	23	24
85	9	18′ 6″	24	24
90 (F)	9	18′	24	24

d. Size Adjustments. Parking structures may be subject to dimensional adjustments based on utilization (i.e., public or private garage with or without an attendant), but in no case shall the standard stall width be less than eight and one-half feet. Reduction in design standards for parking structures shall be subject to approval by the Director.

e. Construction Standards. All parking facilities shall be designed and constructed in accordance with the standards of the Department of Public Works.

3. Handicapped Parking Design Standards

a. Parking Space Dimensions. Handicapped parking spaces shall be at least nine feet wide and shall have an adjacent access aisle (a minimum of five feet in width) on each side. Two handicapped parking spaces may share a common access aisle.

b. Vehicles with a Side-Loading Wheelchair Lift. Handicapped parking spaces designed to accommodate the side loading of a wheelchair or other mobility assistance space shall be at least nine feet wide and shall have two adjacent access aisles (one aisle shall have a minimum of eight feet in width and the other shall be a minimum of five feet in width) as illustrated in Figure 2.

c. Location of Spaces. Handicapped spaces shall be located with the most direct and practical access, at least three feet wide to a primary accessible building entrance unobstructed by bumpers, curbs, or other obstacles to wheel-chairs. The site design shall not permit parked vehicle overhangs or any other obstacle to reduce the clear width of adjacent walkways. Parking spaces and access aisles shall be level with surface slopes not exceeding a ratio of 1:48 in all directions.

d. Signage. Handicapped spaces shall be designated as reserved for the disabled by a sign showing the symbol of accessibility in accordance with the requirements of LVMC 11.52.135. The required signage shall not be obscured by a vehicle parked in the space.

e. Relationship to General On-Site Parking Requirements. Required handicapped parking may be counted towards the fulfillment of the general on-site parking requirements of this Title.

4. Drainage. All parking lots shall be suitably graded and drained in accordance with the standards of the Department of Public Works.

5. Driveways. Driveways (curb cuts) shall be constructed in accordance with the commercial and multi-family geometric standards of the Department of Public Works.

6. Lighting. Parking areas used during the hours of darkness shall have lighting providing adequate illumination for security and safety. The minimum requirement is one foot candle, maintained across the surface of the parking area. Illumination, including security lighting, shall be directed away from adjoining properties and shall be arranged and controlled so as not to cause a nuisance either to highway traffic or to surrounding uses. (See related Lighting Standards in this Chapter)

7. Maintenance. Parking facilities shall be continually maintained in compliance with approved Site Development Plans and shall be free of litter and debris.

8. Surfacing and Striping. Except as otherwise provided in this Chapter, all parking and loading facilities shall be surfaced (paved), striped and marked to clearly define access lanes, compact and handicapped parking spaces, and internal circulation movements.

9. Tandem and Valet Parking. The Director is authorized to approve an off-street parking program utilizing limited tandem parking for commercial and industrial uses provided that the development requires one hundred fifty or more parking spaces. No more than thirty percent of the total number of spaces shall be designated

FIGURE 3 - STANDARD LANDSCAPE ISLAND



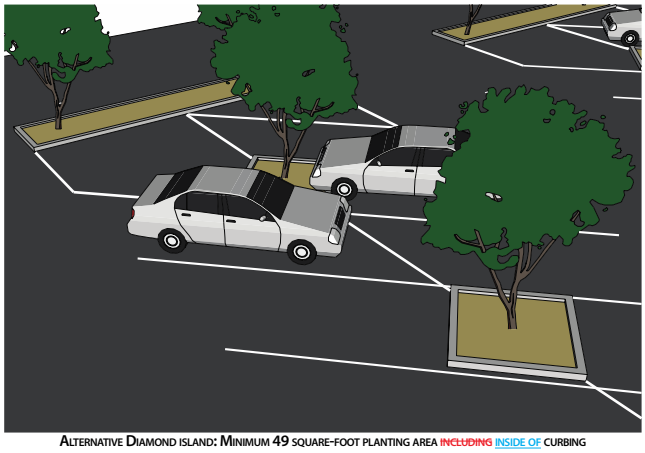
STANDARD PARALLEL ISLAND: MINIMUM 5-FOOT PLANTING WIDTH INSIDE OF CURBING AND RUNS THE LENGTH OF THE ADJACENT PARKING SPACES

FIGURE 4 - ALTERNATIVE LANDSCAPE ISLAND (OFF-SET)



ALTERNATIVE OFF-SET ISLAND: MINIMUM 9-FOOT PLANTING WIDTH INCLUDING CURBING AND RUNS THE LENGTH OF THE ADJACENT PARKING SPACE CREATING AND ALTERNATING PATTERN

FIGURE 5 - ALTERNATIVE LANDSCAPE ISLAND (DIAMOND)



ALTERNATIVE DIAMOND ISLAND: MINIMUM 49 SQUARE-FOOT PLANTING AREA ~~INCLUDING~~ INSIDE OF CURBING

as tandem. In addition, a valet parking attendant must be on duty during business hours.

10. **Wheel Stops/Curbing.** Concrete wheel stops or curbing at least six inches high and six inches wide shall be provided to prevent vehicles overhanging abutting sidewalks, properties or public rights-of-way, to protect landscaped areas and to protect adjacent properties. Such wheel stops or curbing shall be located at least two feet from any adjacent wall, fence, property line, walkway, landscape area or structure where parking and/or drive aisles are located. Wheel stops or curbing shall not be required to protect a sidewalk or walkway around the perimeter of a building if the sidewalk or walkway is at least seven feet wide.

11. **Carports/Covered Parking.** Carport structures or other similar covered parking structures shall be subject to the ~~accessory~~ shade structure requirements set forth in LVMC 19.08.040(C).

12. **Parking Lot Landscaping.** Landscaping within parking lots shall be in accordance with the following:

    a. **Landscape Islands**

        i. **Location.** Interior landscape islands shall be provided for all parking lots as follows:

            A) At the end of each row of parking spaces;

            B) Either parallel to parking spaces, at a ratio of one landscape island for every six parking spaces, or perpendicular to parking spaces, if located between abutting rows of parking spaces; (See Figure 3) and

            C) In addition to any required perimeter landscape areas.

        ii. **Size.** Landscape islands shall have a minimum width of five feet, as measured from the inside of the curbing, and shall have a minimum length equal to the length of the adjacent parking spaces.

        iii. **Alternative Island Options.** Figures 4 and 5 illustrate alternative landscape island configurations that may be approved as part of a Site Development Plan Review provided the design achieves the planting requirements provide in Subparagraph (b) below.

b. Planting Requirements

i. Trees. One tree shall be planted for every six uncovered parking spaces. Each landscape island shall have at least one shade tree; required trees shall be a minimum twenty-four inch box evergreen or deciduous shade tree. Tree spacing within a landscape island shall not exceed thirty feet on center.

ii. Shrubs. Landscape islands shall include a minimum of four five-gallon shrubs for every required tree.

iii. Ground Cover. Landscape islands shall include a two-inch layer of ground cover or rock mulch.

iv. Perimeter Landscaping. Landscape materials required for perimeter landscape buffer areas may not be counted towards the requirements for landscape islands in parking lots.

v. Irrigation. Landscape materials and any other required landscape areas shall be irrigated with drip irrigation only.

c. Parking Lot Screening. Parking lots shall be screened from adjacent roadways by a low wall or berm with a maximum height of thirty inches, a solid living hedge with an approximate maximum height of thirty-six inches, or some other screening method that has been approved as part of a landscape plan and provides a continuous screen.

d. Adjacency to Buildings. No parking lot shall directly abut any building. A minimum five-foot wide landscape buffer or minimum five-foot wide sidewalk should be used to buffer buildings from parking spaces. A combination of landscape buffer and sidewalk may be used to achieve the minimum five-foot buffer, provided that any sidewalk so used may not have a width of less than three feet.

e. Curbing. Concrete curbing shall be installed at the perimeter of landscape islands and buffers where parking lots or vehicular access aisles directly abut the landscape area.

f. Applicability of Standards. Except as otherwise provided in this Subparagraph (f), the standards set forth in this Paragraph (12) are minimum requirements. An exception or modification to any of these standards may be approved upon the request of an applicant if the applicant can show through convincing and substantial evidence that the exception or modification will not compromise the objective of the City in safeguarding the interests of the citizens of the City, the proposed project will substantially meet the intent of the standard, and the granting of the exception or modification will not detrimentally affect the public health, safety or general welfare. Such an exception or modification may be granted by the Director in connection with the approval of a Site Development Plan Review. In cases where the Director does not approve a requested exception or modification, the request may be acted upon by the Planning Commission or City Council as part of a Site Development Plan Review. In the case of action by the Planning Commission or City Council, the request for exception or modification need not be identified as a separate action item, and disposition of the request may be incorporated into the action on the Site Development Plan Review. Notice of action on the request for exception or modification may be incorporated into the notice of decision regarding the Site Development Plan Review.

D. On-site Loading Standards

1. Purpose

The purpose of these provisions is to establish standards to regulate the number, size, design and location of on-site loading areas in a manner which ensures the following:

a. Accessible, secure, and well-maintained loading and delivery facilities;

b. Reduced potential for traffic congestion and hazards;

c. Protection for adjacent parcels and surrounding neighborhoods from the effects of vehicular noise and traffic generated from the commercial/industrial development; and

d. Loading and delivery service spaces in proportion to the needs generated by the proposed land use which are clearly compatible with adjacent parcels and the surrounding neighborhood.

2. Applicability

Except for uses within the Downtown Centennial Plan Overlay District, every use that receives or distributes materials or merchandise by truck shall provide and maintain on-site loading spaces in accordance with the standards of this Section.

3. On-Site Loading Requirements

a. The number of loading spaces shall be based upon the total gross floor area in the building or use.

b. On-site loading spaces shall be provided in accordance with Table 3 below:

LOADING REQUIREMENT	TABLE 3
SQUARE FEET	REQUIRED SPACES
Less than 10,000	1
10,000 to 29,999	2
30,000 to 50,000	3
Each one hundred thousand (or fraction thereof) over 50,000	1 additional

4. Design Standards. Off-street loading spaces shall be provided in the following manner:

a. Dimensions. The minimum size of a loading space shall not be less than fifteen feet in width, twenty-five feet in length, with a fifteen foot vertical clearance.

b. Location. Loading spaces shall be located and designed as follows:

i. Adjacent to, or as close to as possible, the main structure.

ii. Situated to ensure that all loading and unloading takes place on-site and in no case within adjacent public right-of-way or on-site traffic areas.

iii. Situated to ensure that all vehicular maneuvers associated with loading and unloading shall occur on-site.

iv. Situated to ensure that impact on adjacent residential uses is minimized.

5. Screening, Security, Striping, Surfacing and Wheel Stops/Curbing. The screening, security, striping, surface and wheel stops/curbing standards for parking areas, as set forth in LVMC 19.08.110 (C), shall apply also to the loading areas required by this Section.

19.08.120

COMMERCIAL AND INDUSTRIAL SIGN STANDARDS

A. Conformance and Purpose

1. Conformance Required

A sign shall be erected, placed, established, relocated, painted, created, or maintained within a commercial or industrial district in the City only in conformance with the standards, procedures, exemptions and other requirements of this Section.

2. Purpose

The goal of this Section is to achieve a balance among: the use of signs for business advertising; the public's need for signs as aids to way-finding; traffic safety; community appearance, particularly along its major corridors; and the maintenance of the residential character of the City's neighborhoods. In furtherance of that goal, this Subchapter has the following specific purposes:

a. To improve the quality, visibility, conspicuity and appearance of signs, and the appearance of properties, thoroughfares and neighborhoods within the City in accordance with the Las Vegas 2020 Master Plan;

b. To establish a set of design criteria to allow a limited variety of signs in residential districts, subject to the standards of this Subchapter and the certification procedures of this Title;

c. To allow without permit or certification certain signs that are small, unobtrusive, and incidental to the principal use of the respective lots on which they are located, subject to the substantive requirements of this Section;

d. To provide for temporary signs without commercial messages in limited circumstances;

e. To prohibit all signs within commercial or industrial districts not expressly permitted by this Section; and

B. General Requirements

1. General

On-premise signs may be allowed on commercial or industrial property in the City in accordance with this Section.

2. Compliance with City Codes

In addition to the requirements of this Section, all signs shall comply with applicable provisions of the technical codes of the City of Las Vegas. All signs shall be attached in compliance with the City Building Code. Signs allowed under this Section, either with or without a sign certificate, shall be erected or placed in accordance with applicable height, size and setback requirements and shall conform to applicable lighting standards and other standards, restrictions and conditions set forth in this Title.

3. Certificate Required

Prior to the construction, placement, erection or modification of any on-premise sign requiring a certificate under the provisions of this Section, the owner(s) of the lot or the owner's authorized agent shall secure a sign certificate in accordance with the requirements of LVMC 19.16.200. No person shall install a sign that requires a certificate unless the appropriate certificate has been obtained, nor shall any person permit or cause such a sign to be installed without a certificate.

4. General Standards

a. Conformance with Sign Standards. No sign shall be allowed within a commercial or industrial district unless the size, characteristics and location of the sign conform to the requirements of this Section, and the number of signs on the lot does not exceed the limitations imposed by this Section.

b. Signs in public right-of-way. Except as otherwise provided in LVMC 19.04.150, no sign shall be erected in the public right-of-way.

c. Required mounting. Except as otherwise provided in this Section, all on-premise signs shall be permanently mounted to a building or freestanding permanently secured support structure. Portable on-premise signs shall only be permitted under Section 19.08.120(G). No sign shall be painted onto a wood or masonry perimeter fence.

d. Sound. No sign shall emit any sound as part of the advertising message.

e. Odors. No sign shall emit any odor as part of the advertising message.

f. Street addresses. On-premise freestanding or monument signs identifying a building or complex of structures, located along the street frontage to which the street address applies, shall display the address of the building or the range of addresses within the complex. Any other on-premise sign may incorporate a street address. The area of the street address text shall not be computed as part of the sign face. All street addresses displayed shall be in conformance with the most recently adopted version of the "City of Las Vegas Street Naming and Address Assignment Regulations".

g. Issuance of Certificate. No sign certificate shall be issued for an existing or proposed sign in a commercial or industrial district unless the sign is consistent with the requirements of this Title (including those protecting existing signs) and is consistent with any Master Sign Plan in effect for the property.

5. Construction Materials and Attachment

a. All signs, other than temporary signs conforming in all respects with the requirements of LVMC 19.08.120(G), shall be constructed of durable materials.

b. All signs shall be permanently attached to the ground, a building or other structure by direct attachment to a rigid wall, frame or structure, except as allowed for certain temporary signs in accordance with LVMC 19.08.120(G).

6. Licensed Contractor Required

All signs that require a construction permit under applicable codes shall be installed by a qualified contractor licensed by the City of Las Vegas and the State of Nevada.

7. Maintenance

a. All signs shall be maintained in good structural condition, in compliance with all building and electrical codes, and in conformance with this Section at all times.

b. All materials used in sign construction shall be maintained in such a manner as to be free from fading, peeling, chipping and other states of general deterioration.

8. Revocation

A sign certificate is revocable if the sign is abandoned or allowed to become unsafe or dangerous, or is otherwise condemned. The owner(s) shall maintain the sign in safe condition at all times and shall remove the sign if abandoned.

9. Determination of Visibility or Legibility

Where a determination of "visibility" or "legibility" is required, the standard shall be based on the minimum required eyesight of an adult eligible to receive a Nevada driver's license (wearing any corrective lenses required by such license). Where the height of the person is material to the determination, the person shall be presumed to be more than five feet and less than six feet tall.

10. Sign Certificate Application

Where a sign certificate is required, an application shall be submitted in accordance with LVMC 19.16.200.

C. Residential Protection Standards

1. Illuminated Signs

Any illuminated sign requiring a sign certificate and located within 200 feet of property zoned or shown on the General Plan as planned for single-family residential (attached or detached) use shall be subject to the following additional lighting standards:

a. If the sign is located within 40 feet of the property planned or zoned for residential use and is or will be visible from such property, it may be internally illuminated or lighted with direct white light;

b. If the sign is located more than 40 feet from the property planned or zoned for residential use but within 200 feet of such property and the sign is or will be visible from such property, it may be interior-lit or lighted with direct white light, but it shall not contain bare bulbs, exposed neon tube, animation or a electronic message unit; and

c. Direct lighting fixtures for such signs shall be aimed up and/or away from the property planned or zoned for residential use.

2. Electronic Message Unit, Animated and Flashing Signs

Electronic message units, animated signs and flashing signs are prohibited within 200 feet of

property planned or zoned for residential use unless the design of the sign or its location and orientation ensure that the electronic message unit, animated or flashing portion of the sign, or any other light from the sign will not be visible from the property planned or zoned for residential use.

D. Certain Illegal and Abandoned Signs

1. Action Required

a. Abandoned sign faces or sign copy shall be removed from public view by covering the sign face, replacing the sign face with a blank sign face, or replacing the sign copy with sign copy that relates to an on-going business, product, service, idea or commercial activity on-site.

b. Abandoned sign structures and illegal signs shall be removed by the owner(s) of the property, the owner's agent, or the person having the beneficial use of the building, structure or land where such sign is located within 10 days, in the case of illegal signs, and 30 days, in the case of abandoned sign structures, after written notification from the City.

c. Failure to comply with a notice from the City demanding the removal of an abandoned sign or an illegal sign within the time period specified in the notice shall be considered a violation of this Section. See also LVMC 19.16.200(E) .

E. Exempt and Prohibited Signs

1. Substitution of Non-Commercial Messages

Any sign authorized in this Section may contain non-commercial copy in lieu of any other copy.

2. Exempt Signs

The following signs shall be exempt from regulation under this Section:

a. Any public safety sign, notice or warning required by a valid and applicable federal, state, or local law, regulation or ordinance;

b. Non-commercial messages unless otherwise regulated by this Section;

c. Any sign inside a building that is not legible from a distance of more than three feet beyond the nearest boundary line of the premises on which the sign is located;

d. Works of art or decorative architectural graphics that do not include a commercial message and are not symbolic of any commercial business and are not symbolic of commercial activities taking place on the premises on which the graphic is located;

e. Official notices of any court, public body or officer, or any other sign required by law;

f. Notices posted by a utility or other quasi-public agent in the performance of a public duty or by any person giving due legal notice; or

g. Signs not visible from the public right-of-way.

3. Prohibited Signs

The following signs are prohibited:

a. All signs not expressly permitted or exempted under this Title;

b. Any on-premise sign that is associated with a use that no longer occupies the premises on which it is located;

c. Pole signs placed or erected after August 1, 2002 that do not meet the freestanding sign design standards contained in this Section;

d. A private sign of any kind located on or over any public street, walkway, parking or other public property except as otherwise provided for in this Section;

e. Displays that employ white, red or blue rotating lights or any lights that simulate emergency vehicle lights;

f. Except as lawfully permitted as a temporary special event or civic event sign, beacons, pennants, inflatable signs, tethered balloons, portable signs and similar attention gaining devices;

g. Signs placed on parked vehicles or trailers, or parked commercial vehicles where the vehicle or trailer is not used by the business advertised for the transportation of persons or goods in the ordinary course of business;

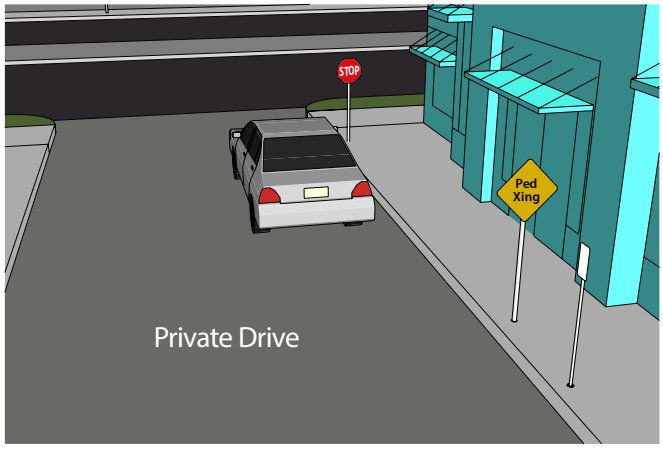
h. Permanent balloon signs; and

i. Outdoor, portable electric signs, except as

FIGURE 1 - DECORATIONS



FIGURE 2 - TRAFFIC CONTROL SIGNS ON PRIVATE PROPERTY



permitted under the provisions for temporary signs.

F. Signs Permitted in Commercial and Industrial Districts

The following signs and similar devices are permitted in commercial and industrial districts as indicated, subject to the specified conditions:

1. Decorations (see Figure 1)

Signs in the nature of decorations, clearly incidental and customary and commonly associated with any national, local or religious holiday are permitted without a sign certificate within all commercial and industrial districts; provided that such signs are not displayed for a period of not more than sixty (60) consecutive days nor more than sixty (60) days in any one (1) calendar year. Such signs are not restricted as to type, number, area, height, location, illumination, or animation.

2. Traffic Control Signs on Private Property (see Figure 2)

Any traffic control sign on private property, such as "Stop," "Yield" and similar signs, the face of which meets Department of Public Works standards and which contains no commercial message of any sort is permitted without a sign certificate within all commercial and industrial districts.

3. Official Flags of Governments and Governmental Agencies (see Figure 3)

Flags of the United States, state flags, municipal flags, flags of foreign nations and any other flag representing a government or governmental agency are permitted without a sign certificate within all commercial and industrial districts, provided that:

a. The flag is not flown from a pole the top of which is more than 40 feet in height (see "A" in Figure 3) ;

b. No more than one flag for any one governmental unit or nation is permitted on each parcel of land; and

c. No more than four flags are permitted on the same parcel of land.

4. Official Flags of Private Entities (see Figure 3)

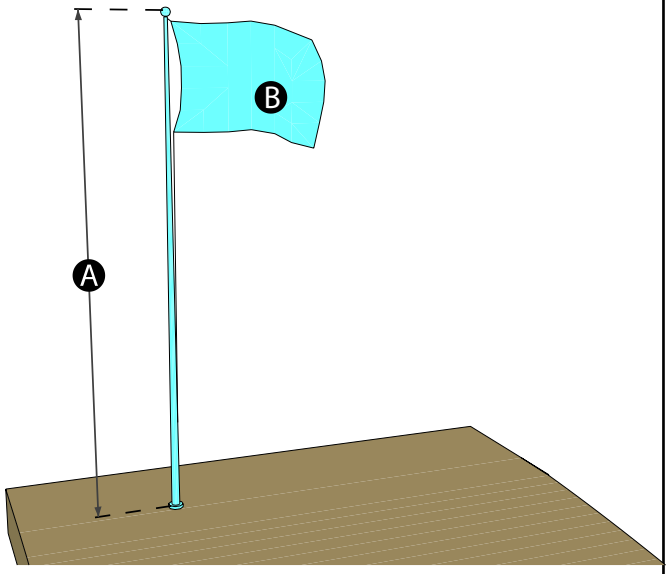
Official flags of private corporations or other private entities are permitted at the location of the main headquarters, corporate offices or branch office of the subject entity provided that:

a. The flags do not exceed 60 square feet in area (see "B" in Figure 3);

b. The flags are not flown from a pole the top of which is more than 40 feet in height; and

c. No more than one flag is permitted on each parcel of land.

FIGURE 3 - OFFICIAL FLAGS



Garage or Yard Sale Signs
19.08.120(F)(5)

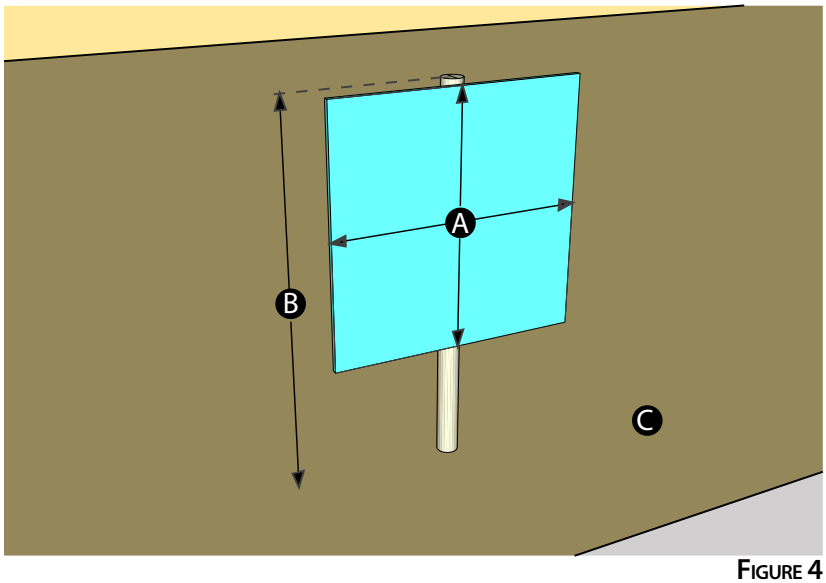


FIGURE 4

Table 1. Garage or Yard Sale Sign Standards in Commercial and Industrial Districts (see Figure 4)

Standard	P-O, O, C-1, C-2, C-PB, C-M and M
Maximum Number	1 sign per event
Maximum Area (see Ⓐ in Figure 4)	16 square feet
Maximum Height (see Ⓑ in Figure 4)	6 feet
Location (see Ⓒ in Figure 4)	No such sign shall be placed on private property without the permission of the property owner(s), and no such sign shall be placed on any public land, including rights-of-way, traffic medians, public sidewalks, public trails, bicycle paths on City property, in City rights-of-way, or on fixed structures such as light poles or traffic signals
Additional Standards	1. No such sign may be used more than 24 hours prior to the start of the garage or yard sale event. 2. The property owner(s) shall be responsible for removal of the signs at the end of the garage or yard sale event.
Illumination Permitted	No
Certificate Required	No

Incidental Signs (Attached and Freestanding)

19.08.120(F)(6)

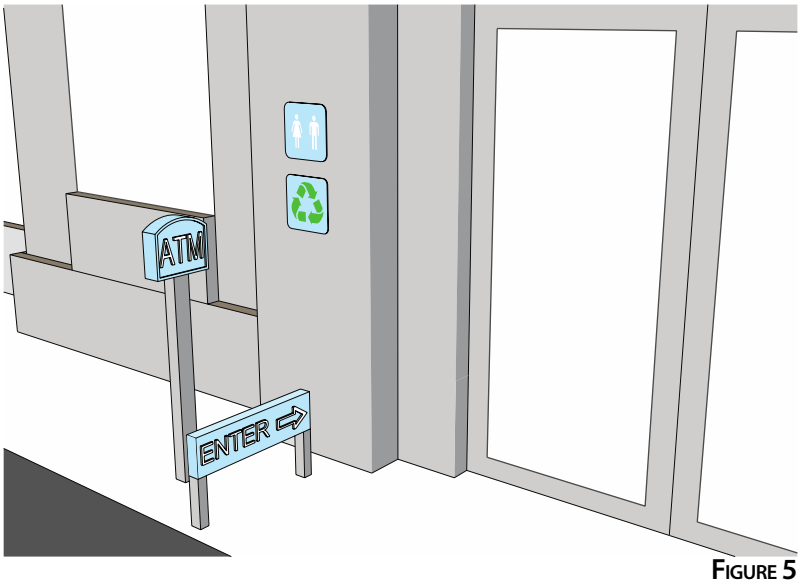


FIGURE 5

Table 2. Incidental Sign Standards in Commercial and Industrial Districts (see Figure 5)

Standard	P-O, O, C-1, C-PB, C-2, C-M and M
Non-directional Signs	Typical incidental signs include, but are not limited to, "restroom," "telephone," "no parking," "entrance," "exit," and generic directions such as "office," "ATM," or "stores."
Maximum Number	No specific limit
Maximum Area	1. 4 square feet if set back less than 30 feet from the public right-of-way 2. 9 square feet if set back 30 or more feet from the public right-of-way
Maximum Height	5 feet
Minimum Setback	5 feet from all property lines
Additional Standards	Up to 25% of the permitted sign area may contain a logo or name of the business to which the sign pertains
Illumination Permitted	No
Certificate Required	No
Directional Signs	Signs specifically designed to give parking or traffic directions and other directional information commonly associated with and related to the permitted use
Maximum Number	2 per driveway or vehicular access except that any such sign not legible from the public right-of-way shall not be counted in this limitation
Maximum Area	12 square feet. If the sign includes a business name or logo, it shall not comprise more than 50% of the permitted sign area
Maximum Height	7 feet
Minimum Setback	5 feet from all property lines
Illumination Permitted	Internal illumination only
Certificate Required	No

Open House Signs
19.08.120(F)(7)

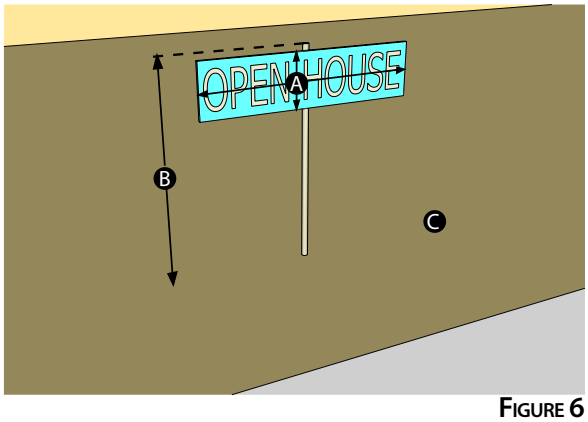


FIGURE 6

Table 3. Open House Sign Standards in Commercial and Industrial Districts (see Figure 6)

Standard	P-O, O, C-1, C-2, C-PB, C-M and M
Open House Signs	An "open house" realty sign is intended to serve only the short-term customer directing potential homebuyers to an open house of a dwelling unit "For Sale". Such signs are not permanent directional signs.
Maximum Number	6 per event
Maximum Area (see Ⓐ in Figure 6)	9 square feet per sign
Maximum Height (see Ⓑ in Figure 6)	6 feet
Sign Placement (see Ⓒ in Figure 6)	1. Open house signs shall only be placed on private property and shall not be placed on any public land, including rights-of-way, traffic medians, public sidewalks, public trails, bicycle paths on City property, in City right-of-way between the sidewalk and the curb, on signs in the right-of-way, or on fixed structures such as light poles or traffic signals 2. No such sign shall block or overhang any sidewalk or other established pedestrian walkway. 3. In order to place "Open House" signs on the private property, other than the property that is the subject of the open house event, authorization from the property owner(s) or the owner's duly authorized agent is required.
Additional Standards	1. All open house signs shall state "Open House". 2. Such signs shall not be used for the sale of any residence for which there are current signs (either weekend or continuous) unless the residence is a re-sale and is for sale by owner(s) or listed by an agent other than the marketing agent for the development. 3. All such signs shall contain the listing agent's name and telephone number. A business card is permissible as long as it is protected from the elements. 4. No such signs may be displayed more than one hour prior to nor more than one hour after the period a real estate licensee or broker is on duty at the home for sale; and 5. The property owner(s) shall be responsible for removal of the signs at the end of the open house event.
Illumination Permitted	No
Certificate Required	No

Project Flags
19.08.120(F)(8)

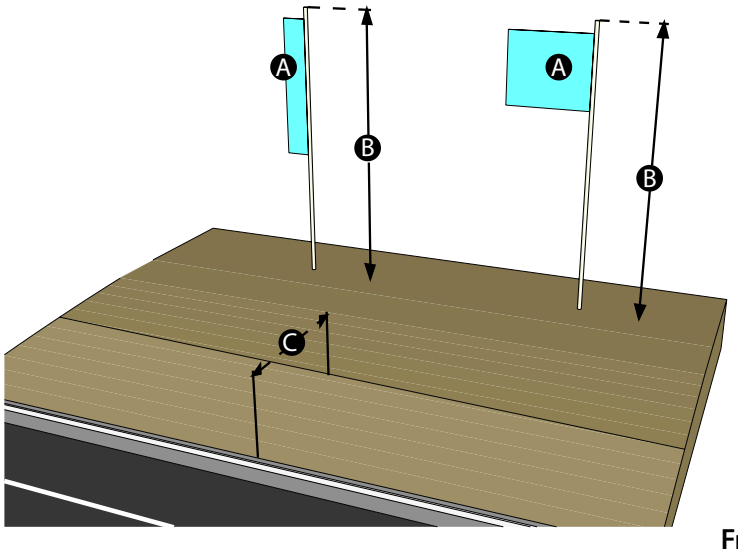


FIGURE 7

Table 4. Project Flag Standards in Commercial and Industrial Districts (see Figure 7)

Standard	P-O, O, C-1, C-2, C-PB, C-M and M
Project Flag Signs	Project flags are decorative flags intended to identify a specific development containing a residential use. These flags do not contain any advertising copy other than the name or the logo of the development.
Maximum Number	25 flags per development that is 10 acres in area or less, plus one additional flag for each additional one-half acre in area
Maximum Area (see Ⓐ in Figure 7)	24 square feet per flag
Maximum Height (see Ⓑ in Figure 7)	24 feet
Location (see Ⓒ in Figure 7)	5 feet to all property lines
Illumination Permitted	No
Certificate Required	No

Illustrations & Graphics

House of Worship Directional Signs
19.08.120(F)(9)

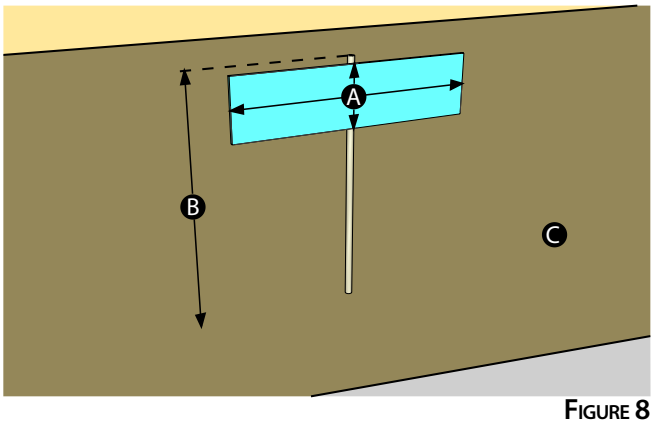


FIGURE 8

Table 5. House of Worship Directional Sign Standards in Commercial and Industrial Districts (see Figure 8)

Standard	P-O, O, C-1, C-2, C-PB, C-M and M
House of Worship Directional Signs	House of Worship directional signs are intended to assist the public in finding their way to houses of worship or religious services held in nontraditional locations or facilities. Such signs are not permanent directional signs and may only be used during the periods stated in this Subsection.
Maximum Number	6 signs
Maximum Area (see Ⓐ in Figure 8)	9 square feet per sign
Maximum Height (see Ⓑ in Figure 8)	6 feet
Sign Placement (see Ⓒ in Figure 8)	1. Such signs shall only be placed on private property and shall not be placed on any rights-of-way, traffic medians, public sidewalks, public trails, bicycle paths, on signs in the right-of-way, or on fixed structures such as light poles or traffic signals. 2. No such sign shall block or overhang any sidewalk or other established pedestrian walkway. 3. In order to place such signs on private property other than the property containing the house of worship or the premises of the religious services, written authorization from the property owner(s) or the owner's duly authorized agent is required.
Additional Standards	1. All such signs shall contain the name of the house of worship and its address; 2. All such signs shall contain the name and telephone number of the official of the house of worship responsible for the signs. A business card is permissible as long as it is protected from the elements; 3. The house of worship shall be responsible for removal of the signs at the end of the display period; and 4. No such sign shall be installed before 6 PM on Friday, and all such signs shall be removed by 6 AM on Monday (Tuesday when City offices are closed on Monday due to a holiday).
Illumination Permitted	No
Certificate Required	No

Community Interior Directional Signs
19.08.120(F)(10)

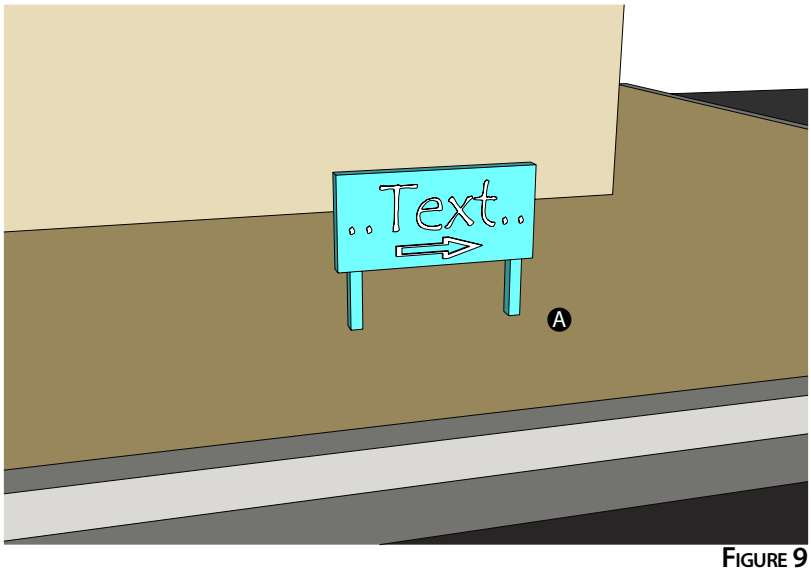


FIGURE 9

Table 6. Community Interior Directional Sign Standards in Commercial and Industrial Districts (see Figure 9)

Standard	P-O, O, C-1, C-2, C-PB, C-M and M
Maximum Number	There is no specific limit on the number of signs
Sign Location (see Ⓐ in Figure 9)	1. On private property or within public right-of-way, including median, subject to approval of an encroachment agreement; and 2. Placement subject to approval of the City of Las Vegas Traffic Engineer.
Illumination Permitted	Direct white light or internal illumination only
Certificate Required	Yes

Development Entry Statement Signs
19.08.120(F)(11)

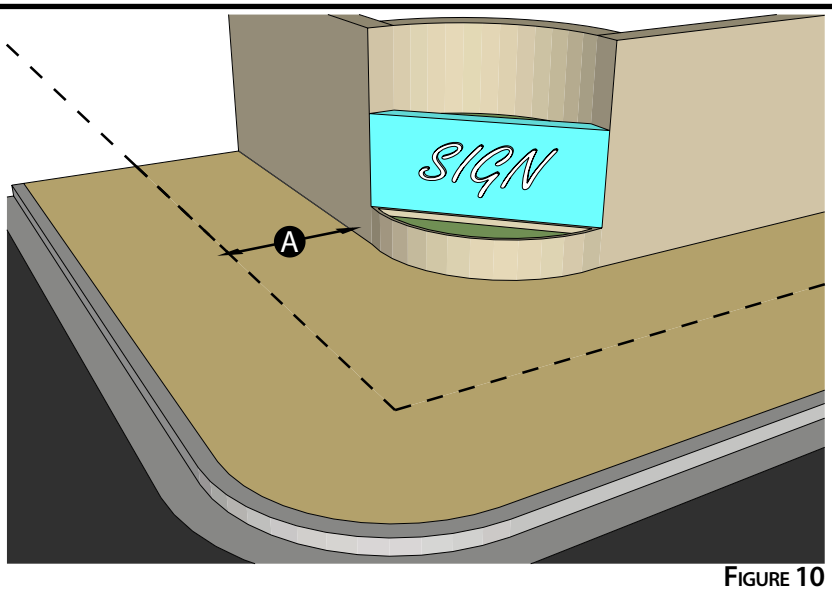


FIGURE 10

Table 7. Development Entry Statement Sign Standards in Commercial and Industrial Districts (see Figure 10)

Standard	P-O, O, C-1, C-2, C-PB, C-M and M
Maximum Number	2 signs at each entry to a subdivision, apartment complex, or identifiable community. The developer may place one sign on each side of the entry street/drive or one sign in the median, subject to approval of an encroachment agreement if applicable
Sign Location (see Ⓐ in Figure 10)	Setback 5 feet from the property line or a location approved by the City of Las Vegas Traffic Engineer.
Illumination Permitted	Direct white light or internal illumination only
Certificate Required	Yes

Building Markers
19.08.120(F)(12)

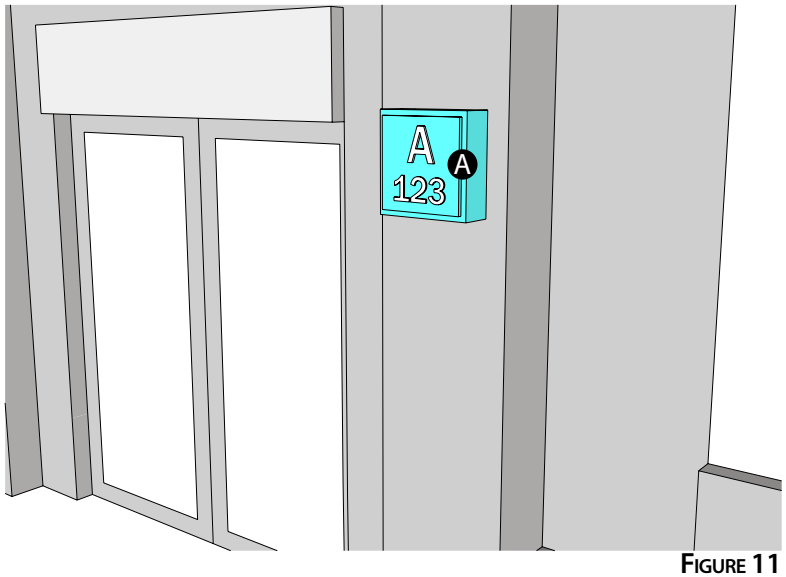


FIGURE 11

Table 8. Building Marker Standards in Commercial and Industrial Districts (see Figure 11)

Standard	P-O, O, C-1, C-2, C-PB, C-M and M
Maximum Number	There is no specific limit on the number of signs
Maximum Area (see Ⓐ in Figure 11)	4 square feet per sign
Maximum Height	NA
Minimum Setback	NA
Illumination Permitted	No
Certificate Required	No

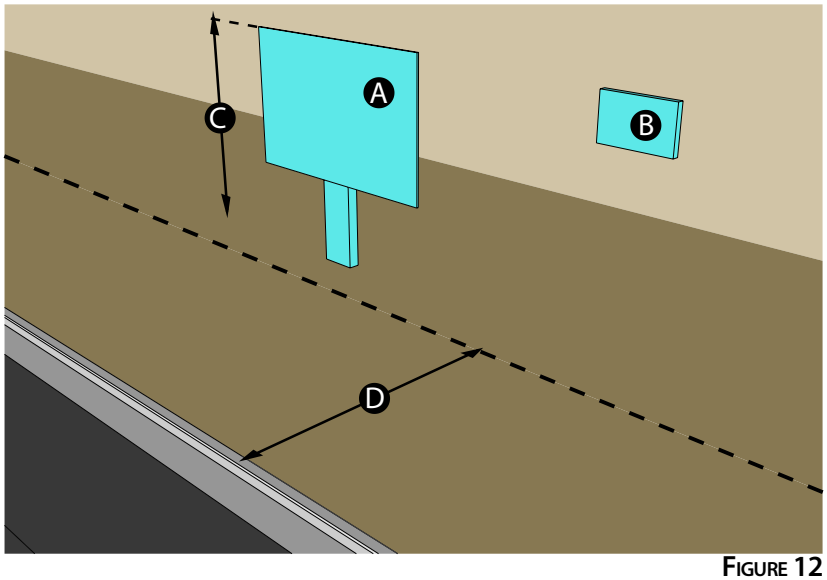


FIGURE 12

Table 9. Directory Sign Standards in Commercial and Industrial Districts (see Figure 12)

Standard	P-O, O, C-1, C-2, C-PB, C-M and M
Maximum Number	1. 1 freestanding sign per building or per driveway, whichever is greater and 2. 1 attached sign per public entrance
Maximum Area (see Ⓐ and Ⓑ in Figure 12)	1. 24 square feet for freestanding 2. 12 square feet or 5% of the building elevation to which it is attached, whichever is less
Maximum Height (see Ⓒ in Figure 12)	8 feet if freestanding
Minimum Setback (see Ⓓ in Figure 12)	25 feet from all property lines, if freestanding
Additional Standards	1. Only the word "Directory" should be legible from the public right-of-way; the directory sign(s) should be located so that the user can pull out of off-site traffic to read the details of the directory. 2. Directory signs are permitted in addition to any other allowed attached or freestanding signs.
Illumination Permitted	Direct white light or internal illumination only
Certificate Required	No



FIGURE 13

Table 10. Arcade Sign Standards in Commercial and Industrial Districts (see Figure 13)

Standard	P-O , O and C-PB	C-1, C-2, C-M and M
Maximum Number	1 sign per entrance	1 sign per entrance
Maximum Area	4 square feet	16 square feet
Maximum Height	NA	NA
Minimum Setback	An arcade sign shall not extend beyond edge of the building elevation to which it is attached	An arcade sign shall not extend beyond edge of the building elevation to which it is attached
Minimum Clearance	8 feet from the ground to the bottom of the sign	8 feet from the ground to the bottom of the sign
Illumination Permitted	Internal, external, animated and electronic message unit signage	Internal, external, animated and electronic message unit signage
Certificate Required	Yes	Yes

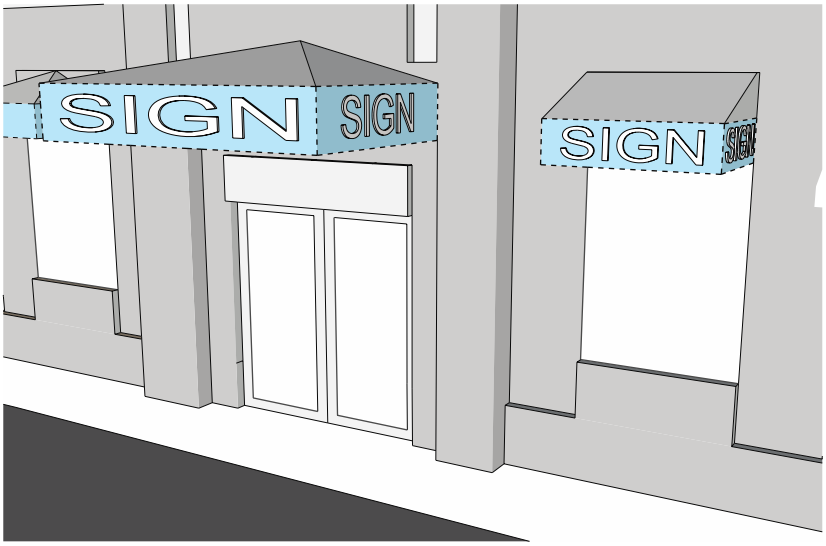


FIGURE 14

Table 11. Awning Sign Standards in Commercial and Industrial Districts (see Figure 14)

Standard	P-O , O and C-PB	C-1, C-2, C-M and M
Maximum Number	There is no specific limit on the number of signs, although total area limits apply	There is no specific limit on the number of signs, although total area limits apply
Maximum Area	1. The total amount of awning signage allowed per building elevation is equivalent to 10% of the building elevation. In multi-tenant buildings, the 10% maximum sign area for each tenant will be based upon the portion of the building elevation of the leased/occupied area only, except as may be approved through a Master Sign Plan 2. The permitted area of all wall, window and awning signs together shall not exceed the maximum permitted area for wall signs attached to the same wall as the awning sign	1. The total amount of wall signage allowed per building elevation is equivalent to 20% of the building elevation. In multi-tenant buildings, the 20% maximum sign area for each tenant will be based upon that portion of the building elevation of the leased or occupied area only, except as may be approved through a Master Sign Plan. 2. The total combined area of all wall, window, roof, awning and marquee signs shall not exceed 20% of the building elevation to which they are attached
Maximum Height	NA	NA
Minimum Setback	An awning sign shall not extend into the required setback for the building elevation to which it is attached	An awning sign shall not extend into the required setback for the building elevation to which it is attached
Minimum Clearance	8 feet from the ground to the bottom of the sign	8 feet from the ground to the bottom of the sign
Illumination Permitted	Internal and or direct external illumination of awning signs is permitted	Internal and or direct external illumination of awning signs is permitted
Certificate Required	Yes	Yes

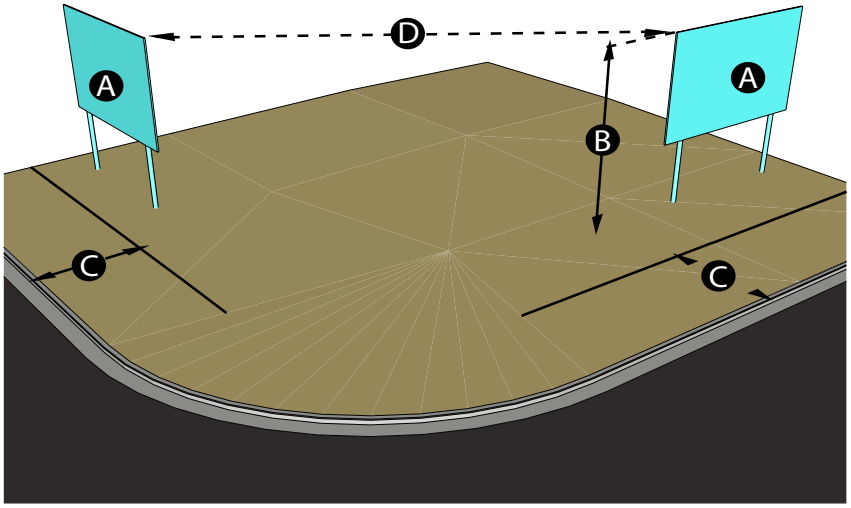


FIGURE 15

Table 12. Freestanding Sign Standards in Commercial and Industrial Districts (see Figure 15)

Standard	P-O	O and C-PB
Maximum Number	1 sign per street frontage, provided that no more than one sign shall be allowed on lots 43,000 square feet or less in area	1 sign per street frontage, provided that no more than one sign shall be allowed on lots 43,000 square feet or less in area
Maximum Area (see Ⓐ in Figure 15)	48 square feet	1. 75 square feet, if sign does not exceed 16 feet in height 2. 100 square feet, if sign does not exceed 20 feet in height
Maximum Height (see Ⓑ in Figure 15)	12 feet	20 feet
Minimum Setback (see Ⓒ in Figure 15)	5 feet from all property lines	5 feet from all property lines
Additional Standards	1. See also Residential Protection Standards in LVMC 19.08.120 (C) 2. See also Design Standards for Freestanding Signs in LVMC 19.08.120(I)	1. See also Residential Protection Standards in LVMC 19.08.120 (C) 2. See also Design Standards for Freestanding Signs in LVMC 19.08.120(I)
Illumination Permitted	Internal and external illumination of freestanding signs is permitted except on a sign elevation facing and located within 200 feet of property zoned or shown on the General Plan as planned for single-family residential (attached or detached) use	Internal and external illumination of freestanding signs is permitted except on a sign elevation facing and located within 200 feet of property zoned or shown on the General Plan as planned for single-family residential (attached or detached) use
Certificate Required	Yes	Yes

Table 12. Freestanding Sign Standards in Commercial and Industrial Districts (see Figure 15)

Standard	C-1, C-2, C-M and M
Maximum Number	1 sign per each two hundred lineal feet of street frontage or portion thereof. 1. The total number of all freestanding and monument signs shall not exceed one per each two hundred lineal feet of street frontage or portion thereof. 2. Corner lots are permitted to have signs for each street frontage
Maximum Area (see Ⓐ in Figure 15)	The total area of all freestanding and monument signs shall not exceed 2 square feet of sign area for each lineal foot of street frontage. On lots with multiple street frontages, the allowable area for each street frontage shall be calculated separately unless consolidated into one sign, then each street frontage shall be added and total square footage permitted may be allowed in one consolidated sign. Signs within 40 feet of existing developed residential property, or property designated in the General Plan as appropriate for future residential development, the maximum sign area shall be 50 square feet. For each additional foot of setback from the property, the area of a sign may be increased an additional 2 square feet, with a maximum size of 400 square feet unless the site meets criteria for consolidated freestanding signs.
Maximum Height (see Ⓑ in Figure 15)	40 feet, subject to the following: 1. A freestanding sign within 200 feet of the right-of-way line of an elevated freeway or highway to which it is oriented may be erected up to 30 feet above the elevation of the elevated freeway or highway nearest the sign. 2. In addition, signs within two hundred feet of the right-of-way line and which can be read from Interstates 15 and 215, US 95 from the north city limits to the Oran K. Gragson Highway, the Oran K. Gragson Highway or Interstate 515 may be increased to a height equal to 80 feet, when authorized by the City Council, after review by the Planning Commission.
Minimum Setback (see Ⓒ in Figure 15)	5 feet from all property lines
Additional Standards	1. All freestanding and monument signs on the same lot or in the same development shall maintain a minimum separation of 100 feet measured along the street frontage. (See Ⓓ in Figure 15) 2. See also Residential Protection Standards in LVMC 19.08.120 (C) 3. See also Design Standards for Freestanding Signs in LVMC 19.08.120(I)
Illumination Permitted	Internal and external illumination of freestanding signs is permitted except on a sign elevation facing and located within 200 feet of property zoned or shown on the General Plan as planned for single-family residential (attached or detached) use
Certificate Required	Yes

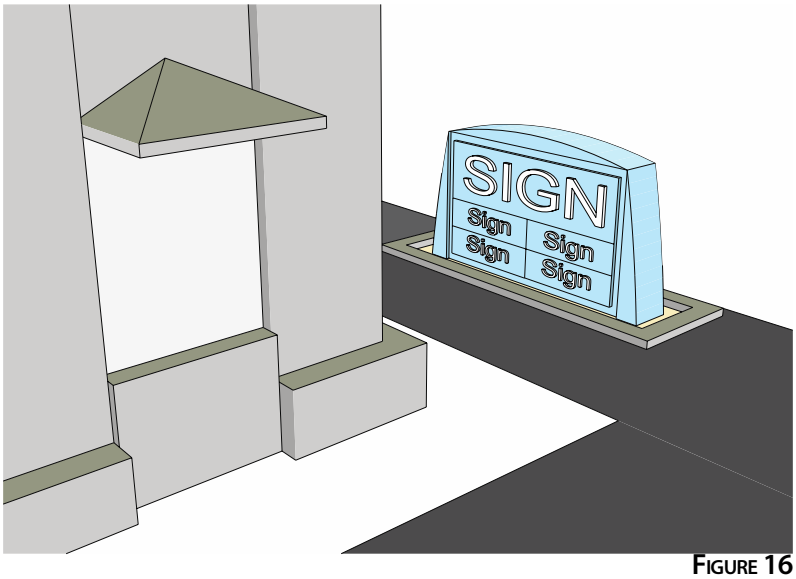


FIGURE 16

Table 13. Monument Sign Standards in Commercial and Industrial Districts (see Figure 16)

Standard	P-O and O	C-1, C-2, C-PB, C-M and M
Maximum Number	1 sign per street frontage. 1. For lots adjacent to a freeway or expressway that have more than five hundred feet of frontage along the freeway or expressway, one additional sign is allowed along that frontage	1 sign per each two hundred lineal feet of street frontage or portion thereof 1. The total number of all freestanding and monument signs shall not exceed one per each two hundred lineal feet of street frontage or portion thereof
Maximum Area	75 square feet	75 square feet
Maximum Height	1. 8 feet, if less than 100 feet of frontage or 2. 10 feet, if 100 feet or more of frontage	10 feet
Minimum Setback	5 feet from all property lines	5 feet from all property lines
Additional Standards	1. See also Residential Protection Standards in LVMC 19.08.120 (C)	1. All freestanding and monument signs on the same lot or in the same development shall maintain a minimum separation of 100 feet measured along the street frontage. 2. See also Residential Protection Standards in LVMC 19.08.120 (C)
Illumination Permitted	Internal and external illumination. In addition, signs over 200 feet from property which is designated in the General Plan for future residential development may be animated or contain an electronic message unit	NA
Certificate Required	Yes	Yes



FIGURE 17

Table 14. Window Sign Standards in Commercial and Industrial Districts (see Figure 17)

Standard	P-O and O	C-1, C-2, C-M and M
Maximum Number	1 sign	There is no specific limit on the number of signs
Maximum Area	Window signs shall not cover more than 25% of the total area of all windows located on a building elevation. In no case shall the combined area of both wall signs and window signs exceed the area permitted for wall signs	Window signs shall not cover more than 25% of the total area of all windows located on a building elevation. The total combined area of all wall, window, roof, awning and marquee signs shall not exceed 20% of the building elevation to which they are attached
Maximum Height	NA	NA
Minimum Setback	NA	NA
Illumination Permitted	Internal and or direct external illumination, except on a building elevation facing and located within two hundred feet of property zoned or shown on the General Plan as planned for single-family residential (attached or detached) use. Animated and electronic message unit signs are prohibited	Internal, external, animated and electronic message unit signs are permitted except on a building elevation visible from and located within two hundred feet of property zoned or shown on the General Plan as planned for single-family residential (attached or detached) use
Certificate Required	No	No



FIGURE 18

Table 15. Wall Sign Standards in Commercial and Industrial Districts (see Figure 18)

Standard	P-O , O and C-PB
Maximum Number	1 sign per tenant or per building elevation, which faces a street or on-site parking area
Maximum Area	The total amount of wall signage allowed per building elevation is equivalent to 10% of the building elevation. In multi-tenant buildings, the 10% maximum sign area for each tenant will be based upon the portion of the building elevation of the leased or occupied area only
Maximum Height	A wall sign shall not extend more than 12 inches above top of wall, marquee or parapet to which it is attached
Minimum Setback	NA
Maximum Projection	A wall sign shall not project more than 24 inches from the structure to which it is attached; where a wall sign projects from a building elevation, there shall be no additional message on the additional horizontal surface created by the projection
Additional Standards	See also Residential Protection Standards in LVMC 19.08.120 (C)
Illumination Permitted	Internal and or direct external illumination, except on a building elevation facing and located within two hundred feet of property zoned or shown on the General Plan as planned for single-family residential (attached or detached) use. Animated and electronic message unit signs are prohibited
Certificate Required	Yes

Standard	C-1, C-2, C-M and M
Maximum Number	No specific limit on the number of signs, although total area limits apply
Maximum Area	The total amount of wall signage allowed per building elevation is equivalent to 20% of the building elevation. In multi-tenant buildings, the 20% maximum sign area for each tenant will be based upon that portion of the building elevation of the leased/occupied area only, except as may be approved through a Master Sign Plan
Maximum Height	A wall sign shall not extend more than 12 inches above top of wall, marquee or parapet to which it is attached
Minimum Setback	NA
Maximum Projection	A wall sign shall not project more than 4 feet from the structure to which it is attached. There shall be no additional message on the additional horizontal surface created by the projection
Additional Standards	1. Signs shall be an integral part of or be supported by the wall or wall element (such as awning or marquee) to which they are attached. 2. See also Residential Protection Standards in LVMC 19.08.120 (C)
Illumination Permitted	Internal and external illumination of wall signs is permitted except on a building elevation facing and located within 200 feet of property zoned or shown on the General Plan as planned for single-family residential (attached or detached) use
Certificate Required	Yes

Canopy Signs
19.08.120(F)(20)

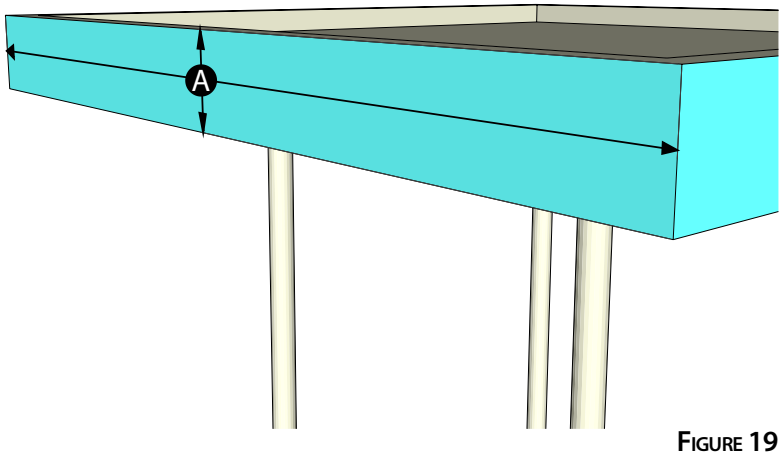


FIGURE 19

Table 16. Canopy Sign Standards in Commercial and Industrial Districts (see Figure 19)

Standard	C-PB	C-1, C-2, C-M and M
Maximum Number	There is no specific limit on the number of signs, although total area limits apply	There is no specific limit on the number of signs, although total area limits apply
Maximum Area (see Ⓐ in Figure 19)	25% of the area of the face of the canopy	25% of the area of the face of the canopy
Illumination Permitted	Internal and or direct external illumination, except on a building elevation facing and located within two hundred feet of property zoned or shown on the General Plan as planned for single-family residential (attached or detached) use. Animated and electronic message unit signs are prohibited	Internal and external illumination, animated and electronic message units are permitted
Certificate Required	Yes	Yes

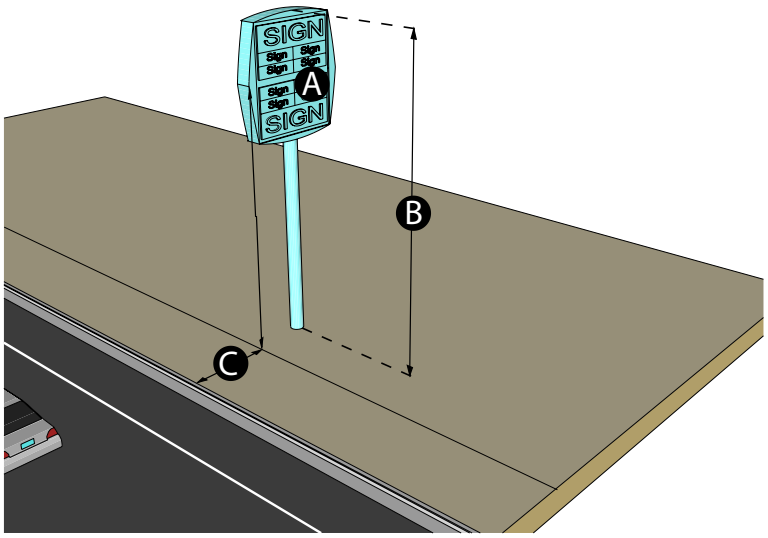


FIGURE 20

Table 17. Consolidated Sign Standards in Commercial and Industrial Districts (see Figure 20)

Standard	C-1, C-2, C-M and M
Maximum Number	Parcels of 5 acres or more in area, or parcels covered by a Master Sign Plan, that front on a street eighty or more feet in width, and qualify to have more than one freestanding sign along the same such street frontage, may consolidate the permitted sign area for all freestanding signs on the same street frontage into one consolidated sign, or as approved through a Master Sign Plan. If the development or commercial subdivision elects to consolidate the permitted freestanding signs, parcels containing individual freestanding buildings within the development or commercial subdivision shall be limited to one monument sign per street frontage in addition to the consolidated sign
Maximum Area (see Ⓐ in Figure 20)	2 square feet per lineal foot of street frontage, counting frontage on all abutting streets, up to one thousand square feet, or one thousand five hundred square feet if part of an approved Master Sign Plan
Maximum Height (see Ⓑ in Figure 20)	1. 50 feet 2. 80 feet, if approved as part of a Master Sign Plan
Minimum Setback (see Ⓒ in Figure 20)	5 feet from all property lines, measured from the leading edge of the sign
Additional Standards	1. The erection of a consolidated sign requires a minimum of three tenants or individual uses on the same site. 2. See also Residential Protection Standards in LVMC 19.08.120 (C)
Illumination Permitted	Internal and external illumination, animated and electronic message units are permitted
Certificate Required	Yes

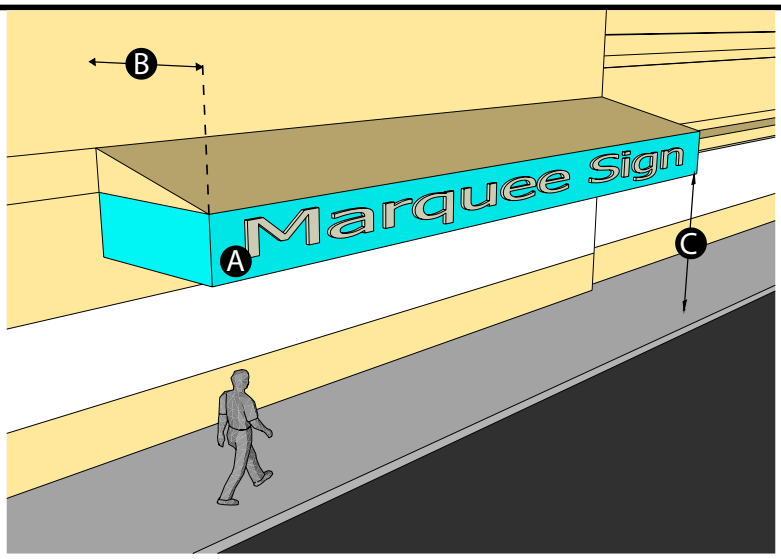


FIGURE 21

Table 18. Consolidated Sign Standards in Commercial and Industrial Districts (see Figure 21)

Standard	C-1, C-2, C-M and M
Maximum Number	1 marquee sign per building elevation
Maximum Area (see Ⓐ in Figure 21)	1. 20% of the building elevation to which it is attached. 2. The total combined area of all wall, window, roof, awning and marquee signs shall not exceed 20% of the building elevation to which they are attached
Maximum Height	A marquee sign shall not extend beyond the top or sides of the building elevation to which it is attached
Minimum Setback (see Ⓑ in Figure 21)	May project over public right-of-way, provided marquee maintains minimum setback of three feet from back of curb
Minimum Clearance (see Ⓒ in Figure 21)	8 feet from the ground to the bottom of the sign
Additional Standards	1. Shall not be located on a building elevation oriented to adjoining residential property. 2. Subject to review by Department of Public Works, to the extent they extend over or near public right-of-way
Illumination Permitted	Internal, external, animated and electronic message unit signage
Certificate Required	Yes

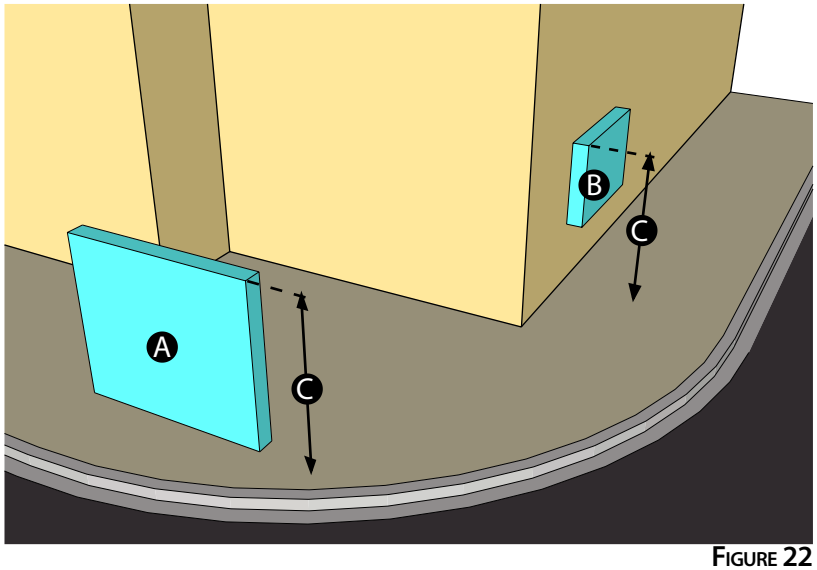


FIGURE 22

Table 19. Message Board Standards in Commercial and Industrial Districts (see Figure 22)

Standard	C-1, C-2, C-M and M
Maximum Number	If visible from the public right-of-way, 2 ~~menu~~ message board signs are permitted per drive-through lane where drive-through uses are permitted
Maximum Area (see Ⓐ and Ⓑ in Figure 22)	1. 60 square feet for freestanding and 2. 24 square feet, or not more than 2% of the building elevation if attached, but coverage of the building elevation with all signs in no case shall exceed 20%
Maximum Height (see Ⓒ in Figure 22)	7 feet
Minimum Setback	5 feet from all property lines
Additional Standards	Only the word "Menu" should be legible from the public right-of-way
Illumination Permitted	Direct white light or internal illumination permitted. For a site with a Master Sign Plan, other illumination may be permitted in accordance with the Master Sign Plan
Certificate Required	No

Projecting Signs
19.08.120(F)(24)



FIGURE 23

Table 20. Projecting Sign Standards in Commercial and Industrial Districts (see Figure 23)

Standard	C-1, C-2, C-M and M
Maximum Number	1 sign per entrance
Maximum Area	32 square feet
Maximum Height	1 foot above eave or rafter line, whichever is higher
Minimum Setback	A projecting sign may project over the public right-of-way, provided the projecting sign maintains a minimum setback of 3 feet measured from the back of the curb and such signs do not project more than 6 feet from the building elevation to which they are attached
Minimum Clearance	8 feet from the ground to the bottom of the sign
Additional Standards	1. Projecting signs shall not be permitted on property that has freestanding signs 2. Projecting signs shall be subject to review by the Department of Public Works to the extent they extend over or near the public right-of-way
Illumination Permitted	Internal, external, animated and electronic message unit signage
Certificate Required	Yes

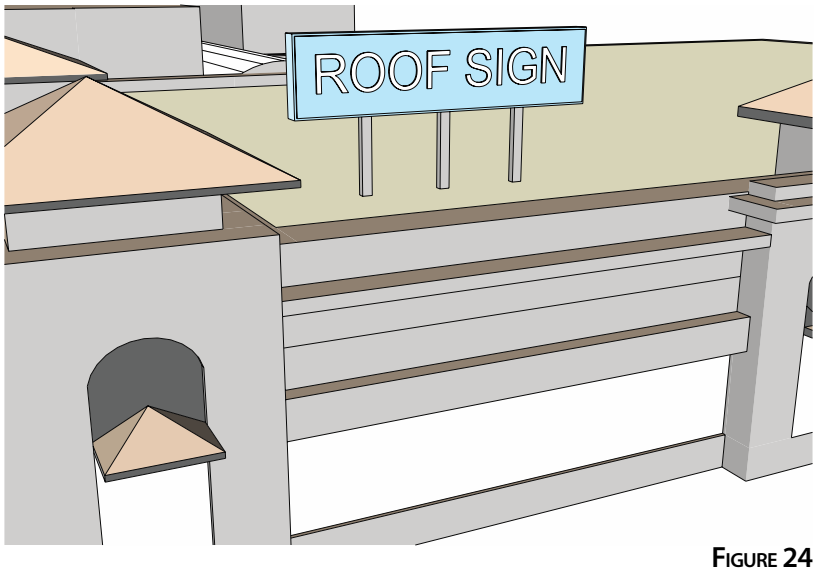


FIGURE 24

Table 21. Roof Sign Standards in Commercial and Industrial Districts (see Figure 24)

Standard	C-1, C-2, C-M and M
Maximum Number	1 sign per building elevation
Maximum Area	20% of the building elevation to which the sign is most nearly parallel to, up to a maximum of 150 square feet. The total combined area of all wall, window, roof, awning and marquee signs shall not exceed 20% of the building elevation to which they are attached
Maximum Height	A roof sign shall not extend more than 8 feet above the top of wall, marquee or parapet to which it is attached. The total height of the building, including the sign, shall not exceed permitted height of the building in the zoning district in which it is located
Minimum Setback	NA
Maximum Projection	A roof sign shall not project horizontally more than 4 feet from the roof to which it is attached. There shall be no additional message on the additional horizontal surface created by the projection
Additional Standards	See also Residential Protection Standards in LVMC 19.08.120 (C)
Illumination Permitted	Internal, external, animated and electronic message unit signs are permitted except on a building elevation visible from and located within two hundred feet of property zoned or shown on the General Plan as planned for single-family residential (attached or detached) use
Certificate Required	Yes

G. Temporary Signs

Temporary signs are not constructed or intended for long term use. A limited number of temporary signs are permitted in commercial and industrial districts as follows:

1. Special Event Signs (See Figure 25)

a. General Standards. Special event signs may be approved by the Director for a limited time as a means of publicizing special events such as grand openings.

i. Special event signs may include balloons, inflated devices, searchlights, pennants, portable signs, streamers and other similar devices.

b. Certificate Required. A temporary sign certificate is required for a temporary special event sign.

i. The certificate allows the holder to display temporary event signs on the lot where the event is to occur. Temporary special event signs may be displayed by the same business license holder on the same lot up to four times in any one calendar year. The aggregate time of display of such signs shall not exceed sixty days in any one calendar year.

2. Political Signs (see Figure 26)

a. Maximum area. 64 square feet per political sign. A political sign may be substituted for any other lawful sign, or political copy may be used to replace copy on any existing, conforming sign.

b. Additional standards.

i. Political signs shall be placed only on private property.

ii. Political signs shall be designed and located in such a manner so that such signs do not interfere with or will be confused with a traffic control signal or sign, or obstruct the vision of traffic.

iii. Political signs shall not be placed on any public property or right-of-way or posted on any utility pole or device.

c. Certificate required. All political signs

FIGURE 25 - SPECIAL EVENT SIGNS

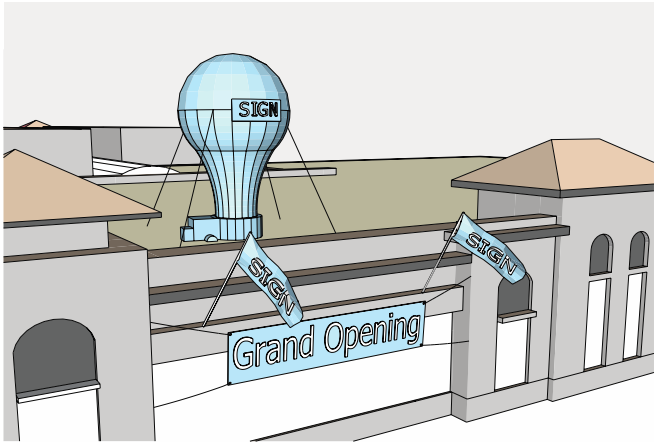


FIGURE 27 - POLITICAL SIGNS

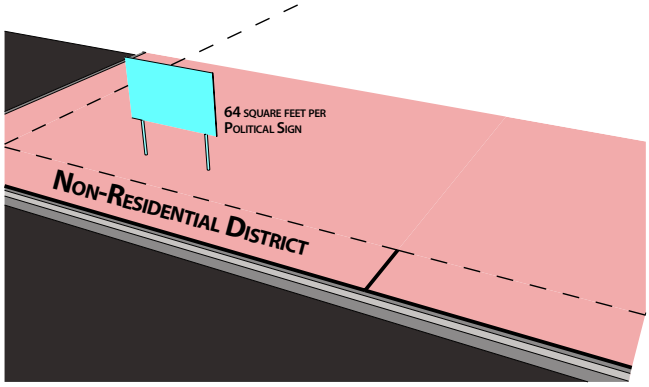


FIGURE 27 - CONSTRUCTION SIGNS

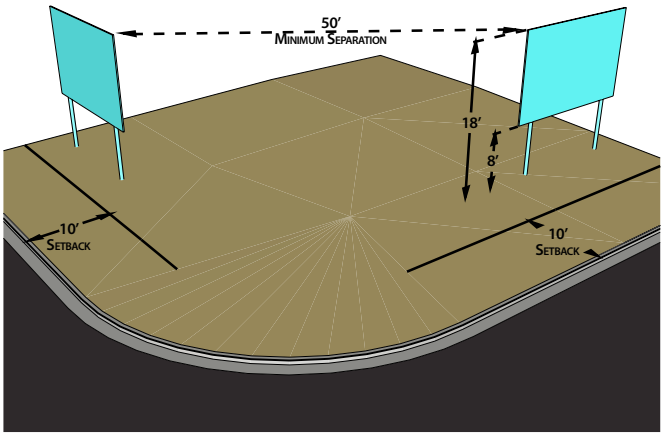
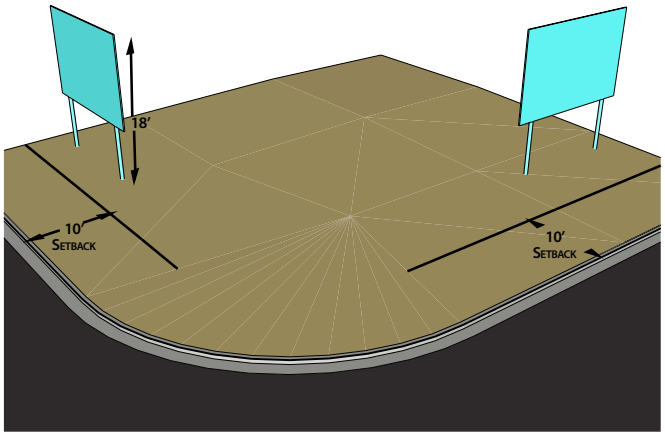


FIGURE 28 - REAL ESTATE SIGNS ADVERTISING COMMERCIAL PROPERTY



in excess of 32 square feet require a sign certificate. Other political signs do not require a sign certificate.

d. Illumination permitted. Where a political sign is erected in place of another permitted sign or political copy is placed on an existing, lawful sign in a nonresidential district, the illumination standards otherwise applying to the sign shall apply to the political sign or political copy.

e. Removal. All political signs that relate to an election shall be removed within 15 days after the election to which they pertain. Signs supporting a candidate who loses a primary election or wins a nonpartisan race in a primary election with more than 50 percent of the vote shall be removed within 15 days after the primary election.

i. The person or persons who are responsible for the erection, placement or distribution of any political sign, including the person whose candidacy the sign supports, are jointly and severally responsible for the removal of the political sign and the cost thereof.

ii. If any sign is not removed within the time period set forth above, the City may, upon 5 days written notice to a candidate or other person responsible, remove and dispose of any such sign. The City shall certify the removal and may charge the candidate or other person responsible for the City's cost for the removal. Removal charges shall be paid within 30 days after receipt of a statement of charges.

3. Construction Signs (see Figure 27)

a. Maximum number. One construction sign per development per street frontage.

i. Where two construction signs are located on a corner lot, such signs shall be separated by not less than 50 feet.

b. Maximum area. 300 square feet in sign area.

c. Maximum height. 18 feet.

d. Minimum clearance from bottom of the sign to ground. 8 feet.

e. Minimum setback. 10 feet from any public right-of-way.

f. Additional standards.

i. Construction signs shall be freestanding signs and firmly secured in the ground, as approved by the Building Official.

ii. Construction signs are not permitted on residentially zoned property.

g. Illumination permitted. No.

h. Certificate required.

i. A temporary sign certificate is required. The certificate application shall be accompanied by a site or location plan which clearly depicts the location of the proposed sign; a description, drawing or picture of the proposed sign and a description of the means by which it will be secured; and

ii. The certificate is valid for up to 12 months or until the construction is complete, whichever occurs first. At that time, the sign shall be removed unless a new certificate has been obtained. The property owner(s) and the certificate holder, if the latter is not the property owner(s), shall each be responsible for the maintenance and removal of the sign.

4. Real Estate Signs Advertising Commercial Property (see Figure 28)

a. Types and maximum number. For any particular development or property for sale or lease, signs may be either freestanding signs or banner signes, but not both. The following limits shall apply:

i. Freestanding signs. One real estate sign per development or property for sale or lease per street frontage for parcels five acres or less in area, plus one additional sign for each additional five acres of parcel area.

ii. Banner signs. Two real estate signs per development or property for sale or lease per street frontage for parcels 2.5 acres or less in area, plus one additional sign for each additional 2.5 acres of parcel area.

b. Maximum area.

i. Unimproved lots. 40 square feet per sign, or with an approved temporary sign certificate, such sign(s) may be up to 80 square feet in area for lots 20,000 square feet or less in area, plus an additional 40 square feet of sign area for each 20,000 additional square feet of lot area. In no case shall the aggregate sign area of all such permitted signs or the area of a single sign exceed 300 square feet.

ii. Improved lots. 64 square feet.

c. Maximum height-freestanding sign. 18 feet.

d. Minimum setback-freestanding sign. 10 feet from any public right-of-way.

e. Illumination permitted. No.

f. Additional standards.

i. Real estate signs shall be subject to the provisions of LVMC 19.08.120 (C).

ii. Banner signs must be affixed to an existing building.

g. Certificate required.

i. A temporary certificate is required for signs in excess of 40 square feet.

ii. The certificate is valid until the property or the last unit is sold or leased. At that time, the sign shall be removed. The property owner(s) and certificate holder, if the latter is not the property owner(s), shall each be responsible for the maintenance and removal of the sign.

(Ord. 6221 §2, 10/17/12)

H. Supergraphic Signage

1. General Provisions.

a. Supergraphic signage is permitted within the City, but only within the boundaries of the Downtown Centennial Plan Overlay District, as described in LVMC 19.10.110, and only in accordance with this Subsection (H).

b. Supergraphic signage shall be limited to

buildings occupied by one or more commercial uses, and shall not be located on multifamily residential buildings, mixed-use buildings with a residential component, or unoccupied buildings of any kind.

c. Supergraphic signage shall be limited to buildings or building towers with a minimum height of 9 stories and a minimum gross floor area of 120,000 square feet.

d. Supergraphic signage may not include off-premise messages and is limited to on-premise messages that identify, announce or advertise the specific principal business operations or attractions that are housed on the premises of the building to which the signage is attached.

e. No standard contained in this Paragraph (1) or in Paragraph (2) below may be waived or an exception or variance therefrom granted.

2. Dimensional and Other Standards

a. Minimum area. Supergraphic signage shall have a minimum area of 1,500 square feet.

b. Maximum area. None.

c. Maximum height. Supergraphic signage shall not extend above the roof or parapet of the building to which it is attached. Supergraphic signage shall be located a minimum height of 15 feet above the grade of the abutting sidewalk or the average finished grade of the subject property, whichever is greater.

d. Maximum projection. Supergraphic signage (as well as any supporting structure) shall not project more than 5 feet from the façade of the building to which it is attached. Any projection from the building façade that extends over the public right-of-way may be subject to the approval of an encroachment agreement.

e. Maximum number. A maximum of 3 supergraphic signs may be permitted per qualifying building or building tower, with no more than one supergraphic sign per building or building tower elevation.

f. Illumination.

i. Supergraphic signage may be illuminated externally. Lighting fixtures used for external illumination shall be shielded so that the light source is not directly visible from adjacent properties or the public rights-of-way. Lighting shall be focused directly on the supergraphic signage and shall not extend to adjacent buildings or properties.

ii. Supergraphic signage located within the boundaries of the Downtown Casino Overlay District, the Downtown Entertainment Overlay District or the Scenic Byway Overlay District, as defined in LVMC Chapter 19.10, shall be exempt from the requirements for animation or neon illumination.

iii. Supergraphic signage utilizing LED illumination shall be limited to static images that change no more frequently than once every 6 seconds. Such illumination shall adjust brightness automatically in response to changes in surrounding light levels so as not to be unreasonably bright. At no time shall the brightness of LED illumination exceed 300 nits. Illumination shall also be subject to all applicable Federal and State standards that govern the illumination of signs near Federal and State highways and that are more restrictive than the limitation set forth in the preceding sentence.

g. Orientation.

i. Las Vegas Boulevard Scenic Byway Overlay District. Supergraphic signage for properties within the boundaries of the Las Vegas Boulevard Scenic Byway Overlay District shall not be permitted on any building elevation that directly fronts or is parallel to Las Vegas Boulevard.

ii. All other districts. Supergraphic signage may be oriented in any direction unless otherwise specifically restricted in connection with the approval of a Master Sign Plan or the issuance of a sign certificate.

iii. Residential protection standards. To reduce impacts to residential properties, supergraphic signage shall not be oriented towards any adjacent "R"-zoned residential properties.

h. Maintenance. Supergraphic signage shall be maintained in compliance with all building codes and with the requirements of this Chapter at all times. Supergraphic signage that is faded, torn, ripped, or any similar state of deterioration shall be removed, repaired, or

replaced within 30 days after written notice from the City to do so. Supergraphic signage that has been determined by the building official to be a safety hazard shall be repaired or removed within 72 hours after notice from the City to do so.

3. Review and Approval Procedures

a. Certificate Required. All supergraphic signage shall require the approval of a sign certificate. No supergraphic signage shall be installed unless a sign certificate has been obtained.

b. Master Sign Plan Required. Approval of a Master Sign Plan application, in accordance with the requirements listed in LVMC 19.16.270, shall be required for all supergraphic signage. The Master Sign Plan shall illustrate how the supergraphic signage will be integrated with the architectural features of the subject building, and with any other types of existing or future signage proposed for the site.

c. Signage in Certain Overlay Districts. Applications for supergraphic signage within the Downtown Casino Overlay District, the Downtown Entertainment Overlay District and the Las Vegas Boulevard Scenic Byway District, as defined in LVMC Chapter 19.10, are exempt from review by the Downtown Design Review Committee (DDRC).

(Ord. 6250 §1, 05/01/13)

I. Design Standards for Freestanding Signs

The purpose and intent of these criteria are to: improve the appearance of the vertical elements and supporting structures of freestanding signs, provide for the use of materials, textures and finishes that complement the architecture of the principal buildings on the same site as the freestanding sign, and to provide for the utilization of architectural features and elements that complement the architectural context of the site on which the freestanding sign is located. In order to further the purpose of this Section, the vertical elements and supporting structures of freestanding signs shall:

1. Be constructed of materials that are similar or complementary to the materials utilized on the façade of the principal building on the same site;

2. Utilize architectural features and elements that are similar or complementary to the architecture of the principal building on the same site;

3. Utilize colors, finishes or textures that are similar or complementary to the architecture of the principal building on the same site; and

4. Consist of either two or more supports or of one continuous support which maintains the appearance of ground contact for at least three feet or 20 percent of the width of the sign, whichever is smaller.

19.10

Special Area and Overlay Districts – Purpose and Development and Design Standards

Unified Development Code
Title 19

19.10

Special Area and Overlay Districts - Purpose and Development and Design Standards

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PURPOSE AND INTENT 19.10.010

The Special Purpose Districts, Overlay Districts and other area-specific standards and guidelines established in this Chapter:

A. Are to be used in areas of the City which have special characteristics and require special zoning regulations to establish and maintain the character of those areas;

B. May include, as applicable, special regulations regarding land use, buildings and structures, building height, building site areas, setback requirements, landscaping, streetscape and aesthetic characteristics, and any other item or concern regulated by this Title.

19.10.020

C-V CIVIC DISTRICT

A. Intent of the District

The purpose of the C-V District is to provide for the continuation of existing public and quasi-public uses and for the development of new schools, libraries, public parks, public flood control facilities, police, fire, electrical transmission facilities, Water District and other public utility facilities. In addition, the C-V District may provide for any public or quasi-public use operated or controlled by any recognized religious, fraternal, veteran, civic or service organization. The C-V District is consistent with the Public Facilities category of the General Plan.

B. Permitted Land Uses

The following uses are permitted in the C-V District:

1. Any use operated or controlled by the city, county, state or federal government, other than those indicated in Subsection (D) of this Subchapter as requiring a Special Use Permit.

2. Any public or quasi-public use operated or controlled by a recognized religious, fraternal, veteran, civic or service organization, other than those indicated in Subsection (D) of this Subchapter as requiring a Special Use Permit.

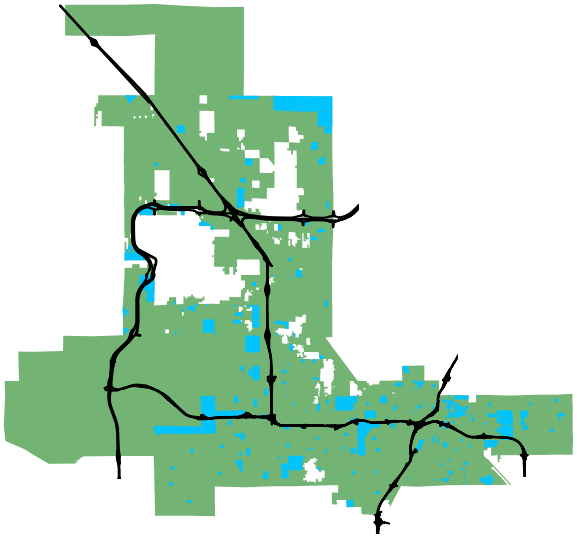
3. Utility company facilities, including electrical power substation facilities, telephone switching stations and towers, water district facilities, cable TV lines and wireless communication facilities.

C. Similar Uses

1. **Additional Uses.** The uses permitted in Subsection (B) of this Subchapter are classified on the basis of common operational characteristics and land use compatibility. Uses not specifically listed in this Subchapter are prohibited. However, additional uses may be permitted by the Director if the Director finds the use in each case to be similar to the other uses listed in Subsection (B) of this Subchapter.

2. **Appeal of Decision.** An applicant who is aggrieved by the decision of the Director may appeal that decision to the City Council. The appeal shall be filed in the office of the City Clerk, with a copy to be filed in the office of the Department of Planning. The appeal must be filed within 10 days after the decision is made. Unless otherwise stated, the Council's determination shall constitute a permanent and consistent interpretative decision, which the Director shall apply in all future instances.

FIGURE 1 - CIVIC DISTRICT MAP



MAP IS REPRESENTATIVE OF WHERE THE C-V DISTRICT IS LOCATED.

SEE THE OFFICIAL ZONING MAP ATLAS FOR THE EXACT LOCATION OF PROPERTIES CURRENTLY ZONED AS C-V (CIVIC) DISTRICT.

FIGURE 2 - UTILITY INSTALLATIONS

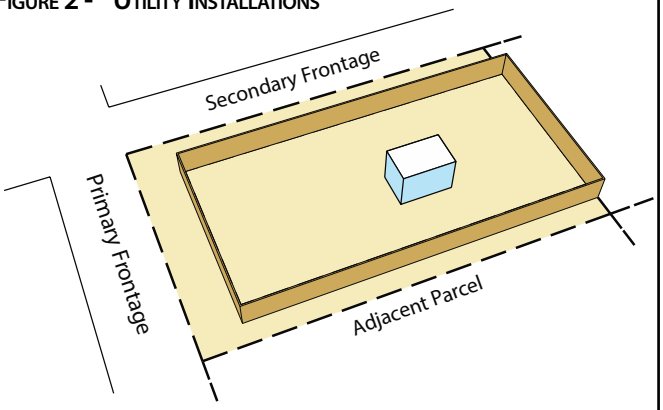
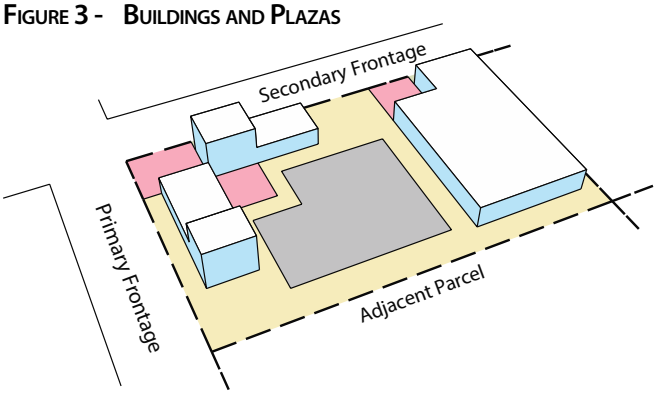


FIGURE 3 - BUILDINGS AND PLAZAS



D. Uses Permitted by Special Use Permit

1. The following uses may be permitted in the C-V District by means of Special Use Permit if in each case the parcel or use is operated or controlled by an agency or subdivision of local, state or federal government.

   a. Banquet Facility;
   b. Beer/Wine/Cooler On-Sale Establishment;
   c. Convention Facility, Publicly Operated;
   d. Custodial Institution;
   e. Gaming Establishment, General Business-Related;
   f. Liquified Petroleum Gas Installation (Over 288 Gallons);
   g. Liquor Establishment (Tavern);
   h. Restaurant with Service Bar;
   i. Social Event with Alcoholic Beverage Sales;
   j. Supper Club.

2. An Off-Premise Sign may be permitted in the C-V District by means of a Special Use Permit if in each case the parcel or use is operated or controlled by an agency of local, state or federal government, or by any fraternal, veteran, civic or service organization.

3. The following uses may be permitted in the C-V District by means of Special Use Permit without limitation as to the person or entity that operates or controls the parcel or use:

   a. Cemetery/Mausoleum;
   b. Crematory;
   c. Mortuary or Funeral Chapel.

E. Development Standards

1. Except as provided for in Paragraph (2) of this Subsection and Subsections (F), (G) and (H) below, the minimum development standards for property in the C-V District shall be established by the City Council in connection with the approval of a rezoning application or administratively in connection with the approval of a site development plan. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area.

2. In addition to the standards established above, property in the C-V District adjacent to residential uses in the U, R-E, R-1, R-CL and R-2 Districts shall be subject to the height standards of LVMC 19.06.060, the landscape buffer standards of LVMC 19.08.040(F) and Table 4 of LVMC 19.08.050, and parking standards of LVMC 19.08.110.

F. Utility Installations

Utility Installations shall be designed in a manner which enhances compatibility between the built and natural environment and will not negatively impact the use and enjoyment of adjacent and neighboring properties. Site planning for the location of above ground structures shall consider impacts to surrounding uses and be located at least fifteen feet from property lines. Above ground structures shall be oriented and located away from adjacent residential uses. Utility Installations shall be screened with a decorative wall consisting of at least 20% contrasting materials and/or colors which adequately shields surrounding properties from the use. The perimeters of Utility Installations shall be buffered with drought-tolerant landscape material, including but not limited to trees, shrubs, cacti and vines which will adequately screen blank walls from surrounding uses.

G. Buildings and Plazas

1. Buildings and plazas within the C-V District shall be located at the front of the site at the minimum setback line established by the approved site development plan and should make a strong tie to the building lines of each street unless the applicant can demonstrate by substantial and convincing evidence that to do so would be infeasible.

2. Pedestrian open spaces and plazas shall be integral to the overall design of the proposed development and shall be located in areas of high pedestrian traffic in such a manner to be convenient and readily accessible. Pedestrian open spaces and plaza shall include without limitation benches, pergolas, landscape arbors, artwork and landscape to sufficiently shade or soften the space.

3. Parking lots shall be located to the side or rear of buildings and away from the street front and shall not be permitted on street corners unless the applicant can demonstrate by substantial and convincing evidence that to do so would be infeasible.

H. Signage

Standards for signage within the C-V District shall be the same as those indicated in LVMC 19.08.120 for the P-O District with the following additional standards:

1. Non-illuminated letters identifying the name of a public or semi-public institution may be permanently set on the wall of the building, providing the sign does not exceed fifty square feet.

2. Signs on public buildings meeting the foregoing criteria may be permitted on structures which are a part of the institutional architecture or which are symbolic of the institution and the permitted square footage and maximum height limitation of public building signs shall apply only to the written message.

3. In addition to the indicated signs, additional signs may be permitted in conjunction with public and semi-public institutions subject to the review and approval of the Planning Commission as to each case.

I. Applicability of Standards

The standards set forth in Subsections (E)(2), (F), (G) and (H) are minimum requirements. Any request to deviate from these standards shall require the submittal of an application for an Administrative Deviation, if appropriate, or Variance, which shall be subject to the procedures and standards set forth in LVMC 19.16.120 and 19.16.140, respectively.

19.10.030

P-C PLANNED COMMUNITY DISTRICT

A. Intent of District

1. The Planned Community (P-C) District is established to permit and encourage the development of comprehensively planned communities, with a minimum of 3,000 contiguous acres of land under one ownership or control, which can flourish as unique communities as a result of the comprehensive planning required for this large scale of development. The rezoning of property to the P-C District is appropriate only if the Planned Community Program, with respect to such property, will accomplish the objectives set forth in Paragraph (2), below.

2. In order for property to qualify for P-C District zoning, the master developer must demonstrate the potential for achievement of the following specific objectives throughout the planning, design and development stages:

a. Providing for an orderly and creative arrangement of land uses with respect to each other, to the entire Planned Community and to all adjacent land;

b. Providing for a variety of housing types, employment opportunities and commercial services to achieve a balanced community for families of a wide variety of ages, sizes and levels of income;

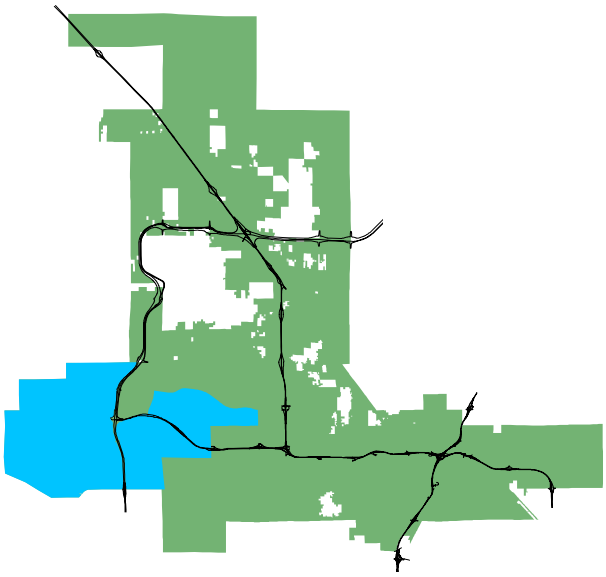
c. Providing for a planned and integrated comprehensive transportation system for pedestrian and vehicular traffic, which may include provisions for mass transportation and roadways, bicycle or equestrian paths, pedestrian walkways and other similar transportation facilities;

d. Providing for cultural, educational, medical, religious and recreational facilities;

e. Locating and siting structures to take maximum advantage of the natural and manmade environment and to provide view corridors; and

f. Providing for adequate, well-located and well-designed open space and community facilities.

FIGURE 1 - PLANNED COMMUNITY DISTRICT MAP



MAP IS REPRESENTATIVE OF WHERE THE P-C DISTRICT IS LOCATED.

SEE THE OFFICIAL ZONING MAP ATLAS FOR THE EXACT LOCATION OF PROPERTY CURRENTLY ZONED AS P-C (PLANNED COMMUNITY) DISTRICT.

B. Permitted Land Uses and Development Standards

Development in the P-C District may consist of any use or combination of uses that are specifically approved for the property in the Planned Community program. The developer shall include in the Planned Community Program a listing of the uses proposed and the general arrangement for each land use category within the proposed P-C District. The listing and general arrangement of the approved land uses shall be shown in the Planned Community Program that is adopted as part of the P-C District approval.

C. Density

The approved Planned Community Program shall establish the maximum number of dwelling units per gross acre for each residential category, as well as for the entire property. The number of dwelling units permitted per gross acre on any parcel in the P-C District shall be determined at the time the Development Plan is approved.

D. Minimum Site Area for Rezoning

The minimum site area that is eligible for rezoning to the P-C District is 3,000 acres. Any additional tract which contains less than the minimum site area and which is contiguous to property previously zoned P-C may also be zoned P-C by the City Council if it otherwise qualifies for the P-C zoning designation and, at the time of such rezoning, is owned by or is under the control of the same property owner (including its successors and assigns) that applied for and obtained P-C zoning on the original property so zoned. The rezoning of any such additional property shall be made subject to an approved Planned Community Program applicable to that property.

E. Special Application Requirements

Plans and documentation which must accompany a rezoning application are as follows:

1. A conceptual development plan for the property, including general land use designations, transportation plans and plans for open space and community facilities. A general phasing plan shall be included to indicate the intended timing of development;

2. Development standards that set forth: densities; building height, bulk and setback requirements; requirements for signage, landscaping, parking and open space; and procedures for Development Plan review and for modifying and deviating from the Planned Community Program;

3. Storm drainage information, which shall consist of a preliminary drainage study completed by a registered professional engineer on a map with a minimum contour interval of five feet;

4. Conceptual utility layout that includes tentative sewer and water main corridors; and

5. Proposed conditions, covenants and restrictions, including design guidelines.

F. Review, Recommendation and Approval

1. Planned Community Program. The initial zoning approval of a P-C District shall consist of a review and recommendation by the Planning Commission and approval by the City Council, in accordance with the provisions of LVMC 19.16.090. The approval of a P-C District by the City Council shall be accomplished directly by ordinance and shall include the approval and adoption of a Planned Community Program. An approved Planned Community Program shall be a matter of record and shall be made available in the Department.

2. Modified Planned Community Program. The developer may develop property in the P-C District in accordance with, but only in accordance with, the approved Planned Community Program and any approved modifications thereof or deviations therefrom. No modification or deviation shall be effective unless it is approved in accordance with this Section and the procedures set forth in the Planned Community Program. The Director may request modification of a program in accordance with the modification procedures set forth in the program.

3. Planned Community Program Procedures. A Planned Community Program shall contain procedures to provide for modification of and deviation from the program pursuant to review by the Director, the Planning Commission or the City Council, or any combination thereof, and such procedures shall be exclusive of any other procedure, other than the procedures for notification of public hearings, that is provided in this Title for the approval of any Rezoning, Variance or Special Use Permit. With respect to any modification or deviation that requires approval by the Planning Commission or City Council, or both, the modification or deviation may be approved only upon a finding by the Planning Commission or City Council, as the case may be, that:

a. The requested modification or deviation, if approved, will not affect the rights of property owners or residents within the P-C District to maintain and enforce previously approved conditions, covenants and restrictions and other rights in the Planned Community Program; and

b. The requested modification or deviation, if approved, will be consistent with the planning objectives and goals of the approved Planned Community Program.

4. Department Conformance Review-Appeal. Each Development Plan that is submitted in connection with the implementation of a Planned Community Program shall be reviewed for conformance therewith by the Director. The Director may require modifications that bring the Development Plan or site plan into conformance with applicable standards of health, safety and welfare and may recommend design adjustments to better fulfill the intent of the Planned Community Program approval and the purposes of the P-C District.

5. Appeal of Director's Decision. An applicant who is aggrieved by the decision of the Director with respect to a proposed Development Plan or site plan may request a review of such decision by the Planning Commission. An applicant who is aggrieved by the decision of the Planning Commission may appeal such decision to the City Council by filing a written request for appeal with the City Clerk within 15 calendar days after the date of the Planning Commission's decision.

G. Open Space and Landscape Area Requirements

A minimum of 20 percent of the gross property area in the P-C District shall consist of open space, recreation facilities, multi-purpose trails, pedestrian and bikeway facilities, other common community facilities and landscaped areas in public rights-of-way. Any private recreation facility which serves more than one individual lot may be counted as a part of the minimum requirement. Specific open space and landscaped area requirements shall be set forth in the Planned Community Program.

H. Street and Subdivision Design Requirements

All development shall conform to the standard street and subdivision design requirements set forth in LVMC Chapters 19.02 and 19.04, except as otherwise provided for specifically in an approved Planned Community Program.

I. Non-applicability of Other Provisions-Analogous Applications

1. The Development Standards may contain provisions for the processing and review of Minor Exceptions, Deviations, Plot Plan Reviews, Development Plan Modifications and other land use control procedures. If such procedures are so provided, they supersede the corresponding procedures set forth in this Title.

2. With regard to any issue of land use regulation that may arise in connection with the P-C District and that is not addressed or provided for specifically in this chapter or in an approved Planned Community Program, the Director may apply by analogy the general definitions, principles and procedures set forth in this Title, taking into consideration the intent of the approved Planned Community Program.

19.10.040

PD PLANNED DEVELOPMENT DISTRICT

A. Intent of District

The intent of the Planned Development (PD) District is to permit and encourage comprehensively planned developments whose purpose is redevelopment, economic development, cultural enrichment or to provide a single-purpose or multi-use planned development. The rezoning of property to the PD District may be deemed appropriate if the development proposed for the District can accomplish one or more of the following goals:

1. Providing for an orderly and creative arrangement of land uses that are harmonious and beneficial to the community;

2. Providing for a variety of housing types, employment opportunities or commercial or industrial services, or any combination thereof, to achieve variety and integration of economic and redevelopment opportunities;

3. Providing for flexibility in the distribution of land uses, in the density of development, and in other matters typically regulated in zoning districts;

4. Providing for cultural, civic, educational, medical, religious or recreational facilities, or any combination thereof, in a planned or a unique setting and design;

5. Providing for the redevelopment of areas where depreciation of any type has occurred.

6. Providing for the revitalization of designated areas;

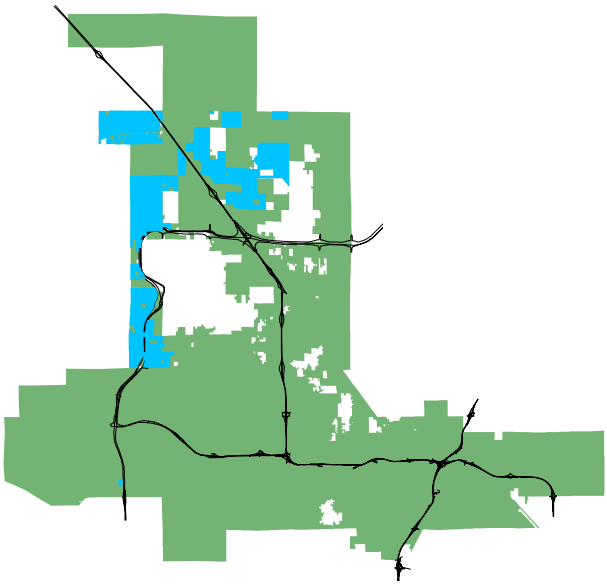
7. Promoting or allowing development to occur in accordance with a uniform set of standards which reflect the specific circumstances of the site;

8. Avoiding premature or inappropriate development that would result in incompatible uses or would create traffic and public service demands that exceed the capacity of existing or planned facilities;

9. Encouraging area-sensitive site planning and design; and

10. Contributing to the health, safety and general welfare of the community and providing development which is compatible with the City's goals and objectives.

FIGURE 1 - PLANNED DEVELOPMENT DISTRICT MAP



MAP IS REPRESENTATIVE OF WHERE THE PD DISTRICT IS LOCATED.

SEE THE OFFICIAL ZONING MAP ATLAS FOR THE EXACT LOCATION OF PROPERTY CURRENTLY ZONED AS PD (PLANNED DEVELOPMENT) DISTRICT.

B. Definitions

For purposes of this Section:

1. "Master development plan" means a specific written plan and accompanying maps which identify, with respect to a PD District development, the proposed location and size of development parcels, land uses and zoning designations; transportation plans and a traffic impact analysis; open space, community facilities and amenity plans; and the applicable development regulations and design standards.

2. "Development standards" means the minimum standards for development in the Planned Development District, including but not limited to standards for intensity and type of use; densities; building design, layout, configuration, height, coverage, spacing, bulk and setback requirements; provision for utilities; topography and drainage patterns; signage; open space and landscaping; on-site vehicular and pedestrian circulation and parking; urban design elements and features; and site amenities.

C. Rezoning And Minimum Site Area

Property may be rezoned to the Planned Development District by the City Council in accordance with the requirements of this Section and LVMC 19.16.090. Each rezoning parcel shall be described as a separate district, with distinct boundaries and specific design and development standards. Each district shall be assigned a district development project number or label, along with the designation "PD". The rezoning shall include the adoption of a specific master development plan and development standards.

The minimum site area for a Planned Development District is 40 acres.

D. Application Requirements

1. In the case of property that is sought to be reclassified to the Planned Development District by the property owner, the owner or authorized representative must meet with the Director, or the Director's designee, before the City has any obligation to accept the rezoning application as complete.

2. In addition to the submittals required by LVMC Chapter 19.16, the following must accompany an application for rezoning submitted by a property owner:

a. A metes and bounds description of the proposed Planned Development District.

b. A proposed master development plan for the entire site.

c. Development standards that are proposed to be applied to the development. The development standards must include provisions regarding the installation of utility boxes and above ground utilities that are at least as restrictive as those set forth in this Tile for comparable development.

d. Any proposed conditions, covenants and restrictions for the development, including easements and grants for public utility purposes.

e. The location of primary and secondary thoroughfares proposed for the development, including right-of-way widths and the location of access points to abutting streets.

f. Identification of all rights-of-way, easements, open spaces or other areas to be dedicated, deeded or otherwise transferred to the City.

g. A plan for the extension of any necessary public services and facilities, including sewer facilities and facilities for flood control and drainage.

h. Guidelines for the physical development of the property, including illustrations of proposed architectural, urban design, landscape, open space and signage concepts.

i. The location and description of all buffering that is proposed between the development site and adjacent properties.

j. Additional information and detail as may be required in order to respond to the unique characteristics of the site and its location.

E. Permitted Uses and Standards

Any combination of residential, commercial, industrial or public uses may be permitted within a specific Planned Development District to the extent they are consistent with the Master Development Plan for that District. The uses to be permitted within the District must be specified in the adopted Master Development Plan for the District. Because of the nature and purpose of the PD District, and notwithstanding any other provision of this Section:

1. An application to rezone property to the PD District may be denied by the City Council, at its complete discretion, if it finds that the proposed development is incompatible or out of harmony with surrounding uses or the pattern of development within the area.

2. No use, type of development or development standard is presumptively permitted within the PD District unless it already has been included in the adopted plan for the District.

3. An application to allow within the PD District a particular use, type of development or development standard which has not already been included in the adopted plan for the District may be denied if it is incompatible or out of harmony with the surrounding uses or the pattern of development within the area.

F. Approval of Master Development Plan and Development Standards

In connection with the approval of a Planned Development District, the City Council shall adopt a Master Development Plan and Development Standards, which will thereafter govern the development of property within the District. In considering the approval of a Master Development Plan and Development Standards for a Planned Development District, the Planning Commission and City Council shall be guided by the following objectives, and may impose such conditions and requirements deemed necessary to meet those objectives:

1. Consistency of the proposed development with the General Plan and other applicable plans, policies, standards and regulations.

2. Compatibility of the proposed development with adjacent and surrounding development.

3. Minimization of the development's impact upon adjacent roadways and neighborhood traffic, and upon other public facilities and infrastructure.

4. Protection of the public health, safety, and general welfare.

G. Modification of Master Development Plan and Development Standards

The development of property within the Planned Development District may proceed only in strict accordance with the approved Master Development Plan and Development Standards. Any request by or on behalf of the property owner, or any proposal by the City, to modify the approved Master Development Plan or Development Standards shall be filed with the Department. In accordance with Paragraphs (1) and (2) of this Subsection, the Director shall determine if the proposed modification is "minor" or "major," and the request or proposal shall be processed accordingly.

1. **Minor Modification.** A Minor Modification is a modification which is requested or agreed to by the property owner and which is intended to accomplish one or more of the following:

   a. A change in the location of a use from the location specified in the approved Master Development Plan, but only if the change in location will not have a significant impact on other uses in the area.

   b. The addition of uses that are comparable in intensity to those permitted in connection with the rezoning approval or the approval of a Master Development Plan for the District.

   c. A change in parking lot layout, building location or other similar change that conforms with the intent of the previously approved Master Development Plan and Development Standards.

   d. A change in the species of plant material proposed for the District.

   e. A decrease in the density or intensity of development from that previously approved for the District.

   f. Any other change or modification of a similar nature which the Director determines will not have a significant impact on the District or its surroundings. A Minor Modification shall be reviewed and acted upon administratively by the Director. An applicant who is aggrieved by the Director's decision may appeal that decision to the Planning Commission by filing a written appeal with the Department no later than 10 days after the date the applicant receives notice of the administrative decision.

2. **Major Modification.** A Major Modification includes any modification which does not qualify as a Minor Modification. A Major Modification shall be processed in accordance with the procedures and standards applicable to a rezoning application, as set forth in Subsections (I) to (M), inclusive, of LVMC 19.16.090.

H. Site Development Plan Review

All development within a PD District is subject to the site development plan review procedures set forth in LVMC 19.16.100.

I. Issue Resolution – Analogous Standards

With regard to any issue of land use regulation that may arise in connection with a Planned Development District and that is not addressed or provided for specifically in this Section or in the approved Master Development Plan and Development Standards for that District, the Director may apply by analogy the general definitions, principles, standards and procedures set forth in this Title, taking into consideration the intent of the approved Master Development Plan and Development Standards.

1. **Signage.** As this Subsection applies to standards for signage:

   a. Single and Two-Family residential developments within a PD District shall be analogous to those standards indicated in LVMC 19.06.140 for the R-1 District; and

   b. Multi-family residential developments within a PD District shall be analogous to those standards indicated in LVMC 19.06.140 for the R-3 District.

R-PD RESIDENTIAL PLANNED DEVELOPMENT DISTRICT

A. Intent of R-PD District

The R-PD District has been to provide for flexibility and innovation in residential development, with emphasis on enhanced residential amenities, efficient utilization of open space, the separation of pedestrian and vehicular traffic, and homogeneity of land use patterns. Historically, the R-PD District has represented an exercise of the City Council's general zoning power as set forth in NRS Chapter 278. The density allowed in the R-PD District has been reflected by a numerical designation for that district. (Example: R-PD4 allows up to four units per gross acre.) However, the types of development permitted within the R-PD District can be more consistently achieved using the standard residential districts, which provide a more predictable form of development while remaining sufficiently flexible to accommodate innovative residential development. Therefore, new development under the R-PD District is not favored and will not be available under this Code.

B. Development Standards

1. The development standards for a project, including minimum front, side and rear yard setbacks, grade changes, maximum building heights, maximum fence heights and fence design, parking standards, standards for any guest houses/casitas and other design and development criteria, shall be as established by the approved Site Development Plan Review for the development.

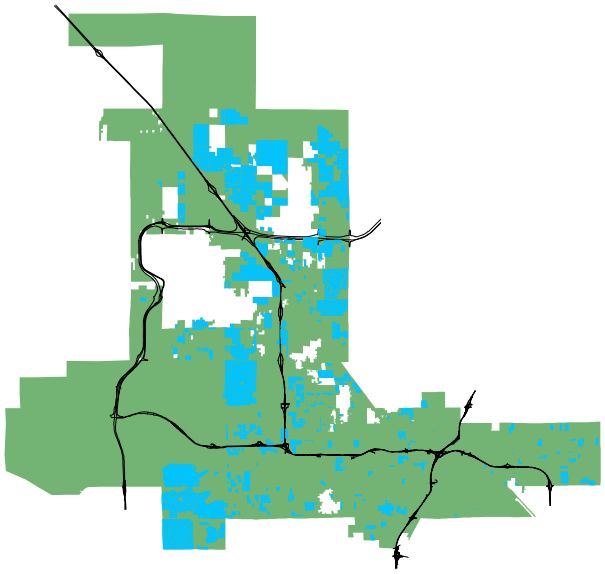
2. With regard to any issue of development standards that may arise in connection with a Residential Planned Development District and that is not addressed or provided for specifically in this Section or in the approved Site Development Plan Review for that District, the Director may apply by analogy the general definitions, principles, standards and procedures set forth in this Title, taking into consideration the intent of the approved Site Development Plan Review.

a. Signage. As this Paragraph (2) applies to standards for signage:

i. Single and Two-Family residential developments within a R-PD District shall be analogous to those standards indicated in LVMC 19.06.140 for the R-1 District; and

ii. Multi-family residential developments within a R-PD District shall be analogous

FIGURE 1 - RESIDENTIAL PLANNED DEVELOPMENT DISTRICT MAP



MAP IS REPRESENTATIVE OF WHERE THE R-PD DISTRICT IS LOCATED.

SEE THE OFFICIAL ZONING MAP ATLAS FOR THE EXACT LOCATION OF PROPERTY CURRENTLY ZONED AS R-PD (RESIDENTIAL PLANNED DEVELOPMENT) DISTRICT.

to those standards indicated in LVMC 19.06.140 for the R-3 District.

C. Permitted Land Uses

1. Single-family and multi-family residential and supporting uses are permitted in the R-PD District to the extent they are determined by the Director to be consistent with the density approved for the District and are compatible with surrounding uses. In addition, the following uses are permitted as indicated:

a. Home Occupations for which proper approvals have been secured.

b. Child Care-Family Home and Child Care-Group Home, to the extent the Director determines that such uses would be permitted in the equivalent standard residential district.

2. For any use which, pursuant to this Subsection, is deemed to be permitted within the R-PD District, the Director may apply the development standards and procedures which would apply to that use if it were located in the equivalent standard residential district.

3. For purposes of this Subsection, the "equivalent standard residential district" means a residential district listed in the Land Use Tables which, in the Director's judgment, represents the (or a) district which is most comparable to the R-PD District in question, in terms of density and development type.

D. Plan Amendment Approvals, Conditions, Conformance

Amendments to an approved Site Development Plan Review shall be reviewed and approved pursuant to LVMC 19.16.100(H). The approving body may attach to the amendment to an approved Site Development Plan Review whatever conditions are deemed necessary to ensure the proper amenities and to assure that the proposed development will be compatible with surrounding existing and proposed land uses.

19.10.060

T-C TOWN CENTER DISTRICT

A. Intent and Objectives

1. The Town Center (T-C) District is established to permit and encourage the development of a mixed-use employment center which will provide economic stability and diversification for the City of Las Vegas. The primary objective of the T-C District concept is to provide employment for in excess of 100,000 individuals while, at the same time, creating a unique blending of human habitation and economic activity. The rezoning of property to the T-C District is appropriate only if the Town Center concept will be followed and the objectives set forth in Paragraph (2) below are adhered to.

2. In the T-C District, the developer must demonstrate the potential for achieving the following outlined objectives throughout the planning, design and development stages:

   a. Providing for an orderly and creative arrangement of land uses with respect to each other, to the Town Center and to all adjacent properties;

   b. Providing for a variety of housing types which are not found elsewhere in the City, as well as employment opportunities and commercial services to achieve a balanced community for individuals and families of wide variety of ages, sizes and levels of income;

   c. Providing for a planned and integrated comprehensive transportation system for pedestrian and vehicular traffic, which may include provisions for mass transportation and roadways, bicycle paths, pedestrian walkways and other similar transportation facilities;

   d. Providing for cultural, educational, medical, religious and recreational facilities;

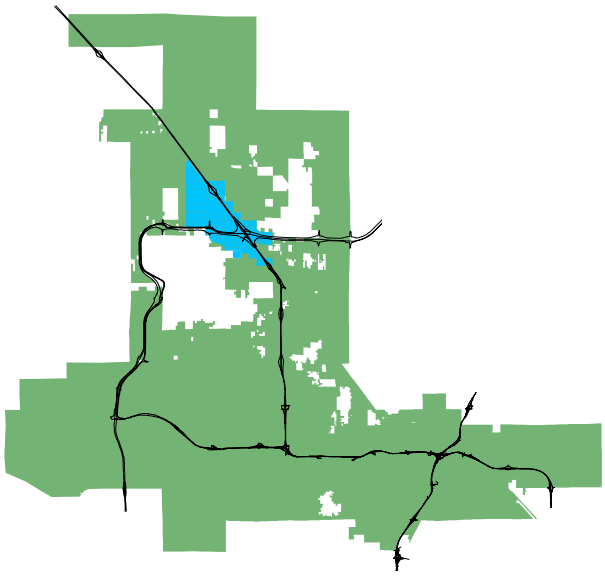
   e. Locating and siting structures to take maximum advantage of the natural and manmade environment and to establish new view corridors; and

   f. Providing for adequate, well-located and well-designed open space and community facilities.

B. Permitted Land Uses and Development Standards

1. Development in the T-C District may consist of any use or appropriate combination of uses that are

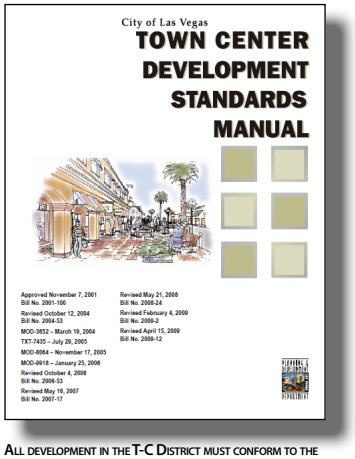
FIGURE 1 - TOWN CENTER DISTRICT MAP



MAP IS REPRESENTATIVE OF WHERE THE T-C DISTRICT IS LOCATED.

SEE THE OFFICIAL ZONING MAP ATLAS FOR THE EXACT LOCATION OF PROPERTY CURRENTLY ZONED AS T-C (TOWN CENTER) DISTRICT.

FIGURE 2 - TOWN CENTER DEVELOPMENT STANDARDS MANUAL



ALL DEVELOPMENT IN THE T-C DISTRICT MUST CONFORM TO THE PROVISIONS OF THE TOWN CENTER DEVELOPMENT STANDARDS MANUAL .

specifically approved for the property in the Town Center Land Use Matrix, as set forth in the Town Center Development Standards Manual (See Figure 2). The developer shall identify in a written analysis the proposed uses for each project and shall specify how each proposed use is consistent with the Land Use Matrix.

2. Development in the T-C District shall conform to the Town Center Development Standards Manual, which is hereby adopted by this reference. The Town Center Development Standards Manual shall be on file in the Office of the City Clerk and in the Department. The Town Center Development Standards Manual may be amended from time to time by ordinance or by resolution of the City Council.

C. Special Application Requirements

Plans and documentation which must accompany a re-zoning application are as follows:

1. A conceptual development plan for the property, including general land use designations, parking plans, transportation plans and plans for open space and community facilities. A general phasing plan shall be included to include the intended timing of development;

2. Proposed development standards that set forth architecture; densities; building height, bulk and setback requirements; requirements for signage, landscaping, parking and open space. The proposed standards should demonstrate consistency and compliance with the Town Center Development Standards Manual;

3. Storm drainage information, which shall consist of a preliminary drainage study completed by a registered professional engineer on a map with a minimum contour interval of five feet;

4. Conceptual utility layout that includes tentative sewer and water main corridors; and

5. Proposed conditions, covenants and restrictions, including architectural, design and other development guidelines to be followed.

D. Development Review, Recommendation, and Approval

1. Zoning Approval. The rezoning of property to the T-C District shall be by means of a review and recommendation by the Planning Commission and approval by the City Council, in accordance with the provisions of LVMC 19.16.090. The approval of a T-C District by the City Council shall be accomplished directly by ordinance. The approval of a T-C District may include the approval of a Development Plan which shall thereafter govern the development of the property.

2. Development Approval

a. Plans for proposed development within the T-C District must be submitted to the Department. The Director or the Director's designee shall review the plans for conformance with the provisions of the Subchapter, and may require modifications to the proposal in order to protect the public health, safety and welfare and to better fulfill the intent of the Town Center Land Use Plan and the Town Center Development Standards Manual.

b. Development of any project within the T-C District may be approved administratively if the proposed development:

i. Requires no additional approval by any board or the City Council; and

ii. Is in full compliance with the Town Center Development Standards Manual, any Development Plan which has been approved for the project, and the intent of the Town Center concept.

c. For any other development, approval must be obtained in accordance with the procedural and substantive requirements set forth in the Town Center Development Standards Manual, this Subchapter, and the provisions of this Title.

3. Appeal of Decision. An applicant that is aggrieved by the decision of the Director or the Director's designee with respect to a proposed plan for development may appeal that decision to the Planning Commission. An applicant that is aggrieved by the decision of the Planning Commission may appeal such decision to the City Council by filing a written request for appeal with the City Clerk within fifteen calendar days after the date of the Planning Commission's decision.

E. Open Space and Landscape Area Requirements

A minimum of 20 percent of the gross property area proposed to be added to or developed within the T-C District shall consist of any combination of open space, recreation facilities, multi-purpose trails, pedestrian and bikeway facilities, other common community facilities

and landscaped areas in public rights-of-way. Any private recreation facility which serves more than one individual lot may be counted as a part of the minimum requirement. Specific open space and landscaped area requirements are as set forth in the Town Center Development Standards Manual.

F. Street and Subdivision Design Requirements

All development shall conform to the standard street and subdivision design requirements set forth in this Title, except as otherwise provided for specifically in the Town Center Development Standards Manual.

G. Analogous Applications

With regard to any issue of land use regulation that may arise in connection with the T-C District and that is not addressed or provided for specifically in this Section or in the Town Center Development Standards Manual, the Director may apply by analogy the general definitions, principles and procedures set forth in this Title, taking into consideration the intent of the approved Town Center Land Use Plan.

19.10.070

T-D TRADITIONAL DEVELOPMENT DISTRICT

A. Intent and Objectives

1. **Purpose.** The Traditional Development (T-D) District is established to permit and encourage the development of comprehensively planned mixed-use communities, with a minimum of eighty contiguous acres of land under one ownership or control, which can generally exist as a self-contained community. The rezoning of the property to the T-D District is appropriate only if the Development Standards and Design Guidelines document that is proposed for such property will accomplish the objectives set forth in Paragraph (2) below.

2. **Minimum Qualifications.** In order for property to qualify for T-D District zoning, the master developer must demonstrate the potential for achievement of the following specific objectives throughout the planning, design and development stages:

   a. Providing for an orderly arrangement of land uses with respect to each other, to the entire area within the proposed district, and to all adjacent land;

   b. Providing for a balanced mix of housing types, commercial uses and civic amenities to provide a self-contained community for families of a wide variety of ages, compositions, and levels of income;

   c. Providing for a hierarchical transportation system of interconnected streets, with facilities for transit, pedestrians, bicycles, recreational paths and vehicles;

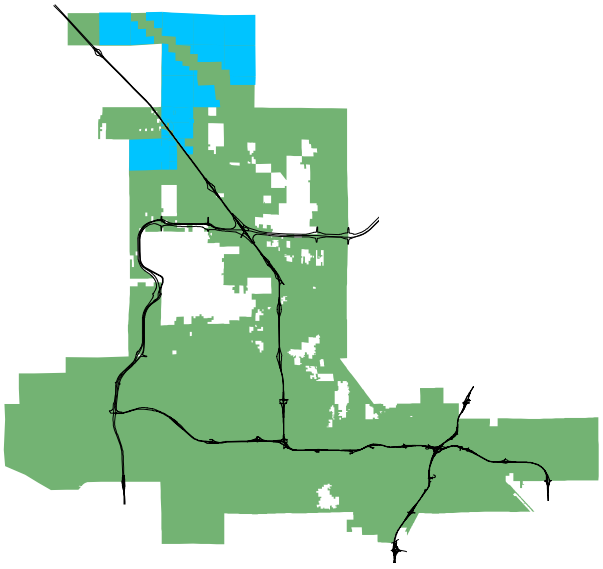
   d. Providing for the means by which the needs of daily living can be met within proximity of dwellings;

   e. Providing a strong relationship between buildings and street type, with emphasis on the pedestrian nature of the community, and de-emphasizing gated private streets and culs-de-sac;

   f. Locating development to take maximum advantage of the natural environment;

   g. Providing for adequate, well-located and well-designed open space and community facilities;

FIGURE 1 - TRADITIONAL DEVELOPMENT DISTRICT MAP



MAP IS REPRESENTATIVE OF WHERE THE T-D DISTRICT IS LOCATED.

SEE THE OFFICIAL ZONING MAP ATLAS FOR THE EXACT LOCATION OF PROPERTY CURRENTLY ZONED AS T-D (TRADITIONAL DEVELOPMENT) DISTRICT.

h. Providing for a variety of architecture, landscape architecture and overall image that considers local climate and topography;

i. Providing for a center focus that combines commercial, civic, residential, cultural and recreational uses;

j. Providing for the preservation of natural terrain drainageways (arroyos and desert washes), and of area vegetation, emphasizing these features within developed parks and natural open space; and

k. Providing for the wise use of water and energy. Water should be conserved through participation in appropriate local water conservation programs. Energy should be conserved through the efficient and responsible design of environmentally-friendly homes and other buildings, and participation in appropriate local or national energy conservation programs.

B. Permitted Land Uses and Development Standards

Development in the T-D District shall include residential uses, commercial uses, and civic uses. Within a proposed Development Standards and Design Guidelines document to be submitted in accordance with this Section, the developer shall include a listing of the uses proposed and the arrangement for each land use within the T-D District. The listing and arrangement of the approved land uses shall be show in the Development Standards and Design Guidelines document that is adopted as part of the T-D District approval.

C. Density

The approved Development Standards and Design Guidelines document shall establish the maximum number of dwelling units per gross acre for each residential and mixed-use category, as well as the overall number of residential units for the entire T-D District.

D. Minimum Site Area for Rezoning

The minimum site area that is eligible for rezoning to the T-D District is forty acres, which is the minimum area deemed necessary to accommodate a balanced mix of housing, commercial, and civic uses. Any additional tract which contains less than the minimum site area and which is contiguous to property previously zoned T-D may also be zoned T-D by the City Council if it otherwise qualifies for the T-D zoning designation and, at the time of such rezoning, is owned by or is under the control of the same property owner (including its successors and assigns) that applied for and obtained T-D zoning on the original property so zoned. The rezoning of any such additional property shall be made subject to the approved Development Standards and Design Guidelines applicable to that property.

E. Special Application Requirements

Plans and documentation which must accompany a rezoning application are as follows:

1. Proposed Development Standards and Design Guidelines that set forth:

a. A conceptual development plan for the property, including general land use designations, transportation plans, and plans for open space and civic facilities;

b. Densities;

c. Building height, bulk and setback requirements;

d. Requirements for signage, landscaping, parking and open space;

e. Grading, terracing and retaining wall requirements;

f. A general phasing plan to indicate the intended timing of developments; and

g. Procedures for Development Plan review and for modifying and deviating from the Development Standards and Design Guidelines;

2. Storm drainage and grading information, which shall consist of a preliminary drainage study completed by a registered professional engineer on a map with a minimum contour interval of five feet;

3. Conceptual utility layout that includes tentative sewer and water main corridors; and

4. If required by the Director, a draft development agreement as contemplated by NRS 278.0201 to NRS 278.0207, the substance of which has been deemed acceptable by the Director.

F. Review, Recommendation and Approval

1. Development Standards and Design Guidelines. The initial zoning approval of a T-D District shall consist of a review and recommendation by

the Planning Commission and approval by City Council, in accordance with the provisions of LVMC 19.16.090. The approval of a T-D District by the City Council shall be accomplished directly by ordinance and shall include the approval and adoption of a Development Standards and Design Guidelines document. An approved Development Standards and Design Guidelines document shall be a matter of record and shall be made available in the Department.

2. **Adherence to Development Standards and Design Guidelines.** The developer may develop property in the T-D District in accordance with, but only in accordance with, the approved Development Standards and Design Guidelines and any approved modifications thereof or deviations therefrom. No modification or deviation shall be effective unless it is approved in accordance with this Section and the procedures set forth in the Development Standards and Design Guidelines. The Director may request modification of a program in accordance with the modification procedures set forth in the program.

3. **Modification/Deviation Procedures.** The Development Standards and Design Guidelines shall contain procedures to provide for modification of and deviation from the program pursuant to review by the Director, the Planning Commission or the City Council, or any combination thereof, and such procedures shall be exclusive of any other procedure, other than the procedures for notification of public hearings, that is provided in this Title for the approval of any Rezoning, Variance or Special Use Permit. With respect to any modification or deviation that requires approval by the Planning Commission or City Council, or both, the modification or deviation may be approved only upon a finding by the Planning Commission or City Council, as the case may be, that:

   a. The requested modification or deviation, if approved, will not substantially affect the rights of property owners or residents within the T-D District to maintain and enforce any covenants, conditions and restrictions that have been approved by the City, or any other rights they might have in the Development Standards and Design Guidelines; and

   b. The requested modification or deviation, if approved, will be consistent with the planning objectives and goals of the approved Development Standards and Design Guidelines.

4. **Department Conformance Review.** Each Development Plan that is submitted in connection with the implementation of the Development Standards and Design Guidelines shall be reviewed for conformance therewith by the Director. The Director may require modifications that bring the Development Plan or site plan into conformance with applicable standards of health, safety and welfare, and may recommend design adjustments to better fulfill the intent of the Development Standards and Design Guidelines approval and the purposes of the T-D District.

5. **Appeal of Director's Decision.** An applicant who is aggrieved by the decision of the Director with respect to a proposed Development Plan or site plan may request a review of such decision by the Planning Commission. An applicant who is aggrieved by the decision of the Planning Commission may appeal such decision to the City Council by filing a written request for appeal with the City Clerk within fifteen calendar days after the date of the Planning Commission's decision.

G. Open Space and Landscape Area Requirements

The Development Standards and Design Guidelines shall identity a minimum percentage of the gross property area in the T-D District to be allocated for open space, recreational facilities, multi-purpose trails, pedestrian and bikeway facilities, other common community facilities, and landscaped areas in public rights-of-way. Any private recreation facility which serves more than one individual lot may be counted towards the minimum requirement. Specific open space and landscaped area development standards shall be set forth in the Development Standards and Design Guidelines.

H. Street and Subdivision Design Requirements

All development shall conform to the standard street and subdivision design requirements set forth in this Title, except as otherwise provided for specifically in the approved Development Standards and Design Guidelines.

I. Nonapplicability of Other Provisions – Analogous Applications

1. The Development Standards and Design Guidelines may contain provisions for the processing and review of Minor Exceptions, Deviations, Plot Plan Reviews, Development Plan Modifications and other land use control procedures. If such procedures are so provided in approved Development Standards and Design Guidelines, those procedures supersede the corresponding procedures set forth in this Title.

2. With regard to any issue of land use regulation that may arise in connection with the T-D District and that is not addressed or provided for specifically in this Section or in the approved Development Standards and Design Guidelines, the Director may apply by analogy the general definitions, principles and procedures set forth in this Title, taking into consideration the intent of the approved Development Standards and Design Guidelines.

19.10.080

A-O AIRPORT OVERLAY DISTRICT

A. Establishment

1. There is hereby established an Airport Overlay District which consists of those certain areas that are delineated on the following maps:

a. The McCarran International Airport Official Airspace Zoning Map; Sheet Number 3, prepared by the Clark County Airport Engineering Department, dated July 18, 1990; hereafter known as the "McCarran Airport Overlay Map" and;

b. The North Las Vegas Air Terminal Official Airspace Zoning Map, consisting of one sheet, prepared by the Clark County Airport Engineering Department, dated July 18, 1990; hereafter known as the "North Las Vegas Airport Overlay Map."

2. An area which is identified on more than one airport map is considered to be only in the map with the more restrictive height limitations.

3. Copies of the "McCarran Airport Overlay Map" and the "North Las Vegas Airport Overlay Map," are maintained in the Department.

4. Although not included as part of the Airport Overlay District, consideration shall be given to the protection of the Nellis Air Force Base airspace.

B. Airport Height Limitations

Except as otherwise provided in this Section, no structure shall be erected, altered or maintained on any parcel within the boundaries of the Airport Overlay District that would violate the height limitations depicted in the maps adopted herewith. All development within the airspace above the height of 35 feet above the surface of the land, lying beneath the approach surfaces, transitional surfaces, horizontal surfaces and conical surfaces, shall be subject to the height standards established on the Airport Overlay Maps. However, nothing in this Section shall be construed as prohibiting the construction or maintenance of any structure to a height up to 35 feet above the surface of the land on any parcel.

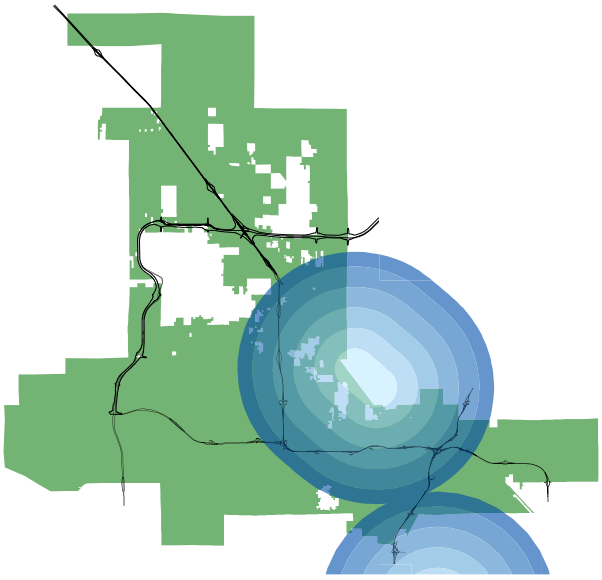
C. Aviation Easement

The issuance of a building permit for construction on property within the Airport Overlay District may be conditioned upon the property owner's signing of an aviation easement.

Illustrations & Graphics

A-O
19.10.080

FIGURE 1 - AIRPORT OVERLAY DISTRICT MAP



MAP IS REPRESENTATIVE OF WHERE THE A-O DISTRICT IS LOCATED.

SEE THE OFFICIAL ZONING MAP ATLAS FOR THE EXACT LOCATION OF PROPERTIES WHICH CURRENTLY FALL WITHIN THE A-O (AIRPORT OVERLAY) DISTRICT.

D. Planning Commission Review and Approval

Except as provided in Subsection (E) below, any new construction or alteration of any existing structure on a parcel located within the Airport Overlay District must first be approved by the Planning Commission if such construction or alteration exceeds any of the following height standards:

1. Two hundred feet above the ground level at its site;

2. The plane of an imaginary surface extending outward and upward at a slope of 100 to 1 for a horizontal distance of 20,000 feet from the nearest point of the nearest runway of any airport subject to the provisions of this subchapter;

3. For highways, railroads and other traverse ways for mobile objects; if construction or alteration is of greater height than the standards set forth in Paragraphs (1) or (2) above, after their height has been adjusted upward for the appropriate traverse way as follows:

a. For interstate highways: 17 feet;

b. For any other public roadways: 15 feet;

c. For any private road: 10 feet or the height of the highest mobile object that would normally traverse the road, whichever is greater;

d. For any railroad: 23 feet;

e. For a waterway or any other unspecified traverse way: the height of the highest mobile object that would normally use the traverse way.

4. Any construction or alteration that would be in an instrument approach area and available information indicates the height might exceed any FAA obstruction standard.

E. Allowable Construction

Planning Commission review may be waived for construction or alteration of any of the following:

1. An object that would be shielded by existing structures of a permanent and substantial character or by natural terrain or topographical features of equal or greater height, and would be located in the congested area of the City where it is evident beyond all reasonable doubt that the structure so shielded will not adversely affect safety in air navigation;

2. An antenna structure of 20 feet or less in height above ground level;

3. An air navigation facility, airport visual approach or landing aid, aircraft arresting device or meteorological device of a type, the location and height of which is fixed by its functional purpose.

F. Use Restrictions

Notwithstanding any other provision of this Section, no use may be made of land or water within any zone established by this subchapter in such a manner as to create electrical interference with navigation signals or radio communication between the airport and aircraft; make it difficult for pilots to distinguish between airport lights and others; result in glare in the eyes of pilots using the airport; impair visibility in the vicinity of the airport; create bird strike hazards; or otherwise in any way endanger or interfere with the landing, takeoff or maneuvering of aircraft intending to use the airport, or which in any way compromises public safety.

G. Non-Conforming Uses

1. The regulations prescribed by this Section shall not be construed to require the removal, lowering or other change or alteration of any structure not conforming to the regulations as of the effective date of this Section, or otherwise interfere with the continuance of a non-conforming use. Nothing contained in this Section shall require any change in the construction, alteration, or intended use of any structure, the construction or alteration of which was begun prior to the effective date of this Section and is diligently prosecuted.

2. Notwithstanding the preceding provisions of this Section, the owner of any existing nonconforming structure may be required to install, operate and maintain thereon such markers and lights as may be deemed necessary by the aviation authority having jurisdiction to indicate to the operators of aircraft in the vicinity of the airport the presence of such airport obstruction.

H. Special Use Permit

1. Any person desiring to erect or increase the height of any structure, or to permit the growth of any tree, or otherwise use property in a manner which would exceed the limitations of this Section may apply to the Planning Commission for a Special Use Permit. The Special Use Permit application shall be processed in accordance with the Special Use Permit procedures set forth in LVMC 19.16.110, except that:

a. The applicant shall notify the FAA regional office and the Clark County Department of Aviation of the application prior to the time of submission; and

b. Any approval by the Planning Commission must be referred automatically to the City Council for final disposition.

2. Notwithstanding the preceding provisions of this Section, no Special Use Permit shall be granted that would allow the establishment or creation of an obstruction or permit a nonconforming use, structure or tree to become a greater hazard to air navigation than it was on the effective date of this Section or any amendment thereto.

19.10.090

CD-O DESIGNED COMMERCIAL OVERLAY DISTRICT

A. Intent or Purpose

The purpose of the CD-O Designed Commercial Overlay District is to provide standards for the development of a select type of light commercial uses which will be in harmony with the neighborhood in which the development is located. This is intended to overlay a standard commercial Zoning District in areas where it is necessary to preserve and maintain the character of surrounding land uses with less intense commercial development.

B. Development Standards

Unless otherwise approved by the City Council in a Site Development Plan, building heights in the Designed Commercial Overlay District shall not exceed:

1. One story or 20 feet, whichever is less, for parcels that front Charleston Boulevard between Rancho Drive and Valley View Boulevard;

2. Two stories or 35 feet, whichever is less, for all other parcels.

In addition to the standards listed above, lot coverage shall not exceed more than 30% and rear setbacks shall not be less than 25 feet.

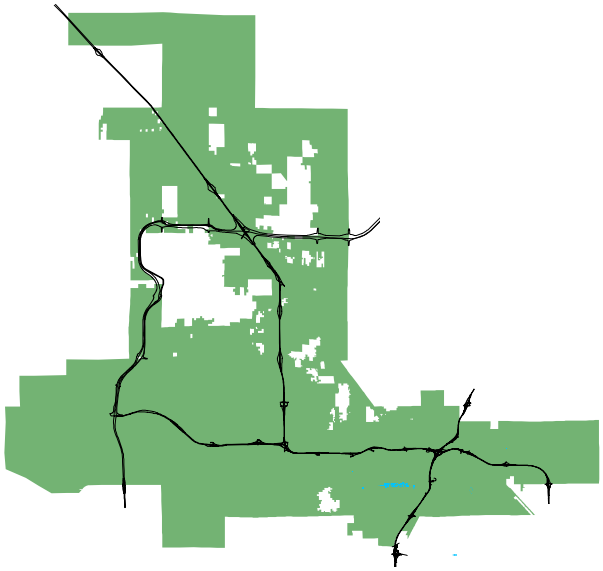
C. Uses

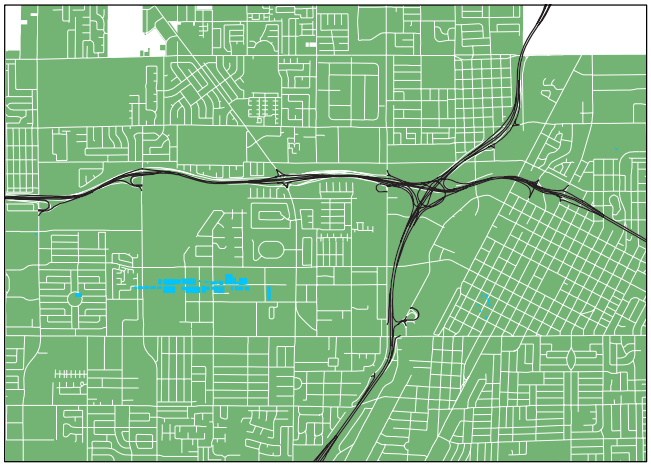
In addition to any applicable standards that may exist for a particular use, uses within the CD-O District shall also conform to the standards referenced in LVMC 19.12.080.

Illustrations & Graphics

CD-O
19.10.090

FIGURE 1 - DESIGNED COMMERCIAL OVERLAY DISTRICT MAPS





MAPS ARE REPRESENTATIVE OF WHERE THE CD-O DISTRICT IS LOCATED.

SEE THE OFFICIAL ZONING MAP ATLAS FOR THE EXACT LOCATION OF PROPERTIES WHICH CURRENTLY FALL WITHIN THE CD-O (DESIGNED COMMERCIAL OVERLAY) DISTRICT.

DC-O DOWNTOWN CASINO OVERLAY DISTRICT

A. Boundaries

There is hereby created the Downtown Casino Overlay District, whose boundaries are depicted in Figure 1. Within the Downtown Casino Overlay District (referred to in this Section as the "District"), a sub-district is created, to be referred to as the Special Signage Sub-district (or the "Sub-District"), whose boundaries are also depicted in the map that appears in Figure 2.

B. Special Sign Standards-Background

The area encompassed by the Downtown Casino Overlay District contributes greatly to the international identity, historical significance, and economic welfare of the City of Las Vegas. One of the key characteristics of this area virtually since its inception is the prominence of neon and illuminated signage, especially within the area encompassed by the Sub-district. Recognizing the unique role of such signage in this context, it is important to provide sign standards that apply only within this District, in order to ensure that future sign development is consistent with the appearance of established signage themes within this District and generates excitement and positive visual interest. The sign standards that follow initially will apply only to property within the Sub-district, with the possibility of expanded application in the future. The sign standards that follow have been developed to promote the general health, safety and welfare of the citizens and visitors, to maintain and enhance the historic Fremont Street sign character, and specifically to address the following issues:

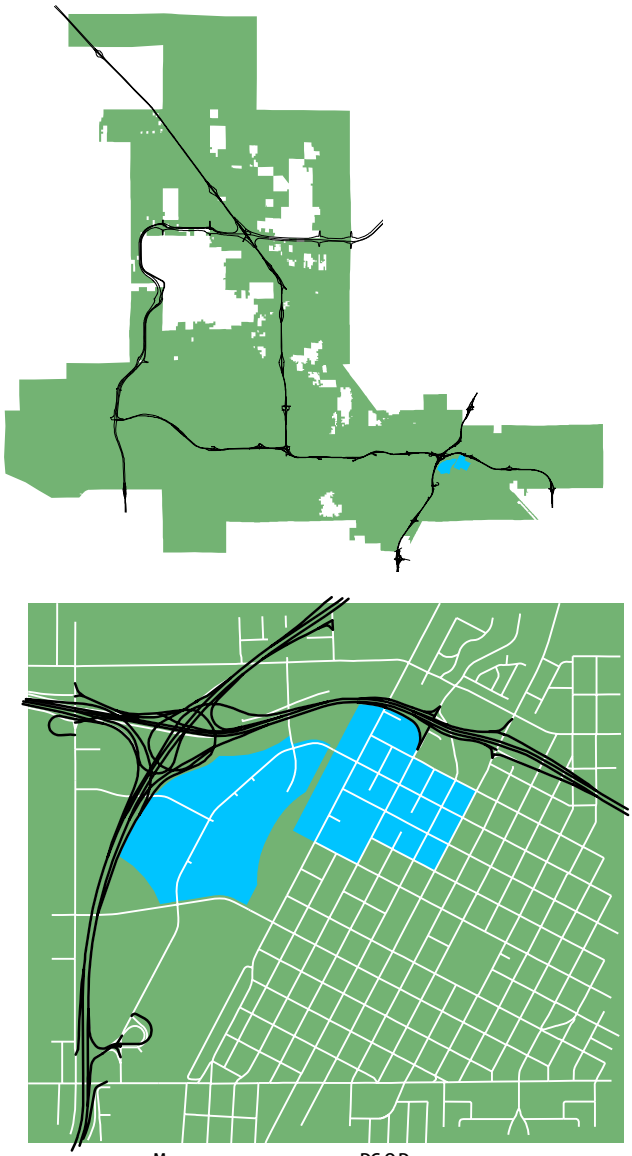
1. **Encourage displays of signage to enhance the District as a nationally recognized place** - Although Las Vegas is nationally and internationally renowned for its role as the world's gaming capital, possibly the most visible symbol of this role is the exuberant and abundant signage of its casinos and related businesses. The continued development of more and better signage will continue to enhance this role.

2. **Preserve the tradition of neon art made famous by the casinos of Fremont Street** - Of all the types of signage in Las Vegas, neon signage figures most prominently in the history of the City and generates the greatest affection of both visitors and local residents. It is important that not only new signage continue this tradition of neon art, but also that the remaining and salvaged neon signs be refurbished, preserved and displayed in proximity to the Fremont Street Experience and surrounding area.

Illustrations & Graphics

DC-O
19.10.100

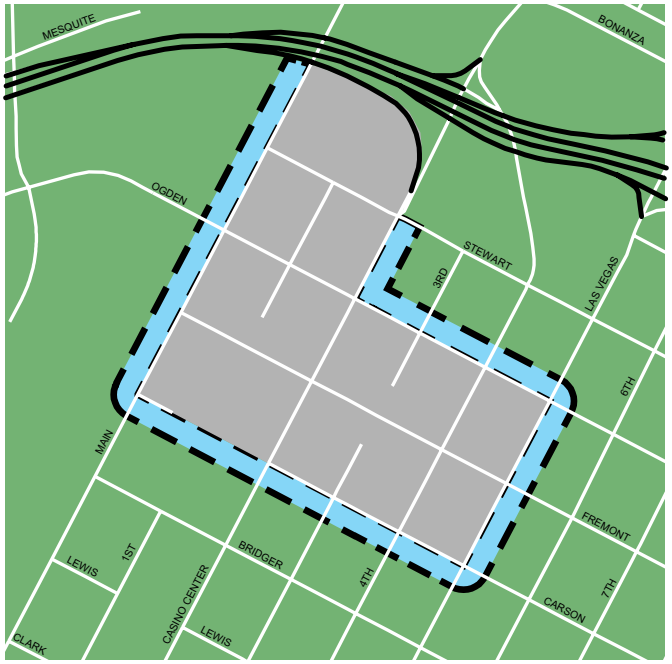
FIGURE 1 - DOWNTOWN CASINO OVERLAY DISTRICT MAPS



MAPS ARE REPRESENTATIVE OF WHERE THE DC-O DISTRICT IS LOCATED.

SEE THE OFFICIAL ZONING MAP ATLAS FOR THE EXACT LOCATION OF PROPERTIES WHICH CURRENTLY FALL WITHIN THE DC-O (DOWNTOWN CASINO OVERLAY) DISTRICT.

FIGURE 2 - SPECIAL SIGNAGE SUBDISTRICT



MAP IS REPRESENTATIVE OF WHERE THE DC-O DISTRICT "SPECIAL SIGNAGE SUB-DISTRICT" IS LOCATED, ALONG WITH THE ASSOCIATED 125-FOOT BUFFER AREA.

Maintaining and preserving the history of "Glitter Gulch," which is unique to Las Vegas, is vital to the ongoing sense of community and pride for the City. There will, therefore, be a general expectation that future signage development within the area around the Fremont Street Experience will contribute to the sense of the area as a special place.

3. **Celebrate the best of the sign makers' art** - The neon and animated signage displayed within the District represents some of the most complex signage ever produced, and is the state of the sign makers' art at this point in time. It is important that this District continue to provide a forum for cutting-edge signage and displays, particularly in neon and animated forms, which will support and bolster the reputation of Las Vegas in these areas.

4. **Strengthen the standing of the District as an integral and essential component of Downtown Las Vegas** - The development of additional signage, particularly in relation to existing, new and future development along the Fremont Street corridor, can enhance the visually exciting character of the existing signage along Fremont Street, including the spectacular canopy shows, if it is illuminated, animated, or neon in character.

5. **Preserve, protect and enhance the historic character of the District** - Many of the historically significant signs and displays incorporate distinct and readily identifiable images, such as the famous "Vegas Vic" neon sign. It is important that the future advertising within this area consider the use of iconic images or three-dimensional representations that can be compatible with the established historical context of the District.

6. **Improve the quality and appearance of new development within the District** - Advertising signage, particularly that involving the use of neon displays or animated features, can be an excellent way of attracting attention in a positive way to new development within the District. Whereas some areas can be spoiled through signage, the established character of this District, much like Times Square in New York City, can only benefit through enhanced signage on new development and older buildings, provided that new signage is compatible with established, existing signage in the area.

7. **Provide freedom of architectural and artistic expression within the District** - One of the hallmarks of casino development in Las Vegas has been the flexibility with which a variety of architectural styles and features have been blended

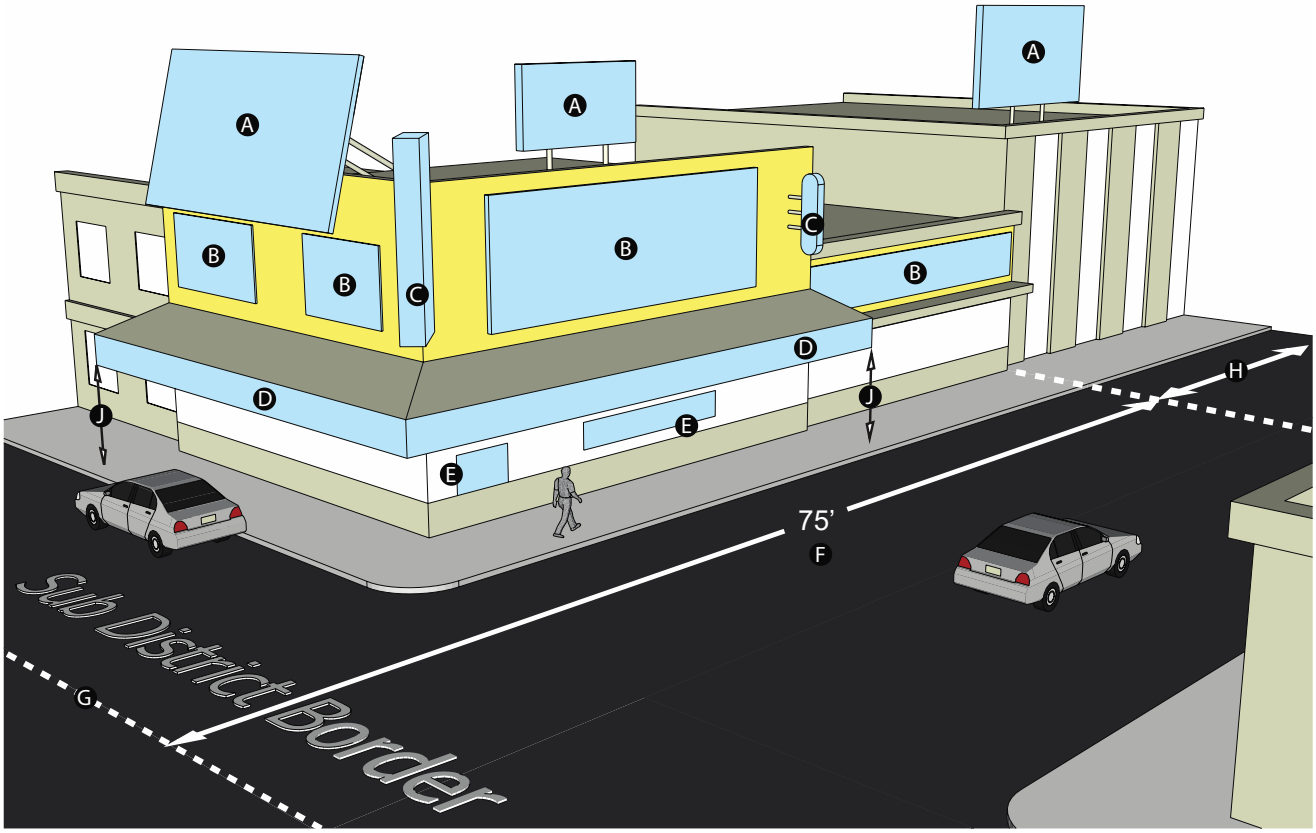


FIGURE 3

Table 1. Special Sign Standards Illustration Key (see Figure 3)

A.	Roof Sign
B.	Wall Sign
C.	Projecting Sign
D.	Marquee Sign
E.	Storefront Wall Sign
F.	75-foot Buffer Area

G.	Sub-district Boarder Street
H.	Non-buffer Area
I.	Eligible Wall Sign Area
J.	Minimum Sign Clearance

(Ord. 6207 § 4, 08/15/12)

to create a unique urban form. It is important that signage can also be freely designed to create visual interest that matches and supports the architectural interest of the buildings themselves.

8. **Encourage the redevelopment of the area** - In order for properties within the District to compete successfully in the regional Las Vegas casino environment, it is vital that redevelopment of vacant or underutilized sites be encouraged by all available means. Although such expansion may include new casino development, redevelopment can also mean other forms of new development, such as retail and freestanding entertainment venues, including new signage that creates a visually exciting and vibrant atmosphere within the District.

C. Special Sign Standards

1. Signs on parcels within the Sub-district are exempt from the sign regulations contained in this Title to the extent that those regulations are inconsistent with the provisions of this Section. However, signs on parcels within the Sub-district that are also within the boundaries of the SB-O Las Vegas Boulevard Scenic Byway Overlay District are subject to the standards contained in LVMC 19.10.160. Provisions of this Title related to signage that are not inconsistent with the provisions of this Section shall continue to apply to signs within the District. Such provisions of this Title related to signage may be applied by the Director or be made applicable as part of the review and approval process set forth in this Section.

2. Any sign existing in the District as of January 2, 2002 that conforms to the provisions of this Title related to signage or has been allowed to continue under nonconforming status may continue under the provisions of this Section as long as a current permit is maintained, the sign is structurally sound and in good working order, and the sign does not create a public nuisance or otherwise violate any ordinance, regulation or statute. Except as otherwise provided by ordinance, any such sign shall not be subject to removal or modification by reason of any amendment to this Title.

3. The sign standards contained in this Section shall:

   a. Be interpreted and applied with reference to the background provisions set forth in Subsection (B) above;

   b. Apply to all property, development, expansion and renovation within the Sub-district except property located within or directly abutting the boundaries of the Pedestrian Mall, as described in LVMC Chapter 11.68; and

   c. Apply to any building facade within 75 feet of the centerline of the streets that border the Sub-district (referred to hereafter as the "buffer area."). (See "F" of Figure **3**)

4. The development, construction, expansion, or renovation of freestanding signs within the Sub-district is prohibited, except signs that:

   a. Belong to or are within the Neon Museum collection;

   b. Have been declared by the Las Vegas Historic Preservation Commission to be "historic" or "contributing"; or

   c. Are components of a way finding system or identity program for the Sub-district.

5. Each wall-mounted sign within the Sub-district shall be a minimum of 10 feet vertically above the height of the finished sidewalk along public rights-of-way and public pedestrian pathways. (See "J" of Figure 3) On-premise signs that do not exceed 65 square feet in size are exempt from this requirement, provided that there is a separation between such signs of at least 50 linear feet along the right-of-way or pathway. (See "E" of Figure **3**)

6. Except with respect to supergraphic signage that is permitted in accordance with LVMC 19.08.120(H), all new signage located within the Sub-district shall incorporate exposed neon, LED, animation, or any combination thereof, in at least 50% of the total surface area of such signage, excluding awning signs.

7. Individual sign surface areas shall not exceed a total of 1,500 square feet.

8. For any one wall, the maximum wall coverage for the composite total of all sign surface areas shall not exceed 50% of the eligible wall signage area, as depicted in Figure 4. This limitation does not apply to roof signs located above the roofline of the building facade nor to transparent ~~"building wrap"~~ supergraphic signage.

9. The minimum separation distance between off-premise signs shall be five feet.

10. The total sign surface area of each wall mounted,

roof mounted, or parapet mounted sign shall not exceed 1,500 square feet, and no such sign shall extend vertically more than 20 feet above the height of the parapet.

11. Animated signs must be fully operational and continuously animated 24 hours a day. Changes to the image or other animation feature must occur no less frequently than every 30 seconds, except when required maintenance or change of message dictates otherwise.

12. Each off-premise sign with at least two rotating or changing messages, images or contents, must change at least once every 30 seconds, and the sign must be framed by a decorative faceplate or frame that is at least 18 inches in width and that includes at least one band of illuminated neon tubing completely surrounding the sign.

13. At least 75% of off-premise signs are encouraged to be used to advertise places, products, goods, services, idea or statements whose subject is available or located within the District.

14. All signs must be fully illuminated from at least one hour before dusk until one hour after dawn. Signs may be fully illuminated during daylight hours also.

15. Signs may not encroach into any public right-of-way, or any intersection more than eight feet perpendicular to the building wall to which the sign is attached. (See Figure 5) Marquee signage along Fourth Street is exempt from this limitation. The City does not encourage encroachment of signage into public rights-of-way, and the applicant or sign owner must obtain all necessary encroachment approvals before the installation of any sign.

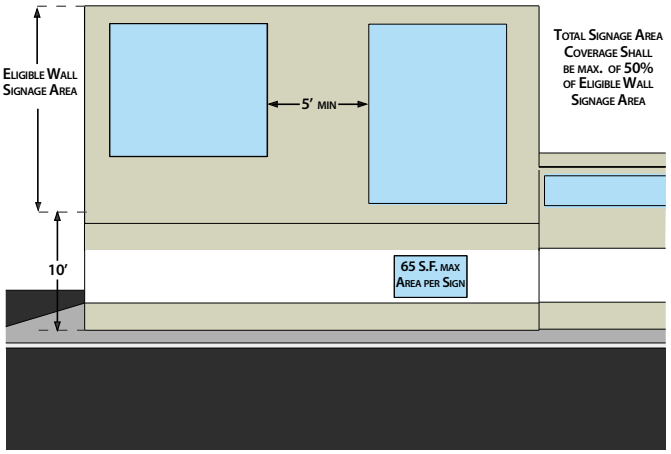
16. The owner and operator of each sign is responsible for ensuring that appropriate sign maintenance occurs and that repairs of damaged signs are accomplished promptly.

(Ord. 6207 § 2, 08/15/12)
(Ord. 6250 §2, 05/01/13)

D. Special Sign Standards-Review and Approval Procedures

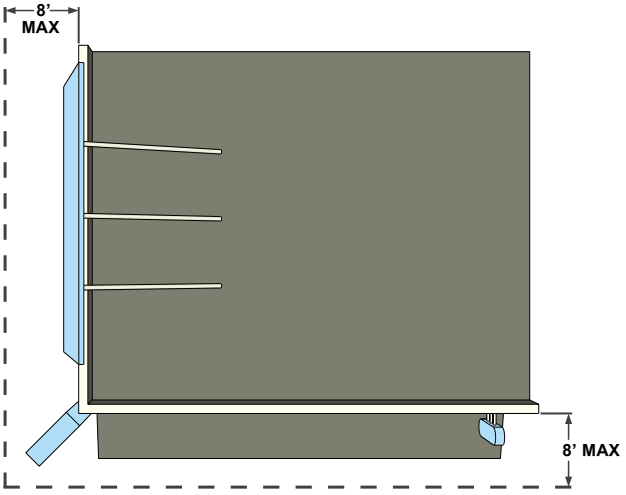
1. Downtown Design Review Committee. There is hereby created a Downtown Design Review Committee (DDRC) for the review of signs proposed to be located within the District. The DDRC shall be composed of:

FIGURE 4 - MAXIMUM ELIGIBLE WALL COVERAGE



THE CITY DOES NOT ENCOURAGE THE ENCROACHMENT OF SIGNAGE INTO PUBLIC RIGHTS-OF-WAY. WHERE ALL NECESSARY APPROVALS HAVE BEEN RECEIVED, SIGNS MAY NOT ENCROACH INTO ANY PUBLIC RIGHT-OF-WAY, OR ANY INTERSECTION MORE THAN 8 FEET.

FIGURE 5 - SIGNAGE PROJECTION (TOP DOWN VIEW)



THE CITY DOES NOT ENCOURAGE THE ENCROACHMENT OF SIGNAGE INTO PUBLIC RIGHTS-OF-WAY. WHERE ALL NECESSARY APPROVALS HAVE BEEN RECEIVED, SIGNS MAY NOT ENCROACH INTO ANY PUBLIC RIGHT-OF-WAY, OR ANY INTERSECTION MORE THAN 8 FEET.

a. Two members of the Planning Commission appointed by the Commission;

b. One representative of the Department designated by the Director;

c. One representative of the City's Department of Economic and Urban Development, designated by its Director; and

d. Three owners of businesses located within the DCP-O Downtown Centennial Plan Overlay District, as appointed by the Mayor.

Except as otherwise provided in Paragraph (2) below, the DDRC shall have the authority to review and approve application for all signs, subject to the provisions of this Section. Members shall serve three-year terms and may be reappointed. As referred to in, and contemplated by, the provisions of LVMC 19.10.120 and 19.10.160, the DDRC also reviews signs proposed to be located within the DE-O Downtown Entertainment Overlay District and the SB-O Las Vegas Boulevard Scenic Byway Overlay District, respectively.

2. **Administrative Review.** Except where a deviation from applicable standards is requested, an application submitted pursuant to Paragraph (3) below for the review of signage under this Subsection (D) may be reviewed administratively by the Director (the term "Director" including, for purposes of this Subsection, the Director's designee). The Director may approve, approve with conditions, or deny the application.

   a. The Director shall provide written notice of the decision, which shall include the reasons for the decision and, if the decision is to approve the design of the sign, any modifications, conditions or limitations that the Director may impose. The notice shall be provided to the applicant or the applicant's agent. An administrative approval of the design of a sign does not constitute the approval of a permit. The applicant will be responsible for obtaining all necessary permits from the City prior to beginning any work related to the design review approval.

   b. All applications submitted under this Subsection (D) that are determined not to be eligible for administrative review under this Paragraph (2) will be forwarded to the DDRC as provided for in Paragraph (3) below.

3. **Application Process.** Sign applications shall be submitted to the Department in accordance with the same procedures set forth in LVMC 19.16.270 for Master Sign Plan applications. The Department shall forward to the DDRC for review and action each application that is determined no to be eligible for administrative review under Paragraph (2) above. The DDRC shall review the application and shall approve, approve with conditions, or deny the application.

4. **Design Review Provisions.** The following design review procedures shall apply:

   a. The DDRC or Director, as applicable, may approve a sign application for single or multiple uses upon a determination that each sign is compatible with the theme and overall character to be achieved in the area. The DDRC or Director shall base the assessment of compatibility on the following criteria:

      i. The application's compliance with the standards identified in this Section.

      ii. The relationship of the scale and placement of the sign to the building or premises upon which it is to be displayed.

      iii. The relationship of colors of the sign to the colors of adjacent buildings and nearby street graphics.

      iv. The similarity or dissimilarity of a sign's size and shape to the size and shape of other signs in the area.

      v. The similarity or dissimilarity of the style of lettering on the sign to the style of lettering of nearby street graphics.

      vi. The compatibility of the type of illumination, if any, with the type of illumination in the area.

      vii. The compatibility of the materials used in the construction of the sign with the material used in the construction of other signs in the area.

      viii. The aesthetic and architectural compatibility of the proposed sign with the building upon which the sign is suspended, including its signage, and with the surrounding buildings and their signage.

ix. The sign's use of high quality, durable materials such as hardwoods, painted wood, metal, stainless steel, painted steel, brass or glass.

b. Applications for design review by the DDRC shall be processed as follows:

i. Applications shall be forwarded to the DDRC by the Department at least one week prior to the regularly scheduled DDRC meeting.

ii. Approval or denial of an application by the DDRC shall be made in writing with reasons for approval, denial, or approval with conditions, within three days following each DDRC meeting. In the event written notification of the action is not provided within that period, the application shall be deemed to have been denied. Decisions of the DDRC may be appealed to the City Council in accordance with the provisions of Paragraph (6) below.

5. Waivers. The DDRC is authorized to waive any of the sign standards set forth in Subsection (C), other than the prohibitions contained in Paragraph (4) thereof, if:

a. The applicant establishes that a waiver is warranted based upon conditions specific to the parcel; and

b. The DDRC determines that the waiver:

i. Will not compromise the design objectives of the sign standards; and

ii. Will further the City's redevelopment efforts.

6. Appeals.

a. An applicant is aggrieved by the Director's decision, including any condition attached to the approval of an application, may appeal the decision to the DDRC by written request within 10 days after the date of decision by the Director. The appeal must be filed with the Department. The appeal hearing shall be scheduled as soon as is reasonably possible, and appropriate notice of the hearing shall be provided. The DDRC may affirm, reverse or modify the Director's decision. Notice of the DDRC's decision shall be provided to the applicant or the applicant's agent.

b. The applicant may appeal a decision of the DDRC to the City Council. An appeal must be in written form and must be filed in the office of the City Clerk, with a copy to be filed in the office of the Department. The appeal must be filed within 10 days after notification of the administrative decision has been given (or within 10 days after the deadline for notification has passed), and shall specifically describe the decision at issue and the basis for the appeal. The appeal shall be considered on the next available agenda of the City Council.

7. Rules and Regulations. The DDRC shall have the authority to adopt rules and regulations concerning its administrative procedures.

8. Exceptions. Notwithstanding the provisions of this Subsection (D), supergraphic signage within the DC-O District is exempt from the review by the DDRC.

(Ord. 6207 § 3, 08/15/12)
(Ord. 6250 §3, 05/01/13)

19.10.110

DCP-O DOWNTOWN CENTENNIAL PLAN OVERLAY DISTRICT

A. Intent

The intent of the Downtown Centennial Plan Overlay District is to establish special design standards for development within the City's established urban core. The boundaries of the District shall be coterminous with the boundaries of the Las Vegas Downtown Centennial Plan (see Figure 2), as adopted by ordinance, and as the boundaries may be amended from time to time.

B. Downtown Design Standards

Development within the Downtown Centennial Plan Overlay District shall conform to the Downtown Las Vegas Design Standards (the "Design Standards"), which are included within the Las Vegas Downtown Centennial Plan. Those Design Standards are adopted and incorporated by this reference. In addition, development within the boundaries of any sub-districts within the Downtown Centennial Plan Overlay District shall conform to applicable Design Standards that have been adopted for that sub-district. As and when such Design Standards for sub-districts are adopted, they shall be deemed to be incorporated into this Subsection by this reference. Copies of all Design Standards adopted by the City Council (whether published separately or not) shall be on file in the Office of the City Clerk and in the Department. The Downtown Centennial Plan Design Standards are mandatory and shall apply to any property and zoning category within the District, and any Design Standards adopted for any sub-district are mandatory and shall apply to any property and zoning category within the sub-district to which they pertain. Design Standards referred to in this subsection may be amended from time to time by ordinance or by resolution of the City Council. If the City Council adopts more restrictive design standards for one or more additional sub-districts within the Downtown Centennial Plan Overlay District, those more restrictive standards shall apply to the sub-district to which they pertain.

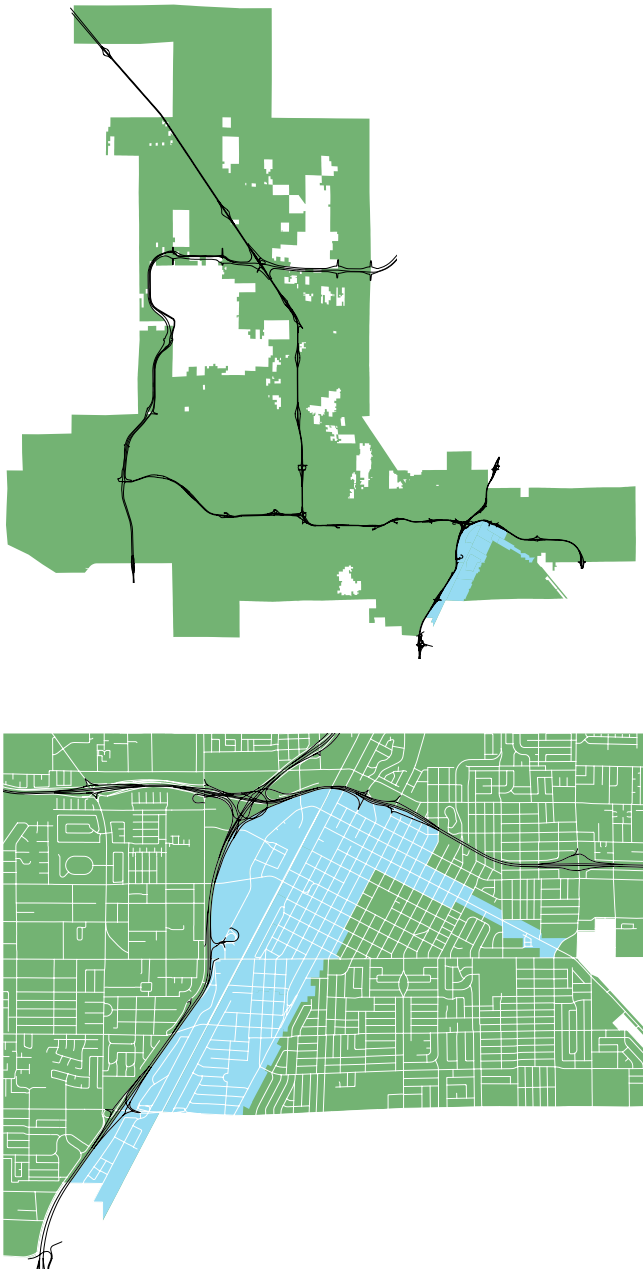
C. Special Provisions

In order to encourage the development of a complex, visually interesting and urbane walkable mixed-use environment, and to encourage transit-oriented development as future transit routes and stations develop within the Downtown area, properties within the Downtown Centennial Plan Overlay District are exempt from the automatic application of the mandatory maximum building height, required building setback, maximum lot coverage, residential adjacency, standard landscaping requirements, and standard parking requirements

Illustrations & Graphics

DCP-O
19.10.110

FIGURE 1 - DOWNTOWN CENTENNIAL PLAN OVERLAY DISTRICT MAPS



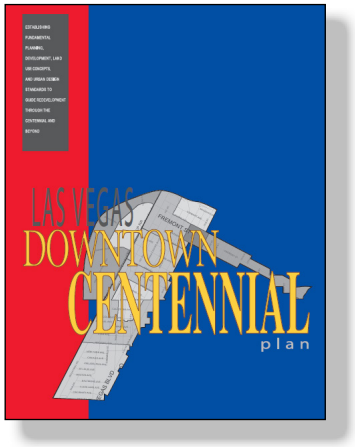
MAPS ARE REPRESENTATIVE OF WHERE THE DCP-O DISTRICT IS LOCATED.

SEE THE OFFICIAL ZONING MAP ATLAS FOR THE EXACT LOCATION OF PROPERTIES WHICH CURRENTLY FALL WITHIN THE DCP-O (DOWNTOWN CENTENNIAL PLAN OVERLAY) DISTRICT.

(Ord. 6224 § 1, 10/17/12)

in this Title. However, the exemption does not prohibit City staff, the Planning Commission, and the City Council from imposing limitations on the approval of a Site Development Plan. Site Development Plan applications within the Downtown Centennial Plan Overlay District shall be evaluated on a case-by-case basis to determine the extent to which those standards shall be required.

FIGURE 2 - LAS VEGAS DOWNTOWN CENTENNIAL PLAN



DEVELOPMENT WITHIN THE DCP-O DISTRICT MUST CONFORM TO THE PROVISIONS OF THE LAS VEGAS DOWNTOWN CENTENNIAL PLAN.

DE-O DOWNTOWN ENTERTAINMENT OVERLAY DISTRICT

A. Establishment of the District

There is hereby created the Downtown Entertainment Overlay District (the "District"), consisting of that area of the City bounded by Ogden Avenue on the north, Carson Avenue on the south, Las Vegas Boulevard on the west and 8th Street on the east. The boundaries are depicted in Figure 1.

B. Intent of District

The creation of the District is intended to further the City's downtown redevelopment plans in the spirit of restoring downtown Las Vegas as a dynamic, vibrant center for the entire Las Vegas Valley. Creation of the District is also intended to:

1. Create a safe and secure environment;
2. Eliminate urban blight;
3. Revitalize surrounding neighborhoods;
4. Foster economic development opportunities and expand free enterprise;
5. Eliminate criminal activities;
6. Make the Fremont East area a community of choice for business and citizens;
7. Adjust the zoning and licensing restrictions to encourage non-gaming blues and jazz nightclubs, comedy clubs, and other musical entertainment venues;
8. Leverage the popularity of the nearby Neonopolis and Fremont Street Experience attractions with the proposed physical proximity of the new district;
9. Encourage and facilitate the creation of an improvement district for a commercial area vitalization project for the District.

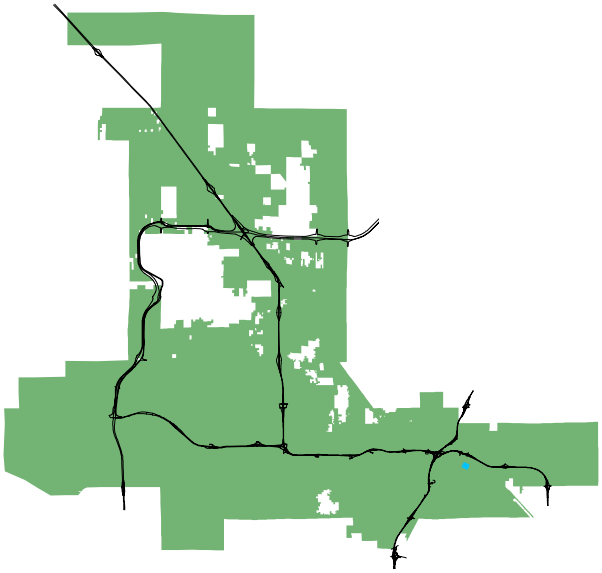
C. Separation Requirements for Liquor Establishments

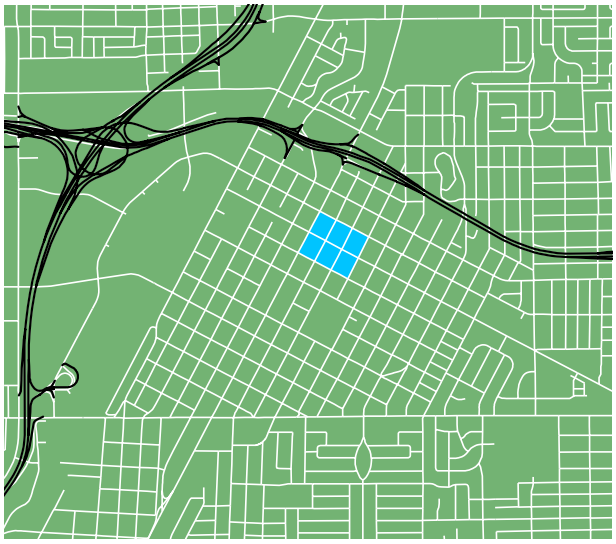
For any liquor establishment (tavern), supper clubs, restaurant service bar, or other liquor-serving establishment that is approved by means of Special Use Permit for a parcel located within the District, the distance separation requirements set forth in LVMC Chapter 19.12 shall not apply. The Special Use Permit approval may

Illustrations & Graphics

DE-O
19.10.120

FIGURE 1 - DOWNTOWN ENTERTAINMENT OVERLAY DISTRICT MAPS





MAPS ARE REPRESENTATIVE OF WHERE THE DE-O DISTRICT IS LOCATED.

SEE THE OFFICIAL ZONING MAP ATLAS FOR THE EXACT LOCATION OF PROPERTIES WHICH CURRENTLY FALL WITHIN THE DE-O (DOWNTOWN ENTERTAINMENT OVERLAY) DISTRICT.

include conditions designed to mitigate any impacts related to distance separation.

D. Parking Requirements

For any banquet facility, restaurant, café, tavern, bar, supper club, billiard parlor, nightclub/discotheque, general retail store or video arcade that is approved by means of Special Use Permit or otherwise for a parcel located within the District, the on-site parking requirements set forth in this Title shall not apply. The Special Use Permit or other approval may include conditions designed to mitigate any impacts related to parking.

E. Signage Standards

Except as otherwise provided in LVMC 19.10.160(C)(2) with respect to properties located within the SB-O Las Vegas Boulevard Scenic Byway Overlay District, and except with respect to supergraphic signage that is permitted in accordance with LVMC 19.08.120(H), all new signage shall incorporate exposed neon, LED, animation, or any combination thereof, in at least 50% of the total surface area of such signage.

(Ord. 6207 § 5, 08/15/12)
(Ord. 6250 §4, 05/01/13)

F. Review and Approval Procedures (General)

Except as otherwise provided in this Subsection (F), any application for development within the Downtown Entertainment Overlay District shall be processed in accordance with the normal review and approval processes set forth in LVMC Chapter 19.16. Any application for new signage shall be processed in accordance with the procedures described in Subsection (D) of LVMC 19.10.100. The provisions of LVMC 19.10.100(D)(8) shall apply to supergraphic signage within the DE-O District.

(Ord. 6250 §5, 05/01/13)

G. Special Use Permits for Tavern-Limited Establishment

1. A Special Use Permit for a tavern-limited establishment shall be processed in accordance with the Special Use Permit provisions of LVMC 19.16.110. A Special Use Permit for this use may be approved if it meets the Special Use Permit criteria generally, the criteria for a tavern-limited establishment, and the criteria set forth in this Subsection (G).

2. The approval of a Special Use Permit for a tavern-limited establishment may include such conditions as may be recommended by City staff and the Planning Commission, and imposed by the City Council.

H. Relationship to Other Provisions

All provisions of this Title shall apply to property within the District except to the extent that they conflict with the provision of this Section.

19.10.130

G-O GAMING ENTERPRISE OVERLAY DISTRICT

A. Intent

The intent of the Gaming Enterprise Overlay District is to reflect the implementation of the provisions of LVMC Chapter 6.40 and State law that pertain to gaming enterprise districts. The boundaries of the Gaming Enterprise Overlay District are as set forth in the map or maps established under LVMC Chapter 6.40.

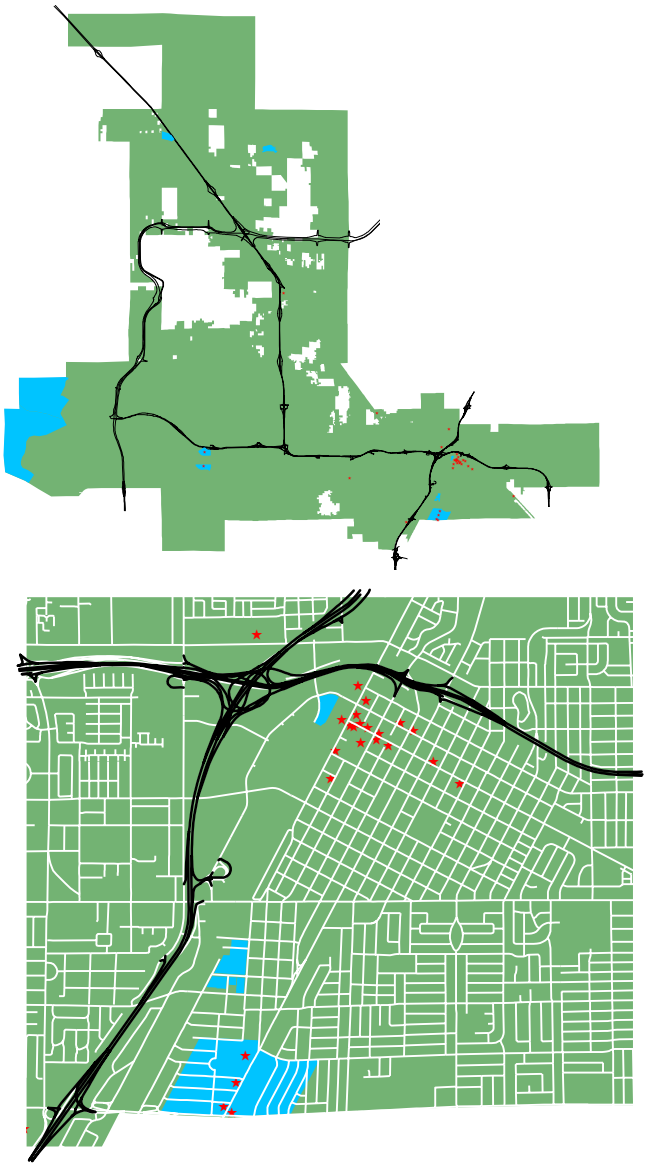
B. Change of Boundaries

Any change to the boundaries of the Gaming Enterprise Overlay District shall be in accordance with the rezoning procedures established in LVMC 19.16.090, as well as the requirements of State law and LVMC 6.40.160.

C. Height Standard Exemption

All licensed gaming establishments within the Gaming Enterprise Overlay District are exempted from the automatic application of any height limitations specified in LVMC Chapter 19.08. However, the exemption does not prohibit the City Council from imposing a similar or equivalent height limitation in connection with the approval of a site development plan.

FIGURE 1 - GAMING ENTERPRISE OVERLAY DISTRICT MAPS



MAPS ARE REPRESENTATIVE OF WHERE THE G-O DISTRICT IS LOCATED.

SEE THE OFFICIAL ZONING MAP ATLAS FOR THE EXACT LOCATION OF PROPERTIES WHICH CURRENTLY FALL WITHIN THE G-O (GAMING ENTERPRISE OVERLAY) DISTRICT.

HS-O HILLSIDE DEVELOPMENT OVERLAY DISTRICT

A. Introduction

The west boundary of the City of Las Vegas abuts the Spring Mountain Range. A significant portion of the area along this boundary is designated as national conservation and wilderness area. Eventually the foothills leading up to this area will be affected by development and will require special consideration and a development style that will provide for the unique situations which result from the slope of the land.

B. Adoption, Purpose and Intent

1. The purposes of this Section are to:

a. Adopt criteria for the development of properties within hillside areas, which are defined as any portion of land with a vertical slope of fifteen percent or greater; and

b. Ensure that development in hillside areas is in compliance with the goals, policies, and implementing strategies of the Las Vegas 2020 Master Plan, namely, Policy 3.5.3, which provides as follows:

Policy 3.5.3: That, where possible, development be designed and oriented to ensure that view sheds of the mountain ranges surrounding the Las Vegas Valley are preserved, possibly through the development of a foothills ordinance or a set of specific urban design guidelines.

2. This Section:

a. Shall apply to development with natural slopes of fifteen percent or more;

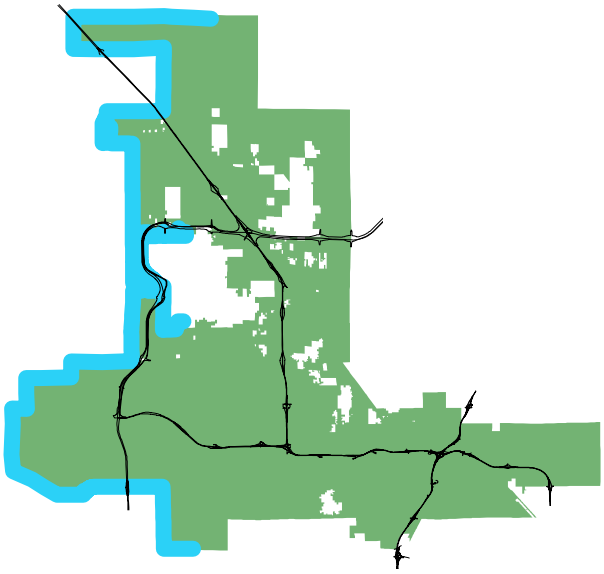
b. Is intended to encourage and guide low density, rural type, large lot or cluster, single family residential development that is designed to be compatible with the hillside terrain and its environment; and

c. Is intended to guide the design of development to work with the land, rather than to alter the land to accommodate the development.

3. In general, all development in hillside areas shall be designed with the following considerations:

a. Protect and conserve significant natural and visual resources, including major boulder

FIGURE 1 - HILLSIDE DEVELOPMENT DISTRICT MAP



MAP IS REPRESENTATIVE OF WHERE THE HS-O DISTRICT IS LOCATED.

SEE THE SPECIFIC REQUIREMENTS LISTED IN THIS SECTION FOR THE LOCATION AND SITE CONDITIONS THAT QUALIFY PROPERTIES TO FALL WITHIN THE HS-O (HILLSIDE DEVELOPMENT OVERLAY) DISTRICT.

FIGURE 2 - SITE DESIGN - TERRAIN-ADAPTIVE ARCHITECTURE

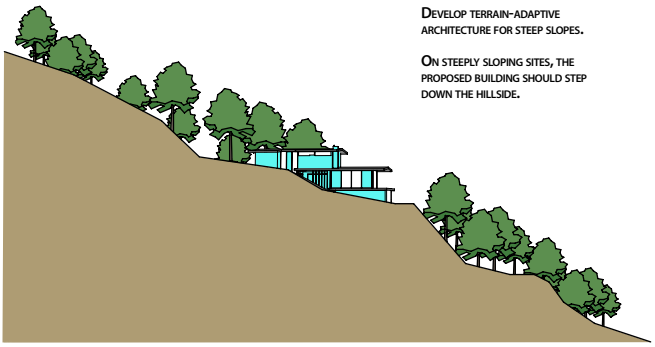
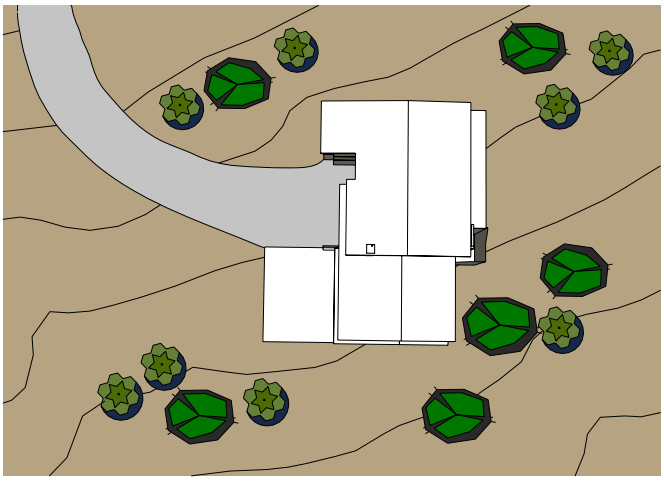


FIGURE 3 - SITE DESIGN - VEHICULAR ACCESS



SIDE GARAGE ACCESS REQUIRES LESS SITE DISTURBANCE

outcrops, major ridges and peaks, prime wildlife habitat, and unique vegetation specimens;

b. Protect people and property from potentially hazardous conditions that are particular to mountains and hillside areas, including rock falls, other unstable slopes, flooding, subsidence, erosion and sedimentation, range fires, soils with high shrink swell capacity, foundation instability, and air pollution;

c. Protect water quality, air quality, and other resources, such as soil and natural vegetation, from incompatible land uses;

d. Minimize the public costs of providing public services and facilities such as streets, water, sewer, emergency services, sanitation services, parks and recreation;

e. Ensure that decisions regarding development in hillside areas are based on complete and accurate information about the environmental conditions and probable development impacts;

f. Minimize the impacts of development by controlling the location, intensity, pattern, design, construction techniques, and materials of development and construction;

g. Maintain significant open spaces that provide view corridors and land use buffers, and maintain the City's unique desert setting;

h. Protect landmarks, prime wash area habitats, and environmentally sensitive lands, while also recognizing the legitimate expectations of property owners and the City's overall economic goals;

i. Encourage innovative planning, design, and construction techniques for development in environmentally sensitive areas; and

j. Minimize grading and site disturbance to maximize compatibility with the natural terrain.

C. Standards and Guidelines

Development plans must demonstrate compliance with this Section. However, there is flexibility in the degree to which a requirement of this Section may be addressed by a development plan and the method used to comply. An applicant who believes that a particular standard does not or should not apply to the applicant's project has the burden to demonstrate why not, and to

provide a solution that will meet the intent of the goals and objectives of this Section.

1. Density

a. The maximum density for a proposed development shall be that permitted by the adopted plan for the area in which the proposed development is located. Where no specific plan for that area has been adopted, the maximum density shall be that established by the land use element of the General Plan.

b. The maximum recommended density within hillside development is two units per acre. Large lot development is encouraged. Nonresidential development other than public facilities is discouraged.

c. One hundred percent site disturbance may occur on areas of a lot or parcel with a slope of less than fifteen percent. Sites with a slope of fifteen percent or greater are subject to the allowable maximum percentage of site disturbance as set forth below:

Slope	Maximum Site Disturbance	Minimum Undisturbed Area of Site
15% to 25%	50%	50%
Over 25%	35%	65%

d. Density and site disturbance may be transferred from portions of a lot or parcel with a slope of fifteen percent or greater to any other portion of the lot, parcel or development site. The portions of the lot or parcel from which density and site disturbance are transferred shall be designated as natural areas. The gross density of the parcel(s) to which density is transferred shall not exceed that allowed by the zoning of the property.

2. Site Design (See Figures 2, 3 and 4)

a. Structures shall be sited in a manner that will fit into the hillside's contour and relate to the form of the terrain. This may be done through a variety of methods, such as varying setbacks and structure heights; the use of innovative building techniques (e.g., earth shelter or earth berm construction); and retaining walls.

FIGURE 4 - SITE DESIGN - MINIMAL GRADE/SITE DISTURBANCE

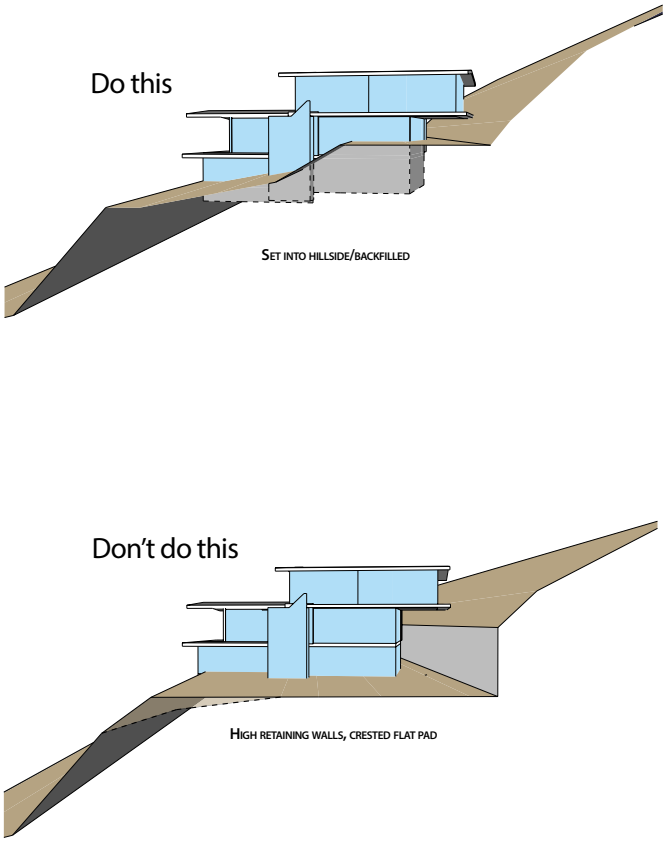
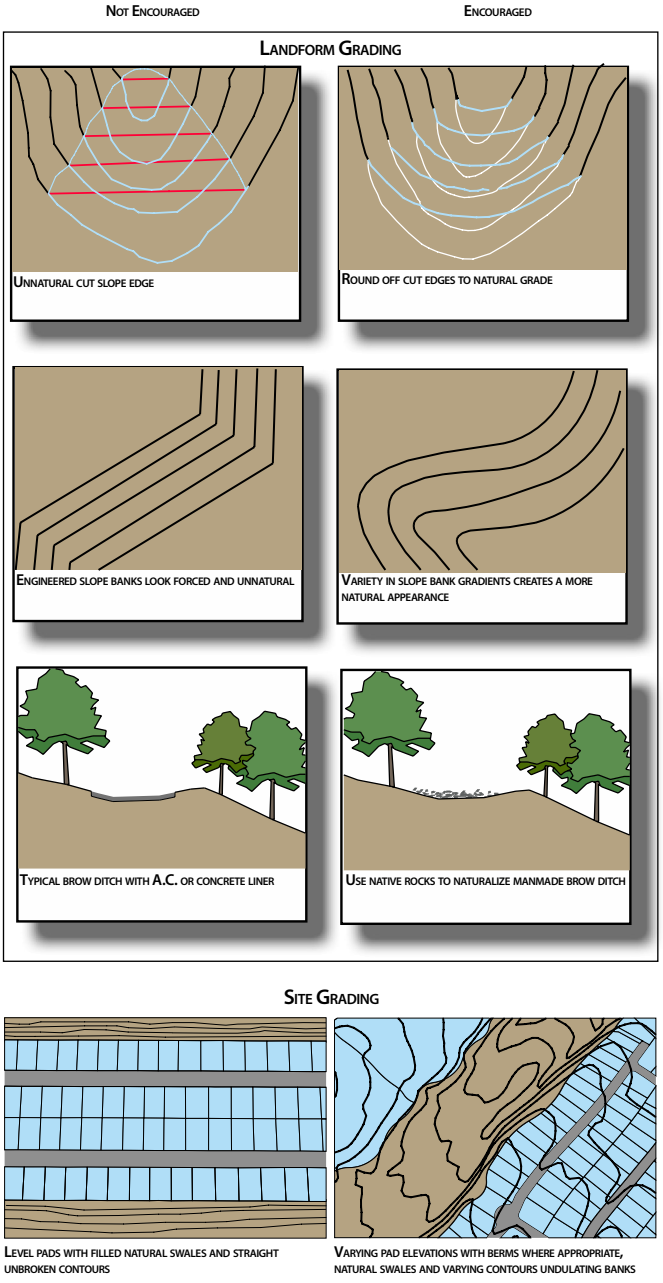


FIGURE 5 - GRADING



b. Site design should take into account the need to do the following, while maintaining the natural character of a hillside area:

i. Preserve vistas of natural hillside areas and ridgelines from "key vantage points";

ii. Preserve views from existing development; and

iii. Allow new dwellings access to views similar to those enjoyed from existing dwellings.

c. Site design should allow for different lot shapes and sizes, as well as split development pads, with the prime determinant being the natural terrain.

3. Grading, Slope Stabilization, Drainage Design

Disturbance to the natural landform should be minimized, should not destroy visual quality and community character, and should not create conditions that result in flooding or erosion. Grading design should address both safety and aesthetics, incorporating the following requirements and guidelines:

a. Portions of a site or lot that are to be graded must be clearly shown on the grading plan.

b. Landform or contour measures should be utilized to produce cut and fill slopes that are compatible with existing land character. Continuous unbroken slope surfaces that are visible from off the site are discouraged.

c. Berms at top of slopes and other locations should be used to screen, vary profile, and insure drainage away from slopes.

d. Where any cut or fill slope exceeds ten feet in horizontal length, the horizontal contours of the slope shall be developed to appear similar to the existing natural contours. (See Figure 5)

e. Grading should be balanced on site whenever possible to avoid excessive cut and fill, and to avoid the unnecessary import or export of earth material.

f. No grubbing, grading or clearing shall occur prior to the approval of civil improvement plans and final grading plans by the Director of Public Works and the issuance of a grading permit. Grubbing, grading, clearing and stockpiling are only to occur in areas identified

for those activities on the approved grading plan.

g. All portions of the site or lot that are to be left ungraded are to remain undisturbed, and are not to be used for stockpiling of materials or excess fill.

h. Areas on a site that are designated as natural areas shall be temporarily fenced, or a barrier placed where they abut construction areas, in order to prevent any disturbance of the natural area.

i. Disturbed areas shall be restored as close as possible to their natural condition by using eonite, permeon, or a similar approved process designed to restore natural color to the landscape.

j. Sides of roadways and driveways that are disturbed shall be revegetated, revarnished, or both.

k. Cut or fill design on slopes that encroach into a floodplain must be approved by the Director and the Director of Public Works concurrent with final grading plan approval.

l. Pad elevations above street level shall be varied to avoid the appearance associated with monotonous, flat, level pads.

m. Unless addressed by means of a retaining wall, slopes that are steeper than thirty three percent, and slopes for which such stabilization is recommended or required by a geotechnical report, shall be stabilized with properly engineered stone rip rapping, sculptured rock or other similar material as follows:

i. Stabilizing material shall blend with the natural appearance of the site or lot and its surrounding terrain.

ii. Vegetation retention and revegetation shall be used in conjunction with rip rapping.

iii. All site revegetation and varnishing shall be completed within ninety days after completion of work or prior to issuance of a final inspection approval, whichever occurs first.

n. Project designs shall be in accordance with the Clark County Regional Flood Control District

FIGURE 6 - MAXIMUM BUILDING HEIGHT

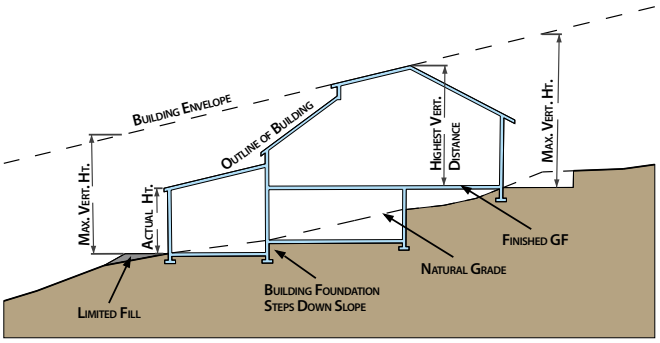
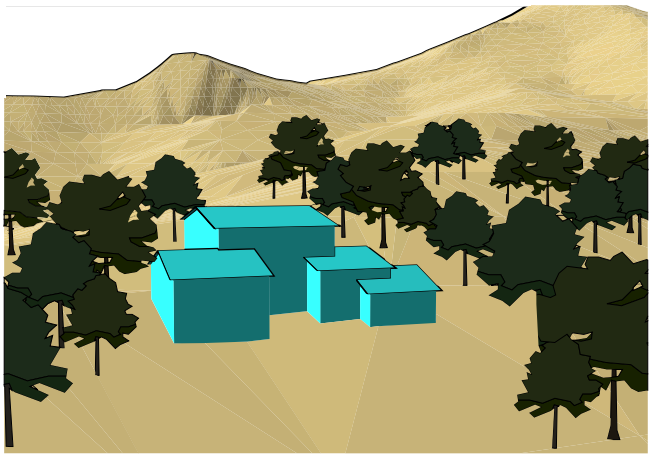


FIGURE 7 - ROOFLINES AND ELEMENTS REFLECT RIDGELINE SILHOUETTES



ROOF FORMS ARE KEPT SMALL AND REFLECT THE SURROUNDING TOPOGRAPHY

FIGURE 8- CLUSTERED DEVELOPMENT

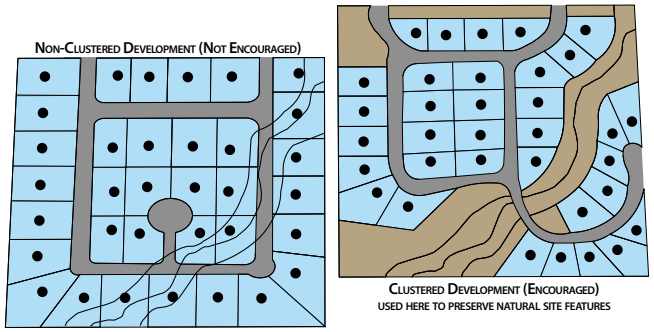
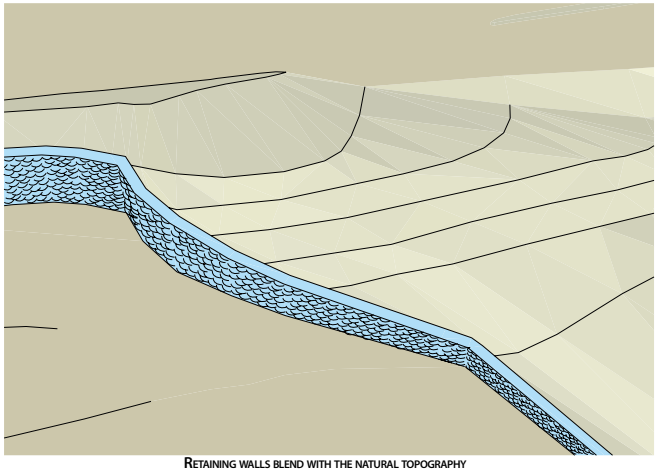


FIGURE 9 - WALLS AND FENCES - BLENDING WITH TOPOGRAPHY



RETAINING WALLS BLEND WITH THE NATURAL TOPOGRAPHY

Hydrologic Criteria and Drainage Design Manual, and shall maintain natural runoff characteristics where at all possible.

4. Architecture/Building Design

Dwellings built within hillside areas shall conform to the following:

a. Reflective building materials (i.e. mirror finishes or metal roofs) are not permitted unless treated to eliminate glare.

b. Limited slab-on-grade, with staggered floor elevations, shall be utilized to avoid massive building forms, excessive cuts and fill, and surfaces which contrast with the surrounding terrain.

c. All external mechanical equipment shall be screened, and required vents shall be architecturally compatible with the structure.

d. Building architecture should have predominant horizontal features. Vertical features should be minimized and generally used to accentuate entryways, garages, main doors and any type of vertical embellishment.

e. No portion of a structure shall exceed a height of two stories or thirty five feet, and a minimum of twenty feet of the structure must be lower than the elevation of the primary ridgeline. (See Figure 6)

f. Dwellings shall use wall articulation (e.g., insets, pop outs, etc.) and roof orientation as a means to prevent a massive look.

g. Rooflines and elements shall reflect the naturally occurring ridgeline silhouettes and topographical variation in order to blend with the hillside. (See Figure 7)

h. Building materials and colors shall be compatible with the natural setting. Whenever possible, exterior colors shall be limited to earthtones that are found in nearby natural vegetation or soil, that come from natural sources (e.g., rock, stone, wood), or that resemble a natural appearance.

5. Clustered Development

Clustered development is encouraged as a means of preserving the natural appearance of the hillside and maximizing the amount of open space. Under

this concept, dwelling units are grouped in the more level portions of the site, while steeper areas are preserved in a natural state. Clustering can enhance the environmental sensitivity of a development project, and facilitate the permanent protection of key features of the natural environment, such as biological habitats, open space areas, scenic areas, ridgelines, and steep slopes. (See Figure 8) Also, it is often more feasible to provide the needed infrastructure for a cluster development, since clustering results in shorter roads and water, sewer, and utility lines. Clustering does not allow an increase in the overall density of an area beyond that which is otherwise permitted by the General Plan.

a. Clustered dwelling units shall be placed in a staggered or stepped manner so their visual impact is lessened.

b. Clustered subdivisions shall be sited so they do not have a dominant presence within the hillside.

c. The location of clustered units shall be restricted to the flatter portions of a site, unless another location better minimizes impacts as relates to public safety, visual impact or environmental issues.

d. Clustered development must preserve open space in its undeveloped form. Appropriate documents must be recorded to ensure the preservation of the open space areas in perpetuity. Open space areas shall be identified on the final subdivision map or parcel map as common lots.

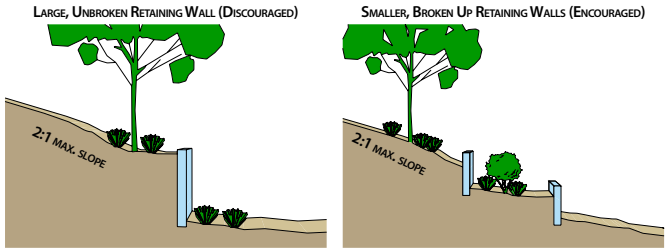
6. Walls and Fences

a. The height of walls shall be in accordance with this Title.

b. Walls shall conform to the topography of the site. (See Figure 9)

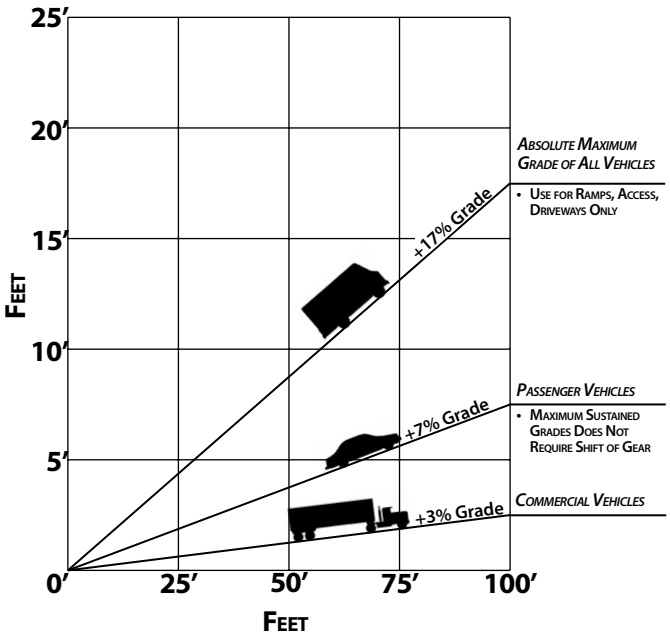
c. Walls shall either incorporate the use of native materials or be earthtone colors to match the native soils and rocks. Walls and fences (other than retaining walls) should be made of natural materials (e.g., stone, wood, split rail) whenever possible and, at a minimum, shall be a color that blends with the surrounding environment. Where retaining walls front on or are visible from public streets or public vantage points, they shall be constructed of (or faced with) materials that are appropriate in color

FIGURE 10 - WALLS AND FENCES - USES OF RETAINING WALLS



USE RETAINING WALLS AND TERRACES TO MINIMIZE CUT AND FILL THAT WOULD ALTER THE PERCEIVED NATURAL TOPOGRAPHY OF THE SITE. SCREEN RETAINING WALLS WITH PLANT MATERIALS OR FACE THEM WITH ROCK

FIGURE 11- ROADWAY MAXIMUM SLOPE COMPARISON



SOURCE: URBAN PLANNING AND DESIGN CRITERIA, JOSEPH DECHIARA/LEE KOPPELMAN 3RD EDITION, 1982

and texture to help visually blend the wall into the terrain. (See Figure 10)

d. The use of retaining walls and retaining structures is encouraged when it significantly reduces site grading.

e. Large retaining walls in a uniform plane should be avoided. Retaining walls should be broken up into elements and terraces, with landscaping used to screen them from view. (See Figure 10)

f. Retaining structures shall be located so that they do not become a dominating visual feature.

g. Tall retaining structures that are absolutely necessary should be located behind the dwelling so as to be screened from view.

h. Whenever possible, the location of walls and fences (other than retaining walls) should be limited to areas within fifty feet of dwellings and accessory structures in order to limit their impact on hillside viewsheds.

i. Solid walls and fences shall be prohibited within fifty vertical feet of a ridgeline in order to prevent impacts on wildlife corridors and maintain the natural area surrounding the ridgeline.

j. Fences that have pointed vertical elements shall not be permitted.

7. Landscaping

Landscape improvements on the overall project site shall be integrated with the natural topography and existing or indigenous vegetation. Plant materials shall be used to mitigate development impacts on washes, slopes, and any other sensitive environmental features.

a. The use of non native or competitive species that could threaten the native flora within the area is prohibited.

b. Landscape design for all development shall consist of plant materials similar in form and scale to the existing vegetation in the area.

c. Each natural area shall contain only those species that are indigenous to the native desert or mountain elevation and climate zone in which it exists.

d. The interface between new development and natural open space shall be designed to provide a gradual transition from manufactured slopes into natural slopes.

e. Landscaping (which is compatible with natural vegetation) shall be designed so that it extends out from developed areas and forms a cohesive pattern with existing natural vegetation, arranged in random, informal groupings.

f. Landscaping along the slope side of development shall be designed to maintain controlled views from the residences, yet screen and soften the architecture from community vantage points.

g. Trees and shrubs shall be arranged in informal, randomly spaced masses, and shall be placed selectively to reduce the scale of and help to blend manufactured slopes.

h. Plant materials that are used to stabilize a graded slope shall blend with the surrounding native plant materials in color and texture to the greatest extent feasible.

i. Landscaping shall be designed so as to avoid invasive species that could negatively impact indigenous plant species. Invasive species shall be identified through a recognized resource, such as a local Cooperative Weed Management Area.

8. Trails

a. Each subdivision shall provide and maintain pedestrian access for trails that are identified in the City's Trail Master Plan and that are located within the subdivision, including subdivisions that are to be established as gated communities.

b. A trail system that is designed to preserve habitat and ensure public safety shall be provided to link new development to existing trails within hillside areas.

c. New subdivisions shall prepare a trails plan to link new residential areas to existing and planned trails in the City that are shown in the Trails Elements of the City's Master Plan, including hiking, equestrian and multi use trails. The subdivision's trails plan must be submitted to the City for review and approval.

d. Once approved by the City, the trails identified

in each subdivision's trails plan shall be constructed by the developer prior to the final inspection of residential units. Such trails shall be maintained as agreed to by the developer and the City.

9. Open Space/Natural Areas

a. Portions of hillside areas will be retained in their natural state.

b. Within areas designated as natural areas, site disturbance, other than for the construction of hiking trails, is not permitted.

c. Any area designated as a natural area shall be shown on the tentative subdivision map with existing surveyed topographical information, and the area itself shall be identified with horizontal control data on the final subdivision map or parcel map.

d. Any area designated as a natural area may be designated as a separate parcel or as a deed restricted portion of a parcel. If designated as a separate parcel, such parcel:

i. May be under the ownership of a owners' association or may be deeded to any organization which accepts responsibility for the perpetual preservation and maintenance of the natural area, subject to approval and acceptance by the Director and the Director of Public Works; and

ii. Shall be mapped as a common lot in order to help protect natural areas.

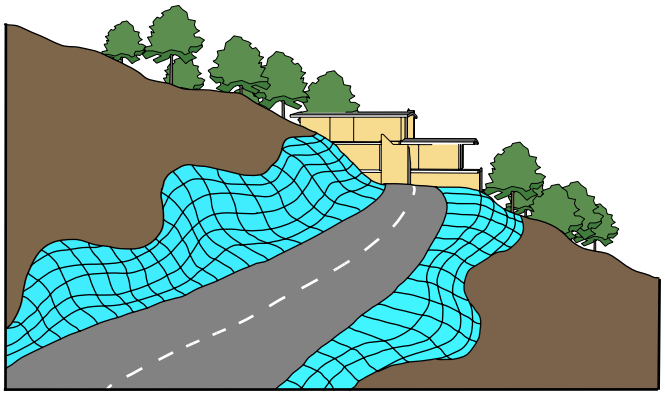
10. Circulation/Roadways

a. All public or private roadways shall be designed according to the standards of this Section, the Master Plan of Streets and Highways (if applicable), the Municipal Code, current City Standards and, if required, an approved traffic study. These standards are intended to supplement the Department of Public Works' Review Guidelines. Streets in hillside areas should be constructed in areas that would have the least impact on the natural environment.

b. The following elements of road and sidewalk circulation shall be incorporated in hillside area developments:

i. Roadway design which generally follows existing contours, thereby minimizing

FIGURE 12 - STREETS ALIGN TO NATURAL CONTOURS



MODULATE MANUFACTURED SLOPES TO APPEAR NATURAL

FIGURE 13 - PRESERVATION OF PROMINENT SKYLINE RIDGES



HOUSES DO NOT PROJECT ABOVE SIGNIFICANT RIDGELINE

grading and resulting in an informal, curving internal network;

ii. The provision of two major points of access to principal roads in developments exceeding one hundred fifty units or when required by the Department of Fire and Rescue in order to minimize fire hazards;

iii. Roadways with a maximum slope of seven percent. See Figure 11 for illustration of a seven percent slope in comparison to other slopes;

iv. Preservation of existing trees and natural features by dividing or routing roads and sidewalks around these elements;

v. Provision of safe, convenient pedestrian access to schools, parks and other recreational facilities;

vi. Combinations of collective private driveways, cluster parking areas and off street parking bays, which are encouraged in order to minimize paved areas;

vii. The location of all utilities underground in a common trench in the parkway or under the sidewalk;

viii. Rolled curbs as the preferred road edge along any paved roads, where such curbing will be adequate to contain drainage and prevent erosion;

ix. Roadway improvements that do not adversely affect other properties or create the need for extensive grading, flood control facilities, or other types of construction or support infrastructure;

x. Roadways that meet the requirements of the Department of Fire and Rescue, including roadway grades and curves to accommodate safety and emergency vehicles;

xi. Streets that follow the natural contours of the hillside to minimize cut and fill; (See Figure 12)

xii. Culs-de-sac or loop roads, which are encouraged where they are necessary to fit the terrain;

xiii. The elimination of on street parking and sidewalks in order to reduce required grading, subject to approval thereof by the Planning Commission or City Council (or both) as a specific element of an approved Site Development Plan Review;

xiv. The preferred use of driveways that serve more than one lot, as well as diagonal driveways running along contour lines, where:

A) Such driveways will reduce the need for grading, paving, and site disturbance;

B) Such driveways have been approved by the Department of Fire and Rescue;

C) Sight visibility restriction zones will be maintained in accordance with the most recent version of the guidelines of the American Association of Street and Highway Transportation Officials; and

D) The maximum change in grade between driveway slope and the cross slope of roadways is twelve percent for local roadways, and ten percent for collector roadways; and

xv. Street lighting that is limited to intersections and other locations where necessary in order to provide safe access or passage, as determined by the Director of Public Works. Facilities for other public street lighting will be stubbed out for later use, including all necessary underground conduit and pull boxes at each streetlight location, but the installation of the streetlights may be deferred provided that the developer provide to the City such streetlights for the future installation. Alternatively, monies in lieu of such deferred streetlights, including bases, may be contributed to the City if allowed by the Department of Public Works.

D. Hillside Development Design Review

1. The objective of the Hillside Development Design Review under this Subsection (D) is to preserve significant natural features within hillside areas by encouraging design that minimizes disturbance to existing topographical forms. A development should be designed to fit into hillside areas rather

than altering the earth forms to create a flatland type of development.

2. **Project design should:**

   a. Initially identify the existing geographic, topographic, and environmental features of the site (such as geological hazards, steep slopes, ridges, valleys, streams, views, existing drainage patterns, significant biota, and outcroppings); and

   b. Then determine the impact the proposed project will have on these elements.

3. Preparation of a site plan should be based upon a determination concerning how traffic circulation, fire protection and access, drainage, sound barriers, buffers, land alteration, and other measures will be employed to limit any negative impacts of the development. The final site plan should reflect how all of these impacts are successfully solved or mitigated.

4. Other elements that should be considered in a successful design and, where indicated, reflected in submittal documents are the following:

   a. Preservation of distinctive natural features, the general existing topographical forms, significant trees, landscaping, natural water courses and wildlife corridors, with data and aerial maps to be provided showing the location, type and nature of existing major vegetation, including significant clusters or contiguous areas of dense growth and existing vegetation to be preserved;

   b. Preservation of prominent skyline ridges, which must be shown by providing a graph or other visual analysis indicating rooftop in relation to ridgeline; (See Figure 13)

   c. The location of roads and structures below the skyline ridge, with a visual analysis to be provided indicating circulation related to existing contours;

   d. The location and construction of roadways, with drawings and explanations to be provided showing how roadways will be constructed in a manner compatible with the natural terrain and with scarring eliminated;

   e. Incorporation of hiking, biking, walking and equestrian trails, where appropriate;

   f. Variation in lot size, building placements, setbacks, and orientation;

   g. Variable changes in elevation and siting of buildings to ensure views and avoid monotony;

   h. Preservation of steep hillsides by clustering buildings or use of other innovative approaches;

   i. Sensitivity to the project's appearance from lower or adjacent development;

   j. Placement of equipment and other unsightly forms below ridgelines and in bermed and landscaped areas.

   k. Dwelling design, with documentation to be provided indicating that significant effort has been made towards incorporating energy conservation and water saving techniques;

   l. Maintenance of natural drainage/water runoff characteristics where possible;

   m. The use of exterior lighting for buildings that is:

      i. Of a "cut off" type designed to ensure that excess light does not spill over; and

      ii. Of the lowest intensity feasible so as to be adequate for the purposes intended but not likely to attract undue attention.

5. Prior to the submittal of an application for Site Development Plan Review, a grading plan and drainage plan must be submitted to and approved by the Department of Public Works. The plans must clearly identify the topography of the land and how it relates to the development. Areas known or suspected to be hazardous, as determined by the Department of Public Works, shall not be disturbed without a geological survey, other data and tests, or a combination thereof, as required by the Department of Public Works. The submittal must include or be accompanied by a topographic map of the area proposed for development and shall show the location of, and distinguish, each of the following slope categories:

   a. Slope less than 15%

   b. Slope between 15% - 20%

   c. Slope between 20.01% - 25%

   d. Slope greater than 25%

6. A final grading plan must first be approved by the Director before Site Development Plan Review is considered by the Planning Commission. The Director's review shall coincide with staff review of the Site Development Plan and drainage study.

7. Site Development Plan Review for all hillside area development shall be processed as a public hearing item. In order to address the sensitive nature of hillside development, the final grading plan that was approved with the Drainage Study and by the Director shall be submitted with the design review applications.

8. The burden of proof is on the applicant to demonstrate that the proposed development:

   a. Is located and designed so as to protect the safety of residents and will not create significant threats to life or property by reason of the presence of hazards relating to geology, slope instability, flood, fire or erosion;

   b. Is compatible with the natural, biotic, cultural, scenic and open space resources of the area;

   c. Can be conveniently served by neighborhood shopping and provided essential public services without imposing significant costs on the total community;

   d. Is consistent with the objectives and policies of the General Plan; and

   e. Incorporates creative and imaginative design, resulting in a visual quality that will complement community character and benefit residents.

9. Any variance from or adjustment to any requirement set forth in this Subchapter may be obtained by means of a Variance application in accordance with LVMC 19.16.140.

19.10.150

HD-O HISTORIC DESIGNATION OVERLAY DISTRICT

A. Findings

The City Council of the City of Las Vegas finds and declares that the spirit and direction of the City of Las Vegas are founded upon and reflected in its historical past, and that the historic and cultural foundations of the City should be preserved as a living part of its community life and development in order to give a sense of identity and orientation to the people of the City.

B. Purpose And Intent

The intent of this Section is to promote the public welfare by providing protection for significant properties and archaeological sites which represent important aspects of the City's heritage; to enhance the character of the community by taking such properties and sites into account during development; and to assist owners in the preservation and restoration of their properties. This Section is intended to balance two competing interests: the value to the community of these significant properties and sites, and the rights of the property owners whose interests are at stake. The designation of any property, district or site pursuant to this Section shall be an overlay designation and shall not inhibit existing or potential uses permitted by this Title.

C. Historic Preservation Commission - Established

The Las Vegas Historic Preservation Commission (HPC) is hereby established. The principal role of the HPC is to act in an advisory capacity to the Planning Commission and the City Council in all matters concerning historic preservation. The HPC shall make recommendations to the Planning Commission regarding designation of Historic Landmarks, Districts, Sites Buildings, Structures and Objects. Other actions of the HPC as set forth below shall be final, with appeal to the City Council as described in Subsection (M) of this Section.

D. Historic Preservation Commission – Membership

The HPC shall consist of eleven voting members who are appointed by the City Council and two ex-officio members.

1. Each voting member must have a demonstrated interest in or knowledge of:

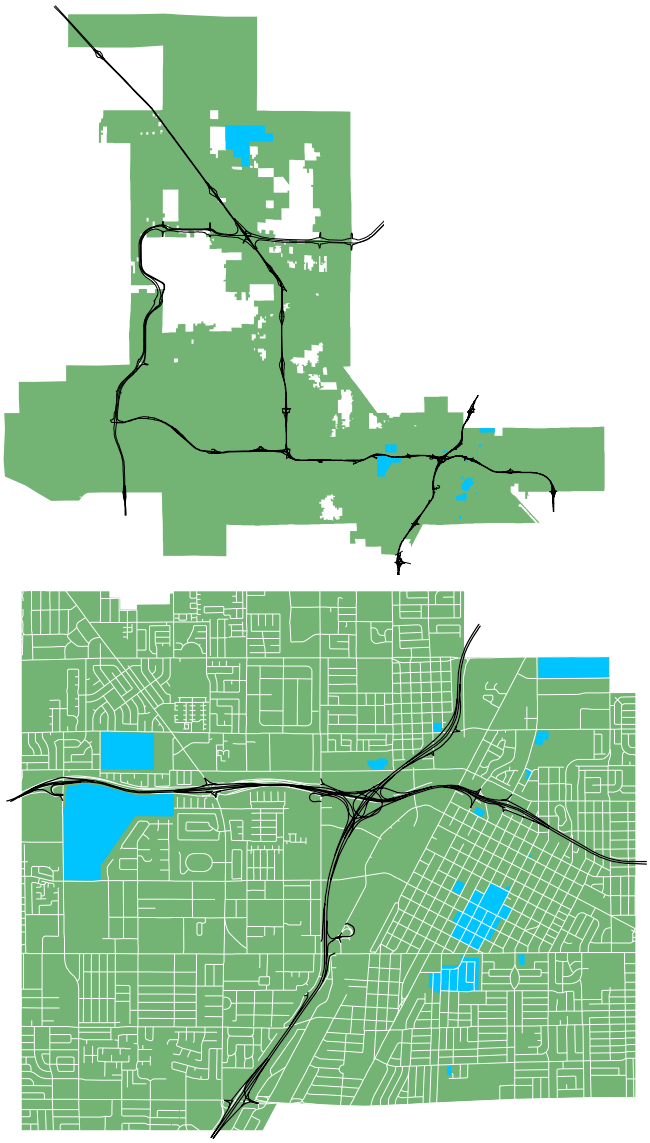
a. The history of the City of Las Vegas;

b. Design, architecture, real estate, archaeology and other matters relevant to judging the

Illustrations & Graphics

HD-O
19.10.150

FIGURE 1 - HISTORIC DESIGNATION OVERLAY DISTRICT MAPS



MAPS ARE REPRESENTATIVE OF WHERE THE HD-O DISTRICT IS LOCATED.

SEE THE OFFICIAL ZONING MAP ATLAS FOR THE EXACT LOCATION OF PROPERTIES WHICH CURRENTLY FALL WITHIN THE HD-O (HISTORIC DESIGNATION OVERLAY) DISTRICT.

economic and cultural value of particular historic preservation activities.

2. The term of each voting member is four years.

3. Voting members may be reappointed.

4. Members serve at the pleasure of, and may be removed by, the City Council, including for failure to attend meetings regularly.

5. Members shall serve without compensation.

E. Historic Preservation Commission - Qualifications

The membership of the HPC shall be as follows:

1. One member must be experienced in architecture (such as an architect, art historian or historic preservation architect).

2. One member must be experienced in urban design or planning (such as an urban designer, planner or landscape architect).

3. One member must be experienced in building construction (such as a building contractor or structural engineer).

4. One member must be experienced in the real estate profession (such as a real estate developer, appraiser or broker).

5. One member must be representative of a recognized local historic preservation association or historic preservation interest group.

6. One member must be experienced in Nevada history (such as an historian or anthropologist).

7. One member must be experienced in the archaeological profession (such as an archaeologist).

8. Four members must be members at-large. When one or more areas have been designated as "Historic Districts" pursuant to this Section, one of the "at-large" positions shall pertain to each such Historic District. For any Historic District, the corresponding "at large" position shall be filled by a person who owns real property and resides within the Historic District, if a person so qualified is available to serve. If no such person is available, a person who owns real property within the Historic District may fill that position, if a person so qualified is available to serve. If no such person is available, any person may fill that position. If more than four Historic Districts have been designated as such pursuant to this Section, the City Council shall determine which four of the Historic Districts are to be represented on the HPC.

9. The Director, or the Director's designee, shall serve as an ex-officio member, with no vote except as otherwise provided in this Section.

10. The Director of the Nevada State Museum and Historical Society, or other designee of the State Historic Preservation Office (SHPO), shall serve as an ex-officio member, with no vote except as otherwise provided in this Section.

F. Historic Preservation Commission - Organization

1. The HPC shall elect, from within its own membership, a chair, vice-chair and such other officers as it deems useful, and shall adopt such bylaws and rules of procedure consistent with this Section as the Commission deems necessary.

2. The Department shall provide administrative and clerical support for the HPC.

3. Regular and special meetings of the HPC shall be held as set forth in the bylaws and as necessitated by the Commission's volume of business. If no meeting has been scheduled to occur within forty days after the Chairman has been notified by the Secretary of business requiring action by the HPC, the Chairman shall call a special meeting to be held within that period.

4. The HPC shall maintain written minutes and records sufficient to inform the public of its business and shall report its business to the City Council as the Council from time to time may request.

5. Six members of the HPC constitute a quorum thereof for the purpose of conducting business. A majority vote of those present and voting shall be necessary to approve any item of business.

6. In the event that a quorum is not available for the conduct of business, an ex-officio member or the Historic Preservation Officer (or any combination thereof) may vote, but only concerning matters on the consent agenda and only to the extent necessary to create or maintain a quorum.

G. Historic Preservation Commission - Powers, Etc.

The powers, duties and activities of the HPC include the following:

1. Reviewing applications for the designation of Historic Landmarks, Districts, Sites, Buildings, Structures and Objects, and making recommendations to the Planning Commission concerning those applications. The review shall be in accordance with Subsection (I) of this Section.

2. Reviewing and making decisions concerning applications for new construction, alteration, demolition or removal of any element associated with an Historic Landmark, District, Site, Building, Structure and Object. The review and decision making process shall be in accordance with Subsections (K) and (L) of this Section.

3. Making recommendations to the City Council or the City Manager or designee concerning the use of public or private funds to promote the preservation of properties and districts within the City, including the acquisition of property or interests in property.

4. Recommending appropriate changes to the General Plan and to local development regulations in order to promote the purposes of this Section.

5. Cooperating with owners of property to formulate appropriate design guidelines for alteration and construction within Historic Districts.

6. Initiating and conducting detailed studies and surveys of properties, structures, and areas within the City to assess their potential for designation in order to formulate, revise or update the Historic Properties & Neighborhoods Preservation Plan Element of the Las Vegas 2020 Master Plan.

7. Developing and participating in public information activities in order to increase public awareness of the value of historic preservation.

8. Performing such other functions as will encourage or further the interests of historic preservation.

H. Historic Preservation Officer

The Director shall appoint an Historic Preservation Officer (HPO), who must have a demonstrated interest in historic preservation and be a qualified professional in one or more pertinent fields such as historic preservation, architecture, urban design, archaeology, cultural geography, landscape architecture or land use planning. The duties of the HPO shall include:

1. Serving as Secretary to the HPC, facilitating its efforts and, with other City staff as necessary, providing administrative support.

2. Accepting applications under Paragraphs (1) and (2) of Subsection (G).

3. Acting as intermediary between the HPC and City departments.

4. Providing technical and background information to the HPC and the public, as required.

5. Acting as the approval authority concerning applications for new construction, alteration, demolition or removal of elements associated with an Historic Landmark, District, Site, Building, Structure and Object, when the proposed work is, in the HPO's judgment, minor in nature and impact or the need to act immediately is necessary to protect life or property. The review and decision making process shall be in accordance with Subsections (K) and (L) of this Section.

6. Reporting to the HPC any action taken pursuant to Paragraph (5) of this Subsection.

7. Preparing annual written reports of HPC activities to be submitted to the State Historic Preservation Office (SHPO) and made available to the public. The reports should include, at a minimum, the minutes of meetings and attendance records of members; current resumes of members; and a listing of items reviewed, decisions rendered and other projects and activities undertaken.

8. Maintaining the Las Vegas Historic Property Register.

I. Designation of Historic Landmarks, Districts, Sites, Buildings, Structures and Objects

1. An individual landmark, district, site, building, structure or object may be designated on the City of Las Vegas Historic Property Register if it demonstrates exceptional historical significance by qualifying under Subparagraphs (a) or (b) below:

   a. It meets the criteria for listing on the State or National Register of Historic Places; or

   b. It is determined to be of exceptional local significance and expresses a distinctive character because:

      i. A significant portion of it is at least 40 years old;

      ii. It is reflective of the City's cultural, social, political or economic past; and

iii. Either:

(A) It is associated with a person or event significant in local, state or national history; or

(B) It represents an established and familiar visual feature of an area of the City because of its location or singular physical appearance.

2. An individual district, site, building, structure or object may be designated as an Historic Landmark if it qualifies under Subparagraph (a) and Subparagraph (b) of Paragraph (1) above, and a significant portion of it is at least 50 years old.

3. An individual site, building, structure or object that has been designated on the City of Las Vegas Historic Property Register may be considered for reclassification for designation as an Historic Landmark if it has been determined eligible for the State or National Register of Historic Places.

4. An area may be designated as an Historic District if:

a. The area:

i. Includes a substantial concentration of contributing buildings, structures, objects or archaeological sites which individually meet the criteria in Paragraph (1) of this Subsection, as well as other buildings, structures or archaeological sites which contribute generally to the overall distinctive character of the area and are united historically or visually by plan or physical development;

ii. Is bounded by documented historic boundaries such as early roadways, canals, subdivision plats or property lines, or by boundaries which coincide with logical physical or man-made features and reflect recognized neighborhood or area boundaries; and

iii. Includes non-contributing properties or vacant parcels only to the extent necessary to establish appropriate, logical or convenient boundaries; or

5. Designation Process:

a. The designation of an Historic Landmark, District, Site, Building, Structure or Object may be made upon application by the owner or authorized representative of any landmark, district, site, building, structure or object proposed to be designated or included in such designation, or by an authorized representative of the City. A pre-application conference with the HPO is required prior to submitting an application. Application shall be made to the HPO on such form(s) as may be established for the purpose, and the application shall be accompanied by such fee(s) as may be established by the City Council. Applications shall be signed, notarized and acknowledged by the owner of record of the property for which the designation is sought. If the property has multiple owners, the applicant shall provide the City with a list of all persons and entities with an ownership interest in the property if not all of the owners have signed the application.

b. The designation of an Historic District may be made upon application by a member of the board of a Neighborhood Association that is registered with the city of Las Vegas, or other recognized neighborhood representative. A pre-application conference with the HPO is required prior to submitting an application. Application shall be made to the HPO on such form(s) as may be established for the purpose, and shall be accompanied by such fee(s) as may be established by the City Council. Applications shall be signed, notarized and acknowledged by a recognized neighborhood representative. If the proposed district has multiple owners, the applicant shall provide the City with a list of all persons and entities with an ownership interest in the proposed district if not all of the owners have signed the application.

c. An application for designation shall also be accompanied by the following items to be prepared by the HPO:

i. A vicinity ownership map showing all parcels which are adjacent to, include or surround the property or district proposed to be designated within a radius of 1000 feet of the external boundaries of the property or district. Each such parcel shall be numbered so as to correspond to the ownership/tenant list described in Subparagraph (b)(ii) below.

ii. A typed or legibly printed list, compiled from an authoritative source, containing the names, mailing addresses and zip codes of the following, along with the

corresponding identifying numbers referred to in Subparagraph (b)(i) of this Paragraph above:

(A) The owners of all parcels described in Subparagraph (b)(i) of this Paragraph above.

iii. An accurate legal description and Assessor's Parcel Number (APN) for all parcels proposed for designation.

iv. For an Historic District nomination, documentation of a minimum of three public meetings attended by city staff and applicable Neighborhood Association board members, and held in a location convenient to the proposed District. The meetings will discuss the:

(A) Historic Designation Process;

(B) Plan for Historic District designation, including proposed district boundaries, the responsibilities of Department staff and the Neighborhood Association board, and the timeline for designation;

(C) Findings of any historic studies; and

(D) Proposed Historic District design guidelines, if necessary.

d. An application for designation shall also be accompanied by the following items to be prepared by the applicant or representative:

i. A Statement of Eligibility and Appropriateness for Designation that describes the manner in which the landmark, district, site, building, structure or object proposed for designation is eligible and appropriate for designation under this Subsection. The Statement shall include at a minimum:

(A) Photographs of the proposed Historic Landmark, District, Site, Building, Structure or Object; in the case of a District, the most significant or representative properties;

(B) Information about the architect(s), designers(s), planners(s) and/or developer(s) of the Historic Landmark, District, Site, Building, Structure or Object;

(C) Date and method of construction;

(D) Distinctive characteristics such as historic materials, architectural or landscape elements and architectural style of buildings, structures or objects within a proposed district;

(E) Ownership and address history; and

(F) Proper resource citations.

ii. Letter of property owner consent.

iii. In the case of an Historic District designation, written approval of historic designation from no less than 51 percent of all property owners within the proposed Historic District.

e. Historic signs are recognized as Historic Objects by this code. The designation of an historic sign may be made upon application by the owner of the sign or authorized representative. A pre-application conference with the HPO is required prior to submitting an application. Application shall be made to the HPO on such form(s) as may be established for the purpose, and the application shall be accompanied by such fee(s) as may be established by the City Council. Applications shall be signed, notarized and acknowledged by the owner of record, or authorized representative, of the property within which the Historic sign is located, and, if applicable, the owner of the building, or authorized representative, to which the sign is affixed. Applications must be accompanied by the items listed in Subparagraphs (5)(c)(i) through (5)(c)(iii), and (5)(d)(i) through (5)(d)(ii). An historic sign may be designated as an Historic Object if it demonstrates exceptional historical significance by qualifying under Subparagraphs (i) or (ii) below:

i. It meets the criteria for listing on the State or National Register of Historic Places; or

ii. The sign and the use to which it pertains have been in continuous existence at the present location for at least 40 years;

iii. The sign is structurally safe or is capable of being made so without substantially altering its historical significance;

iv. The continued existence of the sign is encouraged and is beneficial to the public good; and

v. At least one of the following conditions shall be met by the sign:

(A) The sign contributes to the historical or cultural character of the streetscape and the community at large;

(B) The sign is associated with historic figures, events, or places;

(C) The sign is significant as evidence of the history of the product, business, or service advertised;

(D) The sign is significant as reflecting the history of the building or the development of the historic district;

(E) The sign is characteristic of a specific historic period or architectural style;

(F) The sign is integral to the building's design or physical fabric;

(G) The sign represents an outstanding example of the sign maker's art due to craftsmanship, use of materials, or design;

(H) The sign is a local landmark recognized as a popular focal point in a community; or

(I) The sign contains elements important in defining the character of an historic district.

f. Upon receipt of a complete application package, the HPO shall schedule the application for discussion on the next available agenda of the HPC. The HPC is given 30 days to review the application before the official public hearing is scheduled. A public hearing will be scheduled for the following agenda of the HPC. Upon the request of the applicant, a special meeting may be called at the discretion of the Chair of the HPC, or by at least four (4) voting members of the HPC.

g. In connection with the HPC's consideration of the application, the HPO shall compile and provide to the HPC a complete report concerning the landmark, district, site, building, structure or object proposed for designation. The report shall address the location, condition, age, significance and integrity of historic features; identify potential contributing and non-contributing properties; provide other relevant information; and include a recommendation concerning the application and the basis therefore.

h. Based upon its consideration of the HPO's report concerning an application, along with any evidence or input offered at the public hearing, the HPC shall evaluate the application with reference to the applicable criteria set forth in Paragraphs (1), (2), (3) and (4) of this Subsection and make a recommendation to the Planning Commission. A recommendation for approval may include any conditions the HPC deems appropriate in order to implement the provisions and intent of this Subsection.

i. Except as otherwise provided in this Subsection, the standards for consideration and action on an application by the HPC shall also apply to subsequent action by the Planning Commission and City Council, and the procedures for subsequent action on an application by the Planning Commission and City Council shall be consistent with the rezoning procedures described in LVMC 19.16.090.

j. A recommendation by the HPC for approval of a designation under this Subsection shall be void if the designation has not been approved by the City Council within one (1) year after the HPC's recommendation.

6. Public Notification Concerning Designation Applications:

At least 10 calendar days before the HPC holds a public hearing on an application for designation, the Department shall:

a. Mail written notice of the date, time and place of the hearing, along with a summary of the application, to the persons whose names and addresses are provided by the applicant pursuant to Paragraph (4) of this Subsection. Such notice is complete upon mailing. The HPC may delay a hearing for additional notification if it appears that the applicant or the City did not use reasonable diligence in providing a notification list or in mailing the notice.

b. Post notice of the hearing, visible from a public

way and clearly legible, containing the date, time, and place of the hearing, and a summary of the application. For an Historic Landmark, Site, Building, Structure or Object application, the notice shall, wherever possible, be placed adjacent to the public right-of-way. For an Historic District, the notice shall, wherever possible, be placed at no fewer than four conspicuous locations either within or at the external boundaries of the area. The posting of any such notice is complete upon initial posting.

c. Publish notice of the date, time and place of the hearing, along with a summary of the application, in a newspaper of general circulation within the City.

7. Planning Commission and City Council Action:

a. Upon receipt of a recommendation from the HPC concerning a designation, the Planning Commission shall hold a public hearing to consider the application. If the date and time of the Planning Commission hearing are announced at the HPC hearing concerning the designation, no additional notification is required. Otherwise, notification for such hearing shall be as described in Paragraph (5) of this Subsection above. Following the public hearing, the Planning Commission may do any of the following:

i. Adopt the recommendation of the HPC and forward that recommendation to the City Council;

ii. Modify the recommendation of the HPC and forward that recommendation to the City Council as modified;

iii. Recommend denial of the application to the City Council; or

iv. Remand the request to the HPC for further proceedings.

b. Following Planning Commission action for designation of an Historic District, a notice must be published once a week for three consecutive weeks prior to the City Council meeting, and must include the purpose of the hearing and the boundaries of the proposed Historic District.

c. Upon receipt of a recommendation from the Planning Commission concerning a designation, the City Council shall hold a public hearing to consider the application. If the date and time of the City Council hearing are announced at the Planning Commission hearing concerning the designation, no additional notification is required. Otherwise, notification for such hearing shall be as described in Paragraph (6) of this Subsection above. Notwithstanding any other provision of this Subparagraph (c), the designation of an Historic District must be done in accordance with NRS 384.005. Following the public hearing, the City Council may do any of the following:

i. Approve the designation in accordance with the recommendation of the Planning Commission;

ii. Modify the recommendation of the Planning Commission and approve the designation in accordance with the modifications;

iii. Deny the application; or

iv. Remand the application to the Planning Commission or the HPC for further proceedings.

d. In the case of an application for designation of an Historic District, if the owners of 20 percent or more of the area of the parcels included in the proposed district protest the proposed designation in writing, the designation shall not become effective except by the favorable vote of three-fourths of the entire membership of the City Council. If any member of the City Council is unable to vote on an application because of conflict of interest, the required number of favorable votes to approve the designation shall be three-fourths of the remaining membership of the Council, but in no event shall the required number of votes be less than a majority of the entire membership of the Council. A written protest is effective only if it is filed with the City Clerk prior to or at the time of the public hearing before the City Council.

8. Effect of Designation:

a. The designation of an Historic Landmark, District, Site, Building, Structure and Object shall be indicated by the "H" symbol on the zoning maps of the City. The use and development of property affected by a designation shall be governed by this Section and applicable Design

Guidelines adopted thereunder, as well as by the regulations pertaining to the underlying zoning classification(s) for the property, other provisions of the Unified Development Code and the General Plan.

b. Prior to the designation of an Historic District, and in order to preserve and enhance the distinctive character of that District, the HPO shall meet with property owners within the proposed Historic District to determine design guidelines that will apply to alterations of contributing and non-contributing properties and to all new construction within the District. Property owners may choose to adopt the General Design Guidelines as adopted by the HPC, or create Design Guidelines that address architectural elements and styles specific to the proposed District. Design Guidelines will be recommended for adoption by the HPC to the City Council.

i. Historic District Design Guidelines are intended to address exterior features and characteristics as can be viewed from the public right-of-way only, such as building materials, massing, scale and proportion of openings and other features, orientation and relative position of buildings, as well as specific aspects such as roof forms, textures, character of signage, window and door types, and other details relative to architectural styles evident in the District and included in the Statement of Eligibility and Appropriateness.

ii. Design Guidelines do not regulate maximum building height, maximum lot coverage, minimum setbacks, landscaping, parking, allowable signs, or other development aspects addressed elsewhere in the Unified Development Code.

iii. Design Guidelines shall not prohibit access to buildings as required by the Americans with Disabilities Act.

iv. Following designation of an Historic District, but before Design Guidelines can be established for the District, the HPC may require that development in the District conform to such established or recognized standards as the HPC deems appropriate.

9. Removal of designations established under this Section shall be in accordance with the procedure set forth for designation.

10. No nomination for designation or removal of designation under this Section shall be acted upon within one year after any previous such nomination.

J. Historic Property Register

The Las Vegas Historic Property Register is hereby established for the purpose of listing the Historic Landmarks, Districts, Sites, Buildings, Structures and Objects designated under the provisions of this Section. The Register, as it may be amended from time to time, shall serve as the official record of all such designations and shall be maintained by the HPO. Copies of the Register shall be made available for public inspection in the offices of the Department and the City Clerk.

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

1. A pre-application conference with the HPO is required prior to submitting a building permit or other required development or zoning permit whenever it is proposed to alter, remodel, build, or otherwise develop an Historic Landmark, District, Site, Building, Structure or Object, or an Historic Landmark, Site, Building, Structure or Object located within a designated Historic District, and a building permit or other development or zoning permit is required for such work, the applicant must first obtain the approval of the HPC in accordance with this Section. In the case of proposed work which, in the HPO's judgment, is minor in nature and impact, the HPO shall be the approval authority. Approval pursuant to this Subsection indicates conformance with the provisions and intent of this Section only and does not constitute or imply approval by any City department or other approval authority having jurisdiction.

2. In order to obtain review pursuant to this Subsection, the applicant must submit to the HPO the following:

a. An application for a Certificate of Appropriateness on such form(s) as may be established for the purpose, which shall be signed, notarized and acknowledged by the owner of record or the owner's authorized agent of the property where review of alteration or new construction is sought;

b. Such fee(s) as may be established by the City Council for the application;

c. Materials detailing the proposed alteration or new construction, including:

i. Color photos of each side of the building or site to be altered and close ups of the specific area to be changed;

ii. Drawings for conceptual review and new construction or graphics/signage;

iii. Material samples / manufacturer's brochures which show and describe the materials to be used;

iv. A site plan on applications for new construction, additions, site graphics, demolition, lot splits and fencing;

d. If signage is part of the proposed work, drawings, to approximate scale, showing the size and location of proposed signage, type of lettering to be used and indication of color and type of illumination, if any; and

e. Other information which the applicant deems appropriate or which the HPO may reasonably deem necessary in connection with the review of the application.

3. An application for review under this Subsection, when deemed complete, shall be acted upon within a reasonable period of time. In the case of an application to be considered by the HPC as the approval authority, the application shall be included on the next available agenda.

4. The approval authority shall consider the application with reference to the objectives of this Section. The approval authority may deny an application upon determining any of the following:

a. That proposed work on any portion of an Historic Landmark, District, Site, Building, Structure or Object will not be compatible with the recognized distinctive character of the overall Historic Landmark, District, Site, Building, Structure or Object.

b. That proposed work on any portion of a contributing Historic Landmark, District, Site, Building, Structure or Object within an Historic District will not be compatible with the recognized distinctive character of the Historic Landmark, District, Site, Building, Structure or Object itself, with the character of the entire District, or with the Design Guidelines that have been adopted for the District.

c. That major new construction proposed for non-contributing Historic Landmarks, Districts, Sites, Buildings, Structures or Objects within an Historic District will not be compatible with the recognized distinctive character of the entire District or with the Design Guidelines that have been adopted for the District. For purposes of this Subparagraph, new construction is "major" if such construction equals or exceeds 25 percent of the land area of a parcel without a building or of the building ground floor area of a parcel with a building, at the time of the property's identification as non-contributing.

e. That, in cases where Federal funds, in the form of grants, tax incentives or other programs, are to be employed, directly or indirectly, in financing the proposed work, the work will not comply with the Standards for the Treatment of Historic Properties, as promulgated by the U.S. Secretary of the Interior.

5. The approval authority may approve, conditionally approve or deny an application, or continue consideration thereof for further study. The HPO shall provide the applicant with notice of action taken, along with an explanation of any reasons therefore and conditions attached thereto.

6. An approval pursuant to this Subsection shall be valid for a period of one year, unless otherwise specified in the approval.

L. Demolition and Removal

1. Whenever it is proposed to demolish or remove a structure or feature constituting or associated with an Historic Landmark, District, Site, Building, Structure or Object, and a demolition or other permit or approval is required for such work, the applicant must first obtain the approval of the HPC in accordance with this Section. Nothing in this Subsection shall prohibit the owner(s) of a sign designated as an Historic Object from removing such sign; however, removal of a sign so designated requires approval by the HPC and recommendation for alternative placement or storage. In the case of proposed work which, in the HPO's judgment, is minor in nature and impact, or is necessary immediately in order to protect life or property, the HPO shall be the approval authority. Approval pursuant to this Subsection indicates conformance with the provisions and intent of this Section only and does not constitute or imply approval by any City department or other approval authority having jurisdiction.

2. In order to obtain review pursuant to this Subsection, the applicant must submit to the HPO the following:

a. An application for a Certificate of Appropriateness, on such form(s) as may be established for the purpose;

b. Such fee(s) as may be established by the City Council for the application;

c. Photographs of the property depicting its current appearance;

d. A preliminary plan of redevelopment for the parcel indicating an intended use that is in compliance with the General Plan, existing or proposed zoning, other applicable regulations and Subsection (K) of this Section;

e. A preliminary plan of restoration of damaged or removed features;

f. If economic hardship relief is requested, documentation in support of the request; and

g. Other information which the applicant deems appropriate or which the HPO may reasonably deem necessary in connection with the review of the application.

3. An application for review under this Subsection, when deemed complete, shall be acted upon within a reasonable period of time. In the case of an application to be considered by the HPC as the approval authority, the application shall be included on the next available agenda.

4. The approval authority shall consider the application with reference to the objectives of this Section. The approval authority may deny an application upon determining either of the following:

a. That the structure or feature proposed for demolition or removal is of historic or architectural value or significance and contributes to the distinctive character of the property;

b. That loss of the structure or feature would adversely affect the integrity or diminish the distinctive character of an Historic District.

5. The approval authority may approve, conditionally approve or deny an application, or continue consideration thereof for further study. The HPO shall provide the applicant with notice of action taken, along with an explanation of any reasons therefore and conditions attached thereto.

6. Economic Hardship:

a. An application for demolition or removal may be accompanied by a request for economic hardship relief which, if granted, allows demolition or removal which otherwise would not be permitted.

b. Economic hardship relief may be granted by the approval authority as follows:

i. In the case of income producing property, when the applicant demonstrates that requiring the property to retain the features that contribute to its distinctive character, whether the property is left in its present condition or is rehabilitated by the owner or a potential buyer, will not permit the owner a reasonable rate of return.

ii. In the case of non-income producing property, when the applicant demonstrates that the property has no reasonable use as a single family dwelling or for an institutional use in its present condition, or if rehabilitated, either by the current owner or a potential buyer.

c. For purposes of Subparagraph (b) above:

i. Non-income producing property consists of owner-occupied single family dwellings and non-income producing institutional properties; and

ii. Income producing property consists of all other properties.

d. Economic hardship relief is not available to an owner who has:

i. Engaged in willful or negligent acts destructive to the property;

ii. Purchased the property for substantially more than the market value;

iii. Failed to perform ordinary maintenance and repair; or

iv. Where applicable, failed to diligently solicit and retain tenants or provide normal tenant improvements.

7. An approval pursuant to this Subsection shall be valid for a period of one year, unless otherwise specified in the approval.

8. If an application for demolition or removal is denied by the HPC, the City may deny a permit for such activity for up to 180 days from the date on which the application was denied. It is unlawful to demolish or remove a structure or feature which is subject to this Subsection (L) without a permit to do so under this Section and other applicable ordinances.

   a. During the period of restraint on demolition or removal, the HPC and HPO will endeavor to secure whatever assistance may be feasible to effect the preservation of the Historic Landmark, District, Site, Building, Structure or Object, including economic assistance, acquisition, purchase of a preservation easement; or location of a buyer who, upon purchase at terms agreeable to the owner, will enter into a preservation covenant with the City for a period of at least five years.

   b. If the HPC or HPO is unable to secure such assistance within the period of restraint, the proposed demolition or removal will be allowed, subject to the issuance of appropriate permits by the Building Official.

9. If the Building Official finds that a designated property is an imminent hazard to life or property and, after consultation with the HPO and the SHPO, determines that repairs or relocation would not be appropriate or feasible, the HPO shall approve the necessary demolition or removal, subject to issuance of appropriate permits by the Building Official.

M. Appeal and Review

1. The applicant for an approval under Subsection (K) or Subsection (L) of this Section may appeal any decision of the HPC to the City Council by written request. An appeal must be filed in the Office of the City Clerk within 10 days after the HPC's action. The City Council may establish one or more fees to be paid in connection with the filing of an appeal under this Subsection, and the amount of any fee so established shall be as set forth in the Fee Schedule.

2. In addition, with respect to any approval by the HPC of an application under Subsection (K) or Subsection (L) of this Section, the Director or any member of the City Council may file a request for review within that 10-day period.

3. The City Clerk shall set the date for a public hearing on the appeal or review, and notice of the hearing shall be published in a newspaper of general circulation within the City at least 10 days before the hearing.

N. Maintenance and Repair

1. The owner is responsible for ordinary maintenance and repair of a designated Historic Landmark, District, Site, Building, Structure or Object. Such maintenance and repair may be performed without specific approval from the HPO or the HPC if such maintenance or repair does not significantly alter the features which contribute to the distinctive character of such a designated Historic Landmark, District, Site, Building, Structure or Object.

2. The owner of a designated Historic Landmark, District, Site, Building, Structure or Object shall not permit the resource to fall into a state of disrepair so as to result in the deterioration of any significant exterior feature which would have a detrimental effect on the distinctive character of the Historic Landmark, District, Site, Building, Structure or Object itself or that of an Historic District in which the Historic Landmark, Site, Building, Structure or Object is located.

3. Examples of deterioration which the owner of the designated property is responsible under this Subsection to prevent include, but are not limited to, the following:

   a. Excessive erosion, reverse drainage, and other preventable site conditions which may adversely affect significant Historic Landmarks, Districts, Sites, Buildings, Structures or Objects;

   b. Loss of structural integrity due to deterioration of footings, load-bearing walls or columns, beams, trusses, or other support members;

   c. Weathering or damage to exterior elements such as wall and roof surfaces, chimneys, balustrades, doors, windows, and other architectural features;

   d. Loss of weather-tightness or security due to any of the above;

   e. Deterioration resulting in a hazardous condition which would warrant demolition in the interest of public safety.

4. In order to avoid demolition necessitated by the failure to prevent any deterioration described in Paragraph (3) of this Subsection, the City may effect repairs to an Historic Landmark, District, Site, Building, Structure or Object or contributing property within an Historic District and assess the cost of such repairs to the property in the same manner and with the same effect as is available for the abatement of nuisances in LVMC 9.04.080 et seq.

5. For purposes of evaluating deterioration under this Subsection, the condition of the property at the time of its designation shall be the standard of reference.

6. Enforcement of this Subsection shall be the responsibility of the City Manager or designee.

O. Placement of Alternative Energy Systems

1. The application of alternative energy systems, such as solar and wind conversion technologies, shall be reviewed by the HPC to determine the impact on the Historic Landmark, Site, Building, Structure or Object as well as the impact on adjacent parcels and the surrounding District, if applicable. The least visible application of technologies is recommended; the systems and their supplementary equipment are to be discreet and reversible to avoid altering the historic character of the Historic Landmark, District, Site, Building, Structure or Object.

2. In the use of solar technologies, such as solar panels and solar water heaters, ground systems that can be placed at the rear of the property, at an appropriate height to minimize visibility shall be used. If equipment is to be roof-mounted, low or non-reflective materials shall be used, and all mechanical equipment shall be painted to match the existing surrounding material (roofing, fascia, primary structure) color. Visible roof-mounted installations shall be designed and positioned to be appropriately scaled with a structure's roofline while maintaining a balance, scale, proportion and rhythm with other features of that elevation. Roof-mounted or non-free standing systems shall be placed in locations not visible from public right-of-way (by the adoption of low horizontal systems set back from edge on flat roofs and behind roof parapets, on rear non-street-facing slope, at rear of building concealed from sight by a wall or vegetation, or on secondary rear structures below main roof line). If invisibility is unattainable, the following is encouraged, but not limited to:

   a. Placement towards the rear third of hipped or front gabled roof;

   b. Low placement, along the incline of the roof, and parallel to the original roofline;

   c. Careful design of installations, in keeping with the balance, scale, proportion and rhythm of other features of that elevation

3. In the use of wind technologies, such as wind turbines, tower mounted systems in lieu of those that are building mounted are preferred. These towers and ancillary structures are to be placed to have the least visual impact on the surrounding environment. All of the structures are to be muted in color, have no graphics and be appropriately screened where possible. For systems that are building mounted, placement should not be visible from public right-of-way.

4. All options for the placement of the alternative energy system should be fully explored to the satisfaction of the HPO.

P. Incentives

It is the intent of the City that Historic Landmarks, Districts, Sites, Buildings, Structures and Objects be beneficial to their respective owners, as well as to the community. In addition to the intangible benefits of owning a designated historic resource, other potential benefits can be made available by the City. The HPO and the HPC are authorized, when possible and appropriate, to provide such owners with the following:

1. Assistance in locating potential sources of financial assistance and tax credits;

2. Assistance in preparing grant applications and seeking potential third party sponsorship;

3. Technical information and referrals;

4. Assistance in locating buyers and sellers;

5. Assistance, through the Parks, Recreation and Neighborhood Services Department, in the formulation and operation of a neighborhood association;

6. Assistance in obtaining other benefits as may become available through the City or other sources.

Q. Violations

1. It is unlawful for any person to construct, alter, demolish, remove or fail to maintain an Historic Landmark, District, Site, Building, Structure, Object or portion thereof in violation of this Section.

2. In addition to and independent of a misdemeanor prosecution for violations under this Section, the City may pursue any available civil remedy to enforce compliance.

3. Any Historic Landmark, District, Site, Building, Structure, or Object found to be in violation of this Section will automatically be subject to a public hearing review by the HPC. The property owner must follow the guidelines, standards and process for review of alteration or new construction requirements set forth in Section (K) of this Chapter. Failure to follow the requirements of Section (K) of this Chapter is a violation of this Section.

4. In connection with any criminal prosecution or civil remedy, the person responsible for a violation may be required to restore a structure or property to its condition just previous to the violation.

R. Definitions

For purposes of this Section, the following terms have the meanings ascribed to them:

Alteration: Any aesthetic, architectural, mechanical, or structural change or addition to the exterior surface of any significant part of a designated property.

Approval authority: The HPC or the HPO, as indicated in this Section.

Building: A resource created principally to shelter any form of human activity, such as a home.

Compatibility: A pleasing visual relationship between elements of a property, building or structure; among properties, buildings and structures; or with their surroundings. Aspects of compatibility may include, but are not limited to, proportion, rhythm, detail, texture, material, reflectance and architectural style.

Contributing Resource: Sites, buildings, structures or objects which individually meet the criteria for historic designation, or contribute generally to the overall distinctive character of a district and are united historically or visually by plan or physical development.

Demolition: The act or process that destroys a structure or feature associated with a designated property.

Distinctive Character: The distinguishing architectural and aesthetic characteristics of a Landmark or Historic Property, or those generally found throughout an Historic District, which fulfill the criteria for designation.

District: A significant concentration, linkage or continuity of sites, buildings, structures or objects united historically or aesthetically by plan or physical development.

Non-contributing Resource: Sites, buildings, structures or objects which do not individually meet the criteria for historic designation, or do not contribute generally to the overall distinctive character of a district.

Object: A construction primarily artistic in nature or relatively small in scale, such as a sign, statue or milepost.

Ordinary Maintenance and Repair: Regular or usual care, upkeep, repair or replacement of any portion of an existing property, building or structure in order to maintain a safe, sanitary and stable condition.

Significant: With reference to a property, building or structure, means having aesthetic, architectural or historical qualities of critical importance to its consideration in connection with the designation of property under this Section.

Site: Location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined or vanished, where the location itself possesses historic, cultural or archaeological value regardless of the value of any existing structure.

Structure: A functional construction made for purposes other than creating shelter, such as a bridge.

SB-O LAS VEGAS BOULEVARD SCENIC BYWAY OVERLAY DISTRICT

A. Intent

In 2001 the State of Nevada designated as a scenic byway the Las Vegas Boulevard Scenic Byway in order to preserve its character as a nighttime urban scenic byway. The intent of the Las Vegas Boulevard Scenic Byway Overlay District is to provide signage standards that will maintain and enhance the scenic qualities of this historic highway in accordance with the "scenic byway" designation.

B. Boundaries.

The Las Vegas Boulevard Scenic Byway Overlay District is established within the City. Its boundaries are generally described as the portion of Las Vegas Boulevard between Sahara Avenue on the south and Washington Avenue on the north. The Overlay District includes only those properties that have direct frontage on Las Vegas Boulevard. Because of ongoing development activity along Las Vegas Boulevard, the list of properties with direct frontage on Las Vegas Boulevard may change from time to time, and the above textual description of the boundaries of the Overlay District shall control over any map to the contrary. However, for the sake of convenience and reference, the boundaries of the Overlay District are generally depicted in Figure 1.

C. Sign Standards

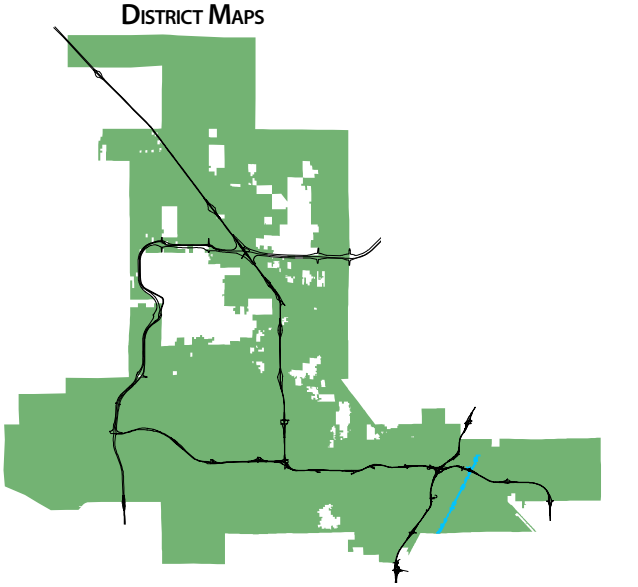
1. **Relationship to Other Provisions.** Standards governing signs located within the boundaries of the SB-O District are intended to be the most restrictive. Except as otherwise modified, required or prohibited by this Section, all signage within the Las Vegas Boulevard Scenic Byway Overlay District shall be governed by and subject to:

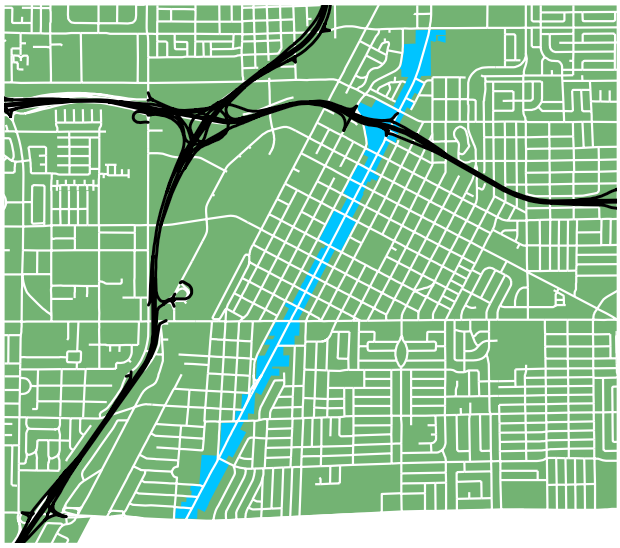
   a. All applicable standards and procedures in this Title; and

   b. The review and approval procedures set forth in Subsection (D) of LVMC 19.10.100, irrespective of where in the Las Vegas Boulevard Scenic Byway Overlay District the signage will be located. The provisions of LVMC 19.10.100(D)(8) shall apply to supergraphic signage within the SB-O District.

   For signage on properties that are not located within the boundaries of the DCP-O Downtown Centennial Plan Overlay District, DC-O Downtown Casino Overlay District or the DE-O Downtown

FIGURE 1 - LAS VEGAS BOULEVARD SCENIC BYWAY OVERLAY DISTRICT MAPS





MAPS ARE REPRESENTATIVE OF WHERE THE SB-O DISTRICT IS LOCATED.

SEE THE OFFICIAL ZONING MAP ATLAS FOR THE EXACT LOCATION OF PROPERTIES WHICH CURRENTLY FALL WITHIN THE SB-O (LAS VEGAS BOULEVARD SCENIC BYWAY OVERLAY) DISTRICT.

Entertainment Overlay District, the applicable sign standards will be as set forth in LVMC 19.08.120, as well as the standards set forth in Paragraphs (2) through (4) below.

2. **Illumination.** Except as otherwise provided in LVMC 19.08.120(H) with respect to supergraphic signage, for any development within the Las Vegas Boulevard Scenic Byway Overlay District, at least 75% of the total sign surface areas for that development (excluding awning signs) must consist of illuminated signage, in the form of neon signs, animated signs, or a combination thereof. All such illuminated signs must be fully illuminated from at least one hour before dusk until one hour after dawn. Such signs may be fully illuminated during daylight hours also.

3. **Off-premise Signs.** Off-premise signs are not permitted within the Las Vegas Boulevard Scenic Byway Overlay District. No waiver or Variance from this prohibition is available.

4. **Maintenance.** The owner and operator of each sign are jointly and severally responsible for ensuring that appropriate sign maintenance occurs and that damaged or nonfunctional signs and lighting are promptly repaired and made functional.

(Ord. 6207 § 6, 08/15/12)
(Ord. 6250 §6 and 7, 05/01/13)

19.10.170

LW-O LIVE/WORK OVERLAY DISTRICT

A. Purpose

The purpose of the Live/Work Overlay District is to allow owners and operators of businesses to occupy joint living and work quarters in commercial and industrial areas where other types of residential uses are inappropriate. Allowing Live/Work units will contribute to the vitality of commercial and industrial areas, assist in reducing vehicular traffic, and allow for a greater spectrum of housing types within the City.

B. Intent

It is intended that Live/Work units will function as follows:

1. The owner or lessee of the space will reside and work in the Live/Work unit.
2. The commercial or nonresidential uses of the Live/Work unit will be limited to low-intensity commercial and arts-related uses.
3. No activity that uses hazardous materials or generates excessive noise will be permitted.
4. The number of employees will be limited.
5. Clientele generally will arrive by appointment, with walk-in trade anticipated to be minimal.
6. The residential component of the use shall be accessory to the commercial or nonresidential component.
7. Residents of Live/Work units will be presumed to acknowledge the existence and operation of uses that are permitted on nearby parcels that are zoned for commercial and industrial uses.

C. Boundaries.

The Live/Work Overlay District is established within the City. Its boundaries are depicted in Figure 1.

D. Approval Criteria.

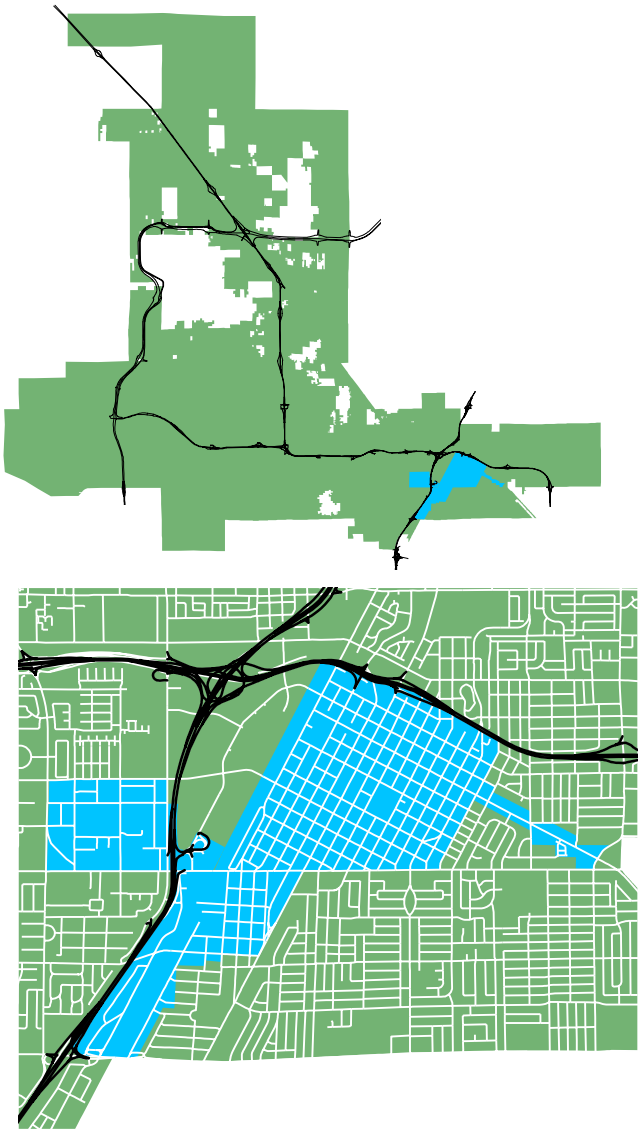
All Live/Work units within the Live/Work Overlay District must meet the following criteria in order to be approved:

1. **Zoning.** Live/Work units may be located in the C-1, C-2, C-M, M and PD Zoning Districts only.

Illustrations & Graphics

LW-O
19.10.170

FIGURE 1 - LIVE/WORK OVERLAY DISTRICT MAPS



MAPS ARE REPRESENTATIVE OF WHERE THE LW-O DISTRICT IS LOCATED.

SEE THE OFFICIAL ZONING MAP ATLAS FOR THE EXACT LOCATION OF PROPERTIES WHICH CURRENTLY FALL WITHIN THE LW-O (LIVE/WORK OVERLAY) DISTRICT.

2. **Permissible Nonresidential Uses.** Because of the residential component, only the following nonresidential uses are permitted:

   a. Office uses.

   b. Desktop publishing.

   c. Arts activities, including painting, sculpture, printmaking, ceramics, photography, film, video, graphic design, jewelry, and textiles, but excluding any activity that involves welding or open flame work. The sale of artwork is permitted as an ancillary use.

3. **Nonresidential Use Criteria.** Nonresidential activities must generally conform to the intent of the Live/Work Overlay District as described in Subsection (B) of this Section.

4. **Residential Use Criteria.** The residential component of a Live/Work unit must contain sleeping space, cooking facilities, and complete sanitary facilities. No more than fifty percent of the total floor area of a Live/Work unit shall be designed or used for residential purposes. The residential occupancy of a Live/Work unit must include at least one person who is employed or carries out an occupation in the unit.

5. **Emergency Access and Parking.** Live/Work units shall be clearly identified by signage in order to facilitate access for emergency services. The amount of required on-site parking shall be calculated in accordance with parking provisions of this Title, based upon the gross square footage of the unit and the nonresidential use or uses occurring therein.

6. **Signage.** Permissible signage shall be in accordance with the requirements and limitations of this Title and those that pertain to any other overlay district in which the property is located.

E. Approval Process

1. **Arts District.** Within the Arts District (as identified in the Las Vegas Downtown Centennial Plan), a Live/Work unit proposed within a new structure may be approved as part of a Site Development Plan Review. Live/Work units proposed within an existing structure may be approved administratively, subject to compliance with this Section and all applicable building-related codes.

2. **Other Locations.** At locations other than the Arts District (as identified in the Las Vegas Downtown Centennial Plan), a Live/Work unit proposed within a new or existing structure may be approved only by means of a Special Use Permit.

F. Applicability of Other Provisions.

This Section is intended to operate and apply independently of any other provision in this Title that allows residential and nonresidential uses on the same parcel. An applicant may proceed under this Section or under any other provision that applies to a proposed use.

RP-O RURAL PRESERVATION OVERLAY DISTRICT

A. Establishment of District

There is hereby created the Rural Preservation Overlay District, consisting of those areas that are deemed consistent with the definition and intent of a rural preservation neighborhood. In order to provide a description of those areas, the City shall maintain a Rural Preservation Overlay District Map, which shall indicate the areas that, at a particular point in time, are deemed consistent with the definition and intent of a rural preservation neighborhood. The Overlay District map shall be maintained on file in the Department. In order to keep the Overlay District Map as current as reasonably possible, the Map shall be amended from time to time, at a frequency deemed appropriate by the Department, to add areas to, or remove areas from, the Overlay District in order to reflect the fact that particular properties have come to qualify, or no longer qualify, for inclusion within a rural preservation neighborhood. As deemed appropriate, the Department may, after taking into account input from interested parties:

1. Make any such amendment to the Overlay District Map administratively; or

2. Request City Council approval or ratification of any such amendment.

B. Intent of District

It is the intent of the Rural Preservation Overlay District to:

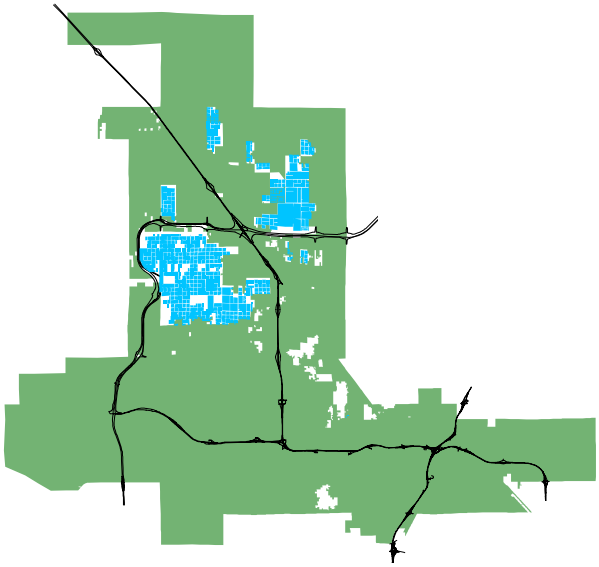
1. Ensure that the rural character of each rural preservation neighborhood is preserved.

2. Unless a rural preservation neighborhood is located within three hundred thirty feet of an existing or proposed street or highway that is more than ninety-nine feet wide, maintain the rural character of the area developed as a low density residential development.

3. Provide adequate buffer areas, adequate screening and an orderly and efficient transition of land uses, excluding raising or keeping animals commercially or noncommercially.

4. Establish a basis for the modification of standards for the development of infrastructure to maintain the rural character of the rural preservation neighborhood.

FIGURE 1 - RURAL PRESERVATION OVERLAY DISTRICT MAP



MAP IS REPRESENTATIVE OF WHERE THE RP-O DISTRICT IS LOCATED.

SEE THE OFFICIAL ZONING MAP ATLAS FOR THE EXACT LOCATION OF PROPERTIES WHICH CURRENTLY FALL WITHIN THE RP-O (RURAL PRESERVATION OVERLAY) DISTRICT.

C. Certain Rezoning Requests.

For any rezoning request for vacant property that is located within three hundred thirty feet of a parcel within the Overlay District, the City Council, for good cause shown, may approve a greater density or intensity of use than that which exists within the Overlay District.

19.12

Permissible Uses

Unified Development Code
Title 19

19.12
Permissible Uses

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LAND USE TABLES 19.12.010

A. Buildings, structures and land shall be used in accordance with the uses permitted in the following Land Use Tables, subject to all other applicable requirements of this Title.

B. Uses that are listed in Table 2 are provided with a description, applicable conditions and requirements in LVMC 19.12.070.

Interpretation of Land Use Tables **Table 1**

Symbol	Meaning
P	The use is permitted as a principal use in that zoning district by right.
A	The use is permitted as an accessory use to a main use in the district. This does not exclude other land uses which are generally considered accessory to the primary use.
C	The use is permitted, but only in accordance with the conditions specified in LVMC 19.12.070 for conditional uses.
S	The principal use is permitted in that zoning district only after first obtaining a Special Use Permit (SUP) as set forth in LVMC 19.16.110. Base standards may apply to an SUP approval, as specified in LVMC 19.12.070.
H	The use is permitted by means of a Home Occupation Permit.
T	The use is permitted by means of a Temporary Commercial Permit in accordance with LVMC 19.16.160.
	A blank square shall mean that the use is not allowed in that zoning district.

19.12.010
Permitted Use - Table 2

P - Permitted	A - Accessory	C - Conditional
S - Special Use Permit	H - Home Occupation Permit	T - Temporary Commercial Permit

	U	R-E	R-1	R-CL	R-TH	R-2	R-3	R-4	R-MH	P-O	O	C-1	C-2	C-PB	C-M	M	Additional Information
Accessory Structure (Class I)	S	S	S														page 315
Accessory Structure (Class II)	C	C	C	C	C	C	C	C	C								page 315
Airport, Heliport or Landing Field															P	P	page 315
Animal Hospital, Clinic, or Shelter (with no Outside Pens)											C	C	P	P	P	P	page 315
Animal Hospital, Clinic, or Shelter (with Outside Pens)	S	S										S	P		P	P	page 315
Animal Keeping & Husbandry	C	C															page 315
Asphalt or Concrete Batch Plant																P	page 316
Assisted Living Apartments						S	P	P				S	S				page 316
Auction House													S	C	C	C	page 316
Auto Broker												C	C	C	C	C	page 316
Auto Dealer Inventory Storage												S	C	~~S~~	P	P	page 317
Auto Parts (Accessory Installation)												C	P		P	P	page 317
Auto Parts (New & Rebuilt) ~~(Accessory Sales & Service)~~												S	C		P	P	page 317
Auto Repair Garage, Major													C		C	C	page 318
Auto Repair Garage, Minor												S	C		C	C	page 318
Auto Sales Showroom												S	P	S	P	P	page 318
Auto Smog Check												C	C		C	C	page 318
Auto Title Loan											S	S	S		C	C	page 318
Automobile Rental												S	C		C	C	page 319
Automobile Repossession Agency												C	C		C	C	page 320
Bailbond Service												S	S		P	P	page 320
Banquet Facility *(Ord. 6067 §1, 11/16/11)*												P	P	P	P	P	page 320
Bed & Breakfast Inn	S	S	S	S	S	S	C	C		C							page 320
Beer/Wine/Cooler Cultural Establishment												S	S	S	S	S	page 321
Beer/Wine/Cooler Off-Sale Establishment												S	S	S	S	S	page 321
Beer/Wine/Cooler On- and Off-Sale Establishment												S	S	S	S	S	page 322
Beer/Wine/Cooler On-Sale Establishment												S	S	S	S	S	page 323
Blood Plasma Donor Center													S	S	S	P	page 323
Boarding or Rooming House							P	P									page 323
Boat & Trailer Dealership (New and Used)												S	C		C	C	page 324
Building & Landscape Material/Lumber Yard												S	P		P	P	page 324
Building Maintenance Service and Sales												S	P	~~S~~	P	P	page 324

P - Permitted	A - Accessory	C - Conditional
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19.12.010
Permitted Use - Table 2

	U	R-E	R-1	R-CL	R-TH	R-2	R-3	R-4	R-MH	P-O	O	C-1	C-2	C-PB	C-M	M	Additional Information
Bus Charter Service & Service Facility															P	P	page 324
Business School											P	P	P	P	P	P	page 324
Car Wash, Full Service or Auto Detailing												S	C		C	C	page 324
Car Wash, Self-Service												S	C		C	C	page 324
Catering Service												P	P	P	P	P	page 325
Cemetery/Mausoleum	C	C											C		C	C	page 325
Check Cashing Service, Limited											C	C	C	C	C	C	page 325
Church/House of Worship	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	page 325
Cleaners, Commercial/Industrial													S	S	P	P	page 326
Clinic												P	P	P	P	P	page 326
Cold Storage Plant													P	P	P	P	page 326
College, University, or Seminary											S	P	P	P	P	P	page 326
Commercial, Other than Listed												S	P	S	P	P	page 326
Commercial Recreation/Amusement (Indoor)											S	P	P	P	P	P	page 326
Commercial Recreation/Amusement (Outdoor)													P		P	P	page 327
Community Center, Private (Accessory)	C	C	C	C	C	C	A	A	C								page 327
Community Garden *(Ord. 6189 §1, 05/02/12)*	C	C	C	C	C	C	C	C	C	P	P	P	P		P	P	page 327
Community Recreational Facility (Public)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	page 327
Community Residence (including Family Community Residence and Transitional Community Residence)	C	C	C	C	C	C	C	C	C		C	C	C				page 328
Construction Material Supply Yard															P	P	page 329
Contractor's Plant, Shop & Storage Yard															P	P	page 329
Convalescent Care Facility/Nursing Home	S	S	S	S		S	S	S				P	P	P			page 329
Convent or Monastery							P	P									page 329
Copy Center										P	P	P	P	P	P	P	page 329
Country Club, Private	S	S	S	S		S	S	S	S	S	P	P	P		P	P	page 329
Crematory													C		C	C	page 330
Crop Production	P	P															page 330
Custodial Institution															S	S	page 330
Custom & Craft Work												S	C	P	P	P	page 330
Daily Labor Service												S	S	S	S	S	page 330
Delivery and Service Vehicle Storage													S	S	P	P	page 330
Desktop Publishing										P	P	P	P	P	P	P	page 331
Drive Through											C	C	C		C	C	page 331

19.12.010
Permitted Use - Table 2

P - Permitted	A - Accessory	C - Conditional
S - Special Use Permit	H - Home Occupation Permit	T - Temporary Commercial Permit

	U	R-E	R-1	R-CL	R-TH	R-2	R-3	R-4	R-MH	P-O	O	C-1	C-2	C-PB	C-M	M	Additional Information
Electric Generating Plant													S	S	S	S	page 331
Electric Utility Substation	S						S	S			S	P	P	P	P	P	page 331
Emergency Ambulance Services, Ground												S	P	P	P	P	page 331
Employment Agency										P	P	P	P	P	P	P	page 331
Environmentally Hazardous Materials																P	page 331
Facility for Transitional Living for Released Offenders							S	S									page 332
Facility to Provide Testing, Treatment, or Counseling for Drug or Alcohol Abuse												S	S	P	~~C~~ P	~~C~~ P	page 332
Financial Institution, General											P	P	P	P	P	P	page 332
Financial Institution, Specified											S	S	S		C	C	page 333
Food Processing													C	S	P	P	page 334
Fraternity, Sorority House or Private Dorm							S	S									page 334
Gaming Establishment, General Business-Related												S	S	S	S	S	page 334
Gaming Establishment, Non-restricted												S	S		S	S	page 334
Gaming Establishment, Restricted												A	A	A	A	A	page 334
Garden Supply/Plant Nursery												S	P		P	P	page 335
General Personal Service											A	P	P	~~S~~ P	P	P	page 335
General Retail Store, Other Than Listed											C	P	P	S	P	P	page 335
Government Facility										P	P	P	P	P	P	P	page 335
Gun Club, Skeet or Target Range, or Archery Club (Indoor)													S	P	P	P	page 335
Gun Club, Skeet or Target Range, or Archery Club (Outdoor)	S														S	P	page 335
Health Club											A	P	P	S	P	P	page 335
Heavy Machinery and Equipment (Rental, Sales & Service)															P	P	page 336
Heavy Machinery and Equipment (Storage)																P	page 336
Helipad											S	S	S	S	P	P	page 336
Home Occupation	H	H	H	H	H	H	H	H	H								page 336
Horse Corral or Stable (Commercial)	S	S										C	C		C	C	page 336
Hospice		S					P	P		S	S	P	P		S		page 336
Hospital											S	C	P	P	P	P	page 336
Hotel, Motel or Hotel Suites												S	P	S	P	P	page 336
Hotel, Residence								S				S	S	S	P		page 336

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19.12.010
Permitted Use - Table 2

	U	R-E	R-1	R-CL	R-TH	R-2	R-3	R-4	R-MH	P-O	O	C-1	C-2	C-PB	C-M	M	Additional Information
Individual Care – Family Home	P	P	P	P	P	P	P	P	P								page 337
Individual Care – Group Home	S	S	S	S	S	S	S	S	S								page 337
Individual Care Center	S	S					C	C	S	C	C	P	P	P	P	P	page 337
Internet/Catalogue Sales Office										C	C	P	P	P	P	P	page 337
Laboratory, Medical or Dental										A	A	P	P	P	P	P	page 337
Landfill																S	page 338
Laundry, Self-Service												P	P		P	P	page 338
Library, Art Gallery or Museum (Public)										P	P	P	P	P	P	P	page 338
Light Assembly & Fabrication												C	C	P	P	P	page 338
Liquefied Petroleum Gas Installation (288 Gallons or Less)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	page 338
Liquefied Petroleum Gas Installation (Over 288 Gallons)												S	S	S	S	S	page 339
Liquor Establishment (Tavern)												S	S	S	S	S	page 339
Lounge Bar												S	S	S	S	S	page 340
Manufactured Home (Not Qualifying for Treatment as Single Family Detached Dwelling)									P								page 341
Manufactured Home (Qualifying for Treatment as Single Family Detached Dwelling)	C	C	C	C	C	C	C	C									page 341
Manufacturing, Heavy															S	P	page 341
Manufacturing, Light														P	P	P	page 341
Martial Arts Studio												P	P	P	P	P	page 342
Massage, Accessory										A	A	A	A	A	A	A	page 342
Massage Establishment												S	S	S	S	C	page 342
Mining, Sand & Gravel Excavation	S														S	S	page 342
Mini-Storage Facility												S	C	C	C	C	page 342
Mixed-Use							S	S		S	S	C	C	S			page 343
Mobile Home									P								page 344
Mobile Home Park									C								page 344
Monorail	S	S	S	S		S	S	S	S	S	S	S	S	S	S	S	page 344
Mortuary or Funeral Chapel												S	P		P	P	page 345
Motor Vehicle Sales (New)													C		C	C	page 345
Motor Vehicle Sales (Used)													S		C	C	page 345
Motorcycle/Motor Scooter Sales												S					page 345
Mounted Antenna over 15 Feet (Ultimate Height)	S	S	S	S	S	S	S	S	S	S	S	S	P	S	P	P	page 346
Multi-Family Residential							P	P		C	C	C	C				page 346

19.12.010
Permitted Use - Table 2

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	U	R-E	R-1	R-CL	R-TH	R-2	R-3	R-4	R-MH	P-O	O	C-1	C-2	C-PB	C-M	M	Additional Information
Museum, Art Display, or Art Sales (Private)										S	P	P	P	P	P	P	page 346
Night Club												S	P	S	P	P	page 346
Office, Medical or Dental										P	P	P	P	P	P	P	page 346
Office, Other than Listed										P	P	P	P	P	P	P	page 346
Off-Premise Sign												S	S	S	S	S	page 346
Open Air Vending/ Transient Sales Lot *(Ord. 6220 §12, 10/17/12)*											C	C	C		C	C	page 346
Outcall Entertainment Referral Service / Escort Bureau												S	S	P	P	P	page 347
Outdoor Storage *(Ord. 6222 §2, 10/17/12)*													A	A	P	P	page 348
Package Liquor Off-Sale Establishment												S	S		S	S	page 348
Parking Facility										C	C	P	P	P	P	P	page 348
Parking Lot/Sidewalk Sale												T	T	T	T	T	page 349
Pawn Shop												S	S		S	C	page 349
Pawn, Auto															S	C	page 349
Pet Boarding												C	C		C	C	page 350
Pet Shop												C	C		C	C	page 350
Post Office, Local Service										P	P	P	P	P	P	P	page 350
Post Office, Regional													P	P	P	P	page 350
Printing & Publishing														P	P	P	page 350
Private Club, Lodge or Fraternal Organization											S	P	P	S	P	P	page 350
Private Street	C	C	C	C	C	C	C	C	C								page 351
Public or Private School, Primary	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	page 351
Public or Private School, Secondary	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	page 352
Public Park or Playground	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	page 352
Radio, TV or Microwave Communication Tower											S	S	S	S	S	P	page 352
Rail/Transit Yard or Shop																P	page 352
Recreational Vehicle and Boat Storage												S	C		C	C	page 352
Recycling Collection Center															C	C	page 352
Rental Store ~~(with Outside Storage)~~												P	~~S~~ P	P	P	P	page 353
Rescue Mission or Shelter for the Homeless													S		S	S	page 353
Restaurant with Service Bar											S	S	S	S	S	S	page 353
Restaurant *(Ord. 6222 §3, 10/17/12)*											C	P	P	P	P	P	page 353

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19.12.010
Permitted Use - Table 2

	U	R-E	R-1	R-CL	R-TH	R-2	R-3	R-4	R-MH	P-O	O	C-1	C-2	C-PB	C-M	M	Additional Information
Retail Establishment with Accessory Package Liquor Off-Sale												S	S		S	S	page 354
Salvage or Reclamation of Products (Indoor)														S	P	P	page 354
Salvage or Reclamation of Products (Outdoor)																C	page 355
Satellite Dish	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	page 355
Seasonal Outdoor Sales										T		T	T	T	T	T	page 355
Secondhand Dealer												C	C	S	C	C	page 356
Senior Citizen Apartments							C	C				S					page 356
Sex Offender Counseling Facility												S	S		C	C	page 356
Sexually Oriented Business															C	C	page 357
Shopping Center												P	P		P	P	page 358
Short-Term Residential Rental	C	C	C	C	C	C	C	C	C								page 359
Single Family, Attached				P	P	P	P	P									page 359
Single Family, Detached	P	P	P	P	~~P~~	P	P	P	P								page 359
Single Family, Zero Lot Line				C	C												page 359
Single Room Occupancy Residence													S		P		page 359
Slaughtering and Processing of Live Poultry												S	S		S	P	page 360
Small Wind Energy System		C	C			C	C	C		C	C	C	C	C	C	C	page 360
Social Event with Alcoholic Beverage Sales										S	S	S	S	S	S	S	page 362
Social Service Provider											S	S	S	S	S	S	page 362
Solar Panel	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	page 362
Sound Stage												S	S	P	P	P	page 362
Supper Club											S	S	S	S	S	S	page 362
Swap Meet												S	S		C	C	page 363
Tattoo Parlor/Body Piercing Studio													S		P	P	page 363
Tavern-Limited Establishment												S	S	S	S	S	page 363
Taxicab/Limo Yard															P	P	page 363
Teen Dance Center												C	C		C	C	page 364
Temporary Contractor's Construction Yard	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	page 364
Temporary Outdoor Commercial Event	T	T										T	T	T	T	T	page 364
Temporary Real Estate Sales Office	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	page 364
Thrift Shop												S	S		C	C	page 365
Time-Share Development													C				page 365
Towing & Impound Yard															C	C	page 365

19.12.010
Permitted Use - Table 2

P - Permitted	A - Accessory	C - Conditional
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	U	R-E	R-1	R-CL	R-TH	R-2	R-3	R-4	R-MH	P-O	O	C-1	C-2	C-PB	C-M	M	Additional Information
Towing Service (with No Storage)													P	P	P	P	page 365
Townhouse					P		P	P									page 365
Trade School											C	P	P	P	P	P	page 365
Trailer/RV Camp or Park												S	S		P	P	page 366
Transit Passenger Facility												C	C		P	P	page 366
Truck Rental													S		P	P	page 366
Trucking Company													S		P	P	page 366
Tutoring Center										C	C	C	C	C	C	C	page 366
TV Broadcasting & Other Communication Service											S	S	P	~~S~~ P	P	P	page 367
Two-Family Dwelling						P	P	P									page 367
Urban Lounge												S	S		S	S	page 367
Utility Installation, Other Than Listed	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	page 367
Utility Transmission Lines	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	page 367
Valet Parking											C	C	C	C	C	C	page 367
Vehicle Parking, Storage or Repair in Residential Zoning Districts	C	C	C	C	C	C	C	C	C								page 367
Warehouse/Distribution Center														~~S~~ P	P	P	page 370
Wedding Chapel												P	P		P	P	page 370
Welding Repair															P	P	page 370
Wholesale Showroom Facility													P	~~S~~ P	P	P	page 370
Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	page 370
Wireless Communication Facility, Non-Stealth Design (Qualifying for Conditional Use Approval)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	page 371
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(Ord. 6210 § 26 through 55, 09/05/12)
(Ord. 6229 §6, 12/19/12)

ACCESSORY USES AND STRUCTURES 19.12.020

A. General

An accessory use or structure which is customarily incidental to the principal use or structure, and is located on the same lot or tract of land shall be permitted as an accessory use without being separately listed as a permitted use.

B. Particular Accessory Uses

In any residential zoning district, each of the following uses shall be considered an accessory use to the extent described, without being separately listed in the Land Use Tables, provided in each case that the use is incidental to the property's use as a dwelling and does not alter the character of its use as a dwelling of the character permitted in the respective district:

1. Garage or yard sales, provided that:

a. No property may be offered for sale which has not been owned and used by the occupant of the premises;

b. No more than two garage or yard sales shall be conducted on the premises in any calendar year;

c. No garage or yard sale shall be conducted for longer than three days duration;

d. Garage or yard sales may be conducted during the daylight hours only; and

e. All signage shall conform to the provisions of LVMC 19.06.140(D)(5).

2. On a single family residential lot, the parking of a motor vehicle that bears a sign advertising the vehicle for sale, provided that:

a. The vehicle is:

i. Owned by or registered to an owner or occupant of the property;

ii. Parked on an improved parking surface; and

iii. Not being sold in connection with an automobile sales business;

b. The vehicle identification number is clearly visible from outside the vehicle, if the vehicle was manufactured to include a visible vehicle identification number;

c. No more than one vehicle is parked on the lot for purposes of display and sale at any one time; and

d. No more than two vehicles are parked on the lot for purposes of display and sale within a twelve month period.

C. Unless otherwise permitted by this Title, any type of use listed in Subsection (B) that exceeds the limitations set forth for that use in Subsection (B) does not qualify as an accessory use and shall be deemed to be in violation of this Title.

TEMPORARY COMMERCIAL PERMITS 19.12.030

Temporary uses are permitted in accordance with the standards and procedures found in LVMC 19.12.070 and 19.16.160, respectively.

CONDITIONAL USES 19.12.040

A. General

Any use that is marked with the letter "C" in the Land Use Tables for a particular zoning district may be approved administratively as a conditional use if certain minimum conditions, identified as conditional use regulations, can be met. A use approved as a conditional use is subject to, and shall comply with:

1. The conditions use regulations that are listed in the Table for that use; and

2. All other applicable requirements of this Title.

B. Special Use Permit Required

Expect as otherwise specifically provided regarding a particular use, when one or more of the itemized conditional use regulations cannot or will not be met, a Special Use Permit is required for the use. Approval of such a Special Use Permit may be conditioned on requirements beyond those that are itemized as conditional use regulations for that use.

C. Conditional Use Verification

Uses that are permitted conditionally pursuant to this Section are made subject to conditional use regulation, some of which are conditions that must be met before a use may commence and others that represent ongoing

requirements or limitations. In order for the Department to verify compliance with the applicable conditional use regulations, the Director may require the submission of documentation regarding such compliance. For uses concerning which the Director requires such documentation, the submission shall be in the form of a Conditional Use Verification provided by the Department. Within the time period for submission established by the Department, the form must be signed, notarized and acknowledged, and filed with the Department. The form must be signed by the owner of record of the property for which the verification is sought; provided however, that such submission is also sufficient if it is signed and acknowledged by a lessee, a contract purchaser or an optionee of the property upon which such conditional use is maintained. However, interest in such property must exist in a written agreement with the owner of the record attached to which is a copy of the submission and in which the owner of record has authorized the lessee, contract purchaser or optionee to sign the submission.

D. Noncompliance

Whether or not the Director requires the submittal of a Conditional Use Verification under Subsection (C) of this Section, each person or entity maintaining, operating or permitting a conditional use must comply with all provisions of this Title. Failure to comply with this Section or with any other requirement of this Title pertaining to conditional uses shall be grounds for enforcement action pursuant to LVMC 19.00.090 against the person or entity that owns the property or the person or entity that operated the conditional use.

SPECIAL USE PERMITS 19.12.050

A. General

Except as otherwise provided in this Subsection (A), any use that is marked with the letter "S" in the Land Use Tables for a particular zoning district may be permitted only by means of a Special Use Permit. A Special Use Permit may also be required by other provisions of law for other activities that are not listed as a use in the Land Use Tables. Notwithstanding the provisions of the first sentence of this Subsection (A), alcoholic beverage-related uses with an on-sale component that are ancillary to a non-restricted gaming establishment operated in conjunction with a hotel having more than two hundred rooms are deemed to be part of that use and are allowed without regard to the requirements of LVMC Chapter 19.12 provided that each such use otherwise conforms to the provisions of this Title and LVMC Chapters 6.40 and 6.50.

B. Conditions and Requirements of Approval.

Any use approved by means of a Special Use Permit is subject to, and shall comply with:

1. The Special Use Permit requirements, if any, that are listed in LVMC 19.12.070 for that use, which are the minimum conditions required for approval;

2. Other or additional requirements that may be imposed as conditions of Special Use Permit approval in order to ensure compatibility of the use in relation to surrounding uses and the pattern of development; and

3. All other applicable requirements of this Title.

C. Waivers.

The Special Use Permit requirements listed in LVMC 19.12.070 must be satisfied unless it can be shown by convincing and substantial evidence by the applicant that any waiver of these requirements will not compromise the objective of the City in safeguarding the interests of the City and the public. However, it shall not be permissible to waive any Special Use Permit requirement that is listed in LVMC 19.12.070 and marked with an asterisk (*).

PARKING REQUIREMENTS 19.12.060

A. The minimum number of on-site parking spaces for uses listed in Table 2 of LVMC 19.12.010 shall be as listed in LVMC 19.12.070 for each use.

B. Parking requirements for a use not specifically listed shall be determined by the Director based on the requirements for the closest comparable use and on the particular parking demand and trip generation characteristics of the proposed use.

PERMISSIBLE USE DESCRIPTIONS AND APPLICABLE CONDITIONS AND REQUIREMENTS 19.12.070

The descriptions contained hereunder for each identified land use generally corresponds to the definition for that use that appears in LVMC 19.18.020. In each such case, the description that appears in this Section is for convenience of reference only and is not intended to supersede any corresponding definition in LVMC 19.18.020, which shall prevail in the event of conflict.

Accessory Structure (Class I)

Description: An accessory structure which is located on the same residential parcel as a principal dwelling and which, as an ancillary use, provide living quarters, including full kitchen facilities, for the occupants of the principal dwelling or their tenants, domestic employees or temporary guests.

Minimum Special Use Permit Requirements:

* 1. The size of the lot or parcel must exceed 6500 square feet.

2. Unless the principal dwelling is owner-occupied, a Class I accessory structure may not be offered or occupied as a rental unit.

On-site Parking Requirement: One additional parking space must be provided beyond the number of spaces normally required.

Accessory Structure (Class II)

Description: An accessory structure which is located on the same lot as a principal structure, is detached therefrom, is incidental or subordinate thereto, and does not qualify as an "Accessory Structure (Class I)."

Conditional Use Regulations:

1. The use shall comply with all provisions of Section 19.06.040 applicable to accessory structure.
2. Any use that does not comply may be permitted only by means of a Variance.

On-site Parking Requirement: No additional parking required beyond that which is required for the principal use on the site.

Airport, Heliport or Landing Field

Description: Any area of land designated and set aside for the landing and taking off of any aircraft regulated by the Federal Aviation Administration, together with related refueling and terminal facilities.

On-site Parking Requirement: One space for each 100 square feet of public lobby area.

Animal Hospital, Clinic, or Shelter (with Outside Pens)

Description: A facility that:

1. Provides medical or surgical treatment for animals or pets, as well as shelter and care during the time of such treatment;

2. Uses outdoor pens in providing such shelter and care.

On-site Parking Requirement: One space for every 2 on-duty employees, plus one space per doctor and one space per examination room.

Animal Hospital, Clinic, or Shelter (with No Outside Pens)

Description: A facility that:

1. Provides medical or surgical treatment for animals or pets, as well as shelter and care during the time of such treatment; and

2. Does not use any outdoor pens in providing such shelter and care.

Conditional Use Regulations:

1. The use shall have access to a collector street or larger.
2. Animals shall be confined within an enclosed building at all times.
3. The building shall be designed to provide complete sound barriers and odor protection for adjacent properties.
4. Rooms containing cages or pens are not permitted to have windows, doors or other penetrations on exterior walls adjacent to residences.
5. Noise levels must comply with the applicable provisions of LVMC Title 7.
6. No more than 25% of the floor area may be used for the boarding of animals.

On-site Parking Requirement: One space for every 2 on-duty employees, plus one space per doctor and one space per examination room.

Animal Keeping & Husbandry

Description: The raising, keeping and breeding of domestic or non-domestic animals. The use must be ancillary to the principal use, but may be conducted for commercial purposes. The use includes the keeping of animals for the development of animal products such as meat, fur or eggs, but does not include the keeping of animals as household pets.

Conditional Use Regulations:

1. With respect to domestic animals:
   a. The applicant must submit to the Department, for administrative review and approval, a site plan with notes indicating the number and types of animals to be kept or reproduced on the premises.
   b. No more than 3 sheep or goats may be kept for each 20,000 square feet of land included in the building site.
   c. All operations and activities shall be in accordance with LVMC Title 7.
   d. No more than one horse or cow is permitted for each 7,500 square feet of lot area.
   e. No horse or cattle may be kept at any location south of Cheyenne Avenue.

2. With respect to non-domestic animals:
   a. Animals shall be confined at all times within a secured, enclosed or fenced area.
   b. Animals which are kept outdoors must be located at least 1,500 feet from any residential dwelling, school, ~~child care facility~~ individual care center licensed for more than 12 children or public park.
   c. The site must have a minimum area of 2 acres.
   d. All operations and activities shall be in accordance with LVMC Title 7.

On-site Parking Requirement: No additional parking required beyond that which is required for the principal use on the site.

(Ord. 6229 §8, 12/19/12)

Asphalt or Concrete Batch Plant

Description: A permanent facility or area for the mixing of concrete or asphalt.

On-site Parking Requirement: One space for each employee on the largest shift, plus one space for each facility vehicle.

Assisted Living Apartments

Description: An apartment or apartment complex which provides personal care services to senior citizens for daily living needs. Such services may include, but are not limited to, preparation and service of meals, housekeeping, laundry, monitoring of rooms, monitoring of medication, or assistance with bathing. This use includes commercial uses that are ancillary to an apartment complex as long as the total amount of floor space dedicated to such uses does not exceed five percent of the total gross floor area of the apartment complex and there is no external signage for, nor external access to, the commercial uses. This use does not include a convalescent care facility, nursing home or other medical facility that is specifically defined in LVMC Chapter 19.18.

On-site Parking Requirement: One space per three residents.

Auction House

Description: An enclosed establishment for the temporary storage and offering by an auctioneer of qualified property which is offered or sold to the highest bidder by means of a request or invitation for bids. For purposes of this description, the term "qualified property" means property of any kind belonging to another, but excluding animals, motor vehicles and business inventory to be liquidated following or in connection with the closing of a business. This use does not include a secondhand dealer.

Conditional Use Regulations:

1. Temporary storage shall be limited to three weeks or less.
2. No outdoor display, sales or storage of any merchandise shall be permitted.
3. The use shall comply with the applicable requirements of LVMC Title 6.
4. The installation and use of an outside public address system or bell system is prohibited.
5. All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel of land.

Minimum Special Use Permit Requirements:

* 1. Temporary storage shall be limited to three weeks or less.
2. No outdoor display, sales or storage of any merchandise shall be permitted.
3. The use shall comply with the applicable requirements of LVMC Title 6.
4. The installation and use of an outside public address system or bell system is prohibited.
5. All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel of land.

On-site Parking Requirement: One space for each 2 fixed seats, or one space for each 50 square feet of non-fixed seating area in the assembly area. Where fixed seating consists of benches, each 20 linear inches of bench shall be considered one seat.

Auto Broker

Description: A facility or area used primarily for the wholesaling of used motor vehicles, typically on an intermediary basis between an auction house and a used car dealership. This use does not include a facility or area used for the retail sales of used vehicles.

Conditional Use Regulations:

1. No more than 2 vehicles may be displayed or stored on the property.
2. The installation and use of an outside public address system or bell system is prohibited.
3. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.
4. All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel of land.
5. The repair or servicing of vehicles is not allowed.
6. No retail sales of vehicles is allowed.
7. The Special Use Permit provisions of Section 19.12.050(B) do not apply to an auto broker use.

On-site Parking Requirement: One space for each 300 square feet of gross floor area, plus two additional spaces for vehicle display.

Auto Dealer Inventory Storage

Description: The parking or storage, other than for purposes of display, of new motor vehicles which constitute inventory of a new motor vehicle sales dealership, where such parking or storage is maintained by the dealership either on the same parcel as the dealership or on a separate parcel.

Conditional Use Regulations:

1. All loading and unloading of vehicles shall occur on site.
2. Loading and unloading of vehicles shall occur between the hours of 7:00 am and 10:00 pm.
3. All areas used for the parking or storage of vehicles shall be paved.
4. Stored vehicles shall be effectively screened so as not to be visible from adjoining properties or public rights-of-way.
5. The parcel must be located on a primary or secondary thoroughfare, or on a parcel that is adjacent to and accessed through a parcel located on a primary or secondary thoroughfare.
6. Lighting shall be shielded from adjacent properties.
7. The use shall not occupy or interfere with any parking spaces that are required for the dealership use or any other existing or proposed use for which required parking is or will be provided on the site. For commercial or industrial sites 15 acres or greater in size, the use may occupy up to 50 percent of the parking area that is provided in excess of the parking that is required by this Section for other uses.
8. The use shall not be located adjacent to any property zoned R-E, R-1 or R-CL unless that property has been developed with a nonresidential use.

Minimum Special Use Permit Requirements:

* 1. All loading and unloading of vehicles shall occur on site.

* 2. Loading and unloading of vehicles shall occur between the hours of 7:00 am and 10:00 pm.

3. All areas used for the parking or storage of vehicles shall be paved.
4. Stored vehicles shall be effectively screened so as not to be visible from adjoining properties or public rights-of-way.
5. The parcel must be located on a primary or secondary thoroughfare, or on a parcel that is adjacent to and accessed through a parcel located on a primary or secondary thoroughfare.
6. Lighting shall be shielded from adjacent properties.
7. The use shall not occupy or interfere with any parking spaces that are required for the dealership use or any other existing or proposed use for which required parking is or will be provided on the site. For commercial or industrial sites 15 acres or greater in size, the use may occupy up to 50 percent of the parking area that is provided in excess of the parking that is required by this Section for other uses.

On-site Parking Requirement: No additional parking required beyond that which is required for the principal use(s) on the site.

Auto Parts (Accessory Installation)

Description: A facility for the retail sale and installation of auto accessories such as stereos, alarms and other types of accessories.

Conditional Use Regulations:

1. The use is limited to the installation of auto accessories and minor parts only, including stereos, car alarms, other accessories, batteries, windshield wipers, hoses, fuses, lights, radios and similar minor elements, and excludes engine, transmission and differential service, repair or installation.
2. All installation work shall be done within a completely enclosed building.
3. No dismantling, re-manufacturing or rebuilding shall be permitted.

On-site Parking Requirement: Five spaces, plus one space for each 200 square feet of gross floor area.

Auto Parts (New & Rebuilt)

Description: A facility for the retail sale and installation of lubricating oils, tires, filters and other new or rebuilt goods for use in motor vehicles. The resurfacing of rotors, pressing of bearings, grinding of brake drums, and similar activities are permitted as incidental uses, as well as the installation of auto accessories.

Conditional Use Regulations:

1. If an installation service is offered, the service shall be restricted to the installation of auto accessories and minor parts only, including stereos, car alarms, other accessories, batteries, windshield wipers, hoses, fuses, lights, radios and similar minor elements, and excludes engine, transmission and differential service, repair or installation.
2. All installation work shall be done within a completely enclosed building.
3. No dismantling, re-manufacturing or rebuilding shall be permitted.

On-site Parking Requirement: Five spaces, plus one space for each 200 square feet of gross floor area.

Auto Repair Garage, Major

Description: A facility for the repair or reconditioning of any type of motorized vehicle, other than the types of repair and service authorized to be performed in a minor auto repair garage. This use includes a facility that provides collision services, including body, frame, or fender straightening, repair and painting of vehicles in an appropriate paint booth, and a facility that performs any repairs to vehicles with a gross vehicle weight over 10,000 pounds.

Conditional Use Regulations:

1. All repair and service work shall be performed within a completely enclosed building.
2. All disabled vehicles shall be stored on a concrete or asphalt surface in an area which is screened from view from the surrounding properties and adjoining streets, pursuant to LVMC 19.08.040.
3. Outdoor hoists are prohibited.
4. All hazardous materials resulting from the repair, storage, or dismantling of vehicles shall be properly stored and removed from the premises in a timely manner. Storage, use and removal of toxic substances, solid waste pollution and flammable liquids, particularly gasoline, paints, solvents and thinners, shall conform to all applicable Federal, State, and local regulations.
5. No vehicle may be parked on the premises for the purpose of offering the vehicle for sale.
6. Outdoor bells and loudspeakers are prohibited.
7. This use shall not be located adjacent to any property zoned R-E, R-1 or R-CL unless that property has been developed with a nonresidential use. (C-2 only)

On-site Parking Requirement: Five spaces, plus one space for each 200 square feet of gross floor area.

Auto Repair Garage, Minor

Description: A facility for the performance of minor repairs and service on vehicles of 10,000 pounds gross vehicle weight or less. Such repairs and service are limited to electronic tune-ups, brake repairs (including drum turning), air conditioning repairs, generator and starter repairs, tire repairs, front end alignments, battery recharging, lubrication, selling/installing minor parts and accessories, and other similar activities. This use also includes the repair and installation of other minor elements of an automobile such as windshield wipers, hoses, windows, etc., but excludes general engine repairs, engine installation, and the repair and installation of transmissions and differentials.

Conditional Use Regulations:

1. All repair and service work shall be performed within a completely enclosed building.
2. All disabled vehicles shall be stored on a concrete or asphalt surface in an area which is screened from view from the surrounding properties and adjoining streets, pursuant to LVMC 19.08.040. Vehicles shall not be stored on the property longer than 45 days.

On-site Parking Requirement: Five spaces, plus one space for each 200 square feet of gross floor area.

Auto Sales Showroom

Description: A completely enclosed facility for the display, storage and sale (or leasing) of new or used automobiles and trucks, along with related accessories. This use does not include a motor vehicle sales use as defined in this Title and does not include any ancillary activity normally associated with such uses, including without limitation the service, repair and rental of vehicles.

On-site Parking Requirement: One space per 250 square feet of gross floor area.

Auto Smog Check

Description: A facility for the testing of vehicle emissions.

Conditional Use Regulations:

1. The facility must have a minimum size of 400 square feet, of which a minimum of 200 square feet must be an enclosed structure, with the remainder of the facility allowed to be located under service canopies. At least one area the size of a standard parking space shall be provided at each facility for the testing of vehicles.
2. All equipment must be stored and utilized within the enclosed structure.
3. If conducted as an accessory use to a general retail use, minor auto repair facility, or major auto repair facility, the auto smog check facility shall be designed to be architecturally compatible with the primary building on the site.
4. When operated as a primary use, no other automobile repair shall be permitted in conjunction with the facility.
5. Each facility shall have a stacking lane that will accommodate at least 3 cars, including the vehicle being tested. As an alternative to the requirement in the preceding sentence, a facility may designate two parking spaces for stacking, in addition to the testing area required by Conditional Use Regulation 1.

On-site Parking Requirement: One space, independent of vehicle stacking and testing spaces. No parking spaces required for this use or another on-site use shall be used or eliminated in order to provide testing services.

Auto Title Loan

Description: A business whose primary function is to lend money on the security of the title to a motor vehicle rather than on the security of the vehicle itself.

Conditional Use Regulations:

1. The use shall comply with all applicable requirements of LVMC Title 6.
2. The building design and color scheme shall be subject to review by the Department to ensure that it will be harmonious and compatible with the surrounding area.
3. No temporary signs (as described in LVMC 19.14.090) such as balloons, inflated devices, searchlights, pennants, portable billboards, portable signs, streamers, trucks parked for signage purposes, or other similar devices are permitted, except that banners announcing a "grand opening" or that a business is "coming soon" may be approved administratively for a period not to exceed 30 days.
4. Window signs shall not:
   a. Cover more than 20 percent of the area of all exterior windows;
   b. Include flashing lights or neon lighting; or
   c. Include any text other than text that indicates the hours of operation and whether the business is open or closed.
5. The hours of operation shall not extend beyond the hours of 8:00 a.m. to 11:00 p.m.
6. The building or portion thereof that is dedicated to the use shall have a minimum size of 1500 square feet, and shall be designed to have sufficient interior space to provide for adequate customer waiting areas, customer queuing, and transaction space (such as "teller" windows or desks).
7. No auto title loan use may be located closer than 200 feet from any parcel used or zoned for residential use. In addition, no auto title loan use may be located closer than 1000 feet from any other auto title loan use, auto pawn use or specified financial institution use. For purposes of this Regulation 7, distances shall be measured in a straight line from property line to property line, without regard to intervening obstacles. The term "property line" refers to property lines of fee interest parcels and not leasehold parcels.

Minimum Special Use Permit Requirements:

* 1. The use shall comply with all applicable requirements of LVMC Title 6.

* 2. The building design and color scheme shall be subject to review by the Department to ensure that it will be harmonious and compatible with the surrounding area.

3. No temporary signs (as described in LVMC 19.08.120(G)) such as balloons, inflated devices, searchlights, pennants, portable billboards, portable signs, streamers, trucks parked for signage purposes, or other similar devices are permitted, except that banners announcing a "grand opening" or that a business is "coming soon" may be approved administratively for a period not to exceed 30 days.
4. Window signs shall not:
   a. Cover more than 20 percent of the area of all exterior windows;
   b. Include flashing lights or neon lighting; or
   c. Include any text other than text that indicates the hours of operation and whether the business is open or closed.
5. The hours of operation shall not extend beyond the hours of 8:00 a.m. to 11:00 p.m.
6. The building or portion thereof that is dedicated to the use shall have a minimum size of 1500 square feet, and shall be designed to have sufficient interior space to provide for adequate customer waiting areas, customer queuing, and transaction space (such as "teller" windows or desks).
7. No auto title loan use may be located closer than 200 feet from any parcel used or zoned for residential use. In addition, no auto title loan use may be located closer than 1000 feet from any other auto title loan use, auto pawn use or specified financial institution use. For purposes of this Requirement 7, distances shall be measured in a straight line from property line to property line, without regard to intervening obstacles. The term "property line" refers to property lines of fee interest parcels and not leasehold parcels.

On-site Parking Requirement: One space for each 250 square feet of gross floor area. Vehicles whose title is serving as security for a loan may not be parked or stored in parking spaces that are designated as required on-site parking. Any parking or storage of such vehicles must occur only in spaces that are in excess of the required minimum parking.

Automobile Rental

Description: A facility for the rental of new or used automobiles or other passenger vehicles. For purposes of the limitations of this Title on outside storage, vehicles kept on a lot for rental purposes are not considered to be outside storage.

Conditional Use Regulations:

1. The minimum site area designated for rental services shall be 25,000 square feet.
2. The installation and use of an outside public address or bell system is prohibited.
3. No used or discarded automotive parts or equipment shall be located or stored in any open area outside of an enclosed building.
4. All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel of land.
5. Service bays for repairs, installations, cleaning or gas dispensing services facing a public street or a residential zoning district shall be screened to a height of at least 8 feet.

Minimum Special Use Permit Requirements:

1. No more than 5 rental vehicles shall be stored on the site at any one time.
2. No vehicles shall be offered for sale on the premises.
3. The installation and use of an outside public address or bell system is prohibited.
4. No used or discarded automotive parts or equipment shall be located or stored in any open area outside of an enclosed building.
5. All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel of land.
6. Service bays for repairs, installations, cleaning or gas dispensing services facing a public street or a residential zoning district shall be screened to a height of at least 8 feet.

On-site Parking Requirement: One space for each 200 square feet of gross floor area.

Automobile Repossession Agency

Description: Any parking area used for the storage of up to 2 operable vehicles which have been repossessed by or on behalf of a lender, together with related office operations. This use does not include the storage of more than 2 vehicles, which shall be treated as if the use were motor vehicles sales.

Conditional Use Regulations:

1. All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel of land.
2. No vehicle repair or maintenance shall take place on the premises.
3. No used or discarded automotive parts or equipment shall be located in any open areas.

On-site Parking Requirement: One space for each 200 square feet of gross floor area.

Bailbond Service

Description: An establishment that makes available to the public undertakings of bail in connection with judicial proceedings.

On-site Parking Requirement: One space for each 300 square feet of gross floor area.

Banquet Facility

Description: An establishment which is rented by individuals or groups to accommodate private functions such as banquets, weddings, anniversaries, and other similar celebrations. Such a use may or may not include:

1. Kitchen facilities for the preparation or catering of food;
2. The sale of alcoholic beverages for on-premises consumption, only during an event; and
3. Outdoor gardens or reception facilities.

On-site Parking Requirement: One space per 100 square feet of gross floor area.

Bed & Breakfast Inn

Description: A facility wherein overnight accommodations and a morning meal are provided in a dwelling unit to tourists for compensation.

Conditional Use Regulations:

1. The establishment must have a minimum of two and a maximum of five guest bedrooms.
2. Required on-site parking for guest bedrooms shall be screened by a 6-foot fence or by dense landscaping.
3. Access to the parcel on which the establishment is located must be by means of a paved street with a right of way width of at least 50 feet.
4. Cooking facilities for guest rooms are not permitted.
5. The Department of Fire and Rescue must inspect and approve the occupancy of an establishment before it may be used as a bed and breakfast inn.
6. Individual guest occupancy is limited to no more than one month in any 3-month period.
7. No sale or display of merchandise or other commodities may occur in connection with the establishment.
8. Private functions such as weddings, receptions, luncheons, parties and similar activities are not permitted, except to the extent such activities represent personal activities of the owner/resident.
9. Not more than one on premise sign shall be permitted. With respect to that sign:
   a. The copy may contain only the name and address of the establishment.
   b. The sign may not exceed 3 square feet in size or 4 feet in height.
   c. The sign may be freestanding or may be located on the dwelling itself or on a fence or wall.
   d. Any sign illumination must be exterior to the sign and must be shielded so as not to produce glare upon an adjacent property or a public right of way.
   e. The design materials and colors of the sign must be compatible with the architectural style of the dwelling.

Minimum Special Use Permit Requirements:

1. The establishment must have a minimum of two and a maximum of five guest bedrooms.

2. Required on-site parking for guest bedrooms shall be screened by a 6 foot fence or by dense landscaping.
3. Access to the parcel on which the establishment is located must be by means of a paved street with a right of way width of at least 50 feet.
4. Cooking facilities for guest rooms are not permitted.
5. The Department of Fire and Rescue must inspect and approve the occupancy of an establishment before it may be used as a bed and breakfast inn.
6. Individual guest occupancy is limited to no more than one month in any 3-month period.
7. No sale or display of merchandise or other commodities may occur in connection with the establishment.
8. Private functions such as weddings, receptions, luncheons, parties and similar activities are not permitted, except to the extent such activities represent personal activities of the owner/resident.
9. Not more than one on premise sign shall be permitted. With respect to that sign:
   a. The copy may contain only the name and address of the establishment.
   b. The sign may not exceed 3 square feet in size or 4 feet in height.
   c. The sign may be freestanding or may be located on the dwelling itself or on a fence or wall.
   d. Any sign illumination must be exterior to the sign and must be shielded so as not to produce glare upon an adjacent property or a public right of way.
   e. The design materials and colors of the sign must be compatible with the architectural style of the dwelling.

On-site Parking Requirement: Two spaces for the primary resident, plus one additional space for each guest room.

Beer/Wine/Cooler Cultural Establishment

Description: An establishment :

1. Whose license to sell alcoholic beverages is limited to the sale of beer, wine and coolers for consumption only:
   a. At a museum, performing arts theater, or facility licensed as an art studio or otherwise licensed for art sales or display (or both); and
   b. During the hours of an artistic exhibition, presentation or performance; and
2. That meets the Minimum Special Use Permit Requirements set forth below.

Minimum Special Use Permit Requirements:

1. No gaming is permitted as part of this Special Use Permit.
2. The use must conform to the provisions of LVMC Chapter 6.50.

On-site Parking Requirement: No additional parking required beyond that which is required for the principal use(s) on the site.

(Ord. 6244 §2, 04/03/13)

Beer/Wine/Cooler Off-Sale Establishment

Description: An establishment whose license to sell alcoholic beverages is limited to the sale of beer, wine and coolers to consumers only and not for resale, in original sealed or corked containers, for consumption off the premises where the same are sold, and is operated in connection with a grocery store, drug store, convenience store or specialty merchandise store.

Minimum Special Use Permit Requirements:

* 1. Except as otherwise provided, no beer/wine/cooler off-sale establishment (hereinafter "establishment") shall be located within 400 feet of any ~~church, synagogue~~ church/house of worship, school, ~~child care facility~~ individual care center licensed for more than 12 children, or City park.

* 2. Except as otherwise provided in Requirement 3 below, the distances referred to in Requirement 1 shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed establishment which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed establishment. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:
   a. Any leasehold parcel; or
   b. Any parcel which lacks access to a public street or has no area for on site parking and which has been created so as to avoid the distance limitation described in Requirement 1.

* 3. In the case of an establishment proposed to be located on a parcel of at least 80 acres in size, the minimum distances referred to in Requirement 1 shall be measured in a straight line:
   a. From the nearest property line of the existing use to the nearest portion of the structure in which the establishment will be located, without regard to intervening obstacles; or
   b. In the case of a proposed establishment which will be located within a shopping center or other multiple tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the establishment will be located, without regard to intervening obstacles.

4. When considering a Special Use Permit application for an establishment which also requires a waiver of the distance limitation in Requirement 1, the Planning Commission shall take into consideration the distance policy and shall, as part of its recommendation to the City Council, state whether the distance requirement should be waived and the reasons in support of the decision.

5. The minimum distance requirements in Requirement 1 do not apply to:

   a. An establishment which has a nonrestricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992 or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992; or

   b. A proposed establishment having more than 50,000 square feet of retail floor space.

* 6. All businesses which sell alcoholic beverages shall conform to the provisions of LVMC Chapter 6.50.

7. The minimum distance requirements set forth in Requirement 1, which are otherwise nonwaivable under the provisions of LVMC 19.12.050(C), may be waived:

   a. In accordance with the provisions of LVMC 19.12.050(C) for any establishment which is proposed to be located on a parcel within the Downtown Casino Overlay District;

   b. In accordance with the applicable provisions of the "Town Center Development Standards Manual" for any establishment which is proposed to be located within the T-C (Town Center) Zoning District and which is designated MS-TC (Main Street Mixed Use) in the Town Center Land Use Plan;

   c. In connection with a proposed establishment having between 20,000 square feet and 50,000 square feet of retail floor space, if no more than 10 percent of the retail floor space is regularly devoted to the display or merchandising of alcoholic beverages; or

   d. In connection with a retail establishment having less than 20,000 square feet of retail floor space, if the area to be used for the sale, display or merchandising of alcoholic beverages and each use to be protected are separated by a highway or a right of way with a width of at least 100 feet.

On-site Parking Requirement: No additional parking required beyond that which is required for the principal use(s) on the site.

Beer/Wine/Cooler On- and Off-Sale Establishment

Description: An establishment:

1. Whose license to sell alcoholic beverages is limited to:

   a. The sale of beer, wine and coolers for consumption only in connection with a meal on the premises where the same is sold; and

   b. The sale of beer, wine and coolers to consumers only and not for resale, in original sealed or corked containers, for consumption off the premises where the same are sold; and

2. Is operated in connection with a restaurant, grocery store or convenience store in which 30 or more people may be served with meals at any one time at tables or stools.

Minimum Special Use Permit Requirements:

* 1. Except as otherwise provided, no beer/wine/cooler off-sale establishment (hereinafter "establishment") shall be located within 400 feet of any ~~church, synagogue~~ church/house of worship, school, ~~child care facility~~ individual care center licensed for more than 12 children, or City park.

* 2. Except as otherwise provided in Requirement 3 below, the distances referred to in Requirement 1 shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed establishment which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed establishment. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:

   a. Any leasehold parcel; or

   b. Any parcel which lacks access to a public street or has no area for on site parking and which has been created so as to avoid the distance limitation described in Requirement 1.

* 3. In the case of an establishment proposed to be located on a parcel of at least 80 acres in size, the minimum distances referred to in Requirement 1 shall be measured in a straight line:

   a. From the nearest property line of the existing use to the nearest portion of the structure in which the establishment will be located, without regard to intervening obstacles; or

   b. In the case of a proposed establishment which will be located within a shopping center or other multiple tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the establishment will be located, without regard to intervening obstacles.

4. When considering a Special Use Permit application for an establishment which also requires a waiver of the distance limitation in Requirement 1, the Planning Commission shall take into consideration the distance policy and shall, as part of its recommendation to the City Council, state whether the distance requirement should be waived and the reasons in support of the decision.

5. The minimum distance requirements in Requirement 1 do not apply to:

   a. An establishment which has a nonrestricted gaming license in connection with a hotel having 200 or more guest rooms

on or before July 1, 1992 or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992; or

b. A proposed establishment having more than 50,000 square feet of retail floor space.

* 6. All businesses which sell alcoholic beverages shall conform to the provisions of LVMC Chapter 6.50.

7. The minimum distance requirements set forth in Requirement 1, which are otherwise nonwaivable under the provisions of LVMC 19.12.050(C), may be waived:

a. In accordance with the provisions of LVMC 19.12.050(C) for any establishment which is proposed to be located on a parcel within the Downtown Casino Overlay District;

b. In accordance with the applicable provisions of the "Town Center Development Standards Manual" for any establishment which is proposed to be located within the T-C (Town Center) Zoning District and which is designated MS-TC (Main Street Mixed Use) in the Town Center Land Use Plan;

c. In connection with a proposed establishment having between 20,000 square feet and 50,000 square feet of retail floor space, if no more than 10 percent of the retail floor space is regularly devoted to the display or merchandising of alcoholic beverages; or

d. In connection with a retail establishment having less than 20,000 square feet of retail floor space, if the area to be used for the sale, display or merchandising of alcoholic beverages and each use to be protected are separated by a highway or a right of way with a width of at least 100 feet.

On-site Parking Requirement: No additional parking required beyond that which is required for the principal use(s) on the site.

Beer/Wine/Cooler On-Sale Establishment

Description: An establishment whose license to sell alcoholic beverages is limited to the sale of beer, wine and coolers for consumption only in connection with a meal on the premises where the same is sold, and is operated in connection with a restaurant in which 30 or more people may be served with meals at any one time at tables or stools.

Minimum Special Use Permit Requirements:

1. Except as otherwise provided, no beer/wine/cooler on-sale establishment (hereinafter "establishment") shall be located within 400 feet of any ~~church, synagogue~~ church/house of worship, school, ~~child care facility~~ individual care center licensed for more than 12 children, or City park.

2. Except as otherwise provided in Requirement 3 below, the distances referred to in Requirement 1 shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed establishment which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed establishment. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:

a. Any leasehold parcel; or

b. Any parcel which lacks access to a public street or has no area for on site parking and which has been created so as to avoid the distance limitation described in Requirement 1.

3. In the case of an establishment proposed to be located on a parcel of at least 80 acres in size, the minimum distances referred to in Requirement 1 shall be measured in a straight line:

a. From the nearest property line of the existing use to the nearest portion of the structure in which the establishment will be located, without regard to intervening obstacles; or

b. In the case of a proposed establishment which will be located within a shopping center or other multiple tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the establishment will be located, without regard to intervening obstacles.

4. When considering a Special Use Permit application for an establishment which also requires a waiver of the distance limitation in Requirement 1, the Planning Commission shall take into consideration the distance policy and shall, as part of its recommendation to the City Council, state whether the distance requirement should be waived and the reasons in support of the decision.

5. The minimum distance requirements in Requirement 1 do not apply to:

a. An establishment which has a nonrestricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992 or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992; or

b. A proposed establishment having more than 50,000 square feet of retail floor space.

* 6. All businesses which sell alcoholic beverages shall conform to the provisions of LVMC Chapter 6.50.

On-site Parking Requirement: No additional parking required beyond that which is required for the principal use(s) on the site.

Blood Plasma Donor Center

Description: A building used for the collection of human blood plasma from plasma donors. This use does not include a facility for the provision of medical care or treatment.

On-site Parking Requirement: One space for each 200 square feet of gross floor area.

Boarding or Rooming House

Description: A building or portion thereof, other than a hotel, with no more than four guest rooms where, for compensation, lodging and meals are provided for no more than four persons who are not members of the immediate family occupying such building.

On-site Parking Requirement: Two spaces for the owner or principal occupant, plus one additional space for each rental unit.

Boat & Trailer Dealership (New and Used)

Description: The use of any building or lot for the display and sale of new or used boats, jet skis or other marine vessels, along with corresponding trailers.

Conditional Use Regulations:

1. The minimum site area shall be 25,000 square feet.
2. No vehicle, boat or trailer service or repair work shall occur except within a fully enclosed structure.

Minimum Special Use Permit Requirements:

1. The minimum site area shall be 25,000 square feet.
2. No vehicle, boat or trailer service or repair work shall occur except within a fully enclosed structure.
3. All sales activities and storage shall be within an enclosed structure. (C-1 only).

On-site Parking Requirement: One space for each 500 square feet of enclosed gross floor area.

Building & Landscape Material/Lumber Yard

Description: A facility for the sale of home, lawn and garden supplies and construction materials such as brick, lumber and other similar materials.

Minimum Special Use Permit Requirements:

* 1. Accessory outdoor storage must meet all requirements of LVMC 19.08.040(E)(4)(e), irrespective of whether or not for purposes of LVMC 19.08.040(E)(4)(e) a Variance from its requirements is granted pursuant to that provision and LVMC 19.16.140.

On-site Parking Requirement: One space for each 500 square feet of gross floor area, including any outside sales area.

Building Maintenance Service and Sales

Description: A facility or area for contracting services such as building repair and maintenance, the installation of plumbing, electrical, air conditioning and heating equipment, janitorial services, and exterminating services. The retail sale of supplies is permitted as an accessory use.

Minimum Special Use Permit Requirements:

* 1. Accessory outdoor storage must meet all requirements of LVMC 19.08.040(E)(4)(e), irrespective of whether or not for purposes of LVMC 19.08.040(E)(4)(e) a Variance from its requirements is granted pursuant to that provision and LVMC 19.16.140.

* 2. Accessory outdoor storage shall be limited to no more than 10% of the total lot area.

On-site Parking Requirement: One space for each 300 square feet of gross floor area.

Bus Charter Service & Service Facility

Description: Any premises for the transient housing, parking, servicing or repair of motor-driven buses.

On-site Parking Requirement: One space for each 300 square feet of gross floor area.

Business School

Description: A facility or area for instruction and training in secretarial and related office skills, cosmetology, commercial art, computer software, cooking or similar training.

On-site Parking Requirement: One space for each staff member, plus one space for every 2 students in class when the school is at maximum capacity.

Car Wash, Full Service or Auto Detailing

Description: An establishment that provides for the washing, cleaning, waxing or detailing of passenger vehicles, either by means of employees or by means of automated or semi-automated methods of cleaning, or by a combination thereof.

Conditional Use Regulations:

1. Each wash bay shall have a stacking lane that will accommodate at least 6 cars.

Minimum Special Use Permit Requirements:

1. Each wash bay shall have a stacking lane that will accommodate at least 6 cars.

On-site Parking Requirement: One space for each 150 square feet of gross floor area, independent of vehicle stacking space.

Car Wash, Self-Service

Description: A coin operated car wash facility that is operated by the customer and does not utilize automobile conveyors or other automated or semi-automated methods of cleaning.

Conditional Use Regulations:

1. Each stall shall have a stacking lane that will accommodate at least 2 cars.

Minimum Special Use Permit Requirements:

1. The hours of operation shall be limited to the period between 7:00 a.m. and 10:00 p.m.
2. All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel.
3. No retail sale of vehicles is allowed.
4. No repair or servicing of vehicles is allowed.
5. The use must not be located within 200 feet of a residential property unless the use is separated from the residential property by a street with a minimum right-of-way width of 80 feet.
6. The applicant must demonstrate that the use can be made inoperable and inaccessible to the public after business hours.
7. Vacuum bays are permitted as part of this use if their operation is in compliance with the other Minimum Special Use Permit Requirements for this use.
8. An attendant must be on the premises during all times the equipment is operational.
9. Each stall shall have a stacking lane that will accommodate at least 2 cars.

On-site Parking Requirement: Two spaces per stall, independent of vehicle stacking space.

Catering Service

Description: A service that provides for the preparation, storage, and delivery of food and food utensils for off-premise consumption.

Conditional Use Regulations:

1. No more than 2 delivery vehicles shall be dispatched from the site.
2. The maximum floor area shall not exceed 2,500 square feet.

On-site Parking Requirement: One space for each 500 square feet of gross floor area.

Cemetery/Mausoleum

Description: Property and facilities used for interring of the dead.

Conditional Use Regulations:

1. A decorative masonry and/or wrought iron fence with a minimum height of 6 feet shall be constructed around the perimeter of the cemetery site. The wall along the primary street frontage shall be set back a minimum of 35 feet from the front property line. The front yard area shall not be used for interment and shall be landscaped.
2. Cemeteries shall only be allowed on parcels abutting and having access to collector streets or larger.

On-site Parking Requirement: One space for each employee on the largest shift.

Check Cashing Service, Limited

Description: The service of cashing checks for a fee, service charge or other consideration as a service that is supplemental to a retail business that otherwise does not provide services normally associated with a financial institution. The term does not include a general financial institution, specified financial institution, or any business that provides any kind of loan, cash advance, or deferred deposit service.

Conditional Use Regulations:

1. The use shall comply with all applicable requirements of Title 6.
2. No loan, cash advance, or deferred deposit service may be provided in connection with this use.
3. No exterior advertising of this use is permitted.

On-site Parking Requirement: One space for each 250 square feet of gross floor area.

Church/House of Worship

Description: Any building used for religious worship services, religious education and fellowship activities and programs of a religious organization. This use includes the use of the building and premises for other related activities, such as child care facilities, formal educational programs, preschool classes and recreational activities, but only when those activities are ancillary to the religious use and only after those uses have been approved by means of a use review or other procedure under LVMC Chapter 19.16. This use does not include any class of child care center, general education classroom or facility, thrift shop, homeless shelter or commercial activity.

Minimum Special Use Permit Requirements:

1. The Special Use Permit approval may include such activities as religious services, religious instruction, church club activities and similar activities.
2. The Special Use Permit approval may also include accessory functions, such as child care facilities, formal educational programs, preschool classes and similar related activities, if:
   a. The uses are specifically proposed in the application; and
   b. The Director finds that each such use is ancillary to the primary use.
3. Following approval of a Special Use Permit, if any additional uses not specifically covered by that Special Use Permit are proposed, an additional public hearing process shall be required to add the uses.

* 4. In residential districts, related uses such as thrift shops, homeless shelters and other similar activities may not be conducted and

are not eligible for approval as part of a Special Use Permit. Such uses may be conducted only in the zoning districts in which such uses are permitted as primary uses, and must receive specific approval to operate.

* 5. Churches on sites larger than 5 acres shall not be permitted in the U District or a district with an "R" prefix.

On-site Parking Requirement: One space for each 4 fixed seats, or one space for each 100 square feet of non-fixed seating area in the gathering room. Where fixed seating consists of benches or pews, each 20 linear inches of bench or pew shall be considered one seat.

Cleaners, Commercial/Industrial

Description: A facility or premises which is used for cleaning items in bulk quantities, such as clothing and linens. This use includes diaper cleaning services and cleaning services for hospitals, restaurants, hotels and similar clients, as well as rug and dry cleaning plants, and may include on-premise retail services to individual households as an use incidental to the operation of the plant.

Minimum Special Use Permit Requirements:

1. The plant operation shall be within a fully enclosed building.
2. The use shall be at least 50 feet from any property which is zoned P-O, O, DC-O, C-1, or is zoned for any residential use. The distance requirement with respect to a nearby commercially-zoned property may be waived if the applicant demonstrates that the use is compatible with the area.

On-site Parking Requirement: One space for each 500 square feet of gross floor area, plus the greater of:

1. One space for each delivery vehicle; or
2. Five spaces.

Clinic

Description: A facility which is occupied and used for the purpose of providing dental or medical care, and which regularly provides any of those services to the general public on an emergency basis or without appointment. This use does not include a hospital or a facility which provides for the overnight care or overnight stay of patients.

On-site Parking Requirement: One space for each 200 square feet of gross floor area up to 2,000 square feet, plus one space for each additional 250 square feet.

Cold Storage Plant

Description: A facility for the protective storage of items such as food or furs, in a refrigerated place.

On-site Parking Requirement: One space for each 500 square feet of gross floor area.

College, University, or Seminary

Description:

1. College or university – An academic institution of higher learning beyond the level of secondary school.
2. Seminary – An institution for the training of candidates for the priesthood, ministry, rabbinate or other religious order.

On-site Parking Requirement: One space for every 4 students or trainees.

Commercial, Other than Listed

Description: Any commercial use not specifically identified in Table 2 of LVMC 19.12.010.

On-site Parking Requirement: One space for each 250 square feet of gross floor area.

Commercial Recreation/Amusement (Indoor)

Description: An enclosed facility or area for sport, entertainment, games of skill, or recreation that is open to use by the general public for a fee. This use includes without limitation bowling alleys, indoor miniature golf courses, roller and ice skating rinks, game courts, swimming pools, walk-in movie theaters, physical fitness centers, gyms, billiard parlors/pool halls, and video arcades.

Minimum Special Use Permit Requirements:

1. The use shall not be open to the public between the hours of 9:00 p.m. and 8:00 a.m.
2. The use must be consistent with and authorized by an approved Site Development Plan for an office project, and may not occupy more than 35 percent of the floor area of the project.
3. No structure that houses the use may exceed 35 feet in height.
4. Each structure that houses the use shall be designed to provide reasonable sound barriers for adjoining properties.

On-site Parking Requirement:

Indoor Miniature Golf Course	Three spaces per hole
Skating Rink	One space for each 150 square feet of rink area
Indoor Game Courts	Three spaces per court
Walk-in Theater	One space per 4 seats, plus one space for each employee

Video Arcade	One space for each 200 square feet of gross floor area, plus one space per 3 persons that the facility is designed to accommodate at maximum capacity
Billiard Parlor/Pool Hall	One space per billiard table
Other Uses	One space for each 200 square feet of gross floor area

Commercial Recreation/Amusement (Outdoor)

Description: An outdoor facility or area for sport, entertainment, games of skill, or recreation that is open to use by the general public for a fee. This use includes without limitation game courts, water slides, golf courses, outdoor miniature golf courses, drive-in theaters, batting cages, practice/instructional fields, amusement parks, amphitheaters, and sports events.

On-site Parking Requirement:

Miniature Golf Course	Three spaces per hole.
Golf Course	Four spaces per hole.
Amusement Park/ Amphitheater	One space per 3 persons that the facilities are designed to accommodate at maximum capacity.
Other Uses	One space for each 200 square feet of gross floor area.

Community Center, Private (Accessory)

Description: A facility associated with a planned residential development or multi-family development which provides for community activities for residents of the development.

Conditional Use Regulations:

1. The facility must be located on a collector street or larger.
2. The facility shall be limited to a single story in height and shall not exceed 3000 square feet in floor area.
3. The facility shall be designed to be integrated into the community.
4. No retail sales or other commercial activity shall be permitted.
5. The facility shall be for the exclusive use and enjoyment of the residents of the development.

On-site Parking Requirement: One space for each 200 square feet of gross floor area.

Community Garden

Description: An area of land established and used for gardening by a community-based organization or other group of people, with the intent of harvesting vegetables, fruits, flowers and herbs for personal consumption or for sales or distribution to the community on a limited basis. The term does not include a garden that is incidental to a residential use and whose products are intended for use of those residing on the parcel.

Conditional Use Regulations:

1. Except as otherwise permitted by the remaining Conditional Use Regulations, all structures shall comply with the development standards applicable to the zoning district in which the use is located.
2. In any residential zone:
   a. Community garden structures may not exceed 12 feet in height.
   b. Where a primary structure exists, community garden structures shall comply with the applicable requirements of this Title for an accessory structure.
   c. Where no primary structure exists, the cumulative gross floor area of all community garden structures shall not exceed 1500 square feet or 15% of the lot size, whichever is less.
3. Any on-site sale or donation of products is limited to products grown on-site and may not take place within a residential dwelling unit.
4. Any on-site sale of products is limited to once per week and may take place only between the hours of 7:00 a.m. to 7:00 p.m.
5. No item of motorized garden equipment may exceed 25 horsepower.
6. No more than one identification sign is permitted and the area of the sign may not exceed 64 square inches.
7. All sales of products must comply with applicable provisions of LVMC Title 6 as well as other applicable State and local laws and regulations.
8. If unpaved parking is utilized, a dust control permit approved by the Clark County Department of Air Quality and Environmental Management must first be obtained.

On-site Parking Requirement: One space per delivery vehicle, if any.

(Ord. 6189 § 4, 05/02/12)

Community Recreational Facility (Public)

Description: A facility which provides for community activities and is available to the general public.

On-site Parking Requirement: One space for each 200 square feet of gross floor area.

Community Residence (including Family Community Residence and Transitional Community Residence)

Description: A residential family-like living arrangement for 5 to 10 unrelated individuals with disabilities who are in need of the mutual support furnished by other residents, as well as the support services, if any, provided by the operator of the Community Residence. Residents may be self-governing or supervised by a sponsoring entity or its staff which furnishes habilitative or rehabilitative services related to the needs of the residents. Interrelationships among residents are an essential component of a Community Residence. A Community Residence shall be considered a residential use of property for purposes of all zoning and building codes. However, the Fire Marshal, pursuant to and consistent with the City's Fire Code, may require enhanced fire protection, including the installation of fire sprinklers and other mitigating measures, where one or more residents has a lessened ability to ambulate adequately. The use includes a Family Community Residence and a Transitional Community Residence, but does not include any of the following:

1. Senior Citizen Apartment;
2. ~~Adult Day~~ Individual Care Center;
3. Convalescent Care Facility/Nursing Home;
4. Facility for Transitional Living for Released Offenders;
5. Facility to Provide Testing, Treatment, or Counseling for Drug and Alcohol Abuse;
6. Hospice;
7. Sex Offender Counseling Facility;
8. Boarding House or Rooming House;
9. Any other group living arrangement for unrelated individuals who are not disabled; or
10. Any of the following, as defined by NRS Chapter 449:
    a. Facilities for the Treatment of Drug and Alcohol Abuse;
    b. Modified Medical Detoxification Facilities;
    c. Transitional Living Facilities for Released Offenders;
    d. Facility for the Treatment of Narcotics; or
    e. Community Triage Center.

Conditional Use Regulations:

1. Except as otherwise provided in Regulations 2 and 3, a Community Residence may not be located closer than 660 feet to any other Community Residence (measured from property line to property line).
2. Where there is a street, freeway or drainage channel at least 100 feet wide between the proposed Community Residence and an existing Community Residence, the minimum separation requirement is reduced to 100 feet from property line to property line.
3. When the population of proposed Community Residence is of such a nature that its location must be kept confidential for it to function successfully, such as a Community Residence for victims of domestic abuse, the minimum separation requirements set forth in Regulations 1 and 2 above shall not apply.
4. A maximum of 2 persons who function as facility operator or support staff may reside in a Community Residence without being counted toward the 10-resident limit established for that use. Resident operator/support staff in excess of 2 shall be counter toward the 10-person limit.
5. A Community Residence shall comply with all public health and safety requirements including all Building and Fire Code requirements for the dwelling type in question.
6. In Federal or State law or regulations require the proposed Community Residence to be licensed or certified, then the applicant must obtain that required license or certification before commencing operation of the Community Residence.
7. When located in an O, C-1 or C-2 Zoning District, a Community Residence may not be established unless it is part of a mixed-use development.
8. The operator of the Transitional Community Residence:
    a. Must require residents to be actively and continuously enrolled in an offsite support program, including without limitation Alcoholics Anonymous or an equivalent program, or
    b. Must prohibit the use of alcohol and illegal drugs by residents; and
    c. Upon request and with reasonable notice, must produce evidence satisfactory to the Director or the Code Enforcement Manager residents are in compliance with this Regulation.
9. Occupancy within a Community Residence shall not be made available to any individual whose tenancy would constitute a direct threat to the health and safety of individuals or would result in substantial physical damage to the property of others. The fact that a person is sentenced or referred to a Transitional Community Residence by a judge does not, without other evidence of a person's actual danger to other persons or property, establish that the person is a direct threat to the health and safety of others.
10. The Community Residence must be consistent with the scale and architectural character of the neighborhood.
11. The Special Use Permit provisions of LVMC 19.12.040(B) shall not apply to Regulations 5 through 10 above.

12. In case of a Special Use Permit application that is filed as a consequence of not qualifying for conditional use treatment under Regulations 1 and 2 above, the application must be approved unless the Planning Commission or City Council determines that one or more of the following conditions would occur:
    a. The building to be occupied as a Community Residence would be established or modified in a manner that would make it inconsistent with the scale and architectural character of the neighborhood.
    b. The proposed Community Residence, together with existing Community Residences, would alter the residential character of the neighborhood by creating an institutional atmosphere due to the concentration of the Community Residences on a block or adjoining blocks; or
    c. The application or Community Residence does not or would not comply with Regulations 5 through 10 above.

On-site Parking Requirement: Two spaces per dwelling unit.

Construction Material Supply Yard

Description: A facility for the storage and sales of construction materials.

On-site Parking Requirement: One space for each 500 square feet of gross yard area.

Contractor's Plant, Shop & Storage Yard

Description: A facility for the storage and maintenance of contractor's supplies and operational equipment, including accessory office uses.

On-site Parking Requirement: One space for each 500 square feet of gross floor area.

Convalescent Care Facility/Nursing Home

Description: A building or structure designed, used, or intended to be used to house and provide care for persons who have a chronic physical or mental illness or infirmity, but who do not need medical, surgical or other specialized treatment normally provided by a hospital. This use includes a "rest home" and "nursing home," as well as a use that would qualify as a Community Residence except for the limitation on the number of residents, but does not include an "assisted living apartment," "hospital" or other medical facility that is specifically defined in LVMC Chapter 19.18.

Minimum Special Use Permit Requirements:

U through R-CL Districts

1. The minimum parcel size shall be 20,000 square feet.
2. The maximum number of beds per acre shall be 25.
3. Setbacks for buildings shall be the same as required for a single family dwelling in the zoning district where located.
4. The maximum building height shall be 2 stories.
5. The facility must be located on a collector street or larger.

R-2 and R-4 Districts

1. The minimum parcel size shall be 10,000 square feet.
2. The maximum number of beds per acre of land shall be 50.
3. Minimum building setbacks and building height are as follows:
    a. A one-story structure shall be set back a minimum of 25 feet from all property lines.
    b. A two-story structure shall be set back a minimum of 35 feet from all property lines.
4. The facility must be located on a collector street or larger.

On-site Parking Requirement: One space for each 6 beds, plus one space for each employee on the largest shift, plus 3 spaces for use by medical professionals.

Convent or Monastery

Description: A house or set of buildings used as a residence by persons under religious vows.

On-site Parking Requirement: One space per three beds.

Copy Center

Description: A facility for the custom reproduction of written or graphic materials on a custom order basis for individuals or businesses. Typical processes include but are not limited to, photocopying, small offset printing, blueprint, and facsimile sending and receiving.

On-site Parking Requirement: One space for each 250 square feet of gross floor area.

Country Club, Private

Description: A facility that is made available for use on a membership basis for recreational or athletic purposes, where membership is limited and the use of the facility is primarily restricted to members and their guests. This use includes accessory uses, such as:

1. A clubhouse.
2. Retail and restaurant facilities which do not have separate signage or advertising.

On-site Parking Requirement: One space for each 200 square feet of gross floor area.

Crematory

Description: A facility used for the cremation of corpses.

Conditional Use Regulations:

1. All operations shall be within a completely enclosed building.
2. There shall be no audible or noticeable indication of the use outside of the building.
3. All structures shall be set back 100 feet from any residential use.

On-site Parking Requirement: If operated in conjunction with a mortuary or funeral chapel, one space for each 4 fixed seats or one space for each 100 square feet of non-fixed seating area in the gathering room, whichever is greater. If operated otherwise, one space for each employee on the largest shift.

Crop Production

Description: An area for raising or harvesting agricultural crops, generally operated on a large-scale commercial basis with accompanying wholesale and retail sales. This use does not include either a community garden or a garden that is incidental to a residential use whose products are intended for the use of those residing on the parcel.

On-site Parking Requirement: One space for each employee on the largest shift.

(Ord. 6189 § 2, 05/02/12)

Custodial Institution

Description: One or more buildings and related facilities used for the housing or detention of persons who have been charged with or have been convicted of felonies or misdemeanors.

On-site Parking Requirement: One space for each 20 inmates at full capacity.

Custom & Craft Work

Description: A facility for the production of finished, personal or household items which are either made to order or involve considerable handwork. Examples include, but are not limited to, textiles, pottery, furniture repair or refinishing, woodworking, upholstery, sculpting and other work or wood products on an individualized single item basis. This use does not include cabinetmaking, cabinet assembly or the use of mechanized assembly line production.

Conditional Use Regulations:

1. All work shall be performed within an enclosed building.
2. All outside storage shall be screened from view from public streets and adjacent properties.

Minimum Special Use Permit Requirements:

1. All work shall be performed within an enclosed building.
2. All outside storage shall be screened from view from public streets and adjacent properties.

On-site Parking Requirement: One space for each 500 square feet of gross floor area.

Daily Labor Service

Description: Any building or premises which serves as a staging point or gathering place for persons who are seeking immediate employment in daily labor activities and who accept or are assigned such employment in accordance with whatever employment is available on that particular day. For purposes of this paragraph, "daily labor" means manual labor, including without limitation, construction cleanup, garbage pickup and removal, demolition, convention setup and takedown, landscaping, planting and digging.

Minimum Special Use Permit Requirements:

* 1. The use must be located on a primary or secondary thoroughfare.

2. The use shall not be located within 400 feet of any ~~church, synagogue~~ church/house of worship, school, ~~child care facility~~ individual care center licensed for more than 12 children, City park, or residential zoning district.

* 3. The hours of operation shall be limited to the hours between sunrise and sunset.

* 4. Signage must be posted on the premises indicating that loitering on the premises is not allowed. The signage may not exceed 4 square feet in size.

* 5. Persons who are seeking employment must wait for employment within a fully-enclosed structure or an area screened from public view.

On-site Parking Requirement: One space for each 250 square feet of gross floor area.

Delivery and Service Vehicle Storage

Description: The use of an area or facility for the parking and storage of commercial fleet vehicles that are used primarily in connection with the delivery of goods and services to the surrounding community.

Minimum Special Use Permit Requirements:

1. All areas used for the parking and storage of vehicles shall be paved, and shall be effectively screened so as not to be visible from adjoining properties or public rights-of-way.
2. Lighting shall be shielded from adjacent properties.
3. The use shall not occupy or interfere with any parking spaces that are required for any other existing or proposed areas for which required parking is or will be provided on the site.

4. None of the following activities shall be permitted on site:
   a. The repair or servicing of vehicles.
   b. The storage or warehousing of goods or merchandise.

On-site Parking Requirement: .75 spaces for employee on the largest shift, plus one space per delivery or service vehicle.

Desktop Publishing

Description: An establishment that provides custom set-up of graphics and text for publication in an office setting. This use does not include an establishment that performs offset printing or related distribution.

On-site Parking Requirement: One space for each 300 square feet of gross floor area.

Drive-Through

Description: The use of a dedicated drive lane that, incidental to a principal use, provides access to a station, such as a window, door or mechanical device, from which occupants of a motor vehicle receive or obtain a product or service.

Conditional Use Regulations:

1. A single-station drive-through shall have a stacking lane that will accommodate a minimum of six vehicles, including the vehicle at the station. A multiple-station drive-through shall have stacking lanes that will accommodate a minimum of three vehicles per station, including the vehicle at that station.
2. The drive-through shall be screened in accordance with LVMC 19.08.040(F).
3. In the O (Office) and ~~DC-O (Downtown Casino~~ CD-O (Designed Commercial Overlay) Districts, a drive-through shall be separated from any residentially zoned property by an intervening building and shall not have access to local residential streets.

On-site Parking Requirement: No additional parking required beyond that which is required for the principal use(s) on the site. Stacking areas provided for the drive-through shall not count toward the required on-site parking.

Electric Generating Plant

Description: A facility that generates electricity from mechanical power produced by solar, gas, coal, hydraulic power sources or nuclear fission and that is properly licensed or franchised by the authorities having jurisdiction.

On-site Parking Requirement: One space for each 1000 square feet of gross floor area.

Electric Utility Substation

Description: A facility for transforming electricity for distribution to individual customers.

On-site Parking Requirement: None

Emergency Ambulance Services, Ground

Description: A facility which provides emergency ambulance service and does not include the use of helicopters.

On-site Parking Requirement: One space for each employee on the largest shift, plus one space for each facility vehicle.

Employment Agency

Description: Any establishment, other than a daily labor service, which provides one or both of the following:

1. Assistance to employers in finding and employing permanent or temporary employees, whether part-time or full-time.
2. Assistance to potential employees in identifying and obtaining permanent or temporary employment, whether part-time or full-time.

On-site Parking Requirement: One space for each 300 square feet of gross floor area.

Environmentally Hazardous Materials

Description: The location of activities or products which have the potential to be dangerous, extremely obnoxious, or cause substantial environmental impacts on or beyond the boundaries of the property on which the activity or use is conducted. Environmentally hazardous materials include, but are not limited to, the following activities:

1. The manufacture, storage and testing of explosives, fireworks or munitions.
2. The refining of petroleum and the storage and distribution of natural and liquid gas or other petroleum derivatives in bulk including terminals, tank farms or other similar facilities.
3. The manufacture, blending, or mixing of pesticides, certain acids and fertilizer.
4. Stockyards; feed pens; livestock sales with pens and/or shipping facilities; rendering of animal fats; slaughtering or processing of animals; and industrial manufacturing processes using the following raw materials: bones, garbage, offal and dead animals.

5. The refining of raw materials, such as, but not limited to, chemicals, rubber, wood or wood pulp, into other products.
6. The forging, casting, melting, refining, extruding, rolling, drawing or alloying of metals.
7. The testing of jet engines or other engines.
8. Refuse disposal services not listed elsewhere in this Title, including but not limited to landfills, incinerators and other locations which receive garbage and refuse generated off-site for storage, treatment or disposal.
9. Boiler works.

On-site Parking Requirement: One space for each 500 square feet of gross floor/yard area.

Facility for Transitional Living for Released Offenders

Description: A dwelling unit of a residential character that provides housing and a living environment for up to six persons who have been released from prison and who require assistance with reintegration into the community, other than such a residence that is operated or maintained by a state or local government or an agency thereof. There term does not include a halfway house for recovering alcohol and drug abusers or a facility for the treatment of abuse of alcohol or drugs. As used in this description, "person who has been released from prison" means:

1. A parolee
2. A person who is participating in:
   a. A judicial program pursuant to NRS 209.4886 or 213.625; or
   b. A correctional program pursuant to NRS 209.488 or 213.632;
3. A person who is supervised by the Division of Parole and Probation of the Department of Public Safety through residential confinement pursuant to NRS 213.371 to 213.410, inclusive; or
4. A person who, within the past 20 years, has been released from prison by expiration of his term of sentence.

Minimum Special Use Permit Requirements:

* 1. The facility must comply on an ongoing basis with all governmental licensing requirements.
2. The facility must be located on a parcel with a minimum size of six thousand five hundred square feet.
3. The facility must be located on a parcel that is within one thousand five hundred feet of an existing bus stop served by a regional bus system.
4. Off-street parking shall be provided on the basis of at least one space per five residents, plus an additional space for the administrator.
5. Indoor common area shall be provided on the basis of a minimum of fifteen square feet per resident.
6. The facility shall not be established or modified in a manner that would make it inconsistent with the scale and architectural character of the neighborhood.
7. No signage, graphics, display, or other visual representation that is visible from a public street shall be used to identify to facility as a Facility for Transitional Living for Released Offenders.
8. A facility may not be located closer than one thousand five hundred feet (measured by means of the shortest distance from property line to property line) from another Facility for Transitional Living for Released Offenders, a Community Residence, ~~church, synagogue~~ church/house of worship, school, ~~child care facility~~ individual care center licensed for more than twelve children, or City park.
9. The number of occupants within a Facility for Transitional Living for Released Offenders shall not exceed the following occupancy standards
   a. For the first bedroom (deemed to be the largest bedroom), a maximum of two adults (eighteen years of age or older).
   b. For each bedroom thereafter:
      i. A maximum of one adult, for bedrooms less than one hundred square feet in area; and
      ii. A maximum of two adults, for bedrooms one hundred square feet in area or greater.

On-site Parking Requirement: Off-street parking shall be provided on the basis of at least one space per five residents, plus an additional space for the administrator.

Facility to Provide Testing, Treatment, or Counseling for Drug or Alcohol Abuse

Description: A facility that:

1. Operates under or is subject to the provisions of NRS Title 40 and, by means of certified detoxification technicians or otherwise, provides care or treatment related to the physical and mental effects of the abuse of alcohol or drugs, or the effects of alcohol or drug dependency; or
2. Provides court-ordered or court-sanctioned testing, analysis, treatment or counseling related to the physical and mental effects of the abuse of alcohol or drugs, or the effects of alcohol or drug dependency.

On-site Parking Requirement: One space for each 300 square feet of gross floor area.

Financial Institution, General

Description: Any business or organization which:

1. Holds or receives deposits, savings or share accounts;
2. Issues certificates of deposits;
3. Provides to its customers other depository accounts which are subject to withdrawal by checks, drafts or other instruments or by electronic means to effect payment to a third party; or
4. Engages in business as a mortgage banker under NRS Chapter 645E.

This use includes without limitation a bank, savings and loan association, savings bank, mortgage bank, thrift company or credit union.

On-site Parking Requirement: One space for each 200 square feet of gross floor area.

Financial Institution, Specified

Description: Any business whose primary function is to:

1. Lend money;
2. Cash checks or other negotiable instruments for a fee, service charge or other consideration; or
3. Provide funds in exchange for the acceptance of a check on a post-dated or deferred-deposit basis.

This use includes without limitation a business that provides check cashing, services as a principal service offered, a paycheck advance service, and any business primarily providing cash loans, installment loans or cash advances. The term does not include a pawn shop or a limited check cashing service, as described in this Section.

Conditional Use Regulations:

1. The use shall comply with all applicable requirements of LVMC Title 6.
2. The building design and color scheme shall be subject to review by the Department to ensure that it will be harmonious and compatible with the surrounding area.
3. No temporary signs (as described in LVMC 19.08.120 (G)) ~~such as balloons, inflated devices, searchlights, pennants, portable billboards, portable signs, streamers, trucks parked for signage purposes, or other similar devices~~ are permitted, except that banners announcing a "grand opening" or that a business is "coming soon" may be approved administratively for a period not to exceed 30 days.
4. Window signs shall not:
   a. Cover more than 20 percent of the area of all exterior windows;
   b. Include flashing lights or neon lighting; or
   c. Include any text other than text that indicates the hours of operation and whether the business is open or closed.
5. The hours of operation shall not extend beyond the hours of 8:00 a.m. to 11:00 p.m.
6. The building or portion thereof that is dedicated to the use shall have a minimum size of 1500 square feet, and shall be designed to have sufficient interior space to provide for adequate customer waiting areas, customer queuing, and transaction space (such as "teller" windows or desks).
7. No specified financial institution use may be located closer than 200 feet from any parcel used or zoned for residential use. In addition, no specified financial institution use may be located closer than 1000 feet from any other specified financial institution use, auto title loan use, or auto pawn use. For purposes of this Regulation 7, distances shall be measured in a straight line from property line to property line, without regard to intervening obstacles. The term "property line" refers to property lines of fee interest parcels and not leasehold parcels.

Minimum Special Use Permit Requirements:

* 1. The use shall comply with all applicable requirements of LVMC Title 6.

* 2. The building design and color scheme shall be subject to review by the Department to ensure that it will be harmonious and compatible with the surrounding area.

3. No temporary signs (as described in LVMC 19.08.120 (G)) such as balloons, inflated devices, searchlights, pennants, portable billboards, portable signs, streamers, trucks parked for signage purposes, or other similar devices are permitted, except that banners announcing a "grand opening" or that a business is "coming soon" may be approved administratively for a period not to exceed 30 days.
4. Window signs shall not:
   a. Cover more than 20 percent of the area of all exterior windows;
   b. Include flashing lights or neon lighting; or
   c. Include any text other than text that indicates the hours of operation and whether the business is open or closed.
5. The hours of operation shall not extend beyond the hours of 8:00 a.m. to 11:00 p.m.
6. The building or portion thereof that is dedicated to the use shall have a minimum size of 1500 square feet, and shall be designed to have sufficient interior space to provide for adequate customer waiting areas, customer queuing, and transaction space (such as "teller" windows or desks).
7. No specified financial institution use may be located closer than 200 feet from any parcel used or zoned for residential use. In addition, no specified financial institution use may be located closer than 1000 feet from any other specified financial institution use, auto title loan use, or auto pawn use. For purposes of this Requirement 7, distances shall be measured

in a straight line from property line to property line, without regard to intervening obstacles. The term "property line" refers to property lines of fee interest parcels and not leasehold parcels.

On-site Parking Requirement: One space for each 250 square feet of gross floor area.

Food Processing

Description: A facility in which food for human consumption is provided in its final form, such as candy, baked goods and ice cream, and the food is distributed to retailers or wholesalers for resale on or off the premises. This use does not include food or beverage processing which uses any mechanized assembly line production of canned or bottled goods.

Conditional Use Regulations:

1. Food processing shall be permitted only in conjunction with retail use.
2. A maximum of 5000 square feet in floor area shall be permitted.

On-site Parking Requirement: One space for each 500 square feet of gross floor area.

Fraternity, Sorority House or Private Dorm

Description: A residential building associated with a college or university that provides sleeping quarters, but not separate dwelling units, and may include common dining, cooking, recreation or bathing facilities.

Minimum Special Use Permit Requirements:

1. The minimum lot area shall be 6000 square feet for the first five occupants of the building's designed occupancy and 900 square feet for each additional residential occupant.

On-site Parking Requirement: One and one-half spaces per guest room.

Gaming Establishment, General Business-Related

Description: A building or structure which is primarily used for some business other than gaming but in which restricted gaming is permitted pursuant to Title 6. For purposes of the Special Use Permit requirements of this Title, this use does not include a location that has obtained and maintains current licensing and zoning approvals to sell alcoholic beverages.

On-site Parking Requirement: No additional parking required beyond that which is required for the principal use(s) on the site.

Gaming Establishment, Non-restricted

Description: An establishment which is used or intended to be used for the conduct of gaming activities for which a non-restricted gaming license is required pursuant to LVMC Title 6. For informational purposes, this description refers to an establishment whose gaming operations consist of 16 or more slot machines, or any number of slot machines together with any other game, gaming device, race book or sports pool at that establishment. When operated in conjunction with a hotel having more than 200 rooms this use includes any number of ancillary alcoholic beverage-related uses with an on-sale component, without regard to the requirements of LVMC Chapter 19.12, but only to the extent such uses conform to the applicable requirements of LVMC Chapters 6.40 and 6.50.

Minimum Special Use Permit Requirements:

* 1. Except as otherwise exempted by State law, non-restricted gaming establishments must be located within the Gaming Enterprise Overlay District described in Section 19.10.120.

* 2. A Special Use Permit is required for:

   a. Any new non-restricted gaming establishment.

   b. Any increase in the amount, variety or magnitude of gaming to be offered within an existing non-restricted gaming establishment whether or not the existing gaming was approved by means of a Special Use Permit.

* 3. The Special Use Permit requirement in Paragraph (2) above:

   a. Applies to all property in the City, wherever located and whether or not it is located in the Gaming Enterprise Overlay District;

   b. Applies to existing non-restricted gaming establishments whether or not they have applied for an increase in the amount, variety or magnitude of gaming to be offered;

   c. Applies to any property or establishment irrespective of any rights or purported rights established by prior adjudication, to the extent such rights have not become vested by the exercise thereof; and

   d. Supersedes and prevails over every other provision of the Municipal Code to the contrary, or that might be deemed to be interpreted to the contrary.

On-site Parking Requirement: One space for each 90 square feet of gross floor area.

Gaming Establishment, Restricted

Description: An establishment which is used or intended to be used for gaming activities for which a restricted gaming license is required pursuant to Title 6. For informational purposes, this description refers to an establishment whose gaming operations are limited to not more than 15 slot machines, incidental to the primary business at the establishment, and no other game or gaming device.

On-site Parking Requirement: No additional parking required beyond that which is required for the principal use(s) on the site.

Garden Supply/Plant Nursery

Description: A facility, generally operated on a commercial basis, for the growing, display, or sale of plant stock, seeds or other horticulture items. This use may include raising plants outdoors or in greenhouses for sale either as food or for use in landscaping. The term does not include either a community garden or a garden that is incidental to a residential use and whose products are intended for the use of those residing on the parcel.

Minimum Special Use Permit Requirements:

* 1. Accessory outdoor storage must meet all requirements of LVMC 19.08.040(E)(4)(e), irrespective of whether or not for purposes of LVMC 19.08.040(E)(4)(e) a Variance from its requirements is granted pursuant to that provision and LVMC 19.16.140.

On-site Parking Requirement: One space for each 500 square feet of indoor display area, plus one space for each 2500 square feet of outdoor display area.

(Ord. 6189 § 3, 05/02/12)

General Personal Service

Description: A facility for the sale of personal services. Typical personal services include barber/beauty shop, tanning salon, nail salon, shoe repair, tailor, instructional arts studio, photography studio, hand-crafted art studio, safe deposit boxes, house cleaning service, weight reduction center, day spa, florist (excluding greenhouses), astrologer/hypnotist/psychic art or science, dry cleaners, electrical/watch/clock/jewelry or similar repair, and permanent makeup establishment.

On-site Parking Requirement:

Barber/Beauty Shop..... For a use located in a shopping center with more than 25,000 square feet of gross floor area, one space for each 250 square feet of gross floor area. Otherwise, two spaces for each barber chair and three spaces for each beautician station.

Tanning Salon..... Two spaces per tanning bed.

Nail Salon..... Two spaces per chair/station.

Other Uses Not Listed ..... One space for each 250 square feet of gross floor area.

General Retail Store, Other Than Listed

Description: A facility for the retail sale of general merchandise to the general public for direct consumption and not wholesale. This use:

1. Includes such uses as an antique/collectible store, retail bakery, convenience store, grocery store, drug store, service station and specialty merchandise store.

2. Includes other general retail uses that may be specifically defined in LVMC Chapter 19.18 and whose definitions may include specific limitations and restrictions, which shall apply as described in that Chapter.

3. Does not include uses that are specifically listed in LVMC Chapter 19.12.

Conditional Use Regulations:

1. The general retail use must be ancillary to a primary use, and shall not exceed 3,500 square feet in gross floor area.

On-site Parking Requirement:

1. If less than 25,000 square feet, one space per 175 square feet of gross floor area.

2. If 25,000 square feet or more, one space per 250 square feet of gross floor area.

Government Facility

Description: A facility or area used for public purposes and owned or operated by an instrumentality or agency of Federal, State, or local government.

On-site Parking Requirement: One space for each 300 square feet of gross floor area.

Gun Club, Skeet or Target Range, or Archery Club (Indoor)

Description: A facility or area used for archery or the shooting of firearms, whether for practice or sport.

On-site Parking Requirement: One space per target or shooting position.

Gun Club, Skeet or Target Range, or Archery Club (Outdoor)

Description: A facility or area used for archery or the shooting of firearms, whether for practice or sport.

On-site Parking Requirement: One space per target or shooting position.

Health Club

Description: An establishment that operates physical fitness facilities, sports clubs or recreation clubs.

On-site Parking Requirement: One space for each 200 square feet of gross floor area.

Heavy Machinery and Equipment (Rental, Sales & Service)

Description: A facility for the display, sale and rental of tools, heavy machinery, dump trucks or commercial and heavy equipment, such as those used in building construction, farming, restaurants or manufacturing.

On-site Parking Requirement: One space for each 250 square feet of gross floor area. Rental equipment may not be parked or stored in parking spaces that are designated as required on-site parking.

Heavy Machinery and Equipment (Storage)

Description: A lot or facility used for the storage of heavy construction equipment, machinery and vehicles.

On-site Parking Requirement: One space for each employee on the largest shift, plus one space for each facility vehicle.

Helipad

Description: A facility for the landing and taking off of helicopters, but with no accessory gas sales, maintenance or other services.

Minimum Special Use Permit Requirements:

1. The use shall be permitted only as an accessory use to a hospital, medical facility or medical office.
2. The operator shall designate flight paths that minimize flight over residential areas and shall provide the City with evidence that such flight paths have been approved by the Clark County Department of Aviation.

On-site Parking Requirement: No additional parking required beyond that which is required for the principal use(s) on the site.

Home Occupation

Description: An income producing activity conducted in a residential zone pursuant to LVMC 19.16.180.

On-site Parking Requirement: No additional parking required beyond that which is required for the principal use on the site.

Horse Corral or Stable (Commercial)

Description: A structure for the keeping of horses, mules or ponies which are boarded for compensation or for use in providing instructional or recreational activities for persons other than occupants of the premises.

Conditional Use Regulations:

1. Stables or corrals shall be placed more than 50 feet from any dwelling on an adjacent residential lot and at least 100 feet from the front property line.

On-site Parking Requirement: One space for each 5 horses that can be boarded at the maximum capacity on the property.

Hospice

Description: A home for the terminally ill.

On-site Parking Requirement: One space for each 8 beds, plus one space for each employee on the largest shift.

Hospital

Description: An institution, designed within an integrated campus setting, for the diagnosis, care, and treatment of human illness, including surgery and primary treatment.

Conditional Use Regulations:

1. The use shall be located on a secondary thoroughfare or larger.

On-site Parking Requirement: One and one-half spaces for each patient bed.

Hotel, Motel or Hotel Suites

Description:

1. Hotel – A building or group of buildings whose main function is to provide rooms for temporary lodging where entrance to each room is gained from a completely enclosed area. A hotel may also contain restaurants, conference rooms and personal service shops. The phrase "temporary lodging" refers to a rental period with a normal duration of no more than 1 week.

2. Motel – A building or group of buildings whose main function is to provide rooms for temporary lodging, rooms which are directly accessible from an outdoor parking area. The phrase "temporary lodging" refers to a rental period with a normal duration of no more than 1 week.

3. Hotel Suites – A facility offering temporary lodging accommodations to the general public in which rooms or suites may include kitchen facilities and sitting rooms in addition to the sleeping room. The phrase "temporary lodging" refers to a rental period with a normal duration of no more than 1 week.

On-site Parking Requirement: One space per guest room.

Hotel, Residence

Description: A multi-dwelling facility for extended stay lodging, consisting of:

1. Efficiency units or suites with a kitchen containing a refrigerator, sink and cooking facilities (such as a stove or microwave) suitable for long term occupancy;

2. Customary hotel services such as linen, maid service, telephone and upkeep of furniture; and

3. Optional resident and guest amenities such as meeting rooms, club house and recreation facilities.

This use does not include facilities which qualify as other types of dwelling units defined in this Title.

On-site Parking Requirement: One space per guest room.

Individual Care – Family Home

Description: A residential dwelling used primarily as a residence which also provides day or overnight care for a maximum of 6 children or dependent adults for compensation. Such a use is subject to the care-related regulations and standards of the State of Nevada.

On-site Parking Requirement: No additional parking required beyond that which is required for the principal use on the site.

Individual Care – Group Home

Description: A facility which provides day or overnight care for a minimum of 7 children or dependent adults and a maximum of 12 children or dependent adults for compensation. When located on a single-family residential lot, the provision of care will take place in a dwelling used primarily as a residence. When located on a parcel developed with multi-family housing, the provision of care must take place within a structure not used as residence. In any case, such a use is subject to the care-related regulations and standards of the State of Nevada.

Minimum Special Use Permit Requirements:

* 1. The minimum lot size shall be 6500 square feet.

* 2. The site shall be designed so that all loading and unloading of passengers occurs on-site. The layout of driveways, circulation patterns and parking must be approved by the City Traffic Engineer prior to the issuance of any building permits.

* 3. In order for this use to be conducted on a parcel developed with multi-family housing, the provision of care must occur within a separate structure.

4. Access to the facility shall be by means of a right-of way with a width of 60 feet or less.

5. The use of outdoor recreation areas shall be limited to the hours between 6:00 A.M. and 10:00 P.M.

6. All lighting shall be designed so it does not shine directly onto any abutting residential property.

On-site Parking Requirement: One space for each staff member, plus one space for each 6 individuals cared for.

Individual Care Center

Description: A commercial facility which provides personal care and related services to more than 12 children or dependent adults in a supervised, protective, congregate setting during some portion of a twenty-four hour day. Such a use is subject to the care-related regulations and standards of the State of Nevada. Services typically offered in conjunction with dependent adult care include social and recreational activities, training, meals, and services such as rehabilitation and medication assistance.

Conditional Use Regulations:

1. Access to the individual care center shall be by means of a collector street or larger.

2. The site shall be designed so that all discharging or loading of passengers from a vehicle is accomplished on the site. The layout of driveways, circulation patterns and parking must be approved by the City Traffic Engineer prior to the issuance of any building permits.

3. Where structures or play areas have residential adjacency:

   a. An 8-foot high block wall shall be installed along the common property line.

   b. The building entrance and access shall be oriented away from residential uses on local streets.

   c. Outdoor recreation shall be limited to daylight hours.

   d. Outdoor lighting shall be designed so as to not shine directly onto any abutting residential property.

On-site Parking Requirement: One space for each staff member, plus one space for each 10 individuals cared for.

Internet/Catalogue Sales Office

Description: An establishment which specializes in the sale of products via the internet or by catalogue for delivery to a customer's home or business. This use may include in-person customer consultations at the establishment.

Conditional Use Regulations:

1. Neither the sale of products located on-site nor the delivery of products on-site is permitted.

On-site Parking Requirement: One space for each 300 square feet of gross floor area.

Laboratory, Medical or Dental

Description: A facility, other than a hospital, that:

1. Conducts general medical or scientific research, investigation, testing, or experimentation; or

2. Upon referral by or request of a medical professional, provides radiological or medical testing, or creates prosthesis or artificial dental work.

This use does not include a facility for the manufacture or sale of other products, except as incidental to the main purpose of the laboratory. This use also does not include a "facility to provide testing, treatment, or counseling for drug or alcohol abuse," as that term is defined in this Title.

On-site Parking Requirement: One space for each 200 square feet of gross floor area up to 2,000 square feet, plus one space for each additional 175 square feet.

Landfill

Description: A lot or premises used for the disposal of garbage, trash, refuse or waste material (other than sewage) which is officially sanctioned by proper authorities of the jurisdiction in which it is located.

On-site Parking Requirement: One space for each employee on the largest shift.

Laundry, Self-Service

Description: A laundry facility that provides coin operated washing and drying machines for customer operation. This use includes a facility that provides additional services such as fluff and fold or dry cleaning, provided that no dry cleaning equipment is located on the premises. This use does not include a laundry room located within a residential development that is provided solely for the use of residents of the development.

On-site Parking Requirement: One space per 250 square feet of gross floor area.

Library, Art Gallery or Museum (Public)

Description: A publicly-operated facility used for:

1. The housing of a collection of books, magazines, audio and video tapes, or other material for borrowing and use by the general public; or

2. The acquisition, preservation, study or exhibition of works of artistic, historic or scientific value.

On-site Parking Requirement: One space for each 300 square feet of gross floor area.

Light Assembly & Fabrication

Description: The assembly or manufacturing of objects or items that:

1. Are made from standard parts or components;

2. Are distinct from the individual parts or components; and

3. Are not of another type of assembly or fabrication specifically described in this Table 2.

Conditional Use Regulations:

1. All processing, manufacturing, and storage of materials, equipment and products shall be performed in a completely enclosed building.
2. There shall be no audible or noticeable indication of a manufacturing operation outside the building.
3. There shall be no smoke, dust or foreign matter emitted.
4. All exterior storage of material shall be in sturdy containers or enclosures which screen storage from surrounding properties and abutting streets. Storage containers for flammable materials shall be constructed of nonflammable material. [C-2 only]
5. No outside storage is permitted. [C-1 only]
6. The bulk manufactured items and raw materials stored shall not exceed 4 percent of the cubic content of the building. [C-1 only]
7. No more than 7 employees shall be engaged in the manufacture, treatment or processing operation. [C-1 only]
8. Only the following operations shall be allowed: [C-1 only]
   a. Lens grinding;
   b. Jewelry manufacture;
   c. Wholesale medallion sales and assembly;
   d. Wholesale and retail cooking;
   e. Sewing and embroidery shop;
   f. Stained glass assembly;
   g. Drapery manufacture; and
   h. Wholesale printing.

On-site Parking Requirement: One space for each 500 square feet of gross floor/yard area.

Liquefied Petroleum Gas Installation (288 Gallons or Less)

Description: A facility or system:

1. Which includes tanks, piping or gas equipment (or any combination thereof);

2. Is used or intended to be used for the storage, dispensing or other utilization of liquefied petroleum gas; and

3. Whose tanks:

   a. Have an aggregate water capacity of 288 gallons or less; or

   b. Are part of an installation in a mobile home park or similar multiple-unit installation whose units are served by individual tanks if the tanks are not interconnected and each individual tank has a water capacity of less than 125 gallons.

Conditional Use Regulations:

1. This use is permitted in accordance with the applicable zoning district requirements if the installation complies with the provisions of NRS 590.465 et seq.
2. Any installation which was made nonconforming by the adoption of the standards of this Title regarding liquefied petroleum gas installations is subject to the expansion and discontinuance provisions set forth in Chapter 19.14.

On-site Parking Requirement: No additional parking required beyond that which is required for the principal use(s) on the site.

Liquefied Petroleum Gas Installation (Over 288 Gallons)

Description: A facility or system:

1. Which includes tanks, piping or gas equipment (or any combination thereof);
2. Is used or intended to be used for the storage, dispensing or other utilization of liquefied petroleum gas; and
3. Whose tanks have an aggregate water capacity of more than 288 gallons, unless the tanks are part of an installation in a mobile home park or similar multiple-unit installation whose units are served by individual tanks, the tanks are not interconnected, and each individual tank has a water capacity of less than 125 gallons.

Minimum Special Use Permit Requirements:

1. This use is permitted in accordance with the applicable zoning district requirements if the installation complies with the provisions of NRS 590.465 et seq.
2. Any installation which was made nonconforming by the adoption of the standards of this Title regarding liquefied petroleum gas installations is subject to the expansion and discontinuance provisions set forth in LVMC Chapter 19.14.

On-site Parking Requirement: No additional parking required beyond that which is required for the principal use(s) on the site.

Liquor Establishment (Tavern)

Description: A facility which sells alcoholic beverages for consumption on the premises where the same are sold and authorizes the sale, to consumers only and not for resale, of alcoholic beverages in original sealed or corked containers, for consumption off the premises where the same are sold.

Minimum Special Use Permit Requirements:

* 1. Pursuant to its general authority to regulate the sale of alcoholic beverages, the City Council declares that the public health, safety and general welfare of the City are best promoted and protected by generally requiring both a minimum separation between liquor establishments (tavern), and a minimum separation between a liquor establishment (tavern) and certain other uses that should be protected from the impacts associated with a liquor establishment (tavern). Therefore, except as otherwise provided below, no liquor establishment (tavern) may be located within 1500 feet of any other liquor establishment (tavern), ~~church, synagogue~~ church/house of worship, school, ~~child care facility~~ individual care center licensed for more than 12 children, or City park.

* 2. The distance separation referred to in Requirement 1 shall be measured with reference to the shortest distance between two property lines, one being the property line of the proposed liquor establishment (tavern) which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed liquor establishment (tavern). The distance shall be measured in a straight line without regard to intervening obstacles.

* 3. For the purpose of Requirement 2, and for that purpose only:

   a. The "property line" of a protected use refers to the property line of a fee interest parcel that has been created by an approved and recorded parcel map or subdivision map, and does not include the property line of a leasehold parcel; and

   b. The "property line" of a liquor establishment (tavern) refers to:

      i. The property line of a parcel that has been created by an approved and recorded parcel map or commercial subdivision map; or

      ii. The property line of a parcel that is located within an approved and recorded commercial subdivision and that has been created by a record of survey or legal description, if:

         A. Using the property line of that parcel for the purpose of measuring the distance separation referred to in Requirement 1 would qualify the parcel under the distance separation requirement;

         B. The proposed liquor establishment (tavern) will have direct access (both ingress and egress) from a street having a minimum right-of-way width of 100 feet. The required access may be shared with a larger development but must be located within the property lines of the parcel on which the proposed liquor establishment (tavern) will be located;

C. All parking spaces required by this Subchapter 19.12.070 for the liquor establishment (tavern) use will be located on the same parcel as the use; and

D. The owners of all parcels within the commercial subdivision, including the owner of agreement, satisfactory to the City Attorney, that provides for perpetual, reciprocal cross-access, ingress and egress throughout the commercial subdivision.

4. The distance separation requirement set forth in Requirement 1 does not apply to an establishment which has a non-restricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992, or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992.

5. The distance separation requirement set forth in Requirement 1 may be waived in accordance with the provisions of LVMC 19.12.050(C), but only in connection with a proposed liquor establishment (tavern) that:

   a. Will be located on a parcel within the C-V District, the Parkway Center District within the Downtown Centennial Plan, the Gaming Enterprise Overlay District, or the Downtown Casino Overlay District;

   b. Will be located on a parcel or within a building that, pursuant to State law or City ordinance, has been designated as an historic property, historic building, or landmark;

   c. Will be located within a regional mall; or

   d. Will be located within a mixed-use development

      i. That has been approved by means of Special Use Permit pursuant to LVMC Chapters 19.12 and 19.16;

      ii. That has a minimum net site area of 15 acres; and

      iii. Whose gross floor area of nonresidential space is a minimum of 250,000 square feet; or

   e. Will be separated from the existing use by a street or highway with a minimum right-of-way width of 100 feet.

* 6. The use shall conform to, and is subject to, the provisions of LVMC Chapters 6.40 and 6.50.

On-site Parking Requirement: One space for each 50 square feet of public seating and waiting area (including areas for seating and waiting), plus one space for each 200 square feet of the total remaining gross floor area, with a minimum of ten spaces required.

Lounge Bar

Description: A bar located in a lounge area of a hotel or approved mixed-use building which has a minimum of 150 rooms or residential units, unless the City Council determines that public health, safety and welfare are not compromised by a lesser number of rooms or units, where the lounge bar makes available alcoholic beverages for consumption in specified areas only. This use does not include a bar that is ancillary to a "Non-restricted Gaming Establishment," as defined in this Title.

Minimum Special Use Permit Requirements:

1. No lounge bar business use shall be located within 400 feet of any ~~church, synagogue~~ church/house of worship, school, ~~child care facility~~ individual care center licensed for more than 12 children or City park.

2. Except as otherwise provided in Requirement 3 below, the minimum distances referred to in Requirement 1 shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed lounge bar which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed lounge bar. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:

   a. Any leasehold parcel; or

   b. Any parcel which lacks access to a public street or has no area for on-site parking and which has been created so as to avoid the distance limitation described in Requirement 1.

3. In the case of a proposed lounge bar located on a parcel of at least 80 acres in size, the minimum distances referred to in Requirement 1 shall be measured in a straight line from the nearest property line of the existing use to the nearest portion of the structure in which the lounge bar will be located, without regard to intervening obstacles.

4. When considering a Special Use Permit application for a lounge bar which also requires a waiver of the distance limitation in Requirement 1, the Planning Commission shall take into consideration the distance policy and shall, as part of its recommendation to the City Council, state whether the distance requirement should be waived and the reasons in support of the decision.

5. The minimum distance requirement in Requirement 1 does not apply to an establishment which has a nonrestricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992, or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992.

6. Where associated with a hotel use, alcoholic beverages shall be served and consumed only within the lounge bar area, within a pool area, or within hotel rooms as incident to room service. Where associated with a mixed-use building, alcoholic beverages shall be served and consumed only within the lounge bar area.

* 7. The maximum available customer seating in the lounge bar area shall not exceed 50 seats.

* 8. No gaming-related use may be allowed in the lounge bar area.

* 9. All businesses which sell alcoholic beverages shall conform to the provisions of LVMC Chapter 6.50.

On-site Parking Requirement: No additional parking required beyond that which is required for the principal use(s) on the site.

Manufactured Home (Not Qualifying for Zoning Treatment as Single Family Detached Dwelling)

Description: A structure (as defined in NRS 489.113) that does not qualify for State-law zoning treatment as a Single Family Detached Dwelling. The fact that a structure does not qualify for State-law zoning treatment as a Single Family Detached Dwelling does not preclude it from being so treated for other purposes, or from being permanently affixed to a residential lot.

Conditional Use Regulations:

1. No sales or display of manufactured homes is permitted, except for:
   a. The sale in-place, by the owner or his agent, of a manufactured home that has previously been located and continuously occupied in that mobile home park by the owner.
   b. The sale in-place, by a manufactured home dealer, of a manufactured home that has previously been located and continuously occupied in that mobile home park by the owner of the home and that has been taken as a trade-in or purchased from the owner.
   c. The placement of a manufactured home within a mobile home park for the purpose of sale or display, or both, as a sales model only.

   For purposes of this Conditional Use Regulation 1, a financial institution that has succeeded to the interest in a manufactured home of its owner, through foreclosure, shall be deemed to be the agent of the owner.

On-site Parking Requirement: Two spaces per site.

Manufactured Home (Qualifying for Zoning Treatment as Single Family Detached Dwelling)

Description: A structure (as defined in NRS 489.113) that meets the Conditional Use Regulations listed below in order to qualify for State-law zoning treatment as a Single Family Detached Dwelling.

Conditional Use Regulations:

1. In order to qualify for State-law zoning treatment as a Single Family Detached Dwelling, a manufactured home must:
   a. Have been constructed or manufactured within the 6 years immediately preceding the date on which it is affixed to the residential lot;
   b. Consist of at least 1200 square feet of living area, unless the Director approves a reduction in size;
   c. Be permanently affixed to the residential lot;
   d. Have its foundation masked architecturally or by landscaping, berming or planters; and
   e. Be demonstrated to be compatible with homes in the immediate vicinity, in terms of siding material, roofing, color, building configuration, design features, etc.

On-site Parking Requirement: Two spaces per site.

Manufacturing, Heavy

Description: A facility for the general mass producing of goods, usually for sale to wholesalers or other industrial or manufacturing uses. This use includes any use which employs any of the following or similar types of processes:

1. Milling of grain.
2. Production of animal food, and the tanning of animal hides.
3. Production of large durable goods such as, but not limited, to motorcycles, cars, manufactured homes or airplanes.
4. Canning or bottling of food or beverages for human consumption using a mechanized assembly line.
5. Manufacturing of paint, oils, pharmaceuticals, cosmetics, solvents and other chemical products, and use of a foundry for metals.
6. Production of items made from stone, clay, metal or concrete.
7. Tire recapping or retreading.
8. Production of items by means of the chemical processing of materials.

On-site Parking Requirement: One space for each 1000 square feet of gross floor/yard area.

Manufacturing, Light

Description: A facility for producing goods without the use of any of the processes described within the definition of "Heavy Manufacturing." This use includes without limitation the following activities:

1. Assembly, finishing, and/or packaging of small items from component parts made at another location. Examples include but are not limited to cabinet making or the assembly of clocks, electrical appliances, or medical equipment.
2. Production of items made from materials derived from plants or animals including, but not limited to, leather, pre-milled wood, rubber, paper, wool or cork, or from textiles or plastics.
3. Electrical component manufacturing.
4. Reproduction, cutting, printing, or binding of written materials, drawings or newspapers on a bulk basis using lithography, offset printing, blue printing and other similar methods.

5. Machine shop where material is processed by machinery, cutting, grinding, or similar processes.

On-site Parking Requirement: One space for each 1000 square feet of gross floor/yard area.

Martial Arts Studio

Description: An establishment whose principal business activity is the instruction of the martial arts as defined by LVMC 6.53.020(C). This use does not include any nonprofit organization or entity that offers martial arts instruction only as an incidental service in its overall program of activities.

On-site Parking Requirement: One space for each staff member, plus one space for every 10 students in class when the facility is at maximum capacity.

Massage, Accessory

Description: The performing of massage therapy or therapeutic massage that:

1. Is accessory to a principal permitted use that is one of the following:
   a. A medical office or physical rehabilitation clinic;
   b. A fitness and health center;
   c. A country club or golf course clubhouse;
   d. A hotel with more than one hundred rooms; or
   e. A facility similar in nature to any of the facilities listed above;
2. Does not occupy more than 150 square feet of space; and
3. Is not advertised on any exterior signage.

On-site Parking Requirement: No additional parking required beyond that which is required for the principal use(s) on the site.

Massage Establishment

Description: A facility which is occupied and used for the purpose of practicing massage therapy as defined in LVMC Chapter 6.52. This use does not include the "accessory massage," as defined in this Title.

Conditional Use Regulations:

1. The use shall comply with all applicable requirements of LVMC Title 6.
2. The use must be located on a secondary thoroughfare or larger.
3. The use may not be located within 400 feet of any ~~church, synagogue~~ church/house of worship, school, City park, ~~child care facility~~ individual care center licensed for more than 12 children, or any parcel zoned for residential use.
4. The use may not be located within 1000 feet of any other massage establishment.
5. The hours of operation shall be limited to the period between 6:00 a.m. and 10:00 p.m.

Minimum Special Use Permit Requirements:

1. The use shall comply with all applicable requirements of LVMC Title 6.
2. The use must be located on a secondary thoroughfare or larger.
3. The use may not be located within 400 feet of any ~~church, synagogue~~ church/house of worship, school, City park, ~~child care facility~~ individual care center licensed for more than 12 children, or any parcel zoned for residential use.
4. The use may not be located within 1000 feet of any other massage establishment.
5. The hours of operation shall be limited to the period between 6:00 a.m. and 10:00 p.m., unless further limited by the City Council on a case-by-case basis.

On-site Parking Requirement: Two spaces for each massage room, massage table or massage chair, with a minimum of six spaces required.

(Ord. 6170 § 7, 12/07/11)

Mining, Sand & Gravel Excavation

Description: The excavation of sand, gravel, minerals or other resources from the earth.

On-site Parking Requirement: One space for each employee on the largest shift, plus one space for each facility vehicle.

Mini-Storage Facility

Description: A facility with enclosed storage space, divided into separate compartments no larger than 500 square feet in size, which is provided for use by individuals to store personal items or by businesses to store materials for operation of a business establishment.

Conditional Use Regulations:

1. No more than one manager's security residence shall be permitted.
2. All storage shall be within an enclosed building except for the storage of recreational vehicles, which shall be completely screened from view from surrounding properties and abutting streets.
3. The following activities are prohibited on or from the premises of a mini-storage facility:

a. The conducting of a business (other than the mini-storage business itself and permitted accessory uses);

b. The retail sale of stored items;

c. The commercial repair of motor vehicles, boats, trailers and other like vehicles;

d. The operation of spray-painting equipment, power tools, welding equipment or other similar equipment;

e. The production, fabrication or assembly of products.

4. The rental of single unit trucks and small utility trailers shall be permitted as an accessory use to a mini-storage facility, provided the business is conducted out of the same office as that of the mini-storage facility. No trucks or trailers shall be displayed in public view, and the combined total of all trucks and trailers stored on site shall not exceed a ratio of 2 trucks or trailers for each 100 storage units.
5. Truck and trailer storage shall be screened from streets and adjacent properties.
6. When adjacent to a residential use, the exterior wall of the mini-storage shall be constructed of decorative block.

Minimum Special Use Permit Requirements:

1. No more than one manager's security residence shall be permitted.
2. All storage shall be within an enclosed building except for the storage of recreational vehicles, which shall be completely screened from view from surrounding properties and abutting streets.
3. The following activities are prohibited on or from the premises of a mini-storage facility:

a. The conducting of a business (other than the mini-storage business itself and permitted accessory uses);

b. The retail sale of stored items;

c. The commercial repair of motor vehicles, boats, trailers and other like vehicles;

d. The operation of spray-painting equipment, power tools, welding equipment or other similar equipment;

e. The production, fabrication or assembly of products.

4. The rental of single unit trucks and small utility trailers shall be permitted as an accessory use to a mini-storage facility, provided the business is conducted out of the same office as that of the mini-storage facility. No trucks or trailers shall be displayed in public view, and the combined total of all trucks and trailers stored on site shall not exceed a ratio of 2 trucks or trailers for each 100 storage units.
5. Truck and trailer storage shall be screened from streets and adjacent properties.
6. When adjacent to a residential use, the exterior wall of the mini-storage shall be constructed of decorative block.

On-site Parking Requirement: One space per 50 storage units, spread throughout the development, plus a minimum of 5 spaces on the exterior side of the security fence for customers. If truck or trailer rental is conducted as an accessory use, one space for each rental vehicle shall be provided in addition to the number required under the preceding sentence.

Mixed-Use

Description: The vertical integration of residential uses and commercial or civic uses within a single building or a single development, where the uses share pedestrian access, vehicular access, parking functions, or any combination thereof.

Conditional Use Regulations:

1. Residential uses permitted as of right in the R-3 and R-4 Zoning Districts are permitted as conditional uses within a C-1 or C-2 Zoning District.
2. Commercial uses or civic uses shall at a minimum be located at the ground level fronting the primary public rights-of-way and may extend beyond the ground floor. The principal entryway to access those uses, whether individually or collectively, shall be directly accessed from and oriented to the public sidewalk.
3. Residential uses shall not be permitted on the ground floor fronting on primary public rights-of-way, but may be located at or above the second level of the building. Residential uses may be located on the ground floor of any building or portion thereof that is located at the interior of the development site and does not front on an arterial or collector street.
4. Surface parking lots shall be located to the side or the rear of the principal building(s) on the site, and shall be screened from view of the adjacent rights-of-way by the principal building(s) or a landscape buffer in conformance with the requirements of LVMC Chapter 19.08. Parking structures shall not be located along the street frontages of the development site, but shall be screened from view of the adjacent rights-of-way by the principal building(s).

Minimum Special Use Permit Requirements:

1. Residential uses permitted as of right in the R-3 and R-4 Zoning Districts may be permitted by means of a Special Use Permit within a P-O or O Zoning District.
2. Nonresidential uses permitted as of right in the P-O, O and C-1 Zoning District may be permitted by means of a Special Use Permit within an R-3 or R-4 Zoning District.
3. Commercial uses or civic uses shall at a minimum be located at the ground level fronting the primary public rights-of-way and may extend beyond the ground floor. The principal entryway to access those uses, whether individually or collectively, shall be directly accessed from and oriented to the public sidewalk.
4. Residential uses shall not be permitted on the ground floor fronting on primary public rights-of-way, but may be located at or above the second level of the building. Residential uses

may be located on the ground floor of any building or portion thereof that is located at the interior of the development site and does not front on an arterial or collector street.

5. Surface parking lots shall be located to the side or the rear of the principal building(s) on the site, and shall be screened from view of the adjacent rights-of-way by the principal building(s) or a landscape buffer in conformance with the requirements of LVMC Chapter 19.08. Parking structures shall not be located along the street frontages of the development site, but shall be screened from view of the adjacent rights-of-way by the principal building(s).

On-site Parking Requirement: To be determined in accordance with the applicable parking calculations for mixed-use developments that are set forth in LVMC 19.18.030.

(Ord. 6253 §2, 05/15/13)

Mobile Home

Description: A factory-assembled structure equipped with the necessary service connections and made so as to be movable as a unit on its own running gear and designed to be used for a one-family residential use.

Conditional Use Regulations:

1. No sales or display of mobile homes is permitted, except for:
   a. The sale in-place, by the owner or his agent, of a mobile home that has previously been located and continuously occupied in that mobile home park by the owner.
   b. The sale in-place, by a mobile home dealer, of a mobile home that has previously been located and continuously occupied in that mobile home park by the owner of the home and that has been taken as a trade-in or purchased from the owner.
   c. The placement of a mobile home within a mobile home park for the purpose of sale or display, or both, as a sales model only.

   For purposes of this Conditional Use Regulation 1, a financial institution that has succeeded to the interest in a mobile home of its owner, through foreclosure, shall be deemed to be the agent of the owner.

On-site Parking Requirement: Two spaces per site.

Mobile Home Park

Description: An area or tract of land where 2 or more mobile homes or mobile home lots are rented or held out for rent. This use does not include an area or tract of land where:

1. More than half of the lots are rented overnight or for less than three months for recreational vehicles.
2. Mobile homes are used occasionally for recreational purposes and not as permanent residences.

Conditional Use Regulations:

1. No sales or display of mobile homes is permitted, except for:
   a. The sale in-place, by the owner or his agent, of a mobile home that has previously been located and continuously occupied in that mobile home park by the owner.
   b. The sale in-place, by a mobile home dealer, of a mobile home that has previously been located and continuously occupied in that mobile home park by the owner of the home and that has been taken as a trade-in or purchased from the owner.
   c. The placement of a mobile home within a mobile home park for the purpose of sale or display, or both, as a sales model only.

   For purposes of this Conditional Use Regulation 1, a financial institution that has succeeded to the interest in a mobile home of its owner, through foreclosure, shall be deemed to be the agent of the owner.

On-site Parking Requirement: Two spaces per site (may be tandem) and one guest space for every 6 mobile home sites, distributed throughout the development.

Monorail

Description: A non technology specific system used to transport passengers, including any system on a fixed land route installed and operated on an extensive fixed guideway or rail, and including a monorail as defined in NRS Chapter 705. This use does not include a system to transport passengers between two end points with no intermediate stops, or a monorail that functions only as a part of a theme park or permanent exhibition under LVMC Chapter 6.81.

Minimum Special Use Permit Requirements:

1. A Special Use Permit may be approved only in conjunction with the approval of necessary licensing for the monorail and the approval of an agreement to authorize the operation of the monorail system with the City.
2. Conditions may be imposed upon associated passenger terminals, power propulsion systems, parking lots, maintenance facilities and other accessory land and buildings that are referred to in the application.
3. Accessory commercial uses may be permitted in conjunction with the system if they are specified in the application.
4. Structures shall be designed to be architecturally compatible with existing buildings and structures in the vicinity of the system. Structures associated with the system may be permitted at heights greater than otherwise permitted by this Title if the heights are specified in the application.

5. Site development standards otherwise applicable, such as yard setbacks, building separation or location requirements, may be reduced or eliminated in connection with the approval of a Special Use Permit.
6. Ground level equipment, power propulsion systems and maintenance facilities shall be screened from streets and residential development with a decorative block wall not to exceed 10 feet in height; landscaping sufficient to screen the equipment, systems and facilities; or a combination thereof, as required in connection with the approval of a Special Use Permit. If the height of the block wall exceeds 6 feet, a notarized letter of approval must be obtained from the owner of any adjacent property that has been developed.
7. Advertising signs are permitted only in accordance with the applicable requirements of this Title or as permitted in agreement with the City to authorize the operation of the monorail system.
8. Approval of a Special Use Permit shall not be deemed to give the monorail system the right to use the property of any person without that person's consent or to compel the City to use its power of eminent domain to acquire property for the system.

On-site Parking Requirement: No additional parking required beyond that which is required for the principal use(s) on a particular site.

Mortuary or Funeral Chapel

Description: A facility in which one or both of the following activities occur:

1. Dead bodies are prepared for burial or cremation.
2. Funeral services are conducted.

On-site Parking Requirement: If funeral services are conducted, one space for each 4 fixed seats or one space for each 100 square feet of non-fixed seating area in the gathering room, whichever is greater. If operated otherwise, one space for each employee on the largest shift.

Motor Vehicle Sales (New)

Description: A facility or area , other than an auto sales showroom, for the display and sale or leasing of new automobiles, trucks, motorcycles and motor scooters, but excluding mopeds. This use includes service bays and auto body shops which are incidental and accessory to the sales use.

Conditional Use Regulations:

1. Motor vehicle sales may include an outdoor used car sales lot when operated by a franchised, new car dealer. The used car sales shall be located directly adjacent to the new car sales and service facility and be operated as an incidental use.
2. The installation and use of an outside public address or bell system is prohibited.
3. All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel of land.
4. All accessory service shall be performed inside an enclosed area.
5. Accessory automobile rental is permitted.
* 6. Any motor vehicle sales use to be located north of Cheyenne Avenue must be located on a parcel with a GC-TC land use designation.

On-site Parking Requirement: One space for each 500 square feet of enclosed gross floor area. Vehicles that are on display or for sale may not be parked or stored in parking spaces that are designated as off street parking necessary to meet the minimum requirements. The parking and storage of such vehicles must occur only in spaces that are in excess of the required minimum parking.

Motor Vehicle Sales (Used)

Description: A facility or area, other than an auto sales showroom, used primarily for the display and sale or leasing of used automobiles, motorcycles and motor scooters , but excluding mopeds. This use includes service bays and auto body shops which are incidental and accessory to the sales use.

Conditional Use Regulations:

1. The installation and use of an outside public address or bell system is prohibited.
2. All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel of land.
3. Accessory automobile rental is permitted.

Minimum Special Use Permit Requirements:

1. The minimum site area designated for this use shall be 25,000 square feet.
2. The installation and use of an outside public address or bell system is prohibited.
3. All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel of land.
4. Accessory automobile rental is permitted.

On-site Parking Requirement: One space for each 500 square feet of enclosed gross floor area designated for this use. Vehicles that are on display or for sale may not be parked or stored in parking spaces that are designated as off street parking necessary to meet the minimum requirements. The parking and storage of such vehicles must occur only in spaces that are in excess of the required minimum parking.

Motorcycle/Motor Scooter Sales

Description: A facility or area for the display and sale of motorcycles and motor scooters, whether new or used, but excluding mopeds. This use includes service bays which are incidental and accessory to

the sales use. The term "motorcycle/motor scooter sales" is used for the sole purpose of allowing the use by means of Special Use Permit in the C-1 District. For all other purposes, the use described here shall be treated under the appropriate category of motor vehicle sales.

Minimum Special Use Permit Requirements:

1. All display and sales shall take place in an enclosed building.
2. The minimum gross floor area of the building (or tenant space) that is dedicated to this use shall be 7000 square feet.

On-site Parking Requirement: One space for each 250 square feet of gross floor area.

Mounted Antenna over 15 Feet (Ultimate Height)

Description: An antenna that is attached to a structure as permitted under this Title and that has an ultimate height that exceeds 15 feet.

On-site Parking Requirement: No additional parking required beyond that which is required for the principal use(s) on the site.

Multi-Family Residential

Description: A structure used or designed as a residence for 3 or more families or households living independently of each other.

Conditional Use Regulations:

1. This use is permitted only in conjunction with an approved Mixed-Use development.

On-site Parking Requirement: Calculated by the capacity of each unit as described below, plus one additional guest space for every 6 units spread throughout the development:

1. Studio and One Bedroom Units – 1.25 spaces per unit.
2. Two Bedroom Units – 1.75 spaces per unit.
3. Three Bedroom and Above Units – Two spaces per unit.
4. Units developed as part of a Mixed-Use development shall provide parking in accordance with LVMC 19.18.030(D).

Museum, Art Display, or Art Sales (Private)

Description: A privately-operated facility or area for the acquisition, preservation, study, exhibition or sales of works of artistic, historic or scientific value.

On-site Parking Requirement: One space per 300 square feet of gross floor area.

Night Club

Description: An establishment, other than a teen dance center, that is operated as a place of entertainment, characterized by any or all of the following as principal activities:

1. Live, recorded, or televised entertainment, including but not limited to performance by magicians, musicians or comedians.
2. Dancing.

On-site Parking Requirement: One space for every 3 persons at maximum capacity.

Office, Medical or Dental

Description: A professional office for the administration of professional medical, psychological or dental care, including examinations, screenings and minor outpatient surgical procedures. This use does not include a facility that provides housing for individuals, a clinic, or any other facility that is specifically defined in this Title.

On-site Parking Requirement: One space for each 200 square feet of gross floor area up to 2,000 square feet, plus one space for each additional 175 square feet.

Office, Other than Listed

Description: A building or rooms used for conducting the affairs of a business, profession, service, industry or government other than those which are specifically listed in this Title. This use includes a radio broadcasting facility and a recording studio.

On-site Parking Requirement: One space for each 300 square feet of gross floor area.

Off-Premise Sign

Description: Any sign advertising or announcing any place, product, goods, services, idea or statement whose subject is not available at, nor is located on, the lot where the sign is erected or placed.

Minimum Special Use Permit Requirements:

1. See LVMC 19.12.120.

On-site Parking Requirement: No additional parking required beyond that which is required for the principal use(s) on the site.

Open Air Vending/ Transient Sales Lot

Description: An outdoor area or lot that is used exclusively, or on a regular or periodic basis, for the sale or taking of orders for any merchandise, including food items, where:

1. Such merchandise is displayed or sold within or upon the area or lot; and

2. No permanent physical structures or facilities are used as integral parts of the sales or order taking operations.

This use includes the display or sale of merchandise by means of Open Air Vending and Mobile Food Vending.

Conditional Use Regulations:

1. No signage, including temporary signage, is allowed, except that, in the case of Open Air Vending or Mobile Food Vending, the vehicle or portable unit may include signage which is affixed thereto but only to the extent such signage is not prohibited by LVMC 19.08.120(E)(3).
2. The site must be kept free of any litter or debris at all times.
3. No structures shall be allowed within the public right-of-way.
4. The installation of permanent or temporary tables, chairs, tents, or coverings for dining areas (including tarps and umbrellas) is prohibited, except when the use of such facilities has been approved by means of a Site Development Plan Review or is within the plaza area of a commercial lot.
5. Vehicles or portable units used in the operation may not occupy:
   a. Required parking spaces or required drive aisles; or
   b. Required loading zones, unless otherwise permitted under Conditional Use Regulation 8.
6. The vending/sales activity must be located at least 150 feet from residential development. except where the location is part of a mixed-use development.
7. For Open Air Vending, in addition to Conditional Use Regulations 1 through 6:
   a. No such vending is permitted in the O (Office) Zoning District;
   b. No such vending is permitted on undeveloped lots or developed lots with unoccupied structures or unpaved surfaces;
   c. No such vending is permitted within landscaped areas;
   d. No more than one vendor is permitted on any one lot, and the vending area shall be limited to a maximum of 500 square feet; provided, however, that those limitations do not apply:
      i. In connection with a Special Event Permit that allows a greater level of vending activity by means of Open Air Vending;
      ii. On a parcel whose development approval or approvals contemplate a greater level of vending activity by means of Open Air Vending; or
      iii. Within the plaza area of a commercial lot;
   e. At a location other than the plaza area of a commercial lot, vending operations shall comply with required building setbacks for that location;
   f. On any lot that is adjacent to a residentially zoned lot, the hours of operation shall be limited to the period between 10 a.m. and 8 p.m.; and
   g. No supply or drainage pipes or power supply cords that pertain to the vending operation may be placed on or across surface parking or unimproved areas, or be attached to adjoining or nearby buildings, unless the vending operation is located immediately adjacent to the building so that the attached pipes or power cords have minimal exposure and do not present a potential hazard for passersby.
8. For Mobile Food Vending, in addition to Conditional Use Regulations 1 through 6:
   a. No vendor may operate on any one parcel, lot or commercial subdivision for more than 4 hours within any 24-hour period;
   b. No more than two vendors are permitted on one parcel, lot or commercial subdivision within any 24-period;
   c. No vendor may operate within a required loading zone except as approved in conjunction with a Special Event Permit;
   d. Such vending is permissible on undeveloped lots, or developed lots with unoccupied structures or unpaved surfaces, but only to the extent that such vending complies with all applicable air quality standards adopted by the Clark County Department of Air Quality and Environmental Management; and
   e. On unpaved lots, such vending is limited to a maximum disturbance area (including vehicles, parking and customer areas) of 5,000 square feet, regardless of the overall lot size, unless a greater disturbance area is approved in connection with a dust mitigation permit from the Clark County Department of Air Quality and Environmental Management.

On-site Parking Requirement: No additional parking required beyond that which is required for the principal use(s) on the site.

(Ord. 6220 § 13, 10/17/12)

Outcall Entertainment Referral Service/Escort Bureau

Description: A business which, for a fee, commission, hire, or profit:

1. Sends or refers an entertainer to an entertainment location (as defined in LVMC 6.57.030) in response to a telephone or other request to entertain a patron at the entertainment location; or

2. Furnishes or arranges for escorts to accompany other persons for social engagements.

Minimum Special Use Permit Requirements:

1. The business must be located at least 500 feet from any residentially-zoned property and 1500 feet from any ~~church,~~ church/house of worship, school, ~~child care facility~~ individual care center licensed for more than 12 children or park, measured

in each case from property line to property line without regard to intervening obstacles.

2. No outcall entertainers, escorts or escort runners shall be physically dispatched from the property.
3. No business may be transacted with patrons on the property.
4. Except as may otherwise be required by ordinance or by the Director, there shall be no on-site signage or other advertising of any kind, whether on the property or elsewhere, which advertises the address or physical location of the business.

On-site Parking Requirement: One space for each 300 square feet of gross floor area.

Outdoor Storage

Description: The use of a significant portion of a lot or area for the long term retention (more than 24 hours) of materials and machinery or equipment, regardless of whether the materials, machinery or equipment are to be bought, sold, repaired, stored, incinerated, or discarded. This use includes the storage of self-contained cargo containers that have not been converted into a permanent building, but does not include new or used motor vehicle sales and rental display, nor does it include accessory and incidental parking of vehicles for residents, guests, customers or employees in connection with a principal use.

On-site Parking Requirement: No additional parking required beyond that which is required for the principal use(s) on the site.

Package Liquor Off-Sale Establishment

Description: An establishment, other than a retail establishment with package liquor off-sale, whose license to sell alcoholic beverages authorizes their sale to consumers only and not for resale, in original sealed or corked containers, for consumption off the premises where the same are sold. This use includes an establishment that provides on-premises wine, cordial and liqueur tasting if the licensee also holds a wine, cordial and liqueur tasting license for that location.

Minimum Special Use Permit Requirements:

* 1. Except as otherwise provided, no package liquor off-sale establishment (hereinafter "establishment") shall be located within 400 feet of any ~~church, synagogue~~ church/house of worship, school, ~~child care facility~~ individual care center licensed for more than 12 children, or City park.

* 2. Except as otherwise provided in Requirement 3 below, the distances referred to in Requirement 1 shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed establishment which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed establishment. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:

   a. Any leasehold parcel; or
   b. Any parcel which lacks access to a public street or has no area for on site parking and which has been created so as to avoid the distance limitation described in Requirement

* 3. In the case of an establishment proposed to be located on a parcel of at least 80 acres in size, the minimum distances referred to in Requirement 1 shall be measured in a straight line:

   a. From the nearest property line of the existing use to the nearest portion of the structure in which the establishment will be located, without regard to intervening obstacles; or
   b. In the case of a proposed establishment which will be located within a shopping center or other multiple tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the establishment will be located, without regard to intervening obstacles.

4. The minimum distance requirements in Requirement 1 do not apply to:

   a. An establishment which has a nonrestricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992 or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992; or
   b. A proposed establishment having more than 50,000 square feet of retail floor space.

* 5. All businesses which sell alcoholic beverages shall conform to the provisions of LVMC Chapter 6.50.

On-site Parking Requirement:

1. If less than 25,000 square feet, one space per 175 square feet of gross floor area.
2. If 25,000 square feet or more, one space per 250 square feet of gross floor area.

Parking Facility

Description: A lot or structure developed for public or private parking as a primary use of the subject site on which it is located. This use does not include any ancillary lot or structure provided in conjunction with a primary use in order to meet minimum required parking standards.

Conditional Use Regulations:

1. The parking facility must be ground-level.
2. The use of the parking facility shall cease between 9:00 p.m. and 6:00 a.m., including the use of any exterior lighting (except for security lighting).

On-site Parking Requirement: One space, designated as employee-only parking, for each employee on the largest shift.

Parking Lot/Sidewalk Sale

Description: A promotional sales event that is conducted by a business operation outside the confines of the commercial or manufacturing structure in which the business operation is normally conducted.

On-site Parking Requirement: No additional parking required beyond that which is required for the principal use(s) on the site.

Pawn Shop

Description: A facility (other than a bank, savings and loan or mortgage banking company) used for the business of lending money on the security of pledged goods or for the business of the purchase of tangible personal property on condition that it may be redeemed or repurchased by the seller for a fixed price within a fixed period of time.

Conditional Use Regulations:

1. The use shall comply with the applicable requirements of LVMC Chapter 6.60.
2. No outdoor display, sales or storage of any merchandise shall be permitted.
3. No pawn shop shall be located on either side of Fremont Street or on Las Vegas Boulevard South, between Charleston Boulevard and Sahara Avenue.
4. No pawn shop use may be located closer than 200 feet from any parcel used or zoned for residential use. In addition, no pawn shop use may be located closer than 1000 feet from any other pawn shop use or specified financial institution use. For purposes of this Regulation 4, distances shall be measured in a straight line from property line to property line, without regard to intervening obstacles. The term "property line" refers to property lines of fee interest parcels and not leasehold parcels.

Minimum Special Use Permit Requirements:

* 1. The use shall comply with the applicable requirements of LVMC Chapter 6.60.

* 2. No outdoor display, sales or storage of any merchandise shall be permitted.

* 3. No pawn shop shall be located on either side of Fremont Street or on Las Vegas Boulevard South, between Charleston Boulevard and Sahara Avenue.

4. No pawn shop use may be located closer than 200 feet from any parcel used or zoned for residential use. In addition, no pawn shop use may be located closer than 1000 feet from any other pawn shop use or specified financial institution use. For purposes of this Regulation 4, distances shall be measured in a straight line from property line to property line, without regard to intervening obstacles. The term "property line" refers to property lines of fee interest parcels and not leasehold parcels.

On-site Parking Requirement: One space for each 250 square feet of gross floor area.

Pawn, Auto

Description: A pawn shop that lends money on the security of a motor vehicle, which the pawn shop takes possession of as the pledged property.

Conditional Use Regulations:

1. The use shall comply with the applicable requirements of LVMC Chapter 6.60.
2. Except for the parking of automobiles, no outdoor display, sales or storage of any merchandise shall be permitted.
3. Vehicles that have been pawned may not be parked or stored in parking spaces that are designated as off street parking necessary to meet the minimum requirements of this Subchapter. Any parking or storage of such vehicles must occur only in spaces that are in excess of the required minimum parking.
4. No auto pawn use shall be located on either side of Fremont Street or on Las Vegas Boulevard South, between Charleston Boulevard and Sahara Avenue.
5. Window signs shall not:
   a. Cover more than 20 percent of the area of all exterior windows;
   b. Include flashing lights or neon lighting; or
   c. Include any text other than text that indicates the hours of operation and whether the business is open or closed.
6. The hours of operation shall not extend beyond the hours of 8:00 a.m. to 11:00 p.m.
7. The building or portion thereof that is dedicated to the use shall have a minimum size of 1500 square feet, and shall be designed to have sufficient interior space to provide for adequate customer waiting areas, customer queuing, and transaction space (such as "teller" windows or desks).
8. No auto pawn use may be located closer than 200 feet from any parcel used or zoned for residential use. In addition, no auto pawn use may be located closer than 1000 feet from any other auto pawn use, auto title loan use or specified financial institution use. For purposes of this Regulation 8, distances shall be measured in a straight line from property line to property line, without regard to intervening obstacles. The term "property line" refers to property lines of fee interest parcels and not leasehold parcels.

Minimum Special Use Permit Requirements:

1. The use shall comply with the applicable requirements of LVMC Chapter 6.60.
2. Except for the parking of automobiles, no outdoor display, sales or storage of any merchandise shall be permitted.
3. Vehicles that have been pawned may not be parked or stored in parking spaces that are designated as off street

parking necessary to meet the minimum requirements of this Subchapter. Any parking or storage of such vehicles must occur only in spaces that are in excess of the required minimum parking.

4. No auto pawn use shall be located on either side of Fremont Street or on Las Vegas Boulevard South, between Charleston Boulevard and Sahara Avenue.
5. Window signs shall not:
   a. Cover more than 20 percent of the area of all exterior windows;
   b. Include flashing lights or neon lighting; or
   c. Include any text other than text that indicates the hours of operation and whether the business is open or closed.
6. The hours of operation shall not extend beyond the hours of 8:00 a.m. to 11:00 p.m.
7. The building or portion thereof that is dedicated to the use shall have a minimum size of 1500 square feet, and shall be designed to have sufficient interior space to provide for adequate customer waiting areas, customer queuing, and transaction space (such as "teller" windows or desks).
8. No auto pawn use may be located closer than 200 feet from any parcel used or zoned for residential use. In addition, no auto pawn use may be located closer than 1000 feet from any other auto pawn use, auto title loan use or specified financial institution use. For purposes of this Regulation 8, distances shall be measured in a straight line from property line to property line, without regard to intervening obstacles. The term "property line" refers to property lines of fee interest parcels and not leasehold parcels.

On-site Parking Requirement: One space for each 250 square feet of gross floor area.

Pet Boarding

Description: A lot, building, premises or structure on which four or more household pets are kept regularly and for extended periods of time for the benefit of persons who do not reside on the premises. This use includes facilities that provide shelter, care, feeding, exercising, grooming or incidental medical care for household pets for remuneration or otherwise on a commercial basis, as well as a kennel operation.

Conditional Use Regulations:

1. All animals shall be confined within an enclosed area or on a leash at all times.
2. Structures shall be designed to provide reasonable sound barriers and odor protection for adjoining properties.
3. Pens shall be screened from view from adjacent streets and adjoining properties.
4. Any exterior pens that are adjacent to a residential parcel shall be located a minimum of 50 feet from the parcel.
5. All operations and activities shall be in accordance with LVMC Title 7.

On-site Parking Requirement: One space for each 250 square feet of gross floor area.

Pet Shop

Description: A retail establishment engaged in the sale of pets, small animals, pet supplies, or pet grooming services.

Conditional Use Regulations:

1. All animals shall be confined within an enclosed building at all times.
2. The building shall be designed to provide complete sound bafflers and odor protection for the adjacent property.

On-site Parking Requirement:

1. If less than 25,000 square feet, one space per 175 square feet of gross floor area.
2. If 25,000 square feet or more, one space per 250 square feet of gross floor area.

Post Office, Local Service

Description: A branch office of the United States Postal Service that handles the mail for no more than 5 zip codes.

On-site Parking Requirement: One space for each 250 square feet of gross floor area.

Post Office, Regional

Description: A branch office of the United States Postal Service that handles the mail for more than 5 zip codes.

On-site Parking Requirement: One space for each 250 square feet of gross floor area.

Printing & Publishing

Description: An establishment that provides printing, publishing, duplicating, or collating services using photocopy, blueprint, off-set printing, or related equipment.

On-site Parking Requirement: One space for each 500 square feet of gross floor area.

Private Club, Lodge or Fraternal Organization

Description:

1. Private Club – A facility of a private organization for the preparation and service of food and/or drink for members and their guests.

2. Lodge or Fraternal Organization – A facility for a special purpose organization for the sharing of sports, arts, literature, politics or other similar interests, but not primarily for profit or to render a service that is customarily carried on as a business.

On-site Parking Requirement: One space for each 50 square feet of assembly area.

Private Street

Description: A street designated for use by specified property owners, maintained by or on behalf of those property owners, and not dedicated to nor intended for access by the general public.

Conditional Use Regulations:

1. Eligibility as Conditional Use. Private streets are permitted pursuant to the following provisions only if:
   a. The streets are public streets within an existing subdivision that are proposed to be converted to private streets; and
   b. All the lots within the subdivision conform to the minimum lot size requirements of Title 19.
2. Design and Construction Standards. Unless otherwise approved by the City Council or otherwise provided by means of a specific regulation governing private streets, every private street shall conform to the same standards that govern the design and construction of public streets.
3. Access Restrictions. The entrances to all private streets must be marked with a sign stating that it is a private street. Guard houses, access control gates and cross arms may be constructed. All restricted access entrances shall be manned 24 hours every day or provide an alternative means of ensuring access to the subdivision by the City and other emergency and utility service providers with appropriate identification. If the association fails to maintain reliable access as required to provide City services, the City may enter the subdivision and remove any gate or device which is a barrier to access at the sole expense of the association. The association documents shall contain provisions in conformity with this paragraph which may not be amended without the written consent of the City.
4. Access Restricted Entrance Design Standards. Any private street which has access control gates or cross arms must be of a break-away design. A turn-around space must be located in front of any restricted access entrance to allow vehicles denied access to safely exit onto public streets. Any guardhouse, or other entry feature designed as a drive-through, must have a minimum clearance of fourteen feet in height above the road surface.
5. Streets Excluded. Streets shown on the Master Plan of Streets and Highways shall not be used, maintained, or constructed as private streets. Also, the Department may deny the creation of any other private street if it is determined that the private street would have any of the following effects:
   a. Negatively affect traffic circulation on public streets;
   b. Impair access to property either on-site or off-site to the subdivision;
   c. Impair access to or from public facilities including schools, parks and libraries; or
   d. Delay the response time of emergency vehicles.
6. Property Owners' Associations Required. Subdivisions developed with private streets must have a mandatory property owners' association which includes the participation of all properties served by private streets. Except as otherwise provided in Regulation 7, the association shall own and be responsible for the maintenance of private streets and appurtenances. The association documents must establish a reserve fund for the maintenance of streets and other improvements. Such documents are subject to review and approval by the City to ensure that adequate provision for maintenance has been made.
7. Private Street Requirements. Private streets must be located on property that is separately owned by a property owners' association or is subject to perpetual access easements running in favor of the owners of lots within the subdivision. Private streets must include provision for appropriate easements to be granted to the City and to other utility providers allowing necessary use and access for utilities and the maintenance thereof. The easements must also provide the City and protective service providers with the same right of access they would have if the streets were public streets.
8. Waiver of Services. The subdivision final map, property deeds and property owners' association documents shall note that certain City services shall not be provided on private streets. Among the services which will not be provided are: routine police patrols, enforcement of traffic and parking ordinances, preparation of accident reports and other services which may not be reasonably or properly available within a particular development. All private regulatory signs shall conform to State of Nevada regulations.
9. Special Use Permit. In cases where a Special Use Permit is required to allow private streets that do not conform to the provisions of Paragraphs (1) through (5) above, the provisions of Paragraphs (1) through (8) above are minimum standards that shall presumptively apply to a Special Use Permit for this use. The prohibitions and requirements in Paragraphs (5) through (8) are not waivable in connection with a Special Use Permit approval.

On-site Parking Requirement: None

Public or Private School, Primary

Description: An institution that provides kindergarten through 8th grade education and is supported by a public, religious or private organization.

Minimum Special Use Permit Requirements:

1. Adequate pick-up and drop-off areas must be provided on-site.

On-site Parking Requirement: Three spaces per classroom.

Public or Private School, Secondary

Description: An institution that provides 9th through 12th grade education and is supported by a public, religious or private organization.

Minimum Special Use Permit Requirements:

1. Schools shall be located on a collector street or larger.

On-site Parking Requirement: Nine spaces per classroom.

Public Park or Playground

Description: A park, playground, swimming pool, reservoir, golf course, or athletic field owned, operated and maintained by a local or State-level government entity.

On-site Parking Requirement: Two spaces per gross acre, plus additional parking for each major sports or recreational facility as determined by reference to the applicable requirements of this table for similar facilities (e.g., commercial recreation/amusement facility, community recreational facility, golf course, golf driving range, game courts, etc.). For facilities not specifically listed, the parking requirement shall be determined by applying the nearest comparable standard, as determined by the Director.

Radio, TV or Microwave Communication Tower

Description: A freestanding structure which supports antennae that transmit or receive any portion of the electromagnetic spectrum.

On-site Parking Requirement: No additional parking required beyond that which is required for the principal use(s) on the site.

Rail/Transit Yard or Shop

Description: A facility or area for the maintenance, repair, or storage of bus, rail or other transit vehicles.

On-site Parking Requirement: One space for each employee on the largest shift.

Recreational Vehicle and Boat Storage

Description: An area or facility used for the storage of recreational vehicles, boats, or any combination thereof. For purposes of this description, a "recreational vehicle" is a vehicle towed, or self-propelled on its own chassis, or attached to the chassis of another vehicle and designed or used for recreational or sporting purposes. This use includes, but is not limited to, travel trailers, pick-up campers, camping trailers, motor coach homes and converted trucks or buses.

Conditional Use Regulations:

1. Storage of recreational vehicles and boats is not permitted within required setbacks or buffer areas.
2. Storage areas that are not screened by an intervening building shall be screened completely from view from any public street by a screening device at least 8 feet in height. In addition, storage areas shall be screened completely from view from any adjoining property by a screening device at least 8 feet in height, except along the property line of any adjoining property that is zoned C-M or M.
3. The commercial repair of recreational vehicles, boats, trailers and other like vehicles is prohibited.

Minimum Special Use Permit Requirements:

1. Storage of recreational vehicles and boats is not permitted within required setbacks or buffer areas. ~~Within the N-S District, no such storage is permitted within 50 feet of property zoned for residential use.~~
2. Storage areas that are not screened by an intervening building shall be screened completely from view from any public street by a screening device at least 8 feet in height. In addition, storage areas shall be screened completely from view from any adjoining property by a screening device at least 8 feet in height, except along the property line of any adjoining property that is zoned C-M or M.
3. The commercial repair of recreational vehicles, boats, trailers and other like vehicles is prohibited.

On-site Parking Requirement: One space for each 50 storage spaces, spread throughout the development, plus a minimum of five spaces for customer use on the exterior side of the security fence.

Recycling Collection Center

Description: A facility used for the collection and temporary storage of empty beverage containers, aluminum, glass, paper or clothing for recycling purposes conducted totally within an enclosed structure or container. This use does not include processing except for "can banks" that crush cans as they are deposited.

Conditional Use Regulations:

1. A collection center that is located in a parking area may not occupy required off-street parking spaces.
2. A collection center shall be sited so as to not impede traffic flow.
3. The owner of the property and the owner and operator of the collection center shall:
   a. Remove products stored at the collection center at least once a week;
   b. Keep the collection center in proper repair and maintain a neat and clean appearance on the exterior of the center; and
   c. Keep the building site clean and neat in appearance, and shall dispose of collected items and litter from the site.

On-site Parking Requirement: One space for each 500 square feet of enclosed gross floor/yard area.

Rental Store

Description: A facility for the rental of general merchandise to the general public, not specifically listed as a different use elsewhere in this Title. Typical general merchandise includes clothing and other apparel, electronics, videos, tools and garden equipment, furniture and other household appliances, special occasion or seasonal items, and similar consumer goods.

On-site Parking Requirement: One space for each 250 square feet of enclosed gross floor area.

Rescue Mission or Shelter for the Homeless

Description: A building that is used or intended to be used to provide to homeless individuals temporary accommodations, shelter, meals or any combination thereof. For purposes of the preceding sentence, a "homeless individual" includes an individual who lacks a fixed, regular and adequate nighttime residence.

On-site Parking Requirement: One space per four beds, or one space per 750 square feet of gross floor area, if no beds are provided.

Restaurant with Service Bar

Description: A bar wherein alcoholic beverage drinks are prepared for service only at tables in a restaurant and for consumption only in connection with a meal served on the premises, and where customers are not permitted to purchase alcoholic beverage drinks directly from the bar or for off-premise consumption.

Minimum Special Use Permit Requirements:

1. No restaurant service bar shall be located within 400 feet of any ~~church, synagogue~~ church/house of worship, school, ~~child care facility~~ individual care center licensed for more than 12 children or City park.
2. Except as otherwise provided in Requirement 3 below, the minimum distances referred to in Requirement 1 shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed restaurant service bar which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed restaurant service bar. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:
   a. Any leasehold parcel; or
   b. Any parcel which lacks access to a public street or has no area for on-site parking and which has been created so as to avoid the distance limitation described in Requirement 1.
3. In the case of a restaurant service bar proposed to be located on a parcel of at least 80 acres in size, the minimum distances referred to in Requirement 1 shall be measured in a straight line:
   a. From the nearest property line of the existing use to the nearest portion of the structure in which the restaurant service bar will be located, without regard to intervening obstacles; or
   b. In the case of a proposed restaurant service bar which will be located within a shopping center or other multiple-tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the restaurant service bar will be located, without regard to intervening obstacles.
4. When considering a Special Use Permit application for a restaurant service bar which also requires a waiver of the distance limitation in Requirement 1, the Planning Commission shall take into consideration the distance policy and shall, as part of its recommendation to the City Council, state whether the distance requirement should be waived and the reasons in support of the decision.
5. The minimum distance requirement in Requirement 1 does not apply to an establishment which has a nonrestricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992, or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992.

* 6. In the O District, a restaurant service bar is permitted only as an accessory use.

* 7. All businesses which sell alcoholic beverages shall conform to the provisions of LVMC Chapter 6.50.

On-site Parking Requirement: One space for each 50 square feet of public seating and waiting area (including outdoor areas for seating and waiting), plus one space for each 200 square feet of the total remaining gross floor area, with a minimum of ten spaces required.

Restaurant

Description: An establishment providing for the preparation and retail sale of food and beverages, including without limitation cafes, coffee shops, sandwich shops, ice cream parlors, fast food take-out (i.e. pizza) and similar uses.

Conditional Use Regulations:

1. The restaurant use must be ancillary to a primary use, and shall not exceed 2000 square feet in gross floor area.

On-site Parking Requirement: One space for each 50 square feet of public seating and waiting area (including outdoor areas for seating and waiting), plus one space for each 200 square feet of the total remaining gross floor area.

Retail Establishment with Accessory Package Liquor Off-Sale

Description: A retail establishment:

1. Whose license to sell alcoholic beverages authorizes their sale to consumers only and not for resale, in original sealed or corked containers, for consumption off the premises where the same are sold; and

2. In which the sale of alcoholic beverages is ancillary to the retail use, and in which no more than 10 percent of the retail floor space is regularly devoted to the display or merchandising of alcoholic beverages.

This use includes an establishment that provides on-premises wine, cordial and liqueur tasting if the licensee also holds a wine, cordial and liqueur tasting license for that location.

Minimum Special Use Permit Requirements:

* 1. Except as otherwise provided, no retail establishment with accessory package liquor off-sale (hereinafter "establishment") shall be located within 400 feet of any ~~church, synagogue~~ church/house of worship, school, ~~child care facility~~ individual care center licensed for more than 12 children, or City park.

* 2. Except as otherwise provided in Requirement 3 below, the distances referred to in Requirement 1 shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed establishment which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed establishment. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:

   a. Any leasehold parcel; or

   b. Any parcel which lacks access to a public street or has no area for on site parking and which has been created so as to avoid the distance limitation described in Requirement 1.

* 3. In the case of an establishment proposed to be located on a parcel of at least 80 acres in size, the minimum distances referred to in Requirement 1 shall be measured in a straight line:

   a. From the nearest property line of the existing use to the nearest portion of the structure in which the establishment will be located, without regard to intervening obstacles; or

   b. In the case of a proposed establishment which will be located within a shopping center or other multiple tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the establishment will be located, without regard to intervening obstacles.

4. When considering a Special Use Permit application for an establishment which also requires a waiver of the distance limitation in Requirement 1, the Planning Commission shall take into consideration the distance policy and shall, as part of its recommendation to the City Council, state whether the distance requirement should be waived and the reasons in support of the decision.

5. The minimum distance requirements in Requirement 1 do not apply to:

   a. An establishment which has a nonrestricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992 or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992; or

   b. A proposed establishment having more than 50,000 square feet of retail floor space.

* 6. All businesses which sell alcoholic beverages shall conform to the provisions of LVMC Chapter 6.50.

7. The minimum distance requirements set forth in Requirement 1, which are otherwise nonwaivable under the provisions of LVMC 19.12.050(C), may be waived:

   a. In accordance with the provisions of LVMC 19.12.050(C) for any establishment which is proposed to be located on a parcel within the Downtown Casino Overlay District;

   b. In accordance with the applicable provisions of the "Town Center Development Standards Manual" for any establishment which is proposed to be located within the T C (Town Center) Zoning District and which is designated MS TC (Main Street Mixed Use) in the Town Center Land Use Plan;

   c. In connection with a proposed establishment having between 20,000 square feet and 50,000 square feet of retail floor space; or

   d. In connection with a retail establishment having less than 20,000 square feet of retail floor space, if the area to be used for the sale, display or merchandising of alcoholic beverages and each use to be protected are separated by a highway or a right of way with a width of at least 100 feet.

On-site Parking Requirement: No additional parking required beyond that which is required for the principal use(s) on the site.

Salvage or Reclamation of Products (Indoor)

Description: An indoor facility for storing, keeping, selling, dismantling, or salvaging scrap or discarded material or equipment which is not considered as another use under this Title. Scrap or discarded material includes, but is not limited to, metal, paper, rags, tires, bottles or inoperable or wrecked motor vehicles, motor vehicle parts, machinery, structural steel, equipment and appliances. This use includes facilities for recycling recoverable resources, such as newspapers, magazines, books, and other paper products, glass, metal cans and other products, which can be returned to a condition in which they may again be used for production.

On-site Parking Requirement: One space for each 1000 square feet of gross floor area.

Salvage or Reclamation of Products (Outdoor)

Description: An outdoor area or facility for storing, keeping, selling, dismantling, or salvaging scrap or discarded material or equipment which is not considered as another use under this Title. Scrap or discarded material includes, but is not limited to, metal, paper, rags, tires, bottles or inoperable or wrecked motor vehicles, motor vehicle parts, machinery, structural steel, equipment and appliances. This use includes facilities for recycling recoverable resources, such as newspapers, magazines, books, and other paper products, glass, metal cans and other products, which can be returned to a condition in which they may again be used for production.

Conditional Use Regulations:

1. The minimum site area dedicated to this use shall be 25,000 square feet.
2. All areas used for the parking and storage of operable vehicles shall be paved.
3. All stored, damaged, or wrecked vehicles, parts and equipment shall be effectively screened so as not to be visible from adjoining properties or public rights-of-way.
4. In addition to the requirements in LVMC 19.08.040((F), mature evergreen trees shall be installed along the perimeter property lines to screen any vehicle parts storage area from surrounding properties.
5. Perimeter walls, a minimum of 8 feet in height, shall be installed along all property lines.
6. Repair activities and vehicle loading and unloading shall be prohibited on adjoining streets and alleys.
7. Service bays with access from the exterior of the structure shall not face the public rights of way.
8. All on-site lighting shall be stationary and directed away from adjoining properties. All lighting shall be shielded, hooded or otherwise designed so that direct glare and reflections are contained within the boundaries of the parcel. No light shall extend into any residential zoning district.
9. All repair activities and operations shall be conducted entirely within an enclosed structure. Outdoor hoists shall be prohibited.
10. Repair facilities shall close all windows and doors when performing body and fender work, hammering, sanding or other noise-generating activities.
11. All hazardous materials resulting from the repair, storage, or dismantling operation shall be properly stored and removed from the premises in a timely manner. Storage, use and removal of toxic substances, solid waste pollution and flammable liquids, particularly gasoline, paints, solvents and thinners, shall conform to all applicable Federal, State, and local regulations.

On-site Parking Requirement: One space for each 1000 square feet of gross floor area dedicated to this use, plus one space for every 10,000 square feet of gross yard area.

Satellite Dish

Description: A device which:

1. Incorporates a reflective surface that is solid, open mesh, or bar-configured;
2. Has the shape of a shallow dish, cone, horn or cornucopia; and
3. Is used to receive electromagnetic signals.

Conditional Use Regulations:

1. Satellite dishes are permitted as an accessory use, subject to the following:
   a. In single family residential districts, satellite dishes are permitted in the rear yard only, except that dishes 18 inches in diameter or smaller are also permitted in the side yards. In districts other than single family residential, satellite dishes are allowed in yard areas or on rooftops.
   b. Satellite dishes shall be fully screened from view of streets and public open areas. When located on ground level, they shall be screened to the full height of the structure with landscaping. When located on a rooftop, they shall be located and screened so as to minimize visual impact from other properties in the area.
   c. Satellite dishes shall not exceed 10 feet in diameter, nor 12 feet in height when the dish is vertically positioned.

On-site Parking Requirement: No additional parking required beyond that which is required for the principal use(s) on the site.

Seasonal Outdoor Sales

Description: The temporary outdoor sale and display of the following (and only the following) holiday goods in connection with the corresponding holidays:

1. Christmas trees;
2. Halloween pumpkins;
3. Valentine's Day flowers; and
4. Mother's Day flowers.

This use does not include fireworks sales, which are governed by LVMC Chapter 9.28 and are subject to the requirements of the Department of Fire and Rescue.

No Temporary Commercial Permit required if the sales operation:

1. Takes place on the same site as, and is in conjunction with, the operation of an established commercial business with a valid business license for that site; and

2. Conforms with all applicable City ordinances and standards.

On-site Parking Requirement: No additional parking required beyond that which is required for the principal use(s) on the site.

Secondhand Dealer

Description: A retail facility which deals solely in used commodities with no new commodities, or in which the sale of secondhand or used articles is incidental to the sale of new articles of the same kind. For purposes of this description, the sale of secondhand or used articles is deemed to be incidental to the sale of new articles. Used articles may include wearing apparel, furniture, fixtures, appliances, tableware, offices supplies, pictures, paintings, jewelry, cutlery, guns or scrap precious metals as defined in LVMC Chapter 6.74, but does not include the sale of junk as defined in that Chapter, or the sale of used cars. This use does not include the buying and selling of foreign or domestic coins for numismatic purposes or used books, which shall be allowed where retail sales of new merchandise is permitted. This use also does not include a Thrift Shop.

Conditional Use Regulations:

1. No outdoor display or sales of any merchandise shall be permitted, except as allowed pursuant to LVMC 19.16.160 for a Temporary Commercial Permit.
2. The use shall comply with the applicable requirements of LVMC Title 6.
3. No secondhand dealer shall be located on either side of Fremont Street or on Las Vegas Boulevard South, between Charleston Boulevard and Sahara Avenue.
4. In the C-1 and C-2 Zoning Districts, the use shall be limited to no more than 5,000 square feet in size.

Minimum Special Use Permit Requirements:

* 1. No outdoor display or sales of any merchandise shall be permitted, except as allowed pursuant to LVMC 19.16.160 for a Temporary Commercial Permit.

* 2. The use shall comply with the applicable requirements of LVMC Title 6.

* 3. No secondhand dealer shall be located on either side of Fremont Street or on Las Vegas Boulevard South, between Charleston Boulevard and Sahara Avenue.

On-site Parking Requirement: One space for each 250 square feet of gross floor area.

Senior Citizen Apartments

Description: An apartment house or other multi-family dwelling in which each unit is occupied by at least one person 55 years of age or older, or in which the units are intended and operated for occupancy by persons 55 years of age or older. This use includes an apartment house or other multi-family dwelling that qualifies as "housing for older persons" under the provisions of Federal law, including without limitation housing developments that:

1. Provide significant facilities and services specifically designed to meet the physical or social needs of older persons; and

2. Publish and adhere to policies and procedures that demonstrate an intent to provide housing for persons 55 years of age or older to the extent allowed by applicable State or Federal law.

Conditional Use Regulations:

1. For any development that is over three stories in height:
   a. The structures shall be compatible with the scale and massing of the types of development allowed in the applicable zoning district and shall provide a transition to less intensive development.
   b. Rooflines and facade elements shall be articulated in order to break down the apparent massing of the structures.

Minimum Special Use Permit Requirements:

1. For any development that is over three stories in height:
   a. The structures shall be compatible with the scale and massing of the types of development allowed in the applicable zoning district and shall provide a transition to less intensive development.
   b. Rooflines and façade elements shall be articulated in order to break down the apparent massing of the structures.
2. The use shall be developed and operated only in connection with ground-level nonresidential development. In the case of a multi-floor structure, the apartments themselves must be located above the ground floor, but access ways, entryways and community rooms may be located on the ground floor. (C-1 only)
3. The primary resident or guest entryway to the apartments must be independent of ground floor commercial uses, and must be directly accessible from and oriented to a street. (C-1 only)
4. The overall architecture of the front elevation shall highlight the difference in uses through variations in volume and proportion, and shall be treated as a cohesive whole through finishes and colors. (C-1 only)
5. For any development that, in accordance with LVMC 19.08.050, is allowed to exceed the maximum lot coverage provisions set forth in that Section, all landscape buffer requirements, and all minimum setback requirements for the C-1 District, shall be met. (C-1 only)

On-site Parking Requirement: .75 spaces per unit (.5 spaces per unit within the Downtown Centennial Plan Overlay District).

Sex Offender Counseling Facility

Description: A facility that regularly provides court-ordered or court-sanctioned treatment or counseling to sex offenders.

Conditional Use Regulations:

1. The applicant must submit, for administrative review and approval, the following:
   a. A site plan;
   b. A floor plan indicating the use of each room in the facility; and
   c. A business plan clearly indicating that the facility will provide services pursuant to or in conformance with judicial requirements.

On-site Parking Requirement: One space for each 200 square feet of gross floor area up to 2,000 square feet, plus one space for each additional 175 square feet.

Sexually Oriented Business

Description: Sexually Oriented Businesses include the following:

1. Adult emporium – An establishment which engages in the sale, rental or trade of books, films, videotapes, sexual novelties, discs, magazines and other periodicals and which:
   a. Will or does derive 35 percent or more of its gross revenue from the sale, rental or trade of sexual novelties or books, films, videotapes, discs, magazines and other periodicals which are distinguished or characterized by their emphasis on matter depicting, describing, or relating to specific sexual activities or specific anatomical areas;
   b. At any particular time devotes 35 percent or more of its inventory floor and wall space to the types of inventory described in Paragraph (a) above;
   c. At any particular time has, as 35 percent or more of its total inventory or any category thereof, the types of inventory described in Paragraph (a) above; or
   d. Holds itself out, by advertising or otherwise, primarily as an outlet for the types of inventory described in Paragraph (a) above.
2. Adult mini-motion picture theater – An enclosed building with a capacity of less than 50 persons used for presenting material distinguished or characterized by an emphasis on depicting or describing specified sexual activities or specified anatomical areas.
3. Adult motel – A motel wherein material is presented, as part of the motel services, via closed circuit television or otherwise, which is distinguished or characterized by an emphasis on depicting or describing specified sexual activities or specified anatomical areas.
4. Adult motion picture arcade – Any place to which the public is permitted or invited wherein coin-operated or slug-operated or electronically, electrically or mechanically controlled still or motion pictures, projectors or other image-producing devices are maintained to show images to 5 or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by an emphasis on depicting or describing specified sexual activities or specified anatomical areas.
5. Adult motion picture theater – An enclosed building with a capacity of 50 or more persons used for presenting material distinguished or characterized by an emphasis on depicting or describing specified sexual activities or specified anatomical areas.
6. Adult paper rack – Each self operated device or container, except those located in an adult emporium, which is primarily used for the distribution of magazines, papers or periodicals which are distinguished or characterized by an emphasis on depicting or describing specified sexual activities or specified anatomical areas or the advertisement of other sexually oriented businesses.
7. Massage parlor – Any place where, for any form of consideration or gratuity, massage, alcohol rub, administration of fomentations, electric or magnetic treatments, or any other treatment or manipulation of the human body occurs as part of or in connection with specified sexual activities or where any person providing such treatment, manipulation or services related thereto exposes specified anatomical areas.
8. Model studio – Any place where, for any form of consideration or gratuity, figure models who display specified anatomical areas are provided to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by persons paying such consideration or gratuity.
9. Nude show – Any establishment which provides and permits the viewing of live performances of specified sexual activities or the display of specified anatomical areas upon its premises as entertainment or any attraction for business. This use does not include the display of specified anatomical areas in the showroom of a resort hotel and casino with over three hundred rooms which is subject to the casino entertainment tax described in NRS 463.401 and which is located within the DC-O (Downtown Casino Overlay) District. For purposes of the preceding sentence, a showroom must contain a minimum of 300 seats. Any nude show which takes place at an establishment which is licensed or is required to be licensed to sell alcoholic beverages is subject to LVMC 6.50.~~430~~510.
10. Sexual encounter center – Any building or structure which contains or is used for commercial entertainment where the patron directly or indirectly is charged a fee to engage in personal contact with or to allow personal contact by, employees, devices or equipment or by personnel provided by the establishment which appeals to the prurient interest of the patron, to include, but not limited to, bathhouses, massage parlors and related or similar activities.

Conditional Use Regulations:

1. No person shall cause or permit the establishment of any sexually oriented business in an area zoned other than C-M or M. In addition, no person shall cause or permit the establishment of any sexually oriented business within 1000 feet of any other sexually oriented business, ~~church,~~ church/house of worship, public or private school, ~~day~~ individual care facility for children, teen dance center, park or playground. The distance shall be the shortest distance between two property lines, one being the property line of the proposed sexually oriented business which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed sexually oriented business. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of this paragraph, the term "property line" refers to property lines of fee interest parcels and not leasehold parcels.
2. Except as otherwise provided in Regulations 4, 5 and 6, the "establishment" of a sexually oriented business includes the opening of such business as a new business, the relocation of such business, the enlargement of such business in either scope or area or the conversion of an existing business location to any sexually oriented business.
3. Any person establishing a sexually oriented business must first file with the Department ~~of Finance and Business Services~~ the name and address of the business and the type of sexually oriented business to be conducted.
4. Any business existing as of September 16, 1992, that is made nonconforming by the provisions of Ordinance 3674 shall be permitted to remain in operation. However, except as otherwise provided in Regulation 6:
   a. No such business may be increased, enlarged, extended or altered, except to change the use to a conforming use; and
   b. If any such business is terminated or is abandoned for a period of at least 30 days, any future use of the property shall conform to the provisions of Ordinance 3674.
5. Except as otherwise provided in this Regulation and Regulation 6, the provisions of Regulations 3 and 4 above and the provisions of LVMC Chapter 19.14 shall apply to sexually oriented businesses. However, any existing sexually oriented business located in the M Zoning District that was made nonconforming as to a separation requirement by either of the following circumstances shall be deemed a conforming use for purposes of expansion, enlargement or alteration:
   a. The adoption of a different method of measuring distance; or
   b. The intervening establishment within the required separation area of either a protected use or another sexually oriented business.

   Any such business shall continue to be subject to the provisions regarding discontinuation and removal that are set forth in LVMC 19.14.030(A)(4) and 19.14.040, respectively.
6. The provisions of Regulation 4 and the provisions of Chapter 19.16 that prohibit the expansion, enlargement or alteration of an existing use shall not apply to an existing nude show located within the Downtown Centennial Plan area, as described in Ordinance No. 6051 and as amended from time to time, but only if and to the extent that the following conditions are met:
   a. Any expansion, enlargement or alteration, including all required on-site parking, must be contained entirely on the same legally-created parcel on which the use presently exists.
   b. The expansion, enlargement or alteration must be approved by means of a Major Site Development Review pursuant to LVMC 19.16.100(G).
   c. Except as otherwise provided in Paragraph (d), the discontinuation and abandonment provisions of LVMC 19.14.030(A) shall continue to apply.
   d. For a use that is discontinued for purposes of expansion, enlargement or alteration, the use shall not be considered abandoned. However, the building permit for such expansion, enlargement or alteration must be obtained within 6 months after operations cease and the permit must be exercised completely before the permit expires. Otherwise, the use shall be deemed abandoned, the nonconforming status lost, and the future use of the property must comply with current zoning requirements.
   e. For purposes of this Regulation 6, the expansion, enlargement or alteration of a use includes the rebuilding or replacement of the building or buildings associated with the use.
7. Nothing in this Title pertaining to sexually oriented businesses is intended to make legal any business or activity that is expressly declared illegal under any other provisions of the Municipal Code or under any State or Federal laws.
8. The Special Use Permit provisions of LVMC 19.12.040(B) do not apply to a sexually oriented business.

On-site Parking Requirement:

1. If less than 25,000 square feet, one space per 175 square feet of gross floor area.
2. If 25,000 square feet or more, one space per 250 square feet of gross floor area.

Shopping Center

Description: Any structure or group of structures that:

1. House any assemblage of various commercial tenants, including without limitation, retail uses, personal service uses, food service uses, and other ancillary uses;
2. Have a minimum combined gross floor area of 25,000 square feet;

3. Are located upon a single parcel of land or upon contiguous parcels of land; and

4. Have common vehicular access and parking facilities.

This use includes a regional mall.

On-site Parking Requirement: One space per 250 square feet of gross floor area.

Short-Term Residential Rental

Description: The commercial use, or the making available for commercial use, of a residential dwelling unit for dwelling, lodging or sleep purposes, wherein any individual guest rents or occupies the unit for a period of less than 31 consecutive calendar days.

Conditional Use Regulations:

1. The operator must obtain a permit from the Business Services Division to operate the use. The use must be operated by either the property owner or a property manager who holds a permit to engage in property management pursuant to NRS Chapter 645. For a use to be operated by the property owner, a separate permit must be obtained for each rental. For a use to be operated by a property manager, the permit shall be an annual permit, renewable annually at the discretion of the Division, subject to the provisions of Condition Use Regulation 6. In each case the operator shall pay such fee as the Division may establish for the permit. A copy of the permit, including all conditions established or imposed pursuant to Conditional Use Regulation 4, shall be posted in a conspicuous place within the rented premises.
2. The use must comply on an ongoing basis with all governmental licensing and regulatory requirements, including the payment of applicable room taxes and licensing fees. However, a permit issued under Conditional Use Regulation 1 shall be deemed to take the place of a license otherwise required by LVMC 6.46.020.
3. The use must comply with the City's noise regulations as they apply to residential uses.
4. In connection with the issuance of a permit under Conditional Use Regulation 1, the Business Services Division may establish additional conditions on the use, including without limitation a time limit on outdoor activities and a limit on the number of occupants and guests that are on the premises at any one time. In addition, at any time following issuance of the permit, the Division may impose additional conditions on, or otherwise amend, the permit. The permit may be revoked or suspended immediately for noncompliance with these regulations or with applicable permit conditions, at which time the use permitted as a conditional use shall immediately cease.
5. Vehicle parking associated with the use shall comply with applicable parking regulations, and vehicles of guests and invitees shall not obstruct traffic or access to other properties in the area.
6. The operator shall notify the Business Services Division of any change in the operator's telephone number and other contact information. Any change in operator shall require the issuance of a new permit.
7. The operator must be available at all times to respond to law enforcement authorities and to concerns from neighborhood residents, and to take remedial action in the event of noncompliance with law or with permit conditions.

On-site Parking Requirement: No additional parking required beyond that which is required for the principal use on the site.

Single Family, Attached

Description: A dwelling unit attached to one or more other dwelling units where each dwelling unit is located on a separate lot. (Such a dwelling unit could include duplexes, townhouses, four-plexes, six-plexes, etc.)

On-site Parking Requirement: Two spaces per dwelling unit, plus one guest space for every 6 dwelling units.

Single Family, Detached

Description: A dwelling unit that is not attached to any other dwelling by any means, is located on a separate and individually owned lot, is surrounded by open space or yards, and is for the exclusive use of a single family maintaining a household. Except where specifically provided in this Title, no such unit may have more than 1 kitchen, and all rooms used for human habitation must have interior access to one another.

On-site Parking Requirement: Two spaces per dwelling unit.

Single Family, Zero Lot Line

Description: A single family dwelling unit that is located directly on 1 or more lot lines.

Conditional Use Regulations:

1. Roof overhangs and any architectural projections shall not be permitted to cross property lines.
2. No architectural openings of any kind shall be permitted on walls sited less than 3 feet from the property line.

On-site Parking Requirement: Two spaces per dwelling unit.

Single Room Occupancy Residence

Description: A residential facility in which furnished rooms are rented on a weekly or monthly basis and which provides common facilities and services for laundry, cleaning and meals.

On-site Parking Requirement: .75 spaces per dwelling unit.

Slaughtering and Processing of Live Poultry

Description: An operation, which is ancillary to a retail commercial establishment, in which live poultry is slaughtered and processed in preparation for human consumption.

Minimum Special Use Permit Requirements:

1. The slaughter and processing of live poultry shall be limited to chickens. The slaughter or processing of any other poultry or animals is prohibited.
2. The use may not be located closer than 1500 feet from any other facility used for the slaughter and processing of live poultry.
3. ~~The slaughter and processing of poultry shall occur only as an accessory use to a retail commercial establishment.~~
~~4.~~ The sale of poultry on the site shall be limited to retail sales of processed poultry.
~~5~~4. There shall be no sale of live poultry from the site and no use of the site for the distribution of live or processed poultry for sale off site.
~~6~~5. All live poultry shall be stored within an enclosed structure on the site where the processing will take place. The slaughter and processing of poultry shall take place in an enclosed structure that is operated in accordance with all Federal, State and local regulatory criteria, including without limitation all applicable regulations of the Clark County Health District. The processing facility must be available at any time for inspection by any and all regulatory agencies with jurisdiction.
~~7~~6. The maximum number of live birds allowed to be kept or maintained on site at any one time is 50.
~~8~~7. The delivery and unloading of live poultry shall be at a designated sealed loading dock and shall take place only between the hours of 8:00 a.m. and 8:00 p.m.
~~9~~8. The exterior and interior of a processing facility shall be maintained in an attractive, safe and sanitary condition at all times, and all on site activity must be conducted so as not to create noise, dust, debris, odors or other similar nuisances to surrounding property owners.
~~10~~9. Areas used for slaughtering and butchering shall not exceed 525 square feet and shall be located in an area not readily available to the public.
~~11~~10. All waste and debris shall be removed from the processing facility on a daily basis in accordance with all Federal, State and local regulatory criteria, including without limitation applicable regulations of the Clark County Health District. Waste removal shall take place only between the hours of 8:00 a.m. and 8:00 p.m.
~~12~~11. No slaughtering or butchering waste of any kind may be stored outside at any time. All such waste, including any contaminated paper or cardboard, shall be stored indoors in a temperature controlled, sealed room.
~~13~~12. All glass viewing areas to be used by customers for bird selection shall be installed a minimum of 48 inches above floor level.
~~14~~13. No live poultry shall remain on site overnight. Any live poultry not sold by 4:00 p.m. must be slaughtered, processed and packaged for sale with other poultry products.
~~15~~14. The processing facility shall be landscaped and screened as required in connection with a Site Development Plan Review.

On-site Parking Requirement: No additional parking required beyond that which is required for the principal use(s) on the site.

Small Wind Energy System

Description: A wind energy conversion system consisting of a wind turbine, a tower or supporting structure, and associated control or conversion electronics, which has a rated capacity of not more than 100kW and which is intended primarily to reduce on-site consumption of utility power. The use is not to be deemed an accessory structure.

Conditional Use Regulations:

1. The minimum parcel size shall be 20,000 square feet.
2. No small wind energy system is eligible for approval if all or part of the property is within a conservation easement or scenic highway corridor, or is listed on the State or National Registers of Historic Places, unless the applicant submits satisfactory evidence that the addition of a small wind energy system is not a violation of the rules that govern the development of the property.
3. A system may be directly mounted on or attached to the principal structure on the site, or may be mounted on a freestanding tower. Where possible, the system should be integrated with other structures, such as buildings, light poles or on-premise sign structures, so as to minimize visual impacts.
4. A system shall not extend to a height greater than the following, measured with reference to the highest point of the fixed structure to which the system is attached (but excluding the wind turbine):
   a. 50 feet, for parcels in the R-1 and R-2 Zoning Districts;
   b. 65 feet, for parcels in the R-E, and R-3 Zoning Districts, and
   c. 90 feet for parcels in the R-4, C-1, C-2, C-M and M Zoning Districts.
5. When a system is mounted on a freestanding tower:
   a. The tower and any guy-wires or other supports shall comply with all minimum setbacks for the property; and
   b. The tower shall be set back from any habitable structure on an adjacent property a distance at least as great as the height of the tower.
6. No more than one system shall be permitted on a parcel of land.
7. A system shall be constructed and maintained so that noise levels do not exceed 60dBA, as measured by a sound level meter at the closest neighboring inhabited dwelling. However,

this level may be exceeded during short term events such as utility outages or sever windstorms.

8. The applicant must submit proof of turbine certification approved under the Emerging Technologies program of the California Energy Commission or any other small wind certification program recognized by the American Wind Energy Association.
9. A system must comply with applicable FAA regulations, including any necessary approvals for installations close to airports. Such approvals must be received prior to the submittal of a building permit application. For locations within the Airport Overlay District, the system must comply with all regulations and requirements applicable to that district.
10. A system must comply with all applicable fire codes and building codes.
11. A building permit application for a system must be accompanied by:
    a. Standard drawings of the wind turbine structure including base, tower and footings;
    b. An engineering analysis of the tower showing compliance with the International Building Code and certified by a licensed professional engineer; and
    c. A line drawing of the electrical components in sufficient detail to allow for a determination that the manner of installation conforms to the National Electrical Code.
12. Before the installation of a system, the applicant must provide satisfactory evidence that the electrical utility provider has been informed of the applicant's intent to install a system. An off-grid system shall be exempt from this requirement if the property is not served by an electrical utility provider.
13. No system shall be erected or moved onto any lot prior to construction of the main building unless a building permit has been issued for the construction of the main building.
14. Except with respect to Conditional Use Regulations 1, 3, 4, 5(b), 6 and 12 the Special Use Permit provision of Section 19.12.040(B) does not apply to this use. In the case of a Special Use Permit application filed as a consequence of not qualifying for conditional use treatment regarding any of the Regulations listed in the preceding sentence, the remaining Regulations shall apply as Minimum Special Use Permit Requirements, and Regulations 2, 5(a), 7, 8, 9, 10, 11 and 13 above, when imposed as Minimum Special Use Permit Requirements, shall be deemed to be nonwaivable.

Minimum Special Use Permit Requirements:

* 1. No small wind energy system is eligible for approval if all or part of the property is within a conservation easement or scenic highway corridor, or is listed on the State or National Registers of Historic Places, unless the applicant submits satisfactory evidence that the addition of a small wind energy system is not a violation of the rules that govern the development of the property.

2. A system may be directly mounted on or attached to the principal structure on the site, or may be mounted on a freestanding tower. Where possible, the system should be integrated with other structures, such as buildings, light poles or on-premise sign structures, so as to minimize visual impacts.
3. A system shall not extend to a height greater than the following, measured with reference to the highest point of the fixed structure to which the system is attached (but excluding the wind turbine):
    a. 50 feet, for parcels in the P-O Zoning District; and
    b. 90 feet, for parcels in the O Zoning District.
4. When a system is mounted on a freestanding tower:

* a. The tower and any guy-wires or other supports shall comply with all minimum setbacks for the property; and

b. The tower shall be set back from any habitable structure on an adjacent property a distance at least as great as the height of the tower.

* 5. A system shall be constructed and maintained so that noise levels do not exceed 60dBA, as measured by a sound level meter at the closest neighboring inhabited dwelling. However, this level may be exceeded during short term events such as utility outages or severe windstorms.

* 6. The applicant must submit proof of turbine certification approved under the Emerging Technologies program of the California Energy Commission or any other small wind certification program recognized by the American Wind Energy Association.

* 7. A system must comply with applicable FAA regulations, including any necessary approvals for installations close to airports. Such approvals must be received prior to the submittal of a building permit application. For locations within the Airport Overlay District, the system must comply with all regulations and requirements applicable to that district.

* 8. A system must comply with all applicable fire codes and building codes.

* 9. A building permit application for a system must be accompanied by:
    a. Standard drawings of the wind turbine structure including base, tower and footings;
    b. An engineering analysis of the tower showing compliance with the International Building Code and certified by a licensed professional engineer; and
    c. A line drawing of the electrical components in sufficient detail to allow for a determination that the manner of installation conforms to the National Electrical Code.
10. Before the installation of a system, the applicant must provide satisfactory evidence that the electrical utility provider has been informed of the applicant's intent to install a system. An off-grid system shall be exempt from this requirement if the property is not served by an electrical utility provider.

*11. No system shall be erected or moved onto any lot prior to construction of the main building unless a building permit has been issued for the construction of the main building.

On-site Parking Requirement: No additional parking required beyond that which is required for the principal use on the site.

Social Event with Alcoholic Beverage Sales

Description: The sale of alcoholic beverages for consumption only on the premises where the same are sold in connection with weddings, school graduations, employer and employee events, recognition ceremonies, awards ceremonies, family gatherings, fund-raising events, club and organization events or other similar events which occur 17 times or more per calendar month at a facility not licensed for the sale of alcoholic beverages.

On-site Parking Requirement: No additional parking required beyond that which is required for the principal use(s) on the site.

Social Service Provider

Description: A facility that provides assistance to persons with limited ability for self-care, but for whom medical care is not a major element. This use includes a facility that provides assistance concerning psychological problems, employment, learning disabilities or physical disabilities, but does not include a rescue mission, homeless shelter or an adult day care center.

On-site Parking Requirement: One space for each 300 square feet of gross floor area.

Solar Panel

Description: A small-scale unit that is designed and used, on an incidental or accessory basis, to generate power or heat (or both) to be supplied to the principal use of the site. This use:

1. Does not include an "electric generating plant" or any other utility facility that is specifically defined in LVMC Chapter 19.18; and
2. Shall not be deemed an accessory structure for purposes of the standards of this Title that govern accessory structures.

Conditional Use Regulations:

1. When visible from a public right-of-way, solar panels shall be installed so that they project no more than 40 inches from the roof surface.
2. When mounted on a sloped roof, the enclosure cladding and support structure of solar panels (excepting the solar collection cells) shall match the roof in color and appearance.
3. Roof-mounted hot water storage systems shall not be visible from neighboring properties or public rights-of-way.
4. Within an area designated as an Historic District, the location of the proposed unit must first be reviewed and approved pursuant to LVMC 19.10.150.

On-site Parking Requirement: No additional parking required beyond that which is required for the principal use on the site.

Sound Stage

Description: A building or portion of a building used for the production of movies.

On-site Parking Requirement: One space per 300 square feet of gross floor area.

Supper Club

Description: A restaurant and bar operation with alcoholic beverage sales in which:

1. The bar area is separated from the restaurant area by a barrier sufficient to prevent access to the bar by minors;
2. The actual seating available at all times within the dining area will accommodate at least 125 persons. For purposes of this requirement, the "dining area" does not include bar stool seating at the bar or lounge seating, but may include table or booth seating within the bar area and table seating within a patio area;
3. Alcoholic beverages are served in the restaurant area only in conjunction with the service of food;
4. Full-course meals are available during all hours the bar area is open to the public;
5. A cook and food server, other than a bartender, are available at all times the bar area is open to the public; and
6. The restaurant operation is the principal portion of the business.

Minimum Special Use Permit Requirements:

1. No supper club use shall be located within 400 feet of any ~~church, synagogue~~ church/house of worship, school, ~~child care facility~~ individual care center licensed for more than 12 children, or City park.
2. Except as otherwise provided in Requirement 3 below, the minimum distances referred to in Requirement 1 shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed supper club which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed supper club. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:

a. Any leasehold parcel; or

b. Any parcel which lacks access to a public street or has no area for on-site parking and which has been created so as to avoid the distance limitation described in Requirement 1.

3. In the case of a supper club proposed to be located on a parcel of at least 80 acres in size, the minimum distances referred to in Requirement 1 shall be measured in a straight line:

   a. From the nearest property line of the existing use to the nearest portion of the structure in which the supper club will be located, without regard to intervening obstacles; or

   b. In the case of a proposed supper club which will be located within a shopping center or other multiple-tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the supper club will be located, without regard to intervening obstacles.

4. When considering a Special Use Permit application for a supper club which also requires a waiver of the distance limitation in Requirement 1, the Planning Commission shall take into consideration the distance policy and shall, as part of its recommendation to the City Council, state whether the distance requirement should be waived and the reasons in support of the decision.

* 5. In the O District, a supper club is permitted only as an accessory use.

* 6. All businesses which sell alcoholic beverages shall conform to the provisions of LVMC Chapter 6.50.

On-site Parking Requirement: One space for each 50 square feet of public seating and waiting area, including outdoor areas for seating and waiting, plus one space for each 200 square feet of the total remaining gross floor area, with a minimum of ten spaces required.

Swap Meet

Description: A facility (whether indoor or outdoor) in which multiple vendors, dealers, sellers or traders have rented, leased, purchased or otherwise obtained an area from a swap meet operator for the purpose of selling, bartering, exchanging or trading new or used items of personal property, where the aggregate value of all such property exceeds the amount of 1000 dollars.

Conditional Use Regulations:

1. No outdoor display, sales or storage of any merchandise or equipment is permitted.
2. No repair, installation or service work is permitted outside of an enclosed building.
3. All signage, including any temporary signage, shall comply with LVMC Chapter 19.08.
4. The swap meet operation shall comply with all applicable requirements of LVMC Title 6.

Minimum Special Use Permit Requirements:

1. No repair, installation or service work is permitted outside of an enclosed building.
2. All signage, including any temporary signage, shall comply with LVMC Chapter 19.08.
3. The swap meet operation shall comply with all applicable requirements of LVMC Title 6.

On-site Parking Requirement:

Indoor: One space for each 175 square feet of gross floor area for the first 25,000 square feet of gross floor area; one space for each 250 square feet of gross floor area thereafter.

Outdoor: Four spaces for each retail stall or unit.

Tattoo Parlor/Body Piercing Studio

Description: An establishment whose principal business activity, either in terms of operation or as held out to the public, is the practice of one or more of the following:

1. The placing of designs, letters, figures, symbols or other marks upon or under the skin of any person, using ink or other substances which result in the permanent coloration of the skin by means of the use of needles or other instruments designed to contact or puncture the skin.

2. The creation of an opening in the body of a person for the purpose of inserting jewelry or other decoration.

This use does not include a permanent makeup establishment.

On-site Parking Requirement: One space for each 250 square feet of gross floor area.

Tavern-Limited Establishment

Description: An establishment that is licensed with a tavern-limited license in accordance with LVMC Chapter 6.50.

On-site Parking Requirement: One space for each 50 square feet of public seating and waiting area (including outdoor areas for seating and waiting), plus one space for each 200 square feet of the total remaining gross floor area, with a minimum of ten spaces required.

Taxicab/Limo Yard

Description: An area or facility used for the storage or dispatch of taxicabs or limousines.

On-site Parking Requirement: One space for each employee on the largest shift, plus 0.5 spaces per taxi or limo when the facility is at maximum capacity.

(Ord. 6203 § 6, 08/01/12)

Teen Dance Center

Description: An establishment that is primarily operated as a place of entertainment for persons under the age of 18 years, characterized by any or all of the following as principal activities:

1. Live, recorded, or televised entertainment, including but not limited to performance by magicians, musicians or comedians.
2. Dancing.

Conditional Use Regulations:

1. The establishment must be located more than 1000 feet from any sexually oriented business. The distance shall be the shortest distance between the property line of the proposed teen dance center which is closest to the existing sexually oriented business, and the other being the property line of the sexually oriented business which is closest to the proposed teen dance center. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of this paragraph, the term "property line" refers to property lines of fee interest parcels and not leasehold parcels.
2. The hours of operation shall be limited to the period between 6:00 p.m. and midnight.
3. The floor area shall not exceed 5000 square feet.

On-site Parking Requirement: One space for every 3 persons that the establishment is designed to accommodate.

Temporary Contractor's Construction Yard

Description: An on-site or off-site facility for the storage of construction materials and equipment intended for use in conjunction with a specific development, to be removed at the time the development is completed. This use may include a temporary batch plant.

No Temporary Commercial Permit required if the use is located on the same site as the approved development and is operated in conformance with all applicable City ordinances and standards.

On-site Parking Requirement: No additional parking required beyond that which is required for the principal use(s) on the site.

Temporary Outdoor Commercial Event

Description: A promotional activity, fair, circus, rodeo, festival, carnival, arts and crafts fair, tent revival, haunted house, amusement system, or concert that will be conducted at a location other than a stadium, auditorium or other public assembly facility that is designed to accommodate such an event. This use does not include one-day residential celebrations; uses within public facilities or recreational facilities regulated or organized through the Department of Leisure Services; parades and similar events that occur in the public right-of-way and are regulated by or organized through the Las Vegas Metropolitan Police Department; or grand openings of new businesses that meet all requirements of the Department of Fire and Rescue.

On-site Parking Requirement: No additional parking required beyond that which is required for the principal use(s) on the site.

Temporary Real Estate Sales Office

Description: An office operating at a fixed location within an existing model home, trailer or commercial structure which is used temporarily for the purpose of real estate sales.

Conditional Use Regulations:

1. Within any residential district:
   a. The use may be located within a model home or trailer;
   b. The sales activity shall be limited to lots within the subdivision in which the model home or trailer is located; and
   c. The use shall not be permitted to operate until the requirements of LVMC 19.16.190 have been met, including the approval of a final subdivision map.
2. Within any commercial or industrial district:
   a. The use may be located within a trailer or an existing commercial structure; and
   b. The use shall not be permitted to operate and is not entitled to a certificate of occupancy until a Site Development Plan has been approved for the development to which the sales pertains.
3. If the temporary real estate sales office is a model home or is conducted from a commercial structure, the use shall expire 2 years from the date of building permit approval or whenever sales are completed, whichever occurs first. If the temporary real estate sales office is a trailer, the use shall expire 6 months from the date of approval by the Department of Building and Safety.
4. Upon termination of the use, all temporary access improvements from this site to the abutting street(s) shall be removed and replaced with permanent access improvements that meet all City standards, as required by the Department of Public Works.
5. Pursuant to LVMC 19.02.290, direct vehicular access from primary and secondary street(s) through the back of bordering lots is prohibited unless approval is granted by the Director.
6. All development must be in conformance with the submitted plot plan and floor plan.
7. Any signage for this use must first be approved in writing by the Department.

On-site Parking Requirement: A minimum of 5 on site parking spaces shall be provided, and the spaces provided shall be in compliance with ADA parking requirements and LVMC Chapter 19.10. In any

commercial or industrial district, the Director may waive one or more of the required on site spaces if an equivalent number of on street parking spaces is available on a street that directly abuts the lot on which the use is located.

Thrift Shop

Description: A retail facility that sells any new or used merchandise that has been donated to the facility.

Conditional Use Regulations:

1. No outdoor display or sales of any merchandise shall be permitted.
2. The use shall comply with the applicable requirements of LVMC Title 6.
3. Donations shall be accepted only during normal business hours.

Minimum Special Use Permit Requirements:

* 1. No outdoor display or sales of any merchandise shall be permitted.

* 2. The use shall comply with the applicable requirements of LVMC Title 6.

3. Donations shall be accepted only during normal business hours, unless otherwise specifically approved in connection with the Special Use Permit. Where after-hours donation of items is approved, donation areas and containers, whether or not enclosed or screened, must be designed so that donated items are not visible to the general public.

On-site Parking Requirement: One space for each 250 square feet of gross floor area.

Time-Share Development

Description: A development consisting of a minimum of 50 units that are made available for use and occupancy on a recurrent periodic basis according to an arrangement allocating this right among various holders of a time-share ownership, leasehold or other similar interest.

Conditional Use Regulations:

1. No individual time-share unit may serve as a person's primary residence.
2. No access to any accessory use (giftshop, restaurant, beauty shop, etc.) shall be permitted other than from within the time-share development.
3. No exterior advertising or lighting is permitted in excess of that allowed for residential developments.

On-site Parking Requirement: One space for each time-share unit, plus 10 spaces for each 1,000 square feet of accessory uses.

Towing & Impound Yard

Description: A lot or building used for the storage of damaged, wrecked or impounded motor vehicles for a limited period of time, usually awaiting insurance adjustment, transport to a repair shop, or recovery by the owner or operator.

Conditional Use Regulations:

1. All areas used for the parking and storage of operable vehicles shall be paved.
2. All stored, damaged, or wrecked vehicles, parts and equipment shall be effectively screened so as not to be visible from adjoining properties or public rights-of-way.

On-site Parking Requirement: One space for each employee, plus one space for each tow truck that is stationed at the facility. Vehicles that in storage may not be parked or stored in parking spaces that are designated as off street parking necessary to meet the minimum requirements of this Table 2. The storage of such vehicles must occur only in spaces that are in excess of the required minimum parking.

Towing Service (with No Storage)

Description: An establishment that provides the service of transporting damaged, wrecked or impounded motor vehicles to an off-site storage area or other facility.

On-site Parking Requirement: One space for each employee, plus one space for each tow truck that is stationed at the facility.

Townhouse

Description: A row or cluster of at least 3 attached dwellings in which each dwelling is located on separately owned lot, each unit is separated by 1 or more common vertical walls, each unit has its own front and rear yard access, and no unit is located over another unit. A townhouse complex may include common open space and recreational areas and facilities which are owned by all owners on a proportional, undivided basis.

On-site Parking Requirement: Two spaces per dwelling unit, plus one guest space for every 6 dwelling units spread throughout the development.

Trade School

Description: A facility for instruction and training in trades or crafts such as auto repair, welding, bricklaying, machinery operation or other similar trades or crafts which require the use of large equipment, or outdoor training activities, or both.

Conditional Use Regulations:

1. No instruction or training in welding or auto repair shall be permitted.

On-site Parking Requirement: One space for each staff member, plus one space for every 2 students in class when the school is at maximum capacity.

Trailer/RV Camp or Park

Description: Any lot or tract of land used, or intended to be used, for the renting of space to accommodate two or more recreational vehicles.

Minimum Special Use Permit Requirements:

1. The maximum density permitted in a recreational vehicle park is 20 recreational vehicle sites per acre.
2. Recreational vehicle parks shall have a minimum frontage of 100 feet at the building setback line.
3. Recreational vehicle sites, office buildings, accessory buildings and other facilities shall be set back at least 10 feet from any property lines. When adjacent to any property line adjoining a public street, the required setback shall be 15 feet.
4. Vehicular spacing:
   a. Pull-through recreational vehicle sites shall maintain 15 feet between vehicle parking on adjoining sites.
   b. Back-in recreational vehicle sites shall maintain 10 feet between vehicles, to include automobiles parking in adjoining sites.
5. Recreational vehicle sites shall be set back 20 feet from any building.

* 6. A minimum of 10% of the total area of the park shall be reserved for purposes of open space or recreational facilities. Open space area shall be of sufficient size and distribution as to be a functional part of the entire park.

* 7. All access drives shall be a minimum of 20 feet wide and must first be approved by the City Traffic Engineer.

On-site Parking Requirement: One space for each recreational vehicle, plus one guest space for every 10 recreational vehicles.

Transit Passenger Facility

Description: A facility, including a park and ride, for the loading and discharging of train or bus passengers.

Conditional Use Regulations:

1. The facility must be operated by a public entity.
2. The facility must be located along a collector or arterial street.
3. The principal operating hours of the commuter parking lot must not significantly conflict with those of other uses on the parcel.
4. The use must be ancillary to a primary use, and the number of parking spaces dedicated to commuter parking shall not exceed 10% of the total amount of parking required for the primary use under this Chapter.

On-site Parking Requirement: To be determined on a case-by-case basis.

Truck Rental

Description: A facility for the rental of new or used trucks. For purposes of the limitations of this Title on outside storage, trucks kept on a lot for rental purposes are not considered to be outside storage.

On-site Parking Requirement: One space for each rental vehicle, plus one space for each 250 square feet of gross floor area.

Trucking Company

Description: A business, service or industry involving the use of commercial vehicles in the loading, unloading and transportation of cargo. This use may also include the fueling, maintenance, servicing, storage or repair of commercial vehicles or the storage of cargo.

Minimum Special Use Permit Requirements:

1. The use shall be limited to office operations and the parking of trucks and trailers.
2. No more than 5 trucks or trailers, or combination of trucks and trailers, shall be permitted on the site at any one time.
3. The parking of trucks and trailers shall be restricted to locations to the rear of onsite structures so as to not be visible from adjoining streets.
4. None of the following activities shall be permitted on site:
   a. The repair or servicing of vehicles.
   b. The storage or warehousing of goods or merchandise.
   c. The loading or unloading of goods or merchandise.

On-site Parking Requirement: One space for each 250 square feet of floor area devoted to office use, plus one space for each 1000 square feet of remaining gross floor area.

Tutoring Center

Description: An institution or place of education or instruction, other than a public or private school (primary or secondary), business school, or trade school, that is owned and operated privately for profit and that does not offer a complete educational curriculum. This use includes an educational testing center.

Conditional Use Regulations:

1. Adequate pick-up and drop-off areas must be provided on-site.
2. Equipment used for instructional purposes must be stored within the building.

3. Instructional services must be provided with a pupil/instructor ratio no greater than 2:1. (P-O only)

On-site Parking Requirement: One space for each staff member, plus one space for every 5 students in class when the center is at maximum capacity.

TV Broadcasting & Other Communication Service

Description: A building or portion of a building used as a place for television broadcasting or similar communication-related activities.

On-site Parking Requirement: One space per 300 square feet of gross floor area.

Two-Family Dwelling

Description: A detached dwelling designed for and occupied exclusively by 2 families living independently of each other in separate dwelling units on a single lot.

On-site Parking Requirement: Two spaces per dwelling unit.

Urban Lounge

Description: An establishment that:

1. Is licensed for the sale of alcoholic beverages for consumption on the premises where the same are sold, and the sale, to consumers only and not for resale, of alcoholic beverages in original sealed or corked containers, for consumption off the premises where the same are sold; and

2. Meets the Minimum Special Use Permit Requirements set forth below.

Minimum Special Use Permit Requirements:

1. The use is limited to the area located within the boundaries of the Las Vegas Arts District, as described in the Downtown Centennial Plan and as amended from time to time.
2. For each seat provided at the bar of the establishment, there must be a minimum of 2 seats within a lounge area located away from the bar.
3. The use is subject to the provisions of LVMC Chapter 6.40 relating to gaming and LVMC Chapter 6.50 relating to liquor control.

On-site Parking Requirement: To be determined on a case-by-case basis.

Utility Installation, Other Than Listed

Description: A facility or area used as (or for) a utility installation not specifically listed in this Title. This use does not include any type of wind energy conversion system.

On-site Parking Requirement: One space, plus an additional space for each 300 square feet of habitable office space.

Utility Transmission Lines

Description: Utility infrastructure providing electrical power, telephone, or cable television which is installed, operated and maintained by a municipality or a franchised utility company.

Conditional Use Regulations:

1. The location of routes for lines which are 15,000 volts or above must first be approved by the Planning Commission.

On-site Parking Requirement: No additional parking required beyond that which is required for the principal use(s) on the site.

Valet Parking

Description: A service provided in conjunction with a business or other establishment by which employees (or others acting on behalf of the establishment) park the vehicles of patrons or visitors in an area set aside for that purpose.

Conditional Use Regulations:

1. A maximum of 20 percent of the number of parking spaces required by this ~~Table~~ Title for the principal use(s) on the site may be used for valet parking. Additional spaces may be used for valet parking only if there is an overall surplus of parking spaces provided on the site.
2. The applicant must submit to the Department, for administrative review and approval, a site development plan showing where valet spaces will be located and demonstrating that the area and methodology for valet parking will be physically designed to prevent queuing in the right-of-way unless a permit to allow use of the right-of-way has been approved pursuant to LVMC Chapter 11.53.
3. The applicant must provide written assurance that the valet parking will be operated to conform with the hours of operation that are proposed and approved for the use.

On-site Parking Requirement: No additional parking required beyond that which is required for the principal use(s) on the site.

Vehicle Parking, Storage or Repair in Residential Zoning Districts

Description: The parking, storage or repair of vehicles as an accessory use in residential zoning districts.

Conditional Use Regulations:

1. Except as otherwise provided in Regulations 2 to 14, inclusive, motor vehicles, including passenger cars, trucks and motorcycles which are not designed or used for racing or for purposes other than transportation, may be parked, stored or

repaired on any property in a residential district, provided the same is accessory and incidental to the use of the property for residential purposes and does not constitute a nuisance, health or fire hazard offense under the provisions of this Code and do not have a detrimental effect on the neighborhood. Unless stored or parked within a completely enclosed building, the motor vehicles shall be stored or parked:

a. In the front yard, either:
   i. On an approved driveway;
   ii. On a surface of pavers or other blocks of uniform appearance that are at least 2 inches in thickness that extends the full length and width of the vehicle;
   iii. On concrete or asphaltic paving that extends the full length and width of the vehicle; or
   iv. On a surface of decomposed granite no less than 2 inches thick, defined with borders, but this alternative is available only on lots with a zoning designation of R-E; or

b. In the side yard, either:
   i. Obscured by a 6-foot high fence to permanently screen the vehicles from view;
   ii. On an approved driveway;
   iii. On a surface of pavers or other blocks of uniform appearance that are at least 2 inches in thickness that extends the full length and width of the vehicle; or
   iv. On concrete or asphaltic paving that extends the full length and width of the vehicle; provided, however, that the vehicle storage or parking complies with the other provisions set out in Regulations 1 to 14, inclusive.

2. Except as otherwise provided in Regulation 10 below, on a single family residential lot:
   a. No more than 3 operable vehicles may be stored, or one vehicle per 1,250 square feet of lot area, whichever allows the greater number of vehicles;
   b. No more than 50 percent of the front yard area may be used for the storage or parking of vehicles; and
   c. No stored vehicles may be utilized for storing items of personal property, and the area under each vehicle must be kept free of debris and vegetation.

3. Unless stored or parked within a completely enclosed building, a recreational vehicle or trailer, or combination thereof, may be stored or parked only as follows:
   a. In a rear yard, either:
      i. On a surface of pavers or other blocks of uniform appearance that are at least 2 inches in thickness that extends the full length and width of the vehicle;
      ii. On a surface of decomposed granite no less than 2 inches thick, defined with borders; or
      iii. On concrete or asphaltic paving, gravel or chat that extends the full length and width of the vehicle, trailer or combination;
   b. In a front yard, but only on lots with a zoning designation of R-E or R-1, and in each case provided that the recreational vehicle or trailer, or combination thereof, is stored either on a surface of pavers or other blocks of uniform appearance that are at least 2 inches in thickness that extends the full length and width of the vehicle; on concrete or asphaltic paving that extends the full length and width of the vehicle, trailer or combination; or on a surface of decomposed granite no less than 2 inches thick, defined with borders (provided, however, that this third alternative is available only on lots with a zoning designation of R-E). Additionally, on a lot with a size of .2 acres or less, no recreational vehicle or trailer, or combination thereof, may be stored or parked in a front yard if it exceeds 24 feet in length. Finally, in no event may a recreational vehicle or trailer, or combination thereof, be stored or parked in a front yard in any district described in this Subparagraph (b) unless at least one of the following conditions is met:
      i. The recreational vehicle or trailer, or combination thereof, is stored entirely in the yard area with no portion of the unit located closer than 2 feet from an adjacent public street or sidewalk; or
      ii. It is demonstrated that the side and rear yards are not reasonably accessible for storage purposes. A corner lot shall be deemed to have reasonable access, and the existence of a fence or block wall, by itself, shall not be deemed to prevent reasonable access to the side or rear yards;
   c. In a side yard, either:
      i. Permanently screened from view from the public street by a 6 foot wall, with a 5 foot gate;
      ii. On a surface of pavers or other blocks of uniform appearance that are at least 2 inches in thickness that extends the full length and width of the vehicle; or
      iii. On concrete or asphaltic paving that extends the full length and width of the vehicle;
   d. If it is not connected to any electrical or sewer service for more than 24 consecutive hours;
   e. If it is not used for dwelling purposes;
   f. If it is not used for the storage of goods, materials or equipment, other than those items considered to be part of the recreational vehicle and are related to the immediate use and enjoyment thereof; and
   g. Its use is in full compliance with applicable provisions of the Fire Code and other technical codes.

4. Except as provided in Regulation 9 below:

a. No vehicle may be repaired, stored or parked for more than 4 consecutive hours if its manufacturer's rated carrying capacity exceeds one ton.

b. No vehicle may be repaired unless it is owned by a permanent resident at the location where the repair takes place.

c. On a parcel within a single family residential district, not more than one passenger vehicle with commercial advertising displayed thereon may be stored or parked.

5. Except as otherwise provided in Regulation 10 below:

a. Any vehicle that is in mechanically inoperable condition shall be stored or repaired in a garage, shed or other enclosure; in a driveway; or in a rear yard that is enclosed by a 6-foot high fence to permanently screen the vehicle from view; provided, however, that if the abutting property is undeveloped, the fencing shall not be required until the adjacent property is developed.

b. No repair outside of an enclosure may occur later than 9:00 p.m. or earlier than 7:00 a.m.

6. Except as otherwise provided in Regulation 10 below:

a. No more than one vehicle that is in a mechanically inoperable condition shall be stored or repaired at any time outside of a fully enclosed building on the premises, and there shall be no repair of vehicles or storage of mechanically inoperable vehicles in the side yards.

b. A vehicle shall not be stored in a mechanically inoperable condition for more than 60 days.

c. No repair may be performed on any motor vehicle, including a recreational vehicle, within the front yard, including any driveway area, unless the repair is a "normal, reasonable and customary repair" as defined in Regulation 14 below.

d. No more than 4 vehicles may be repaired on the same parcel within any 12-month period.

7. There shall be no storage of junked vehicles, or parts thereof. Only serviceable parts for owned vehicles may be stored on the premises. Such storage shall not be permitted in the front or side yards but shall be permitted in the rear yard only if such storage is either fully enclosed by a 6-foot high fence to permanently screen the parts from view, or in a fully enclosed building; provided, however, that if the abutting property is undeveloped, the fence or enclosed building shall not be required until the adjacent property is developed. No more than 200 square feet of space shall be used for the storage of serviceable parts.

8. The following are prohibited, except in connection with an approved construction yard or except as necessary to perform grading or construction work on the premises pursuant to a development permit:

a. The repair or storage of any vehicle whose primary function is other than the transportation of passengers, including but not limited to forklifts, backhoes, tractors, tow trucks and similar types of machinery, construction or industrial equipment; or

b. Unless for the sole purpose of loading or unloading passengers or goods, the parking or standing of any vehicle whose primary function is other than the transportation of passengers, including but not limited to forklifts, backhoes, tractors, tow trucks and similar types of machinery, construction or industrial equipment.

9. Nothing in Regulations 1 to 14, inclusive, shall be construed to permit the operation of a business as defined in Title 6. There shall be no repair, restoration or modification of non-owned vehicles for money or barter. However, nothing in Regulations 1 to 14, inclusive, prohibits the temporary emergency repair of owned or non-owned vehicles which have become mechanically inoperable while on the property or in the street.

10. On any lot owned by a member of a duly-recognized organization of automobile collectors or restorers, the owner may exceed the limitations on vehicle storage and repair set forth in Regulations 2, 5(a) and 6 above with respect to the restoration, refurbishing or rebuilding of his or her own classic or antique vehicle if any such vehicle is covered with a fitted full-vehicle pullover cover when it is not being worked on, the vehicle's tires are inflated, and the area under the vehicle is kept free of debris and vegetation.

11. In order to facilitate vehicle inspection and enforcement under Regulations 1 to 14, inclusive, any person responsible for or engaged in the parking, storage, repair, restoration or modification of any vehicle shall, upon request, provide to any authorized enforcement officer:

a. Evidence regarding the operability of the vehicle, as well as the ownership of the vehicle, such as current registration, title, bill of sale or other documentation from an authority responsible for motor vehicle regulation;

b. As applicable to the exception set forth in Regulation 10, evidence regarding the person's membership in a duly-recognized organization of automobile collectors or restorers; and

c. As applicable to the exception set forth in Regulation 10, evidence regarding the extent to which the vehicle or vehicles in question are actually and currently in the process of being restored, refurbished or rebuilt.

12. No vehicle may be parked or stored in a driveway unless:

a. All tires or wheels that support the vehicle are in contact with the driveway; or

b. Where any such tire or wheel is not in contact with the driveway, the vehicle at that location is resting on a jack stand or wheel ramp that is designed and manufactured for the purpose of temporarily supporting a vehicle.

13. The provisions of Regulations 1 to 14, inclusive, shall apply to any person in control or lawful possession of any real property, including an owner, tenant, occupant, lessee or otherwise.

14. For purposes of these Regulations:

a. "Approved driveway" means a driveway that complies with all applicable curb cut requirements that have been established by the City.

b. "Mechanically inoperable," with respect to a motor vehicle, means that the vehicle is inoperative, cannot be moved under its own power, or cannot be operated lawfully on a public street or highway because one or more component parts necessary for such movement or lawful operation are lacking or have been damaged or deteriorated so as to become inoperative. Such component parts include without limitation the engine, transmission, wheels, tires, doors, windshield and windows.

c. "Normal, reasonable and customary repairs," with respect to a motor vehicle, means incidental repairs or service, including changing flat tires; repairing or servicing the electrical or ignition system; replacing hoses; cleaning or replacing filters; installing minor accessories; and adding or replacing lubricants, coolants, refrigerants, or hydraulics system fluids.

On-site Parking Requirement: No additional parking required beyond that which is required for the principal residential use on the site.

Warehouse/Distribution Center

Description: An enclosed structure for the storage of goods for distribution or transfer to another location.

On-site Parking Requirement: One space for each 1000 square feet of gross floor area.

Wedding Chapel

Description: A facility that is made available to be rented for wedding ceremonies, and may include a chapel, dressing rooms, offices, reception facilities and gardens.

On-site Parking Requirement: One space for each 150 square feet in the principal assembly space.

Welding Repair

Description: A facility in which products made of metal or metal alloy are repaired by means of welding.

On-site Parking Requirement: One space for each 500 square feet of gross floor area.

Wholesale Showroom Facility

Description: A building used primarily for the storage of goods and materials, and secondarily for the display of merchandise for wholesale purchase.

On-site Parking Requirement: One space for each 500 square feet of sales/display area, plus one space for each 2500 square feet of warehouse/storage area.

Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)

Description: A wireless communication facility that does not qualify as a stealth design wireless communication facility.

Minimum Special Use Permit Requirements:

* 1. No residential use may exist on the property.

* 2. Any antenna tower that forms part of the facility shall conform with both the setback requirements of the zoning district and the applicable residential adjacency standards of this Title.

* 3. Except in the C-V Zoning District, no antenna tower that forms part of a facility may be located within 600 feet of:

a. Any other antenna tower that forms part of a wireless communication facility; or

b. Any pole or tower structure of any other type that has a height of at least 60 feet.

* 4. Antenna towers and associated components shall be initially painted and thereafter repainted with a flat paint, using a color that is approved by the City Council. Except as otherwise required by the Federal Communications Commission or the Federal Aviation Administration, the color of any antenna tower must generally match the surroundings or background so as to minimize its visibility.

* 5. Failure to perform necessary maintenance and repainting shall be grounds for administrative and other enforcement action, including action pursuant to Requirement 9 below.

* 6. Any proposed antenna tower must be designed to accommodate at least two communication providers or, in the case of a tower that exceeds 80 feet in height, at least 3 communications providers.

* 7. No signals, lights, or other attention gaining devices are permitted on any antenna tower or antenna unless required by the Federal Communications Commission or the Federal Aviation Administration; provided, however, that this condition shall not be construed to prevent the mounting of an antenna on a signal, light or sign that has been legally permitted and installed.

* 8. All ground level equipment, buildings and the base of any antenna tower must be screened so as to not be visible from streets and residences, with appropriate landscaping designed to ensure compatibility with surrounding uses.

* 9. Any abandoned or unused antenna tower, and the associated components of any facility, shall be removed within 6 months after operations at the site cease. In the event that removal is not timely performed, the City may remove, or cause the removal of, the antenna tower and associated components, and assess the costs of removal against the property. Before

taking such action, the City must deliver or mail to the property owner a notice of the City's intent to do so. The property owner shall have 30 days from the date notice is delivered or mailed to request a hearing. The failure to request a hearing shall be deemed to be a waiver of the right to be heard, and the City may immediately cause the removal of the antenna tower and any associated components, and may assess the costs against the property.

On-site Parking Requirement: No additional parking required beyond that which is required for the principal use(s) on the site.

Wireless Communication Facility, Non-Stealth Design (Qualifying for Conditional Use Approval)

Description: A wireless communication facility that does not qualify as a stealth design wireless communication facility (but meets the Conditional Use Regulations listed below).

Conditional Use Regulations:

1. The applicant must submit to the Department, for administrative review and approval, a site plan and an elevation drawing. The Director shall review the documents to determine the applicable treatment of the proposed facility under these Conditional Use Regulations. If the Director, in his discretion:
   a. Determines that the proposed facility is a collocation of new transmission equipment, a removal of transmission equipment or a replacement of transmission equipment that:
      i. Does not increase the tower height by more than 10% or height of additional antenna array plus 20 feet, whichever is greater,
      ii. Does not add more than 4 new equipment cabinets or 1 new shelter, and
      iii. Does not contain a protrusion of more than 20 feet or the width or the tower, whichever is greater,

   the Director shall approve the application as if permitted by right.
   b. Determines that Paragraph (a) above does not apply and approves the proposed facility to proceed as a conditional use, the Director shall provide written notice of preliminary approval to the applicant, with a copy to the office of the City Council. That preliminary approval becomes final within 10 days after the notice has been mailed or delivered to the applicant, unless within that period a member of the City Council files with the Director a written request for the Council to review the approval. If such a request to review is filed, the application must first be reviewed and approved by the Council.
   c. Determines that Paragraph (a) above does not apply and that the proposed facility does not conform to the conditions listed below, a Special Use Permit will be required for the use. Any determination by the Director that a Special Use Permit will be required is not subject to appeal.
2. The facility must qualify as one or more of the following:
   a. An antenna that is to be collocated on an existing antenna tower or other existing structure.
   b. An antenna tower that is to be located on property in the C-V Zoning District.
   c. An antenna tower that is to be located:
      i. On property in the C-M or M Zoning District; and
      ii. A minimum distance of 600 feet from residentially zoned property.
   d. An antenna tower that is proposed to be located on property developed with a utility substation, and is to be located within that substation.
   e. A slim line design pole wireless communications facility.
3. Within an area designated as a Historic Preservation District, the proposed facility must first be reviewed by the Historic Preservation Commission before the Director considers granting approval as a conditional use.
4. The design and location of the proposed facility must be deemed by the Director to be compatible with surrounding uses, and the facility must include appropriate screening and landscaping to ensure such compatibility.
5. The frequencies used by the communication provider shall be in conformance with Federal Communication Commission standards, as certified by a competent professional (such as a radio frequency engineer).

On-site Parking Requirement: No additional parking required beyond that which is required for the principal use(s) on the site.

Wireless Communication Facility, Stealth Design

Description: A wireless communication facility that is designed to blend into the surrounding environment. Examples include without limitation: antenna tower alternative structures; roof mounted antennas (with architectural screening when appropriate); building mounted antennas painted to match the existing structure; antennas integrated into architectural elements (such as steeples or cupolas); antennas and antenna structures designed to look like light poles, flagpoles, or any other camouflaging techniques available on the market; and a cable microcell network which utilizes multiple low powered transmitters/receivers or repeaters attached to existing wireline systems, such as conventional cable or telephone wires, or similar technology that does not require the use of towers.

Conditional Use Regulations:

1. The applicant must submit to the Department, for administrative review and approval, a site plan and an elevation drawing. The Director shall review the documents to determine the applicable treatment of the proposed facility under these Conditional Use Regulations. If the Director, in his discretion:

a. Determines that the proposed facility is a collocation of new transmission equipment, a removal of transmission equipment or a replacement of transmission equipment that:

   i. Does not increase the tower height by more than 10% or height of additional antenna array plus 20 feet, whichever is greater,

   ii. Does not add more than 4 new equipment cabinets or 1 new shelter, and

   iii. Does not contain a protrusion of more than 20 feet or the width or the tower, whichever is greater,

   the Director shall approve the application as if permitted by right.

b. Determines that Paragraph (a) above does not apply and approves the proposed facility to proceed as a conditional use, the Director shall provide written notice of preliminary approval to the applicant, with a copy to the office of the City Council. That preliminary approval becomes final within 10 days after the notice has been mailed or delivered to the applicant, unless within that period a member of the City Council files with the Director a written request for the Council to review the approval. If such a request to review is filed, the application must first be reviewed and approved by the Council.

c. Determines that Paragraph (a) above does not apply and that the proposed facility does not conform to the conditions listed below, a Special Use Permit will be required for the use. Any determination by the Director that a Special Use Permit will be required is not subject to appeal.

2. No residential use may exist on the property.

3. The design must conform to the definition of the term "Wireless Communication Facility, Stealth Design," as set forth in LVMC 19.18.020 and as determined by the Director.

4. Within an area designated as a Historic Preservation District, the proposed facility must first be reviewed by the Historic Preservation Commission before the Director considers granting approval as a conditional use.

5. The design and location of the proposed facility must be deemed by the Director to be compatible with surrounding uses, and the facility must include appropriate screening and landscaping to ensure such compatibility.

6. The frequencies used by the communication provider shall be in conformance with Federal Communication Commission standards, as certified by a competent professional (such as a radio frequency engineer).

On-site Parking Requirement: No additional parking required beyond that which is required for the principal use(s) on the site.

(Ord. 6210 § 56 through 95, 09/05/12)
(Ord. 6229 §7, 12/19/12)
Ord. 6243 § 2 and 3, 04/03/13)

USE RESTRICTIONS FOR CD-O DISTRICT 19.12.080

A. All uses in the CD-O District shall conform to the following:

1. Retail shops shall sell new merchandise exclusively except for antique shops. All products produced, whether primary or incidental, shall be sold at retail on the premises, and not more than two persons shall be engaged in the production of such products.

2. There shall be no mixed residential and commercial use of any property and in the event there is an existing residential use on a property, no commercial use of the property shall be permitted until the residential use has permanently ceased.

3. No use or business activity shall remain open to the public for business between the hours of 9:00 p.m. and 7:00 a.m.

4. All uses and activity shall be contained within a completely enclosed building and there shall be no outside storage, service or sales. No trailers or other portable structures may be used for storage purposes.

USE RESTRICTIONS FOR P-O AND O DISTRICTS 19.12.090

A. P-O District

All uses in the P-O District shall conform to the following:

1. No products shall be stored, displayed or sold on the premises.

2. No trucks, vans or other commercial vehicles shall be stored or parked on the property overnight.

3. No service shall be performed upon a client except those related to the service of the medical profession including dentists, opticians, optometrists, chiropractors, psychologists, etc.

4. Services shall not include the production or repair of any goods except as an incidental use to a permitted service.

5. Instructional services at a physician's office must

be provided with a pupil/instructor ratio no greater than two to one; provided, however, that the Director may approve a higher pupil/instructor ratio upon a showing that sufficient off-street parking is available for the number of pupils anticipated. Equipment used for instructional purposes must be stored within the building.

6. Except in accordance with a Special Use Permit approving the establishment of a Mixed-Use use as defined by LVMC Chapter 19.18, there shall be no mixed residential and commercial use of any property and in the event there is an existing residential use on a property, no commercial use of the property shall be permitted until the residential use has permanently ceased.

7. No use or business activity shall remain open to the public for business between the hours of 9:00 p.m. through 7:00 a.m. All exterior lighting, except for security lighting, shall be turned off.

B. O District. In the O District, all storage or display of merchandise and equipment shall be within a completely enclosed building. No trailers or other portable structures may be used for storage purposes.

C. All Non-Residential Districts. No outdoor storage, sales, rent or display of products or equipment is permitted except in accordance with the provisions of this Title, or a specific Special Use Permit approval granted thereunder.

SIMILAR AND PROHIBITED USES 19.12.100

A. Unlisted Uses

The uses permitted in this Chapter are classified on the basis of common operational characteristics and land use compatibility. Uses not specifically listed in this Chapter are prohibited. However, additional new and unlisted uses may be permitted by the Director if the Director finds that the use is similar to other uses listed in the same zoning district.

B. Appeals

An applicant who is aggrieved by the decision of the Director with respect to the allowability of an unlisted use may appeal the decision to the City Council. The appeal shall be filed in the office of the City Clerk, with a copy to be filed in the office of the Department. Unless otherwise stated in the Council's action, the determination of the Council with respect to the appeal shall constitute a permanent and consistent interpretative decision which the Director shall apply in all future instances.

C. Conditions

When considering requests to permit a new or unlisted land use as being similar to a listed use, the Director or City Council shall consider the potential effects of the use on adjacent properties in terms of requirements for services, visual impact, traffic generation, the extent to which the use is consistent with other uses allowed in the district, and other issues they deem appropriate. Based upon such consideration, the Director or Council, in approving a request under this Section, may impose appropriate and reasonable conditions designed to ensure compatibility and consistency of uses.

D. Authorization of New Uses

New uses which have been permitted by the Director or City Council, pursuant to this Section shall be added by ordinance amendment on a periodic basis.

E. Uses Expressly Prohibited

Without limiting the general applicability of Subsection (A) above, the commercial use of a residential dwelling unit for dwelling, lodging or sleeping purposes, wherein any individual guest rents or occupies the unit for a period of less than thirty-one consecutive calendar days, is prohibited except as otherwise permitted under this Title.

INTENT AND EFFECT OF CROSS-REFERENCING TOOLS 19.12.110

The Land Use Tables that appear in LVMC 19.12.010 and the various minimum standards that are set forth in other Sections of this LVMC Chapter 19.12 include certain cross-referencing tools that are intended to assist the City and the public in using and applying the Unified Development Code. For example, the Land Use Tables and LVMC 19.12.070 include asterisks and plus signs that are intended to remind the user to consult other portions of the Unified Development Code for additional information. Likewise, language in the other Sections of this Chapter occasionally refers to the Land Use Tables to help the user correlate the various provisions of the Code that apply. These cross-referencing tools are for the sake of convenience and assistance only, and do not diminish the applicability of substantive standards and limitations of this Code. Except as otherwise specifically indicated, the absence or omission of an asterisk or plus sign in the Land Use Tables or LVMC 19.12.070 shall not be deemed to limit or negate any other provision of this Code.

OFF-PREMISE SIGNS 19.12.120

A. Off-Premise Signs Defined

Off-premise signs are to be considered primarily a specific type of land use rather than as an incidental use to an existing land use. Off-premise signs generally produce revenue to the property owner(s) as a land use as compared to on-premise signs which in themselves do not produce revenue but are incidental to a revenue-producing land use. However, because of the special characteristics of off-premise signs as compared to other types of land uses and structures, certain qualifications and requirements are set forth in connection with off-premise signs as a permitted use in certain zoning districts.

B. Special Use Permit Required

1. Except as otherwise provided in Subsections (F) and (G) of this Section a Special Use Permit is required for all off-premise signs prior to the construction, placement, erection or modification of the sign in accordance with the requirements of this Title. A Special Use Permit application shall be processed in accordance with LVMC 19.16.110. Furthermore, the property owner(s), owner(s) of the structure or other responsible person shall maintain in force, at all times, a sign certificate for the sign in accordance with the requirements of this Title.

2. The Special Use Permit requirement set forth in Paragraph (1) is in addition to and independent of any locational provision or limitation contained in this Section. In determining whether to approve or deny a Special Use Permit under this Section, the Planning Commission and City Council may consider the aesthetic impact of the sign on the area and all other aspects of the sign's compatibility with the surrounding area, including the existence or nonexistence of other signage in the area.

3. In connection with the approval of a Special Use Permit under this Section, the Planning Commission or City Council may impose a time limit on the approval or require a periodic review of the sign as a condition of approval, provided that:

a. In the case of a time limit, the limit is not less than three years; and

b. In the case of a periodic review, the review is not sooner than three years after the approval.

4. After conducting a review, the City Council may require removal of the sign if it is demonstrated that conditions in the surrounding area have changed in such a manner that the sign no longer meets the standards established in LVMC 19.16.110(L).

C. Locational Provisions

1. No off-premise signs shall be erected in the public right-of-way.

2. No off-premise sign certificate of any kind shall be issued for an existing or proposed sign unless the sign is consistent with all requirements of this Title (including those protecting existing signs).

3. Except as provided in Paragraph (12) below, off-premise signs are permitted in the C-1, C-2, C-M and M Zoning Districts only .

4. No off-premise sign shall have a surface area greater than 672 square feet, except that an embellishment of not to exceed five feet above the regular rectangular surface of the sign may be added if the additional area contains no more than 128 square feet. Any embellishment may include lettering, text, numerals or images, but only to the extent that such items do not exceed fifty percent of any linear side of the sign.

5. Off-premise signs which are within 660 feet of the right-of-way and which can be read from Interstate 15, US 95 from the north city limits to the Oran K. Gragson Highway, the Oran K. Gragson Highway or Interstate 515 shall be no closer than 750 feet (measured along the highway frontage) to any other off-premise sign along the same frontage. Each side of the highway shall be considered a separate frontage. The sign and all other off-premise signs not oriented toward the same highway shall be no closer than 300 feet in any direction to any other off-premise sign, wherever located, including an off-premise sign that is situated outside the corporate boundaries of the City.

6. The distance to and from a sign shall be measured with reference to the point on the ground that is directly beneath the center of the sign structure.

7. Off-premise signs which are within 660 feet of the right-of-way and which can be read from Interstate 15, US 95 from the north city limits to the Oran K. Gragson Highway, the Oran K. Gragson Highway or Interstate 515 shall not be higher than 40 feet except as provided in Subparagraphs (a) and (b) below. The height shall be measured from the grade at the point of construction to the top of the sign. The display surface shall not be higher than 30 feet nor wider than 60 feet.

a. An off-premise sign within 150 feet of the right-

of-way line of an elevated freeway or highway to which it is oriented may be erected 30 feet above the elevation of the elevated roadway surface nearest the sign.

b. An off-premise sign within 150 feet of the right-of-way line of any freeway or highway to which it is oriented which, at a height of 40 feet, will have a significant portion of its display surface obscured from view from the travel lanes of the freeway or highway may be increased to a maximum of 55 feet when authorized by the City Council.

8. All other off-premise signs shall be no higher than 40 feet from grade at the point of construction, except that an off-premise sign within 60 feet of the right-of-way line of the street to which it is oriented which, at a height of 40 feet, will have a significant portion of its display surface obscured from view from the travel lanes of the street may be increased to a maximum of 55 feet when authorized by the City Council.

9. Off-premise signs shall not be located closer than 10 feet to the right-of-way line of a freeway nor closer than 50 feet to the intersection of the present or future rights-of-way of any two public roads, streets or highways.

10. No off-premise sign shall be erected or maintained within 660 feet of the nearest travel lanes of the Summerlin Parkway from Station 499 + 78 to Station 601 + 30.

11. No off-premise sign shall be allowed within 300 feet from the nearest property line of a lot in the "U" zoning district or any "R" zoning district.

12. An off-premise may be permitted in the C-V District if in each case the parcel or use is operated or controlled by an agency of local, state or federal government, or by any fraternal, veteran, civic or service organization.

D. Additional Provisions

1. All structural elements of an off-premise sign to which the display panels are attached shall be screened from view. Display surface panels which are removed for the purpose of changing the advertising message shall be replaced within 30 days with display panels containing a new advertising message or uniformly painted blank panels.

2. All off-premise signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.

3. For any off-premise sign that is proposed within 660 feet of any highway classified by the State of Nevada as part of the interstate or primary highway system, a State of Nevada sign permit shall be obtained and a copy attached to the application prior to the issuance of a construction permit or sign certificate by the City.

4. No sign certificate shall be issued for an individual off-premise sign unless and until a site plan for the lot on which the sign will be erected has been submitted to and approved by the Director. The site plan shall include the following:

a. An accurate site plan of the lot, at the scale the Director requires;

b. The location of buildings, parking lots, driveways and landscaped areas on the lot;

c. An accurate indication of the location of all existing and proposed off-premise signs; and

d. Drawings that allow the computation of the area and the height of any off-premise signs and which indicate any sign characteristics such as illumination, embellishment areas or moving parts.

5. The permittee or holder of a sign certificate shall notify the Director in advance, by letter or fax and pursuant to LVMC 19.16.100(F) of any change in the characteristics of an off-premise sign, such as illumination, embellishment areas or moving parts, that are not shown on the approved site plan, and shall provide any additional supplemental drawings as the Director may require. Final approval of any changes under this Paragraph (5) shall be contingent upon final construction inspection and approval by the Department of Building and Safety regarding structural changes, including approval of any necessary electrical inspections. In the case of a proposed embellishment, the proposal shall be processed as in the case of a Minor Site Development Plan Review under LVMC 19.16.100(F), except that if the Director does not respond to the notice, within ten business days following receipt thereof, regarding whether or not the embellishment complies with this Title, the embellishment shall be deemed approved.

6. No display panel or advertising message may be placed upon a new off-premise sign structure until:

a. The Department of Building and Safety has performed all necessary final construction inspections of the structure and issued a certificate or other evidence of compliance with applicable codes; or

b. The applicant has obtained and filed with the City a certification by a licensed professional engineer that the sign is structurally sound.

7. Any illumination of an off-premise sign shall be in accordance with the applicable standards and permit requirements of the City's Electrical Code and Administrative Code.

8. With respect to existing signs for which no final construction inspection and approval exists, the owner of the sign, upon notice from the City, shall, within thirty days, obtain either construction inspection and approval by the City or structural certification, as those items are described in Paragraph (6).

E. Off-Premise Sign Exclusionary Zone

1. Off-premise signs are prohibited within the boundaries of the following area:

a. Bounded on the north by the Las Vegas/Clark County boundary.

b. Bounded to the east by the Las Vegas/North Las Vegas boundary (Decatur Boulevard), south to Cheyenne Avenue, then west along Cheyenne Avenue to Rainbow Boulevard, then continuing south along Rainbow Boulevard to Sahara Avenue.

c. Bounded on the south by Sahara Avenue, west to Durango Drive then continuing south along Durango Drive to Desert Inn Road, continuing west to Hualapai Way then north along Hualapai Way to West Charleston Boulevard, then west to the Las Vegas/Clark County boundary.

d. Bounded to the west by the Las Vegas/Clark County boundary, then continuing north to the Las Vegas/Clark County northern boundary.

2. The prohibition contained in Paragraph (1) of this Subsection does not apply to any sign which would be within 660 feet of the right-of-way line, and oriented toward, the following interstate and federal-aid primary routes, as defined by the Nevada Department of Transportation:

a. Oran K. Gragson Highway

b. U.S. Highway 95, south of Ann Road

c. Interstate 515

3. The prohibition of off-premise signs within the area described in Paragraph (1) or within any other area described in this Title shall not be deemed or interpreted:

a. As an indication that any other particular location is suitable for an off-premise sign.

b. To eliminate the need for a Special Use Permit or affect the determination of compatibility with respect to a proposed sign.

F. Relocation Of Signs Required To Be Removed For Publicly Funded Improvements

1. If an off-premise sign is required to be removed by a governmental entity in connection with the widening of a public roadway or the installation of publicly-funded improvements, the sign may be relocated without obtaining a Special Use Permit or Variance that would otherwise be required, but only if:

a. The applicant can demonstrate that the sign, at its existing or previous location, received all necessary approvals and permits, and that the approvals and permits remain valid;

b. The relocation will be on the same parcel or within the same commercial subdivision;

c. The applicant submits for and obtains a waiver, pursuant to Paragraph (4) below, of any and all requirements and limitations of this Section pertaining to distance separation and location that cannot otherwise be met by the sign as relocated;

d. There will be no increase in the area of the sign to be relocated; and

e. There will be no increase in the height of the sign, except that:

i. A sign within one hundred fifty feet of the right-of-way line of an elevated freeway or highway to which it is oriented may be erected thirty feet above the elevation of

the elevated roadway surface nearest the sign; and

ii. A sign that, at a height of forty feet, will have a significant portion of its display surface obscured from view from the travel lanes of the right –of-way to which it is oriented, may be increased to a maximum of fifty-five feet.

2. The applicant for relocation of a sign under the provisions of Paragraph (1) must submit to the Department a written application for administrative review. The application must include:

a. A site plan;

b. An elevation drawing;

c. Evidence that the sign, at its existing or previous location, received all necessary approvals and permits, and that the approvals and permits remain valid;

d. A request for the waiver of any and all requirements and limitations of this Section pertaining to distance separation and location that cannot otherwise be met with the sign as relocated:

e. A request for any desired increase in the height of the sign that may be permitted under Subparagraph(e) of Paragraph (1);

f. A justification letter that includes the reason for removal and relocation; and

g. Any other information required by the Director.

3. If the Director determines that the relocation of the off-premise sign;

a. Conforms to the conditions set forth in Paragraph (1), the Director shall provide written notice of approval to the applicant, with a copy to the office of the City Council. Within ten days after the notice is mailed or delivered, the applicant may proceed to apply for building permits, unless within that time a member of the City Council files with the Director a request for the Council to review the approval. If such a request to review is filed, the application must first be reviewed and approved by the council prior to issuance of any building permits.

b. Does not conform to the conditions set forth in Paragraph (1), the normal Special Use Permit and Variance requirements and limitations will apply. Any determination by the Director that the relocation of an off-premise sign does not conform to the conditions set forth in Paragraph (1) is not subject to appeal.

4. In connection with an application to relocate an off-premise sign pursuant to Paragraph (1), the requirements and limitations of the Section pertaining to distance separation and location may be waived by the Director, or in connection with City Council review pursuant to Subparagraph (a) of Paragraph (3), notwithstanding any other provision of this Title, upon a determination that the relocation, under the circumstances, will not have a materially different impact on surrounding properties and uses than the existing sign.

5. Unless otherwise indicated in a written notice of approval pursuant to Subparagraph (a) of Paragraph (3), conditions of approval from any previous Special Use Permit and Variance applications pertaining to the sign at its existing or previous location will apply to the relocated sign, and additional conditions may be added as appropriate.

6. A demolition permit must be obtained for the removal of an existing off-premise sign prior to removal. A building permit must be obtained and constructed related to the relocation of the sign completed within six months after issuance of the demolition permit, unless the Director grants an extension of time.

7. For purposes of this Subsection (F), the "relocation" of a sign includes both the re-erection of a sign at a replacement location and the erection of a new structure at that location.

G. Adjustments, Relocations And Modifications Of Signs Near Freeways

1. The Director shall have the authority to grant approval, by means of a Minor Site Development Plan Review under LVMC 19.16.100(F), to do any of the following regarding an off-premise sign within 660 feet of any highway classified by the State of Nevada as part of the interstate or primary highway system, and, subject to the provision of Paragraph (3) of this Subsection (G), no Special Use Permit or public hearing shall be required in connection therewith:

a. Adjust the height or angle of an off-premise sign to a height or angle that:

i. Restores the visibility of the sign to the same or comparable visibility as before the construction of a noise abatement or highway improvement project;

ii. Is not more than 45 feet above the noise abatement improvement project, measured from the tallest point of the improvement project to the top of the sign; and

iii. Is not more than 65 feet from the existing grade at the base of the sigh to the top thereof;

b. Relocate a sign to another location on the same existing parcel in order to achieve visibility that was obstructed by a noise abatement or highway improvement project; or

c. Make a structural modification to allow a digital display on a sign that adjoins a controlled-access freeway, in compliance with the size limitations and other applicable requirements of this Title.

2. Application for approval under this Subsection (G) shall require signatures by both the property owner and the sign owner.

3. Action by the Director under this Subsection (G) shall be subject to the appeal provision of LVMC 19.00.080(N) and those governing Minor Site Development Plan Reviews under LVMC 19.16.100(F).

4. In the case of an adjustment, relocation or modification that exceeds the scope of the Director's authority under Paragraph (1) above, any approval by the City Council may not be conditioned upon a required periodic review of the sign if a condition requiring a review was not imposed when the sign was initially approved. Action by the City Council under this Paragraph (4) will be pursuant to a Site Development Plan Review with a public hearing rather than by means of the Special Use Permit process otherwise applicable. A sign approved by the City Council under this Paragraph (4) shall maintain any nonconforming status it had immediately before such approval.

MOTOR VEHICLE DEALERSHIPS, TEST DRIVING ROUTE PLANS 19.12.130

In order to facilitate the enforcement of LVMC 11.22.160, each motor vehicle dealership within the City that is engaged in Motor Vehicle Sales (New) or Motor Vehicle Sales (Used) shall file with the Department, for administrative approval, a test-driving plan showing which streets are proposed to be used for the test-driving of vehicles by customers and potential customers of that dealership. This requirement shall be considered to have been satisfied by new or existing dealerships that file such a plan in connection with a condition of zoning approval. For other new or existing dealerships, the requirement must be satisfied within six months after notice from the City to file such a plan. Any changes to an approved plan must be submitted to and approved by the Department. The failure of a dealership to comply with the provisions of the Section shall be grounds for disciplinary action against the dealership's business license.

19.14

Nonconforming Uses and Structures

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INTENT 19.14.010

Within the zoning districts established by this Title, there may exist lots, structures and uses of land which were lawful before the effective date of this Title or an amendment thereto and which would be prohibited, regulated, or restricted under the terms of this Title. It is generally the intent of this Title to permit these nonconformities to continue until they are removed or abandoned, or until such earlier time as they are ordered to be removed, but not to encourage their survival. It is further the intent of this Title, that such nonconforming lots, buildings, or uses shall not be enlarged upon, expanded or extended, except as otherwise specifically provided, and that such nonconforming lots, buildings or uses may not be used as justification for adding other lots, buildings or uses prohibited elsewhere in the same zoning district. Except as otherwise provided, nonconforming uses are declared to be incompatible with permitted uses in the same zoning districts.

APPLICABILITY 19.14.020

The provisions of this Chapter shall apply to lots, uses and buildings which become nonconforming by reason of the adoption of this Title, as well as to any amendment to this Title, as of the effective date of such amendment.

REGULATIONS 19.14.030

A. Nonconforming Use of a Conforming Building

1. **General Provisions.** A nonconforming use of a conforming building shall not be reestablished in a new building, extended or expanded into any other portion of the conforming building, or relocated on the same parcel or within the same commercial subdivision; provided, however, that an existing use which was made nonconforming by one or more of the following may be expanded or relocated on the same parcel or within the same commercial subdivision in accordance with Paragraph (2) of this Subsection (A):

   a. The adoption of a Special Use Permit requirement for that type of use;

   b. The adoption of a separation requirement between that type of use and a protected use;

   c. The adoption of a separation requirement between two uses of that type;

   d. The establishment of a protected use that, by virtue of a separation requirement, would otherwise prohibit the existing use from expanding; or

   e. The adoption of a different method of measuring distance for purposes of a separation requirement.

2. **Conditions of Allowable Continuation, Expansion, or Relocation of Use.** If the proposed expansion of a nonconforming use or relocation of the same use on the same parcel or within the same commercial subdivision qualifies under Paragraph (1) of this Subsection (A), the nonconforming use may be expanded or relocated on the same parcel or within the same commercial subdivision if the proposed expansion or relocation:

   a. Will not increase the size or extent of the use by more than 50%; and

   b. Will not require a Variance or Waiver regarding any other provision of this Title, including those that pertain to parking, landscaping and residential adjacency requirements.

3. **Discontinuation and Abandonment of Use.** If a nonconforming use of a conforming building is discontinued by ceasing to physically occupy or operate within the building, there shall be a rebuttable presumption that the nonconforming use has been abandoned as of the date the use was discontinued and, for purposes of this Paragraph (3), the Department may deem the use abandoned as of that date. The owner of the property or operator of the use may rebut the presumption of abandonment by demonstrating that the use has continued or existed beyond that date. The owner or operator shall have the burden of establishing the continuation or existence of the use beyond that date, as well as the burden of establishing the existence or continued operation of the use at any particular time.

   a. If a nonconforming use of a conforming building is abandoned for a period of one year, the future use of such building shall be only in conformance with the provisions of this Title.

   b. If a conforming building housing a nonconforming use is damaged or partially destroyed by fire, flood, wind, another calamity or act of God, and the use is abandoned for a period of two years, the future use of such building shall be only in conformance with the provisions of this Title.

c. If it appears, by reason of economic hardship, that a nonconforming use described in Subparagraph (a) or (b) above will be deemed abandoned for a period of time greater than the applicable abandonment period described in those subparagraphs, the owner of the property or operator of the use may request that the abandonment period be extended by the City Council. Such request shall be made by means of an application for an Extension of Time. The application shall include or be accompanied by a letter of justification explaining the economic hardship, which must be based on market conditions or other circumstances beyond the applicant's control, and shall be accompanied by the applicable fees, if any, that are set forth in the fee schedule. The application shall be heard at a public hearing of the City Council. An Extension of Time may be granted by the City Council only upon clear and convincing evidence of qualifying hardship and a determination that the public health, safety and welfare will not be jeopardized. An Extension of Time may not exceed the duration of the applicable abandonment period set forth in Subparagraph (a) or (b) above.

4. **Notice to Discontinue Use.** Independent of any other provision of this Chapter, a nonconforming use of a conforming building shall be discontinued upon written notice from the City to the owner to discontinue the use. The use shall be discontinued no later than the date described in the notice, which in no event shall be later than five years from the date notice is given. Notice shall be provided by mailing to the owner of the property as shown by the County Assessor's records and recording a copy of the notice in the office of the County Recorder. Such notice shall contain the legal description of the property, a description of the use required to be discontinued, the date that the use is to cease and desist and the section of this Title which declares the use to be nonconforming.

B. Nonconforming Use of a Nonconforming Building

The nonconforming use of a nonconforming building legally existing on the effective date of this Title or an amendment thereto may be continued subject to the following conditions:

1. **Unoccupied Structure.** A nonconforming building occupied by a nonconforming use which is or becomes vacant and remains unoccupied for one year, shall not be occupied thereafter, except by a use which conforms to the use regulations of that zoning district.

2. **Expansion of Use.** A nonconforming use of a nonconforming building may be extended or expanded into any other portion of the nonconforming building, provided no structural alterations are made thereto, except those required by law or ordinance.

C. Additions to Nonconforming Buildings

The Director may approve additions to nonconforming buildings when the nonconformance is a result of inadequate setbacks and provided that the addition conforms to all other provisions of this Title. The addition shall not encroach beyond the encroachment of the existing building, must be located in either a side or rear yard, and must not encroach more than 50 percent. In addition, the total of all such additions or enlargements shall not exceed more than 50 percent of the size of the original footprint of the structure. Additions may also be approved to nonconforming residential buildings in nonresidential zoning districts. Additions may be approved to any residential building made nonconforming by an action of a public entity. The addition, in either instance, shall be secondary in nature to the existing use on the property and will not substantially perpetuate the nonconforming use.

D. Nonconforming Use of Land

A nonconforming use of land that does not take place within a principal building, legally existing on the effective date of this Title or an amendment thereto shall be discontinued upon written notice from the City to the owner to discontinue the use. The use shall be discontinued no later than the date described in the notice, which in no event shall be later than five years from the date notice is given. Notice shall be provided by mailing to the owner of the property as shown by the County Assessor's records and recording a copy of the notice in the office of the County Recorder. Such notice shall contain the legal description of the property, a description of the use required to be discontinued, the date that the use is to cease and desist and the section of this Title which declares the use to be nonconforming.

1. **Expansion of Use.** No such nonconforming use of land shall in any way be extended or expanded either on the same or adjoining property;

2. **Discontinuation of Use.** If a nonconforming use of land is discontinued for a period of 90 days or changed to a conforming use, any future use of the land shall be in conformity with the provisions of this Title.

EXPANSION OF A NONCONFORMING USE IN A CONFORMING BUILDING 19.14.040

Except as provided in LVMC 19.14.030, a non-conforming use may be continued provided no additions or enlargements are made to the building and no structural alterations are made, except those required by law or ordinance. If such nonconforming use is removed or made to conform, every future use of such building or structure shall be in conformity with all the provisions of this Title.

NONCONFORMING USES AND BUILDINGS – RESTORATION AFTER DAMAGE 19.14.050

A. Use of a Damaged or Destroyed Building

1. Except as otherwise provided in Paragraph (2) of this Subsection (A), a nonconforming use which was located in a building that has been damaged or partially destroyed by fire, flood, wind, another calamity or an act of God shall not be continued when the extent of damage or destruction is more than 50 percent of the replacement value of the building.

2. Paragraph (1) of this Subsection (A) does not apply to a use which was made nonconforming by one or more of the following:

a. The adoption of a Special Use Permit requirement for that type of use;

b. The adoption of a 400-foot or 1500-foot separation requirement between that type of use and a protected use;

c. The adoption of a 1500-foot separation requirement between two uses of that type;

d. The establishment of a protected use that, by virtue of a 400-foot or 1500-foot separation requirement, would otherwise prohibit the existing use from expanding or from continuing following redevelopment; or

e. The adoption of a different method of measuring distance for purposes of a separation requirement.

B. Nonconforming Building

Any nonconforming building which has been damaged or partially destroyed by fire, flood, wind, another calamity or an act of God shall be repaired, moved, remodeled or altered entirely in conformity with the provisions of this Title or entirely demolished within a period of ninety days from the date of such damage when the extent of damage or destruction is more than 50 percent of its replacement value. The City Council may extend this period for an additional 90 days, provided the public health, safety and welfare is not jeopardized.

BUILDING - ABATEMENT IN "R" RESIDENTIAL DISTRICTS 19.14.060

Any nonconforming building or structure, which was designed or intended for a use prohibited in any residential district, shall be completely removed or altered and converted to a conforming building and use. Such removal or conversion shall be required when the use or building has reached the age specified in the following table:

Building Type Under International Building Code	Age in Years When Conformance Required
I or II	50
III	40
IV	30
V	20

RENEWABLE ENERGY SYSTEMS AND NONCONFORMING USES AND BUILDINGS 19.14.070

Notwithstanding any other provision of this Chapter, a solar panel and or small wind energy system that is approved as a conditional use or approved by means of special use permit pursuant to LVMC Chapter 19.12 shall not be considered an impermissible expansion or alteration to a nonconforming use or structure under this Chapter. However, nothing in this Section precludes the denial of a Special Use Permit application for a solar panel and or small wind energy system based upon the extent to which the size, scope and impact of the proposed installation or system would impact surrounding properties or would tend to perpetuate the nonconformity in a manner contrary to the intent of this Chapter as described in LVMC 19.16.010.

NONCONFORMING SIGNS 19.14.080

A. Applicability

This Section shall not apply to any sign approved by a Variance, any sign approved as part of a Master Sign Plan, any off-premise sign, or any other sign protected from such provisions by Nevada law.

B. Continued Use Allowed

A lawfully nonconforming sign, as defined in this LVMC 19.18.020, may continue in use, except as otherwise provided in or authorized by this Section. A change in the information on the face of an existing nonconforming sign is allowed if the change does not increase the area of the sign face.

C. Burden of Proof

In any matter in which a property owner(s), sign owner(s), sign user or other person seeks the protection provided to lawful, nonconforming signs under this Section, the burden of proof shall be on the person seeking such protection to prove:

1. The date of erection or installation of the sign;

2. That the sign fully conformed to the sign ordinance then in effect;

3. That the person erecting the sign obtained all necessary permits for the erection of the sign; and

4. That any changes to the sign have been made in accordance with the requirements of this Section and in compliance with all applicable permit requirements.

D. Public Right-of-Way Improvements

The City may require signs to be modified or moved if streets are widened, or for other improvements made in the public-right-of-way. If a nonconforming sign or sign structure is moved under this requirement, it may be re-established on the same site without being brought into conformance.

E. Ownership

The status of a nonconforming sign or sign structure is not affected by changes in ownership.

F. Maintenance and Repair

Sign maintenance, sign repair, and changing of permanent sign faces is allowed so long as structural alterations are not made and the sign is not increased in size or height.

G. Termination of Nonconforming Signs.

1. Change to a conforming sign. A nonconforming sign or sign structure may be altered to become or be replaced with a conforming sign or sign structure. Once a sign or sign structure is brought into conformance or is replaced with a conforming sign or sign structure, the nonconforming rights for that sign or sign structure are lost and a nonconforming sign or sign structure may not be re-established.

2. Alteration. Except as provided in Subsection (D) above, sign structures that are moved, replaced, or the supporting structure is substantially altered, must be brought into conformance with this Section.

3. Discontinuance. If there is no sign in place on a sign structure or building wall for 12 continuous months, the nonconforming rights are lost and a nonconforming sign may not be re-established. If the sign structure or building wall sign area is unused for less than 12 continuous months, a nonconforming sign may be re-established.

4. Removal. Except as provided in this Section, if a sign or sign structure is permanently removed or intentionally destroyed, replacement signs and sign structures must comply with the current standards.

5. Damaged or deteriorated nonconforming signs. If a sign or sign structure is damaged or allowed to deteriorate to such an extent that the cost of repair or restoration is fifty percent or more of the cost of replacement of such sign, replacement signs and sign structures must comply with the current standards.

H. Optional Registration

1. A sign owner(s) or user may register a lawful, nonconforming sign in accordance with this Subsection. The registration shall be filed on a form provided by the Director, which form shall require at least the following:

a. Sign certificate number (if any);

b. Date of installation of the sign;

c. Address of premises;

d. Location of the sign on the premises (drawing or precise description of location);

e. Dimensions of the sign;

f. For a freestanding sign, the height of the sign; and

g. Photograph of the sign, as it exists at time of filing registration.

2. The Director shall review the registration within 30 days of receipt and shall notify the applicant of any inaccuracies or other deficiencies in the registration. Such inaccuracies or deficiencies shall be noted in the registration file. All provisions of the registration not subject to such a notice shall be deemed to be accepted by the City.

3. In any proceeding in which the legal status of a sign is material, the unchallenged facts set forth in a registration under this Subsection shall be presumed to be true; any facts subject to a notice from the Director questioning the accuracy or other matters shall not receive such protection unless the applicant amends the registration to cure the deficiencies.

NON-CONFORMITY RESULTING FROM CITY ACTION 19.14.090

No action by the City in connection with the acquisition or use of right-of-way or the installation of off-site improvements shall have the effect of rendering a previously conforming lot or structure non-conforming as to lot width, lot area, landscape buffer area or setback requirements.

19.16

Applications & Procedures

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GENERAL REQUIREMENTS

A. Compliance with General Plan

Except as otherwise authorized by this Title, approval of all Maps, Vacations, Rezonings, Site Development Plan Reviews, Special Use Permits, Variances, Waivers, Exceptions, Deviations and Development Agreements shall be consistent with the spirit and intent of the General Plan.

B. Application

1. **Time of Filing.** In order to provide sufficient time for the necessary investigation by the Department, Planning Commission and/or its Secretary and agents, a complete application for the request must be filed as follows:

   a. Applications that are subject to administrative review must be filed in the office of the Department a minimum of 30 days prior to the date of the meeting at which the application would be heard and considered if it Planning Commission and/or City Council review; and

   b. Applications that are subject to Planning Commission and/or City Council review must be filed in the office of the Department a minimum of 30 days prior to the date of the meeting at which the application is to be heard and considered.

2. **Form.** Application shall be made on forms provided by the Department. Such forms may include forms made available by the City electronically, including forms that are intended to be printed and submitted in hard copy and forms that can be submitted electronically through the City's electronic plans check system.

3. **Notarized Application.** Applications shall be signed, notarized and acknowledged by the owner of record of the property for which the General Plan Amendment, rezoning or development application is sought. If the property has multiple owners, the applicant shall provide the City with a list of all persons and entities with an ownership interest in the property if not all of the owners have signed the application.

4. **Electronic Submissions.** In connection with the submission of an application by someone other than a property owner by means of the City's electronic plans check system, the submission shall be deemed to be a representation by the submitter, upon which the City may rely, that the submitter has verified and can document that the property owner has complied with the signature, notarization and acknowledgment requirements of Paragraph (3) above. Additionally, the Department is authorized to develop an application process by which property owners, other submitters or applications, and notaries may sign application-related documents by means of an electronic signature. In such a case, the functions and requirements associated with the signing of an application, notarization and acknowledgment may be performed and satisfied by means of the electronic signature of a person authorized to perform each such act if that signature, together with all other information required to be included by other applicable law, is attached to or logically associated with the signature. For purposes of this Paragraph (4), "electronic signature" means an electronic symbol or process attached to or logically associated with an application or record and executed or adopted by a person with the intent to sign the application or record.

5. **Pre-application Conference.** A pre-application conference with a designated representative from the Department is required prior to submitting an application for a Tentative Map, General Plan Amendment, Vacation, Rezoning, Major Site Development Plan Review, Special Use Permit, Variance or Development Agreement.

6. **Review of Applications.** Following the submittal of an application, staff shall review the application to verify that the information is complete and fulfills application requirements. If the application is not complete, staff will notify the applicant, and the application will not be scheduled on an appropriate agenda until the application is complete.

7. **Discretion Regarding the Acceptance of Applications.** The Director has the discretion not to accept any application which seeks action that is not available under this Title.

(Ord. 6228 §2, 12/19/12)

C. Fees

Fees charged related to the filing, processing or noticing of applications under this Chapter shall be in accordance with the Fee Schedule, as adopted pursuant to LVMC 19.00.120(A).

D. Posting of Signs

1. General

a. Notification signs shall be posted by the Department or its authorized agent or contractor. An application will not be processed until the applicant has paid the fees established by the City for the posting of signs.

b. Notification signs shall be posted in conformance with NRS 278.260 as supplemented by this section.

c. Each notification sign must be of a size not less than four feet high and three feet wide; provided, however, that, in the case of a store frontage, the minimum size of a notification sign placed in the store front window shall be two feet high and two feet wide.

2. Number of Signs Required

a. One notification sign is required for tracts of five acres or less.

b. The Director may determine that additional notification signs should be posted for each additional five acres or portion thereof.

3. Timing. The required number of notification signs shall be posted on the property at least 10 days before the date of the first scheduled public hearing.

4. Placement of Signs

a. The signs must be posted at a prominent location on the subject property and must be easily visible by the general public.

b. Required signs shall remain visible and legible from 10 days prior to the first public hearing and until final action is taken. The applicant is responsible for ensuring compliance with this paragraph once the required signs have been posted.

c. The City or its authorized agent or contractor is responsible for removing the notification signs after the final action on the case.

5. Inadequate Notice. If it is determined that adequate notice has not been provided in accordance with this Subsection, the Planning Commission or City Council may hold the application in abeyance or deny the application.

6. Illegal Removal of Signs. It is unlawful to intentionally or knowingly remove a notification sign that has been posted pursuant to this Subsection or conceal the sign message.

E. Development Impact Notice and Assessment (DINA)

1. Background. Pursuant to 1999 Statutes of Nevada, Chapter 481, ("Chapter 481"), a person who proposes to develop a project of significant impact is generally required to submit an impact statement to the local zoning authority before specified actions can be taken regarding the project. This Section implements the requirements associated with Chapter 481. The impact statement to be required by the City is identified as a Development Impact Notice and Assessment (DINA), and requires the information described in Chapter 481. The required information includes information regarding vehicle trips, student enrollment, sewage generation, water demand, storm water runoff, distance from public safety facilities, existing and planned capacities of service required for the project, and other anticipated effects of the project.

For the purposes of this Subsection, a project is deemed to be a "project of significant impact" if it would create:

a. Tentative maps, final maps or planned unit developments of 500 units or more;

b. Tourist accommodations of 300 units or more;

c. A commercial or industrial facility generating more than 3,000 average daily vehicle trips; or

d. A nonresidential development encompassing more than 160 acres.

2. Applicability. This subchapter applies to all development within the City, except for any project:

a. Located on property which was the subject of a development agreement with a local government, if the agreement became effective before June 8, 1999; or

b. Which was approved before June 8, 1999.

3. Requirements. Before scheduling a pre-application conference in accordance with LVMC 19.16.010(B), a person proposing a development of significant impact in connection with an application for tentative map, rezoning, site development plan review, or a special use permit must meet with

agencies and service providers from which the information required for a DINA report must be obtained. At the pre-application conference, the applicant must present to the Department staff, on forms provided by the Department, the agency and provider responses that have been obtained by the applicant. A completed DINA report must be submitted no later than at the time of making an application under this Chapter. The department is authorized to withhold the processing of an application until a completed DINA report has been submitted.

4. **Review.** Action by the City Council concerning a project of significant impact shall be in accordance with Chapter 481. Pursuant to the provisions of Chapter 481, the City Council may approve a project with respect to which the capacities of roads, sources of water supply or facilities for wastewater and flood control will not be sufficient to support the project if the Council requires the person who proposes to develop the project to carry out appropriate measures of mitigation to substantially reduce the impact of the project on those elements of infrastructure.

F. Projects of Regional Significance

1. **Determination.** At the earliest stage feasible, the Department shall determine whether a development proposal, proposed zoning map amendment, proposed local land use plan amendment, proposed Special Use Permit, or other proposal qualifies as a "project of regional significance." as that term is defined in LVMC 19.18.020. Where possible, this determination should be made at the time an application is filed for a proposal that requires review at a public meeting.

2. **Assessment and Referral.** Upon determining that a proposal qualifies as a "project of regional significance" by reason of its proximity to the boundary of another municipal corporation or an unincorporated area (the "affected local government"), the Department shall refer the proposal to the affected government(s). The referral shall consist of a description of the proposal, copies of any application materials, and an impact statement that includes at a minimum:

   a. The number of vehicle trips that the proposal will generate, estimated by applying to the proposal the average trip rates for the peak days and hours established by the Institute of Transportation Engineers (or its successor).

   b. The estimated number of pupils that the proposal will add to the enrollment of each elementary school, junior high/middle school, and high school that will be impacted by the proposal.

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

   d. A brief statement setting forth the anticipated effect of the proposal on housing, mass transit, open space and recreation.

3. **Comment by affected Local Government(s).** Upon receipt of a referral, an affected local government shall have 15 calendar days within which to provide comments to the Department. The comments may propose suggestions for the mitigation of any negative impacts of the proposal on the affected local government.

4. **Consideration of Comments.** The Department shall, within its discretion, give consideration to any suggestions for mitigation that have been received from an affected local government and, in accordance therewith, shall require or recommend mitigation of the proposal's potential negative impacts on the affected local government to the maximum practical extent. For purposes of this paragraph, "maximum practical extent" means that under circumstances:

   a. Reasonable efforts have been made to minimize any negative impacts of the proposal;

   b. The costs of compliance with the suggestions for mitigation clearly exceed the potential benefits to the public, or would unreasonable burden the proposal; and

   c. Reasonable steps have been undertaken to minimize any potential harm or adverse impacts resulting from the failure to implement the suggestions for mitigation.

5. **Report of Findings.** The Department shall prepare a written description of the manner in which the suggestions for mitigation by any affected local government(s) were addressed, and shall include the description with or in the staff report regarding

the proposal. The description shall be included in the project file for the proposal. The Department shall send the description to any affected locate government that provided comments regarding the proposal, endeavoring to do so by the time that draft staff reports are distributed for the Planning Commission meeting at which the application for the proposal is to be heard.

6. **Interpretation of Notification and Separation Requirements.** For purposes of applying the distance-separation and property-owner notification requirements of this Title, distances shall be measured, and property owners notified, without regard to jurisdictional boundaries.

G. Treatment of Certain Tabled Applications

Any application under this Chapter that requires a public hearing and that is tabled at the request of an applicant shall expire six months after the last announced public hearing date, unless:

1. Within that period of time, the applicant has requested that the item be scheduled again for hearing; or

2. The motion to table the application specified otherwise.

After an application has expired in accordance with this Subsection (G), the applicant must submit a new application.

H. Recordation of Zoning Actions

In connection with the approval of any application under this Chapter that includes zoning conditions, requirements or limitations, the Department is authorized to record with the County Recorder's Office a notice advising that:

1. Zoning action regarding the property has been taken;

2. Such action is subject to conditions, requirements or limitations; and

3. Inquiry should be made to the City to obtain further information regarding the nature and extent of those conditions, requirements or limitations.

I. Reconsideration of Council Action to Deny an Application

1. Action by the City Council to deny an application, where such action is "final action" under the provisions of this Chapter, shall be deemed final action for purposes of judicial review, subject to the provisions of Paragraph (2) below. However, for purposes other than judicial review, City Council action taken pursuant to this Paragraph (1) or Paragraph (2) below shall be subject to the provisions of Paragraphs (3) through (5) below.

2. Any member of the City Council who voted with the majority regarding an application referred to in Paragraph (1) above may, at the same meeting at which the action was taken, request that the item be reconsidered at that meeting.

3. During the period of fourteen calendar days following action taken pursuant to Paragraph (1) or (2) above to deny an application, any member of the City Council who voted with the majority regarding the application may file with the City Clerk a written request for the item to be rescinded and reconsidered. If such a request is made (and subject to the provisions of Paragraph (4) below), an appropriate item to rescind the previous vote shall be put on the next available Council agenda, and a follow-up item to reconsider the vote may be put on that same agenda or the next available agenda.

4. No agenda item to rescind or to reconsider an item under this Subsection (I) shall be considered unless:

a. Consideration of the item is in compliance with the requirements of NRS Chapter 241; and

b. Notice of consideration of the item has been provided to property owners (and published) to the same extent as when the item was heard previously.

5. The provisions of this Subsection (I) shall apply notwithstanding any other provision of this Chapter, and notwithstanding any custom or procedural rule that governs or has governed action by the City Council.

19.16.020

ANNEXATION

A. Purpose

The purpose of the annexation procedures is to establish a process for incorporating property into the City of Las Vegas. The City of Las Vegas will consider annexation of any developed or undeveloped property that satisfies the eligibility requirements and provisions of NRS 268.570 to 268.608. The City will also zone newly annexed areas under the appropriate zoning category in accordance with procedures and guidelines contained in this Section and the adopted goals and policies of the City's General Plan.

B. Application

A petition for Annexation shall be made on a form provided by the Department and shall be filed with the Director.

C. Zoning Classification of Newly Annexed Territory

1. General

a. Annexation shall be in accordance with the provisions of NRS 268.570 through 268.608.

b. The following guidelines shall be used to determine the zoning classification of any parcel to be annexed to the City:

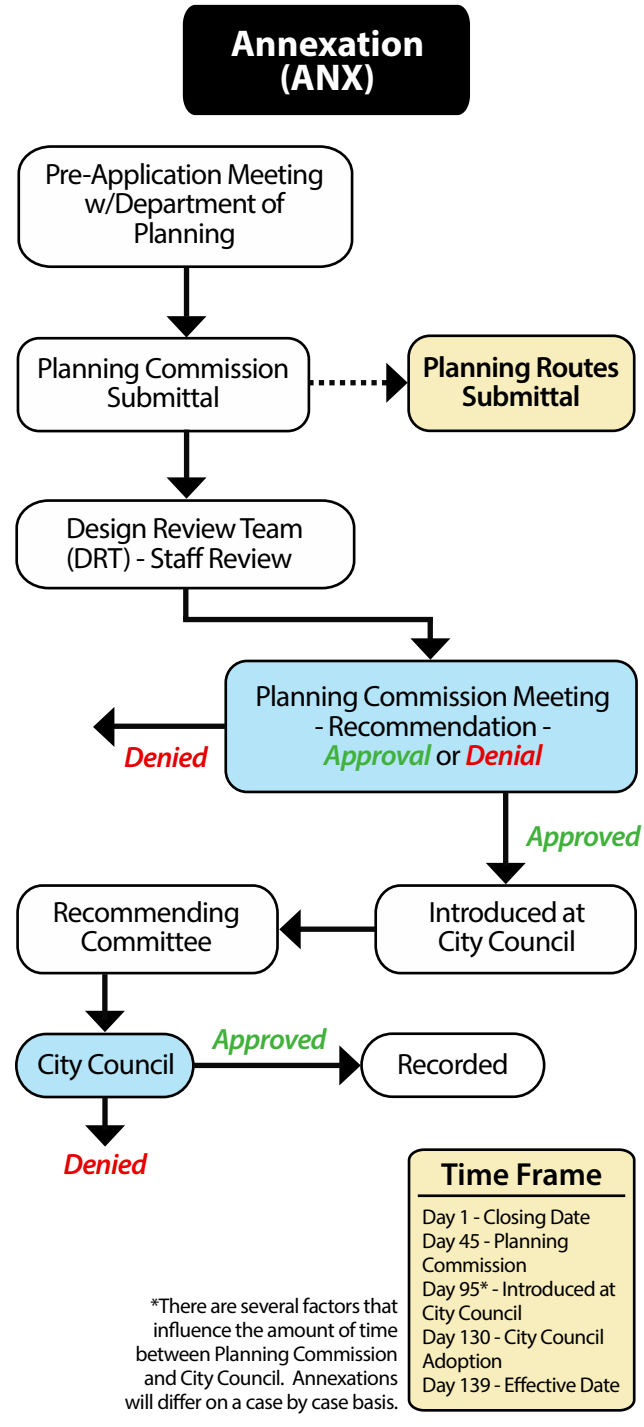
i. Developed. The annexed territory, if developed, shall be classified with the same zoning classification that was in effect on the property prior to annexation or the nearest comparable classification.

ii. Undeveloped. If the property annexed is undeveloped, but is classified for development other than residential uses or for residential uses permitting more than two dwelling units per acre, it shall be classified with the same zoning classification that was in effect on the property prior to annexation or the nearest comparable classification; or the City Council may, as a condition of annexation, change the classification to a more restrictive classification.

iii. Undeveloped and Classified. If the property annexed is undeveloped and classified for residential uses permitting no more than two dwelling units per acre, the parcel shall be classified with

Annexation

Typical Review Process **19.16.020**



the same zoning classification that was in effect on the property prior to annexation or the nearest comparable classification; or the City Council may, as a condition of annexation, classify the parcel(s) as U (Undeveloped) until such time as a proper classification is determined, at which time it may be rezoned under the procedures set forth in LVMC 19.16.090.

iv. **Partially Developed.** If the property to be annexed is partially developed, the property, as described in the above subsections, shall apply separately or collectively to the undeveloped portions and developed portions.

v. **Undeveloped Without Permanent Zoning.** For undeveloped property which has been approved for rezoning by Resolution of Intent or otherwise, but for which the rezoning has not been made permanent by ordinance, the City may, as a condition of annexation, change the zoning to a more restrictive classification.

D. Annexation Process and Procedures

1. **Annexation Process.** Standard annexation of territory must follow the annexation process and procedures established in NRS 268.578 through 268.596.

2. **Alternate Annexation Process.** As an alternative to the procedures set forth in NRS 268.578 through 268.596, the City may annex qualifying territory in accordance with NRS 268.597.

19.16.030

GENERAL PLAN AMENDMENT

A. Purpose

The purpose of this Section is to set forth the procedures by which the Planning Commission and City Council will periodically review and evaluate the General Plan to ensure that it remains an accurate statement of the City's land-use goals and policies based on current data.

B. Authority

Whenever the public health, safety and general welfare requires, the City Council may, upon a resolution of the Planning Commission carried by the affirmative votes of not less than five members, or upon review of a requested General Plan Amendment which has not been approved by resolution of the Planning Commission, change the General Plan land use designation for any parcel or area of land to allow different zoning classifications. Subsequent growth and development factors in the community may be considered, among other factors, when determining whether such amendment to the General Plan promotes the public health, safety and general welfare. For purposes of this Subsection (B), the Planning Commission's resolution may be in the form of a vote reflected in the minutes of the Planning Commission meeting.

C. Application

1. **Initiation of Application.** A General Plan Amendment may be initiated by the Planning Commission or the City Council, or by means of an application filed by the owner(s) of record of each parcel of property proposed for a General Plan Amendment.

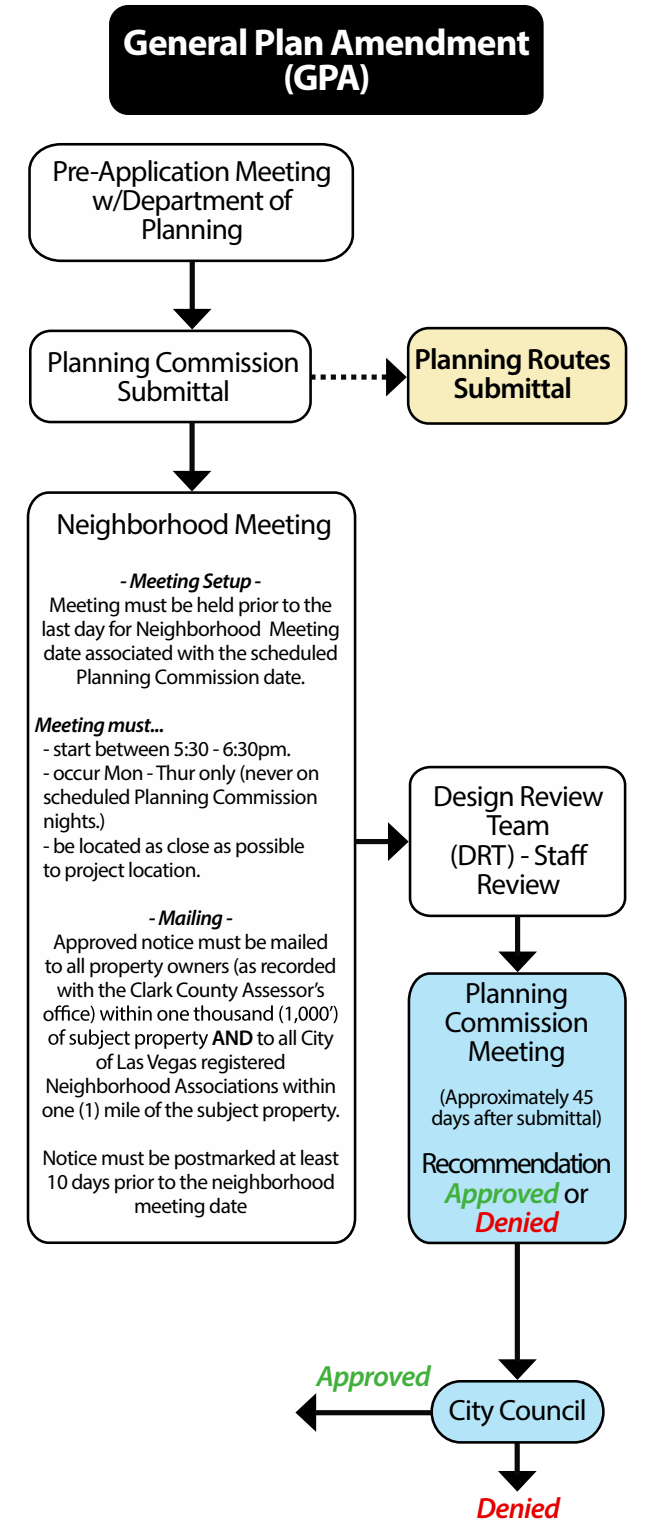
2. **Pre-Application Conference.** Before submitting an application for a General Plan Amendment, the owner or authorized representative shall engage in a pre-application conference with the staff of the Department to discuss preliminary land planning, including land use relationships, density, transportation systems, infrastructure facilities and landscaping and open space provisions.

3. **Form and Filing.**

   a. An application for a General Plan Amendment shall be made to the Planning Commission on a separate application form to be provided by the Department. The application shall be signed, notarized and acknowledged by the owner of record of each parcel of property. This application shall be filed with the Secretary of

Typical Review Process

General Plan Amendment 19.16.030



the Planning Commission at the office of the Department.

b. In addition, any application for a General Plan Amendment shall specifically list reasons for the request and state why the proposed amendment works to promote the public health, safety and general welfare of the community. The application shall contain a list of factors requiring comment by the applicant, including:

i. Whether there has been unanticipated growth and development of the community in the area surrounding the application site or growth and development not specifically considered when the General Plan was adopted;

ii. Whether the proposed amendment to the General Plan will allow a zoning classification which imposes burdens similar to the burdens imposed by the classification currently provided for under the General Plan;

iii. Whether the amendment to the General Plan continues to promote the objectives of the General Plan as designated in NRS 278.

4. **Other Governmental Ownership.** With respect to property which is owned by the State of Nevada or the United States of America, a General Plan Amendment application is sufficient if it is signed and acknowledged by a prospective purchaser of that property who has entered into a contract with the governmental entity to obtain ownership of the property.

5. **Non-Property Owner.** A General Plan Amendment application is sufficient if it is signed and acknowledged by a lessee, a contract purchaser or an optionee of the property for which the General Plan Amendment is sought. However, interest in that property must exist in a written agreement with the owner of record, attached to which is a copy of the General Plan Amendment application and in which the owner of record has authorized the lessee, contract purchaser or optionee to sign the application. The agreement must further stipulate that the owner of record consents to the filing and processing of the application.

6. **Multiple Ownership.** In the case of multiple ownership of a parcel, only one of the owners of record shall be required to sign the application. A list of all other owners shall be provided with the application.

7. **Quarterly Consideration.** In the interest of economy and efficiency in the processing of applications, and in the interest of providing for amendments to the General Plan that are orderly and well-considered in relation to each other and to the public interest, the Director is authorized to process applications to amend the General Plan so that such applications are presented to the Planning Commission and City Council on a quarterly basis. Such applications may be filed at any time, but the Director may withhold the processing of such applications in order to accomplish the purposes of this Paragraph. After its initial presentation to the Planning Commission or City Council, any such application may be held in abeyance to and considered at any subsequent meeting. The Director may withhold the scheduling of related zoning applications until a meeting subsequent to the one at which proposed Plan Amendments are heard.

D. Successive Applications

1. **Previously Denied Application.** An application for a General Plan Amendment for a parcel in which all or any part was the subject of a previous General Plan Amendment application for the same land use category, a similar category or a less restrictive land use category has been denied, or which has been withdrawn subsequent to the noticing of a public hearing, shall not be accepted until the following periods have elapsed between the date of the denial or withdrawal and the date of the meeting for which the proposed application would be scheduled in the normal course:

a. After the first denial or any withdrawal after public notice has been given – one year.

b. After the second or subsequent denial or withdrawal after public notice has been given - two years.

2. **Previously Withdrawn Application.** The time periods that are described in Paragraph (1) of this Subsection and that otherwise would become effective because of the withdrawal of an application shall not become effective if, after consideration of the timing and circumstances of the withdrawal, the Planning Commission or the City Council specifically approves the withdrawal without prejudice.

E. Request for Abeyance

Any applicant who wishes to have an application held in abeyance following the notice and posting of the agenda of the Planning Commission or the City Council shall state good cause for the request. Good cause shall be more than mere inconvenience to the applicant or lack of preparation.

F. Planning Commission Public Hearing and Action

1. Hearing. Subject to the provisions of LVMC 19.16.030(C)(7), upon receipt of a complete General Plan Amendment application or an Amendment proposed by the Planning Commission or City Council, the Planning Commission shall hold a public hearing.

2. Notice

a. Notice Provided. Notice of the time, place and purpose of the hearing must be given at least 10 days before the hearing by:

i. Publishing the notice in a newspaper of general circulation within the City;

ii. In the case of a parcel-specific General Plan Amendment, mailing a copy of the notice to:

A) The applicant;

B) Each owner of real property located within a minimum of one thousand feet of the property described in the application;

C) Each tenant of any mobile home park that is located within one thousand feet of the property described in the application;

D) The owner of each of the thirty separately-owned parcels nearest to the property described in the application to the extent this notice does not duplicate the notice otherwise required by this Paragraph (2);

E) Any advisory board which has been established for the affected area by the City Council; and

F) The president or head of any registered local neighborhood organization whose organization boundaries are located within a minimum of one mile of the property described in the application.

b. Names Provided. The Department shall provide, at the request of the applicant, the name, address and phone number of any person notified pursuant to Subparagraph (a)(ii)(F) above.

c. Additional Notice. The Department may give additional notice of the hearing by expanding the area of notification or using other means of notification or both. The Department shall endeavor to provide any additional notice at least 10 days before the date of the hearing.

d. Signs. In the case of a parcel-specific General Plan Amendment, notification signs shall be posted in conformance with LVMC 19.16.010(D).

e. Parcel-Specific Amendment Defined. For purposes of this Paragraph (2), "parcel-specific General Plan Amendment" means an amendment to the land use designation assigned to one or more specific parcels, as that designation is found in the Land Use element of the General Plan, where the amendment is sought by or on behalf of one or more property owners in order to develop those parcels in a particular way.

3. Planning Commission Decision

a. A decision to recommend approval of a General Plan Amendment shall be by resolution of the Planning Commission with the affirmative votes of not less than two-thirds of the total membership of the Commission. For purposes of this Subparagraph (a), the Planning Commission's resolution may be in the form of a vote reflected in the minutes of the Planning Commission meeting. The Planning Commission may approve or deny an application for a General Plan Amendment.

b. In making a decision to approve the proposed General Plan Amendment, the Planning Commission shall consider the facts presented at the public hearing and shall make the determinations contained in Subsection (I) of this Section. The Planning Commission may consider recommending:

i. The approval of a more restrictive land use category than that set forth in the application; or

ii. The amendment of fewer than all parcels described in the application to either the land use category requested in the application or a more restrictive land use category, but only if such parcels are distinct legal parcels.

c. Following the hearing, the Planning Commission shall make its decision to either recommend approval or denial of the application.

4. **Notice of Planning Commission Decision.** Following the date of its decision, the Planning Commission shall transmit a report of its recommendation to the City Council. The report shall recite, among other things, the facts and reasons which, in the opinion of the Commission, make the approval or denial of the Amendment necessary to carry out the provisions and general purposes of this Title. A copy of the report shall be mailed to the applicant, agent, or both, at the address(es) shown on the application filed with the Secretary of the Planning Commission. A copy of the report shall also be filed with the City Clerk, acting as agent for the City Council.

(Ord. 6254 §2, 05/15/13)

G. Burden of Proof

The applicant bears the burden of proof to establish that the approval of a General Plan Amendment is warranted.

H. City Council Public Hearing and Action

1. **Notice and Hearing.** Subject to the provisions of LVMC 19.16.030(C)(7), the City Council shall consider a proposed General Plan Amendment and the recommendation of the Planning Commission thereon at the next available meeting following the receipt of the recommendation. For applications regarding which notice of the public hearing by the Planning Commission was required by statute or by ordinance to be mailed to property owners, the City Clerk shall mail written notice of the Council hearing, at least ten days before the hearing, to the property owners who were notified by mail of the Planning Commission hearing, or to the current owners of record in the case of properties whose ownership has changed in the interim.

2. **City Council Action**

a. **Decision.** The City Council may approve or deny a proposed General Plan Amendment. In making a decision to approve the proposed General Plan Amendment, the City Council shall consider the recommendation of the Planning Commission and the facts presented at the public hearing. The City Council may consider:

i. The approval of a more restrictive land use category than that set forth in the application; or

ii. The amendment of fewer than all parcels described in the application to either the land use category requested in the application or a more restrictive land use category, but only if such parcels are distinct legal parcels.

b. **Change to More Restrictive Category.** If at the Council hearing, the applicant proposes amending the application to a more restrictive land use category, the City Council has the option to refer the application back to the Planning Commission for consideration.

c. **Significant Changes.** If the applicant proposes significant changes to the application during the hearing or if new information is presented that significantly changes the nature and scope of the application, the request should be referred back to the Planning Commission for consideration.

3. **Notice of City Council Decision.** Following the hearing on a proposed General Plan Amendment, the City Council shall reach a decision concerning the proposal. The decision shall include reasons for the decision. Written notice of the decision shall be provided to the applicant, agent or both. A copy of the notice shall also be filed with the City Clerk, and the date of the notice shall be deemed to be the date that notice of the decision is filed with the City Clerk.

(Ord. 6254 §3, 05/15/13)

I. General Plan Amendment - Determinations

In order to approve a proposed General Plan Amendment, the Planning Commission and City Council must determine that:

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations;

2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts;

3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan designation; and

4. The proposed amendment conforms to other applicable adopted plans and policies.

J. Certain Minor Amendments

Notwithstanding any other provision of this Section, the City Council, upon appropriate noticing and public hearing, may amend the General Plan, or any part thereof, without action by the Planning Commission and without limitation as to frequency, in order to:

1. Change a boundary that is based on a geographical feature, including , without limitation, topography, ~~slops~~ slope, hydrographic features, wetland delineation and floodplains, when evidence is produced that the mapped location of the geographical feature is in error;

2. Reflect the alteration of the name of a jurisdiction, agency, department or district by the governing body, governing board or other governing authority of the jurisdiction, agency, department or district, as applicable, or by another entity authorized by law to make such alteration; or

3. Update statistical information that is based on a new or revised study.

19.16.040

PARCEL MAP

A. Purpose

The provisions of this Section set forth the administrative and procedural requirements for the division of land by a parcel map. The parcel map process does not require Planning Commission or City Council action.

B. Applicability

Whenever a division of real property into four or fewer lots is proposed for purposes of sale, transfer or development the submittal, approval and recordation of a parcel map is required. Parcel maps shall be processed in accordance with the procedures and standards set forth in the remaining sections of this Section.

C. Application -- Form and Copies

The owner of property to be divided by means of the parcel map process shall file with the Director an application on a form to be provided by the Department and made available to the public. The complete parcel map application submission shall be accompanied by a sufficient number of copies, as determined by the Director, of a twenty-four by thirty-two inch original of a parcel map drawing and shall contain the items set forth in Appendix A to this Title.

D. Application -- Review

Upon determining that a parcel map application is complete, the Director shall cause review of the application for a parcel map and obtain comments from other affected departments. This review shall be conducted within the time period specified by NRS Chapter 278.

E. Approval -- Determination

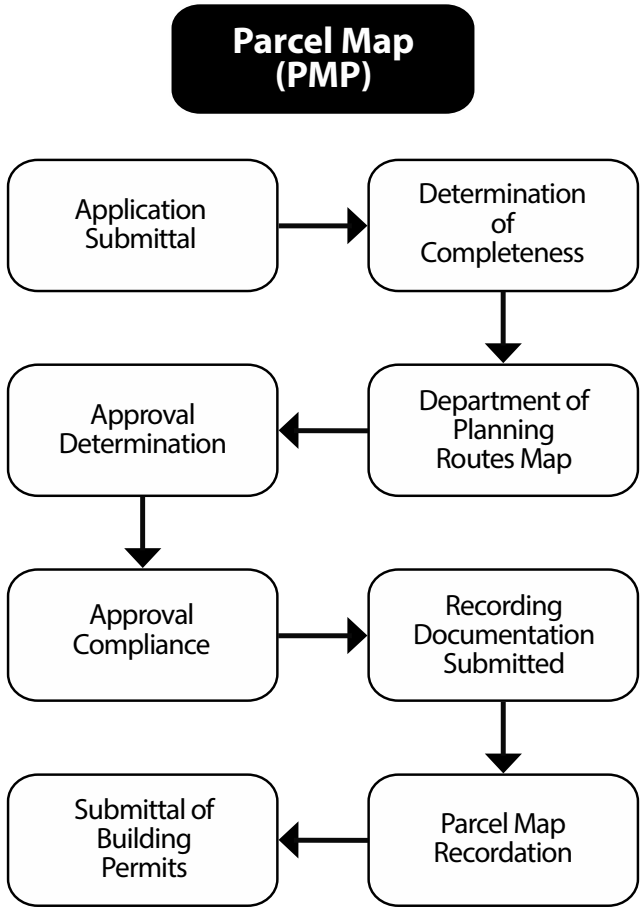
The Director, in conjunction with the Director of Public Works, shall determine whether or not a parcel map complies with this Section. Upon determining, pursuant to this Section, that all conditions and requirements have been met and that all appropriate certification signatures are complete, the Director and the Director of Public Works shall give final approval for the parcel map, sign the appropriate certifications, and release the parcel map for recordation.

F. Approval -- Compliance

Approval of a parcel map shall be contingent upon a determination that the map and the proposed development comply with applicable zoning regulations, the provisions of this Title and all requirements set forth in

Typical Review Process

Parcel Map 19.16.040



Subsections (G) to (S), inclusive, of this Section.

G. Water Supply Systems

Water supply systems shall be installed and maintained in accordance with City standards, Las Vegas Valley Water District standards, Clark County District Board of Health standards or State of Nevada standards, whichever are applicable. Approval of a parcel map does not in any manner ensure the adequacy or availability of future water supplies to service the proposed development.

H. Sanitary Sewer Collection and Disposal Systems

Sanitary sewer collection and disposal systems shall be required, installed and maintained in accordance with City standards. Unless septic systems are permitted by the Clark County Health District, connection to the public sanitary sewer system shall be required. If required improvements are deferred, a public improvements covenant which runs with the land shall be recorded which ensures future installation of any deferred improvements.

I. Public Street Access

All lots resulting from the division of land in accordance with the parcel map process shall have frontage on a public street or access to a public street via a private street or private drive. Public street dedications to ensure lot access or the continuity of necessary public streets adjacent to or through the parcel map site also may be required, as necessary, by the Department of Public Works.

J. Lots Less Than Two And One-Half Acres -- Access By Way of All-Weather Street Required

All lots resulting from the division of land in accordance with the parcel map process that are less than two and one-half acres in size shall have access by way of an all-weather street which meets the requirements of the Air Pollution Control Regulations of the Clark County District Board of Health. Proof of legal access to the parcel map site may be required to be submitted prior to approval of the parcel map.

K. Public Improvements

Except as otherwise specifically provided in this Subsection or in a development agreement, all public improvements adjacent to and, if proposed, interior to the parcel map site shall be fully installed, to current City standards, before the parcel map is released for recordation. The Director of Public Works is authorized to allow the installation of public improvements or any portion thereof to be delayed for any of the following reasons, but only if the applicant provides security, in accordance with Subsection (O), for the installation of all improvements so delayed prior to the release of the parcel map for recordation:

1. The parcel map will create large lots upon which no immediate development is intended;

2. The parcel map site is located more than six hundred sixty feet (one nominal block) from existing full or partial improvements;

3. The parcel map site is located in an area where partial or full public street improvements are not customary;

4. The parcel map site is located in an area where no street improvements currently exist and none have been obligated by means of a public improvements covenant, a covenant running with land agreement, a valid outstanding condition of approval for zoning or site development plan review, a budget appropriation or signed contract, or another similar document or evidence of commitment; or

5. Other extenuating site-related circumstances exist.

L. Dust Control Improvements

The applicant shall be responsible for the installation of all dust control improvements that may be required under applicable law, or the contribution of moneys in lieu of improvements, on all public streets adjacent to the parcel map site. Bonds will not be allowed in lieu of improvements for dust control improvements.

M. Private Street Improvements

Private streets shall be constructed to applicable City standards.

N. Flood Control Requirements

A parcel map site two gross acres or larger in size shall comply with the requirements of LVMC Title 20, relating to flood control. A parcel map site smaller than two acres gross may be required to meet such requirements if the site is determined by the Department of Public Works to be in an area of known flooding or if the site is in an area of unknown flood potential.

O. Completion of Dedication and Required Improvements

Prior to or concurrent with the release of the parcel map for recordation, all dedications and required improve-

ments shall be completed, unless additional time has been granted pursuant to Subsection (K) for the installation of improvements, and security for their installation has been provided. The installation of improvements shall be secured by means of a recorded covenant running with land agreement or as otherwise provided under LVMC Chapter 19.02.

P. Memorandum of Oaths and Certificate of Surveyor

The parcel map shall include the memorandum of oaths described in NRS 625.320 and the certificate of the surveyor required pursuant to NRS 278.375.

Q. Recording -- Documentation Requirements

A parcel map presented for recording shall include the following items:

1. A report from a title company which lists the names of each owner of record of the land to be divided and each holder of record of a security interest in the land to be divided, if the security interest was created by a mortgage or a deed of trust. The report must be updated as necessary so that it is current within seven days of the date the map is released for recording;

2. The written consent of each holder of record of a security interest described in Paragraph (1), consenting to the preparation and recordation of the parcel map. A holder of record may consent by signing the parcel map or a separate document that is filed with the parcel map and that declares his consent to the division of land;

3. Certificates that are in substantial compliance with Appendix E; and

4. All other information required by NRS Chapter 278.

R. Recordation

The parcel map shall be recorded within one year after the map has been approved by the City, or such approval shall become null and void. The approved parcel map and any covenants shall be filed and recorded with the County Recorder prior to the sale or transfer of land that is included within a parcel map. Immediately following recordation of the parcel map, the surveyor (or a designee) shall submit to the Director a reproducible copy of the recorded parcel map or a compatible digital format (or both, if required by the Director).

S. Issuance of Building Permit

No building permit shall be issued for any structure on property within a parcel map land division until:

1. The parcel map has been recorded with the County Recorder;

2. A reproducible copy of the recorded parcel map has been filed in accordance with Subsection (R);

3. All required public streets and easements, including access from public streets to the parcels, have been dedicated; and

4. Required street improvements have been constructed or their construction adequately secured or guaranteed.

T. Appeals

Any person aggrieved by a decision of the Director or the Director of Public Works to approve or deny a parcel map may appeal to the Planning Commission in writing within fifteen days after receiving written notice of the decision. All appeals of parcel map decisions shall be filed with the Director and be accompanied by a nonrefundable fee as set forth in the fee schedule. The Planning Commission shall hear the appeal within thirty days after the appeal is filed. If the appeal is denied, the applicant shall have seven days in which to file an appeal with the City Council. The City Council shall hear the appeal within thirty days after the appeal to the City Council is filed. All appeals granted by the Planning Commission shall be forwarded automatically to the City Council for final action.

19.16.050

TENTATIVE MAP

A. Purpose

The provisions of this Section set forth the administrative and procedural requirements for the subdivision of land by means of a tentative map. The tentative map process requires Planning Commission review and action.

B. Applicability

Whenever a division of land is proposed that does not meet the criteria for a parcel map, the applicant shall file a tentative map of the proposed subdivision with the Secretary of the Planning Commission at the office of the Department. The preparation and submission of a tentative map shall be in compliance with the provisions of NRS Chapter 278 and any additional regulations contained in this Title.

C. Conformance with Zoning Requirements

1. No application for a tentative map is eligible for approval unless it is determined that the proposed subdivision will be in conformance with all applicable zoning regulations, including all applicable provisions of this Title; the zoning classification of the site; and all zoning, master plan or site plan approvals for the site, including all applicable conditions that are in effect. If the proposed subdivision will not so conform, the Director is under no obligation to accept or process an application for a tentative map until the applicant has made any necessary application for rezoning or site development plan review, or both; the Planning Commission has made a recommendation in support of the zoning-related application(s); and a City Council hearing date has been set for the zoning-related application(s).

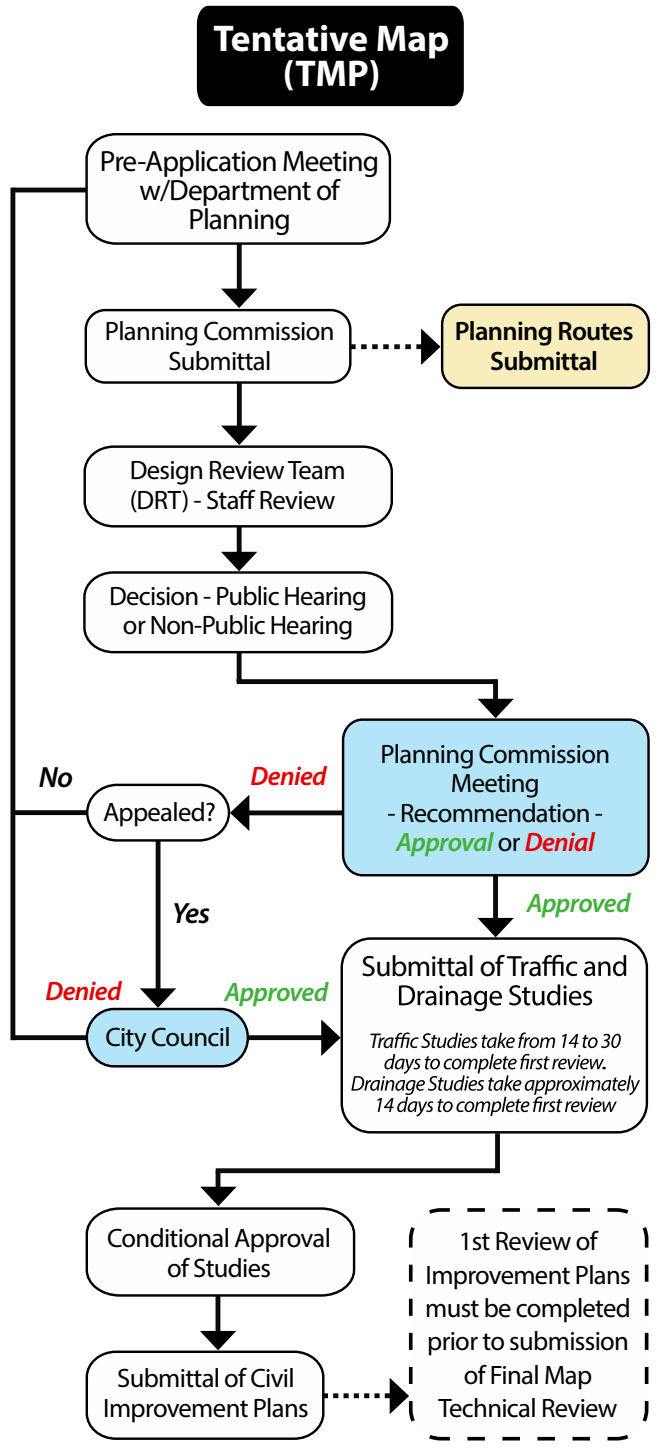
2. In cases where approval of a rezoning or a site development plan review by the City Council is necessary before a tentative map can be approved:

a. The Director shall withhold presentation of the tentative map to the Planning Commission until at least two weeks after the City Council's final approval of the rezoning or site development plan review application, or both; and

b. The Director may extend the time for reviewing the tentative map if the Council's rezoning or site development plan approval requires that additional issues be addressed or changes made before map approval can occur.

Typical Review Process

Tentative Map 19.16.050



3. In cases where a rezoning is unnecessary and the Planning Commission is authorized to take final action on a site development plan review, the Director shall withhold presentation of the tentative map to the Planning Commission until at least two weeks after the Planning Commission has approved the application for site development plan review.

4. The Director's obligation to withhold action or ability to extend time under Paragraph (2) is subject to the time limits referred to in NRS 278.350, as they may be extended by mutual consent. In addition, the Director's failure to comply with any obligation described in this Subsection shall not be deemed a violation subject to criminal or administrative action and shall not invalidate any action taken.

D. Procedure.

Tentative maps shall be processed in accordance with the procedures and standards set forth in the remaining sections of this Section.

E. Pre-Application Conference Required

Before submitting an application for tentative map, the subdivider or a representative shall attend a pre-application conference with the Department to obtain the Department's assessment of the proposed tentative map and notice of any changes necessary to bring the application into conformance with City requirements.

F. Application -- Form -- Copies

A complete application for a tentative map shall be made to the Planning Commission on a separate application form to be provided by the Department. An application for a tentative map shall be accompanied by a sufficient number of copies, as determined by the Director, each twenty-four by thirty-six inches in size, of a tentative map drawing and contain the items set forth in Appendix B to this Title. The drawing shall be made at an engineer's scale and should be such that it will fill no less than seventy-five percent of the sheet. A scale of 1"=20' is preferred, with 1"=40', 1"=100' and 1"=200' the next most preferred scales. If the Director determines that the tentative map will not fit on a twenty-four by thirty-six inch drawing such that all pertinent information is clearly legible, the Director may approve the use of a larger map size that does not exceed thirty-six by forty-eight inches.

G. Application -- Determination of Completeness

The Director shall determine if the application is complete and includes all required data and information necessary to conduct a complete evaluation. Within five working days after submittal of a tentative map application, the Director shall:

1. Accept the application as complete and begin the review process, scheduling the map for consideration on the next available Planning Commission agenda; or

2. Provide written notice to the applicant specifying the deficiencies of the application. Such notice is sufficient if it has been delivered, mailed or faxed to the applicant. The Director shall take no further action on the application until the deficiencies are remedied.

H. Application -- Review

Upon determining that the tentative map application is complete, the Director shall cause review of the application and preparation of a staff report. The Director shall coordinate the review of the application by other departments and shall incorporate appropriate recommendations by those Departments into the staff report. The report shall be made available to the applicant, if possible, at least five days before the Planning Commission meeting for which the application is scheduled to be heard. The Director shall recommend any changes in the design of the proposed subdivision necessary to achieve the purposes of this Title.

I. Tentative Map Requirements

A tentative map shall indicate, without limitation:

1. Demonstration of compliance with the necessary traffic circulation and access requirements set forth in this Title, including those relating to streets, access points, driveways, and site visibility restriction zones, as well as compliance with LVMC 19.02.170 and 19.02.280;

2. Demonstration, by means of preliminary drawings, of compliance with good traffic control practices and applicable standards and ordinances, as determined by the Traffic Engineer;

3. Demonstration of compliance with the requirements of the Title regarding residential parking, walls and landscaping; and

4. Demonstration of how each parcel will be served by the public sewer system including the proposed sanitary sewer layout.

5. Any and all trails that are necessary to be provided

in accordance with the City's Master Plan and ordinances.

J. Proposed Perimeter Grades

1. It is the intent of the City to minimize to the extent possible those instances in which grade changes result in large expanses of monotonous walls facing adjacent property or public streets. Type "B" and Type "C" drainage and cross-fall streets, while undesirable, may be allowed on a case-by-case basis as measures to mitigate large expanses of monotonous walls.

2. Each tentative map application must include, for all sites, a legible schematic cross section drawing which:

a. Has a minimum size of eleven inches by seventeen inches and a maximum size of twenty-four inches by thirty-six inches;

b. Has an exaggerated vertical scale, with labeled horizontal and vertical dimensions at the property lines;

c. Shows the maximum grade differentials;

d. Includes the existing and proposed condition elevations on the cross sections;

e. Includes cross sections that extend a minimum of one hundred feet beyond the limits of the project at each property line, showing the location and finish floor elevations of adjacent structures. Measurements shall be made from the centerline of adjacent streets, or from the property line where no street exists. The Department may require cross sections for up to one hundred feet beyond the property line or the centerline of an abutting street, whichever is greater; and

f. Includes cross sections, to scale, for maximum wall heights, typical wall heights and wall elevations.

3. When considering the tentative map application, the Planning Commission shall take into account the submitted plan of proposed project perimeter grades. Approval of the tentative map shall constitute approval of the associated plan of project perimeter grades.

4. If the final drainage and grading plan for the project changes an approved plan for project perimeter grades by more than two feet in either direction, as determined by the Director or by the Director of Public Works, the tentative map and a new project perimeter grade plan must be reviewed and approved by the Planning Commission as in the first instance. Nothing in this Paragraph (4) affects the application of the maximum retaining wall height limitations contained in this Title.

K. Parks And Playgrounds In Lieu Of Residential Construction Tax

A subdivider who desires to construct parks or playgrounds in lieu of paying the residential construction tax described in LVMC Chapter 4.24 shall show such parks or playgrounds on the tentative map, demonstrating that the parks and playgrounds will conform to all applicable City standards, regulations, plans and policies regarding the construction of such facilities in lieu of paying the tax.

L. Forwarding Copy of Map

1. In connection with an application for tentative map that proposes to subdivide land within one mile of the boundary of an unincorporated area of the county, the City shall forward a copy of the proposed map to the Clark County Planning Commission or its designated representative, as required by NRS 278.345.

2. In connection with any application for tentative map, the City shall forward a copy of the proposed map to the Clark County School District and to any general improvement district in which the property is located, as required by NRS 278.346 and 278.347.

3. Comment and action by the agencies described in this Subsection concerning the proposed map shall be in accordance with and subject to the provisions of NRS 278.345 to 278.347, inclusive.

M. Planning Commission Review

The Planning Commission shall conduct its review and take action on the application for tentative map in accordance with NRS Chapter 278, and within the time frames set forth in NRS 278.349 and 278.350.

N. Revisions or Amendments to Tentative Map

In the event that Planning Commission approval of a tentative map is contingent upon significant revisions or amendments, the applicant shall submit to the Director four new prints of the revised tentative map incorporating such revisions or amendments before the submission of an application for final map.

O. Recordation Time Limits

1. If a final map is not approved and recorded within:

a. Four years following the date of approval of the tentative map;

b. Two years following the date of approval of a previously-recorded final map covering a portion of the tentative map; or

c. Two years following an extension of time granted pursuant to Subsection (P) of this Section, the tentative map application and approval shall lapse and a new tentative map shall be required.

2. For a phased project, the first of a series of final maps covering a portion of the approved tentative map must be approved and recorded within four years following the date of approval of the tentative map. Subsequent final maps must be approved and recorded within two years following the date of the approval of the previously recorded final map, unless an extension is granted pursuant to Subsection (P) of this Section, or all further proceedings concerning the subdivision shall be terminated.

P. Recordation Extension of Time

By delegation, the Director, upon application, may grant a single ~~one~~ two-year extension of time within which to present and record a final map or any one of a series of final maps covering a portion of the tentative map, except that no extension may be granted if a final map, or the first in a series of final maps, is not recorded within ~~two~~ four years following the date of approval of the tentative map. In order to qualify for an extension of time under this Subsection, application therefore must be made prior to expiration of the approval.

Q. Appeals

Any person aggrieved by the final action of the Planning Commission with respect to a tentative map may appeal that action, in writing, to the City Council within seven days after receiving written notice of the decision. All appeals shall be filed with the Director and be accompanied by a nonrefundable fee as set forth in the fee schedule. The City Council shall hear the appeal within thirty days after the appeal is filed.

19.16.060

FINAL MAP

A. Purpose of Provisions

The provisions of this Section set forth the administrative and procedural requirements for the subdivision of land by a final map. The final map process requires review and action by the Director, the Director of Public Works, and, in some cases, the Planning Commission.

B. Required

A final map, prepared in accordance with the approved tentative map, or a series of final maps each covering a portion of an approved tentative map, shall be submitted in compliance with the provisions of NRS Chapter 278, LVMC 19.16.050 (O), and the additional regulations contained in this Title.

C. Application -- Fee

A final map application shall be submitted to the Department, along with the fee set forth in the fee schedule. The fee shall be nonrefundable. The application initially shall be processed under the final map technical review process described in this Chapter.

D. Application -- Form -- Copies

1. Application for a final map shall be made on a form established by the Director and made available to the public. The application must be accompanied by a sufficient number of copies, as determined by the Director, of a twenty-four by thirty-two inch original of the final map drawing. In order to be accepted for review under the final map technical review process, the final map application must:

a. Demonstrate compliance with Subsections (N) to (U), inclusive, and Appendix C to this Title;

b. Include documentation from the Department of Public Works that:

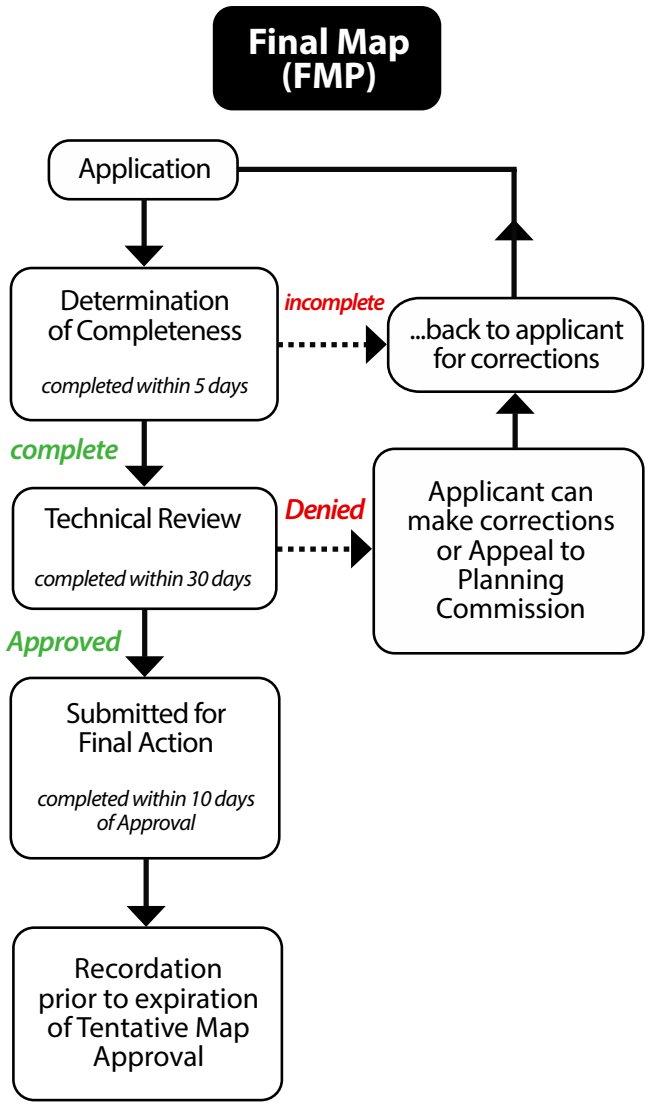
i. A drainage plan and technical drainage study is not required or that the required plan and study have been approved by the Department of Public Works; and

ii. A traffic impact analysis is not required or that the traffic impact analysis has been approved by the Department of Public Works.

2. In order to be deemed complete, the final map application must have been reviewed and approved

Typical Review Process

Final Map 19.16.060



in connection with the final map technical review process described in this Section.

E. Application -- Determination of Completeness

1. The Director shall determine if the application is in proper form and includes all required data and information necessary to conduct the final map technical review in accordance with this Section. Within five working days after submittal of a final map application, the Director shall:

a. Accept the application as being in proper form and containing the necessary information, and begin the final map technical review process; or

b. Provide written notice to the applicant specifying the deficiencies of the application. Such notice is sufficient if it has been delivered, mailed or faxed to the applicant. The Director is under no obligation to take further action on the application until the deficiencies are remedied.

2. If the Director determines that the application is in proper form and contains the necessary information, the Director shall, within the review period, perform the final map technical review, which consists of determining whether the application conforms with the tentative map approved by the Planning Commission, the requirements of NRS Chapter 278, and the provisions of this Title. In connection with that determination, the Director may approve the final map technical review, deny it, or approve it subject to conditions designed to bring it into conformance.

3. Except as otherwise provided in Paragraph (4), the review period described in Paragraph (2) consists of the thirty-day period following the determination that a final map application is in proper form and contains the necessary information.

4. The review period:

a. Does not apply if the Director elects to refer the final map technical review to the Planning Commission to decide if there is compliance with the tentative map or a condition thereof;

b. Does not apply if the subdivider elects to have an adverse decision by the Director concerning the final map technical review considered by the Planning Commission to decide if there is compliance with the tentative map or a condition thereof; and

c. May be waived by the subdivider in order to allow the subdivider additional time to demonstrate that the final map technical review should be approved.

F. Application -- Approval or Denial

1. Upon approval of the final map technical review, the final map application and final map itself may be submitted for final action by the Director. The Director shall review the application and map for conformance with the final map technical review. Except as otherwise provided in Paragraph (2), the Director, within ten days, shall either approve or deny the application and final map.

2. The ten-day period may be waived by the subdivider in order to allow the subdivider:

a. Additional time to demonstrate that the final map should be approved; or

b. As an alternative to denial of the final map by the Director, an opportunity to have the Planning Commission review or consider the final map.

G. Recordation -- Requirements and Conditions

After a final map has been approved, the applicant shall make those modifications necessary to ensure compliance with any conditions imposed by the Director or by the Planning Commission. The Director, together with the Director of Public Works, shall be responsible for determining compliance with all requirements before a final map may be released for recordation. Before signing the final map certificate, the Director must determine that all requirements and conditions have been met, including:

1. Submittal of a corrected final map, if appropriate;

2. Completion of all certification signatures in substantial conformance with Appendix E;

3. Dedication of all easements and rights-of-way approved for inclusion on the final map, and vacation of all existing easements and rights-of way not to be included on the final map;

4. Completion of all public improvements and common area improvements associated with the subdivision, as required by the City, unless the subdivider elects to enter into an agreement with the City to make such improvements pursuant to LVMC Chapter 19.02;

5. Approval of a phasing plan or development agreement, if required by LVMC Chapter 19.02;

6. Payment of all applicable inspection and developer fees and posting of all required bonds or documents of security;

7. Execution of all required agreements; and

8. Submittal of a one inch equals two hundred foot scale version of the final map drawing or a copy of such drawing in compatible digital format.

H. Traffic Studies or Drainage Studies -- Submission and Approval Required

For any subdivision concerning which traffic studies or drainage studies have been required in connection with zoning or other development approval, those studies must have been submitted and approved before the subdivider submits improvement plans pursuant to this Section. The Department of Public Works may require the traffic and drainage studies be submitted in an electronic format. The improvement plans must take into account and be based upon those approved studies.

I. On-Site and Off-Site Improvements Permits

Following approval of a final map, permits for the construction of on-site and off-site improvements may be granted:

1. Upon approval of the following plans, as applicable, by the Department of Public Works:

   a. All public and private street plans, including profiles;

   b. All sewer, storm drains and water plans, including profiles;

   c. All street lighting and traffic plans;

   d. All drainage plans;

   e. All parks plans; and

2. Upon approval by the Director of the plans for any common area improvements or private improvements, other than private streets, which have been required to be installed by the City in connection with development approval.

J. Recordation -- Title Company Report -- Consent of Holders of Record

A final map presented for recording shall include the following items:

1. A report from a title company which lists the names of each owner of record of the land to be divided and each holder of record of a security interest in the land to be divided, if the security interest was created by a mortgage or a deed of trust. If for a common-interest community, as defined in NRS 116.110323, said report shall show that there are no liens of record against the property or any part thereof for delinquent state, county, municipal, federal or local taxes or assessments collected as taxes or special assessments. The report must be updated as necessary so that it is current within seven days of the date the map is released for recording; and

2. The written consent of each holder of record of a security interest described in Paragraph (1), consenting to the preparation and recordation of the final map. A holder of record may consent by signing the final map or a separate document that is filed with the final map and that declares his consent to the division of land.

K. Monuments

Monuments must be set before the final map is recorded unless the subdivider furnishes a performance bond or other suitable assurance to the City guaranteeing that the monuments will be set by a land surveyor on or before a date certain. Monumentation shall comply with the specifications set forth in Appendix D to this Title.

L. Recordation -- Time Limits

The provisions of NRS Chapter 278 and this Title shall govern the time within which a subdivider must record a final map or obtain any extension of time therefor. The subdivider shall be responsible for the timely filing of any extension request.

M. Plans and Specifications -- Documents and Information Required

Construction plans and specifications related to a final map shall be accompanied by or include the documents and information described in Subsections (N) to (U), inclusive, of this Section. Such plans and specifications shall be submitted to and approved by the Director of Public Works prior to start of construction of any improvements.

N. Plans and Specifications -- Plan Sheets

All subdivision construction plans and specifications shall be sealed by an engineer licensed in the State of Nevada and shall comply with City standards. Any deviation from City standards must be noted on the plans. In order to obtain a deviation, the request for deviation must be included in a letter to the Director of Public Works which outlines each deviation and the reasons for requesting the deviation. Plans and specifications shall clearly indicate the distinction between existing and proposed improvements, and each plan sheet shall carry in the lower right-hand corner the name of the subdivision, the type of design shown on the plan, the name of the streets shown on the plan, the name of the engineer, the date, the sheet number and any other information deemed necessary by the Director of Public Works. Each plan sheet shall have a north arrow and indicate the scale used. Submitted plans shall be on original reproducible sheets, mylar preferred, with permanent ink, and shall be twenty four inches by thirty-six inches in dimension. A compatible digital format copy of the approved plans may be required by the Department of Public Works.

O. Submission of Street Plans, Profiles, and Plans for Public Alleys

1. The applicant shall submit street plans and profiles showing curve data, centerline and curb-lines with reference to back of curb, including radius, center angle, tangent and length of curve; curb type; street names; benchmarks; all valley gutters; ADA accommodations; and improvements relating to public transportation. Each profile view shall show the existing ground line prior to construction, percent grades of centerline and centerline elevations at all changes in vertical and horizontal alignment. Any documentation from the City Traffic Engineer that is required by LVMC 19.02.140 shall be submitted with street plans and profiles.

2. The applicant shall submit plans showing any public alleys that are proposed to be dedicated and improved. Public alleys may be included within a subdivision only after consultation with, and approval for inclusion by, the Director of Public Works.

P. Street Lighting

Plans shall indicate the proposed location of each streetlight standard, including pole type and gauge; the number and type of luminaries per pole; luminaire wattage and lamp type; conductor quality, size and insulation type; all underground conduit locations, sizes and types; proposed service connection locations or, if approved prior to submittal, the connection point to an existing street lighting circuit. All equipment and locations shall be in conformance to City standards unless the City Council allows an exception. The installation of conforming lighting may be deferred if the deferral is approved by the City Council and the applicant executes a covenant running with land agreement to secure the installation.

Q. Drainage Patterns

The applicant shall submit sufficient information in the form of maps and profiles prepared by an engineer to indicate the proper drainage of surface water to natural drainage courses or into existing or proposed public drainage-ways. Any modifications to drainage patterns adjacent to the subject site shall also be noted on the plans. If drainage is proposed across lands used as private lots, the location, width and types of rights-of-way and easements shall be indicated on the final map.

R. Sanitary Sewer Collection System

The applicant shall submit sufficient plans and profiles to show all sanitary sewer collection system information necessary to determine compliance with City standards. Each plan view shall show lot lines; lot and block numbers; exact location of wastewater lines with reference to property lines; coordinates for both the location of manholes and house laterals; street names; and benchmark elevations. Each profile view shall show the proposed finished grade above the pipe or, if no street construction is involved, existing ground line; top of manhole elevation; invert elevation; stationing and coordinates (NAD 83) of each manhole; size and type of pipe, percent of grade and distance between manholes.

S. Water Lines, Valves and Fire Hydrants

The applicant shall submit plans showing the exact size and location of all water lines, valves and fire hydrants.

T. Grading Plan

1. The applicant shall submit a grading plan showing:

a. North arrow and scale;

b. Benchmark (City datum);

c. Engineer's dated signature and seal;

d. Existing topography at one-foot contour intervals to extend one hundred feet beyond the tract limits measured from the centerline of adjacent roadways (with the exception that, where grades exceed ten percent, two-foot

contour intervals may be used);

e. Property corners and spot elevations sufficient to show drainage patterns and all conforming conditions;

f. Proposed pad and finished floor elevations;

g. Finished floor elevations of buildings within one hundred feet of the centerline of adjacent roadways or, where no adjacent roadway exists or is planned to exist, the exterior property line of the tract;

h. Proposed curb elevations at grade breaks, beginning and end of curve;

i. Direction of water flow and percent of grade of site;

j. Direction of water flow and percent of grade of existing and proposed drainage ways;

k. Direction of flow, percent of grade and other pertinent features for any off-site drainage improvements which are part of the project;

l. Details of proposed drainage facilities for the lots;

m. Details of all proposed drainage facilities including but not limited to storm drains, pipe sizes, inlets, manholes, valley gutters, swales, berms and easements;

n. Plan and profile drawings of drainage facilities in public rights-of-way or public drainage easements; and

o. Existing walls abutting the subdivision and proposed walls within or adjacent to the subdivision.

2. The grading plan must comply with the cross section drawing required to be submitted with the tentative map pursuant to LVMC 19.16.050(J). The plan shall be considered to be in substantial compliance if the grades are within two feet of the elevations shown on the cross section drawing and tentative map. If actual grading does not conform to the approved grading pan or the requirements of LVMC 19.16.050(J), the Director, or the Director of Public Works, may require the subdivider to re-grade the site or to appear before the Planning Commission for appropriate resolution.

3. The grading plan must comply with the approved drainage study on file as certified by an engineer, and the plan shall include a note indicating such certification.

U. Additional Data

The following data shall be submitted with the plans:

1. Excavation and fill (cubic yards);

2. AC paving and gravel base (square yards);

3. Curb and gutter (lineal feet);

4. Sidewalk (square feet);

5. Valley gutter (square feet);

6. Sewer mains, trunk lines, laterals and connections (size and lineal feet);

7. Manholes (each);

8. Street lighting (each);

9. Water mains (size and lineal feet), water services and number of fire hydrants;

10. Quantity takeoffs in tabular form for public drainage facilities; and

11. Sidewalk ramps (each).

V. Commencement of Construction and Installation Work Relating to Required Public Improvements

The applicant shall notify the Director of Public Works at least twenty-four hours in advance of the scheduled date and time that construction and installation work relating to required public improvements or private streets is to commence. If delays occur, the applicant shall notify the Director of Public Works not less than two hours prior to the rescheduled time.

W. Commercial Subdivisions -- Additional Requirements

In addition to the other provisions and requirements set forth in this Section, a final map for a commercial subdivision shall comply with the following requirements prior to being released for recordation:

1. Within the C-1 District (or its equivalent), the Director of Public Works may require all parcels created through the commercial subdivision process to have perpetual unobstructed access to

driveways servicing the overall subdivision site. For sites larger than ten acres in size, the requirement may be imposed only if the requirement has been recommended in an approved Traffic Impact Analysis. If the requirement is imposed, a note to that effect shall be included on the final map.

2. The on-site sewer system servicing the overall commercial subdivision shall be identified as one of the following types, with the appropriate wording to appear as a note on the final map:

a. A public sewer, with a minimum pipe diameter of eight inches, located within dedicated public sewer easements which are a minimum of twenty feet wide.

b. A common element of the commercial subdivision which is privately owned and which is maintained in accordance with covenants, conditions and restrictions that govern the subdivision.

c. A common element of the commercial subdivision which is privately owned and which is maintained in accordance with a joint use agreement applicable to the subdivision.

3. All subdivided parcels comprising the commercial subdivision shall provide perpetual inter-site common drainage rights across all existing and future parcel limits, and a note to this effect shall appear on the final map.

X. Appeals

Any person aggrieved by the final action of the Director with respect to a final map may appeal that action, in writing, to the Planning Commission within seven days after receiving written notice of the decision. All appeals shall be filed with the Director and be accompanied by a nonrefundable fee as set forth in the fee schedule. The Planning Commission shall hear the appeal within thirty days after the appeal is filed.

19.16.070

REVERSIONARY MAP

A. Amendment of Plats - Generally

Any amendment of a recorded plat, parcel map or other record which changes or purports to change the physical location of any monument, property line or boundary line shall be subject to the requirements of NRS Chapter 278 regarding the amendment of plats.

B. Application -- Review -- Final Action

Any application to revert any final map, parcel map or other instrument to undivided acreage shall comply with the requirements of NRS Chapter 278 regarding the abandonment of maps or reversion of divided land to acreage. The application shall be filed with the Director, who shall be responsible for reviewing and acting upon the application.

C. Merging and Resubdivision of Contiguous Parcels

In accordance with NRS 278.4925, the owner of two or more contiguous parcels may merge and resubdivide the land into new parcels or lots without reverting the preexisting parcels to acreage pursuant to NRS 278.490. The recording of the resubdivided parcels or lots on any map constitutes the merging of the preexisting parcels into a single parcel and then resubdivision into new parcels or lots. For any public street, easement or utility easement that will not remain in effect after the merger and resubdivision, a certificate must be attached to the parcel map or final map indicating that the Planning Commission or Director, as applicable, has determined that the public street, easement or utility easement has been vacated or abandoned in accordance with NRS 278.480. If streets, easements and utility easements are to remain in effect after the merger and resubdivision, they shall be clearly delineated on the map.

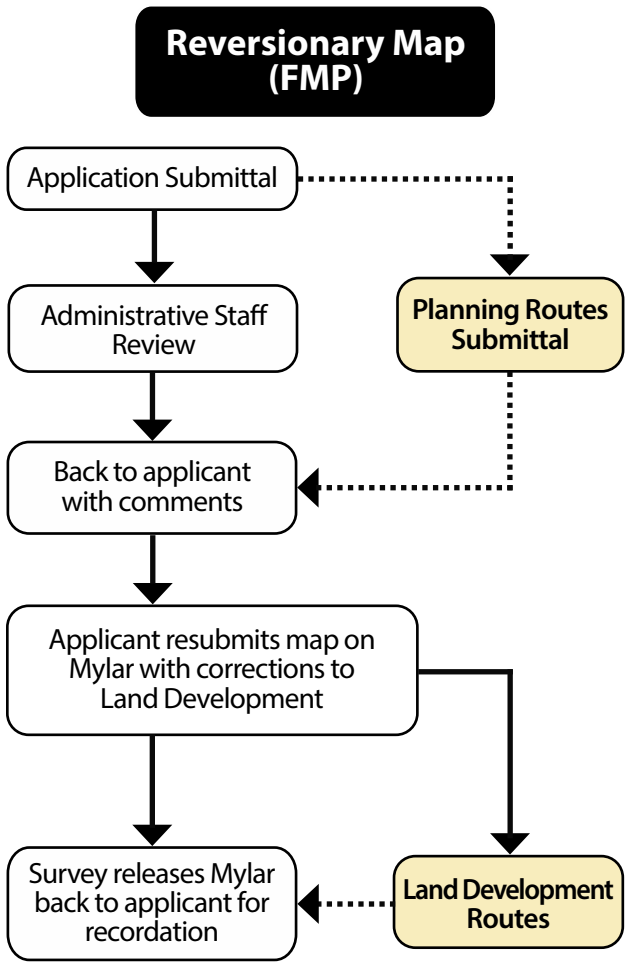
D. Final Map of Reversion – Preparation

The final map of reversion shall be prepared by a professional land surveyor licensed pursuant to NRS Chapter 625. The surveyor shall include in the required surveyor's certificate all the information required by NRS Chapter 278, including the representation that the map has been prepared from information on a recorded map or maps that are being reverted. The certificate:

1. May include a statement that the professional land surveyor assumes no responsibility for the existence of the monuments or for correctness of other information shown on or copied from the recorded document(s).

Typical Review Process

Reversionary Map 19.16.070



2. Shall include information which is sufficient to identify clearly the recorded map or maps being reverted.

E. Final Map of Reversion -- Legibility -- Copies

The final map of reversion shall be clearly and legibly drawn pursuant to the requirements of NRS Chapter 278. The application shall be accompanied by fourteen copies of a twenty-four by thirty-two inch original drawing which complies with the requirements of that Section.

F. Application – Contents

The application for a map of reversion shall include:

1. A report from a title company which lists the names of each owner of record of the land and each holder of record of a security interest in the land, if the security interest was created by a mortgage or a deed of trust. The report must be updated as necessary so that it is current within seven days of the date the map is released for recording; and

2. The written consent of each holder of record of a security interest listed pursuant to the section above to the preparation and recordation of the map of reversion or abandonment. A holder of record of a security interest may consent by signing the map of reversion or abandonment or a separate document that is filed with the map of reversion or abandonment and declares his consent to the reversion or abandonment, provided the map contains a notation that a separate document has been recorded to this effect.

G. Certificate of Consent

A map of reversion or abandonment must include a certificate, signed and acknowledged pursuant to NRS 111.240, by each person who is an owner of the land, consenting to the preparation and recordation of the map for the purpose of reversion or abandonment.

H. Certificate of Planning Commission Approval

A map of reversion or abandonment presented to the county recorder for recording shall include a certificate by the Secretary of the Planning Commission stating that the Planning Commission approved the map.

I. Lien Deemed Not To Be An Interest In Land

For purposes of Subsections (F) and (G) of this Section, a lien for taxes or special assessment and a trust interest under a bond indenture shall be deemed not to be an interest in land.

J. Reversion of City-Owned Street or Easement

If a map of reversion or abandonment includes the reversion of any street or easement owned by the City or other governmental entity, the applicable provisions of NRS 278.480 shall be followed before approval of the map.

19.16.080

VACATIONS

A. Petitions -- Form – Contents

A public street or easement, or the City's interest in a government patent reservation, may be vacated upon the petition of at least one owner of property abutting the area proposed to be vacated, or upon the initiative of the City. In the case of a petition by an abutting property owner, two copies of a properly signed petition shall be filed with the Secretary of the Planning Commission on a form provided by the Department. The petition shall contain a written statement describing the area to be vacated and the reasons for the proposed request, and either a complete legal description from which the right-of way or other property proposed to be vacated may be plotted or a drawing acceptable to the Department showing an accurate representation of the proposed vacation.

B. Petitions – Sufficiency

A petition for vacation must be accompanied by a deed or other sufficient evidence of ownership. In the case of a City-initiated vacation, an appropriate written request shall be filed and processed as if it were a petition under this Section.

C. Petitions -- Public Record

Upon receipt of a properly executed petition, the Secretary of the Planning Commission shall maintain said petition, together with all pertinent attachments and exhibits, in the permanent files of the Department as a public record.

D. Petitions -- Filing – When

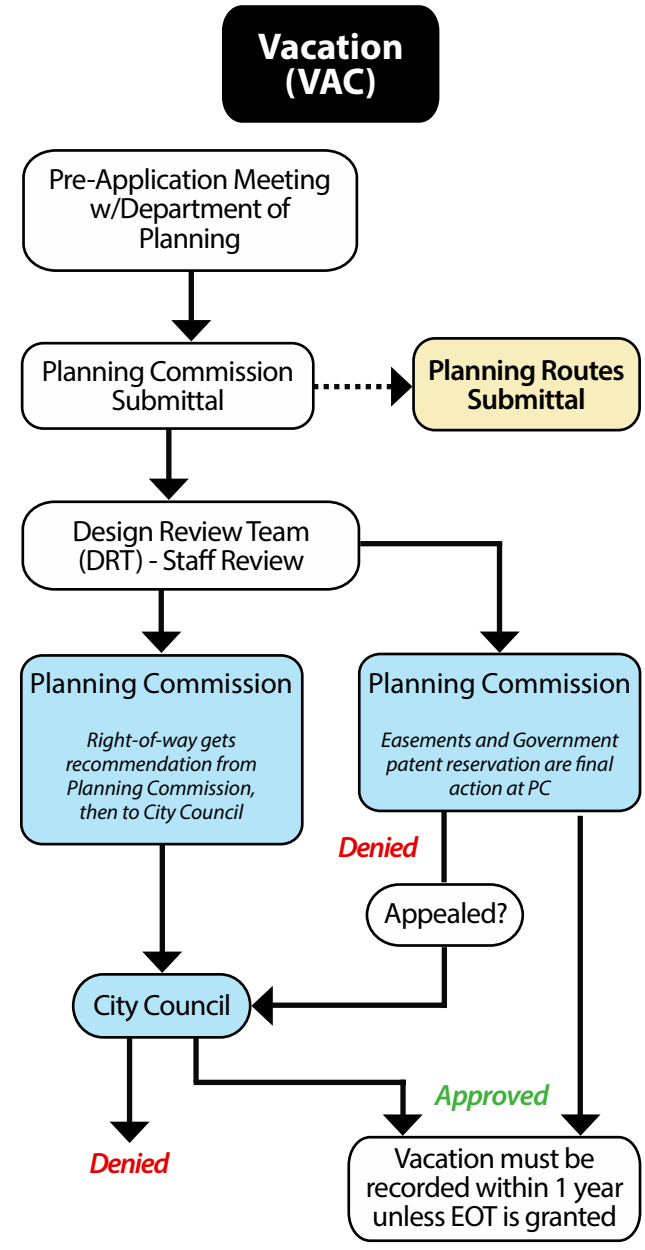
In order to provide sufficient time for the necessary investigation by the Planning Commission and its Secretary and agents, a petition for vacation must be filed with the Secretary of the Planning Commission a minimum of thirty days prior to the date of the meeting of the Planning Commission at which said petition for vacation is to be heard and considered.

E. Public Hearing, Notice And Order Of Vacation – Dedicated Right Of Way

1. In the case of a petition for the vacation of a dedicated right-of-way, the Planning Commission shall hold a public hearing on the petition for vacation. Thereafter, the Planning Commission shall make its finding regarding the petition by way of recommendation, and shall report that recommendation to the City Council.

Vacations

Typical Review Process **19.16.080**



2. The City Council shall consider the recommendation at a public hearing. Not less than ten business days before the public hearing, notice of the hearing, setting forth the extent of the proposed vacation and setting the date of the hearing, shall be:

   a. Sent by mail, sufficient to meet the requirements of NRS 278.480, to each owner of property abutting the proposed vacation; and

   b. Published at least once in a newspaper of general circulation in the City.

3. If, following the public hearing, the City Council is satisfied what the public will not be materially injured by the proposed vacation, it may order the right-of-way vacated. The City Council may make the order conditional, and the order shall become effective only upon the fulfillment of the conditions prescribed.

F. Public Hearing, Notice and Order of Vacation – Easement or Government Patent Reservation

1. In the case of a petition for the vacation of an easement or government patent reservation, the Planning Commission shall hold a public hearing on the petition. Not less than ten business days before the public hearing, notice of the hearing, setting forth the extent of the proposed vacation and setting the date for the hearing, shall be:

   a. Sent by mail, sufficient to meet the requirements of NRS 278.480, to each owner of property abutting the proposed vacation; and

   b. Published at least once in a newspaper of general circulation in the City.

2. Following the public hearing, the Planning Commission shall take final action on the petition. If the Planning Commission is satisfied that the public will not be materially injured by the proposed vacation, it may order the easement or government patent reservation vacated. The Planning Commission may make the order conditional, and the order shall become effective only upon the fulfillment of the conditions prescribed. In the case of the a government patent reservation, the order may take the form of a relinquishment of interest or its equivalent, and the order shall be treated as an order of vacation under the provisions of this Section.

G. Continuation of Utility Easements

If a utility has an easement over any dedicated right-of-way which is vacated, the City Council shall provide in its order for the continuation of that easement. In the case of a vacation of the City's interest in a government patent reservation, easements for utilities will not be retained because they are not included within the City's interest and, therefore, are not affected by vacation of the City's interest.

H. Requirements to Be Met Prior to Recordation of Order

Following the approval of a vacation, all applicable City code requirements and design standards of all City departments must be met prior to recordation of the Order of Vacation.

I. Modification of Public Improvements

All public improvements adjacent to or in conflict with any proposed vacation shall be modified, as necessary, at the expense of the applicant or other responsible person, as required by the Department of Public Works. Approval of the vacation may be conditioned upon a requirement that existing public improvements and appurtenances with a potential salvage value be:

1. Removed in a manner designed to protect that value; and

2. Delivered to a City facility for reuse, as directed by the Department of Public Works.

J. Drainage Plan and Technical Drainage Study

Where determined necessary by the Department of Public Works, a drainage plan and technical drainage study shall be submitted by the applicant to and approved by that department prior to recordation of an order of vacation. All drainage easements recommended within the approved drainage study shall be retained.

K. Signage

As and to the extent deemed necessary by the Department of Public Works, the applicant or other responsible person shall install appropriate signage to clearly state that the area vacated is private property and shall construct appropriate off-site improvements or erect barricades to block through traffic movements.

L. Removal of Streetlights

All public streetlights located within the vacation area shall be removed and delivered to the City Electrical Yard by the applicant or other responsible person, as required by the Department of Public Works. The applicant or other responsible person shall pay all costs associated with the rerouting of conduits and electrical circuits and any additional electrical service which is required to maintain the continuity of surrounding streetlights.

M. Dedication of Radius Corners

Where needed to provide proper transition of right-of-way, the applicant or other responsible person shall dedicate radius corners as required by the Department of Public Works prior to recordation of an order of vacation.

N. Order Not Recorded Until All Requirements Met – Exception

An order of vacation shall not be recorded until all the requirements imposed on the vacation have been met, except that any requirement may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with LVMC 19.02.130((E).

O. Time Limitation on Recordation

If the order of vacation is not recorded within one year after approval by the City Council or within such additional time as may be granted by the Director, approval of the vacation terminates and a new petition must be submitted.

19.16.090

REZONING

A. Purpose

The purpose of this Section is to set forth the procedures by which the Planning Commission and City Council will periodically review and amend the Official Zoning Map Atlas of the City to ensure that it meets the goals and objectives of the General Plan and related land use policies and plans.

B. Authority

Whenever public necessity, safety and general welfare may require, the City Council may, upon recommendation by the Planning Commission, rezone any parcel or area of land within the City from one zoning district to another when the rezoning will conform to the General Plan and the requirements of Subsection (K) of this Section.

C. General Plan Amendment

If a proposed rezoning will not conform as to use or density, the application may not be approved unless the General Plan is amended first to accommodate the proposed rezoning. The applicant may submit an application to amend the General Plan and an application for rezoning at the same time, and the applications may be heard concurrently.

D. Minimum Site Requirements

Property which is proposed to be rezoned to the following zoning districts must meet the minimum criteria denoted below in order to be considered for rezoning:

1. **P-C District.** Minimum site area of three thousand acres.

2. **PD District.** Minimum site area of 40 acres.

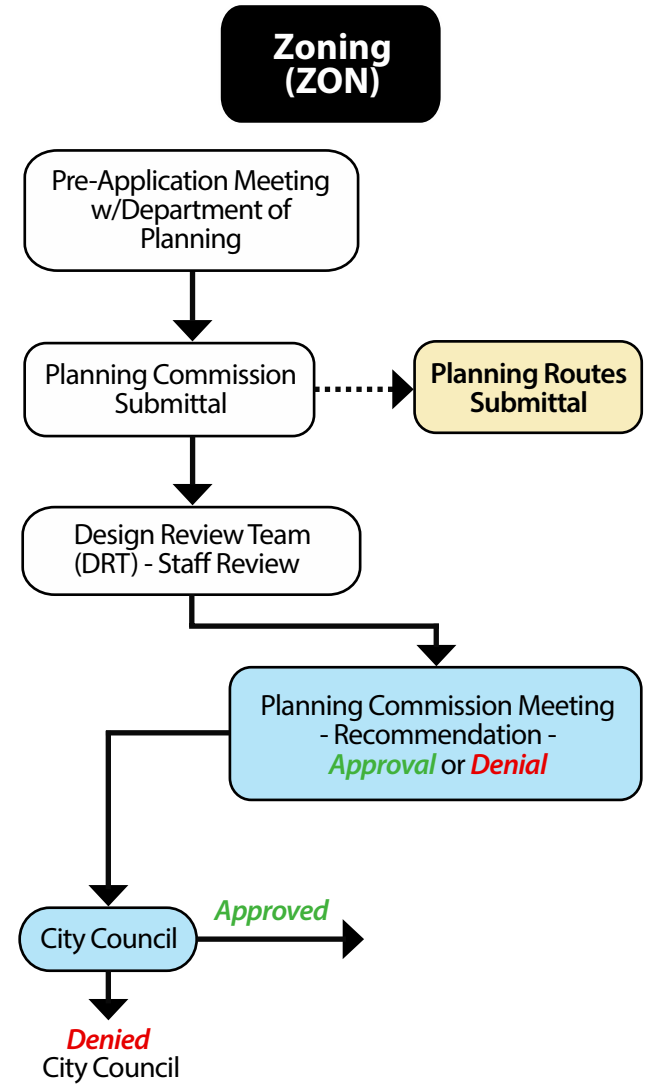
E. Application - General

1. **Application Form.** An application to rezone property shall be on a form provided by the Department. The application shall be signed, notarized and acknowledged by the owner of record of each parcel of property. The application shall be filed with the Secretary of the Planning Commission at the office of the Department.

2. **Initiation of Application.** An application for a rezoning may be initiated by the Department, Planning Commission or by the City Council, or by means of an application filed by the owner(s)

Rezoning

Typical Review Process **19.16.090**



of record of each parcel of property proposed for rezoning.

3. **Other Governmental Ownership.**

   a. **Application Requirements.** With respect to property which is owned by the State of Nevada or the United States of America, a rezoning application is sufficient if it is signed and acknowledged by a prospective purchaser of that property who has:

      i. Entered into a contract with the governmental entity to obtain ownership of the property;

      ii. Provided to the Department a letter from the governmental entity indicating that it consents to the filing of the application and agrees to be bound by the application; or

      iii. Provided to the Department a letter from the governmental entity indicating that it has no objection to the filing of the application.

   b. **Effect of Letter of No Objection.** In the case of an application that is supported by a letter of no objection under Subparagraph (a)(iii) of this Paragraph (3), the applicant shall acknowledge in writing by means of a form provided by the Department or in a form acceptable to the City Attorney, that:

      i. The processing of the application is done as an accommodation only;

      ii. The application, the results thereof, and any entitlements related thereto are dependent upon the applicant's obtaining an enforceable contractual interest in the property; and

      iii. The applicant assumes the risk of proceeding without any assurance that approval of the application will lead to an ability to implement the approval.

4. **Non-Property Owner.** A rezoning application is sufficient if it is signed and acknowledged by a lessee, a contract purchaser or an optionee of the property for which the rezoning is sought. However, interest in that property must exist in a written agreement with the owner of record, attached to which is a copy of the rezoning application and in which the owner of record has authorized the lessee, contract purchaser or optionee to sign the application. The agreement must further stipulate that the owner of record consents to the filing and processing of the application and agrees to be bound by the requested rezoning.

5. **Multiple Ownership.** In the case of multiple ownership of a parcel, only one of the owners of record shall be required to sign the application. A list of all other owners shall be provided with the application.

6. **Contiguous Land.** Except with respect to rezoning applications initiated by the Department, Planning Commission or the City Council, all of the land in the application shall be contiguous with at least one common point.

F. Application - Specific Requirements

1. **Pre-Application Conference.** Before submitting an application to rezone, the owner or authorized representative shall engage in a pre-application conference with the staff of the Department to discuss preliminary land planning, including land use relationships, density, transportation systems, infrastructure facilities and landscaping and open space provisions.

2. **PD District.** A site development plan or concept plan, as required by LVMC 19.10.040, shall be submitted concurrently with any application for rezoning to a PD District.

3. **P-C District.** A concept plan and other documentation specified in LVMC 19.10.030(E) shall be submitted concurrently with any application for rezoning to a P-C District.

G. Successive Applications

1. **Previously Denied Applications.** An application to rezone a parcel in which all or any part was the subject of a previous application for rezoning to the same zoning classification, to a less restrictive classification or for the same use or one of a similar density which has been denied or which has been withdrawn subsequent to the noticing of a public hearing shall not be accepted until the following periods have elapsed between the date of the denial or withdrawal and the date of the meeting for which the proposed application would be scheduled in the ordinary course:

a. After the first denial or withdrawal - one year.

b. After the second or a subsequent denial or withdrawal - two years.

2. Previously Withdrawn Applications. An application for a Rezoning concerning all or any part of a previous application for a Special Use Permit or a Variance for the same use, a similar use or a less restrictive use which has been denied or which has been withdrawn subsequent to the noticing of a public hearing shall not be accepted until the time periods described in Paragraph (1), above, have elapsed.

3. Applications Withdrawn Without Prejudice. The time periods described in Paragraphs (1) and (2) above, and that otherwise would become effective because of the withdrawal of an application, shall not become effective if, after consideration of the timing and circumstances of the withdrawal, the Planning Commission or the City Council specifically approves the withdrawal without prejudice.

H. Request for Abeyance

Any applicant who wishes to have an application held in abeyance following the notice and posting of the agenda of the Planning Commission or the City Council shall state good cause for the request. Good cause shall be more than mere inconvenience to the applicant or lack of preparation.

I. Planning Commission Public Hearing and Action

1. Hearing. The Planning Commission shall hold a public hearing when considering any application for rezoning of property.

2. Notice

a. Notice Provided. Notice of the time, place and purpose of the hearing must be given at least 10 days before the hearing by:

i. Publishing the notice in a newspaper of general circulation within the City;

ii. Mailing a copy of the notice to:

A) The applicant;

B) Each owner of real property located within a minimum of one thousand feet of the property described in the application;

C) Each tenant of any mobile home park that is located within on thousand feet of the property described in the application;

D) The owner of each of the thirty separately-owned parcels nearest to the property described in the application to the extent this notice does not duplicate the notice otherwise required by this Paragraph (2);

E) Any advisory board which has been established for the affected area by the City Council; and

F) The president or head of any registered local neighborhood organization whose organization boundaries are located within a minimum of one mile of the property described in the application.

b. Names Provided. The Department shall provide, at the request of the applicant, the name and address of any person notified pursuant to Subparagraph (a)(ii)(F) above.

c. Additional Notice. The Department may give additional notice of the hearing by expanding the area of notification or using other means of notification or both. The Department shall endeavor to provide any additional notice at least 10 days before the date of the hearing.

d. Signs. Notification signs shall be posted in conformance with LVMC 19.16.010 (D).

3. Planning Commission Decision

Following the public hearing or hearings, the Planning Commission shall make its recommendations concerning the application for rezoning. The recommendation may be for approval or denial. In considering whether to recommend approval or denial of an application, the Planning Commission may, when it appears necessary or expedient, consider recommending:

a. The approval of a more restrictive zoning classification than that set forth in the application; or

b. That fewer than all parcels described in the application be rezoned to either the zoning

classification requested in the application or a more restrictive classification, but only if such parcels are distinct legal parcels.

4. Notice of Planning Commission Decision

Following the date of the Planning Commission decision, a report of its findings and decision shall be forwarded to the City Council. The report shall recite, among other things, the facts and reasons which, in the opinion of the Commission, make the approval or the denial of the rezoning necessary or appropriate to carry out the provisions and general purposes of this Title. Written notice of the decision shall be provided to the applicant, agent, or both.

J. Burden of Proof

The applicant bears the burden of proof to establish that the approval of the rezoning is warranted.

K. City Council Public Hearing and Action

1. Notice and Hearing. The City Council shall consider the proposed rezoning and the recommendation of the Planning Commission at the next available meeting following the receipt of the recommendation. The City Clerk shall mail written notice of the Council hearing, at least ten days before the hearing, to the property owners who were notified by mail of the Planning Commission hearing, or to the current owners of record in the case of properties whose ownership has changed in the interim.

2. City Council Decision

a. Decision. The City Council may approve or deny an application for a rezoning. In considering whether to approve or deny an application, the City Council may consider:

i. The rezoning of the property to a more restrictive zoning classification than that set forth in the application; or

ii. The rezoning of fewer than all parcels described in the application to either the zoning classification requested in the application or a more restrictive classification, but only if such parcels are distinct legal parcels.

b. Change to More Restrictive Zoning. If, at the public hearing, the applicant proposes amending the rezoning application to a more restrictive zoning classification, the City Council may act on the request or refer the application back to the Planning Commission for consideration.

c. Significant Changes to Application. If the applicant proposes significant changes to the application during the hearing, or if new information is presented that significantly changes the nature and scope of the application, the request should be referred back to the Planning Commission for consideration.

3. Notice of City Council Decision. Following the hearing on a proposed rezoning, the City Council shall reach a decision concerning the proposal. The decision shall include the reasons for the decision. Written notice of the decision shall be provided to the applicant or his agent, or both. A copy of the notice shall also be filed with the City Clerk, and the date of the notice shall be deemed to be the date that notice of the decision is filed with the City Clerk.

L. Rezoning Determinations—Approval

In order to approve a proposed rezoning, the Planning Commission or City Council must determine that:

1. The proposal conforms to the General Plan.

2. The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.

3. Growth and development factors in the community indicate the need for or appropriateness of the rezoning.

4. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.

M. Rezoning Determinations—Denial or Limited Approval

In order to: (1) Deny a proposed rezoning which conforms to the General Plan as to use or is within the range of density allowable under the General Plan; or (2) Over the applicant's objection, approve the application for a lesser density or for a more restrictive zoning classification than requested, the Planning Commission or City Council must determine that the proposed rezoning is inconsistent with other elements of the General Plan or is incompatible with the surrounding development in the area.

N. Site Development Plan

The Planning Commission and the City Council may, as a part of an approval motion, reserve the right to review any subsequent Site Development Plan for the site.

O. Authorization to Proceed

Approval of a rezoning application by the City Council constitutes a declaration of intent to amend the Official Zoning Map Atlas of the City to reflect the zoning district approved for the property. Such approval authorizes the applicant to proceed with the process to develop and/or use the property in accordance with the development and design standards and procedures of all City departments and in conformance with all requirements and provisions of the City of Las Vegas Municipal Code.

P. Procedures Governing Rezoning Approvals Granted Before July 1, 2007

1. **Resolution of Intent.** Before the City Council adopts an ordinance to effectuate a rezoning, the Council may adopt a Resolution of Intent to reflect the Council's approval of the rezoning. Such a Resolution of Intent is binding upon the City Council in accordance with its terms and shall have a time limit not to exceed two years.

2. **Finalizing Rezoning by Ordinance.** The final step in the rezoning process, whether or not rezoning approval is by means of a Resolution of Intent, is the adoption of a rezoning ordinance in which the zoning classification of one or more parcels is formalized.

3. **Changes.** No substantial change may be made to a development or to the rezoning approval which authorized that development without the approval of the City Council. This approval requirement applies to the rezoned parcel both before and after the adoption of an ordinance rezoning that parcel.

4. **Termination of Rezoning Approvals Subject to a Resolution of Intent**

   a. **Approvals Not Subject to Time Limit.** If development does not occur in a timely manner or if conditions in the area change subsequent to the original approval of a rezoning that is not subject to a time limit, the City Council may schedule a hearing to reconsider the Resolution of Intent. At such time, the Council may rescind the Resolution of Intent or may change the conditions of approval. In addition, if such a rezoning approval no longer conforms to the use and density classification of the General Plan, the City may notify the property owner that the rezoning must be exercised within one year. Thereafter, the approval shall be treated as an approval subject to a time limit in accordance with Subparagraph (b) below.

   b. **Approvals Subject to Time Limit.** Except as otherwise provided in Paragraph (5) below, a rezoning approval which is not exercised within the time limit established for or by the Resolution of Intent shall be void.

   c. **Methods for Exercising Rezoning Approvals.** For purposes of this Paragraph (4), a rezoning approval is exercised as follows:

      i. For applications that require the creation of a residential subdivision, upon the recordation of a final subdivision map;

      ii. For applications that require the construction of one or more new structures, but do not require the creation of a residential subdivision map, upon the issuance of a building permit for the new construction;

      iii. For all other applications, upon the issuance of a certification of occupancy or approval of a final inspection, whichever is applicable.

5. **Extension of Time-General Requirements.** If the approval of a Resolution of Intent is subject to a time limit, the approval expires at the end of that time limit unless the City Council extends the approval period. Extension of an approval period may be granted only if:

   a. Application therefore is made prior to the expiration of the time limit;

   b. The applicant demonstrates good cause; and

   c. The applicant conforms to the additional requirements set forth in Paragraph (6) below.

6. **Extensions of Time-Additional Requirements.** If a time-limited zoning approval that is sought to be extended continues to conform to the use and density classifications of the General Plan, the applicant must demonstrate that the rezoning remains consistent with the surrounding area and the pattern of development in the area. If the rezoning sought to be extended no longer conforms to the use and density classifications of the General Plan, the extension of time, if granted,

shall be limited to a one-year period. If, within that period, the zoning approval is not exercised by means of the recordation of a final subdivision map or by the commencement of actual construction, the approval terminates.

Q. Procedures Governing Rezoning Approvals Granted On or After July 1, 2007

The approval of a rezoning application shall be formalized by the subsequent adoption of an ordinance in which the rezoning of one or more parcels is reflected. No substantial change may be made to a development or to the rezoning approval which authorized that development without the approval of the City Council.

19.16.100

SITE DEVELOPMENT PLAN

A. Purpose

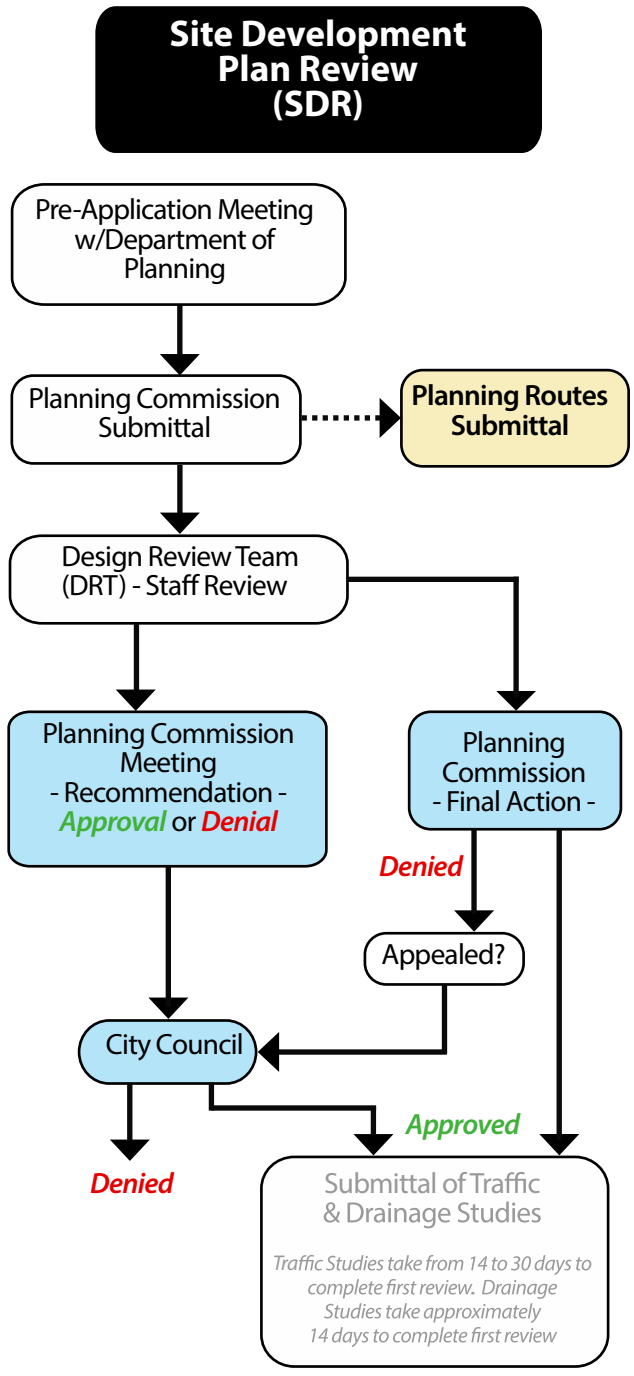
The purpose of the Site Development Plan Review process is to ensure that each development:

1. Is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards and other regulations, plans and policies of the City;
2. Contributes to the long term attractiveness of the City;
3. Contributes to the economic vitality of the community by ensuring compatibility of development throughout the community; and
4. Contributes to the public safety, health and general welfare.

B. Applicability

1. **Site Development Plans Required.** Except as otherwise provided in this Subsection (B), a Site Development Plan is required for all development in the City.
2. **Exemptions.** Except where the City Council or Planning Commission has specifically reserved the right of review through a prior action, the following activities and improvements do not require a Site Development Plan Review:
   - **a.** Single family or duplex dwelling units, except as provided in Paragraph (3) below;
   - **b.** Residential accessory buildings;
   - **c.** On-site signs, walls and fences;
   - **d.** Demolition of a structure;
   - **e.** Sculptures, fountains and other similar improvements;
   - **f.** Normal repairs and maintenance of an existing building or structure;
   - **g.** Activities and improvements undertaken in conjunction with a Temporary Commercial Permit; and
   - **h.** Alterations which do not affect the external

Site Development Plan
Typical Review Process 19.16.100



dimensions of an existing building or structure, unless the alterations are made to change the use or type of occupancy within part or all of the altered building or structure.

3. **Certain Conversions.** The conversion of any development from multi-family or apartment development to condominium or co-op status shall require a Site Development Plan Review.

(Ord. 6196 §6, 05/16/12)

C. Authority

1. The Director shall have the authority to:

   a. Determine whether an activity or improvement is exempt under Paragraph (2) of Subsection (B) of this Section;

   b. Determine whether a Site Development Plan will be subject to a major review or a minor review under this Section; and

   c. Approve or deny any Site Development Plan which requires a minor review; provided, however, that final approval authority shall rest with:

      i. The Planning Commission, if the Commission specifically has reserved the right, through prior action, to review and maintain approval authority of any Site Development Plan; or

      ii. The City Council, if the Council specifically has reserved the right, through prior action, to review and maintain approval authority of any Site Development Plan, or if a member of the City Council requests a review pursuant to this Section.

2. In approving a Site Development Plan, the Director, or if applicable, the Planning Commission or City Council, may impose conditions deemed necessary to ensure the orderly development of the site.

D. Design Standards

All required Site Development Plans shall meet or exceed the minimum standards established in this Title. In addition, the City may adopt policy documents as a resource for acceptable standards and design solutions. To the extent that such documents establish minimum requirements and standards and are formally adopted by the City Council, Site Development Plans must comply with those documents.

E. Criteria for Review of Site Development Plans

The review of Site Development Plans is intended to ensure that:

1. The proposed development is compatible with adjacent development and development in the area;

2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;

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

4. Building and landscape materials are appropriate for the area and for the City;

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

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

F. Minor Review of Site Development Plans

1. **Minor Review Decisions.** Site Development Plans requiring Minor Reviews may be approved administratively by the Director. Minor Reviews include without limitation:

   a. Alterations which affect the external dimensions of an existing building or structure that complies with all applicable requirements of this Title and with any previous conditions or discretionary approval.

   b. New commercial or industrial construction of five thousand square feet or less that complies with all applicable requirements of this Title.

   c. New residential construction consisting of no more than four dwelling units that complies with all applicable requirements of this Title and is not part of a sequential application for additional units.

2. **Minor Review Process.** A Minor Development Review is initiated by the submission of a Site Development Plan Review application or an application for a Building Permit. If submitted as part of a Building Permit application, issuance of the Building Permit shall constitute approval of the Minor Review and no further action is required.

3. **Review by City Council.** The administrative approval of a Site Development Plan pursuant to this Subsection (F) shall be final action unless, within 10 days following the approval, a member of the City Council files with the Director a written request for the Council to review the approval. In the event such a request is filed, the Site Development Plan shall be subject to the Major Development Review Process set forth in Subsection (G) of this Section.

G. Major Review of Site Development Plans

1. **Major Review.** A Major Review of a Site Development Plan is required if:

   a. The Planning Commission or City Council, through prior action, has determined that the proposed project or improvement shall be processed as a Major Review;

   b. The proposed development contains a building which is four stories or greater in height; or

   c. The Director determines that the proposed development could significantly impact the land uses on the site or on surrounding properties.

2. **Major Review Process**

   a. Application. A pre-application conference pursuant to LVMC 19.16.010(B)(3) is required prior to submitting an application for a Major Development Review. A Site Development Plan requiring a Major Development Review shall be filed with the Department. The application shall be signed and notarized:

      i. By the owner of the property, where the development is to be undertaken by the owner or the owner's authorized agent; or

      ii. By a prospective purchaser or the property, where the property is owned by the State of Nevada or the United States of America and the prospective purchaser has:

         A) Entered into a contract with the governmental entity to obtain ownership of the property;

         B) Provided to the Department a letter from the governmental entity indicating that it consents to the filing of the application and agrees to be bound by the application; or

         C) Provided to the Department a letter from the governmental entity indicating that it has no objection to the filing of the application.

      In the case of an application that is supported by a letter of no objection under Subparagraph (a)(ii)(C) of this Paragraph (2), the applicant shall acknowledge in writing by means of a form provided by the Department or in a form acceptable to the City Attorney, that the processing of the application is done as an accommodation only; that the application, the results thereof, and any entitlements related thereto are dependent upon the applicant's obtaining an enforceable contractual interest in the property; and that the applicant assumes the risk of proceeding without any assurance that approval of the application will lead to an ability to implement the approval.

   b. Drawings and Plans Required. Plans describing the proposed development of the property shall be submitted as required by the Director. Complete working drawings are not necessary; however, proposed structures (including building elevations), streets, driveways and access points, sight visibility restriction zones (as described in LVMC 19.02.190), on-site circulation and parking, walls, landscaping, building materials, dumpster locations and other improvements must be shown. Preliminary drawings must contain sufficient information to permit the determination of compliance with good planning practices, applicable standards and ordinances. Floor plans are not normally required. For any development site where twenty percent or more of the aggregate site has a slope of natural grade above four percent, a cross section must be submitted. Each cross section must extend a minimum of one hundred feet beyond the limits of the project at each property line, showing the location and finish floor elevations of adjacent

structures; the maximum grade differentials; and the elevations of existing and proposed conditions.

c. Circulation to Departments. After an application has been determined complete, it shall be forwarded to interested City Departments for their respective comments, recommendations and requirements.

d. Planning Commission Notice and Hearing. After interested City Departments have had the opportunity for comment and the Department has conducted its review, each application for Major Review shall be presented to the Planning Commission. Notice of the time, place and purpose of the hearing must be given at least ten days before the hearing by:

i. Publishing the notice in a newspaper of general circulation within the City;

ii. Mailing a copy of the notice to:

A) The applicant;

B) Each owner of real property located within a minimum of one thousand feet of the property described in the application;

C) Each tenant of any mobile home park that is located within one thousand feet of the property described in the application;

D) The owner of each of the thirty separately-owner parcels nearest to the property described in the application to the extent this notice does not duplicate the notice otherwise required by this Subparagraph (d);

E) Any advisory board which has been established for the affected area by the City Council; and

F) The president or head of any registered local neighborhood organization whose organization boundaries are located within a minimum of one mile of the property described in the application.

e. Planning Commission Decision. In making its final decision, the Planning Commission shall consider the recommendation of the City Departments, the evidence presented at the hearing and the criteria set forth in Subsection (E) of this Section. The Planning Commission may approve, approve with conditions, or deny an application for a Major Review. All actions by the Planning Commission are final unless:

i. An appeal is filed by the applicant in accordance with Subparagraph (f) below;

ii. Otherwise required by prior action of the City Council; or

iii. In the case of Planning Commission approval, a member of the City Council files with the City Clerk, within 10 days following the approval, a written request for the Council to review the approval.

f. Appeal of Planning Commission Action. If the applicant is aggrieved by the Planning Commission's denial of an application, or by any condition imposed upon an approval, the applicant may appeal the decision to the City Council by written request. In the case of an approval, an appeal may be filed by any property owner within the area of notification for the Planning Commission hearing, as well as by anyone who appeared, either in person, through an authorized representative or in writing, before the Planning Commission regarding the application. Any appeal must be filed in the Office of the City Clerk within ten days after the Planning Commission's action. Pursuant to LVMC 19.16.010(C), the City Council may establish one or more fees to be paid in connection with the filing of an appeal under this Subparagraph (f), and the amount of any fee so established shall be as set forth in the Fee Schedule.

g. City Council Notice and Hearing. All Major Reviews requiring review by the City Council shall be forwarded to the Office of the City Clerk and shall be placed on the next available City Council agenda for hearing. The City Clerk shall mail written notice of the Council hearing, at least ten days before the hearing, to the property owners who were notified by mail of the Planning Commission hearing, or to the current owners of record in case of properties whose ownership has changed in the interim.

h. City Council Decision. In making its final decision, the City Council shall consider the

recommendation of the City Departments and the Planning Commission, the evidence presented at the hearing and the criteria set forth in Section (E) of this subchapter. The City Council may approve, approve with conditions, or deny an application for a Major Review. All actions by the City Council are final. Written notice of the decision shall be provided to the applicant, agent or both. A copy of the notice shall also be filed with the City Clerk, and the date of the notice shall be deemed to be the date notice of the decision is filed with the City Clerk.

H. Amendment to an Approved Site Development Plan

After a Site Development Plan has been approved, any request to amend the approved Plan shall be submitted to the Department. Upon receipt of an amendment request, the Director shall determine if the amendment is a minor or major change.

1. **Minor Amendment.** Minor relocation or reorientation of buildings, lot lines and/or easements, relocation of internal access and circulation; relocation or rearrangement of parking areas, reduction of established square footage and/or density limitations, and increase of landscape or building setbacks are considered minor amendments and may be approved administratively. However, the Director has no authority to approve any:

   a. Alteration in the basic relationship of the proposed development to adjacent property;

   b. Change necessitating a waiver or variance of development standards set forth in this Title;

   c. Increase in the maximum density, floor area, or height by more than ten percent;

   d. Material decrease in the amount of off-street parking, unless the amount of parking remains sufficient and conforms to the requirements of this Title;

   e. Reduction in the minimum yards or setbacks by more than 10 percent;

   f. Material change in the characteristics of the ~~elevational~~ elevation drawings so as to alter the basic design quality and character of the proposed development; or

   g. Other material change that is not necessitated by the minimum requirements adopted under the authority of LVMC Title 6, LVMC Chapter 20.10 or the Uniform Standard Drawings, as adopted by the City.

2. **Major Amendment.** Any amendment which does not quality as a Minor Amendment shall be deemed to be considered a Major Amendment and shall be processed in the same manner as a new Site Development Plan application.

I. Revocation or Modification

1. **Notice.** The authority responsible for the final approval of a Site Development Plan may hold a hearing to revoke or modify an approved Site Development Plan. In cases where the Director was the approval authority, the Director may issue a written notice of hearing concerning a possible revocation or modification of the Plan, or may refer the item to the Planning Commission. At least ten days prior to any hearing, written notice of the hearing shall be delivered to the owner, developer, or both. Notice may be delivered in person or by certified mail, return receipt requested, to the address shown in the records of the Clark County Assessor.

2. **Grounds.** A Site Development Plan approval may be revoked or modified by the reviewing authority for cause, including a finding of one or more of the following:

   a. That the Site Development Plan approval was obtained by misrepresentation or fraud;

   b. That the development is not in compliance with one or more of the conditions of approval;

   c. That the development is in violation of any State or local law, ordinance or regulation.

3. **Notice of Decision.** Written notice of the decision shall be provided to the owner, developer or agent. A copy of the notice shall also be filed with the City Clerk, and the date of the notice shall be deemed to be the date notice of the decision is filed with the City Clerk.

J. Expiration

A Site Development Plan which is not exercised within the approval period shall be void, unless an extension of time is granted upon a showing of good cause. An extension of time may be granted only if application

therefor is made prior to the expiration of the approval period. For purposes of this Subsection (J):

1. The "approval period" for a Site Development Plan is the time period specified in the approval, if one is specified, and is two years otherwise.

2. A Site Development Plan is exercised upon the issuance of a building permit for the principal structure on the site or, in the case of a residential subdivision, upon the recordation of a final subdivision map.

19.16.110

SPECIAL USE PERMIT

A. Purpose

The purpose of the Section is to establish a Special Use Permit process to ensure that a proposed use is conducted in a manner that is harmonious and compatible with uses located on the same or surrounding properties. The process recognizes that, within a given zoning district, certain uses may be appropriate and compatible in some locations but not in others. The Special Use Permit process allows a site-specific inquiry into the compatibility of a proposed use at a particular location, taking into account: the characteristics of the site and the surroundings; the relevant zoning and planning principles; and the input of the Planning Commission, City Council and other interested parties.

B. Authority

Except as otherwise provided in this Subsection (B), the Planning Commission shall have the authority to approve, approve with conditions, or deny an application for a Special Use Permit, and the decision of the Planning Commission is final. If the decision of the Planning Commission is appealed or forwarded to the City Council in accordance with this Section, the City Council may affirm, modify or reverse the decision of the Planning Commission. The decision of the City Council is final for purposes of judicial review.

C. Application

A pre-application conference shall be required prior to the submittal of any application for a Special Use Permit. An application for a Special Use Permit shall be made on a form to be provided by the Department. The application shall be filed with the Secretary of the Planning Commission at the office of the Department. The application shall be signed, notarized and acknowledged by the record owner of the property for which the Special Use Permit is sought, provided however, that:

1. **Other Governmental Ownership.** With respect to property which is owned by the State of Nevada or the United States of America, a Special Use Permit application is sufficient if it is signed and acknowledged by a prospective purchaser of that property who has entered into a contract with the governmental entity to obtain ownership of the property;

2. **Non-Owner Applicant.** A Special Use Permit application is sufficient if it is signed and acknowledged by a lessee, a contract purchaser or an optionee of the property for which a Special Use

Special Use Permit
Typical Review Process
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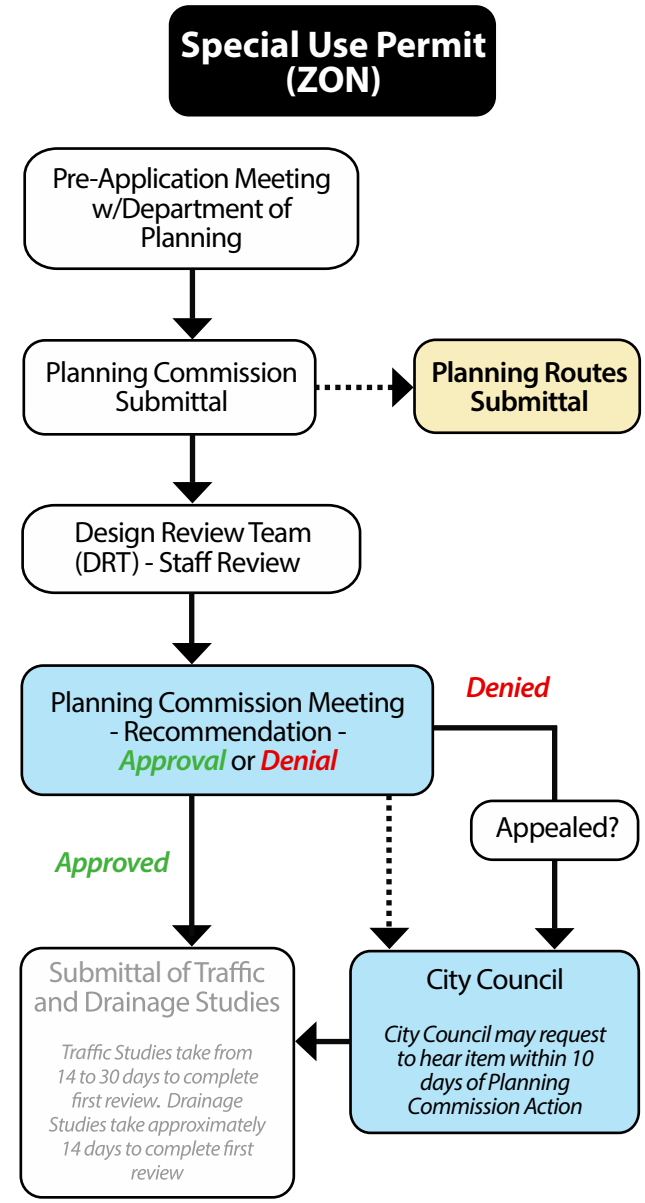


Permit is sought. However, interest in that property must exist in a written agreement with the owner of record attached to which is a copy of the Special Use Permit application and, in which, the owner of record has authorized the lessee, contract purchaser or optionee to sign the application. The agreement must further stipulate that the owner of record consents to the filing and processing of the application and agrees to honor and be bound by the requested Special Use Permit if it is approved and by any conditions of approval attached thereto.

3. **SUP for Gaming.** Applications for a Special Use Permit to allow gaming pursuant to the requirements of LVMC 6.40.140 (C) and LVMC 6.40.150 (E) may be signed and acknowledged by a lessee of the premises; provided however, that a lessee/applicant must provide copies of lease agreements to show that there are no prohibitions therein to conducting gaming operations on the leased premises. The application need only be accompanied by the applicable lease documents, the floor plan location of the slot machines and the requisite fee.

D. Successive Applications

1. **Previous SUP Application.** An application for a Special Use Permit, of which all or any part of a previous application for the same use, a similar use or a less restrictive use has been denied, or of which a previous application has been withdrawn subsequent to the noticing of a public hearing thereon, shall not be accepted until the following periods will have elapsed between the date of the denial or withdrawal and the date of the meeting for which the proposed application would be scheduled in the normal course:

   a. After the first denial or any withdrawal after public notice has been given – one year.

   b. After the second or subsequent denial or withdrawal after public notice has been given - two years.

2. **Previous Similar Application.** An application for a Special Use Permit concerning all or any part of a previous application for a Variance or Rezoning for the same use, a similar use or a less restrictive use which has been denied, or concerning a previous application which has been withdrawn subsequent to the noticing of a public hearing, shall not be accepted until the periods described in Paragraph (1) have elapsed.

3. **Withdrawal Without Prejudice.** The time periods that are described in Paragraphs (1) and (2) above, and that otherwise would become effective because of the withdrawal of an application, shall not become effective if, after consideration of the timing and circumstances of the withdrawal, the Planning Commission or the City Council specifically approves the withdrawal without prejudice.

E. Required Drawings Plans and Other Submittals

1. **General.** A Site Development Plan and a floor plan of the site which is the subject of the Special Use Permit application shall be submitted concurrently with any application for a Special Use Permit. Guidelines for the preparation of the site plan, floor plans and building elevations are available in the Department. Complete working drawings are not necessary; however, proposed improvements, streets, landscape areas and similar items must be shown. Preliminary drawings must contain sufficient information to permit the determination of compliance with good planning practices, applicable standards and ordinances.

2. **Non-stealth Design Wireless Communication Facility.** In addition to the information required by Paragraph (1) of this Subsection, the applicant for a Special Use Permit for a non-stealth design wireless communication facility shall provide the Department with the following:

   a. An inventory of all of the communication providers (or antenna tower owners if the providers are not yet known) for existing antenna towers that are within the City and within 1500 feet of the border thereof, including specific information about the location, height and design of each such tower. This information is required with the first Special Use Permit application, but may be waived (in conjunction with subsequent applications) at the discretion of the Director if the applicant provides a written statement indicating that no new antenna towers have been constructed since the initial application.

   b. A map of all existing communication towers, buildings, utility poles or other structures over 60 feet in height within 1000 feet of the proposed tower; and

   c. A photo simulation which identifies the potential visual impacts of the antenna tower, especially from public areas and residences. This requirement may be waived if the Director determines that the visual impacts would be minimal.

d. Assurance that the antenna planned for the proposed antenna tower cannot be accommodated as a stealth design wireless communication facility, or on an existing or approved tower, building or other structure within 1000 feet of the proposed location based on the communications grid established or to be established by the communication provider(s). Reasons which may support a finding that a proposed antenna cannot be accommodated as a stealth design wireless communication facility, or on an existing or approved tower, building or other structure include:

i. That the Director has determined that co-location on an existing or approved tower, building or other structure would be unsightly;

ii. That the owner of the existing tower, building or structure is unwilling to agree to co-location or to provide adequate space on the property for the equipment necessary to support communication antennas;

iii. That the structural capacity for the antenna on the existing tower, building or other structure would be inadequate;

iv. That the new antenna would interfere with existing or other planned equipment on the existing or approved tower, building or other structure;

v. That the existing or approved towers, buildings or other structures in the area are not high enough support the antenna; and

vi. That it is commercially impracticable or technically unfeasible to locate on the existing tower, building or other structure for other reasons. To substantiate these reasons, the applicant shall submit satisfactory written evidence such as correspondence, agreements, contracts, etc., that alternative towers, buildings or other structures are not available for use in the area where the antenna is to be located.

e. In the case of the proposed tower greater than 60 feet in height, a description of the applicant's efforts to design for and accommodate facilities for other communication providers.

3. Amphitheater. In addition to the information required by Paragraph (1) of this Subsection, the applicant for a Special Use Permit for an amphitheater shall provide the Department with the following:

a. A sound study that addresses how noise levels will be attenuated so as not to exceed the ambient noise levels adjacent to and beyond the subject site.

b. An engineering and traffic study that addresses, as applicable, each of the following elements as they pertain to traffic movement and to stopping, standing and parking restrictions:

i. Accident analysis.

ii. Capacity analysis.

iii. Geometric review, including roadway width.

iv. Parking measurements, including parking angle and parking maneuvering area.

v. Pedestrian volume within parking and maneuvering area.

vi. Sight distance, including corner sight distance.

vii. Speed data, including speed limit.

viii. Traffic volumes, including peak-hour volume.

F. Request for Abeyance

Any applicant who wishes to have an application held in abeyance following the notice and posting of the agenda of the Planning Commission or the City Council shall state good cause for the request. Good cause shall be more than mere inconvenience to the applicant or lack of preparation.

G. Planning Commission Public Hearing and Action

1. Hearing. The Planning Commission shall hold a public hearing on each application for a Special Use Permit within 65 days after the application is properly filed.

2. Notice

a. Notice Provided. Notice of the time, place and purpose of the hearing must be given at least

10 days before the hearing by:

i. Publishing the notice in a newspaper of general circulation within the City;

ii. Mailing a copy of the notice to:

A) The applicant;

B) Each owner of real property located within a minimum of one thousand feet of the property described in the application, or in the case of an application to authorize the sale of alcoholic beverages, a minimum of one thousand five hundred (1500) feet;

C) Each tenant of any mobile home park that is located within one thousand feet of the property described in the application, or in the case of an application to authorize the sale of alcoholic beverages, a minimum of one thousand five hundred (1500) feet;

D) The owner of each of the thirty separately-owned parcels nearest to the property described in the application to the extent this notice does not duplicate the notice otherwise required by this Paragraph (2);

E) Any advisory board which has been established for the affected area by the City Council; and

F) The president or head of any registered local neighborhood organization whose organization boundaries are located within a minimum of one mile of the property described in the application.

b. Names Provided. The Department shall provide at the request of the applicant, the name and address of any person notified pursuant to Subparagraph (a)(ii)(F) above.

c. Additional Notice. The Department may give additional notice of the hearing by expanding the area of notification or using other means of notification or both. The Department shall endeavor to provide any additional notice at least ten days before the date of the hearing.

d. Signs. Notification signs shall be posted in conformance with LVMC 19.16.010 (D) and NRS Chapter 278.

3. Hearing. The Planning Commission shall conduct a public hearing on the application. In its discretion and for good cause, the Planning Commission may hold the application in abeyance for further study. However, subject to the provisions of State law, the Commission may not grant to an applicant more than two continuances on the same matter, unless the Commission determines, upon good cause shown, that the granting of additional continuances is warranted. Following the hearing or hearings, the Planning Commission shall approve, approve with conditions, or deny the application for a Special Use Permit. The decision shall be based upon the recommendation of City departments and other evidence that makes the grant or denial of the Special Use Permit appropriate under Subsection (L) of this Section.

4. Conditions of Approval. In connection with the approval of a Special Use Permit, the Planning Commission may impose any conditions, restrictions or limitations as the Commission may determine to be necessary to meet to the general purpose and intent of this Title and to ensure that the public health, safety and welfare are being maintained.

5. Notice of Planning Commission Decision. The Planning Commission shall provide written notice of its decision, which shall include the reasons for the decision,, and if the decision is to approve the Special Use Permit, any modifications, conditions or limitations that the Planning Commission may impose. The notice shall be provided to the owner, developer or agent. A copy of the notice shall also be filed with the City Clerk, and the date of the notice shall be deemed to be the date notice of the decision is filed with the City Clerk.

H. Precedents

The fact that a Special Use Permit for the same or similar use has been granted previously for the subject property or nearby property is a factor to be considered, but is not determinative.

I. Burden of Proof

The applicant bears the burden of proof to establish that the approval of a Special Use Permit is warranted.

J. Appeals and City Council Review

1. **Appeal and Requests for Review.** Except as otherwise provided in Paragraph (2) below, a decision by the Planning Commission becomes final and effective at the expiration of ten days after the date of the decision unless, within that period, a written appeal or written request to review is filed in the office of the City Clerk. An appeal may be filed by the applicant and, with respect to an approval, by any property owner within the area of notification for the Planning Commission hearing, as well as by anyone who appeared, either in person, through an authorized representative or in writing, before the Planning Commission regarding the application. Pursuant to LVMC 19.16.010(C), the City Council may establish one or more fees to be paid in connection with the filing of an appeal under this Paragraph (1), and the amount of any fee so established shall be as set forth in the Fee Schedule. A request to review may be filed by a member of the City Council.

2. **Applications Automatically Forwarded to City Council.** Special Use Permit applications of the following types, whether approved or denied by the Planning Commission, shall be forwarded automatically to the City Council for final decision:

   a. A Special Use Permit application that is required to be heard by the City Council by virtue of prior Council action;

   b. A Special Use Permit application that is related to and was filed in connection with an application for any of the following:

      i. A General Plan Amendment;

      ii. A Rezoning; or

      iii. A Site Development Plan Review that, pursuant to LVMC 19.16.100(G) requires final action by the City Council.

K. City Council Public Hearing

1. **Notice and Hearing.** The City Council shall conduct a public hearing on all Special Use Permit applications which are appealed or are forwarded to the Council for final action. The City Clerk is authorized to consolidate all appeals or requests for review that have been filed regarding a particular application, or to schedule them in sequence or otherwise, in which case the City Council may hear the items separately or consolidate them for purposes of hearing, as the Council deems appropriate. The City Clerk shall mail written notice of the Council hearing, at least ten days before the hearing, to the property owners who were notified by mail of the Planning Commission hearing, or to the current owners of record in case of properties whose ownership has changed in the interim.

2. **City Council Decision.** In considering whether to affirm, modify or reverse the decision of the Planning Commission, the City Council shall consider the decision of the Planning Commission and the evidence presented at the public hearing, and shall be guided by the statement of purpose underlying the regulation of the improvement of land expressed in NRS 278.020. Action by the City Council is final for purposes of judicial review. In the case of an appeal, the City Council:

   a. May not grant to an aggrieved person more than two continuances on the same matter, unless the Council determines, upon good cause shown, that the granting of additional continuances is warranted; and

   b. Must render its decision within forty-five days, unless otherwise agreed to by the person filing the appeal.

3. **Notice of City Council Decision.** The City Council shall provide written notice of its decision, which shall include the reasons for the decision and if the decision is to approve the Special Use Permit, any modifications, conditions or limitations that the City Council may impose. The notice shall be provided to the owner, developer or agent. A copy of the notice shall also be filed with the City Clerk, and the date of the notice shall be deemed to be the date notice of the decision is filed with the City Clerk.

L. Special Use Permit - Determinations

1. In order to approve a proposed Special Use Permit application, the Planning Commission or City Council must determine that:

   a. The proposed use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan;

   b. The subject site is physically suitable for the type and intensity of land use being proposed;

   c. Street or highway facilities providing access to the property are or will be adequate in size to

meet the requirements of the proposed use; and

d. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety and welfare or the overall objectives of the General Plan.

2. In order to approve a Special Use Permit application for a non-stealth design wireless communication facility, the Planning Commission or City Council must determine, based upon satisfactory evidence, that:

a. Within an area designated as a Historic Preservation District, the proposed facility has first been reviewed by the Historic Preservation Commission.

b. The antenna planned for the proposed facility cannot be accommodated as part of a stealth design communication facility, or on an existing or approved tower, building or other structure, within 1000 feet of the proposed location based on the communications grid established or to be established by the communication provider.

Reasons which may support such a determination include:

i. That the co-location on an existing or approved tower, building or other structure would be unsightly;

ii. That the owner of the existing tower, building or structure is unwilling to agree to co-location or to provide adequate space on the property for the equipment necessary to support communication antennas;

iii. That the structural capacity for the antenna on the existing tower, building or other structure would be inadequate;

iv. That the new antenna would interfere with existing or other planned equipment on the existing or approved tower, building or other structure;

v. That the existing or approved towers, buildings or other structures in the area are not high enough to support the antenna; and

vi. That it is commercially impracticable or technically unfeasible to locate on the existing tower, building or other structure for other reasons.

c. In the case of a proposed tower greater than 60 feet in height, the applicant has made satisfactory efforts to design for an accommodate facilities for other communication providers.

M. Amendments to an Approved Special Use Permit

Any request to amend or modify an approved Special Use Permit shall be submitted to the Department. Upon receipt of such a request, the Director shall determine if the request constitutes a minor amendment or a major amendment. Minor amendments may be approved administratively. A major amendment requires approval by the Planning Commission or City Council, whichever body took final action to approve the Special Use Permit. Minor and major amendments are categorized as follows:

1. Minor Amendments. An amendment qualifies as a minor amendment if it meets either of the following criteria and does not require the waiver of any minimum Special Use Permit requirement or the increase or expansion of such a waiver that was allowed previously:

a. A reduction or expansion of the use allowed by the Special Use Permit that represents less than fifty percent of the square footage of the original approval.

b. A relocation of the use on the same legal parcel as the original approval where any reduction or expansion of the use qualifies under Subparagraph (a) above.

2. Major Amendment. A major amendment includes any change which does not qualify as a minor amendment.

N. Premature Use of Property

The issuance of a building permit or business license for a use that requires a Special Use Permit, before Special Use Permit is approved, does not replace or otherwise affect the Special Use Permit requirement.

O. Revocation

1. Notice. A Special Use Permit may be revoked or modified by the Planning Commission or the City Council, whichever body took final action to

approve the Special Use Permit. Such action must be preceded by a hearing, written notice of which must be delivered to the owner, developer, or both at least ten days before the hearing. Notice may be delivered in person or by certified mail, return receipt requested, mailed to the address shown in the records of the Clark County Assessor.

2. **Findings.** A Special Use Permit may be revoked or modified for cause, including a finding of one or more of the following:

   a. That the Special Use Permit was obtained by misrepresentation or fraud;

   b. That conditions have changed and the use or development is no longer compatible with surrounding land uses or the General Plan;

   c. That the use or development is not in compliance with one or more of the conditions of approval;

   d. That the use permitted by the Special Use Permit is in violation of any statute, ordinance, law or regulation.

3. **Notice of Decision.** Written notice of a decision regarding the revocation or modification of a Special Use Permit shall be provided to the owner, developer or agent.

4. **Appeal.** In the case of a decision by the Planning Commission to revoke or modify a Special Use Permit that was approved as final action by the Commission, the appeal provisions of Subsection (J) and (K) of this Section shall apply.

P. Termination

1. **Expiration for Failure to Exercise**

   a. A Special Use Permit which cannot be exercised except upon construction of a new building, and which is not exercised within the approval period, shall be void, unless the applicant obtains an extension of time upon a showing of good cause. Application for an extension shall be made to the Planning Commission or City Council, whichever body took final action to approve the Special Use Permit. An extension of time may be granted only if application therefor is made prior to the expiration of the approval period. For purposes of this Subparagraph (a):

      i. The "approval period" for a Special Use Permit is the time period specified in the approval, if one is specified, and is two years otherwise.

      ii. A Special Use Permit is exercised upon the issuance of a building permit for the new construction.

   b. A Special Use Permit which does not require the construction of a new building in order to be exercised, and which is not exercised within the approval period shall be void, unless the applicant obtains an extension of time upon a showing of good cause. Application for an extension shall be made to the Planning Commission or City Council, whichever body took final action to approve the Special Use Permit. An extension of time may be granted only if application therefor is made prior to the expiration of the approval period. For purposes of this Subparagraph (b):

      i. The "approval period" for a Special Use Permit is the time period specified in the approval, if one is specified, and is two years, otherwise.

      ii. A Special Use Permit is exercised upon the approval of a business license to conduct the activity, if one is required, or otherwise, upon the issuance of a no-work certificate of occupancy (where no structural work is required) or the approval for tenant improvements.

2. **Cessation of Use.** A Special Use Permit shall be void without further action if:

   a. The Special Use Permit was issued for alcoholic beverage use and such use ceases for one hundred and eighty days or more, or twenty-four months or more if the building in which the use was being conducted has been damaged or partially destroyed by fire, flood, wind, another calamity or an act of God; or

   b. The Special Use Permit was issued for a use other than alcoholic beverage use and such use ceases for twelve months or more, or twenty-four months or more if the building in which the use was being conducted has been damaged or partially destroyed by fire, flood, wind, another calamity or an act of God.

19.16.120

ADMINISTRATIVE DEVIATION

A. Purpose

The purpose this Section is to establish a procedure (entitled an Administrative Deviation) to allow for minor adjustments of specific requirements of this Title where, because of special and unique conditions applicable to a specific lot or structure, the literal enforcement of the requirements as applied to the lot or structure would result in an unnecessary hardship. The Administrative Deviation procedure is available as an alternative to the Variance procedure, to be pursued at the option of the applicant. If an application for Administrative Deviation is denied, the Variance procedure must be followed in order for the applicant to obtain the relief sought.

B. Authority

The Director shall have the authority to grant an Administrative Deviation, in accordance with the provisions of this Subchapter, to allow a deviation of up to:

1. Three percent regarding the Connectivity Ratio requirement and

2. Ten percent regarding the following:

a. Front, rear and side yard building setbacks;

b. Wall heights;

c. Accessory structure setbacks and heights;

d. Planting areas and materials; and

e. Loading and stacking spaces.

C. Eligibility to Apply

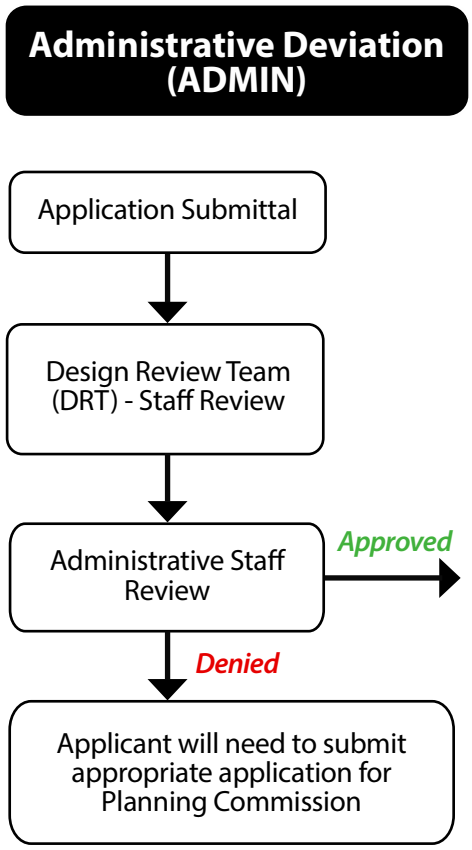
1. No application for an Administrative Deviation regarding a building setback may be submitted unless:

a. In the case of a required side or rear setback of ten feet or less, the requested deviation will not exceed ten percent of the required setback, and construction within the reduced setback will not extend more than 15 feet parallel to the property line from which the setback is measured;

b. In the case of required side or rear yard setback of greater than ten feet or a required front yard setback of greater than ten feet (exclusive of front-loading garages), the requested

Typical Review Process

Administrative Deviation 19.16.120



deviation will not exceed ten percent of the required setback, and construction within the reduced setback will not extend more than 15 feet parallel to the property line from which the setback is measured; and

c. The requested deviation is for a structure that will not exceed the greater of one story or 15 feet in height.

2. No application for an Administrative Deviation may be submitted regarding the height of an accessory structure unless the requested height does not exceed 1.2 times the height of the main dwelling and does not exceed the allowable building height for the zoning district in which the property is located.

D. Application

1. An application for an Administrative Deviation shall be made to the Director on a form provided by the Department. The application shall be filed with the office of the Department.

2. The application shall be signed, notarized and acknowledged by the record owner of the property for which the Administrative Deviation is sought.

E. Decision

Within 30 days after a complete application for Administrative Deviation has been filed and accepted, the Director shall make a decision to approve, approve with conditions or deny the application.

F. Administrative Deviation Determinations

In order to approve an Administrative Deviation, the Director must determine that:

1. The request does not exceed the prescribed limitations of Subsection (C);

2. Granting the Administrative Deviation will not be inconsistent with the spirit and intent of the General Plan;

3. The request is not intended to be combined with a previous or future Variance request in order to achieve a deviation that would not likely be granted by means of Variance alone; and

4. That one or more of the following conditions exist:

a. There are special circumstances applicable to the property, such as size, shape, topography, location or surroundings and that the strict application of the Code requirement deprives the property of privileges enjoyed by other property in the vicinity and under the identical land use district classification;

b. Granting the Administrative Deviation is necessary for the preservation and enjoyment of a substantial property right possessed by other property owners in the same vicinity and land use district and is denied to the property for which the Administrative Deviation is sought;

c. The Administrative Deviation will not be materially detrimental to the public health, safety, or general welfare, or injurious to the property or improvements in the vicinity and land use district in which the property is located; or

d. Granting the Administrative Deviation does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and land use district in which the property is located.

G. Conditions

In connection with the approval of an Administrative Deviation, the Director may impose any conditions, restrictions or limitations as the Director determines to be necessary to meet the general purpose and intent of this Title and to ensure that the public health, safety and general welfare are being maintained.

H. Notice of Decision

The Director shall provide written notice of his or her decision, which shall include the reasons for the decision and, if the decision is to approve the Administrative Deviation, any modifications, conditions or limitations that the Director may impose. The notice shall be provided to the owner or the owner's agent.

I. Precedents

The fact that an Administrative Deviation for the same or similar use has been granted previously for the subject property or nearby property is a factor to be considered, but is not determinative.

J. Burden of Proof

The applicant bears the burden of proof to establish that the approval of an Administrative Deviation is warranted.

K. Premature Use of Property

The issuance of a building permit or business license for a development or structure that cannot be permitted without an Administrative Deviation, before an Administrative Deviation is approved, does not replace or otherwise affect the Administrative Deviation requirement.

L. Revocation

1. **Notice.** The Director may hold a hearing to revoke or modify an Administrative Deviation. At least 10 days prior to any hearing, written notice of the hearing shall be delivered to the owner or developer, or both. Notice may be delivered in person or certified mail, return receipt requested, mailed to the address shown in the records of the Clark County Assessor.

2. **Grounds.** An Administrative Deviation may be revoked or modified for cause, including a finding of one or more of the following:

   a. That the Administrative Deviation was obtained by misrepresentation or fraud;

   b. That the development or structure is not in compliance with one or more of the conditions of approval;

   c. That the development or structure permitted by the Administrative Deviation is in violation of any statute, ordinance, law or regulation.

3. **Notice of Decision.** Written notice of the decision shall be provided to the owner, developer or agent. A copy of the notice shall also be filed with the City Clerk, and the date of the notice shall be deemed to be the date notice of the decision is filed with the City Clerk.

19.16.130

WAIVER

A. Purpose

The purpose this Section is to establish a procedure to allow for modifications of specific requirements of this Title where, the applicant can show through convincing and substantial evidence that the modification will not compromise the objective of the City in safeguarding the interests of the citizens of the City, the proposal will substantially meet the intent of the standard, and the granting of the modification will not detrimentally affect the public health, safety or general welfare. The Waiver procedure may be granted in connection with the approval of a Site Development Plan Review or Special Use Permit, or as a stand-alone item.

B. Authority

Except as otherwise provided in this Subsection (B), the Planning Commission shall have the authority to approve, approve with conditions, or deny an application for a Waiver, and the decision of the Planning Commission is final. If the decision of the Planning Commission is appealed or forwarded to the City Council, the City Council may affirm, modify or reverse the decision of the Planning Commission. The decision of the City Council is final for purposes of judicial review.

C. Application

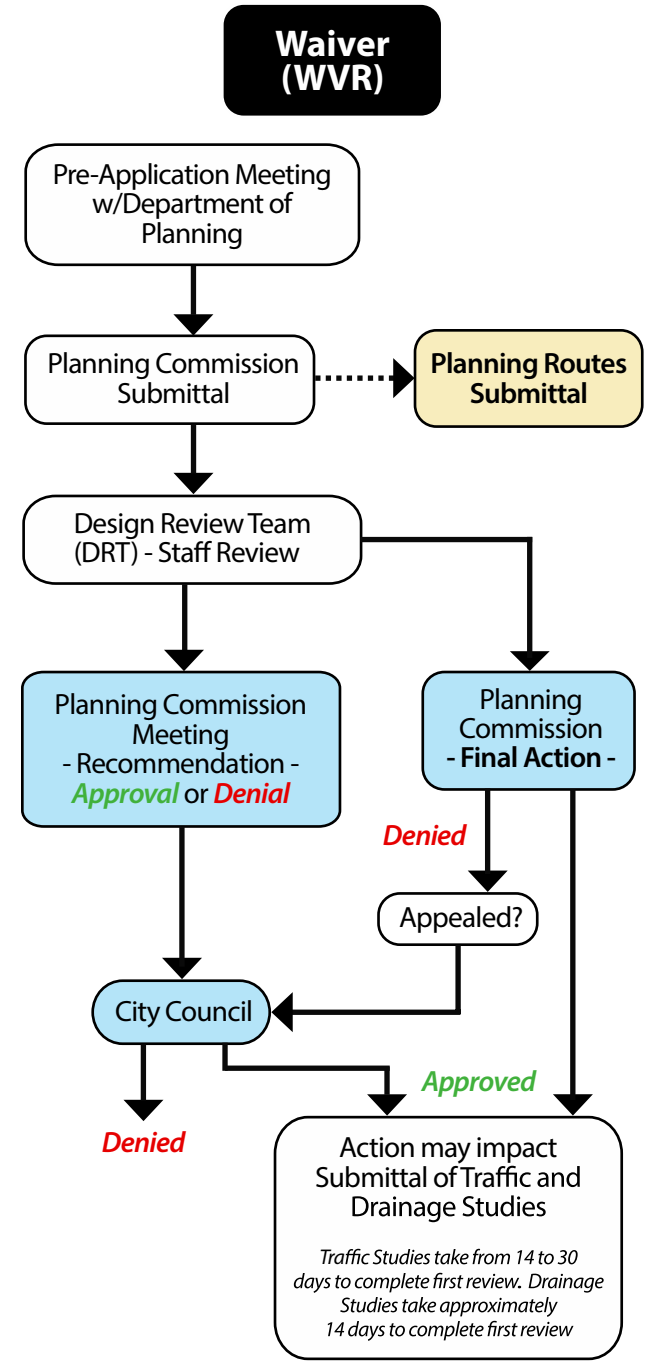
The applicant for a Waiver shall schedule and hold a pre-application conference with the Department prior to the submittal of an application. An application for a Waiver shall be filed with the Department in connection with a Site Development Plan Review or Special Use Permit, or as a stand-alone item on a form to be provided by the Department. If submitted in connection with a Site Development Plan Review or Special Use Permit, the Waiver should be requested by submitting a letter to the Director indicating the nature of the Waiver sought and stating why it should be granted. If submitted as a stand-alone item, the application shall be signed and acknowledged by the owner of record of the property for which the Waiver is sought, and shall be notarized as to the owner's signature. Waivers submitted in connection with a Special Use Permit shall follow the application requirements of LVMC 19.16.110(C).

D. Decision

The Planning Commission or City Council, as the case may be, may approve, approve with conditions or deny an application for Waiver. The decision is final, subject to the right of appeal available under State law.

Waiver

Typical Review Process **19.16.130**



E. Waiver Determinations

In order to approve an Waiver, the following shall be determined:

1. The request does not exceed the prescribed limitations of the applicable provisions of this Title that specifically allow for a Waiver;

2. Granting the Waiver will not be inconsistent with the spirit and intent of the General Plan;

3. That one or more of the following conditions exist:

a. There are special circumstances applicable to the property, such as size, shape, topography, location or surroundings and that the strict application of the Code requirement deprives the property of privileges enjoyed by other property in the vicinity and under the identical land use district classification;

b. Granting the Waiver is necessary for the preservation and enjoyment of a substantial property right possessed by other property owners in the same vicinity and land use district and is denied to the property for which the Waiver is sought;

c. The Waiver will not be materially detrimental to the public health, safety, or general welfare, or injurious to the property or improvements in the vicinity and land use district in which the property is located; or

d. Granting the Waiver does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and land use district in which the property is located.

F. Notice of Decision

Written notice of the decision by the Planning Commission or City Council, as the case may be, including the reasons therefor, shall be provided to the applicant or agent. A copy of the notice shall also be filed with the City Clerk, and the date of the notice shall be deemed to be the date notice of the decision is filed with the City Clerk.

G. Precedents

The fact that a Waiver for the same or similar use has been granted previously for the subject property or nearby property is a factor to be considered, but is not determinative.

H. Burden of Proof

The applicant bears the burden of proof to establish that the approval of a Waiver is warranted.

I. Premature Use of Property

The issuance of a building permit or business license for a development or structure that cannot be permitted without a Waiver, before a Waiver is approved, does not replace or otherwise affect the Waiver requirement.

19.16.140

VARIANCE

A. Purpose

The purpose this Section is to establish a procedure to allow for an adjustment of certain specific requirements of this Title, as permitted by State law.

B. Scope and Limitations

Pursuant to NRS Chapter 278 and this Section, the Planning Commission and the City Council have the authority to act upon Variance applications as set forth in this Section and as they deem appropriate. Variance applications shall initially be heard by the Planning Commission. Where a Variance application is proposed in connection with another application to be heard by the Planning Commission, including an application for Special Use Permit, an application for Rezoning, or an application for Site Development Plan Review, the Variance application shall be considered by the Planning Commission, as a separate application, in conjunction with the associated application. A Variance:

1. Is not available to permit a use in a zoning district in which the use is not allowed, or to vary any minimum spacing requirement between uses: and

2. Shall not be granted in order to relieve a hardship which is solely personal, self-created or financial in nature.

C. Application

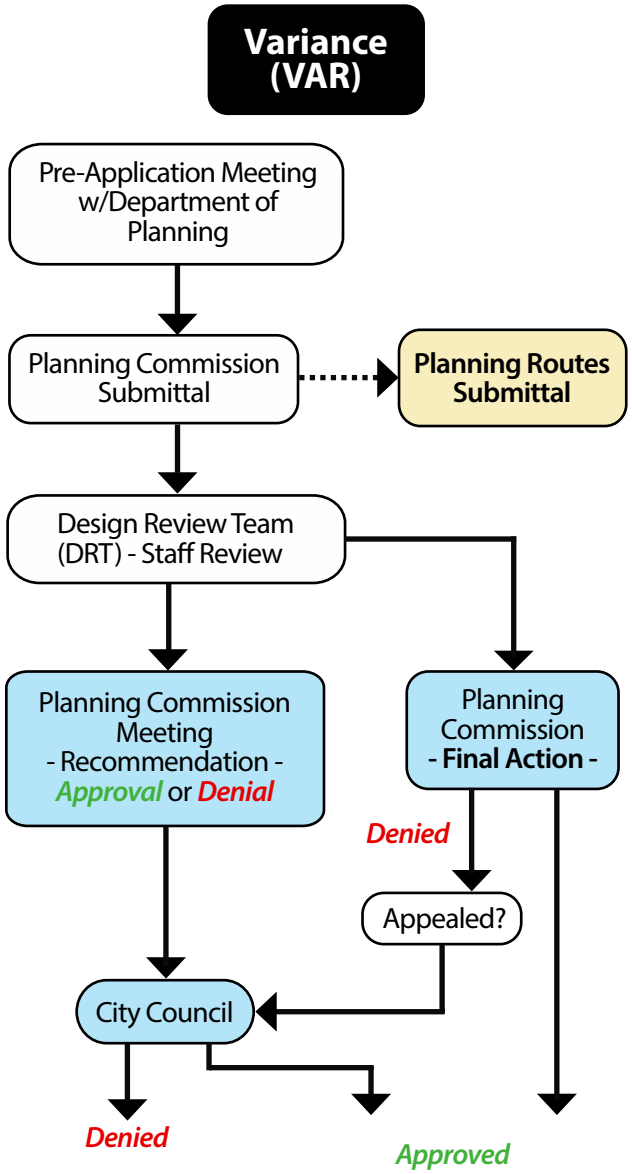
An application for a Variance shall be made on a form provided by the Department. This application shall be filed at the office of the Department. The application shall be signed, notarized and acknowledged by the owner of record of the property for which the Variance is sought; provided however, that:

1. **Other Governmental Ownership.** With respect to property which is owned by the State of Nevada or the United States of America, a Variance application is sufficient if it is signed and acknowledged by a prospective purchaser of that property who has entered into a contract with the governmental entity to obtain ownership of the property;

2. **Non-Owner Applicant.** A Variance application is sufficient if it is signed and acknowledged by a lessee, a contract purchaser or an optionee of the property for which a Variance is sought. However, interest in that property must exist in a written agreement with the owner of record attached to which is a copy of the Variance application and

Variance

Typical Review Process **19.16.140**



in which the owner of record has authorized the lessee, contract purchaser or optionee to sign the application. The agreement must further stipulate that the owner of record consents to the filing and processing of the application and agrees to honor and be bound by the requested Variance if it is approved and by any conditions of approval attached thereto.

D. Successive Applications

1. **Previous Variance Application.** An application for a Variance on property concerning all or any part of a previous application for the same use, a similar use or a less restrictive use which has been denied, or concerning a previous application which has been withdrawn subsequent to the noticing of a public hearing, shall not be accepted until the following periods will have elapsed between the date of the denial or withdrawal and the date of the meeting for which the proposed application would be scheduled in the normal course:

   a. After the first denial or any withdrawal after public notice has been given – one year.

   b. After the second or subsequent denial or withdrawal after public notice has been given - two years.

2. **Previous Similar Application.** An application for a Variance concerning all or any part of a previous application for a Special Use Permit or Rezoning for the same use, a similar use or a less restrictive use which has been denied, or concerning a previous application which has been withdrawn subsequent to the noticing of a public hearing, shall not be accepted until the periods described in this Paragraph (1) have elapsed.

3. **Withdrawn Without Prejudice.** The time periods that are described in Paragraphs (1) and (2) above, and that otherwise would become effective because of the withdrawal of an application, shall not become effective if, after consideration of the timing and circumstances of the withdrawal, the Planning Commission or the City Council specifically approves the withdrawal without prejudice.

E. Request for Abeyance

An applicant who wishes to have an application held in abeyance following the notice and posting of a hearing before the Planning Commission or the City Council shall state good cause for the request. Good cause shall be more than mere inconvenience to the applicant or lack of preparation. The Planning Commission may not grant to an applicant, and the City Council may not grant to an aggrieved person, more than two continuances on the same matter, unless the Commission or Council determines, upon good cause shown, that the granting of additional continuances is warranted.

F. Drawings and Plans Required

Plans describing the proposed development of the property shall be submitted with the application. Guidelines for the preparation of the site development plan, floor plans and building elevations are available in the Department. Complete working drawings are not necessary; however, improvements, streets, landscape areas and similar items must be shown. Preliminary drawings must contain sufficient information to permit the determination of compliance with good planning practices, applicable standards and ordinances.

G. Public Hearing and Action

1. **Hearing.** The Planning Commission shall hold a public hearing upon each application for a Variance within 65 days after the application is properly filed.

2. **Notice**

   a. Notice Provided. Notice of the time, place and purpose of the hearing must be given at least 10 days before the hearing by:

      i) Publishing the notice in a newspaper of general circulation within the City; and

      ii) Mailing a copy of the notice to:

         A) The applicant;

         B) Each owner of real property located within a minimum of one thousand feet of the property described in the application;

         C) Each tenant of any mobile home park that is located within one thousand feet of the property described in the application;

         D) The owner of each of the 30 separately-owned parcels nearest to the property described in the application to the extent this notice does not duplicate the notice otherwise required by this Paragraph (2);

E) Any advisory board which has been established for the affected area by the City Council; and

F) The president or head of any registered local neighborhood organization whose organization boundaries are located within a minimum of one mile of the property described in the application.

b. Names Provided. The Department shall provide, at the request of the applicant, the name, address and phone number of any person notified pursuant to Subparagraph (a)(ii)(F) above.

c. Additional Notice. The Department may give additional notice of the hearing by expanding the area of notification or using other means of notification or both. The Department shall endeavor to provide any additional notice at least 10 days before the date of the hearing.

3. Hearing. The Planning Commission shall conduct a public hearing on the application. In its discretion and for good cause, the Planning Commission may hold the application in abeyance for further study. However, subject to the provisions of State law, the Commission may not grant to an applicant more than two continuances on the same matter, unless the Commission determines, upon good cause shown, that the granting of additional continuances is warranted. Following the hearing or hearings, the Planning Commission shall make a decision to approve, approve with conditions, or deny the Variance application. The decision shall be based upon evidence that makes the grant or denial of the Variance appropriate. The decision shall either be a final decision or a recommendation, as determined in accordance with Subsection (J).

4. Conditions of Approval or Recommendation. In approving or recommending the approval of a Variance, the Planning Commission may impose any conditions, restrictions or limitations as deemed necessary to meet the general purpose and intent of this Title and to ensure that the public health, safety and general welfare are being maintained.

5 Notice of Decision. The Planning Commission shall provide written notice of each decision on a Variance application, which shall include the reasons for the decision and, if the decision is to recommend approval of the Variance, any modifications, conditions or limitations that the Planning Commission may impose or recommend to be imposed in connection with the approval. The notice shall be provided to the owner, developer or agent.

H. Precedents

The fact that a Variance for the same or similar use has been granted previously for the subject property or nearby property is a factor to be considered, but is not determinative.

I. Burden of Proof

The applicant bears the burden of proof to establish that the approval of a Variance is warranted.

J. Appeals

1. Denials Generally. Except as otherwise provided in Paragraph (3), a decision by the Planning Commission to deny a Variance application becomes final and effective at the expiration of 10 days after the date of the decision unless, within that period, the applicant appeals the decision by written request filed with the City Clerk. Pursuant to LVMC 19.16.010(C), City Council may establish a fee to be paid in connection with the filing of an appeal, and the amount of any fee so established shall be set forth in the fee schedule.

2. Approvals Generally. Except as otherwise provided in Paragraph (3), a decision by the Planning Commission to approve a Variance application becomes final and effective at the expiration of 10 days after the date of the decision unless, within that period, a member of the City Council requests that the item be reviewed by the Council, or an aggrieved person appeals the decision by written request filed with the City Clerk. For purposes of this Paragraph (2), an "aggrieved person" means any property owner within the area of notification for the Planning Commission hearing, as well as anyone who appeared, either in person, through an authorized representative or in writing, before the Planning Commission regarding the application. Pursuant to LVMC 19.16.010(C), the City Council may establish a fee to be paid in connection with the filing of an appeal, and the amount of any fee so established shall be as set forth in the fee schedule.

3. Automatic Review by City Council. With respect to any Variance application related to and filed in connection with an application for a General Plan Amendment; an application for rezoning; or an application for a Site Development Plan Review or Special Use Permit that requires final action by the City Council, the decision by the Planning

Commission, whether an approval or denial, constitutes a recommendation to the City Council, which shall make the final decision concerning that Variance application.

K. City Council Public Hearing and Action

1. **Notice and Hearing.** The City Council shall conduct a public hearing on any Variance application which is appealed or forwarded to the Council for final action. The City Clerk is authorized to consolidate all appeals or requests for review that have been filed regarding a particular application, or to schedule them in sequence or otherwise, in which case the City Council may hear the items separately or consolidate them for purposes of hearing, as the Council deems appropriate. The City Clerk shall mail written notice of the Council hearing, at least ten days before the hearing, to the property owners who were notified by mail of the Planning Commission hearing, or to the current owners of record in case of properties whose ownership has changed in the interim.

2. **Penalty.** If a structure which is the subject of a Variance application has been or is being constructed without a building permit and is in violation of any of the provisions of this Title, the City Council, in granting the Variance, may impose a penalty in an amount that does not exceed 10 percent of the value of the structure as determined in accordance with the City's Administrative Code.

3. **City Council Decision.** The City Council may review the Variance application de novo, and has the authority to reverse, modify, or confirm any action of the Planning Commission. In making a decision regarding a Variance application, the City Council shall consider the decision of the Planning Commission and the evidence presented at the public hearing and shall be guided by the statement of purpose underlying the regulation of the improvement of land expressed in NRS 278.020 Action by the City Council is final for purposes of judicial review. In the case of an appeal, the City Council:

   a. May not grant to an aggrieved person more than two continuances on the same matter, unless the Council determines, upon good cause shown, that the granting of additional continuances is warranted; and

   b. Must render its decision within forty-five days, unless otherwise agreed to by the person filing the appeal.

4. **Notice of City Council Decision.** The City Council shall provide written notice of its decision, which shall include the reasons for the decision and, if the decision is to approve the Variance, any modifications, conditions or limitations that the Council may impose. The notice shall be provided to the owner, developer or agent. A copy of the notice shall also be filed with the City Clerk, and the date of the notice shall be deemed to be the date notice of the decision is filed with the City Clerk.

L. Determinations

1. In order to recommend approval of, or to approve a Variance application, the Planning Commission or City Council must determine that the Variance is warranted both under State law and this subchapter. The minimum State law standards are set forth in Paragraph (2) below.

2. Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution.

M. Premature Use of Property

The issuance of a building permit or business license for a development or structure that requires a Variance, before a Variance is approved, does not replace or otherwise affect the Variance requirement.

N. Revocation

1. **Notice.** A Variance may be revoked or modified by the Planning Commission or the City Council, whichever body took final action to approve the Variance. Such action must be preceded by a hearing, written notice of which must be delivered to the owner, developer, or both, at least ten days prior to any hearing. Notice may be delivered in person or by certified mail, return receipt requested, mailed to the address shown in the records of the Clark County Assessor.

2. **Grounds.** A Variance may be revoked or modified for cause, including a finding of one or more of the following:

   a. That the Variance was obtained by misrepresentation or fraud;

   b. That the development or structure is not in compliance with one or more of the conditions of approval; or

   c. That the development or structure permitted by the Variance is in violation of any statute, ordinance, law or regulation.

3. **Notice of Decision.** Written notice of a decision regarding the revocation or modification of a Variance shall be provided to the owner, developer or agent. A copy of the notice shall also be filed with the City Clerk and the date of the notice shall be deemed to be the date notice of the decision is filed with the City Clerk.

4. **Appeal.** In the case of a decision by the Planning Commission to revoke or modify a Variance that was approved as final action by the Commission, the appeal provisions of Subsections (J) and (K) of this Section shall apply.

O. Termination

1. **Expiration for Failure to Exercise**

   a. A Variance which will require the construction of a new building and which is not exercised within the approval period shall be void, unless the applicant obtains an extension of time upon a showing of good cause. Application for an extension shall be made to the Planning Commission or City Council, whichever body took final action to approve the Variance. An extension of time may be granted only if application therefor is made prior to the expiration of the approval period. For purposes of this Subparagraph (a):

      i. The "approval period" for a Variance is the time period specified in the approval, if one is specified, and two years, otherwise.

      ii. A Variance is exercised upon the issuance of a building permit for the new construction.

   b. A Variance which will not require the construction of a new building and which is not exercised within the approval period shall be void, unless the applicant obtains an extension of time upon a showing of good cause. Application for an extension shall be made to the Planning Commission or City Council, whichever body took final action to approve the Variance. An extension of time may be granted only if application therefore is made prior to the expiration of the approval period. For purposes of this Subparagraph (b), a Variance is exercised upon the approval of a business license to conduct the activity, if one is required, or otherwise, upon the issuance of a no-work certificate of occupancy (where no structural work is required) or the approval of a final inspection for tenant improvements.

2. **Cessation of Use.** A Variance to allow a use that is not permitted in a particular zone shall be void without further action if the use approved by the Variance ceases for a period of twelve months or more.

19.16.150

DEVELOPMENT AGREEMENT

A. Statutory Authority - Conformance Required

Pursuant to the provisions of NRS 278.0201 through 278.0207, the City Council may enter into development agreements to regulate the development of land within the City. The agreements and the procedures applicable thereto shall be governed by and must conform to NRS 278.0201 through NRS 278.0207 and the provisions of this Chapter.

B. Planning Commission Review

Before the City Council enters into a development agreement pursuant to this Section, the agreement shall be reviewed by the Planning Commission for consistency with the City's General Plan.

C. Administration and Enforcement

Subject to review and input from other City departments, the Department shall be responsible for applying, administering and enforcing the provisions of this subchapter including the negotiation and enforcement of development agreements.

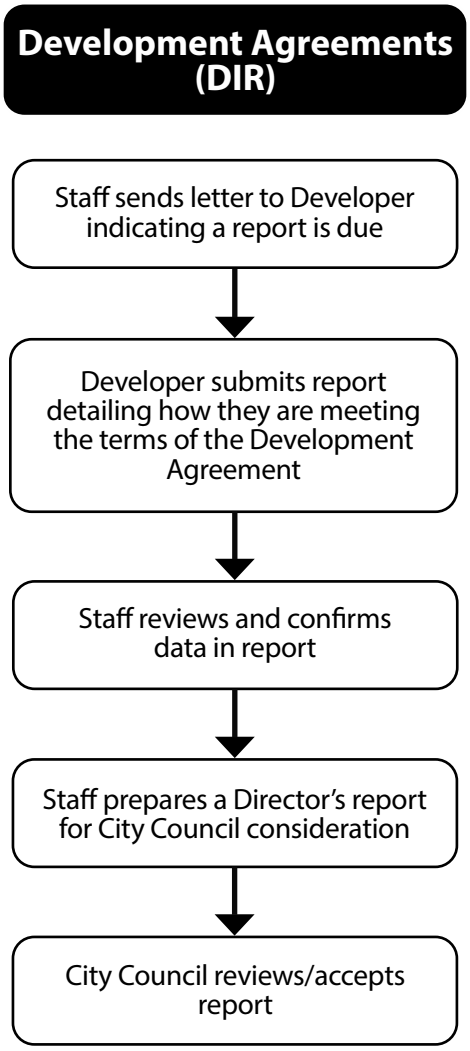
D. Application of Zoning Provisions

Except as otherwise provided in NRS 278.0201 through 278.0207 or in a development agreement entered into pursuant to this Section, all the procedures and requirements of this Title shall apply to the development of property that is the subject of a development agreement.

Typical Review Process

Development Agreement

19.16.150



19.16.160

TEMPORARY COMMERCIAL PERMIT

A. Purpose

The purpose of this Section is to provide for a Temporary Commercial Permit to allow certain short-term activities that otherwise would not be allowed and to limit the activities to the circumstances and conditions set forth in this Section. The requirements of this Section apply to the activities specified herein whether or not they are conducted for profit.

B. Authority

1. The Director shall have the authority to approve, approve with conditions, or deny a Temporary Commercial Permit.

2. The Director may at any time refer an application for a Temporary Commercial Permit to the Planning Commission for decision.

C. Permitted Uses

The following temporary uses may be permitted by means of the issuance of a Temporary Commercial Permit.

1. A Temporary Contractor's Construction Yard in conjunction with an approved development project; provided, however, that no Temporary Commercial Permit is required if the use is located on the same site as the approved development and is operated in conformance with all applicable City ordinances and standards.

2. Seasonal Outdoor Sales, but only if such sales are limited to a maximum of thirty days prior to the specified holiday. No Temporary Commercial Permit is required when the sales operation:

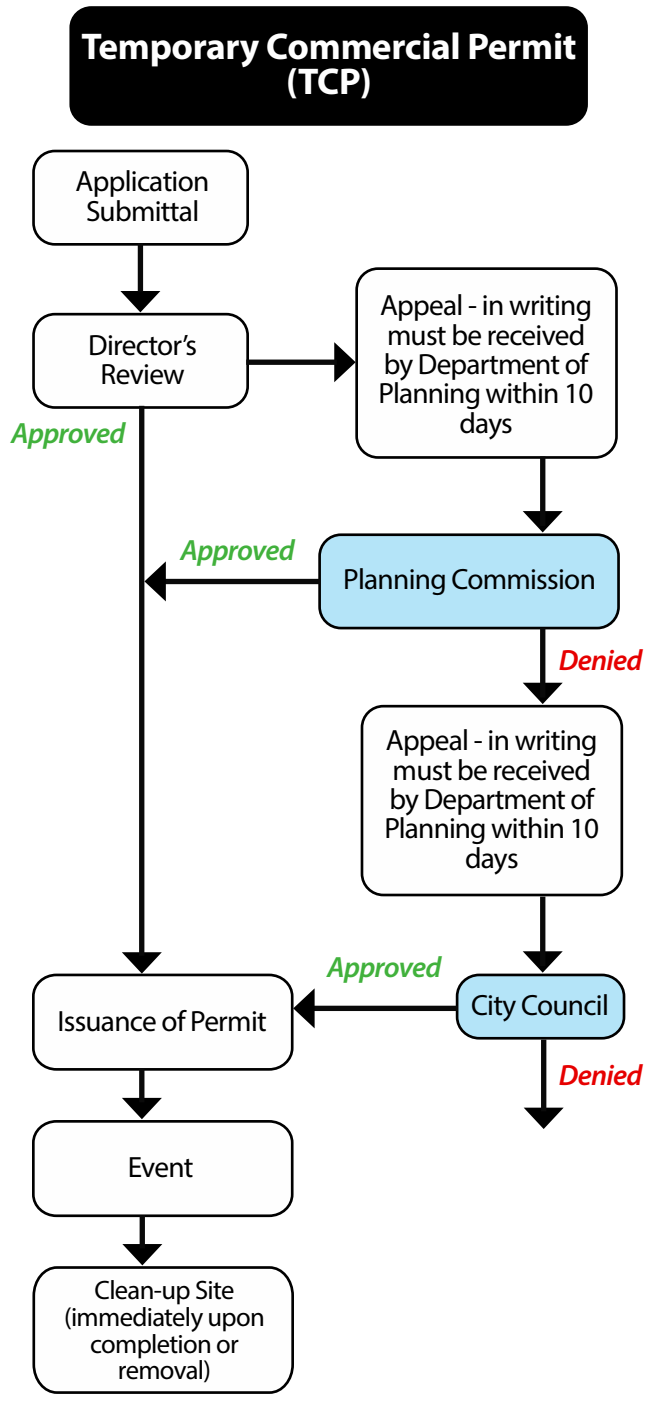
a. Takes place on the same site as, and is in conjunction with, the operation of an established commercial business with a valid business license for that site; and

b. Conforms with all applicable City ordinances and standards.

3. Parking Lot/Sidewalk Sales; provided, however, that such sales:

a. Must take place on the same site as, and be in conjunction with, the operation of an established commercial business with a valid business license for that site;

Temporary Commercial Permit
Typical Review Process
19.16.160



b. Must take place on a paved or concrete area that is located on the same lot or within the same commercial subdivision as the structure that houses the business;

c. Are limited to a duration of seven days each; and

d. Occur no more than four times within a calendar year.

4. Temporary Outdoor Commercial Events; provided, however, that such events:

a. Are limited to a duration of thirty days each; and

b. Occur no more than six times within a calendar year.

5. The sales of new automobiles, new trucks, or new boats at a shopping mall of at least 90 acres in size and located in the C-1 (or a less restrictive) Zoning District. At any one shopping mall, no more than four sales events may occur within any twelve-month period, and no one sale event may last more than three days.

6. Any other temporary use that is similar to those enumerated in this Subsection (C) and that, in the opinion of the Director, is compatible with the zoning district and surrounding land uses.

D. Application and Decision

An application for a Temporary Commercial Permit shall be filed with the Director and shall be accompanied by a filing fee as set forth in the fee schedule. The application shall contain sufficient information and detail to enable the Director to determine the appropriateness of issuing a permit under this Section. Within 30 days after receipt of a complete and sufficient application, the Director shall take appropriate action to approve, approve with conditions or deny the application. The Director may approve a Temporary Commercial Permit if the Director determines that:

1. The proposed use is compatible with existing land uses on the same property and on surrounding properties;

2. The subject site is physically suitable for the type and intensity of the use being proposed;

3. There will be adequate public access to the site and adequate provision for on-site parking;

4. The application is not a continuation of consecutive applications or otherwise an attempt to circumvent the limitations contained in this Section.

E. Appeal

The applicant may appeal a decision of the Director to the Planning Commission by filing a written request with the Department. Any appeal pursuant to this section must be filed within 10 days after the date of the decision that is the subject of the appeal. The decision of the Planning Commission is final, unless appealed to the City Council as in the case of a Variance.

F. Conditions of Approval

In approving a Temporary Commercial Permit, the Director (or, upon appeal, the Planning Commission) may impose conditions, stipulations or limitations as are deemed necessary to ensure that the activity will be consistent with Subsection (D) of this Section. Such conditions may include, but are not limited to the following:

1. Provision for temporary parking facilities, including vehicle ingress and egress;

2. Measures to prevent or reduce nuisance factors such as glare, excessive illumination noise, vibration, smoke, dust, dirt, odors, gases and heat;

3. Regulation of placement, height, size and location of structures, facilities, landscaping and equipment, including provision for buffering and separation;

4. Provision for sanitary facilities and for waste collection and disposal;

5. Measures to promote safety and security;

6. Regulation of signs and other attention-gaining devices;

7. Regulation of operating hours and duration of the temporary commercial use;

8. Regulation of the hours and duration of set-up and dismantling activities;

9. Compliance with applicable provisions of the Las Vegas Municipal Code;

10. Any other conditions which will ensure the operation of the proposed temporary use is conducted in an orderly, efficient manner and in accordance with the intent and purpose of this Section.

G. Cleanup of Temporary Site

The holder of a Temporary Commercial Permit shall be responsible for leaving the property free of debris, litter or other evidence of the temporary use immediately upon completion or removal of the use. If the holder of the Temporary Commercial Permit is not the record owner of the property, the holder and the property owner(s) are jointly and severally responsible for compliance with this Subsection (G).

H. Revocation

A Temporary Commercial Permit may be revoked or modified by the Director, upon notice to the permit holder, if the Director finds that:

1. The permit was obtained by misrepresentation or fraud;

2. The activity is not in compliance with the permit or any condition of approval;

3. The use to be allowed by means of the permit is conducted in violation of any applicable statute, ordinance, or regulation; or

4. The permit is being employed as a means to circumvent the limitations contained in this Title.

19.16.170

TEMPORARY SIGN PERMIT

A. Procedures

The procedures contained in this Section shall govern the application for, and issuance of, all temporary sign permits under this Title.

B. Authority

The Director shall have the authority to approve, approve with conditions, or deny a Temporary Sign Permit.

C. Application and Decision

An application for a Temporary Sign Permit shall be filed with the Department and shall be accompanied by a filing fee as set forth in the Fee Schedule. The application shall contain sufficient information and detail to enable the Director to determine the appropriateness of issuing a permit under this Section. Within 30 days after receipt of a complete and sufficient application, the Director shall take appropriate action to approve, approve with conditions or deny the application. The Director may approve a Temporary Sign Permit if the Director determines that:

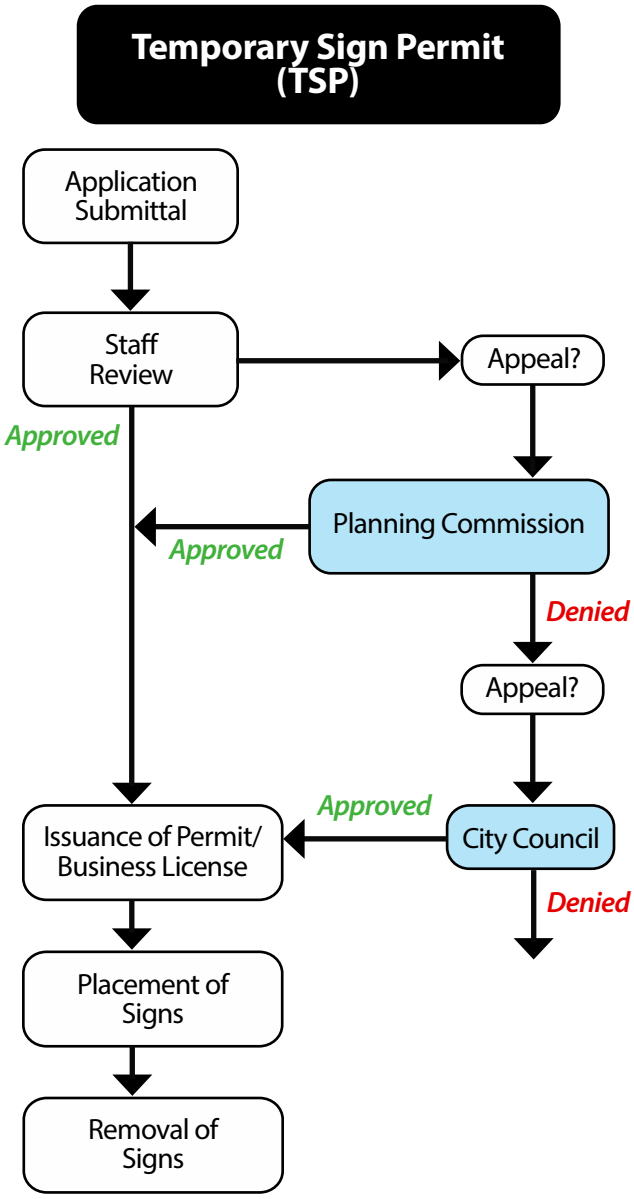
1. The proposed temporary signage is compatible with existing signage and land uses on the same property and on surrounding properties;
2. The subject site is physically suitable for the type and intensity of the temporary signage being proposed;
3. The temporary signage meets all applicable standards of this Title for the zoning district and signage type being requested;
4. The application is not a continuation of consecutive applications or otherwise an attempt to circumvent the limitations contained in this Title.
5. The application does not exceed the time limit limitations, if any, established for a given type of temporary signage authorized by this Title.

D. Appeal

The applicant may appeal a decision of the Director to the Planning Commission by filing a written request with the Department. Any appeal pursuant to this section must be filed within 10 days after the date of the decision that is the subject of the appeal. The decision of the Planning Commission is final, unless appealed to the City Council as in the case of a Variance.

Typical Review Process

Temporary Sign Permit 19.16.170



E. Conditions of Approval

In approving a Temporary Sign Permit, the Director (or, upon appeal, the Planning Commission) may impose conditions, stipulations or limitations as are deemed necessary to ensure that the temporary signage will be consistent with Subsection (C) of this Section. Such conditions may include, but are not limited to the following:

1. Measures to prevent or reduce nuisance factors;

2. Regulation of placement, height, size and location of temporary signage, including provision for separation;

3. Compliance with applicable provisions of the Las Vegas Municipal Code;

4. Any other conditions which will ensure the proposed temporary signage is used in accordance with the intent and purpose of this Section.

F. Removal

The holder of a Temporary Sign Permit shall be responsible for the removal of temporary signage within the time frame specified for the signage type pursuant to this Title or as otherwise specified by the permit. If the holder of the Temporary Sign Permit is not the record owner of the property, the holder and the property owner(s) are jointly and severally responsible for compliance with this Subsection (F).

G. Revocation

A Temporary Sign Permit may be revoked or modified by the Director, upon notice to the permit holder, if the Director finds that:

1. The permit was obtained by misrepresentation or fraud;

2. The signage is not in compliance with the permit or any condition of approval;

3. The signage to be allowed by means of the permit is conducted in violation of any applicable statute, ordinance, or regulation; or

4. The permit is being employed as a means to circumvent the limitations contained in this Title.

19.16.180

HOME OCCUPATION PERMIT

A. Purpose

The purpose of this Section is to provide for a Home Occupation Permit to allow limited types of income producing activities within residential zoning districts. A home occupation is an incidental or secondary use so located that the average neighbor, under normal circumstances, would not be aware of its existence. Except as otherwise provided in this Section and Title, no residentially zoned parcel may be used for the purpose of conducting any business or income producing activity except as allowed by means of a Home Occupation Permit.

B. Exceptions

No Home Occupation Permit shall be required for educational activities, including but not limited to music lessons, academic tutoring or religious instruction, provided that no more than two students are present at any one time and the use complies with the requirements of this Section.

C. Authority

The Director or, upon appeal, the Planning Commission, shall have the authority to approve, approve with conditions, or deny a Home Occupation Permit. In approving a Home Occupation application, the Director (or if applicable, the Planning Commission) may impose conditions, stipulations or restrictions as are deemed necessary to ensure that the activity will be consistent with the intent of this Section.

D. Application

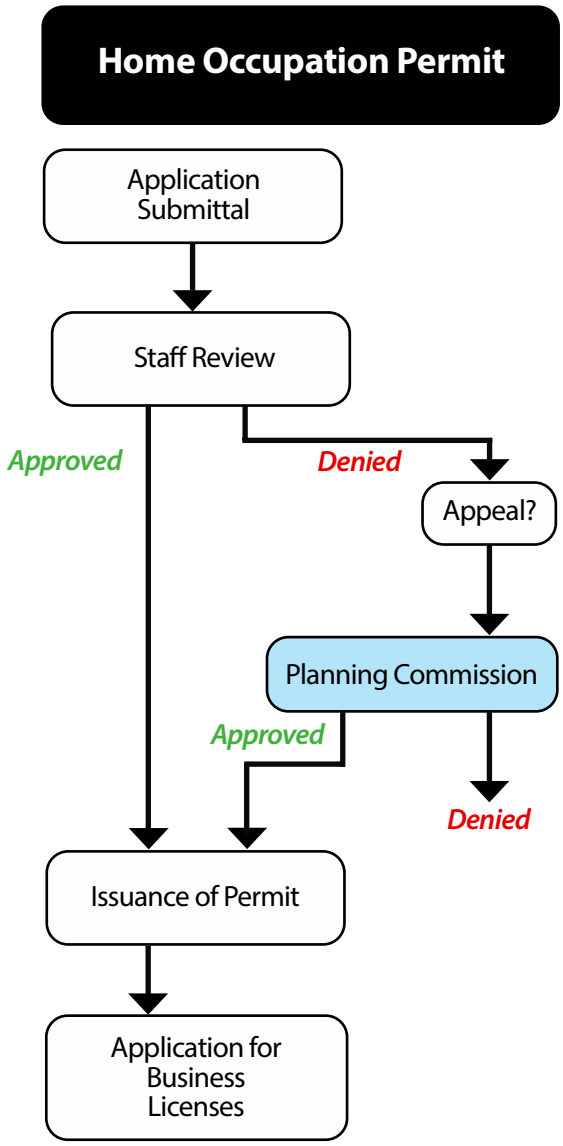
An application for a Home Occupation Permit shall be filed with the Director. The application shall contain sufficient information and detail to enable the Director to determine the appropriateness of issuing a permit under this Section. If the Home Occupation is to be conducted by the tenant of property which is leased or rented, the tenant shall obtain written authorization from the property owner or property manager and submit the authorization with the Home Occupation Permit application.

E. Process and Review

Within 30 days after receipt of a complete application, the Director shall approve, approve with conditions, or deny the application.

Home Occupation Permit

Typical Review Process **19.16.180**



F. Decision and Notice of Decision

1. The Director shall approve a Home Occupation Permit if the Director finds that;

a. The proposed Home Occupation is compatible with the existing residential uses on the property and surrounding properties; and

b. The proposed Home Occupation will conform to the Operational Standards and requirements contained in this subchapter.

2. The Director shall provide written notice of the decision, which shall include the reasons for the decision and, if the decision is to approve the Home Occupation Permit, any modifications, conditions or limitations that the Director may impose. The notice shall be provided to the owner or the owner's agent.

G. Operational Standards

1. In order to approve a Home Occupation Permit, the Director (or if appealed, the Planning Commission) must be satisfied that the proposed Home Occupation can and will comply with the following operational standards:

a. Only the occupants of the dwelling unit shall be engaged in the business activity approved for the Home Occupation Permit;

b. No employees shall report to work or be dispatched from the property;

c. There shall be no transacting of business or offers to transact business with customers or clients who have come to the property;

d. There shall be no signage or other advertising of any kind, whether on the property or elsewhere, which advertises the address or physical location of the property or identifies the existence of a Home Occupation on the property. A home telephone number or a post office box may be advertised by any medium other than on-site signage;

e. No motor vehicle repair, paint or body work; commercial preparation of food for service on the premises; business related to or involving explosives, ammunitions or weapons; beauty parlor or barber shop; or ambulance or related emergency services shall be permitted as a Home Occupation;

f. A Home Occupation shall not create pedestrian, automobile or truck traffic in excess of the normal amount associated with residential uses in the district;

g. A Home Occupation shall be conducted exclusively within the main dwelling or within an accessory structure which has been approved for the Home Occupation Permit, except for horticultural activities;

h. No more than one vehicle, with a maximum capacity of one-ton, shall be used in connection with a Home Occupation Permit;

i. The number of on-site parking spaces shall not be reduced to less than two;

j. There shall be no outdoor storage or use of any toxic chemicals or hazardous materials of any type or in any amount not normally found in a residential structure;

k. There shall be no electrical or mechanical equipment which is not normally found in a residential structure, and no equipment found on the premises shall cause a change in the fire safety or occupancy classification of the dwelling unit; and

l. No Home Occupation shall create or cause noise, dust, light, vibration, gas, fumes, toxic/hazardous materials, smoke, glare, electrical interference or other hazards or nuisances.

2. The following uses are uses that normally may be permitted by means of Home Occupation Permit if they can be conducted in compliance with the Operational Standards in Paragraph (1) of this Subsection. This is not a comprehensive list but should be used to establish appropriate types of uses for Home Occupations.

a. 800 and 900 number telephone services;

b. Accounting, bookkeeping, tax preparation or related services;

c. Appraisal, real estate or related services;

d. Architectural, engineering, general contractor or related professional services;

e. Artist, artisans, hobbyists, jeweler or related services;

f. Computer based businesses, desktop

publishing, drafting or related services;

g. Consulting or related services;

h. Employment services;

i. Financial investment, brokerage or related services;

j. Handicrafts, gift basket assembly, floral, ceramics or related services;

k. Health fitness training services;

l. Home improvement and repair services;

m. Incidental office and telephone uses;

n. Information services;

o. Insurance services;

p. Interior design and decorating services;

q. Legal, court reporting or related services;

r. Mail order and catalog services;

s. Mobile serve businesses;

t. Network marketing services;

u. Janitorial, maintenance and repair services;

v. Party planning services;

w. Photography, video or related services;

x. Secretarial, typing, answering or related services;

y. Tailoring and sewing services;

z. Teaching or related services with a maximum of two students at any one time;

aa. Travel services;

bb. Vending machine businesses; and

cc. Writers, authors or related professionals.

3. Any Home Occupation Permit which is found to be similar to those enumerated in this Subsection and which, in the opinion of the Director, is compatible with the intent of this Section, may be approved or approved with conditions. If the Director determines that a proposed Home Occupation would be detrimental to the public health, safety and welfare or injurious to the existing land uses on the property or to the surrounding properties, or does not substantially conform to the Operational Standards contained in this Section, the Director shall deny the Home Occupation Permit.

H. Appeal of Director's Action

If the applicant is aggrieved by the Director's decision, or any conditions attached thereto, the applicant may appeal the decision to the Planning Commission by written request within 10 days after the date of decision by the Director. The appeal must be filed with the Department. The appeal hearing shall be scheduled as soon as is reasonably possible, and appropriate notice of the hearing shall be provided. The Planning Commission may affirm, reverse or modify the Director's decision. Notice of the Planning Commission's decision shall be provided to the applicant or the applicant's agent, and the date of the notice shall be deemed to be the date notice of the decision is filed with the City Clerk.

I. Optional Treatment of Appeal

The Director or Planning Commission may require that an appeal filed pursuant to Subsection (H) be heard as a public hearing item. The requirement for a public hearing must be based upon a determination that, in the instance of that particular application, the public interest will best be served by providing notice and an opportunity to be heard to surrounding property owners. In such event, the Director shall process the application in accordance with the standards and procedures for Special Use Permit applications.

J. Transfer of Permits

A Home Occupation permit shall not be transferable to:

1. Another address, or

2. Any person other than the applicant, a family member residing in the home, or a legal entity in which the applicant or resident family member has a controlling interest.

K. Expiration

Home Occupation Permits not exercised within one year after approval shall be void without further action unless a greater time limit is specified in the approval. Home Occupation uses which cease for more than 6 months shall be void without further action.

L. Revocation or Modification

1. **Notice and Hearing.** Upon proper notice to, and an opportunity to be heard by, the permit holder, the Director may revoke or modify a Home Occupation permit if the Director determines one or more of the following:

   a. That the Home Occupation is not in compliance with one or more of the Operational Standards of this subchapter;

   b. That the Home Occupation Permit was obtained by misrepresentation or fraud;

   c. That the Home Occupation is being conducted in violation of any statute, ordinance, law or regulation.

2. **Appeal and Notice of Decision.** The Director's decision may be appealed in the same manner as the initial denial of a Home Occupation Permit, in accordance with Subsection (H). The provisions of Subsection (I) shall not apply to the appeal, except that the Director and the or the Planning Commission may provide notice and opportunity to be heard to surrounding property owners.

19.16.190

MODEL HOME PERMIT

A. Issuance -- Required Conditions

With respect to any separately identified subdivision, building permits may be issued for not more than six model homes before the final subdivision map pertaining thereto is recorded if and only if all of the following conditions are met:

1. The final map has been approved by the Director or the Planning Commission.

2. All preconstruction requirements of zoning and plot plan approvals have been met.

3. The site and setbacks of the model homes are in conformance with the final map and the approved zoning.

4. Plan checking of the model homes has been completed and all the items described in LVMC 19.16.060 have been submitted and approved in accordance therewith.

5. The following departments have certified in writing, through their authorized representatives, that their respective preconstruction requirements have been met:

a. The Department of Public Works;

b. The Department of Planning and Development; and

c. The Department of Fire and Rescue.

6. The applicant for such model home permits has acknowledged and agreed in writing that:

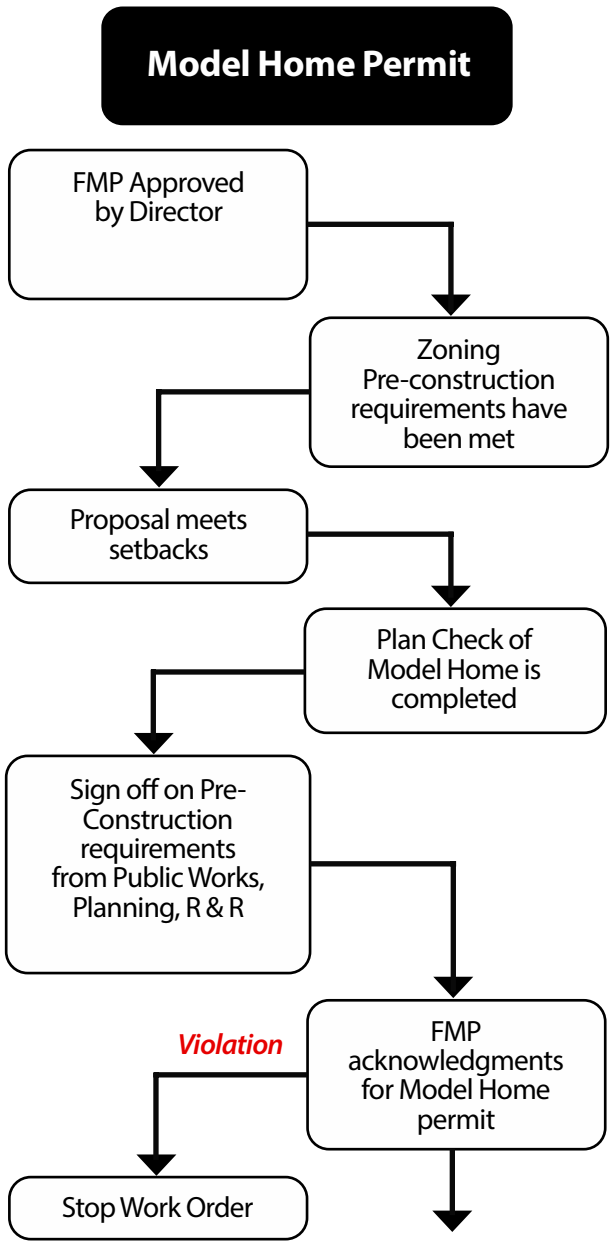
a. No changes to the final map as approved will be made, except those required by the City, and all construction and improvements will conform to the approved map.

b. The permitted model homes will not be sold or occupied for residential purposes until the final map has been recorded.

c. The issuance of model home permits will be expressly limited to the model home use and will not be construed as a commitment by the City to approve the final map or to approve any zoning matter.

d. The applicant will indemnify, defend and hold

Model Home Permit
Typical Review Process
19.16.190



the City and its officers, agents and employees harmless from any liability and from and against any claim, loss or damage it or they may incur because of the issuance of any such permit.

B. Violation -- Revocation -- Stop-Work Order

If the permittee or applicant violates or fails to comply with any requirement of this Title or breaches any promise or obligation entered into pursuant to this Section, the City may deny, suspend or revoke any building permit for a model home and may issue a stop-work order with respect thereto.

19.16.200

SIGN CERTIFICATE

A. Procedures

The procedures contained in this Section shall govern the application for, and issuance of, all sign certificates under this Title.

1. All applications for sign certificates of any kind shall be submitted to the Department on an application form or in accordance with application specifications published by the Department.

2. Within 5 days of receiving an application for a sign certificate, the Department shall review it for completeness. If the application is complete, then the application shall be processed. If the application is incomplete, then notice shall be sent to the applicant, within a 5-day period, of the specific ways in which the application is deficient.

3. Upon approval, the City will issue a certificate and tag for the sign. The tag shall be affixed to the sign in a location where it is plainly visible. Absence of the tag or any record of the issuance of the tag on any sign, which is required by this Title to have a certificate, shall subject that sign to removal in the same manner as in LVMC 19.08.120(D).

4. A renewable sign certificate for a commercial sign shall lapse automatically if not renewed or if the business license for the premise expires or is revoked.

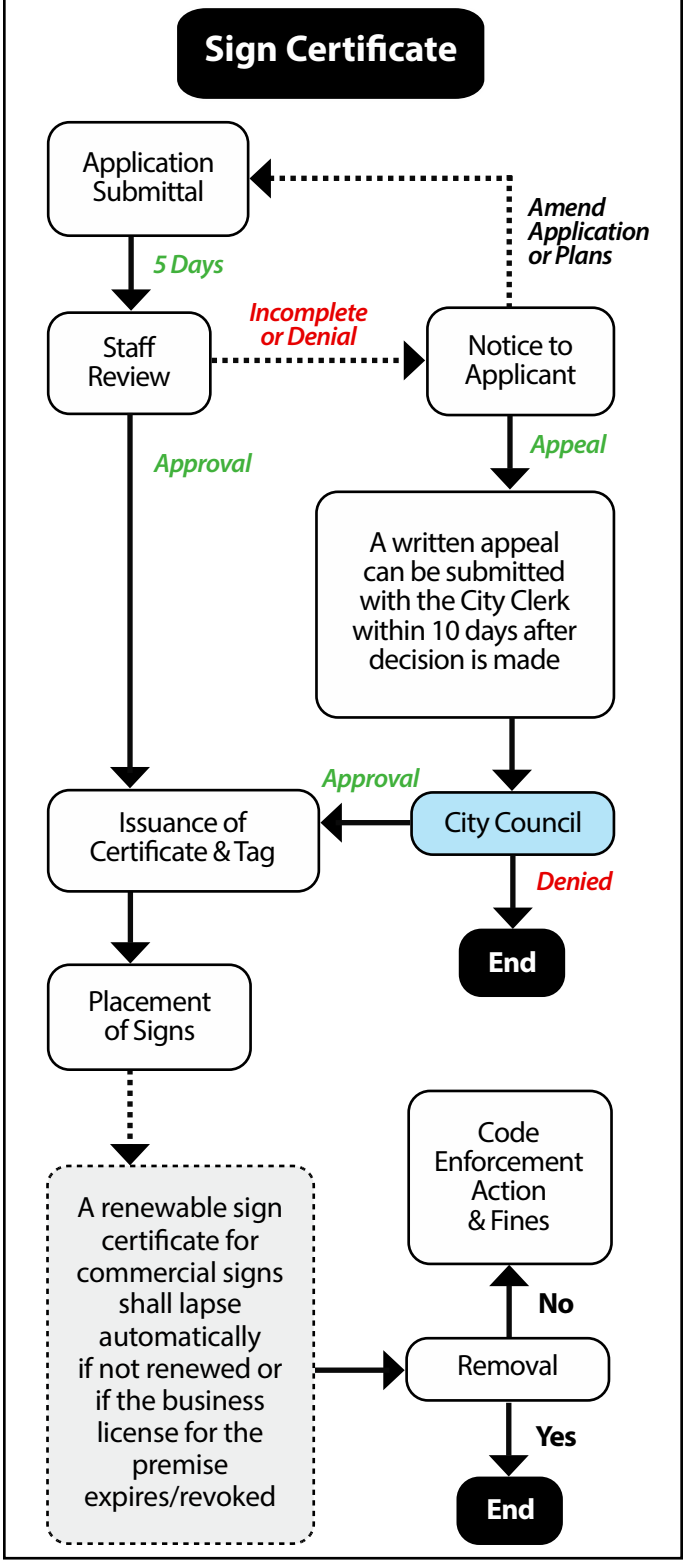
5. Any sign that is the subject of an application received after the effective date of this Title, or any amendment thereto, shall be subject to all the provisions of this Section and shall not be subject to the nonconforming sign protections described in LVMC 19.14.080. For any sign on property annexed into the City after the effective date of this Title, an application for a sign certificate shall be submitted within three months of the effective date of the annexation or within such period as may be established in an annexation agreement between the City and the land owner(s).

B. Removal

Any sign for which a certificate has lapsed shall be removed immediately. The owner(s) of the property on which the sign is erected or displayed, the certificate holder, the owner(s) of the sign, or any person that caused the sign to be installed shall be jointly and severally responsible for the removal of the sign, provided that nothing herein shall be construed to allow any pri-

Typical Review Process

Sign Certificate 19.16.200



vate person to enter onto the property of another person without the permission of the property owner(s).

C. State Sign Permit Required

For any sign that does not qualify as an on-premise sign and that is proposed within 660 feet of any highway classified by the State of Nevada as part of the interstate and primary highway system, a State of Nevada sign permit shall be obtained prior to the issuance of a construction permit or sign certificate by the City. The issuance of a State of Nevada permit does not take the place of the City's Special Use Permit requirement nor compel the granting of a Special Use Permit. Likewise, the approval of a Special Use Permit by the City does not affect the State of Nevada's authority or discretion to deny a state permit.

D. Appeal

Any person aggrieved in connection with the inability to obtain a sign certificate or by any other decision of any administrative officer or agency based upon or made in the course of the administration or enforcement of any provision of this Section may appeal the decision to the City Council. An appeal must be in written form and must be filed in the office of the City Clerk, with a copy to be filed with the Department. The appeal must be filed within 10 days after the administrative decision is made and shall specifically describe the decision at issue and the basis for the appeal. The appeal shall be considered on the next available agenda of the City Council. This Section shall not apply to actions on Master Sign Plans, which shall follow the procedures, including appeals, set forth in LVMC 19.16.270.

E. Violations, Remedies, Penalties

1. Violations

Any of the following shall be a violation of this Section and shall be subject to the enforcement remedies and penalties provided for in this Title:

a. To install, create, erect or maintain any sign in any manner that is inconsistent with any Master Sign Plan;

b. To install, create, erect, or maintain any sign in a way that is inconsistent with any site plan review or aesthetic review governing the sign for the lot on which sign is located;

c. To install, create, erect, or maintain any sign requiring a certificate without such a certificate;

d. To install, create, erect, maintain, or fail to maintain any sign in violation of the sign standards set forth in Section 19.06.140 or Section 19.08.120, or to fail to remove a sign when the failure to do so is in violation of either of those Sections;

e. To fail to display a tag in conformance with this Section;

f. To fail to remove any sign that is installed, created, erected, or maintained in violation of this Section, or for which the sign certificate has lapsed;

g. To continue any violation. Each day of a continued violation shall be considered a separate violation when applying the penalty portions of this Section;

h. To install, create, erect, or maintain any sign prohibited by or in violation of this Section; or

i. To abandon any sign.

2. Remedies and Penalties

Any sign installed or placed on any property in violation of the requirements of this Section shall be subject to the following:

a. With respect to any sign that constitutes a hazard to the public or a sign without proper certification that has been installed or placed on unimproved property, on public property or within public right-of-way, the sign may be immediately removed and impounded. The City shall notify the sign owner(s) or installer (or other responsible person) of the impoundment, if the person or persons are known to or reasonably can be determined by the City. The notice shall be given within 5 days after impoundment of the sign, or within the additional time as may be necessary in order to identify and locate the person or persons. The City will keep the sign for a period of 30 days following the sign's removal, during which time the owner(s) or other responsible person may reclaim the sign. At the end of the 30-day period, the sign may be destroyed.

b. Signs that are not made subject to the impoundment provisions described in Subparagraph (a) above are subject to removal and impoundment 10 days after appropriate notice has been given, or after such shorter period as the notice may indicate. Appropriate notice shall be deemed to have been given if

the City provides written notice to the owner(s) or installer of the sign (or other responsible person). If the notice cannot be given after reasonable efforts to identify and locate the person or persons, the City may affix a notice of noncompliance to the sign itself. If the sign has not been removed or brought into compliance within 10 days, or such shorter time as the notice may indicate, the City may remove and impound the sign. Following the removal and impoundment of a sign, the City will keep the sign for a period of 30 days following the sign's removal, after which the sign may be destroyed.

c. In addition to other remedies, the City shall have the right to recover from the owner(s) or installer of such a sign, or the owner(s) of the property on which it is located, or any other responsible person, the full costs of removal and disposal of the sign. The City shall certify the removal and may charge the owner(s) or installer or other responsible person for the removal, payable within 10 days after receipt of a statement of charges or the charges may be a special assessment and a lien on the property involved and subject to the provisions of LVMC 9.12.150, 9.12.160 and 9.12.170. It is presumed that the person or entity whose identity is represented on the sign is a person responsible for installing the sign, which presumption may be rebutted by competent evidence. However, the presumption is not rebutted if the sign was erected or placed by a person or entity who, pursuant to contract or otherwise, is acting on behalf of the person or entity whose identity is represented on the sign.

d. Removal pursuant to this Subsection may be accomplished by the City or its authorized agent.

e. For any premises on which there is an existing sign that violates any part of this Section, the City may withhold permits for any other signs, including temporary signs, until the violation has been corrected or the property owner(s) has entered into a written agreement with the City for abatement of the violation by a specified date. The provisions of this Paragraph (2) shall not apply to any sign that is not under the legal control of the applicant for a new sign, whether as owner(s) or lessee(s). A sign user simply renting one space on a larger "tenant board" or other sign advertising multiple businesses shall not be considered to be in control of such sign.

f. Any violation of this Section shall be a misdemeanor. The City may issue a citation and upon conviction seek imposition of fines in accordance with the following schedule:

i. Upon a first conviction, a minimum of $250;

ii. Upon a second conviction within a period of one year, or a first conviction within a period of one year following a finding of civil liability regarding a violation of this Subchapter, a minimum of $500; and

iii. Upon each subsequent conviction a fine of $1,000.

g. As an alternative to a criminal prosecution regarding a particular violation, the City may process the violation as a civil nuisance under LVMC 9.04.04. et seq. Upon a finding of civil liability, the City may seek an imposition of civil liability in accordance with the following schedule:

i. Upon the first finding of civil liability, a minimum of $250;

ii. Upon a second finding of civil liability within period of one year; a first finding of civil liability within a period of one year following a conviction; or any subsequent such finding, a minimum of $500.

h. Each day that any sign has been installed, created, erected, maintained or abandoned in violation of this Section shall be considered a separate violation when applying the criminal or civil penalty portions of this Section.

(Ord. 6249 §2, 05/01/13)

19.16.210

MAINTENANCE DISTRICTS

A. State Law Subjectivity

This Section is enacted pursuant to, and is subject to, the provisions of NRS 278.478 to 278.4787, inclusive.

B. Definitions

As set forth in this Section, the following terms shall have the meanings ascribed to them:

"Assessment" means the monetary amount levied against each tract or assessment unit as an assessment against a lot or parcel of real property within a development or subdivision for any given assessment period benefitted by an improvement.

"Assessment amount" means the monthly amount established by the City as the amount necessary to pay the proportionate share of the cost to maintain the improvements included within the maintenance district, to include, without limitation, the City's administrative costs, the actual cost for contracted services performed, and the associated labor, equipment, insurance, utility, and material costs.

"Assessment period" means each successive period of time running from and including July 1 to and including June 30 of the following year.

"Assessment unit" means each legal lot or parcel of real property comprising, and being included within, the boundaries of the maintenance district and upon which a building may be constructed, whether such building has been constructed or not.

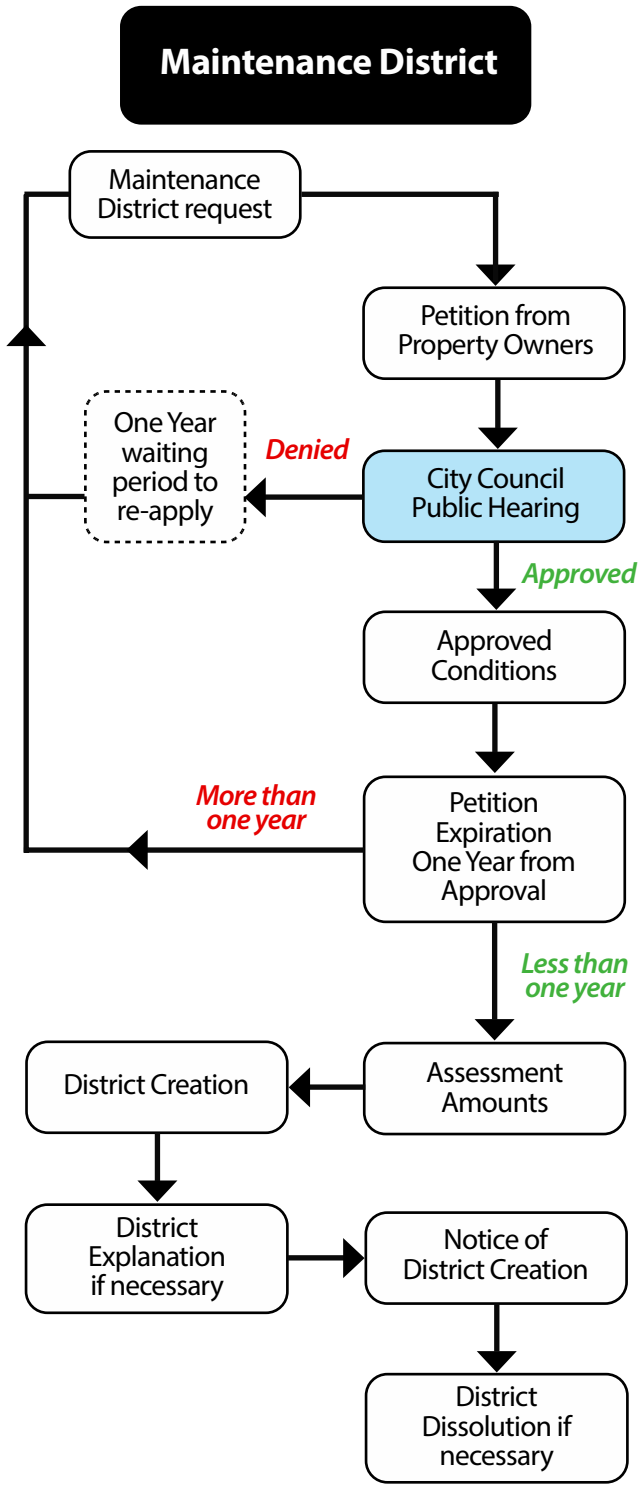
"Improvement" or "improvements" means any of the following improvements that are included or proposed to be included within a maintenance district in accordance with this Section:

1. Landscaping;
2. Public lighting;
3. Security walls; or
4. Trails, parks and open space that provide a substantial public benefit or are required by the City for the primary use of the public.

"Improvement plan" means the plan approved by the City which details the installation of the improvements proposed to be maintained within the maintenance district.

Typical Review Process

Maintenance Districts 19.16.210



"Landscaping" has the meaning ascribed to it in NRS 278.4781.

"Maintenance" means the care for and upkeep of improvements, including normal repair and replacement of materials and items to sustain an improvement to a level and quality acceptable to the City.

"Maintenance district" means the assessment district created, formed, and established pursuant to this Subchapter to provide for the maintenance of improvements.

"Maintenance district property" means the sum of all legal parcels of real property containing improvements that are requested by the applicant to be included and maintained within the maintenance district. The maintenance district property shall be shown as common area on the final map for a development or subdivision. The ownership of the maintenance district property will be ownership in common shared by the applicant and all future owners of property within the development or subdivision.

"Public lighting" has the meaning ascribed to it in NRS 278.4783.

"Security wall" has the meaning ascribed to it in NRS 278.4785.

C. Right to Petition the City

Pursuant to NRS 278.4787, persons who propose to divide land for transfer or development into four or more lots pursuant to NRS 278.360 to NRS 278.460, inclusive, or NRS Chapter 278A may, in lieu of providing for the creation of an association for a common interest community, petition the City to assume the maintenance of improvements within the development or subdivision. Additionally, if persons who own tracts of land or residential units within an existing subdivision or development with existing improvements, agree to dissolve the association for their common interest community in accordance with the governing documents of their common interest community they may, in lieu of said association, petition the City to assume the maintenance of those existing improvements.

D. Petition Requirements--General

A request for the City to maintain improvements from a person who proposes to divide land for transfer or development into four or more lots pursuant to NRS 278.360 to NRS 278.460, inclusive, or NRS Chapter 278A, shall be filed with the Department at least one hundred twenty days before the approval of the final map for the land, unless such time is otherwise waived by the City. The request must be made by written petition, on a form to be provided by the City. In order to be deemed complete, the petition must include, or be accompanied by the following:

1. The notarized signature(s) of at least a majority of the owners whose property will be assessed;

2. A description of all tracts of land or residential units that would be subject to an assessment;

3. A list of the improvements (including plans) that are proposed to be maintained by the City;

4. An explanation of why the City should accept maintenance of the improvements and what public benefit the City derives from the maintenance of the improvements;

5. An instrument granting the City, its officers, agents, employees, and contractors the right to enter and access the proposed maintenance district property to the extent necessary to inspect the improvements which are proposed to be maintained within the maintenance district;

6. Such other information as the City deems necessary in order to properly evaluate the petition; and

7. An application fee and inspection fee as set forth in the fee schedule.

E. Petition Requirements--Property Owners

A request for the City to maintain existing improvements from property owners in an existing development or subdivision, who propose to dissolve, or have dissolved, their common interest association in accordance with the governing documents of their common interest association, shall be filed with the Department. The request must be made by written petition, on a form to be provided by the City. In order to be deemed complete, the petition must include, or be accompanied by the following:

1. Notarized signatures from at least fifty-one percent of those property owners who would be subject to an assessment, or notarized signatures from at least the same percentage of property owners that would be required by the governing documents of the common-interest community to dissolve the common interest association, whichever is greater;

2. A description of all tracts of land or residential units that would be subject to an assessment;

3. A list of the improvements (including plans) that are proposed to be maintained by the City;

4. An explanation of why the City should accept maintenance of the improvements and what public benefit the City derives from the maintenance of the improvements;

5. Documentation evidencing that a conditional affirmative vote was had by the membership of the common interest association to dissolve the common interest association upon the City's acceptance of the petition for maintenance;

6. An instrument granting the City, its officers, agents, employees, and contractors the right to enter and access the proposed maintenance district property to the extent necessary to inspect the improvements which are proposed to be maintained within the maintenance district;

7. Such other information as the City deems necessary in order to properly evaluate the petition; and

8. An application fee and inspection fee as set forth in the fee schedule.

F. Petition--Public Hearing

1. Unless the requirement is waived by the City Council, the Council shall hold a public hearing regarding a complete petition described in Subsection (D) of this Section at least ninety days before the approval of the final map for the land. The City Council shall hold a public hearing regarding a complete petition as described in Subsection (E) of this Section within one hundred twenty days of its receipt of the completed petition. This time period may be extended at the discretion of the City Council. A petition shall be deemed complete if, in the City's judgment and discretion, it fully complies with the requirements of Subsection (D) or (E) of this Section. Any petition may be reviewed by City staff, by a committee, or by both, for the purpose of providing a recommendation to the City Council.

2. The purpose of the public hearing described in Paragraph (1) shall be for the City to determine the desirability of assuming the maintenance of the specified improvements. The maintenance assessments shall not, however, be effective until the City inspects and accepts the constructed improvements for maintenance. In determining if it is desirable for the City to assume maintenance of the improvements, the following factors may be considered by the City Council:

a. Whether the maintenance of the improvements on the subject property alone, or cumulatively with other maintenance districts in the City, would create an unreasonable administrative or financial burden upon the City;

b. Whether the location of the proposed maintenance district would interfere with the City's ability to efficiently and effectively maintain improvements on the subject property;

c. The extent to which the maintenance district property is located on parcels that are contiguous;

d. Whether the improvement plan submitted by the applicant is consistent with the requirements of the City, City policies, and the City's master plan, including the applicable land use guide approved by the City;

e. Whether the proposed improvements are compatible with the character of the area of the City in which the improvements will be located;

f. Whether the improvements are constructed to any standards for such improvements that have been adopted by the City and are otherwise acceptable to the City;

g. The number and percentage of property owners who signed the petition and the number of protests received from property owners who would be subject to the assessment;

h. Whether the maintenance of the proposed improvements will promote the health, safety and general welfare of the community;

i. The extent to which the proposed maintenance district would be in the public interest;

j. Any recommendation by City Staff and by any committee that may review the petition; and

k. Any other factor deemed by the City Council to be relevant to the petition or to the proposed maintenance district.

G. Petition--Decision by Council

1. If the City makes a determination that it is desirable to assume the maintenance of the improvements,

the City shall form a maintenance district, by ordinance, in accordance with NRS 278.4787(4).

2. If the City Council determines that it would be undesirable for the City to maintain the specified improvements, the Council shall specify the reasons therefor.

3. An applicant whose petition has been considered by the City Council and denied may not repetition the City for a maintenance district within the same development or subdivision for a period of one year.

H. Petition Approval--Council's Right to Impose Certain Conditions

1. In approving a petition, the City Council may impose conditions designed to address the impacts that otherwise would make maintenance of the improvements by the City undesirable. Such conditions may include, without limitation, a requirement to:

a. Submit an agreement or instrument, acceptable to the City, granting the City, its officers, agents, employees, and contractors an exclusive right to enter and access the maintenance district property to the extent necessary to maintain the improvements on the maintenance district property;

b. Submit a written agreement, acceptable to the City, providing a warranty for all improvements for a period of twelve months, or for a shorter period if agreed to by the City, and indemnifying the City for damage or loss resulting from the improper installation or defective design of the improvements.

c. Provide an assessment deposit, equal to the first year of assessments and start up costs, as estimated by the City, for the maintenance district and the costs associated with recording notice with the Clark County Recorder's Office as required in NRS 278.4787(6);

d. Provide an easement, in a form suitable for recordation, that will provide the necessary access by which the City, through its officers, employees, agents and contractors, may perform the maintenance associated with the maintenance district; and

e. If applicable, submit documentation, acceptable to the City, evidencing the costs that have been incurred in maintaining the improvements that are proposed to be maintained by the City. Documentation regarding the maintenance costs shall be for the three-year period preceding the submission of the petition, unless a different time period is agreed to by the City.

2. The City may impose additional conditions as it deems necessary and appropriate at the time of the public hearing at which the creation of the maintenance district is considered.

I. Petition Expiration

A petition approved by the City shall expire one year from the date of the approval, unless all conditions of approval are met and construction of the improvements in question are commenced within that time period. The City shall have the discretion to establish a different expiration period for any particular maintenance district.

J. Assessment Amounts

1. The assessment amount for each assessment unit, including the billing cycle, shall be determined for each assessment period, subject, however, to an annual adjustment. The maintenance district may be considered for revision or adjustment annually and the assessment amount shall be adjusted accordingly based upon the bids received and the actual contracts approved by the City. Additionally, if costs and expenses are increased within the maintenance district by ten percent or more, the assessment amount shall be increased accordingly during the remainder of the assessment period.

2. Assessment amounts shall be payable according to the payment schedule adopted with the establishment of the maintenance district. The City, or its agent, shall mail to the property owner of the assessment unit a bill for the assessment amount to the same address for the property owner of such assessment unit as billings for real property taxes are sent by the Clark County Assessor's Office.

3. Assessment amounts for any partial assessment period shall be prorated based on a three hundred sixty-five day year.

4. The City shall assess a ten percent penalty for each assessment not paid within sixty days from the due date. Interest shall accrue on delinquent payments at the legal rate with unpaid principal, penalties, and accrued interest compounded semi-annually.

K. Improvement Installation Prior To Maintenance District Creation

1. Prior to the creation of a maintenance district, the improvements to be included therein must be fully installed:

a. In accordance with the City-approved improvement plan supplied by the applicant;

b. In accordance with any standards for such improvements that have been adopted by the City; and

c. In a good, workmanlike, and lien free manner.

2. The City may accept a right-of-entry for access purposes at such time as the maintenance district is created.

3. Once the improvements are installed, the applicant shall notify the City, so that the City may inspect the improvements for compliance with the approved improvement plan and other applicable requirements and standards.

4. The City may undertake, or cause to be undertaken, the maintenance of the improvements consistent with the levels and standards approved by the City upon the City's creation of the maintenance district and acceptance of the public access rights. The maintenance of the improvements may be provided by the City or by a contract approved and administered by the City or its agent, under the provisions of NRS Chapters 271, 332 and 338 where applicable.

L. Maintenance District Expansion

Upon the filing of a supplemental petition, containing the same information as required for a complete petition in Subsections (D) and (E) of this Section, and by compliance with all provisions of this Section, the maintenance district may be expanded to include future phases of a development or subdivision provided that the same conditions as required for the creation of the original maintenance district are satisfactorily fulfilled, as determined by the City.

M. Notice Of District Creation

Subsequent to the creation of a maintenance district, the City shall record, in the office of the Clark County Recorder, a notice of the creation of the maintenance district or unit of assessment against the property located within the maintenance district that is sufficient to advise the owners of tracts of land or residential units that the tracts of land or residential units are subject to the assessment. The costs of recording the notice shall be paid by the petitioners. The notice shall be in such form and content so as to encumber the property located within the maintenance district and run with the title thereto.

N. District Dissolution

1. A maintenance district may be dissolved by the City if:

a. The City determines that the improvements that are covered by the maintenance district are no longer necessary, or maintenance of those improvements is no longer necessary;

b. A majority of the property owners of the assessment units request that the City dissolve the maintenance district, and an association for a common-interest community has been formed to maintain the improvements in lieu of the maintenance district; or

c. The City otherwise determines that it is no longer desirable for the City to maintain the improvements within the maintenance district and that an association or other means has been or will be established to maintain the improvements.

2. Any money that may remain in the maintenance district fund after the dissolution of the district may be remitted to an entity that has been created within the development or subdivision to maintain the improvements.

19.16.220

UNIFIED DEVELOPMENT CODE (UDC) TEXT AMENDMENT

A. Purpose

The purpose of this Section is to provide for a process to amend the text of this Title.

B. Authority

1. Whenever public health, safety and general welfare may require, the City Council may amend, supplement, modify, change, or repeal any of the regulations contained in this Title.

2. Except where immediate concern for the public health, safety or general welfare dictate otherwise, the substance of any proposed amendment to the text of this Title shall be presented to the Planning Commission for its recommendation.

C. Planning Commission Public Hearing and Action

1. The Planning Commission shall hold a public hearing upon any proposed text amendment that has been presented to the Planning Commission for review.

2. Notice of the time, place and purpose of the hearing shall be given at least 10 days before the hearing by publishing a notice in a newspaper of general circulation within the City.

3. The Planning Commission shall hear and consider evidence and facts from any person present at the public hearing who desires to be heard and shall consider written communication from any person.

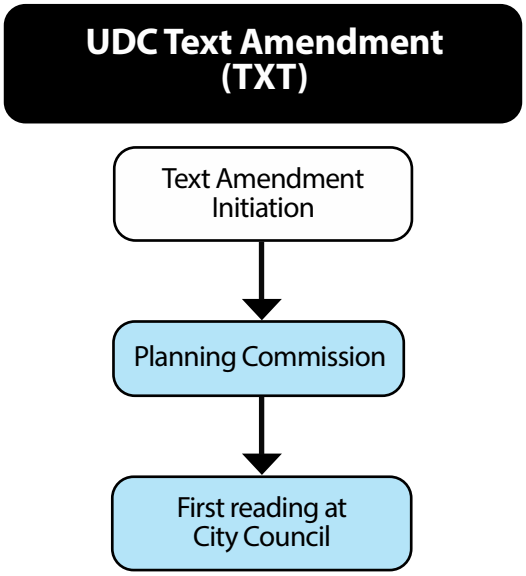
4. At the conclusion of the public hearing on the text amendment, the Planning Commission may recommend approval, approval with modification or disapproval of the amendment, or may hold the item in abeyance for further study.

D. City Council Consideration

The recommendation of the Planning Commission shall be made available to the City Council in connection with the Council's consideration, if any, of the substance of the text amendment.

Typical Review Process

UDC Text Amendment 19.16.220



19.16.230

STREET NAME CHANGE

A. Purpose

1. The purpose of this Section is to establish a procedure to change the name of any street or a portion of a street.

2. Street name changes will be made consistent with LVMC 19.04.060 and the edition of the City of Las Vegas Street Naming and Address Assignment Regulations adopted therein, as it may be amended from time to time.

B. Application

A petition for Street Name Change shall be made on a form to be provided by the Department. The applicant shall file two copies of the petition with the Director. The petition shall describe with certainty the portion of the street or streets to be affected. The petition shall be signed by all abutting property owners or a representative of the local government initiating the petition.

C. Time of Filing

In order to provide sufficient time for the necessary investigation by the Planning Commission and/or the Director, an application for a Street Name Change must be filed with the Director a minimum of 30 days prior to the date of the meeting of the Planning Commission at which the Street Name Change application is to be heard and considered.

D. Planning Commission Public Hearing and Action

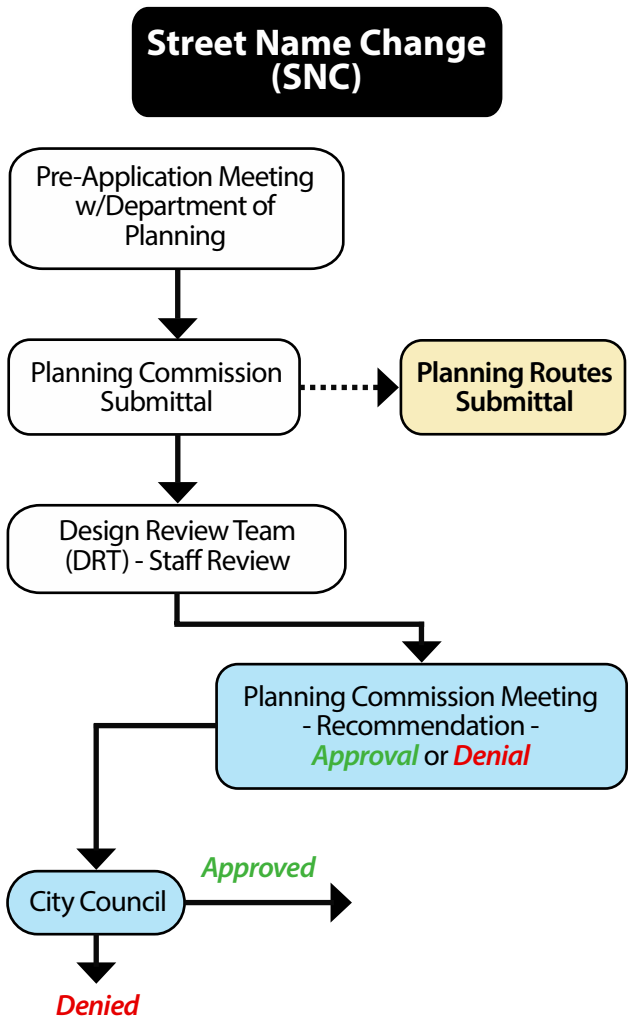
1. **Process and Review.** The Planning Commission shall hold a public hearing upon a completed application for Street Name Change following receipt of the petition.

2. **Notice.** The Director shall endeavor to mail notices of the Planning Commission meeting at which the petition will be considered to all persons owning property abutting the street or streets to be affected by the proposed name change; however, the failure to do so shall not invalidate any action taken at the meeting.

3. **Decision and Report.** Following the conduct of a public hearing or hearings, the Planning Commission shall make its recommendation either to grant or deny the application for a Street Name Change. The Planning Commission shall transmit a report of its recommendation to the City Council.

Typical Review Process

Street Name Change 19.16.230



E. City Council Public Hearing and Review

The City Council shall consider the application for Street Name Change and the recommendation of the Planning Commission at its next available meeting. If the City Council finds that it is in the best interest of the public and that no person will be materially injured, the City Council may order that the name of the street be changed.

F. Recording

The order contemplated in Subsection (E) of this Section shall be recorded in the office of the County Recorder and in the event the original name of the affected street is indicated on a subdivision map, parcel map or plat on file with the Recorder, the County Recorder shall make a written notation of the change on any map affected by the order.

19.16.240

REVIEW OF CONDITIONS

A. Purpose and Intent

The purpose of a Review of Condition is to provide a mechanism for reviewing proposed modifications to conditions of approval imposed by the City Council or Planning Commission. The provisions of this Section are intended to govern whenever there is a proposal to amend, modify or review a condition of approval of an application under this Chapter, notwithstanding the fact that other provisions of this Chapter regarding amendments and modifications to approved applications or plans might otherwise apply. The provisions of this Section are not intended to limit the authority of the Planning Commission or City Council.

B. Application

The applicant for a Review of Condition shall schedule and hold a pre-application conference with the Department prior to the submittal of an application. An application for Review of Condition shall be filed with the Department on a form to be provided by the Department. The application shall be signed and acknowledged by the owner of record of the property for which the Review of Condition is sought, and shall be notarized as to the owner's signature.

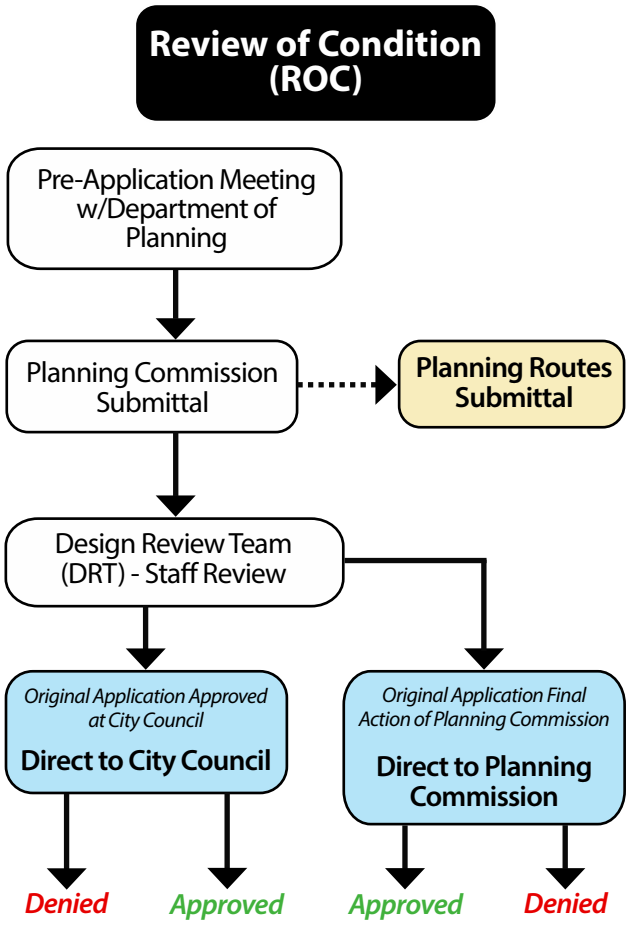
C. Hearing

An application for Review of Condition shall be heard by the Planning Commission or City Council, depending on which body took final action to impose the condition or conditions being reviewed. Notice of the time, place and purpose of the hearing must be given at least ten days before the hearing by:

1. Publishing the notice in a newspaper of general circulation within the City; and
2. Mailing a copy of the notice to:
   - **a.** The applicant;
   - **b.** Each owner of real property located within a minimum of one thousand feet of the property described in the application;
   - **c.** The president or head of any registered local neighborhood organization whose organization boundaries are located within the minimum of one mile of the property described in the application; and
   - **d.** The owner of each of the 30 separately-owned

Typical Review Process

Review of Conditions 19.16.240



parcels nearest to the property described in the application to the extent this notice does not duplicate the notice otherwise required by this Paragraph (2).

D. Decision

The Planning Commission or City Council, as the case may be, may approve, approve with conditions or deny an application for Review of Condition. The decision is final, subject to the right of appeal available under State law.

E. Notice of Decision

Written notice of the decision by the Planning Commission or City Council, as the case may be, including the reasons therefor, shall be provided to the applicant or agent. A copy of the notice shall also be filed with the City Clerk, and the date of the notice shall be deemed to be the date notice of the decision is filed with the City Clerk.

19.16.250

REQUIRED REVIEW

A. Purpose

The Planning Commission and City Council are authorized by the provisions of this Title to impose conditions in connection with their approval of applications under this Title. From time to time, such conditions of approval include a condition requiring that the application so approved (the "approved item") be brought back for review, either an administrative review or a review by the approving body. The purpose of the Required Review process described in this Section is to provide the mechanism by which approved items may be reviewed for compliance with the provisions of this Title and with conditions that were imposed in connection with the approval.

B. Application

An application for a Required Review shall be filed with the Department on a form to be provided by the Department. The application shall be signed and acknowledged by the owner of record of the property for which the Required Review is sought, and shall be notarized as to the owner's signature. In the absence of a voluntary application, the Department may process the Required Review on its own initiative.

C. Types of Required Review

Where the type of review required by a condition of approval was an administrative review, the Required Review shall be performed by the Director. Where the type of review required by a condition of approval was not an administrative review, the provisions of Subsections (D) through (F) of this Section shall apply.

D. Hearing

An application or agenda item for a Required Review shall be heard by the Planning Commission or City Council, depending on which body took final action to approve the items subject to a Required Review. Notice of the time, place and purpose of the hearing must be given at least ten days before the hearing by:

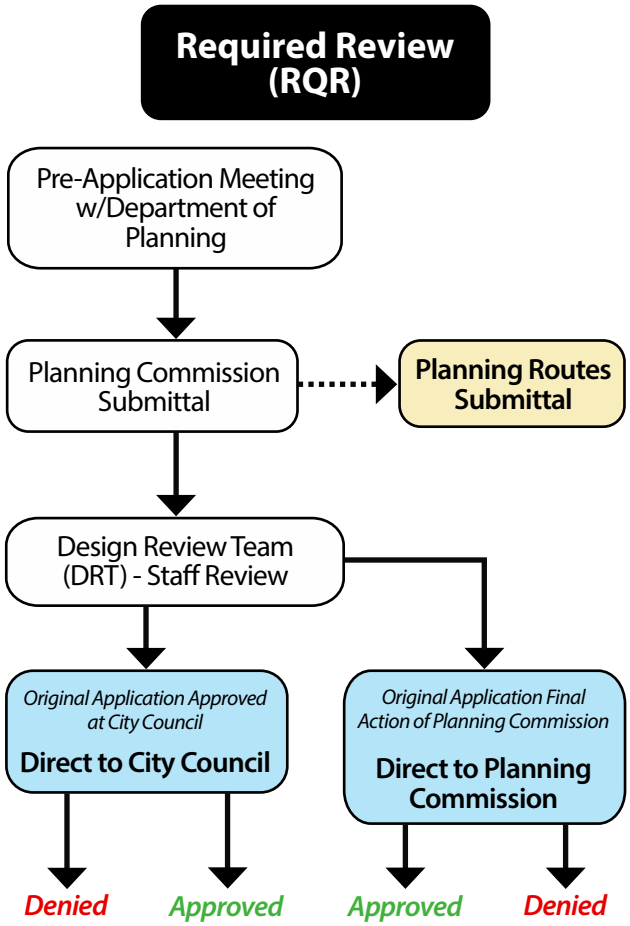
1. Publishing the notice in a newspaper of general circulation within the City; and

2. Mailing a copy of the notice to:

a. The applicant, if any, or otherwise to the property owner, operator of the use, or other representative;

Typical Review Process

Required Review 19.16.250



b. Each owner of real property located within a minimum of one thousand feet of the property described in the application;

c. The president or head of any registered local neighborhood organization whose organization boundaries are located within the minimum of one mile of the property described in the application; and

d. The owner of each of the thirty separately-owned parcels nearest to the property described in the application to the extent that this notice does not duplicate the notice otherwise required by this Paragraph (2).

E. Decision

The Planning Commission or City Council, as the case may be, may take such action as it deems appropriate regarding the application, including without limitation:

1. Allowing the previous approval to continue subject to further review;

2. Allowing the previous approval to continue without further review;

3. Allowing the previous approval to continue subject to a different scope, or subject to conditions other than any previously imposed; or

4. Revoking or otherwise terminating the previous approval, but only if notice of the potential to take such action is provided at least fourteen days in advance of the hearing to:

a. The applicant (if any) or to the applicant's agent; or

b. Otherwise, to the property owner or operator of the use (or an agent).

F. Notice of Decision

Written notice of the decision by the Planning Commission or City Council, as the case may be, including the reasons therefor, shall be provided to the applicant, if any, or the applicant's agent, or otherwise to the property owner, the operator of the use, or an agent thereof. A copy of the notice shall also be filed with the City Clerk, and the date of the notice shall be deemed to be the date notice of the decision is filed with the City Clerk.

19.16.260

EXTENSION OF TIME

A. Purpose

The purpose of an Extension of Time is to provide a mechanism for extending the approval period of an approved application with time limitations imposed by the City Council or Planning Commission. The provisions of this Section are intended to govern whenever there is a proposal to extend an application under this Chapter, unless otherwise addressed any other provision of this Title. The provisions of this Section are not intended to limit the authority of the Planning Commission or City Council.

B. Application

An application for an Extension of Time shall be filed with the Department on a form to be provided by the Department. The application shall be signed and acknowledged by the owner of record of the property for which the Extension of Time is sought, and shall be notarized as to the owner's signature.

C. Hearing

An application for an Extension of Time shall be heard by the Planning Commission or City Council, whichever body took final action to approve the item subject to an Extension of Time. Notice of the time, place and purpose of the hearing must be given at least ten days before the hearing by publishing the notice in the newspaper of general circulation within the City.

D. Decision

The Planning Commission or City Council, as the case may be, may take such action as it deems appropriate regarding the application, including without limitation:

1. Allowing the extension of the previous approval;

2. Allowing the extension of the previous approval subject to conditions other than any previously imposed; or

4. Denial of the extension of the previous approval.

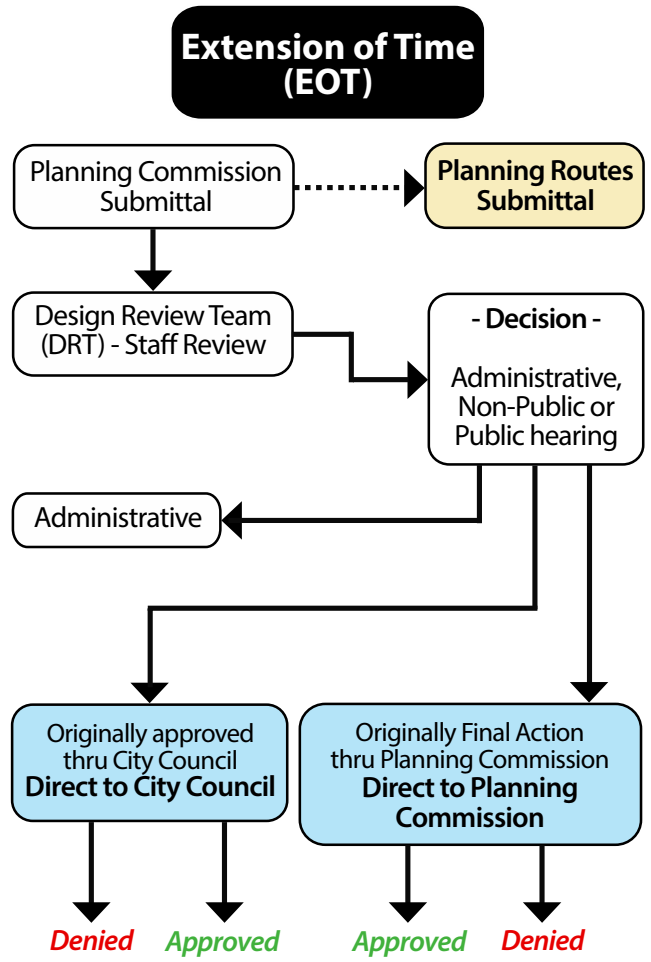
E. Notice of Decision

Written notice of the decision by the Planning Commission or City Council, as the case may be, including the reasons therefore, shall be provided to the applicant, if any, or the applicant's agent, or otherwise to the property owner, to the operator of the use, or an agent

Typical Review Process

Extension of Time

19.16.260



thereof. A copy of the notice shall also be filed with the City Clerk, and the date of the notice shall be deemed to be the date notice of the decision is filed with the City Clerk.

19.16.270

MASTER SIGN PLAN

A. Purpose

A Master Sign Plan is required for certain types of development in order to allow the Planning Commission and City Council to ensure the appropriate relationships among building elevations, signage and circulation. Larger commercial developments are likely to generate greater impacts on surrounding residential properties than smaller commercial projects. An effective Master Sign Plan encourages integrated signage, with an emphasis on wall signs and central identification signage rather than multiple freestanding signs along the street frontage. Reducing the amount of sign clutter along street frontages allows the customer of the commercial center to readily identify establishments that have the goods and services they seek.

B. Applicability

1. A Master Sign Plan shall be submitted and approved before any on-premise signage may be installed as:

a. Signage for any nonresidential project with a site larger than 15 net acres;

b. Signage for any non-restricted gaming establishment whose signage is not otherwise subject to review by the Downtown Design Review Committee under this Title; or

c. Supergraphic signage.

2. A Master Sign Plan may be submitted for any development or property not otherwise required to submit a Master Sign Plan to accomplish one or more of the following:

a. To establish the requirements and limitations for signs relating to uses that are not regulated elsewhere in this Title and that are located on property in the Planned Community and Planned Development districts;

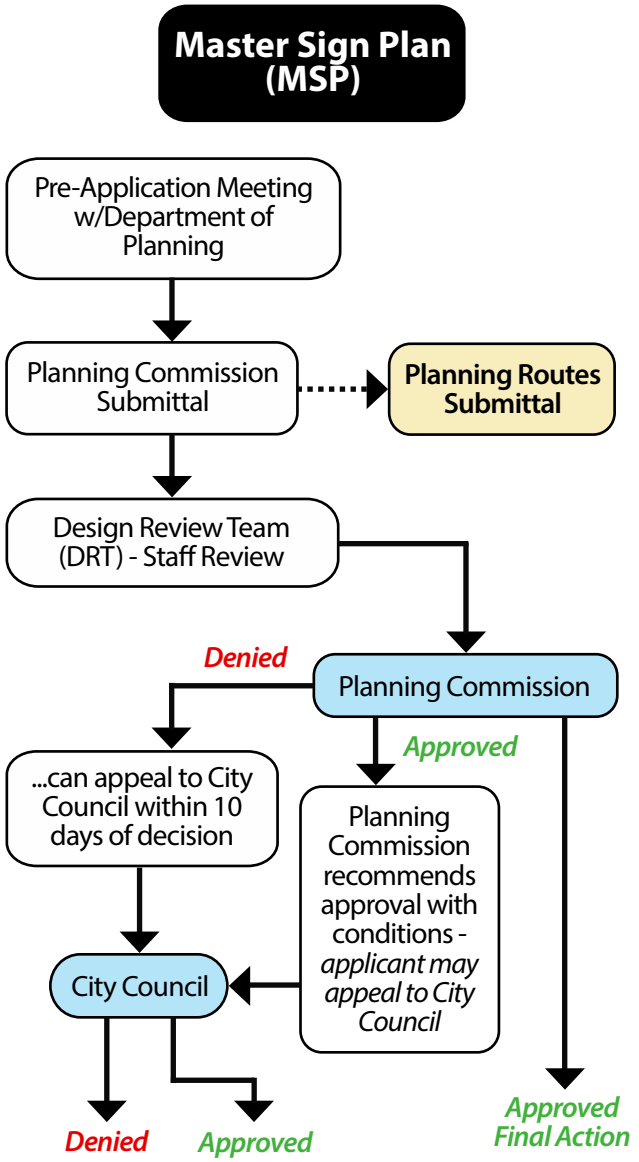
b. To establish requirements and limitations for signs in a specific development that are more restrictive than would otherwise be required by this Title; or

c. To satisfy a condition or requirement imposed by the Planning Commission or City Council.

(Ord. 6234 § 2, 02/06/13)
(Ord. 6250 §8, 05/01/13)

Typical Review Process

Master Sign Plan 19.16.270



C. Master Sign Plan Requirements

A proposed Master Sign Plan generally may be submitted in connection with a Site Development Plan Review. The Master Sign Plan shall be signed by all the owners or the owner's authorized agent of the subject property on the form the Director requires, and shall include the following:

1. An accurate site plan of the lot, drawn to scale, indicating the location of buildings, parking lots, driveways and landscaped areas on the lot;

2. An accurate indication of the location of each present and proposed sign of any type, whether or not the sign requires a sign certificate, except that incidental signs need not be shown;

3. Design drawings which allow the computation of the sign area and the height of any existing or proposed signs and which indicate any sign characteristics such as illumination or moving parts;

4. A copy of any private restrictions or sign criteria which the owner(s) or developer agrees will govern all signs affected by the Master Sign Plan;

5. The applicable fees set forth in the Fee Schedule;

6. If applicable, standards for window signs that indicate the general type of window signage to be allowed (e.g., paper affixed to window, painted, etched on glass, or some other material hung inside the window); and

7. If applicable, a schedule for bringing all existing signs into conformance with the requirements in the Master Sign Plan.

D. Procedures

1. Hearing

The Planning Commission shall review a proposed Master Sign Plan within 65 days after it is properly submitted for review. The Planning Commission, in its discretion, may hold the Master Sign Plan in abeyance for good cause. Following the review, the Planning Commission shall make its recommendation to approve, approve with conditions, or deny the Master Sign Plan. The decision shall be based upon evidence that makes approval or denial of the Master Sign Plan appropriate.

2. Conditions of Approval

In approving a Master Sign Plan, the Planning Commission may impose such conditions, restrictions or limitations as the Commission may determine to be necessary to meet the general purpose and intent of this Title and to ensure that the public health, safety and welfare are being maintained. Conditions of approval may include a required review after a specified period to ensure that signage actually constructed conforms to required standards and is maintained in accordance with applicable requirements. All signs in the Master Sign Plan shall:

a. Either conform to all standards for the zoning district in which the sign will be located, under this Title, or establish sign requirements and limitations that are more restrictive than those set forth in this Title and that are consistent with the standards and criteria set forth in the following Subparagraphs (b) through (g). Master Sign Plans may also be used to establish the requirements and limitations for signs located in the Gaming and Downtown Centennial Plan Overlay districts, and the Planned Community and Planned Development Districts;

b. Conform to the Residential Protection Standards set forth in this Title;

c. Conform to site plan and development standards regarding circulation and emergency exit patterns, parking and loading requirements and other standards related generally to the location of structures within a development;

d. Be compatible with the architectural characteristics and spatial relationships of the buildings on which the signs are attached, and the placement of freestanding signs on the site, when considered in terms of location, scale, proportion, color, materials, and illumination;

e. Be professionally designed and fabricated from materials that meet the physical demands of an urban setting;

f. Be creative in the use of two- and three-dimensional forms, iconographic representations, illumination and graphic design, including the use of color, pattern, typography, and materials; and

g. Be designed as attractive and complementary features of the development, which it serves.

3. Effect of Denial; Appeal

A decision by the Planning Commission to deny a Master Sign Plan becomes final and effective at the expiration of 10 calendar days after the date of the decision unless, within that period, the applicant appeals the decision by written request filed with the City Clerk.

4. Final Action Concerning Appeal or Approval

A decision by the Planning Commission to approve a Master Sign Plan constitutes final action, unless, with respect to a conditional approval, the applicant appeals the decision by written request filed with the City Clerk within ten calendar days after the date of the decision. The City Council shall review and make the final decision concerning each Master Sign Plan which has been appealed to the City Council.

5. City Council Decision

In the case of an appeal, the City Council may approve, approve with conditions, or deny the Master Sign Plan. In doing so, the City Council shall consider the decision of the Planning Commission and the evidence presented at the public hearing. Action by the City Council is final.

6. Deemed Disapproval

If there is no final action by the Planning Commission or City Council on a Master Sign Plan within 90 days after the filing of a complete Master Sign Plan application, exclusive of any period of delay agreed to by the applicant thereof, it shall constitute a denial of the proposed Master Sign Plan. In the case of a failure by the City Council to reach final action on a Master Sign Plan, the applicant may seek direct judicial review of that denial based on the record then pending before the City Council.

7. Additional Provisions

Not withstanding any provision of Paragraphs (2), (3) and (4) of this Subsection (D), the following shall apply to any application for a Master Sign Plan that includes supergraphic signage:

a. Action by the Planning Commission on the application is a recommendation only, and the application shall be forwarded to the City Council for final decision.

b. Any review period imposed under Paragraph (2) for the purpose of determining whether supergraphic signage continues to be appropriate at the location that is subject of the application may not be for a period less than 1 year.

(Ord. 6250 §9 and 10, 05/01/13)

E. Amendments

1. Minor Amendment

a. Applicability. This Minor Amendment process shall apply to any amendment to a Master Sign Plan which does not propose any of the following:

i. Any increase by greater than ten percent in the number or size of freestanding or consolidated signs requiring certificates;

ii. Any substantial increase in the size, or illumination of wall, awning, roof, marquee or permanent window signs located within 200 feet of property zoned or shown on the General Plan as planned for single family residential (attached or detached) use; or

iii. Any substantial change in the location of wall, awning, roof, marquee or permanent window signs located within 200 feet of property zoned or shown on the General Plan as planned for single family residential (attached or detached) use.

b. Procedure. The applicant shall file an application in writing, with supporting drawings, specifically identifying the proposed changes to the approved Master Sign Plan. The Director shall review the application for completeness, and the applicability of the Minor Amendment process under this Section, within 5 business days of the date the application is received. After the Director finds that the application is complete, and that the Minor Amendment process applies, the Director shall review and act on the Amended Master Sign Plan application within 15 business days of the date the application is received. The application shall be reviewed for consistency with any conditions included in the original Master Sign Plan. If the "Master Sign Plan with

Minor Amendments," is consistent with any conditions included in the original Master Sign Plan, the Director shall approve the application. The Director shall mark the approved plan as "Master Sign Plan with Minor Amendments," and indicate the date of approval. From that date, the amended Master Sign Plan shall be the official Master Sign Plan.

c. Resubmission or Appeal. If the Minor Amendment is denied under this Paragraph (1), the applicant may revise and resubmit the application or may submit the complete application as a Major Amendment, in accordance with Paragraph (2). The submission of the application as a Major Amendment shall be in lieu of any appeal.

2. Major Amendment

a. Applicability. Any amendment to a Master Sign Plan, which does not meet the criteria for a "Minor Amendment," as set forth in Paragraph (1), shall be reviewed as a Major Amendment.

b. Procedure. A Major Amendment Master Sign Plan is accomplished by the same process and procedures required establishing a new Master Sign Plan. The proposed Major Amendment shall specifically identify the proposed changes to the existing Master Sign Plan that is in effect.

c. Schedule for Achieving Conformance. If any application for a Major Amendment to a Master Sign Plan is filed for a property on which existing signs are located, the application for the amended Master Sign Plan shall include a schedule for bringing into conformance all signs that do not conform to the proposed amended Master Sign Plan.

F. Effect

After approval of a Master Sign Plan, or amended Master Sign Plan, no sign shall be erected, placed, or altered, except in conformance with the Master Sign Plan, and the Master Sign Plan shall be enforced in the same way as any provision of this Title.

19.16.280

APPENDICES

A. Adopted

There are adopted, as part of this Chapter, five appendices, designated as Appendices "A," "B," "C," "D," and "E," which are incorporated by this reference and copies of which shall be maintained in the office of the City Clerk and the Department. The appendices are related to the preparation and submittal of parcel maps, tentative subdivision maps, final subdivision maps under the applicable provision of this Title and requirements related to boundary line adjustments as authorized and described by State law. The appendices are listed as follows:

1. Appendix A - Parcel Map Application Checklist ;
2. Appendix B - Tentative Map Application Checklist;
3. Appendix C - Final Map Application Checklist;
4. Appendix D - Monumentation Requirement ;
5. Appendix E - Required Certificates;

19.18

Definitions & Measures

Unified Development Code
Title 19

19.18
Definitions & Measures

19.18.010 General 501

19.18.020 Words and Terms Defined 501

19.18.030 Measurement Rules 538

GENERAL 19.18.010

Terms which are used in this Title and are not specifically defined shall be given their ordinary meaning, unless the context requires or suggests otherwise. In the case of ambiguity or uncertainty concerning the meaning of a particular term, whether or not defined, the Director and staff of the Department shall have the authority to assign an interpretation which is consistent with the intent and purpose of this Title, or an interpretation which is consistent with previous usage or interpretation.

WORDS AND TERMS DEFINED 19.18.020

Abandoned Sign. A sign that:

1. Has ceased to be used to display a message relating to an on-going business, product, service, idea or commercial activity and where the owner(s) of the sign has manifested an intention to permanently cease to use the sign. A sign shall be presumed to be abandoned if it has not been used to display or support such a message during any continuous one-year period;
2. Is an on-premise sign pertaining to a building that has been destroyed or damaged beyond use, and substantial construction work for its repair or replacement has not begun within six months after such destruction. This period may be extended by the Planning Commission upon application of the property owner(s) for good cause shown; or
3. Is an on-premise sign pertaining to a business that has advertised or otherwise publicly indicated that it is "going out of business," closing, moving, or closing at this location by a date that has passed.

Abandoned. Concerning a building or use, means not having been developed or maintained for a stated period of time.

Abut. To physically touch or border upon; or to share a common property line, but not overlap.

Access. A way or means of approach to provide vehicular or pedestrian physical entrance to a property.

Accessory Structure. A residential structure that is:

1. Located on the same lot as a principal structure;
2. Either detached from or, pursuant to LVMC 19.06.040(C)(6), attached to the principal structure; and
3. Incidental or subordinate to the principal structure.

Accessory Structure (Class I). An accessory structure which is located on the same residential parcel as a principal dwelling and which, as an ancillary use, provides living quarters, including full kitchen facilities, for the occupants of the principal dwelling or their tenants, domestic employees or temporary guests.

Accessory Structure (Class II). An accessory structure which is located on the same lot as a principal structure, is detached therefrom, is incidental or subordinate thereto, and does not qualify as an "Accessory Structure (Class I)."

Accessory Use. A use incidental or secondary to the principal use of a lot, building or structure and located on the same lot as the principal use.

Action. The decision made by the reviewing authority on a land use application; the determination made and any conditions of approval.

Adjacent. To be separated by common property lines, lot lines, or is directly across a street, private street or access easement, or right-of-way (other than a freeway or arterial) from the subject property.

Advertising. Any writing, painting, display, emblem, drawing, sign or other device designed, used, or intended for display or any type of publicity for the purpose of making anything known or attracting attention to a place, product, goods, services, idea or statement.

Air Rights. The right to use space above ground level.

Airport Elevations. The highest point of an airport's usable landing area measured in feet above mean sea level.

Airport, Heliport or Landing Field. Any area of land designated and set aside for the landing and taking off of any aircraft regulated by the Federal Aviation Administration, together with related refueling and terminal facilities.

Alley. A private or public way which affords only a secondary means of access to abutting property and which is not intended for general travel or circulation. Alleys are not considered a type of street.

Alter. To make any change in the structural members or other features of a building; or any change to allow the building to be used for purposes other than those for which it was originally intended. "Alter" includes "enlarge".

Amenity. A natural or created feature that enhances the aesthetic quality, visual appeal or attractiveness of a particular property, place or area.

Amphitheater. An oval, circular or semicircular outdoor theater in which the stage or screen area is surrounded by rising tiers of seating or assembling areas, or both.

Ancillary Use. A use incidental to and customarily associated with a specific principal use and which is located on the same parcel or lot.

Animal Hospital, Clinic, or Shelter. A facility that provides medical or surgical treatment for animals or pets, as well as shelter and care during the time of such treatment. Such a facility may, but does not necessarily, include the use of outdoor pens in providing such shelter and care.

Animal Keeping and Husbandry. The raising, keeping and breeding of domestic or non-domestic animals. The use must be ancillary to the principal use, but may be conducted for commercial purposes. The term includes the keeping of animals for the development of animal products such as meat, fur or eggs, but does not include the keeping of animals as household pets.

(Ord. 6229 §10, 12/19/12)

Antenna. Any exterior apparatus that is mounted on a structure and is used for transmitting or receiving communications, including electromagnetic waves, digital signals, analog signals, radio frequencies (excluding radar signals), wireless communication signals or other communication signals.

Antenna Tower. A pole or other structure, including any supporting elements, that is used to support one or more wireless communication antennas. The term includes a pole or other structure that supports a wireless communication antenna and that is attached to a trailer or other portable support.

Antenna Tower Alternative Structure. A structure such as a flagpole, man-made tree, clock tower, bell steeple, or similar alternative-design mounting structure that substantially camouflages or conceals the presence of wireless communication antennas or antenna towers.

Antique/Collectible Store. Any building used for the sale of:

1. Any old and authentic object of personal property which was made, fabricated or manufactured sixty or more years earlier and which has a unique appeal and enhanced value mainly because of its age; or
2. Any article of personal property which was made, fabricated or manufactured twenty or more years earlier and because of public demand has attained value in a recognized commercial mark which is in excess of its original value.

Apartment House. A structure which contains three or more apartment dwelling units and which does not qualify as a condominium, townhouse dwelling or residence hotel.

Apartment. A room, or suite of rooms, within an apartment house which has facilities for the preparation of meals, is designed for and used or intended to be used by one family and is intended to be occupied on a rental basis with a rental period of at least one week.

Arcade Sign. A wall or projecting sign attached to the roof or the wall of an arcade and totally within the outside limits of the structural surfaces that delineate the arcade.

Archeological Site. A site that has yielded, or exhibits the promise of yielding, information important in the understanding of human prehistory or history. Such information may consist of evidence of past human life, habitation or activity, as well as material remains.

Architectural Feature. A decorative element intended to enhance the character of a structure and may be an integral part of the structure. Architectural features may include, but are not limited to, porches, eaves or freestanding forms and monuments.

Asphalt or Concrete Batch Plant. A permanent facility or area for the mixing of concrete or asphalt.

Assisted Living Apartment. An apartment or apartment complex which provides personal care services to senior citizens for daily living needs. Such services may include, but are not limited to, preparation and service of meals, housekeeping, laundry, monitoring of rooms, monitoring of medication, or assistance with bathing. The term includes commercial uses that are ancillary to an apartment complex as long as the total amount of floor space dedicated to such uses does not exceed 5% of the total gross floor area of the apartment complex and there is no external signage for, nor external access to, the commercial uses. The term does not include a convalescent care facility/nursing home or other medical facility that is specifically defined in this Chapter.

Astrologer, Hypnotist, or Psychic Art & Science. Any person who practices, teaches, or professes to practice the business of astrology, hypnotism or the psychic arts and sciences for a fee, gift, donation, or otherwise. Psychic arts and sciences may include palmistry, phrenology, life reading, fortune telling, cartomancy, clairvoyance, clairaudience, crystal gazing, mediumship, prophecy, augury, divination, magic or necromancy. The term does not include a hypnotherapy practice.

Attached Sign. Any sign that is attached to an occupied building or building designed for occupancy.

Attention Gaining Device. Any streamer, pennant, propeller, inflatable sign, tethered balloon, portable sign, bunting or other artificial device, figure, shape, color, sound, light or exhibit, whether live, animated or still, that is intended to attract attention to a use or business being conducted either on or off site.

Auction House. An enclosed establishment for the temporary storage and offering by an auctioneer of qualified property which is offered or sold to the highest bidder by means of a request or invitation for bids. For purposes of this definition, the term "qualified property" means property of any kind belonging to another, but excluding animals, motor vehicles and business inventory to be liquidated following or in connection with the closing of a business. The term "auction house" does not include a secondhand dealer.

Auctioneer. A person who cries out or otherwise requests or solicits bids for purposes of offering to sell property to the highest bidder.

Auto Broker. A facility or area used primarily for the wholesaling of used motor vehicles, typically on an intermediary basis between an auction house and a used car dealership. The term does not include a facility or area used for the retail sales of used vehicles.

Auto Dealer Inventory Storage. The parking or storage, other than for purposes of display, of new motor vehicles which constitute inventory of a new motor vehicle sales dealership, where such parking or storage is maintained by the dealership either on the same parcel as the dealership or on a separate parcel.

Auto Parts (Accessory Installation). A facility for the retail sale and installation of auto accessories such as stereos, alarms and other types of accessories.

Auto Parts (New & Rebuilt) ~~**(Accessory Sales & Service)**~~**.** A facility for the retail sale and installation of lubricating oils, tires, filters and other new or rebuilt goods for use in motor vehicles. The resurfacing of rotors, pressing of bearings, grinding of brake drums, and similar activities are permitted as incidental uses, as well as the installation of auto accessories.

Auto Repair Garage, Major. A facility for the repair or reconditioning of any type of motorized vehicle, other than the types of repair and service authorized to be performed in a minor auto repair garage. The term includes a facility that provides collision services, including body, frame, or fender straightening, repair and painting of vehicles in an appropriate paint booth, and a facility that performs any repairs to vehicles with a gross vehicle weight over 10,000 pounds.

Auto Repair Garage, Minor. A facility for the performance of minor repairs and service on vehicles of 10,000 pounds gross vehicle weight or less. Such repairs and service are limited to electronic tune ups, brake repairs (including drum turning), air conditioning repairs, generator and starter repairs, tire repairs, front end alignments, battery recharging, lubrication, selling/installing minor parts and accessories, and other similar activities. The term also includes the repair and installation of other minor elements of an automobile such as windshield wipers, hoses, windows, etc., but excludes general engine repairs, engine installation, and the repair and installation of transmissions and differentials.

Auto Sales Showroom. A completely enclosed facility for the display, storage and sale (or leasing) of new or used automobiles and trucks, along with related accessories. This use does not include a motor vehicle sales use as defined in this Title and does not include any ancillary activity normally associated with such uses, including without limitation the service, repair and rental of vehicles.

Auto Smog Check. A facility for the testing of vehicle emissions.

Auto Title Loan. A business whose primary function is to lend money on the security of the title to a motor vehicle rather than on the security of the vehicle itself.

Automobile Detailing Shop. Any building or premises used for washing and cleaning of passenger vehicles.

Automobile Rental. A facility for the rental of new or used automobiles or other passenger vehicles. For purposes of the limitations of this Title on outside storage, vehicles kept on a lot for rental purposes are not considered to be outside storage.

Automobile Repossession Agency. Any parking area used for the storage of up to two operable vehicles which have been repossessed by or on behalf of a lender, together with related office operations. The term does not include the storage of more than two vehicles, which shall be treated as if the use were motor vehicles sales.

Auxiliary Kitchen. A second kitchen in a single family detached dwelling that is:

1. Intended solely for use by members of the household for private dinner parties or social gatherings; and
2. Not located within an accessory structure and is directly accessible from the rest of the dwelling.

Average Daily Traffic (ADT). The average number of motor vehicles per day that pass a given point.

Awning. A roof-like cover that projects from the wall of a building for the purpose of shielding a doorway or window from the elements.

Awning Sign. Any sign that is a part of or attached to an awning, or other fabric, plastic or structural protective cover over a door, entrance, window or outdoor service area.

Bailbond Service. An establishment that makes available to the public undertakings of bail in connection with judicial proceedings.

Bakery, Retail. A retail establishment which specializes in the sale of baked goods, such as doughnuts, cookies, pastries and other similar goods, but does not provide meals as found in a restaurant.

Banner. Any sign of lightweight fabric or similar material that is mounted to a pole or a building at one or more edges. National flags, state or municipal flags, or the official flag of any institution or business shall not be considered banners.

Banquet Facility. Establishment which is rented by individuals or groups to accommodate private functions such as banquets, weddings, anniversaries, and other similar celebrations. Such a use may or may not include: 1) kitchen facilities for the preparation or catering of food; 2) the sale of alcoholic beverages for on-premises consumption, only during an event, and 3) outdoor gardens or reception facilities.

Basement. A story partly or completely underground. A basement shall be counted as a story for purposes of height measurement where any portion of a basement has more than one-half of its height above grade.

Beacon. Any light with one or more beams directed into the atmosphere or directed at one or more points not on the same lot as the light source; also, any light with one or more beams that rotate or move.

Bed & Breakfast Inn. A facility wherein overnight accommodations and a morning meal are provided in a dwelling unit to tourists for compensation.

Beer/Wine/Cooler Cultural Establishment. An establishment:

1. Whose license to sell alcoholic beverages is limited to the sale of beer, wine and coolers for consumption only:
    a. At a museum, performing arts theater, or facility licensed as an art studio or otherwise licensed for art sales or display (or both); and
    b. During the hours of an artistic exhibition, presentation or performance; and
2. That meets the criteria for a beer/wine/cooler cultural establishment as set forth in LVMC 19.12.070.

Beer/Wine/Cooler Off-Sale Establishment. An establishments whose license to sell alcoholic beverages is limited to the sale of beer, wine and coolers to consumers only and not for resale, in original sealed or corked containers, for consumption off the premises where the same are sold, and is operated in connection with a grocery store, drug store, convenience store or specialty merchandise store.

Beer/Wine/Cooler On-Sale Establishment. An establishment whose license to sell alcoholic beverages is limited to the sale of beer, wine and coolers for consumption only in connection with a meal on the premises where the same is sold, and is operated in connection with a restaurant in which thirty or more people may be served with meals at any one time at tables or stools.

Beer/Wine/Cooler On- and Off-Sale Establishment. An establishment:

1. Whose license to sell alcoholic beverages is limited to:
    a. The sale of beer, wine and coolers for consumption only in connection with a meal on the premises where the same is sold; and
    b. The sale of beer, wine and coolers to consumers only and not for resale, in original sealed or corked containers, for consumption off the premises where the same are sold; and
2. Is operated in connection with a restaurant, grocery store or convenience store in which thirty or more people may be served with meals at any one time at tables or stools.

Benchmark. Grade elevations as determined by standardized vertical ground controls established by the National Geodetic Survey, the City of Las Vegas or Clark County.

Billiard Parlor or Pool Hall. A business establishment whose principal purpose is to make billiard tables available for use by the public for amusement or entertainment.

Block. Property designated on an officially recorded map and bounded by streets and other natural or physical barriers which make it a unit not to exceed 660 feet in length.

Blood Plasma Donor Center. A building used for the collection of human blood plasma from plasma donors. The

term does not include a facility for the provision of medical care or treatment.

Boarding or Rooming House. A building or portion thereof, other than a hotel, with no more than four guest rooms where, for compensation, lodging and meals are provided for no more than four persons who are not members of the immediate family occupying such building.

Boat and Trailer Dealership (New and Used). The use of any building or lot for the display and sale of new or used boats, jet skis or other marine vessels, along with corresponding trailers.

Bubbler Heads. An irrigation head that delivers water to the root zone by "flooding" the planted area, usually measured in gallons per minute. Bubblers emit a trickle, umbrella or short stream pattern.

Building. A structure having a roof supported by columns or walls for the housing or enclosure of persons, animals or chattels. "Building" includes "structure".

Building & Landscape Material/Lumber Yard. A facility for the sale of home, lawn and garden supplies and construction materials such as brick, lumber and other similar materials.

Buildable Area. That portion of a building site exclusive of the required setback areas in which a structure or building improvements may be erected including the actual structure, driveway, parking lot, pool and other construction as shown on a Site Development Plan.

Building Coverage. The ratio of the horizontal area measured from the exterior surface of exterior walls of the ground floor of all principal and accessory buildings on a lot to the total lot area.

Building Elevation. The exterior face of a building, including all vertical elements of the building facing in the same general direction.

Building Facade. That portion of any exterior elevation of a building extending from grade to top of parapet, wall, or eaves, together with the entire width of the building elevation.

Building Height. Building height refers to the vertical distance between the average finished grade along the front of a building and either 1) the highest point of the coping of a flat roof; 2) the deck line of a mansard roof; or 3) the average height level between the eaves and ridge line of a gable, hip or gambrel roof.

Building Line. A line established by measuring from the property line, a distance equal to the required setback line, which is generally parallel to the curb line or edge of pavement. No part of a building shall project into the area between the property line and the building line except as otherwise provided in this Title.

Building Maintenance Service & Sales. A facility or area for contracting services such as building repair and maintenance, the installation of plumbing, electrical, air conditioning and heating equipment, janitorial services, and exterminating services. The retail sale of supplies is permitted as an accessory use.

Building Marker. Any sign indicating the name of a building, date or incidental information about its construction. Building markers are cut into the exterior building materials or made of bronze or other permanent material.

Building Mass. The height, width and depth of a structure.

Building Permit. Written permission issued by the Department of Planning and Development for the construction, repair, alteration or addition of a structure.

Building Scale. The relationship of a particular building, in terms of building mass, to other nearby and adjacent buildings.

Building Site. The total area of the building together with all yard areas adjacent thereto, as required by this Title.

Building, Detached. One building on one building lot surrounded by yards or open space; or buildings in a building group that are physically detached one from the other.

Building, Principal. A building in which the principal use of the lot is conducted.

Build-to Line. A line established at a certain distance from the corresponding lot line along which the building, or a portion thereof, must be built.

Bus Charter Service & Service Facility. Any premises for the transient housing, parking, servicing or repair of motor-driven buses.

Business School. A facility or area for instruction and training in secretarial and related office skills, cosmetology, commercial art, computer software, cooking or similar training.

Caliper. The diameter of a tree trunk measured four and one-half feet above the ground.

Canopy. A rigid roof, generally supported at all corners or extremities by poles, posts or direct attachment to a building. A canopy typically has little vertical or wall space

on it and is only as thick as necessary to create a functional roof. See "Marquee" and "Awning."

Canopy Sign. A sign attached to or painted on a canopy.

Car Wash, Full Service or Auto Detailing. An establishment that provides for the washing, cleaning, waxing or detailing of passenger vehicles, either by means of employees or by means of automated or semi-automated methods of cleaning, or by a combination thereof.

Car Wash (Self-Service). A coin operated car wash facility operated by the customer and which does not utilize automobile conveyors or other automatic methods of cleaning.

Carport. A permanent roofed structure for vehicle parking which is not completely enclosed.

Casino. A room or structure whose principal use is for the conduct of gaming activities.

Catering Service. A service that provides for the preparation, storage, and delivery of food and food utensils for off-premise consumption.

Cemetery/ Mausoleum. Property and facilities used for interring of the dead.

Changeable Copy Sign. Any sign or portion thereof with characters, letters, or illustrations that can be changed or rearranged without altering the face or the surface of the sign. The message may be changed manually or electronically. Animated signs shall not be considered changeable copy signs.

Chat. Coarse fragments of hard silica rock principally used for railway ballast, highway construction and concrete production.

Check Cashing Service, Limited. The service of cashing checks for a fee, service charge or other consideration as a service that is supplemental to a retail business that otherwise does not provide services normally associated with a financial institution. The term does not include a general financial institution, specified financial institution, or any business that provides any kind of loan, cash advance, or deferred deposit service.

Church, House of Worship. Any building used for religious worship services, religious education and fellowship activities and programs of a religious organization. The term includes the use of the building and premises for other related activities, such as child care, formal educational programs, preschool classes and recreational activities, but only when those activities are ancillary to the religious use and only after those uses have been approved by means of a use review or other procedure under Chapter 19.16. The term does not include any class of child care center, general education classroom or facility, thrift shop, homeless shelter or commercial activity.

City. The City of Las Vegas, Nevada.

City Council (Council). The Mayor and City Council of the City of Las Vegas, Nevada.

City Standards. In their most recent editions and with the most recent amendments adopted by the City, the Standard Drawings for Public Works Construction Off-Site Improvements, Clark County, Nevada, Uniform Standard Specifications for Public Works Construction Off-Site Improvements, Clark County, Nevada; Uniform Regulations for the Control of Drainage and Hydrologic Criteria and Drainage Design Manual, Clark County Regional Flood Control District; Design and Construction Standards for Wastewater Collection Systems of Southern Nevada; Summerlin Development Standards; Summerlin Revised Improvement Standards; Urban Design Standards; Landscape, Wall and Buffer Standards; and any other engineering, development or design standards and specifications adopted by the City Council. The term includes standards for public improvements and standards for private improvements required under this Title.

Civic Event Sign. A temporary sign, other than a commercial sign, posted to advertise a civic event sponsored by a public agency, school, church or religious institution, civic fraternal or other organization.

Cleaners, Commercial/Industrial. A facility or premises which is used for cleaning items in bulk quantities, such as clothing and linens. The term includes diaper cleaning services and cleaning services for hospitals, restaurants, hotels and similar clients, as well as rug and dry cleaning plants, and may include on-premise retail services to individual households as a use incidental to the operation of the plant.

Clinic. A facility which is occupied and used for the purpose of providing dental or medical care, and which regularly provides any of those services to the general public on an emergency basis or without appointment. The term does not include a hospital or a facility which provides for the overnight care or overnight stay of patients.

Club. Private quarters for a private organization; a principal purpose of which is the preparation and service of food and/or drink for members and their guests only.

Cold Storage Plant. A facility for the protective storage or items such as food or furs, in a refrigerated place.

College, University or Seminary. A college or university is an academic institution of higher learning beyond the level of secondary school. A seminary is an institution for the training of candidates for the priesthood, ministry, rabbinate or other religious order.

Collocation. The use of wireless communication facilities by more than one communication provider.

Commercial Message. Any sign wording, logo or other representation that, directly or indirectly, names, advertises, or calls attention to a business, product, service, idea or commercial activity. The term does not include sign copy that consists solely of the electronic indication of time, temperature, or both.

Commercial Recreation/Amusement (Indoor). An enclosed facility or area for sport, entertainment, games of skill, or recreation that is open to use by the general public for a fee. The term includes without limitation bowling alleys, indoor miniature golf courses, roller and ice skating rinks, game courts, swimming pools, walk-in movie theaters, physical fitness centers, gyms, billiard parlors/pool halls, and video arcades.

Commercial Recreation/Amusement (Outdoor). An outdoor facility or area for sport, entertainments, games of skill or recreation that is open to use by the general public for a fee. The term includes without limitation game courts, water slides, golf courses, outdoor miniature golf courses, drive-in theaters, batting cages, practice/instructional fields, amusements parks, amphitheaters, and sports events.

Commercial Vehicle. A vehicle customarily used as part of a business for the transportation of goods or people.

Commission. The Planning Commission of the City of Las Vegas.

Common Interest Community. Real estate with respect to which a person, by virtue of his ownership of a unit, is obligated to pay for real estate other than that unit. "Ownership of a unit" does not include holding a leasehold interest of less than twenty years in a unit, including options to renew.

Communication Provider. A person or entity that provides a communicative service to the community by means of transmission lines or by electronic transmission via wireless service, such as radio, television, microwave or other means of communicative transmission.

Community Center, Private (Accessory). A facility associated with a planned residential development or multi-family development which provides for community activities for residents of the development.

Community Garden. An area of land established and used for gardening by a community-based organization or other group of people, with the intent of harvesting vegetables, fruits, flowers and herbs for personal consumption or for sales or distribution to the community on a limited basis. The term does not include a garden that is incidental to a residential use and whose products are intended for the use of those residing on the parcel.

(Ord. 6189 § 7, 05/02/12)

Community Interior Directional Sign. A sign placed within the interior of a subdivision to provide directions within the subdivision.

Community Recreational Facility, Public. A facility which provides for community activities and is available to the general public.

Community Residence. A residential family-like living arrangement for five to ten unrelated individuals with disabilities who are in need of the mutual support furnished by other residents, as well as the support services, if any, provided by the operator of the Community Residence. Residents may be self-governing or supervised by a sponsoring entity or its staff which furnishes habilitative or rehabilitative services related to the needs of the residents. Interrelationships among residents are an essential component of a Community Residence. A Community Residence shall be considered a residential use of property for purposes of all zoning and building codes. However, the Fire Marshal, pursuant to and consistent with the City's Fire Code, may require enhanced fire protection, including the installation of fire sprinklers and other mitigating measures, where one or more residents has a lessened ability to ambulate adequately. The use includes a Family Community Residence and a Transitional Community Residence, but does not include any of the following:

1. Senior Citizen Apartment;
2. ~~Adult Day~~ Individual Care Center;
3. Convalescent Care Facility/Nursing Home;
4. Facility for Transitional Living for Released Offenders;
5. Facility to Provide Testing, Treatment, or Counseling for Drug and Alcohol Abuse;
6. Hospice;
7. Sex Offender Counseling Facility;
8. Boarding House or Rooming House;
9. Any other group living arrangement for unrelated individuals who are not disabled; or

10. Any of the following, as defined by NRS Chapter 449:
    a. Facilities for the Treatment of Drug and Alcohol Abuse;
    b. Modified Medical Detoxification Facilities;
    c. Transitional Living Facilities for Released Offenders;
    d. Facility for the Treatment of Narcotics; or
    e. Community Triage Center.

Condominium. A multi-family dwelling or a commercial building within which the occupied area is owned individually and the structure, land, common open space areas and facilities are owned by all of the owners on a proportional, undivided basis.

Connectivity. A measure of how efficiently a transportation network provides access between destinations.

Connectivity Ratio. A measure of connectivity computed by taking the ratio of links (street segments) to nodes (intersections and cul-de-sac terminuses). It is determined by dividing the number of street segments (street sections between intersections and or cul-de-sac terminuses) by the number of intersections and cul-de-sac terminuses. For the purposes of this calculation, proposed street intersections with existing roads and stub roads for future access to vacant developable lands shall count as 0.5 intersections.

Consolidated Sign. An oversized freestanding ground sign which advertises one or more tenants within a nonresidential development. Consolidation occurs when the conditions for such signs are met, and the area for multiple signs is consolidated into one sign.

Construction Material Supply Yard. A facility for the storage and sale of construction materials.

Construction Permit. A permit issued pursuant to the City's building and technical codes for construction.

~~**Construction Sign.** A sign advertising a construction project and the parties involved in its development, proposed to be located on the lot or parcel of land on which the sign is located.~~

Contractor's Plant, Shop & Storage Yard. A facility for the storage and maintenance of contractor's supplies and operational equipment. Offices are considered an accessory use.

Contributing Property. A classification applied to an individual property within a designated Historic District, signifying that the property contributes generally to the distinctive character of the District, or an archeological site.

Convalescent Care Facility/Nursing Home. A building or structure designed, used, or intended to be used to house and provide care for persons who have a chronic physical or mental illness or infirmity, but who do not need medical, surgical or other specialized treatment normally provided by a hospital. The term includes a "rest home" and "nursing home," as well as a use that would qualify as a Community Residence except for the limitation on the number of residents, but does not include an "assisted living apartment," "hospital" or other medical facility that is specifically defined in this Chapter.

Covenant, Public Improvements. A recorded agreement wherein the owner and all successors in ownership of a parcel of land acknowledge and consent that normal public improvements required under this Code have been deferred with concurrence of the City until such future time that the improvements are then required to be installed per written request of the City or via a special improvement district, or other means, either individually or jointly with other land owners in the vicinity of the parcel. (Also referred to as a "covenant running with land agreement".)

Convent or Monastery. A house or set of buildings used as a residence by persons under religious vows.

Convention Facility. A structure which has at least 100,000 square feet of floor space utilized for scheduling, hosting or accommodating a convention, trade show or temporary event whether the activity is open or closed to the general public. For purposes of this Title, the term includes a stadium facility that is operated in conjunction with a convention facility.

Convenience Store. A facility designed to have a minimum size of 1200 square feet and no more than 5000 square feet of floor space, exclusive of warehouse and office area, devoted to the display of merchandise, that is primarily used for the retail sale to the public of merchandise for off-site consumption, including prepackaged food products, sundries, household items and similar consumer items. The term does not include a retail business licensed as a "drugstore" pursuant to LVMC Title 6.

Co-op. A multi-unit structure that is held in common ownership, where the entire structure and underlying real property are owned in common, rather than where individual units are under separate ownership. For informational purposes, such structures may be referred to as co-ops, cooperative housing, tenants in common, and similar terms.

(Ord. 6196 §7, 05/16/12)

Copy Center. A facility for the custom reproduction of written or graphic materials on a custom order basis for

individuals or businesses. Typical processes include, but are not limited to, photocopying, small offset printing, blueprint, and facsimile sending and receiving.

Corner Lot. A lot situated at the intersection of two or more streets, with frontage on at least two streets.

Country Club, Private. A facility that is made available for use on a membership basis for recreational or athletic purposes, where membership is limited and the use of the facility is primarily restricted to members and their guests. The term includes accessory uses, such as:

1. A clubhouse.
2. Retail and restaurant facilities which do not have separate signage or advertising.

County. Clark County.

Court. An open, unoccupied space, other than a required yard, on the same lot with a building and bounded on two or more sides by the walls of a building.

Crematory. A facility used for the cremation of corpses.

Crop Production. An area for raising or harvesting agricultural crops, generally operated on a large-scale commercial basis with accompanying wholesale and retail sales. The term does not include either a community garden or a garden that is incidental to a residential use and whose products are intended for the use of those residing on the parcel.

(Ord. 6189 § 5, 05/02/12)

Cul-de-sac. A local street with only one connection to other streets and with an approved method of termination at the closed end.

Curb. A stone, concrete or other improved boundary usually marking the edge of the roadway or paved area.

Curb Cut. The opening along the curb line at which point vehicles may enter or leave the roadway to access adjacent property.

Custodial Institution. One or more buildings and related facilities used for the housing or detention of persons who have been charged with or have been convicted of felonies or misdemeanors.

Custom & Craft Work. A facility in which finished, personal or household items which are either made to order or which involve considerable handwork are produced. Examples include, but are not limited to textiles, pottery, furniture repair or refinishing, wood working, upholstery, sculpting and other work or wood products on an individualized single item basis. The term does not include cabinet making, cabinet assembly or the use of mechanized assembly line production.

Cut. The excavation and mechanical removal of earth material.

Cut and Fill. The excavation and mechanical removal of earth material, and the relocation thereof, for purposes of altering the level or slope of land.

Daily Labor Service. Any building or premises which serves as a staging point or gathering place for persons who are seeking immediate employment in daily labor activities and who accept or are assigned such employment in accordance with whatever employment is available on that particular day. For purposes of this paragraph, "daily labor" means manual labor, including without limitation, construction cleanup, garbage pickup and removal, demolition, convention setup and takedown, landscaping, planting and digging.

Deciduous Shade Tree. A tree that sheds all its leaves every year during a certain season.

Decorative Block. Generally refers to non-standard masonry building block. The face of the block is typically textured and contains a non-standard finish or shape. Gray, smooth finish CMU is not considered decorative block.

Decorative Wall. A masonry wall where at least 20 percent of the wall is of a type of masonry which is differentiated by texture, color, style or a combination of all three characteristics.

Deed. A legal document conveying ownership of real property.

Delivery and Service Vehicle Storage. The use of an area or facility for the parking and storage of commercial fleet vehicles that are used primarily in connection with the delivery of goods and services to the surrounding community.

Density. The number of families, individuals, dwelling units, households or housing structures per unit of land.

Department. The City's Department of Planning.

Design. The design elements of a development site, including the planning and engineering of the following: street alignments, grades and widths; drainage and sanitary facilities and utilities, including alignment and grades thereof; location and size of all easements and rights-of-way; lot size and configuration; traffic access; grading; land

to be dedicated for parks or recreational purposes; building design and configuration; landscaping and open space; and other such specific physical requirements.

Designated Property. Any property which has been classified as a Landmark, Historic Property or a contributing property within an Historic District.

Desktop Publishing. An establishment that provides custom set-up of graphics and text for publication in an office setting. The term does not include an establishment that performs off-set printing or related distribution.

Detached. Any building or structure that does not have a roof or wall in common with any other building or structure.

Determination of Application Sufficiency (Completeness). A determination that an application for review and approval of a parcel map, tentative, or final map is or is not complete at the time of filing. Failure to submit all required forms, fees, studies, drawings, maps and other submission requirements may result in a finding of insufficiency, and no further review or effort to schedule the application for processing is required until sufficiency is achieved.

Development Entry Statement Sign. A sign placed at the entry to a subdivision, apartment development, or identifiable community to identify the subdivision, apartment development, or identifiable community.

Development Plan. A map or maps that identify in the proposed general land use designations, design standards, transportation plans, open space and community facilities.

Development Standards. Documentation that identifies the requirements and standards for commercial and residential development, including, but not limited to, densities; building height, bulk and setback requirements by land use type; signage; landscaping; parking; open space. The "Design Standards Manual," to the extent adopted by the City Council, contains required development standards for development within the City.

Development. The division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any mining, excavation, landfill or land disturbance; or any use or extension of the use of land.

Director. The Director of the Department of Planning of the City.

Directory Sign. A sign that provides a map or listing of the names of businesses, activities, addresses, locations, uses or places within a building or complex of buildings for the purpose of identification only.

Disability or Disabilities. Refers to:

1. A physical or mental impairment which substantially limits one or more of such person's major life activities;
2. A record of having such impairment; or
3. Being regarded as having such an impairment.

The terms are intended to be coextensive with the terms "handicap" and "disability" as set forth in Federal fair housing legislation and other Federal legislation protecting individuals with a handicap or disability. The terms include the impairment associated with recovery from alcohol and drug abuse, but do not include impairment caused by current, illegal use of, or addiction to a controlled substance.

Domestic Animal. Any animal which is not a wild or exotic animal and which is typically considered to be capable of being kept in or near residential dwellings.

Drainage Facilities. Any type of on-site or off-site berm, containment, conveyance, inlet or discharge improvement to manage storm or nuisance waters within, through or adjacent to a development site.

Drainage Facilities, Type A. Refers to lots which are graded to drain surface water directly to the street independently of other properties.

Drainage Facilities, Type B. Refers to lots which are graded to drain surface water from the rear yards of lots which are higher in elevation onto adjacent lots which are lower in elevation. Surface water from the front and/or side yards drains to the street independently of other properties.

Drainage Facilities, Type C. Refers to lots which are graded to drain all surface water from lots which are higher in elevation onto lots which are lower in elevation.

Drive, Private. A private roadway that provides access:

1. To a limited number of individual dwelling units and their respective garage units, driveways or parking spaces within developments in which the private roadway is held in common; or
2. Within a commercial subdivision.

A private drive typically is a dead-end or looped roadway that intersects with a public roadway.

Drive-Through. The use of a dedicated drive lane that, incidental to a principal use, provides access to a station, such as a window, door or mechanical device, from which occupants of a motor vehicle receive or obtain a product or service.

Driveway. The improved area that provides ingress and egress between a roadway and adjoining property.

Drought Tolerant Plant. A plant that can survive with minimum supplemental water, as defined by the Las Vegas Valley Water District.

Dry Cleaners. A facility which is used to provide, to individual households, cleaning services for items such as clothing and linens. The term includes such facilities whether the plant operation is located on- or off-site.

Duplex. A building containing two attached single family dwelling units totally separated from each other by an unpierced wall extending from ground to roof with both dwellings located on the same lot or parcel.

Dwelling. A structure with one or more rooms that is used exclusively for human habitation; designed, occupied, or intended for occupancy as a separate living quarter with sleeping, cooking and sanitary facilities provided.

Dwelling, Attached. A one-family dwelling attached to two or more one-family dwellings by common vertical walls.

Dwelling, Detached. A dwelling that is not attached to any other dwelling by any means.

Dwelling, Multi-family. A building or group of buildings which contain at least three attached dwellings and may include units that are located one over the other.

Dwelling, Patio Home. A single family detached dwelling with open space setbacks on three sides and with a court.

Dwelling, Single Family Attached. A dwelling unit attached to one or more other dwelling units where each dwelling unit is located on a separate lot. (Such a dwelling unit could include duplexes, townhouses, four-plexes, six-plexes, etc.)

Dwelling, Single Family Detached. A dwelling unit:

1. That is not attached to any other dwelling by any means;
2. That is located on a separate and individually owned lot;
3. That is surrounded by open space or yards;
4. That is for the exclusive use of a single family maintaining a household;
5. That has no more than one kitchen with full kitchen facilities; and
6. In which all rooms used for human habitation must have interior access to one another.

Nothing in this definition, however, prohibits the construction or use of a Class I accessory structure in accordance with this Title or the construction or use of an auxiliary kitchen as defined in this Chapter.

Dwelling, Townhouse. A row or cluster of at least three attached dwellings in which each dwelling is located on separately owned lot; each unit is separated by one or more common vertical walls; each unit has its own front and rear yard access; and no unit is located over another unit. A townhouse complex may include common open space and recreational areas and facilities which are owned by all owners on a proportional, undivided basis.

Dwelling Unit. One or more rooms, designed, occupied, or intended for occupancy as a separate living quarters, with cooking, sleeping, and sanitary facilities provided within the dwelling unit for the exclusive use of a single family maintaining the household. Easement. A grant of one or more property rights by the property owner for use by the public, a corporation or another person or entity.

Easement. A grant of one or more property rights by the property owner for use by the public, a corporation or another person or entity as defined by the granting document.

Egress. An exit.

Electric Generating Plant. A facility that generates electricity from mechanical power produced by solar, gas, coal, hydraulic power sources or nuclear fission and that is properly licensed or franchised by the authorities having jurisdiction.

Electric Message Unit. A sign or portion of a sign which provides a message, image or combination of the two that is changed electronically. A sign that is changed fewer than eight times per 24-hour period or that is changed only to reflect changing time or temperature shall not be considered an electric message unit under this Chapter.

Electric Utility Substation. A facility for transforming electricity for distribution to individual customers.

Electrical, Watch, Clock, Jewelry & Similar Repair. An establishment that provides repair services for small electronics, clocks, watches, jewelry and other similar items.

Electronic Reader Board. A sign or portion thereof which can be electronically changed or rearranged without altering the face or the surface of the sign. The term does not include a sign on which the only copy that changes is an electronic or mechanical indication of time or temperature.

Elevation. (1) A vertical distance above or below a fixed reference level; (2) A fully dimensional drawing of the

front, rear and sides of a building showing features such as construction materials, design, height, dimensions, windows, doors, other architectural features and relationship of grade to floor level.

Embellishment. A frame or bracket around the outside of a sign that is used to define the boundaries of or hold the sign, or an extension around the outside of the sign that is used as decoration.

Emergency Ambulance Services, Ground. A facility which provides emergency ambulance service and does not include the use of helicopters.

Employment Agency. Any establishment, other than a daily labor service, which provides one or both of the following:

1. Assistance to employers in finding and employing permanent or temporary employees, whether part-time or full-time.
2. Assistance to potential employees in identifying and obtaining permanent or temporary employment, whether part-time or full-time.

Engineer. A person currently registered as a professional engineer under the provisions of NRS Chapter 625.

Enlargement. An increase in the size of an existing structure or use, including physical size of the property, building, parking and other improvements.

Entrance, Public. Any exterior entrance to a building regularly used by the public for ingress or egress. Entrances to storage areas, emergency exits and employee entrances are not considered public entrances.

Environmentally Hazardous Materials. The location of activities or products which have the potential to be dangerous, extremely obnoxious, or cause substantial environmental impacts on or beyond the boundaries of the property on which the activity or use is conducted. Environmentally hazardous materials include, but are not limited to, the following activities:

1. The manufacture, storage and testing of explosives, fireworks or munitions.
2. The refining of petroleum and the storage and distribution of natural and liquid gas or other petroleum derivatives in bulk including terminals, tank farms or other similar facilities.
3. The manufacture, blending, or mixing of pesticides, certain acids and fertilizer.
4. Stockyards; feed pens; livestock sales with pens and/or shipping facilities; rendering of animal fats; slaughtering or processing of animals; and industrial manufacturing process using the following raw materials: bones, garbage, offal and dead animals.
5. The refining of raw materials, such as, but not limited to, chemicals, rubber, wood or wood pulp, into other products.
6. The forging, casting, melting, refining, extruding, rolling, drawing or alloying of metals.
7. The testing of jet engines or other engines.
8. Refuse disposal services not listed elsewhere in the Title, including but not limited to landfills, incinerators and other locations which receive garbage and refuse generated off-site for storage, treatment or disposal.
9. Boiler works.

Erect. To "construct," "reconstruct," "alter," "move in," or "move upon".

~~**Escort Bureau.** A business establishment which, for a fee, commission, hire, or profit, furnishes or arranges for escorts to accompany other persons for social engagements.~~

Establishment. A use, building, structure or premises which is used for business, office, or commercial purposes.

Evergreen Tree. A tree, either broad leaf or conifer, which maintains at least a portion of its leaves or needles throughout the year.

Existing Use. Unless otherwise specified, the use of a lot or structure at the time of the enactment of this Title or an amendment thereto. For purposes of applying any limitation or requirement of this Code with regard to distances between uses, a use shall be deemed to be an existing use if any necessary special use permit approval has been obtained for such use or, if no such approval is necessary, a building permit has been properly issued for the structure in which the use will occur. The lapse of any necessary special use permit approval or, alternatively building permit approval regarding the use shall be sufficient to remove the its status as "existing" for purposes of applying measurement criteria.

Facility for Transitional Living for Released Offenders. A dwelling unit of a residential character that provides housing and a living environment for up to six persons who have been released from prison and who require assistance with reintegration into the community, other than such a residence that is operated or maintained by a state or local government or an agency thereof. The term does not include a Transitional Community Residence or a Facility

for the Treatment of Abuse of Alcohol or Drugs. As used in this definition, "person who has been released from prison" means:

1. A parolee;
2. A person who is participating in:
   a. A judicial program pursuant to NRS 209.4886 or 213.625; or
   b. A correctional program pursuant to NRS 209.488 or 21.3632;
3. A person who is supervised by the Division of Parole and Probation of the Department of Public Safety through residential confinement pursuant to NRS 213.371 to 213.410, inclusive; or
4. A person who, within the past twenty years, has been released from prison by expiration of his term of sentence.

Facility to Provide Testing, Treatment, or Counseling for Drug or Alcohol Abuse. A facility that:

1. Operates under or is subject to the provisions of NRS Title 40 and, by means of certified detoxification technicians or otherwise, provides care or treatment related to the physical and mental effects of the abuse of alcohol or drugs, or the effects of alcohol or drug dependency; or
2. Provides court-ordered or court-sanctioned testing, analysis, treatment or counseling related to the physical and mental effects of the abuse of alcohol or drugs, or the effects of alcohol or drug dependency.

Family. With respect to the occupancy of a dwelling unit:

1. One or more individuals related by blood, marriage, adoption, guardianship or legal custody; or
2. No more than four unrelated individuals living together as a single housekeeping unit.

Family Community Residence. A Community Residence other than a Transitional Community Residence.

Fee Schedule. The schedule of fees which has been adopted by the City Council and which authorizes the City to charge fees for the processing of applications and other activities in connection with zoning and development approval.

Fence. An artificially constructed barrier of any material or combination of materials erected to enclose, screen, or separate areas.

Fill. The placement of sand, gravel or other earth material for purposes of building up the level of land or altering slope.

Final map. A map prepared in accordance with the NRS Chapter 278 and the provisions of LVMC 19.16.060 of this Title.

Final Map Technical Review. The process by which all technical aspects of a proposed final map are reviewed, excluding the final submittal of approvable mylar copies in preparation for recordation.

Financial Institution, General. Any business or organization which:

1. Holds or receives deposits, savings or share accounts;
2. Issues certificates of deposits;
3. Provides to its customers other depository accounts which are subject to withdrawal by checks, drafts or other instruments or by electronic means to effect payment to a third party; or
4. Engages in business as a mortgage banker under NRS Chapter 645E.

The term includes without limitation a bank, savings and loan association, savings bank, mortgage bank, thrift company or credit union.

Financial Institution, Specified. Any business whose primary function is to lend money; to cash checks or other negotiable instruments for a fee, service charge or other consideration; or to provide funds in exchange for the acceptance of a check on a post-dated or deferred-deposit basis. The term includes without limitation a business that provides check cashing services as a principal service offered, a paycheck advance service, and any business primarily providing cash loans, installment loans or cash advances. The term does not include a pawn shop or a limited check cashing service, as defined in this Section.

Finished Elevation. The proposed elevation of the land surface of a site after completion of all site preparation work.

Flag. Any fabric, banner or bunting containing distinctive colors, patterns, logos or symbols, used as a representative symbol of a government, political subdivision or private entity.

Floor Area, Gross. The sum of the gross horizontal areas of all the floors of a building or structure measured from the exterior face of exterior walls, but excluding any space where the floor-to-ceiling height is less than six feet.

Floor Area, Net. The total of all floor areas of a building, excluding stairwells and elevator shafts, equipment rooms, and interior vehicular parking or loading. The term excludes any floors which are not used or intended to be used for human habitation or service to the public.

Floor Area Ratio. The gross floor area of all buildings or structures on a lot divided by the total gross lot area.

Food Processing. A facility in which food for human consumption is provided in its final form, such as candy, baked goods and ice cream, and the food is distributed to retailers or wholesalers for resale on or off the premises. The term does not include food or beverage processing which uses any mechanized assembly line production of canned or bottled goods.

Fraternity, Sorority House or Private Dorm. A residential building associated with a college or university that provides sleeping quarters, but not separate dwelling units, and may include common dining, cooking, recreation or bathing facilities.

Freestanding Sign. A detached sign which is supported by columns, uprights, poles or braces from the ground or from an object on the ground, or a detached sign which is erected on the ground, provided that no part of the sign is attached to any part of any building, structure, or other sign.

Functional Classification. A classification system that defines the purposes and hierarchy of all streets and highways within the Master Plan of Streets and Highways.

Gaming Establishment, General Business Related. A building or structure which is primarily used for some business other than gaming but in which restricted gaming is permitted pursuant to Title 6. For purposes of the Special Use Permit requirements of this Title, the term does not include a location that has obtained and maintains current licensing and zoning approvals to sell alcoholic beverages.

Gaming Establishment, Non-restricted. An establishment which is used or intended to be used for the conduct of gaming activities for which a non-restricted gaming license is required pursuant to LVMC Title 6. For informational purposes, the term refers to an establishment whose gaming operations consist of sixteen or more slot machines, or any number of slot machines together with any other game, gaming device, race book or sports pool at that establishment. When operated in conjunction with a hotel having more than 200 rooms, the use includes any number of ancillary alcoholic beverage-related uses with an on-sale component, without regard to the requirements of LVMC Chapter 19.12, but only to the extent such uses conform to the applicable requirements of LVMC Chapters 6.40 and 6.50.

Gaming Establishment, Restricted. An establishment which is used or intended to be used for gaming activities for which a restricted gaming license is required pursuant to Title 6 of the Las Vegas Municipal Code. For informational purposes, the term refers to an establishment whose gaming operations are limited to not more than fifteen slot machines, incidental to the primary business at the establishment, and no other game or gaming device.

Gaming or Gambling. Any activities which are regulated pursuant to Chapter 6.40 of the Las Vegas Municipal Code.

Garage. An enclosed building, or a portion of an enclosed building, used for the parking of vehicles.

Garage, Side-load. A private garage where the overhead doors are perpendicular to the front lot line and generally not visible from a public way.

Garage Sale. Garage or Yard Sale means the sale of personal property from a parcel that is located within a residential district and upon which is located a dwelling.

Garden Supply/Plant Nursery. A facility, generally operated on a commercial basis, for the growing, display, or sale of plant stock, seeds or other horticulture items. This use may include raising plants outdoors or in greenhouses for sale either as food or for use in landscaping. The term does not include either a community garden or a garden that is incidental to a residential use and whose products are intended for the use of those residing on the parcel.

(Ord. 6189 § 6, 05/02/12)

General Personal Service. A facility for the sale of personal services. Typical personal services include barber/beauty shop, tanning salon, nail salon, shoe repair, tailor, instructional arts studio, photography studio, hand-crafted art studio, safe deposit boxes, house cleaning service, weight reduction center, day spa, florist (excluding greenhouses), astrologer/hypnotist/psychic art or science, dry cleaners, electrical/watch/clock/jewelry or similar repair, and permanent makeup establishment.

General Plan. The adopted General Plan or Master Plan of the City, as amended.

General Retail Store, Other than Listed. A facility for the retail sale of general merchandise to the general public for direct consumption and not for wholesale. The term:

1. Includes such uses as an antique/collectible store, retail bakery, convenience store, grocery store, drug store, service station and specialty merchandise store.
2. Includes other general retail uses that may be specifically defined in LVMC Chapter 19.18 and whose definitions

may include specific limitations and restrictions, which shall apply as described in that Chapter.

3. Does not include uses that are specifically listed in LVMC Chapter 19.12.

Gift Basket Limited. A facility which sells alcoholic beverages in original sealed or corked containers in quantities not greater than 25.4 ounces measured in the English system of weights and measures, or in quantities not greater than seven hundred fifty milliliters, measured in the metric system of weights and measurements, to be packaged in a receptacle or a container along with other assorted food items or novelty items, or both, which items have a minimum retail value of thirty-five dollars apart from the retail value of the alcoholic beverages; provided, however:

1. The contents of the gift baskets are not sold separately but, instead, are included as part of the unit price of the gift basket; and
2. The alcoholic beverages are consumed off the premises where the gift basket is sold.

Gift Shop Limited. A facility located within the physical structure of a nonrestricted gaming establishment which sells, to customers only and not for resale, alcoholic beverages in original sealed or corked containers in quantities less than one pint, measured in the English system of weights and measures, or in quantities less than three hundred seventy-five milliliters, measured in the metric system of weights and measures, for consumption off the premises where the same are sold.

Golf Driving Range. A facility or area that is made available to the public for the practice of golf driving techniques.

Governing Body. The City Council of the City.

Government Facility. A facility or area used for public purposes and owned or operated by an instrumentality or agency of Federal, State, or local government.

Grade. The degree of rise or descent of a sloping surface (see Slope).

Grade, Finished. The average proposed level of the finished surface of the ground adjoining a building after all site development work has been completed.

Grade, Natural. The average proposed level of the finished surface of the ground adjoining a building prior to site development work.

Grading. Any stripping, cutting, filling, or stockpiling of earth or land, including the land in its cut or filled condition, to create new grades.

Grand Opening. A one-time promotional activity not exceeding 30 calendar days used by newly established businesses, within two months after occupancy, to inform the public of their location and service available to the community.

Grocery Store. A facility, over 5,000 square feet in size, that is primarily used for the retail sale of household foodstuffs for off-site consumption, including any combination of fresh produce, meats, poultry, fish, deli produces, dairy products, canned foods, dry foods, baked foods, prepared foods, and beverages. A "grocery store" may include the sale of other household supplies and products, buy only if secondary to the primary purpose of food sales.

Gross Acreage. The total area within the property lines of a lot or parcel of land before public streets, easements or other areas to be dedicated or reserved for a public use are deducted from such lot or parcel. The term does not include adjacent property which has already been dedicated for such purposes.

Gross Density. The number of dwelling units per acre of land, without deduction for public streets, easements or other areas to be dedicated.

Gross Floor Area. The sum of the gross horizontal areas of all the floors of a building or structure measured from the exterior face of exterior walls, but excluding any space where the floor-to-ceiling height is less than six feet.

Ground Cover. Plants grown for their low spreading capabilities for the protection of soils, to prevent growth of weeds and for aesthetic purposes.

Group Dwelling. Two or more detached one-family, two-family or multiple-family dwellings, occupying a parcel of land in one ownership, which may have a yard or porch in common, but not including automobile courts, as herein defined.

Gun Club, Skeet or Target Range. A facility or area used for archery or the shooting of firearms, whether for practice or sport.

Harmonious Relationship. The design, arrangement and location of buildings or other created or natural elements of the urban environment that are sufficiently consistent in design, scale, height, color, character and siting with other buildings, or created or natural elements in the area so as to avoid abrupt or severe differences or incompatibilities.

Hazard to Air Navigation. An obstruction determined to have a substantial adverse effect on the safe and efficient utilization of the navigable airspace.

Health Club. An establishment that operates physical fitness facilities, sports clubs or recreation clubs.

Heavy Construction Trade Yard. A lot or facility used for the storage of heavy construction equipment, machinery and vehicles.

Heavy Machinery & Equipment (Storage). A lot or facility used for the storage of heavy construction equipment, machinery and vehicles.

Height, Airport Zoning. For the purpose of determining the height limits in all zones shown on an airspace zoning map, the datum shall be mean sea level elevation unless otherwise specified.

Helipad. A facility for the landing and taking off of helicopters, but with no accessory gas sales, maintenance or other services.

Hillside Area. Land with a slope of 15% or greater.

Historic District. A designation, in the form of overlay zoning, applied to all properties within an area with defined boundaries, as a result of formal adoption by the City Council, which expresses a distinctive character worthy of preservation.

Historic Preservation Plan. A document, formally adopted by the City Council, containing goals and policies directing historic preservation activity within the City.

Historic Property. A designation, in the form of overlay zoning, applied to an individual property, as a result of formal adoption by the City Council, which expresses a distinctive character worthy of preservation; or an archeological site.

Historic Sign. A sign designated as historic in accordance with LVMC 19.10.150 (Q).

Home Occupation. An income producing activity conducted in a residential zone pursuant to LVMC 19.16.170.

Horse Corral or Stable (Commercial). A structure for the keeping of horses, mules or ponies which are boarded for compensation or for use in providing instructional or recreational activities for persons other than occupants of the premises.

Hospice. A home for the terminally ill.

Hospital. An institution, designed within an integrated campus setting for the diagnosis, care, and treatment of human illness, including surgery and primary treatment.

Hotel, Motel, or Hotel Suites.

1. Hotel. A building or group of buildings whose main function is to provide rooms for temporary lodging where entrance to each room is gained from a completely enclosed area. A hotel may also contain restaurants, conference rooms and personal service shops. The phrase "temporary lodging" refers to a rental period with a normal duration of no more than one week.
2. Motel. A building or group of buildings whose main function is to proved rooms for temporary lodging, rooms which are directly accessible from an outdoor parking area. The phrase "temporary lodging" refers to a rental period with a normal duration of no more than one week.
3. Hotel Suites. A facility offering temporary lodging accommodations to the general public in which rooms or suites may include kitchen facilities and sitting rooms in addition to the sleeping room. The phrase "temporary lodging" refers to a rental period with a normal duration of no more than one week.

Hotel, Residence. A multi-dwelling unit for extended stay lodging consisting of efficiency units or suites with a kitchen containing a refrigerator, sink and cooking facilities (such as a stove or microwave), suitable for long term occupancy; customary hotel services such as linen, maid service, telephone and upkeep of furniture; and optional resident and guest amenities such as meeting rooms, club house and recreation facilities. The term does not include facilities which qualify as other types of dwelling units defined in this title.

Household Pet. A domestic animal or bird of a kind that traditionally is kept for companionship or pleasure or as a service animal.

(Ord. 6229 §11, 12/19/12)

HPC. The Historic Preservation Commission.

HPO. The Historic Preservation Officer.

Hypnotherapy Practice. A facility in which one or more duly licensed or certified mental health professionals provide psychotherapeutic treatment utilizing hypnosis, or training in self-hypnosis conditioning, to patients or clients. For purposes of this definition "duly licensed or certified" means:

1. Licensed by the State of Nevada Psychological Examiner's Board; or
2. Certified by a nationally recognized professional hypnotherapy organization, with a current membership of a least one thousand members, that is dedicated to providing training, continuing education, and performance testing in hypnotherapy.

Illegal Sign. A sign erected on public property, including the public right-of-way, in violation of this Code; a temporary sign for which the period allowed for its display has expired; or any other sign for which a time period included as a condition of its certificate has expired.

Improvement. Any building, structure, landscaping, place, work of art or other object constituting a physical betterment of real property, or any part of such betterment.

Incidental Sign. A sign, generally informational, that has a purpose secondary to the use of the lot on which it is located, such as "no parking," "entrance," "loading only," and "telephone" signs; directory signs and drive-through menu boards; and other similar directives or identifying messages. In order to qualify as an incidental sign, a sign may contain the logo or name of the business that is on the same parcel as the sign but shall not contain any other commercial message legible from a position off the lot on which the sign is located.

Individual Care Center. A commercial facility which provides personal care and related services to more than twelve children or dependent adults in a supervised, protective, congregate setting during some portion of a twenty-four hour day. Such a use is subject to the care-related regulations and standards of the State of Nevada. Services typically offered in conjunction with dependent adult care include social and recreational activities, training, meals, and services such as rehabilitation and medication assistance.

Individual Care – Family Home. A residential dwelling used primarily as a residence which also provides day or overnight care for a maximum of six children or dependent adults for compensation. Such a use is subject to the care-related regulations and standards of the State of Nevada.

Individual Care – Group Home. A facility which provides day or overnight care for a minimum of seven children or dependant adults and a maximum of 12 children or dependent adults for compensation. When located on a single-family residential lot, the provision of care will take place in a dwelling used primarily as a residence. When located on a parcel developed with multi-family housing, the provision of care must take place within a structure not used as a residence. In any case, such a use is subject to the care-related regulations and standards of the State of Nevada.

Infeasibility Determination. A determination that the Connectivity Ratio is impractical to meet due to topographic conditions, environmental constraints, and property shape or accessibility.

Ingress. Access or entry.

Intensity of Use. The number of dwelling units per acre for residential development and floor area ratio for nonresidential development.

Interconnectivity. Physical connections of roadways and sidewalks between two or more independent developments or residential subdivisions.

Internet/Catalogue Sales Office. An establishment which specializes in the sale of products via the internet or by catalogue for delivery to a customer's home or business. This use may include in-person customer consultations at the establishment.

Institutional Sign. An on-premise sign designed to communicate information about any house of worship, school, or other institution that is a permitted use in the subject zoning district.

Intra-connectivity. Physical connections of streets and sidewalks within a single development or residential subdivision.

Irrigation System. The combination of elements such as automatic controllers, meters, pressure vacuum breakers, pipes, valves, emitters, bubblers, spray heads, tubing and other materials designed for the purpose of transporting water to landscaping.

Keg Beer. A facility which sells beer in keg containers having a capacity of at least one-quarter barrel size for delivery only to the premises of a purchaser.

Kiosk. A freestanding structure upon which temporary information and/or posters, notices, and announcements are posted.

Kitchen. That portion of a dwelling unit devoted to the cooking or preparation of food for the purpose of consumption by residents of the dwelling unit. The term includes a "kitchenette," "wet bar" or any area equipped with items such as a counter-top hot plate, counter-top grill, or microwave oven, together with an under-counter refrigerator and sink. "Full Kitchen Facilities" indicates the

presence of complete cooking facilities (i.e., stove, oven or microwave oven, refrigerator, and sink). The presence within any food preparation area of a ventilation hood, gas stub, two hundred-twenty volt electrical outlet or wiring, or any combination thereof, shall be considered "full kitchen facilities."

Laboratory, Medical or Dental. A facility, other than a hospital, that:

1. Conducts general medical or scientific research, investigation, testing, or experimentation; or
2. Upon referral by or request of a medical professional, provides radiological or medical testing, or creates prosthesis or artificial dental work.

The term does not include a facility for the manufacture or sale of other products, except as incidental to the main purpose of the laboratory. The term also does not include a "facility to provide testing, treatment, or counseling for drug or alcohol abuse," as that term is defined in this Section.

Land Surveyor. One who is licensed by the State as a land surveyor and is qualified to make accurate field measurements and to mark, describe, and define land boundaries.

Landfill. A lot or premises used for the disposal of garbage, trash, refuse or waste material, but not including sewage, which is officially sanctioned by proper authorities of the jurisdiction in which it is located.

Landmark. A designation applied to an individual property as a result of formal action by the City Council in accordance with LVMC 19.10.150.

Landscaping. The combination of natural elements such as trees, shrubs, ground covers, vines, and other living organic and inorganic material which are installed for purposes of creating an attractive and pleasing environment; screening unsightly views; reducing environmental heat; filtering particulate matter from the air; and boosting oxygen levels.

Laundry, Self-Service. A laundry facility that provides coin operated washing and drying machines for customer operation. The term includes a facility that provides additional services such as fluff and fold or dry cleaning, provided that no dry cleaning equipment is located on the premises. The term does not include a laundry room located within a residential development that is provided solely for the use of residents of the development.

Library, Art Gallery or Museum (Public). A publicly-operated facility used for:

1. The housing of a collection of books, magazines, audio and video tapes, or other material for borrowing and use by the general public; or
2. The acquisition, preservation, study or exhibition of works of artistic, historic or scientific value.

Light Assembly & Fabrication. The assembly or manufacturing of objects or items that:

1. Are made from standard parts or components;
2. Are distinct from the individual parts or components; and
3. Are not of another type of assembly or fabrication specifically described in Table 2, as adopted in LVMC 19.12.010.

Linkages. Roadways, sidewalks, access-ways and walkways that connect between adjacent development parcels and subdivisions.

Liquefied Petroleum Gas Installation. A facility or system which includes tanks, piping or gas equipment (or any combination thereof) and is used or intended to be used for the storage, dispensing or other utilization of liquefied petroleum gas.

Liquefied Petroleum Gas. Any material which is composed predominantly of any of the following hydrocarbons, or mixtures of propane, propylene, butanes (either normal butane or isobutane) and butylenes.

Liquor Caterer. A person who dispenses, serves or sells alcoholic beverages only for consumption on the premises where the same are dispensed, served or sold during the times, dates and places specified by permit.

Liquor Establishment (Tavern). A facility which sells alcoholic beverages for consumption on the premises where the same are sold and authorizes the sale, to consumers only and not for resale, of alcoholic beverages in original sealed or corked containers, for consumption off the premises where the same are sold.

Live/Work Unit. A structure or portion thereof that combines a low-intensity nonresidential work space with an integrated residential space, with the residential space being subordinate and accessory to the nonresidential use.

Loading Space. An off-street space or berth used for loading or unloading of cargo, products or materials from vehicles.

Lodge or Fraternal Organization. A facility or area for a special purpose organization or for the sharing of sports, arts, literature, politics or other similar interest; but not primarily for profit or to render a service that is customarily carried on as a business, excluding churches, synagogues or other houses of worship.

Lot. A tract, plot or portion of a subdivision, addition or other parcel of land whose existence, location and dimensions have been defined on a legally recorded subdivision map, survey map of record or a metes and bounds description occupied or to be occupied by a building and its accessory buildings, and including such open spaces as are required under this ordinance and other development regulations, and having its principal frontage upon a public street or officially approved private access easement. Lot includes the words Plot, Parcel, Tract and Premises.

Lot Area. That area of a horizontal plane bounded by the front, side and rear property lines including any portion of an easement which may exist within such property lines but exclusive of rights-of-way for street purposes.

Lot, Corner. A lot situated at the intersection of two or more streets, with frontage on at least two streets.

Lot Coverage. The percentage of lot area covered by all buildings and structures after the area required for dedicated public right-of-way is subtracted.

Lot Depth. The length of a line connecting the mid-point of the front and rear property lines.

Lot, Double Frontage. A lot (not a corner lot) which adjoins two streets which are parallel or within forty-five degrees of being parallel to each other. On a double frontage lot, both street property lines shall be deemed front lot lines, unless designated otherwise on a recorded Final Map.

Lot, Flag. A lot having access or an easement to a public or private street by a narrow, private right-of-way.

Lot Frontage. The side of the lot which fronts on a street or drive. In the case of a corner lot, the "front" of the lot shall be considered to be the side which has the lesser dimension in width, unless the Director authorizes another side to be designated as the "front" and attaches whatever conditions are deemed necessary to ensure that such alternative designation does not result in land use incompatibility with the surrounding area. In the case of a through lot, either side which abuts a street or drive may be considered the "front," except in cases where deed restrictions, covenants or map notes prohibit access from one street.

Lot, Improved. (1) A lot upon which a building can be constructed and occupied; (2) A lot with existing buildings or structures.

Lot, Interior. A lot other than a corner lot.

Lot, Key. A lot with a side property line that abuts the rear property line of any one or more adjoining lots.

Lot Line. A property line that divides one lot from another lot or from a public or private street or any other public space.

Lot Line, Corner. The property line abutting a street or drive, other than a front lot line.

Lot Line, Front. The property line separating the lot frontage from a street right-of-way.

Lot Line, Rear. The property line opposite and most distant from the front property line. In the case of a triangular or otherwise irregularly shaped lot, a line 10 feet in length entirely within the lot, parallel to and at a maximum distance from the front property line.

Lot Line, Side. Any property line which is not a front lot line, rear lot line or corner lot line and is generally perpendicular to a front or rear property line.

Lot, Minimum Area. The smallest lot area permissible in a particular zoning district on which a use or structure may be located.

Lot of Record. A lot that exists as shown or described on a plat or deed in the records of the County Recorder.

Lot, Reverse Corner. A corner lot, the rear of which abuts the side of another lot.

Lot, Substandard. A parcel of land that has less than the minimum area or minimum dimensions required in the zoning district in which the lot is located.

Lot, Through. A lot that fronts upon two parallel streets or that fronts upon two streets that do not intersect at the boundaries of the lot.

Lot, Transition. A lot in one zoning district which abuts another zoning district.

Lot Width. The mean horizontal distance between the side lot lines.

Lounge Bar. A bar located in a lounge area of a hotel or approved mixed-use building which has a minimum of one hundred-fifty rooms or residential units, unless the City Council determines that public health, safety and welfare are not compromised by a lesser number of rooms or units, where the lounge bar makes available alcoholic beverages for consumption in specified areas only. The term does not

include a bar that is ancillary to a "Non-restricted Gaming Establishment," as defined in this Title

Main Building. A building devoted to the principal use of the lot on which it is situated. On any lot in a residential district, the term refers to the principal dwelling located on that lot.

Maintenance. The upkeep of property, building, structures, amenities, parking facilities, landscaping or lot including repair, painting, trimming, pruning, as well as watering and other on-going activities that are associated with maintenance.

Manufactured Home. A structure as defined in NRS 489.113. A manufactured home may or may not qualify for State-law zoning treatment as a single family detached dwelling pursuant to Table 2, as adopted in Section 19.10.010.

Manufactured Slope. Slope that results from mechanical excavation or fill activity.

Manufacturing, Heavy. A facility for the general mass producing of goods, usually for sale to wholesalers or other industrial or manufacturing uses. The term includes any use which employs any of the following or similar types of processes:

1. Milling of grain as retail sales and service.
2. Production of animal food, and the tanning of animal hides.
3. Production of large durable goods such as, but not limited, to motorcycles, cars, manufactured homes or airplanes.
4. Canning or bottling of food or beverages for human consumption using a mechanized assembly line.
5. Manufacturing of paint, oils, pharmaceuticals, cosmetics, solvents and other chemical products, and use of a foundry for metals.
6. Production of items made from stone, clay, metal or concrete.
7. Tire recapping or retreading.
8. Production of items by means of the chemical processing of materials.

Manufacturing, Light. A facility for producing goods without the use of any of the processes described within the definition of "Heavy Manufacturing." The term includes without limitation the following activities:

1. Assembly, finishing, and/or packaging of small items from component parts made at another location. Examples include but are not limited to cabinet making or the assembly of clocks, electrical appliances, or medical equipment.
2. Production of items made from materials derived from plants or animals including, but not limited to, leather, pre-milled wood, rubber, paper, wool or cork, or from textiles or plastics.
3. Electrical component manufacturing.
4. Reproduction, cutting, printing, or binding of written materials, drawings or newspapers on a bulk basis using lithography, offset printing, blue printing and other similar methods.
5. Machine shop where material is processed by machinery, cutting, grinding, or similar processes.

Map. The Official Zoning Map of the City of Las Vegas.

Marquee or Porte Cochere. Any permanent roof-like structure projecting beyond a building or extending along and projecting beyond the wall of the building, generally designed and constructed to provide protection from the weather.

Marquee Sign or Porte Cochere Sign. Any sign attached to, in any manner, or made a part of a marquee or porte cochere.

Martial Arts Studio. An establishment whose principal business activity is the instruction of the martial arts as defined by LVMC 6.53.020(C). The term does not include any nonprofit organization or entity that offers martial arts instruction only as an incidental service in its overall program of activities.

Massage, Accessory. The performing of massage therapy or therapeutic massage that:

1. Is accessory to a principal permitted use that is one of the following:
    a. A medical office or physical rehabilitation clinic;
    b. A fitness and health center;
    c. A country club or golf course clubhouse;
    d. A hotel with more than one hundred rooms; or
    e. A facility similar in nature to any of the facilities listed above;
2. Does not occupy more than 150 square feet of space; and
3. Is not advertised on any exterior signage.

Massage Establishment. A facility which is occupied and used for the purpose of practicing massage therapy as defined in LVMC Chapter 6.52.. The term does not include the use "accessory massage," as defined in this Title.

Master Sign Plan. A plot plan and accompanying documentation which identifies all existing and proposed on-premise signage on a development or complex of buildings.

Median. A paved or planted area separating lanes of travel on a street.

Mining, Sand & Gravel Extraction. The excavation of sand, gravel, minerals or other resources from the earth.

Mini-Storage Facility. A facility with enclosed storage space, divided into separate compartments no larger than five hundred square feet in size, which is provided for use by individuals to store personal items or by businesses to store materials for operation of a business establishment.

Miscellaneous Residential Sign. Any incidental or real estate sign on a single dwelling unit lot or other residential lot.

Mixed-Use. The vertical integration of residential uses and commercial or civic uses within a single building or a single development, where the uses share pedestrian access, vehicular access, parking functions, or any combination thereof.

Mobile Food Vending. The sale of food items from a motorized vehicle or from a trailer or other portable unit that is drawn by a motorized vehicle and is intended for use in vending.

(Ord. 6220 §14, 10/17/12)

Mobile Home. A factory-assembled structure equipped with the necessary service connections and made so as to be movable as a unit on its own running gear and designed to be used for a one-family residential use.

Mobile Home Park. An area or tract of land where two or more mobile homes or mobile home lots are rented or held out for rent. The term does not include an area or tract of land where: (a) More than half of the lots are rented overnight or for less than three months for recreational vehicles. (b) Mobile homes are used occasionally for recreational purposes and not as permanent residences.

Mobile Home Space Boundary Line. The lines which bound a mobile home site on its front, sides or rear.

Mobile Home Space. That portion of a mobile home park designated, used, or designed for the occupancy of not more than one mobile home and includes that area set aside or used for automobile parking, carports, cabanas, awnings, accessory buildings or other structures, and the yard area as required herein.

Monorail. A non-technology specific system used to transport passengers, including any system on a fixed land route installed and operated on an exclusive fixed guideway or rail, and including a monorail as defined in NRS Chapter 705. The term does not include a system to transport passengers between two end points with no intermediate stops, or a monorail that function only as part of a theme park or permanent exhibition under LVMC Chapter 6.81.

Monument Sign. A freestanding sign where the base of the sign structure is on the ground or a maximum of 12 inches above the lowest point of the ground adjacent to the sign.

Moped. Means a motor-driven scooter, motor-driven cycle or similar vehicle that is propelled by a small engine which produces not more than two gross brake horsepower, has a displacement of not more than fifty cubic centimeters or produces not more than fifteen hundred watts final output, and is capable of a maximum speed of not more than thirty miles per hour on a flat surface with not more than one percent grade in any direction when the motor is engaged. For purposes of the provisions of this Title relating to vehicle sales, mopeds shall be considered retail goods rather than motor vehicles.

Mortuary or Funeral Chapel. A facility in which one or both of the following activities occur:

1. Dead bodies are prepared for burial or cremation.
2. Funeral services are conducted.

Motorcycle/Motor Scooter Sales. A facility or area for the display and sale of motorcycles and motor scooters, whether new or used, but excluding mopeds. The term includes service bays which are incidental and accessory to the sales use. The term is used for the sole purpose of allowing the use by means of Special Use Permit in the C-1 District. For all other purposes, the use described in this definition shall be treated under the appropriate category of motor vehicle sales.

Motor Vehicle Sales (New). A facility or area, other than an auto sales showroom, for the display and sale (or leasing) of new automobiles, trucks, motorcycles and motor scooters, but excluding mopeds. The term includes service bays and auto body shops which are incidental and accessory to the sales use.

Motor Vehicle Sales (Used). A facility or area, other than an auto sales showroom, used primarily for the display and sale (or leasing) of used automobiles, motorcycles and motor scooters, but excluding mopeds. The term includes service bays and auto body shops which are incidental and accessory to the sales use.

Mounted Antenna. An antenna, other than a wireless communication facility, that is attached to a structure as permitted under this Code.

Mulch. A protective covering of inorganic material including rock, gravel, and decomposed granite, which is placed on the earth around plants to reduce weed growth, to minimize evaporation of moisture from the soil surface, to maintain even temperatures around plant roots, and to retard erosion.

Multi-Family Residential. A structure used or designed as a residence for three or more families or households living independently of each other.

Multi-phase Development. A development project that is constructed in stages, each stage being capable of existing independently of the others.

Museum, Art Display, or Art Sales (Private). A privately-operated facility or area for the acquisition, preservation, study, exhibition or sales of works of artistic, historic or scientific value.

Natural Area or Feature. May include slopes in excess of Hillside Ordinance for maximum slopes or conservation natural areas.

Natural Slope. Slope which is not manufactured.

Neighborhood. An area of a community with characteristics that distinguish it from other areas and that may include distinct ethnic or economic characteristics, housing types, schools, or boundaries defined by physical barriers, such as major highways and railroads or natural features.

Net Lot Area. The total area within the property lines of a lot or parcel of land after public street rights-of-way or other areas to be dedicated or reserved for public use are deducted from such lot or parcel.

Night Club. An establishment, other than a teen dance center, that is operated as a place of entertainment, characterized by any or all of the following as a principal use:

1. Live, recorded, or televised entertainment, including but not limited to performance by magicians, musicians or comedians.
2. Dancing.

Noncommercial Message. A message, the sole purpose of which is to direct attention to a political, social, community or public-service issue.

Non-Conforming Lot. A lot which was lawful in terms of the area, dimensions or location prior to the adoption, revision or amendment of this Title, but which fails by reason of such adoption, revision, or amendment to conform to the present requirements of the zoning district in which it is located.

Non-Conforming Sign. Unless otherwise provided, any sign that conformed to existing sign regulations at the time it was erected but that would no longer be permitted by virtue of the adoption of this Title, or an amendment thereto.

Non-Conforming Structure. A building or structure legally and properly located on a lot or parcel at the time of construction or erection of said building, but which subsequently would not be permitted to be constructed at that location by virtue of adoption of this Title, or an amendment thereto.

Non-Conforming Use. Any legally pre-existing use of land which is inconsistent with the provisions of this Title, or an amendment thereto.

Non-Contributing Property. A classification applied to an individual property located within a designated Historic District, signifying that the property does not contribute to the distinctive character of the District.

Non-domestic Animal. Any animal other than a domestic animal.

(Ord. 6229 §11, 12/19/12)

Nonprofit Club General. Any nonprofit corporation, association or organization which has been in continual existence for at least two years and:

1. Is organized or qualified to do business and operate under the laws of the State;
2. Has tax-exempt status granted by the United States Internal Revenue Service;
3. Has a membership of at least one hundred members who are twenty-one years of age or older and who pay dues to the nonprofit corporation, association or organization; and
4. Operates a clubhouse, clubroom or meeting room in a permanent location which it owns or leases.

Nonprofit Club Restaurant Service Bar. A bar wherein alcoholic beverage drinks are prepared for service in

connection with meals at tables in the restaurant area of a nonprofit club where members of the general public are invited to dine.

Nuisance. An interference with the enjoyment and use of property.

Obstruction. Any structure, growth or other object, including a mobile object, which exceeds a limiting height.

Occupancy or Occupied. With respect to a structure, refers to the residing of one or more individuals in a dwelling or to the storage or use of equipment, merchandise or machinery in any public, commercial, or industrial building.

Off-Premise Sign. Any sign advertising or announcing any place, product, goods, services, idea or statement whose subject is not located nor available on the lot where the sign is erected or placed.

Off-Site Improvements. Refers to any Public Improvements, Public Roadway Improvements, or Private Roadway Improvements as defined by this Title, separately or in any combination.

Off-Site Parking. Parking provided for a specific use but located on a site other than the one on which the specific use is located.

Off-Street Loading. Designated areas on a development site for the loading and unloading of cargo adjacent to buildings and not in the public right-of-way.

Office. A building used primarily for conducting the affairs of a business, profession, service, industry or government and which may include ancillary services for office workers, such as restaurants, newsstands or other minor commercial establishments.

Office, Medical or Dental. A professional office for the administration of professional medical, psychological or dental care, including examinations, screenings and minor outpatient surgical procedures. The term does not include a facility that provides housing for individuals, a clinic, or any other facility that is specifically defined in this Title.

Office Park. A development which contains a number of separate office buildings, accessory and supporting uses, and open space and which is designed, planned, constructed, and managed on an integrated and coordinated basis.

Office, Other Than Listed. A building or rooms used for conducting the affairs of a business, profession, service, industry or government other than those which are specifically listed in this Title.

On-Premise Sign. Any sign advertising or announcing any place, product, goods, services, idea or statement whose subject is available or located at or on the lot, same site, or within the same Master Sign Plan area where the sign is erected or placed.

On-Site. Located on the lot that is the subject of an application for development.

Open Air Vending. The sale of merchandise, including food items, from a portable unit that is not drawn by a motorized vehicle.

(Ord. 6220 §14, 10/17/12)

Open Air Vending/Transient Sales Lot. An outdoor area or lot that is used exclusively, or on a regular or periodic basis, for the sale or taking of orders for any merchandise, including food items, where:

1. Such merchandise is displayed or sold within or upon the area or lot; and
2. No permanent physical structures or facilities are used as integral parts of the sales or order taking operations.

The term includes the display or sale of merchandise by means of Mobile Food Vending or Open Air Vending.

(Ord. 6220 §15, 10/17/12)

Open Space. Any parcel or area of land or water essentially unimproved and set aside, dedicated, designated, or reserved for public use or enjoyment or for the private use and enjoyment of owners and occupants of land adjoining or neighboring such open space.

Open Space, Common. Land within or related to a development that is designed and intended for the common use or enjoyment of the residents of the development and their guests.

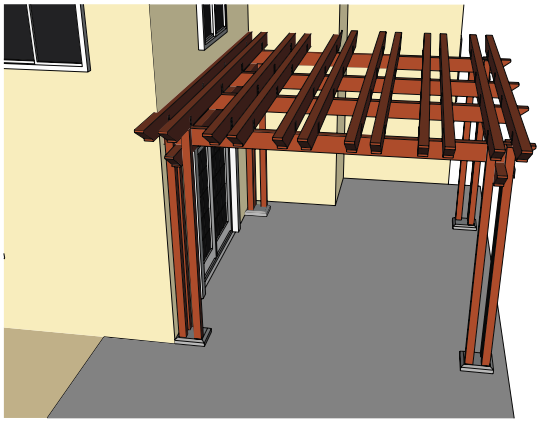
Open Space, Private. Open space which is normally limited to the use of the occupants of a single dwelling or building or property that abuts such open space.

Open Space, Public. Open space owned and maintained by a public agency for the use and enjoyment of the general public.

Outcall Entertainment Referral Service/Escort Bureau. A business which, for a fee, commission, hire, or profit:

1. Sends or refers an entertainer to an entertainment location (as defined in LVMC 6.57.030) in response to a telephone or other request to entertain a patron at the entertainment location; or

FIGURE 1 - PATIO COVER



2. Furnishes or arranges for escorts to accompany other persons for social engagements.

Outdoor Storage. The use of a significant portion of a lot or area for the long term retention (more than twenty-four hours) of materials and machinery or equipment, regardless of whether the materials, machinery or equipment are to be bought, sold, repaired, stored, incinerated, or discarded. The term includes the storage of self-contained cargo containers that have not been converted into a permanent building, but does not include new or used motor vehicle sales and rental display, nor does it include accessory and incidental parking of vehicles for residents, guests, customers or employees in connection with a principal use.

Overlay Zone. A zoning district that is imposed on one or more underlying base zoning districts and which provides additional requirements and limitations beyond those required by the underlying zoning district.

Owner. An individual, firm, association, syndicate, partnership or corporation having sufficient proprietary interest to seek development of land.

Package Liquor Off-Sale Establishment. An establishment, other than a retail establishment with package liquor off-sale, whose license to sell alcoholic beverages authorized their sale to consumers only and not for resale, in original sealed or corked containers, for consumption off the premises where the same are sold. The term includes an establishment that provides on-premises wine, cordial and liqueur tasting if the licensee also holds a wine, cordial and liqueur tasting license for that location.

Painted Wall Sign. Means any sign that is painted directly on a building wall surface.

Parcel Map. A map prepared for recording in accordance with NRS Chapter 278 and with the provisions of this Title.

Park and Ride. A facility for the boarding and deboarding of transit vehicles that includes an area for the parking of commuters' vehicles in connection with their use of transit vehicles.

Parking Area. A paved area, other than a public right-of-way, used for the parking of automobiles.

Parking Facility. A lot or structure developed for public or private parking as a primary use of the subject site on which it is located. The term does not include any ancillary lot or structure provided in conjunction with a primary use in order to meet minimum required parking standards.

Parking Lot/Sidewalk Sale. A promotional sales event that is conducted by a business operation outside the confines

of the commercial or manufacturing structure in which the business operation is normally conducted.

Parking Space. A space within a building, garage or parking area, as defined, for the temporary parking or storage of one automobile with continuous and unimpeded access to a public right-of-way, service drive or aisle.

Patio Cover. An attached accessory structure which is not enclosed and provides sheltered outdoor space.

Pawn, Auto. A Pawn Shop that lends money on the security of a motor vehicle, which the pawn shop takes possession of as the pledged property.

Pawn Shop. A facility (other than a bank, saving and loan or mortgage banking company) used for the business of lending money on the security of pledged goods or for the business of the purchase of tangible personal property on condition that it may be redeemed or repurchased by the seller for a fixed price within a fixed period of time.

Pennant. Any lightweight plastic, fabric or other material, whether or not containing a message of any kind, suspended from a rope, wires, or string, usually in a series, designed to move in the wind. A pennant shall be considered a temporary sign.

Permanent Makeup Establishment. A facility that applies natural pigment to the dermal layer of the skin, by the use of needles or other instruments designed to contact or puncture the skin, for the sole purpose of providing either permanent coloration for medical skin restoration or cosmetic coloration to enhance or diminish personal features.

Permitted Use. Any use allowed in a zoning district as a matter of right if it is conducted in accordance with the restrictions applicable to that district. Permitted uses are designated in the Land Use Table by the letter "P".

Person. An individual, firm, partnership, corporation, company, association, joint stock association, governmental entity, trustee, receiver, assignee or similar representative of any of them.

Pet Boarding. A lot, building, premises or structure on which four or more household pets kept regularly and for extended periods of time for the benefit of persons who do not reside on the premises. The term included facilities that provide shelter, care, feeding, exercising, grooming or incidental medical care for household pets for remuneration or otherwise on a commercial basis. The term includes a kennel operation.

Pet Shop. A retail establishment engaged in the sale of pets, small animals, pet supplies, or pet grooming services.

Physical Constraints. Limitation on development or access created by topographical features on the development parcel, or adjacent parcels, such as spacing of existing adjoining streets, freeways, or other physical structures.

Planned Community Program. The development plan and development standards for a development in the P-C (Planned Community) District.

Planning Commission. The Planning Commission of the City of Las Vegas duly appointed by the Mayor with the approval of City Council. The Planning Commission shall have the powers and duty to provide for development as prescribed by State law and City ordinances.

Plaza. An open space used for passive recreational activities and relaxation typically provided with amenities, such as seating, ornamental fountains, and public art that may be improved, landscaped, or paved, usually surrounded by buildings or streets.

Plaza, Event. A plaza approved through a development review and meeting the minimum design and size requirements set forth in LVMC 19.08.040(E)(3).

Pole Sign. A Freestanding sign supported by one column, upright, pole, or brace in or upon the ground the sum width/diameter of which is less than 25 percent of the width of the sign.

~~**Political Sign.** Any sign relating to a candidate, issue, proposition, ordinance or other matter in a public election or referendum, or any sign pertaining to the advocacy of political views or policies by persons, groups, or parties.~~

Portable Sign. Any sign which is not permanently attached to the ground or to another permanent structure; including, but not limited to, temporarily placed signs designed to be transported; signs by means of wheels; signs converted to A- or T-frames; movable menu and sandwich board signs; tethered balloons used as signs; and signs attached to or painted on a vehicle or trailer which is parked and visible from the public right-of-way, unless the vehicle is used in the normal day-to-day operations of the business.

Post Office, Local Service. A branch office of the United States Postal Service that handles the mail for no more than five zip codes.

Post Office, Regional. A branch office of the United States Postal Service that handles the mail for more than five zip codes.

Potentially Developable or Re-developable Land. Land that is not restricted from development by virtue of factors such as parklands, conservation transfer areas,

federal or state lands, reservation areas or excluded due to environmental constraints.

Pre-Existing Use. A lawful and conforming existing use of a lot or structure prior to the time of the enactment of this Title.

Preservation Covenant. A recorded deed restriction which requires the preservation of a property for an agreed-upon period of time.

Preservation Easement. A non-possessory interest in real property which creates rights and obligations related to the preservation of the distinctive character of that property or a portion thereof.

Primary Ridgeline. The ridgeline that has the greatest prominent public visibility from existing and undeveloped portions of the City.

Principal Building. The building in which the principal use of the lot is conducted. Lots with multiple uses may have multiple principal buildings. The term does not include storage buildings, garages or other buildings which normally are considered accessory buildings.

Principal Use. The purpose for which land, premises or building is designed, arranged or constructed.

Printing & Publishing. An establishment that provides printing, publishing, duplicating, or collating services using photocopy, blueprint, off-set printing, or related equipment.

Private Club, Lodge or Fraternal Organization.

1. Club. A facility of a private organization for the preparation and service of food and/or drink for members and their guests.
2. Lodge or Fraternal Organization. A facility for a special purpose organization for the sharing of sports, arts, literature, politics or other similar interests; but not primarily for profit or to render a service that is customarily carried on as a business.

Private Garage. An accessory building, or an attached portion of the main building, designed or used for the shelter and storage of automobiles.

Private Improvements. Improvements installed within a development for private or quasi-public purposes, but not owned or maintained by the City.

Private Roadway Improvements. Roadway improvements within or adjacent to private roadways which may include, but are not limited to, paving, curbs, gutters, sidewalks, medians, street lighting systems, traffic control signage and systems, traffic signal systems and interconnected facilities, drainage facilities, fire hydrants and sanitary sewer facilities.

Private Street. Any roadway, other than a private drive, that is not owned by a public entity or is designated for use by specified property owners, maintained by or on behalf of those property owners, and not dedicated to nor intended for access by the general public.

Prohibited Use. A use that is not permitted by any means in a particular zoning district.

Project of Regional Significance. Any of the following:

1. A site-specific building or development project, whether private, public or quasipublic in nature, that is proposed within one-half mile of the boundary of another municipal corporation or an unincorporated area, and that qualifies as one or more of the following:
    a. A project with a tentative map including 500 lots or more;
    b. A planned unit development of 500 units or more;
    c. A development including tourist accommodations of 300 units or more;
    d. A commercial or industrial facility that is estimated to generate more than 6250 average daily vehicle trips, as defined by the Institute of Transportation Engineers (or its successor); or
    e. A nonresidential development encompassing more than 160 acres.
2. A zoning map amendment or local land use plan amendment that is proposed within one-half mile of the boundary of another municipal corporation or an unincorporated area, and that could result in development meeting or exceeding any of the criteria listed in Paragraphs 1(a) through 1(d) above.
3. A Special Use Permit application concerning property within 500 feet of the boundary of another municipal corporation or an unincorporated area.

Projecting Sign. Any sign affixed to a building in such a manner that its leading edge extends more than twelve inches beyond the surface of the building. The term does not include a decorative awning or canopy.

Property. A lot, parcel, or tract of land together with the building and structures located thereon.

Psychology Practice. A professional office in which a licensed professional, including a psychiatrist, psychologist, social worker, marriage and family therapist, or occupational therapist, provides evaluation, testing, treatment or

counseling services related to mental conditions or disorders. The term includes a hypnotherapy practice, but does not include a "facility to provide testing, treatment, or counseling for drug or alcohol abuse," or a "sex offender counseling facility," as those terms are defined in this Section.

Public Areas. Parks, playgrounds, trails, paths, and other recreational areas and open spaces; scenic and historic sites; schools and other publicly operated buildings; and other places where the public is directly or indirectly invited to visit or permitted to congregate.

Public Hearing. A meeting, announced and advertised in advance and open to the public, in which members of the public have an opportunity to participate.

Public Improvement. Improvements may include but are not limited to, drainage facilities, fire hydrants, sanitary sewer systems, trails, trail paths, and other miscellaneous facilities and improvements to be owned by a public entity and are generally for the benefit of the public. These improvements are to be constructed and accepted within public rights-of-way, public easements, or City owned real property. The term may also include the dedication and construction of park facilities to be accepted by the City.

Public Notice. The advertisement of a public hearing in a paper of general circulation and through the mail, or the posting of a sign on property, each designed to indicate the time, date, place, and nature of a public hearing.

Public or Private School, Primary. An institution that provides kindergarten through 8th grade education and is supported by a public, religious or private organization.

Public or Private School, Secondary. An institution that provides 9th through 12th grade education and is supported by a public, religious or private organization.

Public Park or Playground. A park, playground, swimming pool, reservoir, golf course, or athletic field owned, operated and maintained by a local or State level government entity.

Public Right-of-Way. A strip of land acquired by reservation, dedication, prescription or condemnation and intended to be occupied by a road, trail, water line, sanitary sewer and/or other public utilities or facilities.

Public Roadway Improvements. Roadway improvements within or adjacent to public roadways which may include, but are not limited to, paving, curbs, gutters, sidewalks, medians, street lighting systems, traffic control signage and systems, traffic signal systems and interconnected facilities, drainage facilities, fire hydrants and sanitary sewer facilities.

Public Use Airport. Any of the facilities of McCarran International Airport and North Las Vegas Airport.

Public Utility. A regulated enterprise with a franchise for providing to the public a utility service deemed necessary for the public health, safety and welfare.

Pylon Sign. A freestanding sign supported by two or more columns, uprights, poles, or braces in or upon the ground, or a freestanding sign supported by a single column, upright, pole or brace in or upon the ground the sum width/diameter of which is 25 percent or more of the width of the sign.

Quarter Mile Section. A square quarter mile bounded by 1,320 feet offset increments from a section line.

Quasi-Public Use. A use owned or operated by a nonprofit, religious, or eleemosynary institution and providing educational, cultural, recreational, religious, or similar types of programs.

Radio Broadcasting. A building or portion of a building used as a place for radio broadcasting. The term does not include any antenna or antenna structure.

Radio, TV, Microwave Communication Tower. A freestanding structure which supports antennae that transmit or receive any portion of the electromagnetic spectrum.

Rail/Transit yard or Shop. A facility or area for the maintenance, repair, or storage of bus, rail or other transit vehicles.

Ramada. Any freestanding roof or shade structure installed or erected above an occupied mobile home or any portion thereof.

Raw Land. Unimproved land without buildings, structures, utilities or streets.

~~**Real Estate Sign.** A sign to advertise a commercial or residential property for sale, lease, or rent.~~

Recording Studio. A building or portion of a building used as a place to record music and videos. The term does not include broadcasting facilities.

Recreational Vehicle. A vehicle towed, or self-propelled on its own chassis, or attached to the chassis of another vehicle and designed or used for recreational or sporting purposes. The term includes, but is not limited to, travel trailers, pick-up campers, camping trailers, motor coach homes and converted trucks or buses.

Recreational Vehicle and Boat Storage. The storage of recreational vehicles, boats, or any combination thereof.

Recycling Collection Center. A facility used for the collection and temporary storage of empty beverage containers, aluminum, glass, paper or clothing for recycling purposes conducted totally within an enclosed structure or container. The term does not include processing except for "can banks" that crush cans as they are deposited.

Rental Store. A facility for the rental of general merchandise to the general public and not specifically listed as a different use elsewhere in this Title. Typical general merchandise includes clothing and other apparel; electronics; videos; tools and garden equipment; furniture and other household appliances; special occasion or seasonal items; and similar consumer goods.

Regional Mall. An enclosed structure with a minimum square footage of three hundred fifty thousand square feet:

1. That is used or intended to be used as an assemblage of various tenants, including without limitation, retail uses, personal service uses, food service uses, and other ancillary uses;
2. That includes a minimum of two major anchor tenants; and
3. In which the typical means of access to the various uses in from inside the mall structure.

Rescue Mission or Shelter For The Homeless. A building that is used or intended to be used to provide to homeless individuals temporary accommodations, shelter, meals or any combination thereof. For purposes of this Title, a "homeless individual" includes an individual who lacks a fixed, regular and adequate nighttime residence.

Restaurant. A use providing preparation and retail sale of food and beverages, including cafes, coffee shops, sandwich shops, ice cream parlors, fast food take-out (i.e. pizza) and similar uses.

Restaurant, Carry-Out. An establishment designed for selling prepared foods for off-premise consumption.

Restaurant with Service Bar. A bar wherein alcoholic beverage drinks are prepared for service only at tables in a restaurant and for consumption only in connection with a meal served on the premises, and where customers are not permitted to purchase alcoholic beverage drinks directly from the bar or for off-premise consumption.

Review Authority. The authority responsible for the review and final action on an application filed under this Title, such as the City Council, Planning Commission or the Director.

Retail Establishment With Package Liquor Off-Sale. A retail establishment:

1. Whose license to sell alcoholic beverages authorizes their sale to consumer only and not for resale, in original sealed or corked containers, for consumption off the premises where the same are sold; and
2. In which the sale of alcoholic beverages is ancillary to the retail use, and in which no more than ten percent of the retail floor space is regularly devoted to the display or merchandising of alcoholic beverages.

The term includes an establishment that provides on-premises wine, cordial and liqueur tasting if the licensee also holds a wine, cordial and liqueur tasting license for that location.

Rezone. To change the zoning classification of particular lots or parcels of land.

Ridgeline. A line connecting the series of the highest elevation points of a ridge, mountain, shoulder, hill or mesa.

Right of Access. The legal authority to enter or leave a property.

Right-of-Way. A strip of land acquired by reservation, dedication, forced dedication, prescription, or condemnation and intended to be occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer or other public utility or facility.

Right-of-Way Line. The property line that separates the public right-of-way and an adjacent property.

Roadway. A public or private corridor for pedestrian or vehicular movements (or both), along with corresponding right-of-way and easements, and any improvements constructed therein.

Roof Sign. Any sign erected and constructed wholly on and over the roof of a building, supported by the roof structure, and extending vertically above the roof or parapet of the building.

Runoff. Irrigation water that is not absorbed by the soil to which it is applied and which flows onto hard-surfaced areas. Runoff may result from water that is applied at too great a rate (application rate exceeds infiltration rate) or where a severe slope exists.

Runway. A defined area on an airport prepared for landing and takeoff of aircraft along its length.

Runway Protection Zone. A trapezoidal area at ground level for the purpose of protecting the safety of approaches and keeping the area clear of the congregation of people.

Rural Preservation Neighborhood. A subdivided or developed area:

1. Which consists of ten or more residential dwelling units;
2. Where the outer boundary of each lot that is used for residential purposes is not more than three hundred thirty feet from the outer boundary of any other lot that is used for residential purposes;
3. Which has no more than two residential dwelling units per acre; and
4. Which allows residents to raise or keep animals non-commercially.

Salvage or Reclamation of Products. A facility or area for storing, keeping, selling, dismantling, or salvaging scrap or discarded material or equipment which is not considered as another use under this Title. Scrap or discarded material includes, but is not limited to, metal, paper, rags, tires, bottles or inoperable or wrecked motor vehicles, motor vehicle parts, machinery, structural steel, equipment and appliances. The term includes facilities for recycling recoverable resources, such as newspapers, magazines, books, and other paper products, glass, metal cans and other products, which can be returned to a condition in which they may again be used for production.

Satellite Dish. A device which:

1. Incorporates a reflective surface that is solid, open mesh, or bar-configured;
2. Has the shape of a shallow dish, cone, horn, or cornucopia; and
3. Is used to receive electromagnetic signals.

Scale of Development. The physical development of a particular project, in terms of its size, height, bulk, intensity and aesthetics.

Seasonal Outdoor Sales. The temporary outdoor sale and display of the following (and only the following) holiday goods in connection with the corresponding holidays:

1. Christmas trees;
2. Halloween pumpkins;
3. Valentine's Day flowers; and
4. Mother's Day flowers.

The term does not include fireworks sales, which are governed by LVMC Chapter 9.28 and are subject to the requirements of the Department of Fire and Rescue.

Secondhand Dealer. A retail facility which deals solely in used commodities with no new commodities, or in which the sale of secondhand or used articles is incidental to the sale of new articles of the same kind. For purposes of this definition, the sale of secondhand or used articles is deemed to be incidental to the sale of new articles. Used articles may include wearing apparel, furniture, fixtures, appliances, tableware, offices supplies, pictures, paintings, jewelry, cutlery, guns or scrap precious metals as defined in LVMC Chapter 6.74, but does not include the sale of junk as defined in that Chapter or the sale of used cars. The term does not include the buying and selling of foreign or domestic coins for numismatic purposes or used books, which shall be allowed where retail sales of new merchandise, is permitted. The term also does not include a Thrift Shop.

Section Area. A one square mile area bounded by section lines.

Senior Citizen Apartments. An apartment house or other multi-family dwelling in which each unit is occupied by at least one person fifty-five years of age or older. The term includes an apartment house or other multi-family dwelling that qualifies as "housing for older persons" under the provisions of Federal law, including without limitation housing developments that:

1. Provide significant facilities and services specifically designed to meet the physical or social needs of older persons; and
2. Publish and adhere to policies and procedures that demonstrate an intent to provide housing for persons fifty-five years of age or older to the extent allowed by applicable State or Federal law.

Service Station. Any building, or premises used for the dispensing and sale of fuels or oils and accessories for the motor vehicle trade, together with any incidental minor automotive repair or automatic car wash facility.

Setback. The minimum required separation distance between the nearest portion of a structure and the lot line.

Setback Area, Corner Side. A yard area of which the width is measured between the non-frontage street right-of-way line and the required corner side yard setback line and the depth is measured between the front yard setback line and the rear yard setback line

Setback Area, Front. A yard area of which the width is measured the entire length of the front property line between the side property lines; and the depth is measured as the distance between the street right-of-way line and the required front setback line.

Setback Area, Rear. A yard area of which the width is measured the entire length of the rear property line between the side property lines; and the depth is measured as the distance between the rear property line and the required rear yard setback line.

Setback Area, Required. That portion of a lot which is required to be unoccupied and unobstructed from the ground to the sky between a required setback line and the property line, except as otherwise provided in this Title.

Setback Area, Side. A yard area of which the width is measured between the side property line and the required side yard setback line and the depth is measured between the front yard setback line and the rear yard setback line.

Sex Offender Counseling Facility. A facility that regularly provides court-ordered or court-sanctioned treatment or counseling to sex offenders.

Sexual Novelty. Any instrument, device, apparatus or paraphernalia that:

1. Depicts a specified anatomical area;
2. Performs, mimics, demonstrates or is designed for use in connection with a specified sexual activity; or
3. Is used for the stimulation of human genitals, whether the stimulation is self-induced or performed upon another person.

Sexually-Oriented Business. See LVMC 19.12.070.

Shopping Center. Any structure or group of structures that:

1. House any assemblage of various commercial tenants, including without limitation, retail uses, personal service uses, food service uses, and other ancillary uses;
2. Have a minimum combined gross floor area of 25,000 square feet;
3. Are located upon a single parcel of land or upon contiguous parcels of land; and
4. Have common vehicular access and parking facilities.

This term includes a regional mall.

SHPO. The State Historic Preservation Office.

Short-Term Residential Rental. The commercial use, or the making available for commercial use, of a residential dwelling unit for dwelling, lodging or sleeping purposes, wherein any individual guest rents or occupies the unit for a period of less than thirty-one consecutive calendar days.

Sidewalk/Parking Lot Sale. A promotional sales event which is conducted outside the confines of the commercial or manufacturing structure in which such business is normally conducted and which occurs on a paved or concrete area on the same lot as the structure.

Sign. Any device, fixture, placard, structure or other medium, including its structure and component parts, that uses any color, form, graphic, illumination, symbol or writing to advertise, announce the purpose of, or identify the purpose of a person or entity, or to communicate information of any kind to the public.

Sign, Animated. Any sign that uses any of the following: animation or movement; mechanical devices such as spinning, rotating, revolving or oscillating mechanical or structural components; flashing, sequential or oscillating lights; lighting that moves from bright to dim and back to bright; or other similar continuously automated methods or dynamic devices, such as steam, fog, misting, or change of lighting or message, to depict action or create a special effect or alternating scene that results in movement, the appearance of movement, or the changing of sign image or message. The term includes any sign or portion thereof with characters, letters or illustrations, that can be changed or rearranged manually or electronically without altering the face or the surface of the sign. The term does not include a sign on which the only copy that changes is the electronic indication of time, temperature, or both.

Sign, Off-Premise. Any sign whose copy advertises or announces any place, product, goods, services, idea or statement whose subject is not available, located at, nor on the lot where the sign is erected or placed.

Sign, On-Premise. Any sign whose copy is limited to advertising or announcing any place, product, goods, services, idea or statement whose subject is available or located at or on the lot where the sign is erected or placed.

Sign Certificate. A certificate issued by the Department to authorize a sign pursuant to the applicable provisions of this Title.

Similar Use. A use that has the same characteristics as the specifically cited uses in terms of the following; trip generation and type of traffic, parking and circulation, utility demands, environmental impacts, physical space needs and clientele.

Single Family Attached Dwelling. See Dwelling, Single Family Attached.

Single Family Detached Dwelling. See Dwelling, Single Family Detached.

Single Family Unit Equivalent. A residential density value based on the vehicular traffic generated by a single family dwelling.

Single Family, Zero Lot Line. A single family dwelling unit that is located directly on 1 or more lot lines.

Single Room Occupancy Residence. A residential facility in which furnished rooms are rented on a weekly or monthly basis and which provides common facilities and services for laundry, cleaning and meals.

Site Built Single Family Home. A single family dwelling which is constructed under the standards of the Uniform Building Code (UBC), Uniform Electrical Code (UEC), Uniform Fire Code (UFC), Uniform Mechanical Code (UMC) and the Uniform Plumbing Code (UPC) as adopted in the Las Vegas Municipal Code (LVMC), including all appurtenant supplements thereto.

Slaughtering and Processing of Live Poultry. An operation, which is ancillary to a retail commercial establishment, in which live poultry is slaughtered and processed in preparation for human consumption.

Slope. The incline associated with a land surface.

Small Wind Energy System. A wind energy conversion system consisting of a wind turbine, a tower or supporting structure, and associated control or conversion electronics, which has a rated capacity of not more than 100kW and which is intended to primarily reduce on-site consumption of utility power. For purposes of this Title, the use shall not be deemed an accessory structure.

Social Event With Alcoholic Beverage Sales. The sale of alcoholic beverages for consumption only on the premises where the same are sold in connection with weddings, school graduations, employer and employee events, recognition ceremonies, awards ceremonies, family gatherings, fund-raising events, club and organization events or other similar events which occur 17 times or more per month at a facility not licensed for the sale of alcoholic beverages.

Social Service Provider. A facility that provides assistance to persons with limited ability for self-care, but for whom medical care is not a major element. The term includes a facility that provides assistance concerning psychological problems, employment, learning disabilities or physical disabilities, but does not include a rescue mission or homeless shelter, or an adult day care center.

Soil. All unconsolidated mineral and organic material that overlies bedrock and can be readily excavated.

Soil Amendments. Organic and inorganic material added to soils to improve texture, nutrients, moisture holding capacity and infiltration rates.

Solar Panel. A small-scale unit that is designed and used, on an incidental or accessory basis, to generate power or heat (or both) to be supplied to the principal use on the site. A "solar panel":

1. Does not include an "electric generating plant" or any other utility facility that is specifically defined in this Chapter; and
2. Shall not be deemed an accessory structure for purposes of the standards of this Title that govern accessory structures.

Sound Stage. A building or portion of a building used for the production of movies.

Special Use Permit. A specific approval for a use which has been determined to be more intense or to have a potentially greater impact than a permitted or conditional use within the same zoning district.

Specified Anatomical Areas. Refers to:

1. Less than completely and opaquely covered:
   a. Human genitals,
   b. Pubic region,
   c. Buttocks, or
   d. Female breast below a point immediately above the top of the areola; or
2. Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

Specified Sexual Activities. Refers to:

1. The fondling or other touching of human genitals, pubic region, buttocks, or female breasts;
2. Ultimate sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation or sodomy;
3. Masturbation; or
4. Excretory functions as part of or in connection with any of the activities set forth in subparagraphs (1), (2) and (3) above.

Spot Zoning. Rezoning of a lot or parcel of land to benefit an owner for a use incompatible with surrounding land uses and that does not further the General Plan.

Stacking Lane. An area for temporary queuing of motor vehicles.

Standard Conditions. Conditions which have been approved by the Planning Commission or the City Council and which are designed to be imposed as a matter of course, where applicable, on the approval of development applications.

Standards for Private Drives. Those adopted City standards governing the design and construction of private drives.

Standards for private streets. "Standards for private streets" means those adopted standards governing the design and construction of private streets and detailed in the City standards.

Stem Wall. A wall, usually less than two feet in height, used to divert or direct storm water flows within an area specified by the Department of Public Works.

Storage. A space or place where goods, materials or personal property is placed and kept for more than 24 consecutive hours.

Stored. With reference to vehicles or vehicle parts, means allowed to remain in one place for more than 72 consecutive hours.

Story. That portion of a building between the surface of any floor and the surface of the floor next above it; or if there is no floor above it, then the space between the floor and the ceiling next above.

Street. A strip of land or way subject to vehicular traffic (as well as pedestrian traffic) that provides direct or indirect access to property; including, but not limited to, ~~alleys,~~ avenues, boulevards, courts, drives, highways, lanes, places, roads, terraces, trails or other thoroughfares. The term does not include an "alley" as that term is defined by this Title.

Street, All-weather. A public or private roadway which is surfaced with materials that allow ordinary motorized vehicles to utilize the street in all weather conditions.

Street Classification.

1. Freeway. A divided highway with 150 foot wide minimum right-of-way and classified as "controlled access"; a high-speed road with grade-separated interchanges.
2. Expressway. A divided highway with a 150 foot wide minimum right-of-way and classified as "limited access"; a high-speed road with at-grade, cross-traffic intersections.
3. Parkway Arterial. A street or highway which has a minimum right-of-way width of 120 feet and an existing or potential design capacity of three or more travel lanes of traffic in each direction with 10 feet for an amenity zone and sidewalk on each side and divided by a landscaped median.
4. Primary Arterial. A street or highway which has a minimum right-of-way width of 100 feet and an existing or potential design capacity of three or more travel lanes of traffic in each direction, divided by a raised median with left turn pockets.
5. Major Collector. A street which has a minimum right-of-way width of 80 feet and an existing or potential design capacity of two travel lanes of traffic in each direction with a center turn lane or raised median with left turn pockets.
6. Minor Collector. A street with a minimum right-of-way width of 60 feet which collects traffic from the local streets and distributes it to the major collector or arterial system.
7. Residential Street. A street which is designed to carry residential traffic between minor collectors.
8. Local Street. A street which is designed to carry a combination of light commercial and residential traffic between minor collectors, major collectors and primary arterials.
9. Local Access or Service Road. A street or that portion of a major or secondary thoroughfare lying outside of the principal roadway designed to provide frontage for individual lots and which primarily carries traffic having a destination or origin on the street itself.

Street Frontage. The distance along which a property line of a lot adjoins a public street, from one side lot line intersecting the street to the furthest distance side lot line intersecting the same street.

Streetscape. The visual image of a street, including the combination of buildings, parking, signs and other hardscape and street furniture.

Structure. An object, including a mobile object, constructed or installed including, but not limited to, a building, tower, crane, smokestack, earth formation, sign, overhead transmission line and an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

Subdivider. A person, firm, corporation, partnership or association that has legal or beneficial ownership of land and who causes that land to be divided by means of the parcel map or tentative/final map processes of this Title.

Subdivision. Has the meaning ascribed to that term in NRS Chapter 278.

Subdivision Development Sale Sign. A sign located within the subject residential subdivision that advertises the availability of lots or dwellings for sale.

Subdivision Development Directional Sign. A sign not located within the subject residential subdivision that advertises the availability of lots or dwellings for sale.

Sub-Surface Irrigation System. The application of water via buried pipe and emitters, with flow rates measured in gallons per hour.

Supergraphic Signage. Large-format signage, consisting of an image printed on vinyl, mesh or other material that is supported by and attached to a building wall by means of an adhesive, stranded cable an eye-bolts, other similar materials or methods, or any combination thereof. Such signage:

1. May or may not include written text;
2. May include LED panels; and
3. Typically features a single image or idea, with emphasis on graphic or pictorial representations.

Supper Club. A restaurant and bar operation with alcoholic beverage sales in which:

1. The bar area is separated from the restaurant area by a barrier sufficient to prevent access to the bar by minors;
2. The actual seating available at all times within the dining area will accommodate at least one hundred twenty-five persons. For purposes of this requirement, the "dining area" does not include bar stool seating at the bar or lounge seating, but may include table or booth seating within the bar area and table seating within a patio area.
3. Alcoholic beverages are served in the restaurant area only in conjunction with the service of food;
4. Full-course meals are available during all hours the bar area is open to the public;
5. A cook and food server, other than a bartender, are available at all times the bar area is open to the public; and
6. The restaurant operation is the principal portion of the business.

Surveyor. A person currently licensed as a professional land surveyor under the provisions of NRS Chapter 625.

Suspended Sign. A sign that is suspended from the underside of a horizontal plane surface and is supported by the surface.

Swap Meet. A facility (whether indoor or outdoor) in which multiple vendors, dealers, sellers or traders have rented, leased, purchased or otherwise obtained an area from a swap meet operator for the purpose of selling, bartering, exchanging or trading new or used items of personal property, where the aggregate value of all such property exceeds the amount of one thousand dollars.

Tavern-Limited Establishment. An establishment that is licensed with a tavern-limited license in accordance with LVMC Chapter 6.50.

Tattoo Parlor/Body Piercing Studio. An establishment whose principal business activity, either in terms of operation or as held out to the public, is the practice of one or more of the following:

1. The placing of designs, letters, figures, symbols or other marks upon or under the skin of any person, using ink or other substances which result in the permanent coloration of the skin by means of the use of needles or other instruments designed to contact or puncture the skin.
2. The creation of an opening in the body of a person for the purpose of inserting jewelry or other decoration. This term does not include a permanent makeup establishment.

Taxicab/Limo Yard. An area or facility used for the storage or dispatch of taxicabs or limousines.

Teen Dance Center. An establishment that is primarily operated as a place of entertainment for persons under the age of 18 years, characterized by any or all of the following as a principal use:

1. Live, recorded, or televised entertainment, including but not limited to performance by magicians, musicians or comedians.
2. Dancing.

Temporary Contractor's Construction Yard. An on-site or off-site facility for the storage of construction materials and equipment intended for use in conjunction with a specific development, to be removed at the time the development is completed. The term may include a temporary batch plant.

Temporary Outdoor Commercial Event. A promotional activity, fair, circus, rodeo, festival, carnival, arts and crafts fair, tent revival, haunted house, amusement system, or concert that will be conducted at a location other than a stadium, auditorium or other public assembly facility that is designed to accommodate such an event. The term does not include on-day residential celebrations; uses within public facilities or recreational facilities regulated or organized through the Department of Leisure Services; parades and similar events that occur in the public right-of-way and are regulated by or organized through the Las Vegas Metropolitan Police Department; or grand openings of new businesses that meet all requirements of the Department of Fire and Rescue.

Temporary Real Estate Sales Office. An office operating at a fixed location within an existing model home, trailer or commercial structure which is used temporarily for the purpose of real estate sales.

Temporary Sign. Any sign not constructed or intended for long term use~~, such as for sale or for rent signs, pennants, political campaign signs or other similar signs~~. The term ~~does not include a temporary special event sign.~~ includes the following types of signage:

1. Construction Sign. A sign advertising a construction project and the parties involved in its development, proposed to be located on the lot or parcel of land on which the sign is located.
2. Political Sign. Any sign relating to a candidate, issue, proposition, ordinance or other matter in a public election or referendum, or any sign pertaining to the advocacy of political views or policies by persons, groups, or parties.
3. Real Estate Sign. A sign to advertise a commercial or residential property for sale, lease, or rent.
4. Special Event Sign. Any sign that is used only temporarily to publicize special events such as a grand opening and is not permanently mounted, such as banners, pennants, inflatable signs, tethered balloons, portable signs and similar devices.

~~**Temporary Special Event Sign.** Any sign that is used only temporarily and is not permanently mounted, such as banners, pennants, inflatable signs, tethered balloons, portable signs and similar devices.~~

Temporary Use. A use established for a specified period of time with the intent to discontinue the use at the end of the designated time period.

Tentative Map. A preliminary plan or map prepared for the purpose of showing the location, design and conditions of a proposed subdivision.

Thirty-Six Inch Box Trees. Trees measuring a minimum of 12 feet in height, and 8 feet in spread with a 3 inch trunk caliper measured at 4 1/2 feet above the soil line.

Thrift Shop. A retail facility that sells any new or used merchandise that has been donated to the facility.

Time-Share Development. A development consisting of a minimum of 50 units that are made available for use and occupancy on a recurrent periodic basis according to an arrangement allocating this right among various holders of a time-share ownership, leasehold or other similar interest.

Topsoil. The top layer of native soil. The term is also used to describe good soil imported for landscaping.

Towing & Impound Yard. A lot or building used for the storage of damaged, wrecked or impounded motor vehicles for a limited period of time, usually awaiting insurance adjustment, transport to a repair shop, or recovery by the owner operator.

Towing Service (with No Storage). An establishment that provides the service of transporting damaged, wrecked or impounded motor vehicles to an off-site storage area or other facility.

Townhouse. See Dwelling, Townhouse.

Trade School. A facility for instruction and training in trades or crafts such as auto repair, welding, bricklaying, machinery operation or other similar trades or crafts which require the use of large equipment, or outdoor training activities, or both.

Traffic and Transportation Plan (TTP). A plan document submitted to the City as part of a complete application for development approval of subdivision streets or of access to development parcels that are 10 acres or larger, depicting proposed local street layout and proposed locations for connections to higher order roads.

Traffic Entry Study (TES). A study of an entry to a residential development with focus on the entry and its impact on the adjacent roadway.

Traffic Impact Analysis (TIA). A study that provides information on the projected traffic likely to be generated by a proposed development and assesses its impact on the roadways in the immediate proximity of a proposed development. The TIA should identify any potential traffic operational problems or concerns and recommend appropriate actions to address such problems or concerns.

Traffic Impact Study. A report which analyzes the conditions of a particular roadway or roadways as they are anticipated to exist if a particular proposed development occurs, as well as if the development does not occur.

Trailer. A vehicle, other than a vehicle defined as a Recreational Vehicle, that is without motor power and is designed for carrying persons, property, equipment or other items on its own structure, including, but not limited to semi-trailers, utility trailers, flatbed trailers and hauling trailers.

Trailer Coach. Any building, structure or vehicle equipped with wheels to facilitate movement from place to place or to travel on a public thoroughfare, and designed, used, and maintained for human habitation. Such definition shall include automobiles or trucks where used for living or sleeping purposes.

Trailer/RV Camp or Park. Any lot or tract of land used, or intended to be used, for renting of space to accommodate two or more recreational vehicles.

Transit Passenger Facility. A facility, including a park and ride, for the loading and discharging of train or bus passengers.

Transition Zone. A zoning district that permits uses compatible with uses permitted in two adjacent zones that, without the transition zones, could be considered incompatible to each other.

Transitional Area. (1) An area in the process of changing from one use to another; (2) An area that acts as a buffer between two land uses of different intensity and compatibility.

Transitional Community Residence. A Community Residence that provides housing and a living environment for recovering alcohol and drug abusers and is operated to facilitate their reintegration into the community, but does not provide any treatment for alcohol or drug abuse.

Truck Rental. A facility for the rental of new or used trucks. Trucks kept on the lot for rental purposes are not considered to be outside storage.

Trucking Company. A business, service or industry involving the use of commercial vehicles in the loading, unloading and transportation of cargo. The term may also include the fueling, maintenance, servicing, storage or repair of commercial vehicles or the storage of cargo.

Turf. Any grassy area maintained by frequent mowing, fertilization and watering, commonly used for lawns and playing fields.

Tutoring Center. An institution or place of education or instruction, other than a public or private school (primary or secondary), business school, or trade school, that is owned and operated privately for profit and that does not offer a complete educational curriculum. The term includes an educational testing center.

TV Broadcasting & Other Communication Service. A building or portion of a building used as a place for television broadcasting or similar communication related activities.

Twenty-four Inch Box Trees. Twenty-four inch box trees shall be a minimum of 8 feet in height, 6 feet in spread and 2 inch trunk caliper measured at 4 1/2 feet above the soil line.

Two-Family Dwelling. A detached dwelling designed for and occupied exclusively by two families living independently of each other in separate swelling units on a single lot.

Ultimate Height. With regard to an antenna, the maximum height of the antenna above ground level.

Urban Core Area. Means the area defined as the Downtown Centennial Plan Overlay District in LVMC 19.10.110.

Urban Lounge. An establishment that:

1. Is licensed for the sale of alcoholic beverages for consumption o the premises where the same are sold, and the sale, to consumers only and not for resale, of alcoholic beverages in original sealed or corked containers, for consumption off the premises where the same are sold; and
2. Meets the criteria for an urban lounge as set forth in LVMC 19.12.070.

Use. The purpose (type and extent) for which land or a building is arranged, designed, or intended, or for which either land or a structure is occupied or maintained.

Used For Residential Purposes. A lot that is five acres or less in area and contains a residential dwelling unit of a permanent nature.

Utility Installation, Other than Listed. A facility or area used as (or for) a utility installation not specifically listed in this Title. The term does not include any type of wind energy conversion system.

Utility Transmission Lines. An utility infrastructure that:

1. Provides electrical power, telephone, or cable television; and

2. Is installed, operated and maintained by a municipality or a franchised utility company.

Vacation. The abandonment of a right-of-way or easement, or the relinquishment of the City's interest (if any) in a government patent reservation.

Valet Parking. A service provided in conjunction with a business or other establishment by which employees (or others acting on behalf of the establishment) park the vehicles of patrons or visitors in an area set aside for that purpose.

Variance. Approval to vary from the requirements of a development regulation.

Vehicle, Classic or Antique. A motor vehicle that is 25 or more years old and, because of its limited production or exceptionally fine workmanship, is a rarity or of historic interest and has been, or is in the process of being restored, maintained, or preserved by automobile hobbyists.

Vehicle, Junked. Any vehicle which is wrecked, partially wrecked, dismantled, or partially dismantled.

Vehicle, Mechanically Inoperable. A vehicle that is temporarily inoperable due to the need for normal, reasonable and customary repairs before the vehicle can be operated on the roadways.

Vehicle, Parking, Storage or Repair in Residential Zoning Districts. The parking, storage or repair of vehicles as an accessory use in residential zoning districts.

Vehicle, Recreational. Any vehicle or trailer designed and used as a travel trailer, camper, motor home, tent trailer, boat, boat trailer, snowmobile, snowmobile trailer, camping trailer or other vehicle of a similar nature.

Vehicle, Stored. A vehicle that has remained stationary in one place on any property in a residential zoning district for more than seventy-two consecutive hours.

Wall/Fence, Front Yard. A structure which is designed to delineate or provide security along the front property line of a residential parcel, or to provide security within the front setback area of a residential parcel.

Wall, Perimeter. An opaque structure constructed in accordance with the applicable standards of this Title with the purpose of providing security or a visual buffer within, along or in proximity to the property line of a subdivision or parcel and separating the subdivision or parcel from right-of-way, another land use or another property.

Wall, Retaining. A wall with the grade on one side greater than the grade on the opposite side that is designed and constructed to withstand the lateral earth and hydrostatic pressures upon it.

Wall, Screen. An opaque structure constructed in accordance with the applicable standards of this Title with the purpose of providing a buffer for privacy or to mitigate a potentially negative noise or visual impact.

Wall Sign. Any sign (other than a projecting sign) which is attached parallel to a wall or building, or to a canopy or awning attached to a building. The sign may be painted on or erected upon the building, awning, or canopy.

Warehouse/Distribution Center. An enclosed structure for the storage of goods for distribution or transfer to another location.

Wedding Chapel. A facility which is made available to be rented for wedding ceremonies. Such facilities may include a chapel, dressing rooms, offices, reception facilities and gardens.

Weekend Directional Sign. A sign used to direct traffic to residential subdivisions for sale.

Welding Repair. A facility in which products made of metal or metal alloy are repaired by means of welding.

Wholesale Showroom Facility. A building used primarily for the storage of goods and materials and secondarily for the display of merchandise for wholesale purchase.

Window Sign. Any sign, picture, symbol or combination thereof, designed to communicate information about an on-premises activity, business, commodity, event, sale or service, that is placed inside a window or upon the window panes or glass and is legible from the exterior of the window from a public right-of-way a distance of more than three feet beyond the lot line of the lot or parcel on which the sign is located.

Wireless Communication Antenna. An antenna that transmits or receives, or both transmits and receives, wireless communication signals. The term does not include any device, such as a radio antenna, telephone antenna, television antenna, satellite dish antenna or amateur radio antenna, that is accessory or incidental to a residential use and is employed by an ultimate user to receive radio, television or other communication signals.

Wireless Communication Facility. An antenna tower, wireless communication antenna, or any associated structure or equipment, or combination thereof, that is intended for commercial or institutional use in

connection with the transmission or reception of wireless communication signals.

Wireless Communication Facility, Non-stealth Design. A wireless communication facility that does not qualify as a stealth design wireless communication facility.

Wireless Communication Facility, Slim-line Design Pole. A wireless communication facility, consisting of a pole and one or more antennas, on which the antenna panels are narrow and closely spaced with one another atop the pole and extend no more than one foot beyond the circumference of the pole.

Wireless Communication Facility, Stealth Design. A wireless communication facility that is designed to blend into the surrounding environment. Examples include without limitation: antenna tower alternative structures; roof-mounted antennas (with architectural screening when appropriate); building-mounted antennas painted to match the existing structure; antennas integrated into architectural elements (such as steeples or cupolas); antennas and antenna structures designed to look like light poles, flagpoles, or any other camouflaging techniques available on the market; and a cable microcell network which utilized multiple low-powered transmitters/receivers or repeaters attached to existing wireline systems, such as conventional cable or telephone wires, or similar technology that does not require the use of towers.

Wireless Communication Signals. Communication signals, including electromagnetic waves, analog signals, digital signals and other spectrum-based communication signals, that operate within the range of frequencies from 100KHz to 300GHz. The term does not include television broadcast signals; direct broadcast signals; direct broadcast satellite services; multi-channel, multi-point distribution services; or amateur radio signals.

Xeriscape. The use of sound horticultural and creative landscaping practices to achieve water conservation, including proper planning and design, soil improvements; and the use of limited turf areas, mulches, low water demand plants, efficient irrigation and appropriate maintenance.

Yard. The areas on a lot that are unoccupied by structures, except for projections and the specific accessory uses or structures allowed in those areas under the provisions of this Title.

Yard, Corner Side. The yard of a corner lot extending from the front yard to the rear yard and between the street and the primary structure.

Yard, Front. The yard area extending along the entire length of the front property line and the depth between the street right-of-way line and the primary structure.

Yard, Rear. The yard area extending along the entire length of the rear property line and the depth between the rear property line and the primary structure.

Yard, Side. The yard area extending from the front yard to the rear yard and between the side property line and the primary structure.

Zoning District. An area designated on the Official Zoning Map in which certain uses are permitted and certain others are not permitted, all in accordance with this Title.

(Ord. 6210 § 97 through 99, 09/05/12)
(Ord. 6229 §9, 12/19/12)
(Ord. 6250 §11, 05/01/13)

MEASUREMENT RULES 19.18.030

This Section explains how to calculate results and determine various measurements referenced in this Title.

A. Density/Intensity

1. Gross Acreage

Gross acreage is calculated by measuring the total land area within the property lines of a lot or parcel of land before public streets, easements or other areas to be dedicated or reserved for a public use are deducted from such lot or parcel.

2. Density

Density is calculated by dividing the number of dwelling units on a site by the gross acreage of the site on which the dwelling units are located.

For purposes of calculating residential density, dedicated rights-of-way within a site, and that portion of existing dedicated rights-of-way adjoining a site that is between the street or alley centerline and the site boundaries shall not be included.

3. Lot Coverage

Measured as a percentage of the lot area covered by all buildings and structures (not including non-building impervious surfaces such as driveways, patio slabs, and sidewalks), as measured from the outside of the building or structure at ground level unless otherwise specified in this Title.

4. Gross Floor Area (GFA)

Measured as the sum of the horizontal areas of all floors of a building or structure measured from the exterior face of exterior walls, but excluding any space where the floor-to-ceiling height is less than six feet.

5. Net Floor Area

Measured as the difference of the gross floor area and the sum of the horizontal areas of all floors of a building or structure used for stairwells and elevator shafts, equipment rooms, interior vehicular parking or loading spaces and any floors which are not used or intended to be used for human habitation or service to the public.

6. Floor Area Ratio (FAR)

Measured as the ratio of the gross floor area of all buildings and structures on a lot divided by the total site area.

B. Height

1. Building Height (See Figure 1)

Measured as the vertical distance in feet between the average finished grade along the front of a building and either the highest point of the coping of a flat roof, the deck line of a mansard roof or the average height level between the eaves and ridge line of a gable, hip or gambrel roof.

2. Wall/Fence Height (See Figure 2)

Measured as the vertical distance in feet from the finished grade, on the side with the greatest vertical exposure above the finished grade, to the top of the fence or wall.

C. Setbacks

1. Attached Buildings

Attached buildings, whether principal or accessory, shall be treated as a single structure for the purpose of applying setbacks. This requirement shall not apply to residential patio covers, carports, or open shade structures.

2. Measurement (See Figure 3)

Setbacks shall be measured as the distance between the nearest lot line and the foundation of a building or structure along a line at right angles to the lot line. Where no minimum front, side, or rear yards are specified, the setback line shall be coterminous with the corresponding lot line. Allowable projections into setback areas shall not be utilized for measurement of setbacks.

D. Computing Parking

1. Parking-Impaired Development

A land use or building which is existing on the effective date of this Title and which complied with the applicable parking standards at the time the use or building was established, but which does not comply with the on-site parking requirements of this Title, shall not be considered a nonconforming use or non-conforming building; but rather, it shall be considered a "parking-impaired development."

The following rules shall apply to the remodeling, alteration, expansion or reuse of parking-impaired developments:

a. Building permits and certificates of occupancy may be issued for remodeling or structural alterations of parking-impaired developments without requiring compliance with the on-site parking requirements of this Title, provided that such work does not increase the building area or result in a change of use that requires an increase in the number of required parking spaces.

b. For any remodeling, alteration, or expansion of a parking-impaired development that requires an increase in the number of required parking spaces, including the expansion of existing buildings or the construction of new buildings, only the increased number of parking spaces shall be required.

c. For any change of use that requires an increase in the number of required parking spaces, only the increased number of parking spaces shall be required.

2. On-Site Parking Requirements

a. Calculations. When measurements of the number of required spaces for one or more uses on a site result in fractions, the space requirements for each use shall be rounded upward to the next whole number of spaces.

c. Different Use Areas. Parking shall be calculated separately for each different use area in a building or on a site, including any ancillary use, unless otherwise allowed by a provision of this Title.

d. Parking Based on Seating. When the parking requirements are based on seating and the seating consists of benches or pews, each twenty linear inches of bench or pew shall be considered one seat.

e. Parking Based on Floor Area. Unless specifically stated otherwise, when computing parking requirements based on the amount of square footage in buildings, all calculations shall be on a gross floor area basis.

f. Parking Based on Employees. For the purpose of computing parking requirements based on the number of employees, calculations shall be for the largest number of persons working on any single shift.

FIGURE 1 - BUILDING HEIGHT MEASUREMENT

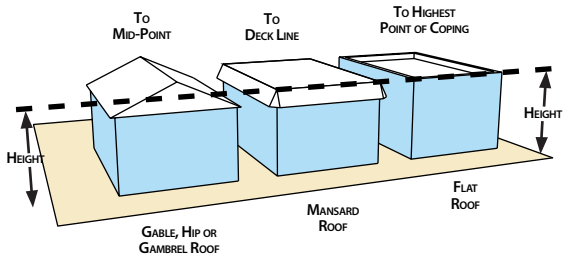
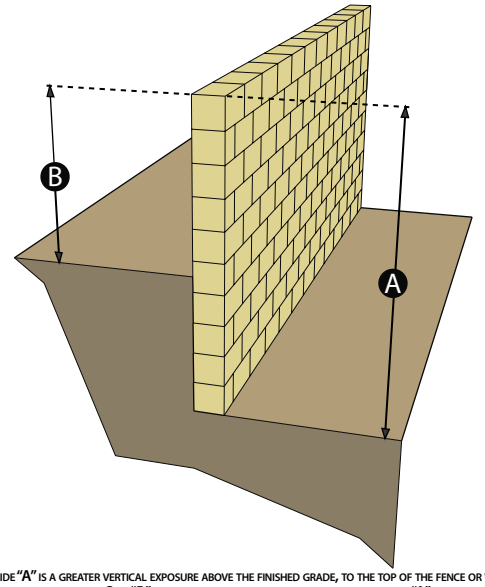
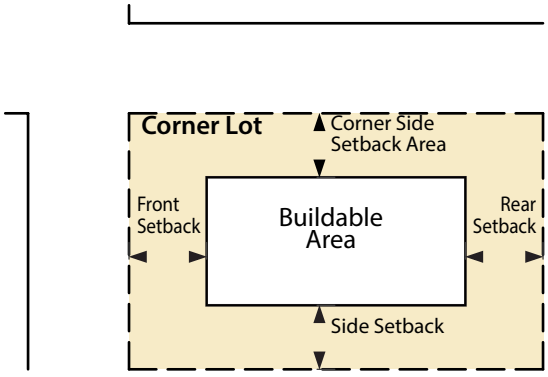


FIGURE 2 - WALL/FENCE HEIGHT MEASUREMENT



SIDE "A" IS A GREATER VERTICAL EXPOSURE ABOVE THE FINISHED GRADE, TO THE TOP OF THE FENCE OR WALL THAN SIDE "B" THEREFORE THE WALL HEIGHT IS DETERMINED BY SIDE "A"

FIGURE 3 - SETBACKS



g. Single Family Parking. Driveways may be used to satisfy minimum on-site parking requirements for single family dwellings, provided that sufficient space is available to satisfy the minimum design standards.

h. Unimpeded Parking. No parking space shall be located so as to require the moving of any vehicle on the premises in order to enter or leave any other space.

3. Handicapped Parking Calculations

a. Except as otherwise provided in this Paragraph (3) or required by the City's Building Code, handicapped parking spaces shall be provided for all uses other than residential at the rate shown in Table 1 below:

HANDICAP PARKING REQUIREMENTS	TABLE 1
Total Number of Required Parking Spaces	Number of Handicapped Parking Spaces Required
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total required spaces
1,001 and above	20 spaces, plus 1 space for each 100 over 1,000 spaces or fraction thereof.

b. In the case of a parking lot accessed by the public, parking spaces used exclusively for buses, trucks, other delivery vehicles, law enforcement vehicles, or vehicular impound are not required to be counted in calculating the number of required handicapped parking spaces pursuant to Table 1 if and only if the lot is provided with a passenger loading zone complying with Section 503 of the ADA Standards for Accessible Design.

c. A minimum of one vehicle with a side-loading wheelchair lift parking space shall be provided in all parking lots and structures where handicap parking is required. When multiple handicap parking spaces are required pursuant to Subparagraph (a) above, then one in every six required spaces shall be a vehicle with a side-loading wheelchair lift parking space.

d. Handicap parking spaces shall be designed as provided for in LVMC 19.08.110(C)(3).

(Ord. 6206 § 2, 08/15/12)

4. Parking Alternatives. The Director is authorized to allow parking requirements to be met by any method described in this Paragraph (4), or any combination of such methods.

a. Off-Site Parking. The parking requirements may be met by locating the required parking spaces on a separate parcel from the lot on which the principal use is located. Off-site parking may be approved only if:

i. The parcels containing the use and the off-site parking are under common ownership;

ii. The parcel to be used for parking is located not more than three hundred feet from the building or use it is intended to serve;

iii. The parcel to be used for parking is not separated or divided from the building or use it is intended to serve by a freeway, expressway, highway or primary thoroughfare;

iv. The applicant satisfies the Director that the use of the off-site parcel for parking will not be detrimental to public safety; and

v. The owner of the parcels executes an agreement or similar document, satisfactory to the City Attorney, which outlines the terms and conditions of the off-site parking use. The document must contain the legal description of both the off-site parcel and the parcel where the principal use is located and must be of sufficient duration to ensure the continued use of the off-site parcel for parking. In order to provide record notice of the existence of the off-site parking arrangement, the City may record the document in the office

of the County Recorder, or require the applicant to do so.

b. Shared Parking. The parking requirements may also be met by securing the consent to share parking facilities on another parcel and under another ownership. Shared parking may only be approved if:

i. The shared facilities are located on a parcel zoned for such use;

ii. The shared facilities are not more than three hundred feet from the building or use they are intended to serve;

iii. The shared facilities are not separated or divided from the building or use they are intended to serve by a freeway, expressway, highway or primary thoroughfare;

iv. The owners of the parcels cooperatively establish and operate the facilities;

v. The uses separately generate parking demands, primarily during hours when the remaining uses are not in operation;

vi. A minimum number of spaces are provided to meet the requirements of the use with the single greatest parking demand;

vii. Satisfactory evidence, as deemed by the Director, has been submitted describing the nature of the uses and the times when the uses operate so as to demonstrate the lack of potential conflict; and

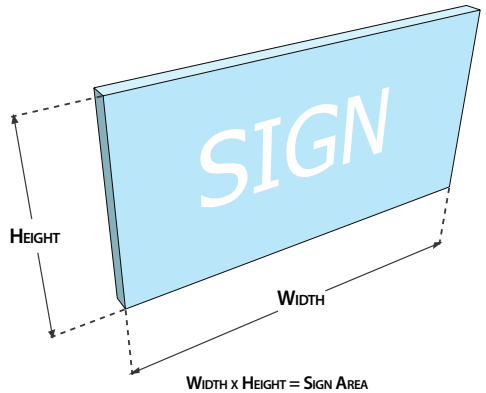
viii. The owners of the parcels execute an agreement, satisfactory to the City Attorney, which outlines the terms and conditions of the shared parking arrangement. The agreement must contain the legal description of both parcels and must be of sufficient duration to ensure the continued use of the shared parking facilities. In order to provide record notice of the existence of the shared parking arrangement, the City may record the agreement in the office of the County Recorder, or require the applicant to do so.

c. Mixed-Use Development—Alternative Parking Requirements. Mixed-use developments that are approved pursuant to LVMC Chapter 19.12 may utilize Table 2 below for determining parking requirements as an alternative to those otherwise applicable under this Paragraph and LVMC Chapter 19.12. A hotel/casino mixed-use development may choose the alternative determination available under this Subparagraph (c) or the administrative reduction available under Subparagraph (d) of this Subsection, but may not take advantage of both alternatives or any combination thereof.

MIXED-USE DEVELOPMENTS-ALTERNATIVE PARKING REQUIREMENTS			TABLE 2
GENERAL LAND USE CLASSIFICATION	WEEKDAYS		
	Mid - 7am	7am - 6pm	6pm - Mid
Office & Professional	5%	100%	5%
Retail & Personal Services	0%	100%	80%
Residential	100%	55%	85%
Restaurant	50%	70%	100%
Hotel	100%	65%	90%
Theaters/ Entertainment & Amusement	0%	70%	100%
	WEEKENDS		
	Mid - 7am	7am - 6pm	6pm - Mid
Office & Professional	0%	60%	10%
Retail & Personal Services	0%	100%	60%
Residential	100%	65%	75%
Restaurant	45%	70%	100%
Hotel	100%	65%	80%
Theaters/ Entertainment & Amusement	5%	70%	100%

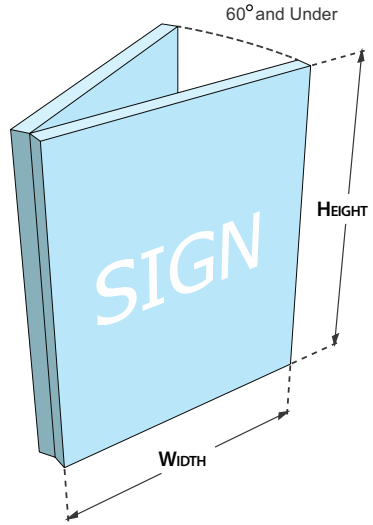
i. Calculation of Parking Requirement. Calculate the number of spaces required for each use based on the applicable parking requirements calculated under this Paragraph and LVMC Chapter 19.12. Applying the general land use category listed above to each proposed use, utilize the percentages to calculate the number of parking spaces required for

FIGURE 4 - SIGN AREA MEASUREMENT - 2 SIDED FLAT SIGN

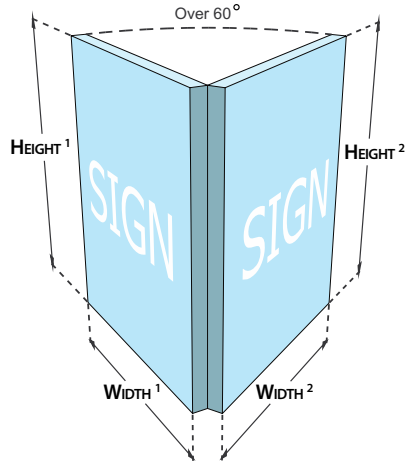


WIDTH X HEIGHT = SIGN AREA

FIGURE 5 - SIGN AREA MEASUREMENT - 2 SIDED ANGLED SIGNS



IF ANGEL IS 60 ° OR LESS THEN, WIDTH X HEIGHT = SIGN AREA



IF ANGLE IS GREATER THAN 60 ° THEN, (WIDTH 1 X HEIGHT 1) + (WIDTH 2 X HEIGHT 2) = SIGN AREA

each time period (six time periods per use). Add the number of spaces required for all applicable land uses to obtain a total parking requirement for each time period. Select the time period with the highest total parking requirement, and utilize that total as the mixed-use parking requirement.

ii. **Changes in Use.** Any proposed changes in the commercial uses for an existing approved mixed-use development shall be submitted to the Department for review and a determination of consistency with the parking requirements set forth in Table 2. Where a change in use will increase the number of parking spaces required, the additional spaces shall be provided.

d. **Alternative Parking Standard—Parking Demand Analysis.** Where the unique operation of a particular use creates a lesser parking demand than the parking requirements otherwise applicable under this Subsection and LVMC Chapter 19.12, an alternative parking standard for the use may be established in conjunction with the submittal of a Parking Demand Analysis. In order to qualify for consideration, a Parking Demand Analysis must be signed and sealed by a professional traffic engineer, must document the weekday and weekend peak parking demand for the proposed use(s) for the site, and must provide justification for the alternative parking standard. The request for an alternative parking standard pursuant to this Subparagraph (d):

i. Shall follow the process for a Special Use Permit application under LVMC 19.16.0110, to the extent the process can be made applicable.

ii. May be approved as requested, or as modified, and may be made subject to conditions if the Planning Commission or City Council, as the case may be, determines that approval of the alternative parking standard is warranted.

e. **Hotel/Casino Mixed-Use Parking Requirements.** The Director may authorize a reduction in the total number of required parking spaces for hotel/casino mixed-use developments. Such reduction shall apply only to such uses as restaurants, retail stores, amusement/recreational facilities and similar uses which are clearly ancillary to the hotel.

Required parking for supplementary uses may be reduced to one-half of the parking required for each use as specified in this Title. In determining the parking requirement, the following shall be considered:

i. The characteristic of each use and the projected peak parking demand, including hours of operation;

ii. The potential reduction in vehicle movements afforded by multi-purpose use of spaces by employees or customers;

iii. The potential reduction in vehicle trips afforded by multiple use of the facilities by guests and customers; and

iv. The extent to which the applicant can document the lack of potential conflict among parking needs and facilities.

E. Signage

1. Measurement of Sign Area -- General

a. The area of a sign face shall be computed by means of the smallest square, circle, rectangle, triangle or combination thereof that encompasses the smallest perimeter of the sign's message.

b. Except as otherwise provided in this Subsection, the area of a sign face does not include any supporting framework, bracing, architectural detail or decorative fence or wall which is clearly incidental to the sign. Where the supports or structural elements constitute a commercial symbol, logo, or text, those elements shall be computed as part of the sign area.

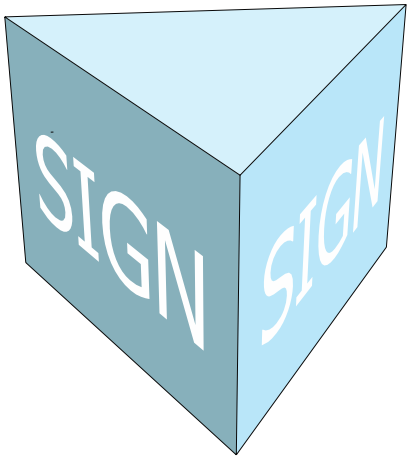
2. Measurement of Sign Area – Specific Types

a. Sign cabinets. The area of sign faces enclosed in frames or cabinets is determined based on the outer dimensions of the frame or cabinet surrounding the sign face. (See Figure 4)

b. Two sided freestanding signs (See Figure 5)

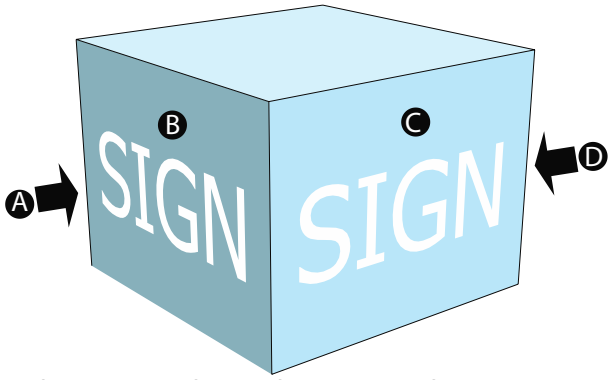
i. Signs with two faces intersecting at an angle of 60 degrees or less shall be computed by measuring the area of the largest sign face.

FIGURE 6 - SIGN AREA MEASUREMENT - 3 SIDED SIGN



LARGEST SIDE (WIDTH x HEIGHT) + 2ND LARGEST SIDE (WIDTH x HEIGHT) = SIGN AREA

FIGURE 7 - SIGN AREA MEASUREMENT - 4 SIDED SIGN

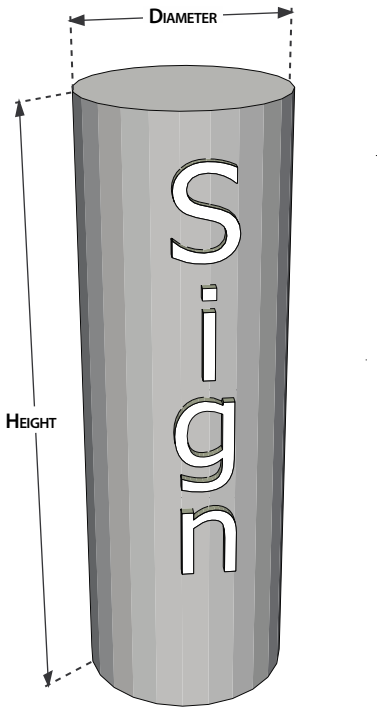


IF SIDE A IS LARGER THAN SIDE C AND SIDE B IS LARGER THAN SIDE D THEN,

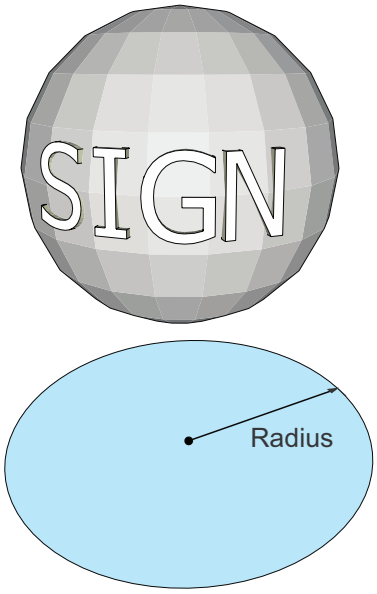
SIDE A (WIDTH x HEIGHT) + SIDE B (WIDTH x HEIGHT) = SIGN AREA.

IF OPPOSING SIDES ARE EQUAL THEN, SIDE B (WIDTH x HEIGHT) + SIDE C (WIDTH x HEIGHT) = SIGN AREA.

FIGURE 8 - SIGN AREA MEASUREMENT - CYLINDRICAL/SPHERICAL



CYLINDER HEIGHT x DIAMETER = SIGN AREA



3.14 x (RADIUS ^{2}) = SIGN AREA FOR CIRCLE OR SPHERE

ii. Signs with two faces intersecting at an angle of greater than 60 degrees shall be computed by measuring the area of both sign faces.

c. Three sided signs. The total area of signs with three faces shall be the sum total area of the two largest faces. (See Figure 6)

d. Four-sided signs. The total area of signs with four sign faces arranged in a square, rectangle, or diamond shall be the sum total area of the two largest opposing faces. If the faces are equal in size, the total area of the sign shall be the sum of two of the intersecting faces. (See Figure 7)

e. Cylindrical or spherical signs. The area of a cylindrical sign shall be the diameter multiplied by the height of the cylinder. The area of a spherical sign shall be the radius of the sphere squared multiplied by 3.14. (See Figure 8)

f. Multiple cabinets. For freestanding and projecting signs that contain multiple cabinets on one structure and oriented in the same direction, the modules together are counted as one sign face

g. Signs on a base material. When a sign is on a base material and attached without a frame, such as a wood board or Plexiglas panel, the dimensions of the base material are to be used.

h. Individual elements. When signs are constructed of individual elements attached to a building elevation, the overall sign display shall be measured by determining the sum of the area of each square, rectangle, triangle, portion of a circle or any combination thereof which creates the smallest single continuous perimeter enclosing the limits of the sign message. (See Figures 9, 10 and 11)

i. Painted wall signs. Painted wall signs shall be measured by determining the sum of the area of each square, rectangle, triangle, portion of a circle or any combination thereof which creates the smallest single continuous perimeter enclosing the limits of the sign elements. Visible area of the building elevation includes windows and doors, but not openings such as loading entrances.

j. Awnings and marquees. When signs are incorporated into awnings, the sign area is determined by computing the area of an

imaginary rectangle drawn around the sign face. When the ends of awnings or marquees are parallel or within 60 degrees of parallel and contain sign faces, only one side is counted in addition to the sign face area on the front.

k. Changing Image Sign

i. Changing image sign features are measured by drawing an imaginary rectangle around the edge of each of the changing elements. Sign elements will be measured as one unit when the individual elements are read as one single message.

ii. When used as a border around an otherwise static sign, changing image sign elements are measured by drawing a series of rectangles around the changing elements.

iii. When the changing image sign feature is composed of moving light from a projected source, including laser light, or other display that has the appearance of a static element moving across a static background, the changing image sign element shall be computed by means of the smallest square, circle, rectangle, triangle or combination thereof that encompass the limits of the projected image.

3. Height Computation (See Figure 12)

a. The height of a sign shall be computed as the distance from the base of the sign at normal grade to the top of the highest attached component of the sign.

b. Normal grade shall be the lower of:

i. Existing grade prior to construction; or

ii. Newly established grade after construction, exclusive of any filling, berming, mounding or excavating for the sole purpose of locating the sign.

c. In cases in which the normal grade cannot reasonably be determined, sign height shall be computed on the assumption that the elevation of the normal grade at the base of the sign is equal to the elevation of the nearest point of the crown of a public street or the grade of the land at the principal entrance to the principal building, whichever is lower.

FIGURE 9 - SIGN AREA MEASUREMENT - INDIVIDUAL ELEMENTS

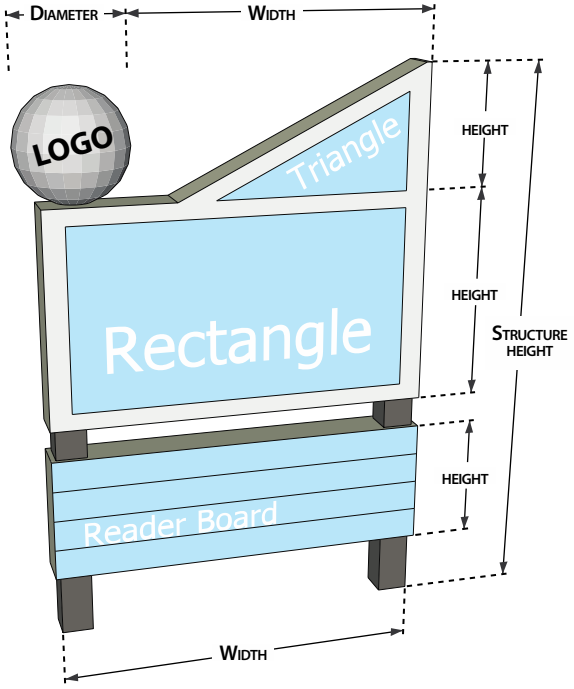
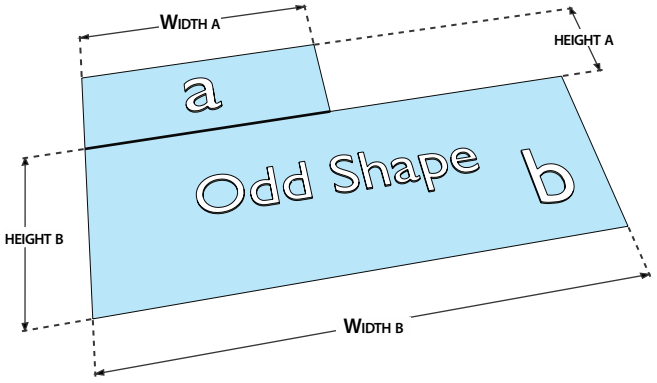
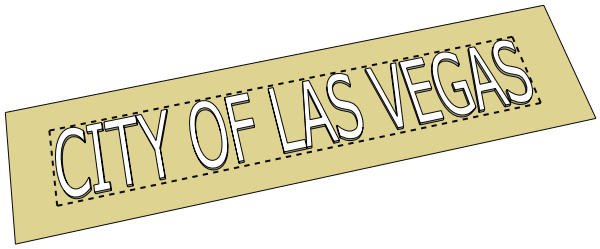


FIGURE 10 - SIGN AREA MEASUREMENT - INDIVIDUAL ELEMENTS

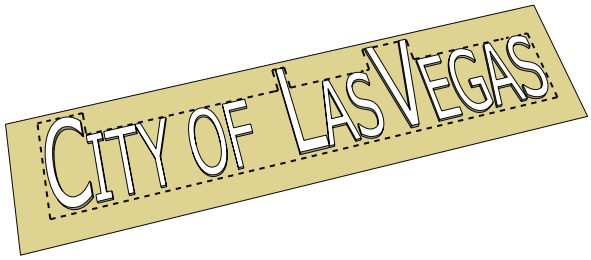


IN THE CASE OF AN ODD SHAPE, CALCULATE THE SMALLEST REGULAR GEOMETRIC SHAPE (TRIANGLE, RECTANGLE OR CIRCLE) THAT ENCOMPASSES THE PERIMETER OF THE SIGN AND ADD THE AREAS TOGETHER FOR THE TOTAL AREA.

FIGURE 11 - SIGN AREA MEASUREMENT - CHANNEL LETTERS



THE SMALLEST CONTINUOUS PERIMETER THAT ENCOMPASSES THE ENTIRE COHERENT MESSAGE IS USED

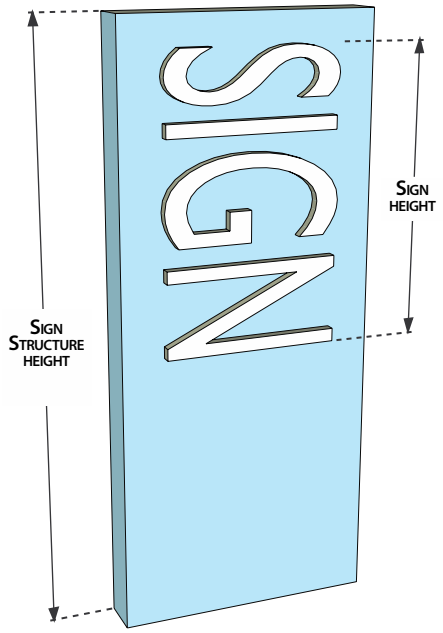


THE SMALLEST CONTINUOUS PERIMETER THAT ENCOMPASSES THE ENTIRE COHERENT MESSAGE IS USED, IN THIS CASE, THE PERIMETER IS ADJUSTED FOR THE SMALLER HEIGHT LETTERS



THE SMALLEST CONTINUOUS PERIMETER THAT ENCOMPASSES THE ENTIRE COHERENT MESSAGE IS USED, IN THIS CASE, THE WORDS MAKING UP THE MESSAGE ARE INTENTIONALLY SPREAD FAR APART

FIGURE 12 - SIGN HEIGHT MEASUREMENT



4. Building Elevation, Determination, and Computation

a. In general, a building will have four elevations, one for each side. A building elevation shall include all vertical elements of the building facing in the same general direction, including articulations and offsets.

b. The area of the building elevation shall be the surface area of the elevation, measured from normal grade (see definition under "height computation") to the top of the wall, including windows, doors and other voids but not including the area of intervening portions of the elevation that face in another direction and that create offsets, articulations, entries or other architectural features.

c. The area of a building elevation shall not include any part of the roof or any part of the wall that deviates from a vertical, 90-degree angle to the plane surface of the lot, by more than 10 degrees.

Appendices

Unified Development Code

Title 19

Appendices

Appendix A Parcel Map Application Checklist 551

Appendix B Tentative Map Application Checklist 553

Appendix C Final Map Application Checklist 557

Appendix D Monumentation Requirement 561

Appendix E Required Certificates 565

Appendix A
Parcel Map Application Checklist

The following information/data shall be submitted with each parcel map application:

☐ A. One (1) copy of the County Assessor's map showing all area within six hundred sixty (660) feet of subject property and depicting all area therein owned by the applicant.

☐ B. One (1) copy of the recorded deed reflecting current ownership and description of property, or one (1) copy of any other document which shows such ownership to the satisfaction of the City Attorney.

☐ C. Signed approval form from the Las Vegas Valley Water District.

D. Parcel Map Contents:

☐ 1. Certificate of ownership and easement dedication, dedicating easements, alleys, streets, highways or other public ways as shown on the map (per Appendix E);

☐ 2. Certificate of land surveyor, signed and sealed by the professional land surveyor who was responsible for the survey (per Appendix E);

☐ 3. All monuments found, set, reset, replaced or removed, describing kind, size and location and other data relating thereto;

☐ 4. Bearing or witness monuments, basis of bearings, bearing and length of lines and scale of map;

☐ 5. Name and legal description of tract in which survey is located and ties to adjoining tracts;

☐ 6. Existing easements granted or dedications made within one hundred fifty (150) feet of the parcel boundaries, if applicable;

☐ 7. Street names, location and width of existing and proposed rights of way to serve as access for the parcels, up to a minimum of one hundred fifty (150) feet from boundary of proposed division, and access streets connecting development to existing dedicated streets;

☐ 8. Where applicable, proposed street names and addresses for each lot, in accordance with the City's street addressing regulations;

☐ 9. Survey analysis sufficient to delineate boundary controlling monuments;

☐ 10. Identification of adjoining properties;

☐ 11. A legend, as necessary, which denotes the meaning of all symbols utilized and includes the date and north arrow;

☐ 12. Dimensions of property and parcels to be created, which shall be shown in acres, calculated to the nearest one hundredth (0.01) of an acre, if an area is two (2) acres or more, or in square feet if area is less than two (2) acres;

☐ 13. All proposed and existing structures and other physical features that have bearing on the proposed division, which shall be shown to scale and with setbacks clearly defined;

☐ 14. Certificate of approval by the Director of Planning ~~and Development~~ and the City Surveyor;

☐ 15. Impact Statement, if required; and

☐ 16. Location of all trails.

~~D~~E. Supplemental Information

The following supplemental information may be required by the Department of Public Works prior to the approval of the parcel map. When required, it shall be submitted on separate drawings or sheets:

☐ ~~A~~1. All off site improvements proposed by the applicant that have a bearing on the proposed division; and

☐ ~~B~~2. Certification by a surveyor that the parcel map complies with NRS Chapter 278, if the City Surveyor has waived the requirement for a new survey and the map is prepared from a previously recorded survey.

Appendix B
Tentative Map Application Checklist

The following information/data shall be submitted with each tentative map application:

A. Tentative Map Contents

☐ 1. Name of the proposed subdivision.

☐ 2. Names, addresses and phone numbers of owner, subdivider and surveyor or engineer.

☐ 3. A legend which denotes the meaning of all the symbols used and which includes the date, north arrow and scale.

☐ 4. A location map giving sufficient legal description to describe tract boundaries and relationships to surrounding areas and existing public streets.

☐ 5. Identification of adjoining properties (APNs).

☐ 6. Existing topography (obtained by actual survey at one (1) foot contours (based on city datum) on site and within one hundred fifty (150) feet of the proposed subdivision (except for the interior of existing subdivisions within one hundred, fifty (150) feet). The Department of Public Works may require larger contour intervals for large tracts.

☐ 7. Existing structures and other physical features.

☐ 8. Existing and proposed lot lines and dimensions. Each proposed lot shall be numbered in sequence~~, and each block shall be numbered or lettered~~. Letters may be used to identify common lots.

☐ 9. Existing and proposed street right of way widths, grades (with the direction of drainage indicated) and corner radii.

☐ 10. Existing and proposed street names.

☐ 11. ~~Except for commercial subdivisions, existing and proposed street addresses or address ranges for each block, in accordance with the City's street addressing regulations.~~ A table containing the total number of lots (commercial or residential), number of common lots, and gross and net areas of the map.

☐ 12. Locations and widths of existing and proposed utility rights-of-way and easements.

☐ 13. Locations and widths of existing and proposed irrigation or drainage ditch rights-of-way and easements.

☐ 14. Existing and proposed storm drains.

☐ 15. Proposed sanitary sewer systems, showing pipe sizes, manholes, direction of flow and point of connection to existing facilities.

☐ 16. Existing and proposed potable water mains and, for subdivisions to be supplies by wells, the location, pressure and capacity of such wells, and the potential population capable of being served by such wells. The wells must be authorized under State certificate.

☐ 17. Proposed reservations or dedications for parks, trails, open spaces, schools, or other public or quasi public uses.

☐ 18. Existing street names, rights of way and pavement widths for streets within one hundred fifty (150) feet of the proposed subdivision.

☐ 19. If required, an Impact Statement in accordance with ~~Section 18.08.090~~ LVMC 19.16.010(E) and a Traffic Management Plan.

☐ 20. Note on the map indicating whether streets, drainage corridors, sewer corridors, parks, trails, open spaces and schools are to be public or private.

☐ 21. Note on the map that above ground utility boxes shall not be placed within trail corridors, if trail areas are designated on the map.

B. Supplemental Information

The following supplemental information may be required by the Department of Public Works or the Department of Planning ~~and Development~~. When required, it shall be submitted on separate drawings or sheets.

☐ 1. A Traffic Impact Analysis, Single Subdivision Access Report, or Master Driveway and Onsite Circulation Plan, prepared in accordance with City standards or as directed by the City Traffic Engineer.

☐ 2. Development Impact Notice and Assessment (DINA) per ~~Section 19A.18.O1O(E)~~ LVMC 19.16.010(E) of the ~~Zoning~~ Unified Development Code.

☐ 3. Any proposed deviations from City standards.

☐ 4. A copy of the deed for the property, if required.

☐ 5. Whenever, on the perimeter of a project, walls are proposed which (1) face a public street or adjoining property not in common ownership; (2) are within a single plane and are not separated by landscaping; and (3) exceed the maximum acceptable wall heights indicated in ~~Table "A" contained in Chapter 18.08~~ LVMC Title 19 or the applicable Special Area Plan, the applicant shall submit three copies of a plan or proposed perimeter grades which indicates all such walls. This plan may be superimposed on the tentative map but must be legible. The plan shall include cross sections of all sections of the project perimeter with walls which exceed the heights indicated in ~~Table "A"~~ LVMC Title 19 or the applicable Special Area Plan.

☐ 6. ~~A compatible digital format copy of the tentative map.~~

☐ ~~7.~~ If applicable, a letter indicating that an in lieu of park is proposed.

Appendix C
Final Map Application Checklist

The following information/data shall be submitted with each final map application:

A. Final Map Contents

☐ 1. Name of proposed subdivision (which should include designation as a condominium, townhouse, residential planned development or commercial subdivision, if applicable).

Note: The name on the final map must match the approved tentative map exactly.

☐ 2. A legend which denotes the meaning of all the symbols used and which includes the date, north arrow and scale.

☐ 3. Identification of adjoining properties (APNs).

☐ 4. A survey analysis sufficient to delineate boundary controlling monuments.

☐ 5. Existing and proposed lot lines and dimensions, including the square footage of all proposed lots. Each lot shall be numbered in sequence~~, and each block shall be numbered or lettered~~. Letters may be used to identify common lots.

☐ 6. Existing and proposed street right of way widths and corner radii.

☐ 7. ~~A reproduction of the approved tentative map showing all proposed addresses for the tentative map.~~ If an amended map, a description of items being amended.

☐ 8. ~~A list, separate from the final map, of proposed addresses for every legal lot shown on the final map.~~ A table containing the total number of lots (commercial or residential), number of common lots, and gross and net areas of the map.

☐ 9. Locations and widths of existing and proposed utility rights of way and easements.

☐ 10. Locations and widths of existing and proposed irrigation or drainage ditch rights of way and easements.

☐ 11. All monuments found, set, reset, replaced or removed, describing kind, size and location and other data relating thereto.

☐ 12. Bearing or witness monuments, basis of bearings, bearing and length of lines and scale of map.

☐ 13. Name and legal description of tract in which survey is located and ties to adjoining tracts.

☐ 14. Areas of unobstructed vision at intersections, as described in LVMC Chapter ~~18.12~~ 19.02.

☐ 15. Note on the map whether streets, drainage corridors, sewer corridors, parks, trails, open spaces and schools are to be public or private.

☐ 16. Note on the map that above ground utility boxes shall not be placed within trail corridors, if trail areas are designated on the map.

B. Required Certifications

In addition to any other certifications required by State law, the following certifications shall appear on the title sheet of the final map. Copies of required certificate format are presented in Appendix E.

☐ 1. Certificate of ownership and easement dedication. All final maps shall contain a certificate of ownership and easement dedication, dedicating easements and rights of way for alleys, streets, highways or other public ways as shown on the map.

☐ 2. Certificate of land surveyor. All final maps shall be signed and sealed by the professional land surveyor who was responsible for the survey.

☐ 3. Certificate of City Engineer or City Surveyor. All final maps shall be certified by the City Engineer or City Surveyor stating that the final map is technically correct and complies with City standards.

☐ 4. Certificate of ~~Clark County District Board of Health~~ the Southern Nevada Health District (SNHD). All final maps shall be certified by the ~~Clark County District Board of Health~~ SNHD that they comply with all requirements relating to wastewater disposal, water pollution, water quality and water supply and that they are predicated upon plans for public/private potable water supply and community/individual wastewater system.

☐ 5. Certificate of Water Resources Division. All final maps shall be certified by the Division of Water Resources of the State Department of Conservation and Natural Resources as to their compliance with all water quantity requirements.

☐ 6. Certificate of Director of Planning ~~and Development~~/Planning Commission approval. All final maps shall be certified by the Director as to compliance with the approved tentative map, all applicable regulations and all conditions imposed upon the final map. No final map shall be filed with the County Recorder until it has been certified by the Director that he or she (or the Planning Commission) has approved the final map and accepted all rights of way, easements or parcels for public dedication.

☐ 7. Certificate of easement recipients.

☐ 8. Certificate of acknowledgment.

C. Supplemental Requirements

The following supplemental information may be required by the Department of Public Works or the Department of Planning ~~and Development~~. When required, it shall be submitted on separate drawings or sheets.

☐ 1. Evidence that a Drainage Plan and Technical Drainage Study has been submitted in proper form to the Department of Public Works or that said study is not required.

☐ 2. A copy of the deed attesting to the current ownership of the property.

☐ 3. A statement from the Title Company which complies with the requirements of NRS Chapters 278 and 116 listing the names of the current owners of record of the land and the holders or record of a security interest in the land and the written consent of each.

☐ 4. A copy of a sewer connection agreement verifying that downstream sewer capacity is available or that sewer capacity mitigation measures acceptable to the Department of Public Works will be provided.

D. Final Map Drawings

Following all required final revisions and before the Director signs the final map, the final map drawings shall be submitted at a scale of one (1) inch equals two hundred (200) feet or a digital format as specified by the Department of Planning ~~and Development~~.

Appendix D
Monumentation Requirements

A. General Requirements

A complete and accurate survey of the land to be divided, developed or improved, which is delineated by a parcel map, final map, improvements or other plans, shall be made by a Nevada Licensed Professional Land Surveyor in accordance with the standard practices and principals of land surveying. Where survey monuments are to be set, or are subject to disturbance and replacement, only a professional land surveyor, duly licensed by the State of Nevada shall be authorized to determine or establish the exact location for a survey monument and only such professional land surveyor shall be authorized to perpetuate and reference existing survey monuments located within the limits of public rights of way or private streets and easements.

B. Monuments

1. General

a) Monuments shall be set in conformance with the standard detail drawings and the applicable parcel or final maps recorded under authority of NRS Chapter 278, or those maps and plans approved and on file with the Department of Public Works. Such monuments shall be set within or directly adjacent to the project at:

(1) All street centerline intersections.

(2) All angle points of tangency and points of curvature in street centerlines.

(3) All intersections of street centerlines with survey boundaries.

(4) All section corners, quarter corners and sixteenth section corners. All the above established points which fall within the limits of public rights of way or private streets and easements shall be referenced to four (4) firmly established ties within a radius of twenty (20) feet to one hundred (100) feet. The angle from tie to tie shall be as near ninety degrees (90) as possible, radiating from the established intersection or control monument.

b) All monuments set within the limits of public rights of way or private streets and easements shall have a nonferrous metal cap securely attached to the top of the monument permanently marking the exact center. The professional land surveyor's registration or license number shall be stamped on the nonferrous metal cap, preceded by the letters: "P.L.S."

c) Monuments may be set after approval of the map or plan, but must be set prior to the final acceptance of the improvements. If the monuments are to be set after recordation of an applicable parcel map of final map or prior to the final acceptance of the improvements or other plans, a cash deposit or approved bond in an amount set by the Department of Public Works shall be filed guaranteeing such work.

d) All monuments shall conform to City standards. Prior approval of alternate survey monuments is recommended prior to a request for acceptance of final improvements. All alternate types of survey monuments must equal or surpass City standards regarding quality, durability and conformance with applicable laws or ordinances.

e) Where hard rock or other physical obstructions are encountered, monument length may vary within reasonable limits as long as length is sufficient to resist removal.

f) All monuments shall be set in such a manner that the accuracy of their relative positions is not less than the requirements of the "Standards of Practice for Professional Land Surveyors" as enumerated by Nevada Administrative Code (NAC), Sections 625.651 to 625.795, inclusive.

g) A reproducible original of a Survey Monumentation Plan, clearly identifying all monument locations, including reference monuments, shall be prepared and certified by a Nevada Professional Land Surveyor. This plan shall be submitted to the City Surveyor prior to the release of the improvement bond or prior to release or the final map if improvements are to be installed without bond, and shall certify that the monuments are of the character and occupy the positions shown.

(1) The following documents may constitute a Survey Monumentation Plan providing they are in accordance with the requirements of this Chapter, and are delivered as a formal document to the City Surveyor for approval.

a. Record of Survey in accordance with NRS 625.340;

b. Corner Record in accordance with NRS Chapter 329.

(2) The following certificate prepared and certified by a Professional Land Surveyor is required on all monumentation plans:

I, _____, a Licensed Professional Land Surveyor in the State of Nevada, do hereby certify that the monuments that have been set and the tie distances established as shown hereon. This survey was completed on _____.

2. Types of Monuments

a) Type I. This monument shall be installed as a section corner or section corner surface monument in a public right of way or private street or easement which is paved with Portland Cement Concrete or Asphaltic Concrete. For construction, see Standard Drawing No. 239.

b) Type II. This monument shall be installed as a surface monument at 1/16 section corners within a street or road section which is paved with Portland Cement Concrete or Asphalt Concrete. Type II monuments may also be used as subsurface section corner and ¼ section corner monuments in an unimproved street or road section where maintenance would preclude the use of surface monuments. For construction, see Standard Drawing No. 240.

c) Type III. This monument shall be installed at all other survey control points located in paved or unpaved streets, roads or other public or private rights of way shown on the parcel map or final map. Such locations may include: secondary street intersections, center of hammerhead turnarounds or circular cul de sac, points of curvature and/or tangency, points of intersection and points of reverse and/or compound curvature. For construction, see Standard Drawing No. 241.

d) Type IV. This monument is a reference monument to be placed in accordance with Standard Drawing No. 243 and with a tie to tie angle as near to 90 degrees as possible. For construction see Standard Drawing No. 242. If the monuments are to be set in a concrete curb, they must be placed in a tangent section of curb, approximately two (2) feet from the end of the return.

3. Nevada State Plan Coordinates

a) Where sufficient control exists within one half (½) mile of a site, Nevada State Plane Coordinates shall be established in accordance with NRS Chapter 327 for monuments located within the limits of public or private rights of way which are coincident with section corners, ¼ sections corners or 1/16 section corners, as a the case may be, and shown on the Monumentation Plan. The professional land surveyor shall consult with the City Surveyor with regard to the availability of sufficient survey controls.

b) In situations where street centerlines are obstructed by median islands, planting, streetlights or other structures, consideration should be given to placing clearly identified monuments on an offset line.

c) Monumentation at a Point of Intersection which falls within the limits of a public or private right of way will be preferred over setting monuments at a Point of Curvature or Point of Tangency, unless the Point of Intersection falls outside the paved area.

d) In places where the placement of monuments as outlined above is impossible or impractical, the City Surveyor may approve additional or alternate monument locations.

4. Monument Construction

The physical construction of monuments must be performed under the direct supervision of a Professional Land Surveyor. All requirements of City standards must be met. Poor workmanship or substandard materials will not be accepted.

Appendix E
Required Certificates

A. Certificate of ownership and easement dedication

1. The Certificate of Ownership and Easement Dedication shown on the final map shall be in substantially the following form, with necessary modifications consistent with project needs to be made by the owner or map applicant:

(I/We), _____, do hereby certify that (I/we) am/are the owner(s) of the parcel of land which is shown upon the map of _____, and do hereby consent to the preparation and recordation of this map, and do hereby offer and dedicate all public streets, alleys, easements, rights of way and public places (exclude items not applicable) as indicated and outlined hereon, for the use of the public. No part of the parcels marked "Not a part of this subdivision" is offered for dedication.

Furthermore, (I/we) hereby grant and convey to Nevada Power Company and Sprint Corporation (jointly and severally), Southwest Gas Corporation, Las Vegas Valley Water District, Cox Communications Las Vegas, Inc., and _____ (any other utilities authorized to provide service) and to their respective successors and assigns: (i) a three foot wide easement on all side property lines, exclusive of easements for drainage, sewer, trails, and all other public use easements; (ii) a three foot wide easement from property line to meter panel to provide access for underground service; (iii) a five-foot wide easement on all property lines that abut public and private streets, exclusive of easements for drainage, sewer, trails, and all other public use easements, to include access to above ground transformer pads; and (iv) a two foot wide easement around each transformer pad within the platted lands for the construction, maintenance, operation and final removal of street lights, fire hydrants, underground power, telephone, gas, water and cable television lines and appurtenances, together with the right of ingress thereto and egress therefrom.

Provided, however, that no above ground utility vaults that would substantially interfere with the intended use of the trail corridor shall be allowed within any easements, corridors, or common lots designated as public multi use trail easement areas, and no such easement rights shall be granted to the above listed utility companies, nor any other parties, in conflict with this statement.

Further, the undersigned owner hereby grants and conveys to the City of Las Vegas and to its successors and assigns a five foot wide easement adjacent to all property lines where lots or common areas abut public streets for purposes of placing public fire hydrants and public streetlights and an additional easement of up to two feet in radius from each fire hydrant and streetlight, to extend beyond the five foot easement if necessary, together with the right of ingress to and egress from these easements. (If private roadways are utilized, this paragraph should be modified to refer to easements adjacent to "private" streets and refer to "public fire hydrants" only.)

Dated this _____ day of 20_____.

2. For commercial subdivision, planned unit developments and condominium developments, the dedication of utility type easements shall be in substantially the following form:

Furthermore, (I/we) hereby grant and convey to Nevada Power Company and Sprint Corporation (jointly and severally), Southwest Gas Corporation, Las Vegas Valley Water District, Cox Communications Las Vegas, Inc. and _____ (any other utilities authorized to provide service) and to their respective successors and assigns: (i) a three foot wide easement on all side property lines, exclusive of easements for drainage, sewer, trails, and all other public use easements; (ii) a three foot wide easement from property line to meter panel to provide access for underground service; (iii) a five-foot wide easement on all property lines that abut public and private streets, exclusive of easements for drainage, sewer, trails, and all other public use easements, to include access to above ground transformer pads; and (iv) a two foot wide easement around each transformer pad within the platted lands for the construction, maintenance, operation and final removal of street lights, fire hydrants, underground power, telephone, gas, water and cable television lines and appurtenances, together with the right of ingress thereto and egress therefrom.

Provided, however, that no above ground utility vaults that would substantially interfere with the intended use of the trail corridor shall be allowed within any easements, corridors, or common lots designated as public multi use trail easement areas, and no such easement rights shall be granted to the above listed utility companies, nor any other parties, in conflict with this statement.

Further, the undersigned owner hereby grants and conveys to the City of Las Vegas and to its successors and assigns a five foot wide easement adjacent to all property lines where lots or common areas abut public streets for purposes of placing public fire hydrants and public streetlights and an additional easement of up to two feet in radius from each fire hydrant and streetlight, to extend beyond the five foot easement if necessary, together with the right of ingress to and egress from these easements. (If private roadways are utilized, this paragraph should be modified to refer to easements adjacent to "private" streets and refer to "public fire hydrants" only.)

Further, the undersigned owner hereby grants and conveys to the City of Las Vegas and to its successors and assigns a permanent easement within the area shown hereon as private streets, common areas and all areas not occupied by any building for the construction, maintenance, operation and final removal of public street lights, if any, and public fire hydrants, together with the right of ingress to and egress therefrom.

B. Surveyor's Certificate

I, _____(name of surveyor)___, a Professional Land Surveyor licensed in the State of Nevada, certify that:

1. This plat represents the results of a survey conducted under my direct supervision at the instance of _____(owner)_____.

2. The lands surveyed lie within __(Section, Township, Range, Meridian and, if required by the City Surveyor, a description by metes and bounds for any subdivision which is divided into lots containing 5 acres in area or less)__, and the survey was completed on _____.

3. This plat complies with the applicable state statutes and any local ordinances in effect on the date that the local government gave its final approval.

4. The monuments depicted on the plat are of the character shown, occupy the positions indicated and are of sufficient number and durability.

(Or)

4a. The monuments depicted on the plat will be of the character shown and occupy the positions indicated by _____(a day certain)_____ and an appropriate financial guarantee will be posted with the City before recordation to assure the installation of the monuments.

_____ _____

Name of Surveyor License/Registration No. and Seal

C. Certificate of City Surveyor (or City Engineer)

I, _____(name)_____, City Surveyor (or City Engineer) of the City of Las Vegas, do hereby certify that I have examined the Final Subdivision map of _____(name of subdivision)_____ and am satisfied that the map is technically correct.

(If monuments have not been set, the certificate must include the following statement:)

Monuments have not been set, but a proper performance bond has been deposited to guarantee their setting on or before _____(a day certain)_____.

_____ _____

City Surveyor (or City Engineer, PE) Date

D. Certificate of ~~District Board of Health~~ Southern Nevada Health District

This final map is approved by the ~~Clark County District Board of Health~~ Southern Nevada Health District. This approval concerns sewage disposal, water pollution, water quality and water supply facilities and is predicated upon plans for a public water supply and a community system for the disposal of sewage.

_____ _____

Date

_____

~~Clark County District Board of Health~~
Southern Nevada Health District
(Print name under signature)

E. Certificate of ~~District Board of Health~~ Division of Water Resources of the Department of Conservation and Natural Resources

This final map is approved by the Division of Water Resources of the Department of Conservation and Natural Resources concerning water quantity, subject to the review of approval on file in this office.

_____ _____

Date

_____

Division of Water Resources
(Print name under signature)

F. Certificate of Director of Planning ~~and Development~~/Planning Commission Approval

I certify that this final map substantially complies with the tentative map and any approved alterations thereto; that the map complies with applicable statutory and ordinance provisions; that all conditions imposed upon the final map have been met; and that the map was approved and the parcels herein were accepted for dedication by the Director of Planning ~~and Development~~ (or by the Planning Commission of the City of Las Vegas) on the _____ day of _____,20____.

_____ _____

Date

_____

Director of Planning ~~and Development~~/
Secretary of Planning Commission
(Print name under signature)

G. Certificate of Easement Recipients

We, the herein named easement recipients, approve the grant of the designated easements:

Southwest Gas Corporation

_____ _____
Date

_____
(Print name under signature)

Nevada Power Company

_____ _____
Date

_____
(Print name under signature)

Sprint Corporation

_____ _____
Date

_____
(Print name under signature)

Cox Communications Las Vegas, Inc.

_____ _____
Date

_____
(Print name under signature)

Las Vegas Valley Water District

_____ _____
Date

_____
(Print name under signature)

City of Las Vegas, City Engineer

_____ _____
Date

_____
(Print name under signature)

(Additional Authorized Utility, if any)

_____ _____
Date

_____
(Print name under signature)

H. Certificate of Acknowledgment

1. The following certificate is sufficient for an acknowledgment in an individual capacity:

ACKNOWLEDGMENT

State of Nevada
County of Clark

This instrument was acknowledged before me on _____(date)_____
by _____name(s) of person(s)_____.

_____
(Signature of notarial officer)
(Seal, if any)

_____
(Title and rank)
(My commission expires: _____)

2. The following certificate is sufficient for an acknowledgment in a representative capacity:

ACKNOWLEDGMENT

State of Nevada
County of Clark

This instrument was acknowledged before me on _____(date)_____
by _____names(s) of person(s)_____
as _____(type of authority, e.g., officer, trustee, etc.)_____
of _____(name of party on behalf of whom instrument was executed)_____.

_____
(Signature of notarial officer)
(Seal, if any)

_____
(Title and rank)
(My commission expires: _____)

NOTE: An appropriate Certificate for Attorney-in-Fact may be substituted for the Certificate of Acknowledgement if deemed equivalent by the Director of Public Works.

City of Las Vegas Agenda Item No.: **67.**

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