City of Las Vegas

PLANNING COMMISSION AGENDA

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

LAS VEGAS CITY COUNCIL

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

COMMISSIONERS

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

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

October 8, 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 SEPTEMBER 10, 2013

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

CONSENT ITEMS:

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

ONE MOTION - ONE VOTE

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

7. ANX-50680 - ANNEXATION - APPLICANT: D R HORTON - OWNER: ALBERT A. FLANGAS, ET AL - For possible action on a Petition to Annex 4.12 acres at the southwest corner of Dorrell Lane and Eula Street (APNs 125-19-201-002 and 004), Ward 6 (Ross). Staff recommends APPROVAL.

8. VAC-50520 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: GRAND CANYON VILLAGE SQUARE, LLC - For possible action on a request for a Petition to Vacate a 40-foot wide patent easement located along Grand Canyon Drive on property generally located 498 feet south of Drake Drive, Ward 6 (Ross) [PRJ-50409]. Staff recommends APPROVAL.

9. MSP-50712 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: D ROCK GAMING - OWNER: TINKLER REVOCABLE TRUST NO. 1, ET AL - For possible action on a request for a Master Sign Plan FOR SUPERGRAPHIC SIGNAGE AT AN EXISTING HOTEL/CASINO on a 0.62-acre portion of a 2.42-acre development at 301 Carson Avenue (APNs 139-34-610-040 and 041, 139-34-210-063 and 064), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-50293]. Staff recommends APPROVAL.

10. SUP-50635 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FIRST CUP LV DURANGO & DEER SPRINGS, LLC - OWNER: TEN15 CENTENNIAL, LLC - For possible action on a request for a Special Use Permit FOR AN EXISTING RESTAURANT (WITH DRIVE-THROUGH) at 6935 North Durango Drive, Suite #150 (APN 125-20-216-011), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-50645]. Staff recommends APPROVAL.

11. SUP-50807 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AARDVARK BAIL BONDS - OWNER: BONNEVILLE CENTER, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED BAILBOND SERVICE USE at 600 South 3rd Street (APN 139-34-311-072), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-50750]. Staff recommends APPROVAL.

12. SUP-50810 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DOWNTOWN TATTOO - OWNER: MISSION SPRINGS PROPERTIES, LLC - For possible action on a request for a Special Use Permit FOR A TATTOO PARLOR/BODY PIERCING STUDIO USE at 1106 Fremont Street (APN 139-35-317-001), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-50646]. Staff recommends APPROVAL.

13. SUP-50820 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: JEFFREY D. PAYSON AND BONNIE G. PAYSON - For possible action on a request for a Special Use Permit FOR A PROPOSED ACCESSORY STRUCTURE (CLASS I) at 4720 Windy Hollow Street (APN 138-02-513-004), R-PD2 (Residential Planned Development - 2 Units per Acre) Zone, Ward 4 (Anthony). Staff recommends APPROVAL.

14. SDR-50831 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: EL POLLO LOCO - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 2,932 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH WITH A WAIVER TO ALLOW A FIVE-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE EAST PROPERTY LINE WHERE 15 FEET IS REQUIRED on a portion of 4.44 acres adjacent to the west side of Martin L King Boulevard, approximately 210 feet south of Lake Mead Boulevard (APN 139-21-313-005), Ward 5 (Barlow) [PRJ-50793]. Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

15. 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.

16. 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.

17. ABEYANCE - VAR-50418 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ARSR2, LLC - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED AND A ONE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED on 0.64 acres at 1625 East Charleston Boulevard (APN 139-35-413-028), C-1 (Limited Commercial) Zone, Ward 3 (Coffin). Staff recommends DENIAL.

18. ABEYANCE - RENOTIFICATION - SDR-50417 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-50418 - PUBLIC HEARING - APPLICANT/OWNER: ARSR2, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 1,850 SQUARE-FOOT RESTAURANT AND DRIVE THROUGH AND A PROPOSED 2,450 SQUARE-FOOT GENERAL RETAIL BUILDING WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW A THREE-FOOT BUFFER ALONG THE WEST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED AND A FOUR-FOOT BUFFER ALONG A PORTION OF THE SOUTH PROPERTY LINE WHERE 15 FEET IS REQUIRED on 0.64 acres at 1625 East Charleston Boulevard (APN 139-35-413-028), C-1 (Limited Commercial) Zone, Ward 3 (Coffin). Staff recommends DENIAL.

19. ABEYANCE - 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.

20. GPA-50745 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: D R HORTON - OWNER: VALENCIA A13004 INVESTORS, LLC - For possible action on a request for a General Plan Amendment FROM: L (LOW DENSITY RESIDENTIAL) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL) on 2.91 acres on the east side of Buffalo Drive approximately, 230 feet north of Oakey Boulevard (APNs 163-03-201-003, 004 and 005), Ward 1 (Tarkanian) [PRJ-50658]. Staff recommends DENIAL.

21. ZON-50747 - REZONING RELATED TO GPA-50745 - PUBLIC HEARING - APPLICANT: D R HORTON - OWNER: VALENCIA A13004 INVESTORS, LLC - For possible action on a request for a Rezoning FROM: R-E (RESIDENTIAL ESTATES) TO: R-CL (SINGLE FAMILY COMPACT-LOT) on 2.91 acres on the east side of Buffalo Drive, approximately 230 feet north of Oakey Boulevard (APNs 163-03-201-003, 004 and 005), Ward 1 (Tarkanian) [PRJ-50658]. Staff recommends DENIAL.

22. GPA-50785 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to adopt an updated Parks and Recreation Element and revise the 2020 Master Plan, All Wards. Staff recommends APPROVAL.

23. GPA-50828 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: R5 VENTURES - OWNER: TABAR 12, LLC - For possible action on a request for a General Plan Amendment FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: GC (GENERAL COMMERCIAL) on 8.02 acres of a 33.47 acre parcel on the east side of Decatur Boulevard, approximately 825 feet north of Smoke Ranch Road (APN 139-18-410-012), Ward 5 (Barlow) [PRJ-50727]. Staff recommends APPROVAL..

24. ZON-50829 - REZONING RELATED TO GPA-50828 - PUBLIC HEARING - APPLICANT: R5 VENTURES - OWNER: TABAR 12, LLC - For possible action on a request for a Rezoning FROM: R-PD19 (RESIDENTIAL PLANNED DEVELOPMENT - 19 UNITS PER ACRE) TO: C-2 (GENERAL COMMERCIAL) on 8.02 acres of a 33.47 acre parcel on the east side of Decatur Boulevard, approximately 825 feet north of Smoke Ranch Road (APN 139-18-410-012), Ward 5 (Barlow) [PRJ-50727]. Staff recommends APPROVAL.

25. GPA-50843 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: D R HORTON - OWNER: TABAR 12, LLC - For possible action on a request for a General Plan Amendment FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL) on 25.45 acres of a 33.47-acre parcel on the east side of Decatur Boulevard, approximately 825 feet north of Smoke Ranch Road (APN 139-18-410-012), Ward 5 (Barlow) [PRJ-50726]. Staff recommends DENIAL.

26. ZON-50844 - REZONING RELATED TO GPA-50843 - PUBLIC HEARING - APPLICANT: D R HORTON - OWNER: TABAR 12, LLC - For possible action on a request for a Rezoning FROM: R-PD19 (RESIDENTIAL PLANNED DEVELOPMENT - 19 UNITS PER ACRE) TO: R-CL (SINGLE FAMILY COMPACT-LOT) on 25.45 acres of a 33.47-acre parcel on the east side of Decatur Boulevard, approximately 825 feet north of Smoke Ranch Road (APN 139-18-410-012), Ward 5 (Barlow) [PRJ-50726]. Staff recommends DENIAL.

27. GPA-50835 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CAROLYN MICH'L - OWNER: CHARLIE RAH RAH, A NEVADA LIMITED PARTNERSHIP - For possible action on a request for a General Plan Amendment FROM: ML (MEDIUM LOW DENSITY RESIDENTIAL) TO: GC (GENERAL COMMERCIAL) on 4.62 acres at the southeast corner of Charleston Boulevard and Lindell Road (APNs 163-01-501-001 and 002), Ward 1 (Tarkanian). Staff recommends DENIAL.

28. ZON-50839 - REZONING RELATED TO GPA-50835 - PUBLIC HEARING - APPLICANT: CAROLYN MICH'L - OWNER: CHARLIE RAH RAH, A NEVADA LIMITED PARTNERSHIP - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [ML (MEDIUM LOW DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: C-2 (GENERAL COMMERCIAL) on 4.62 acres at the southeast corner of Charleston Boulevard and Lindell Road (APNs 163-01-501-001 and 002), Ward 1 (Tarkanian). Staff recommends DENIAL.

29. MOD-50901 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: KB HOME - OWNER: MARY BARTSAS 20, LLC - For possible action on a request for a Major Modification of the Town Center Land Use Plan to Amend the Special Land Use Designation FROM: GC-TC (GENERAL COMMERCIAL - TOWN CENTER) TO: SX-TC (SUBURBAN MIXED USE - TOWN CENTER) on 27.23 acres of a 37.21 acre parcel adjacent to the east side of Grand Montecito Parkway, approximately 455 feet south of Centennial Center Boulevard (APN 125-28-101-008), Ward 6 (Ross) [PRJ-50797]. Staff recommends DENIAL.

30. VAR-50904 - VARIANCE RELATED TO MOD-50901 - PUBLIC HEARING - APPLICANT: KB HOME - OWNER: MARY BARTSAS 20, LLC - For possible action on a request for a Variance TO ALLOW 63,949 SQUARE FEET OF OPEN SPACE WHERE 237,227 SQUARE FEET IS REQUIRED on 27.23 acres of a 37.21 acre parcel adjacent to the east side of Grand Montecito Parkway, approximately 455 feet south of Centennial Center Boulevard (APN 125-28-101-008), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation] [PROPOSED: SX-TC (Suburban Mixed Use - Town Center)], Ward 6 (Ross) [PRJ-50797]. Staff recommends DENIAL.

31. WVR-50908 - WAIVER RELATED TO MOD-50901 AND VAR-50904 - PUBLIC HEARING - APPLICANT: KB HOME - OWNER: MARY BARTSAS 20, LLC - For possible action on a request for a Waiver of Title 19.04 TO ALLOW 45-FOOT WIDE PRIVATE STREETS WITH FOUR-FOOT SIDEWALKS IN A GATED DEVELOPMENT WHERE COMPLETE STREETS STANDARDS REQUIRE 47-FOOT WIDE PRIVATE STREETS WITH FIVE-FOOT SIDEWALKS on 27.23 acres of a 37.21 acre parcel adjacent to the east side of Grand Montecito Parkway, approximately 455 feet south of Centennial Center Boulevard (APN 125-28-101-008), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation] [PROPOSED: SX-TC (Suburban Mixed Use - Town Center)], Ward 6 (Ross) [PRJ-50797]. Staff recommends DENIAL.

32. SUP-50906 - SPECIAL USE PERMIT RELATED TO MOD-50901, VAR-50904 AND WVR-50908 - PUBLIC HEARING - APPLICANT: KB HOME - OWNER: MARY BARTSAS 20, LLC - For possible action on a request for a Special Use Permit FOR PRIVATE STREETS WITHIN TOWN CENTER adjacent to the east side of Grand Montecito Parkway, approximately 455 feet south of Centennial Center Boulevard (portion of APN 125-28-101-008), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation] [PROPOSED: SX-TC (Suburban Mixed Use - Town Center)], Ward 6 (Ross) [PRJ-50797]. Staff recommends DENIAL.

33. SDR-50909 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-50901, VAR-50904, WVR-50908 AND SUP-50906 - PUBLIC HEARING - APPLICANT: KB HOME - OWNER: MARY BARTSAS 20, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 200-UNIT SINGLE FAMILY (MEDIUM-LOW) RESIDENTIAL DEVELOPMENT WITH A WAIVER TO ALLOW A 10-FOOT PERIMETER LANDSCAPE BUFFER ALONG THE WEST PROPERTY LINE WHERE 15 FEET IS REQUIRED on 27.23 acres of a 37.21 acre parcel adjacent to the east side of Grand Montecito Parkway, approximately 455 feet south of Centennial Center Boulevard (APN 125-28-101-008), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation] [PROPOSED: SX-TC (Suburban Mixed Use - Town Center)], Ward 6 (Ross) [PRJ-50797]. Staff recommends DENIAL.

34. VAR-50841 - VARIANCE - PUBLIC HEARING - APPLICANT: V & V TACK AND FEED - OWNER: MARY BARTSAS 13, LLC - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE A 10-FOOT SIDE YARD SETBACK IS REQUIRED AND TO ALLOW A FIVE-FOOT REAR YARD SETBACK WHERE A 20-FOOT SETBACK IS REQUIRED on 1 acre at the northwest corner of Rancho Drive and Michael Way (APN 138-12-301-016), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-50625]. Staff recommends DENIAL.

35. VAR-50842 - VARIANCE - PUBLIC HEARING - APPLICANT: V & V TACK AND FEED - OWNER: MARY BARTSAS 13, LLC - For possible action on a request for a Variance TO ALLOW 17 PARKING SPACES WHERE 71 SPACES ARE REQUIRED on 1 acre at the northwest corner of Rancho Drive and Michael Way (APN 138-12-301-016), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-50625]. Staff recommends DENIAL.

36. SDR-50840 - SITE DEVELOPMENT PLAN REVIEW RELATED VAR-50842 AND VAR-50841 - PUBLIC HEARING - APPLICANT: V & V TACK AND FEED - OWNER: MARY BARTSAS 13, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 12,400 SQUARE-FOOT COMMERCIAL DEVELOPMENT AND 1,880 SQUARE-FOOT OUTSIDE STORAGE AREA WITH A WAIVER TO ALLOW A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG THE NORTH, SOUTH, AND WEST INTERIOR PROPERTY LINES WHERE AN EIGHT-FOOT WIDE LANDSCAPE BUFFER IS REQUIRED on 1 acre at the northwest corner of Rancho Drive and Michael Way (APN 138-12-301-016), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-50625]. Staff recommends DENIAL.

37. VAR-50848 - VARIANCE - PUBLIC HEARING - APPLICANT: ADAVEN HOMES, LLC - OWNER: J M J CHEYENNE PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW NO SIDEWALKS ALONG THE EAST AND NORTH PERIMETERS WHERE SIDEWALKS ARE REQUIRED on 5.18 acres at 10302 West Cheyenne Avenue (APN 137-12-801-004), PD (Planned Development) Zone, Ward 4 (Anthony) [PRJ-50740]. Staff recommends APPROVAL.

38. TMP-50847 - TENTATIVE MAP RELATED TO VAR-50848 - CHEYENNE WEST OF HUALAPAI - PUBLIC HEARING - APPLICANT: ADAVEN HOMES, LLC - OWNER: J M J CHEYENNE PARTNERS, LLC - For possible action on a request for a Tentative Map FOR A 37-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 5.18 acres at 10302 West Cheyenne Avenue (APN 137-12-801-004), PD (Planned Development) Zone, Ward 4 (Anthony) [PRJ-50740]. Staff recommends APPROVAL.

39. VAR-51072 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: WESLEY CHRISTIAN PROPERTIES, LLC - For possible action on a request for a Variance TO ALLOW A SEVEN-FOOT, SIX-INCH SIDE YARD SETBACK AT THE SOUTH PROPERTY LINE WHERE A 10-FOOT SIDE YARD SETBACK IS REQUIRED; AND TO ALLOW A 48-FOOT REAR YARD SETBACK WHERE A 50-FOOT REAR YARD SETBACK IS REQUIRED on 0.48 acres at 1505 Golden Oak Drive (APN 162-03-210-008), R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 1 (Tarkanian) [PRJ-50971]. Staff recommends DENIAL.

40. TMP-50852 - TENTATIVE MAP - BRISTLE FALLS - PUBLIC HEARING - APPLICANT: RYLAND HOMES - OWNER: DEER SPRINGS WAY TRUST, ET AL - For possible action on a request for a Tentative Map FOR A 62-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 7.97 acres adjacent to the south side of Deer Springs Way, approximately 1,010 feet east of Hualapai Way (APNs 125-19-301-004, 005 and 013), R-CL (Single Family Compact-Lot) Zone, Ward 6 (Ross) [PRJ-49909]. Staff recommends DENIAL.

41. VAC-50851 - VACATION RELATED TO TMP-50852 - PUBLIC HEARING - APPLICANT: RYLAND HOMES - OWNER: DEER SPRINGS WAY TRUST, ET AL - For possible action on a Petition to Vacate U.S. Government Patent Easements generally located south of Deer Springs Way, approximately 1,010 feet east of Hualapai Way, Ward 6 (Ross) [PRJ-49909]. Staff recommends DENIAL.

42. MSP-50453 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: WMCV PHASE 1, LLC, ET AL - For possible action on a Major Amendment to an approved Master Sign Plan (MSP-6344) TO ADD 14.68 ACRES TO THE SITE AREA; TO ADD ONE 30-FOOT TALL FREESTANDING SIGN WITH FOUR ELECTRONIC READER BOARDS; TO ADD SIX (6) 2,968 SQUARE-FOOT LED DISPLAY WALL SIGNS ON THE EXISTING PARKING GARAGE; AND TO ALLOW LED ON THE 11 EXISTING WALL SIGNS APPROVED BY MSP-40138 WHERE THEY WERE APPROVED ONLY FOR VINYL AND LAMINATE MATERIALS on 35.72 acres at 445, 455, 475, and 495 South Grand Central Parkway (APNs 139-33-511-011 and 012; and 139-33-610-014, 022 and 023), PD (Planned Development) Zone, Ward 5 (Barlow) [PRJ-49847]. Staff recommends APPROVAL.

43. MSP-50845 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: NEW BOCA SYNDICATIONS GROUP, LLC - OWNER: NEW BOCA SYNDICATIONS GROUP, LLC, ET AL - For possible action on a request for a Major Amendment of an approved Master Sign Plan [Z-0012-98(3)] FOR AN EXISTING SHOPPING CENTER on 22.15 acres on the east side of Rampart Boulevard, approximately 1,250 feet north of Charleston Boulevard (APNs 138-32-312-001, 002, 005, 011 and a portion of 012; a portion of 138-32-412-008 and 029), PD (Planned Development) Zone, Ward 2 (Beers) [PRJ-50448]. Staff recommends APPROVAL.

44. MSP-50849 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: BOCA PARK MARKETPLACE LV, LLC - OWNER: BOCA PARK MARKETPLACE LV, LLC, ET AL - For possible action on a request for a Master Sign Plan FOR AN EXISTING SHOPPING CENTER on 47.30 acres at the northeast corner of Charleston Boulevard and Rampart Boulevard (APNs 138-32-412-003, 005, 007, 011, 012, 014, 017, 018, 023, 024, 026, 027, 031 and a portion of 008 and 029; 138-32-818-001, 003, 005 and 011; and a portion of 138-32-312-012), C-1 (Limited Commercial) Zone, Ward 2 (Beers) [PRJ-50443]. Staff recommends APPROVAL.

45. SUP-50774 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: DECAR ENTERPRISES, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 5,669 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT at 1201 South Las Vegas Boulevard, Suite #110 (APNs 162-03-112-023 through 027), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-50715]. Staff recommends APPROVAL.

46. SUP-50823 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: 217 LVB, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 118-UNIT SINGLE ROOM OCCUPANCY RESIDENCE IN AN EXISTING BUILDING at 217 North Las Vegas Boulevard (APNs 139-34-515-001, 002, 004, and 005), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-50606]. Staff recommends APPROVAL.

47. SUP-50824 - SPECIAL USE PERMIT RELATED TO SUP-50823 - PUBLIC HEARING - APPLICANT/OWNER: 217 LVB, LLC - For possible action on a request for a Special Use Permit FOR THE PROPOSED EXPANSION OF THE EXISTING TAVERN USE at 217 North Las Vegas Boulevard (APNs 139-34-515-001, 002, 004, and 005), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-50606]. Staff recommends APPROVAL.

48. SDR-50826 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-50823 AND SUP-50824 - PUBLIC HEARING - APPLICANT/OWNER: 217 LVB, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED PRIVATE PEDESTRIAN PLAZA AND THE CONVERSION OF A THREE-STORY, 162-UNIT HOTEL TO SINGLE-ROOM OCCUPANCY RESIDENCE on 1.55 acres at 217 North Las Vegas Boulevard (APNs 139-34-515-001, 002, 004, and 005), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-50606]. Staff recommends APPROVAL.

49. SUP-50850 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SERGIO PEREZ - OWNER: SHALIMAR HOTEL ENTERPRISES - For possible action on a request for a Special Use Permit FOR A PROPOSED 6,683 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT at 1401 South Las Vegas Boulevard (APN 162-03-202-001), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-50743]. Staff recommends APPROVAL.

50. SUP-50866 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: CNB FKA BBN, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 6,390 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT WITHIN AN EXISTING SEXUALLY ORIENTED BUSINESS (NUDE SHOW) at 2580 Highland Drive (APNs 162-09-110-021 and 035), M (Industrial) Zone, Ward 1 (Tarkanian) [PRJ-50601]. Staff recommends DENIAL.

51. SUP-50917 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: D.R. HORTON, INC. - OWNER: D.R. HORTON, INC., ET AL - For possible action on a request for a Special Use Permit FOR A PRIVATE STREET adjacent to the southeast corner of Deer Springs Way and Campbell Road (APNs 125-20-301-006, 007 and 015, as well as a

portion of 125-20-313-063), T-C (Town Center) Zone [PROPOSED: ML-TC (Medium Low Residential - Town Center) Special Land Use Designation], Ward 6 (Ross). Staff recommends DENIAL.

DIRECTOR'S BUSINESS:

52. DIR-50779 - DIRECTORS BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action to approve the 2014 Planning Commission Meeting schedule. Staff recommends APPROVAL.

CITIZENS PARTICIPATION:

53. 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: OCTOBER 8, 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: OCTOBER 8, 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: OCTOBER 8, 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: OCTOBER 8, 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: OCTOBER 8, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF SEPTEMBER 10, 2013

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: OCTOBER 8, 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: OCTOBER 8, 2013

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

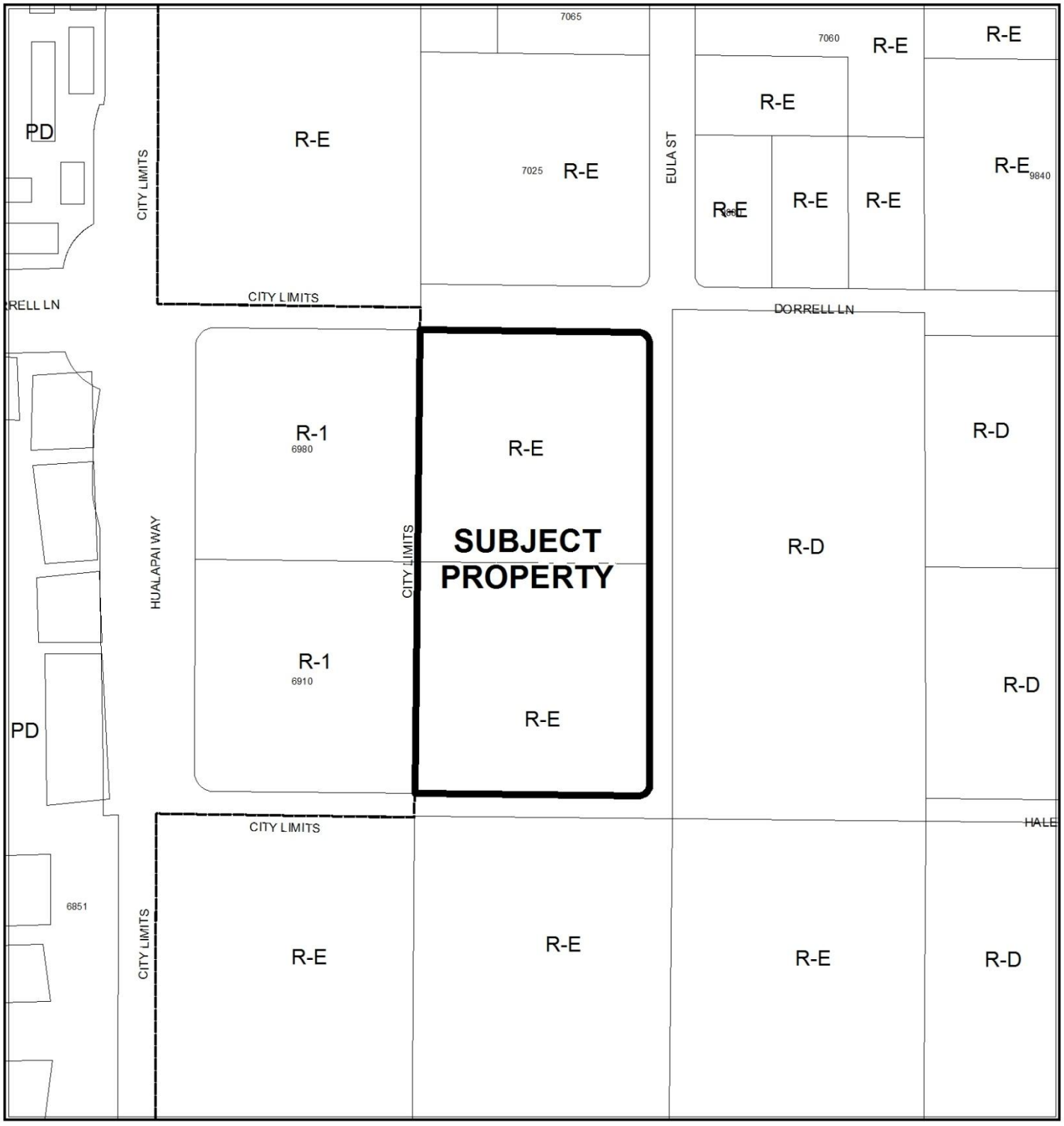
SUBJECT:
ANX-50680 - ANNEXATION - APPLICANT: D R HORTON - OWNER: ALBERT A. FLANGAS, ET AL - For possible action on a Petition to Annex 4.12 acres at the southwest corner of Dorrell Lane and Eula Street (APNs 125-19-201-002 and 004), Ward 6 (Ross). Staff recommends APPROVAL.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

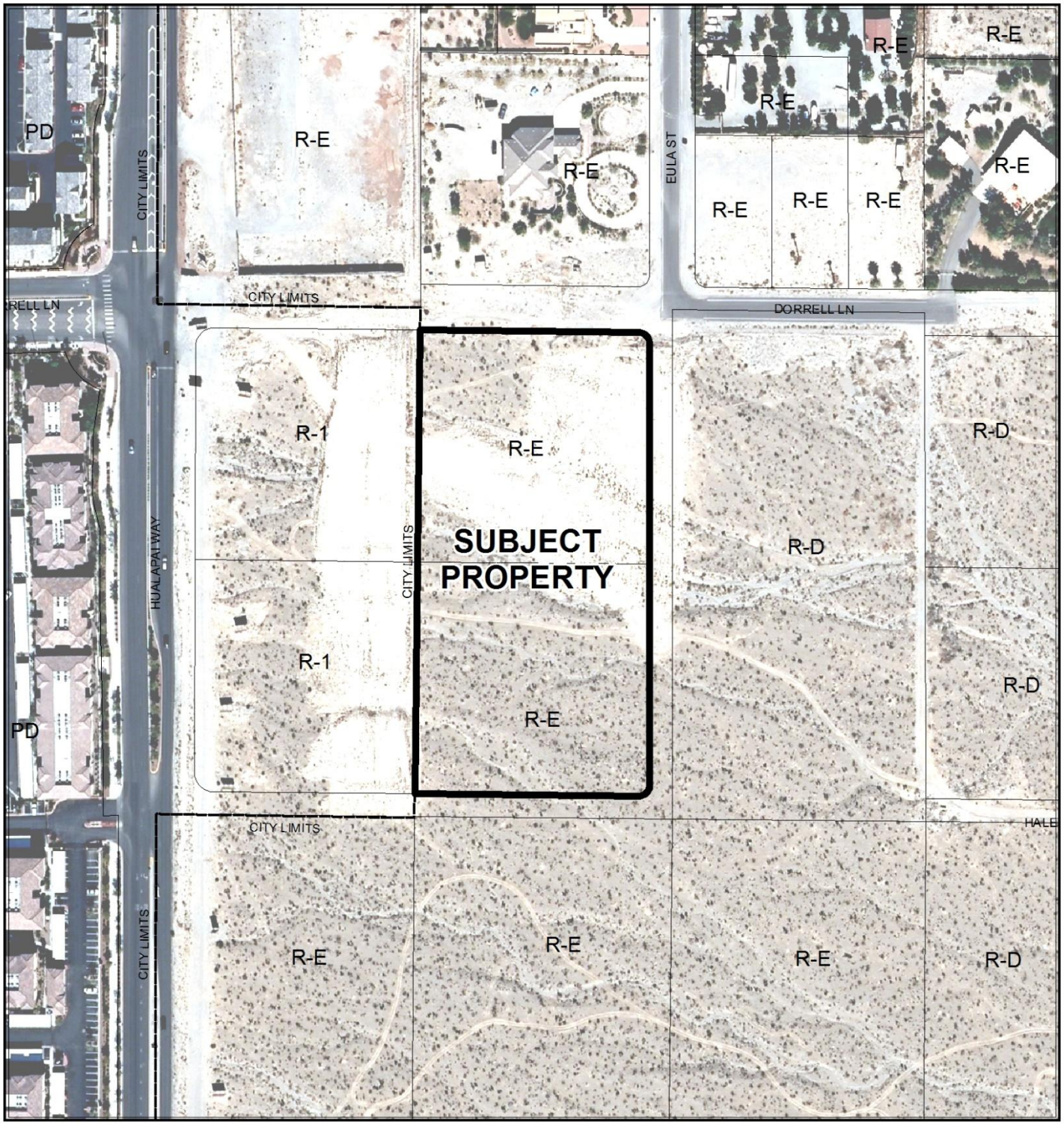
BACKUP DOCUMENTATION:
1. Location, Aerial and Exhibit Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo
5. Clark County Zoning Verification Letter
6. Justification Letter



CASE: ANX-50680

0 100 200
Feet

N

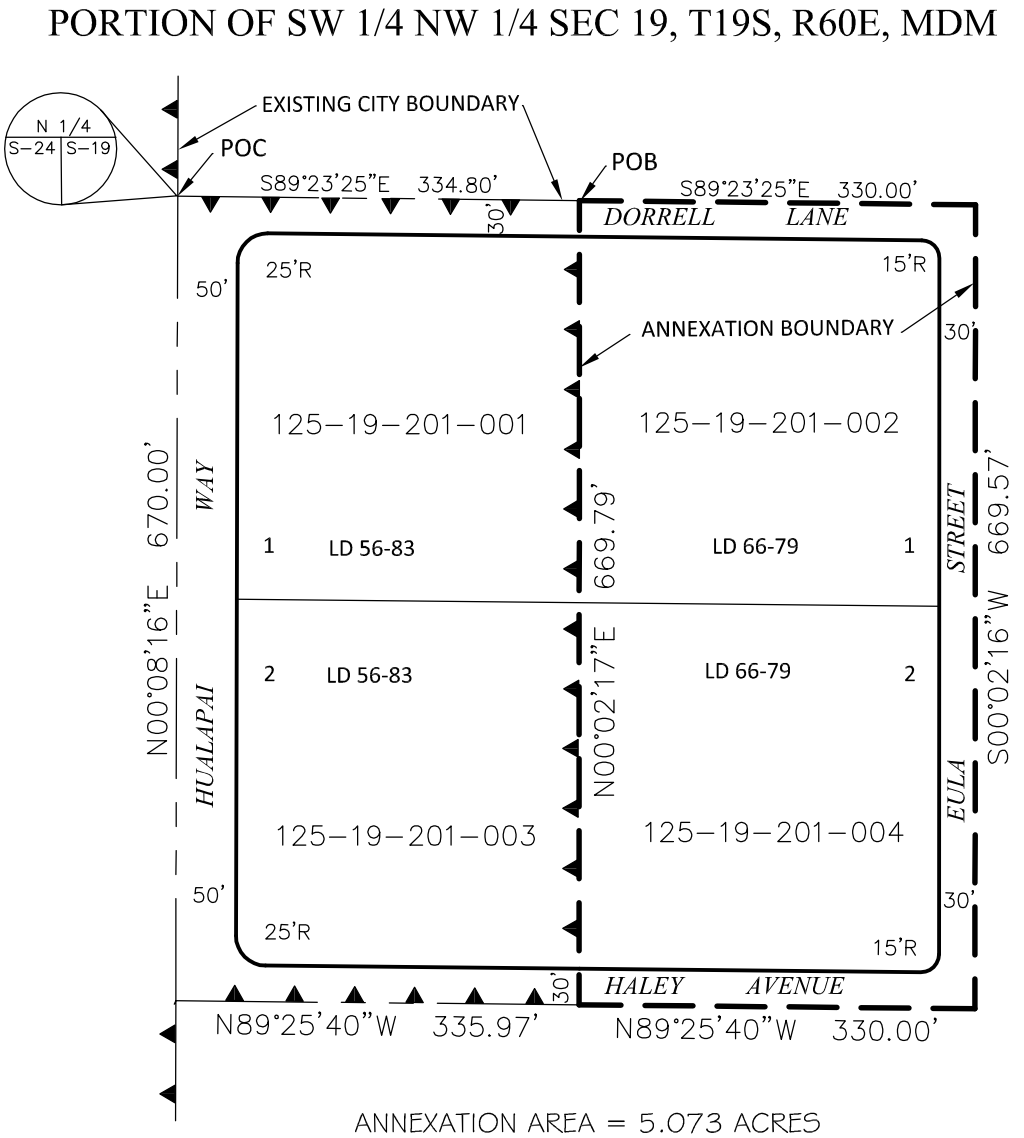


CASE: ANX-50680

0 100 200
Feet

N

PORTION OF SW 1/4 NW 1/4 SEC 19, T19S, R60E, MDM



SCALE 1"=160'

ANNEXATION AREA = 5.073 ACRES

ANX-50680

ANNEXED TO THE CITY OF LAS VEGAS UNDER ORDIANCE No. _____

THE MAP WAS PREPARED FROM THE EXISTING INFORMATION AS SHOWN ON LAND DIVISION MAPS LD 56-83 AND LD 66-79 OF CLARK COUNTY NEVADA RECORDS, NO RESPONSIBILITY IS ASSUMED FOR THE CORRECTNESS OF THE INFORMATION SHOWN THEREON.

DEPARTMENT OF OPERATION AND MAINTENANCE RIGHT-OF-WAY SECTION DATE: 09/10/2013 DRAWN BY: BY SHEET: 1 OF 1	ANNEXATION PLAT FOR ANX-50680 SOUTHEAST CORNER OF HUALAPAI WAY AND DORRELL LANE

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: D R HORTON - OWNER: ALBERT A. FLANGAS, ET AL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
ANX-49618	Staff recommends APPROVAL.	

YK

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request by owners to have two parcels of land generally located at the southwest corner of West Dorrell Lane and North Eula Street containing 4.12 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 properties 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.

Most Recent Change of Ownership	
11/12/09	A deed was recorded for a change in ownership on both parcels.

Field Check	
08/29/13	Staff visited the site and found raw desert land free of debris and trash.

Details of Application Request	
Site Area	
Net Acres	4.12

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	RL (Residential Low) Clark County	R-E (Rural Estates Residential District) Clark County

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
South	Undeveloped	RL (Residential Low) Clark County	R-E (Rural Estates Residential District) Clark County
East	Undeveloped	RL (Residential Low) Clark County	R-D (Suburban Estates Residential District) Clark County
West	Undeveloped	L (Low Density Residential)	R-1 (Single Family Residential)

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 parcels are undeveloped and both are within Excepted Area B of the Inter Local Agreement Area. If annexed, the properties would have a General Plan designation of RNP (Rural Neighborhood Preservation) and a zoning designation of R-E (Residence Estates). Staff recommends approval.

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 29

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

YK

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **ANX-50680** APN: 125-19-201-002 and 004

Name of Property Owner: Carmine Vento and Ann M. Vento

Name of Applicant: DR Horton, In.

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: Carmine Vento

Print Name: CARMINE VENTO

Subscribed and sworn before me

This 14th day of March, 2013

_____

Notary Public in and for said County and State

Yolanda Lie
Notary Public
State of Nevada
My Commission Expires: 03-26-2016
Certificate No: 12-7341-1

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **ANX-50680** APN: 125-19-201-002 and 004

Name of Property Owner: Albert a. Flangas

Name of Applicant: DR Horton, In.

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: Gus Flangas is my brother.

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Al A. Fl

Print Name: Albert A. Flangas

Subscribed and sworn before me

This 25th day of February, 2013

Candice J Morlan

Notary Public in and for said County and State

NOTARY PUBLIC
CANDICE J. MORLAN
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. SEP. 7, 2015
No: 07-4804-1

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **ANX-50680** APN: 125-19-201-002 and 004

Name of Property Owner: Eugene J. Gorlick and Jeanne M. Gorlick

Name of Applicant: DR Horton, In.

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: _____

Subscribed and sworn before me

This 7th day of March, 2013

_____

Notary Public in and for said County and State

NOTARY PUBLIC
LISA FUJIMOTO
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. AUG. 28, 2016
No: 12-8827-1

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **ANX-50680** APN: 125-19-201-002 and 004

Name of Property Owner: Jon J. Jannotta

Name of Applicant: DR Horton, In.

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: Jon Jannotta

Subscribed and sworn before me

This 12th day of March, 2013

_____

Notary Public in and for said County and State

NOTARY PUBLIC
LISA FUJIMOTO
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. AUG. 20, 2016
No: 12-9627-1

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Annexation

Project Address (Location) Dorrell Lane/Hualapai

Project Name Dorrell/Hualapai **Proposed Use** _____

Assessor's Parcel #(s) 125-19-201-002 and 004 **Ward #** _____

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

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

Gross Acres 4.12 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Albert A. Flangas **Contact** _____

Address 11920 Southern Highlands Parkway Suite # 101 **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89141-3272

E-mail Address _____

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

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

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** NV **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 Albert A. Flangas

Subscribed and sworn before me

This 29th day of February, 20 13.

_____

Notary Public in and for said County and State

NOTARY PUBLIC
CANDICE J. MORLAN
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. SEP. 7, 2015
No: 07-4804-1

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	ANX-50680
Meeting Date:	~~11/12/13~~ 10/8/13
Total Fee:	330.-
Date Received:*	8/8/13
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.

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Annexation

Project Address (Location) Dorrell Lane/Hualapai

Project Name Dorrell/Hualapai **Proposed Use** _____

Assessor's Parcel #(s) 125-19-201-002 and 004 **Ward #** _____

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

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

Gross Acres 4.12 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Carmine Vento and Ann M. Vento **Contact** _____

Address 11920 Southern Highlands Parkway # 101 **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89141

E-mail Address _____

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

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

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** NV **Zip** 89118

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* Carmine Vento

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

Print Name CARMINE VENTO

Subscribed and sworn before me

This 14th day of March, 20 13.

Notary Public in and for said County and State

Yolanda Lia
Notary Public
State of Nevada
My Commission Expires: 03-26-2016
Certificate No: 12-7341-1

FOR DEPARTMENT USE ONLY

Case #	ANX-50680
Meeting Date:	11/12/13 10/8/13
Total Fee:	330.-
Date Received:*	8/8/13
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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Annexation

Project Address (Location) Dorrell Lane/Hualapai

Project Name Dorrell/Hualapai **Proposed Use** _____

Assessor's Parcel #(s) 125-19-201-002 and 004 **Ward #** _____

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

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

Gross Acres 4.12 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Jon J. Jannotta **Contact** _____

Address 11920 Southern Highlands Parkway # 101 **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89141

E-mail Address _____

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

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

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** NV **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 JON JANNOTTA

Subscribed and sworn before me

This 12th day of March, 20 13.

_____

Notary Public in and for said County and State

NOTARY PUBLIC
LISA FUJIMOTO
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. AUG. 29, 2016
No: 12-8627-1

FOR DEPARTMENT USE ONLY

Case #	ANX-50680
Meeting Date:	11/12/13
Total Fee:	330.00
Date Received:*	8/8/13
Received By:	

10/8/13

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

Revised 10/27/08

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Annexation

Project Address (Location) Dorrell Lane/Hualapai

Project Name Dorrell/Hualapai **Proposed Use** _____

Assessor's Parcel #(s) 125-19-201-002 and 004 **Ward #** _____

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

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

Gross Acres 4.12 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Eugene JGorlick/Jeanne MGorlick **Contact** _____

Address 11920 Southern Highlands Parkway # 101 **Phone:** _____ **Fax:** _____

City Las Vegas, **State** NV **Zip** 89141

E-mail Address _____

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

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

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** NV **Zip** 89118

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* Eugene J. Gorlick

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

Print Name Eugene J. Gorlick

Subscribed and sworn before me

This 7th day of March, 20 13.

Lisa Fujita

Notary Public in and for said County and State

NOTARY PUBLIC
LISA FUJITO
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. AUG. 25, 2016
No: 12-8027-1

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	ANX-50680
Meeting Date:	~~11/12/13~~ 10/8/13
Total Fee:	330.-
Date Received:*	8/8/13
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



ANX-50680 - APPLICANT: D R HORTON - OWNER: ALBERT FLANGAS, ET AL
SOUTHWEST CORNER OF DORRELL LANE AND EULA STREET

08/29/13

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

September 13, 2013

CITY OF LAS VEGAS
Yorgo Kagafas
333 North Rancho Drive, 3rd Floor
Las Vegas, NV 89106

ZL-0672-13
APN: 125-19-201-002 and 004

To Whom It May Concern:

The above-referenced parcels are located in the R-E (Rural Estates Residential) zoning district and are located RNP-I Residential Neighborhood Preservation Overlay District.

The Clark County Board of County Commissioners approved a zone change for the above referenced properties from the R-E (Rural Estates Residential) (RNP-I) to the R-D (Suburban Estates Residential) zoning district on July 3, 2013 and subject to amending the Official Zoning Map. The County is committed to reclassifying the properties. In the meantime, we will continue to treat the properties as being in the R-D (Suburban Estates Residential) zoning district for purposes of issuing building permits and business licenses until the Zoning Map is updated by staff to reflect the change.

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,

M Candek

MELISSA CANDEK
PLANNER

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

ANX-50680

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

DRH1230.002

August 8, 2013

City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

SUBJECT: **Justification Letter for the Annexation of APNs 125-19-201-002 and 125-19-201-004, from Clark County, to the City of Las Vegas Jurisdiction.**

Slater Hanifan Group, on behalf of the applicant, D.R. Horton, respectfully submits this justification letter in support of an Annexation of the above subject parcels. The site is located at southwest corner of Dorrell Lane and Eula Street. It is bordered on the south by Haley Avenue, the west by undeveloped parcels, the north by Dorrell Lane, and east by Eula Street. The Assessor's Parcel Numbers are 125-19-201-002 and 125-19-201-004 and contains approximately 4.2 net acres.

Project Description

The subject property is currently located within Clark County jurisdiction. It is also located at the Clark County and City of Las Vegas jurisdictional boundary, which is located along the western boundary of the subject parcels. The undeveloped parcels at the western boundary are within the City of Las Vegas, with the remaining three sides of the site bordering Clark County jurisdiction.

Currently, the County does not have sewer facilities within the vicinity of the subject site that can provide sewer service. The City currently has two nearby facilities located in Hualapai Way and Dee Springs Way, which could be connected to, to provide sewer service to the site. Annexation of the parcels is required to utilize the City's sewer which is necessary for the development of this site. We do not expect any adverse effects to any adjacent property or to the surrounding area due to the annexation of these parcels.

Thank you for considering this application. Please contact me at 284-5300 if you have any questions regarding these applications.

Slater Hanifan Group, Inc.

Darrin Pappa, P.E.
Project Manager

RECEIVED
AUG 13 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-50680

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

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

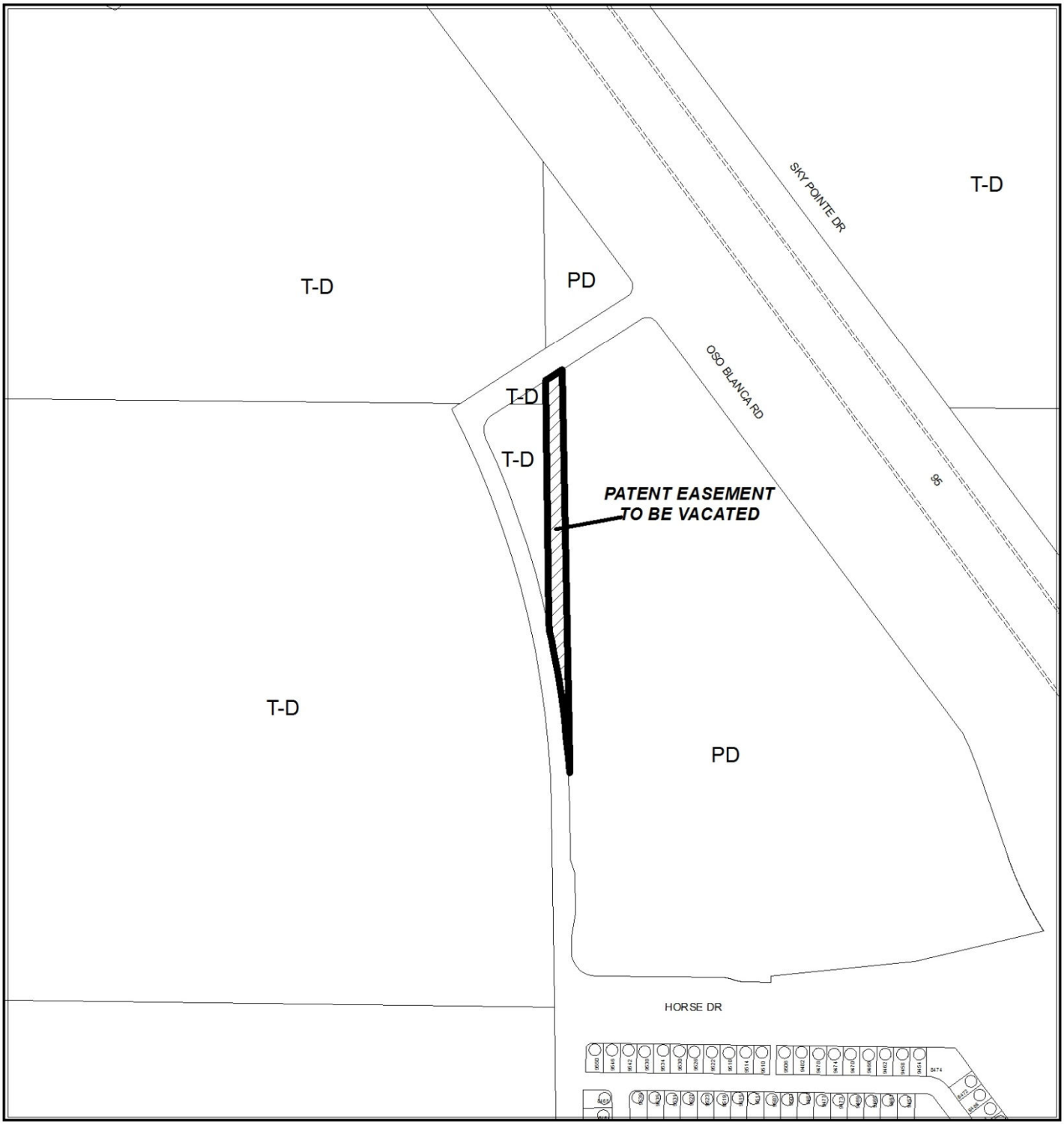
SUBJECT:
VAC-50520 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: GRAND CANYON VILLAGE SQUARE, LLC - For possible action on a request for a Petition to Vacate a 40-foot wide patent easement located along Grand Canyon Drive on property generally located 498 feet south of Drake Drive, Ward 6 (Ross) [PRJ-50409]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 11/20/2013
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



CASE: VAC-50520 (PRJ-50409)

0 200 400
Feet

N



CASE: VAC-50520 (PRJ-50409)

0 200 400
Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: GRAND CANYON VILLAGE SQUARE, LLC

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAC-50520	Staff recommends APPROVAL, subject to conditions:	

**** CONDITIONS ****

VAC-50520 CONDITIONS

1. The limits of this Petition of Vacation shall be the U.S. Government Patent Easements generally located along the east side of Grand Canyon Drive, approximately 498 feet south of Drake Drive.

2. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, the conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting that the City of Las Vegas relinquish its interest in Government Patent Easements related to the approved 250,267 square-foot shopping center that will cover a 23.26-acre undeveloped site at the northwest corner of Horse Drive and Oso Blanca Road. Grand Canyon Drive was realigned and the area to be vacated is no longer planned to be utilized for right-of-way purposes. As such, staff recommends approval of the request to vacate the un-used portion of the patent easement.

ISSUES

- The area of the proposed Vacation request has an approved Site Development Plan Review (SDR-44792) for a shopping center.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
05/12/03	The Department of Planning administratively approved a request for a Parcel Map (PMP-1956) for two commercial lots on property located at the northwest corner of Horse Drive and Oso Blanca Road. The Final Map has not been recorded.
11/17/10	The City Council approved a request for a Rezoning (ZON-39455) from R-E (Residence Estates) to PD (Planned Development) on a portion of 25.48 acres at the northwest corner of Horse Drive and Oso Blanca Road. Planning Commission and staff recommended approval.
11/17/10	The City Council approved a request for a Site Development Plan Review (SDR-39453) for a 250,267 square-foot shopping center at the northwest corner of Horse Drive and Oso Blanca Road. Planning Commission and staff recommended approval.
03/22/12	Staff administratively approved a request for a Minor Amendment (SDR-44792) to a previously approved Site Development Plan Review (SDR-39453) for a 250,267 square-foot shopping center at the northwest corner of Horse Drive and Oso Blanca Road.

Most Recent Change of Ownership	
07/29/10	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
01/10/11	A building permit (#179247) was issued for a freestanding non-illuminated sign at 9580 Horse Drive. The sign was finaled on 04/28/11.
07/14/11	A building permit (#191787) was issued for a Subdivision Development Continuous Directional Sign at 9001 Oso Blanca Road. The sign has not received a final inspection.
02/07/12	A building permit (#201994) was issued for a grading permit at 9001 Oso Blanca Road. The permit has not received a final inspection.

Pre-Application Meeting	
07/23/13	A pre-application meeting was held with the representatives of the applicant's team to discuss the requirements for submitting a Vacation of the Government Patent Easements on the subject parcel entitled by Site Development Plan Review (SDR-44792) for a proposed 250,267 square-foot shopping center.

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

Field Check	
08/29/13	The subject area consists of undeveloped desert free of trash and debris.

Details of Application Request	
Site Area	
Gross Acres	23.26

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	PCD (Planned Community Development)	PD (Planned Development)
South	Single Family Residential	PCD (Planned Community Development)	PD (Planned Development)

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
East	U.S. 95 Right-of-Way	U.S. 95 Right-of-Way	U.S. 95 Right-of-Way
West	Undeveloped	TND (Traditional Neighborhood Development)	T-D (Traditional Development)

Master Plan Areas	***Compliance***
Grand Canyon Village	Y
Special Purpose and Overlay Districts	***Compliance***
PD (Planned Development) 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

LEGAL DESCRIPTION

The area of vacation is legally described as a portion of the southwest quarter (SW¼) of the northeast quarter (NE¼), together with a portion of the northwest quarter (NW¼) of the northeast quarter (NE¼) of Section 7, Township 19 South, Range 60 East, M.D.M., City of Las Vegas, Clark County, Nevada.

ANALYSIS

This application request proposes that the City of Las Vegas relinquish its interest in Government Patent Easements associated with Assessor's Parcel Number 125-07-601-006, generally located on the east side of the Grand Canyon Drive alignment approximately 775 feet north of Horse Drive. The current easements are retained where right-of-way was to be dedicated for future development. However, the Grand Canyon Drive alignment has shifted west and the area to be vacated is no longer planned to be utilized for right-of-way purposes. It is noted that this request is in relation to the approved Site Development Plan Review (SDR-44792) for a proposed shopping center. The Public Works Department has provided the following comments:

The Department of Public Works has no objection to the vacation application request to relinquish the City's interests in U.S. Government Patent Reservations generally located along the east side of Grand Canyon Drive, approximately 498 feet south of Drake Drive. This Vacation request should be sent to all the utilities however, as no right of way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to wait for responses from any of the public utilities or other parties interested in preserving a right in this patent easement. Since only City interests are involved; any utility company's interests will need to be addressed with each respective utility company and will not be affected by the City relinquishing its interest.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED 2

APPROVALS 0

PROTESTS 0

GK

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-50520 APN: 125-07-601-006

Name of Property Owner: Grand Canyon Village Square LLC

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: _____

Print Name: Howie Gordon

Subscribed and sworn before me

This 10 day of July, 2013

_____
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LAURA GROSETH
No: 98-3646-1
My Appointment Expires July 1, 2014

PRJ-50409
07/29/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Patent easement VACATION

Project Address (Location) 9001 Oso Blanca Rd

Project Name _____ **Proposed Use** Future Dev.

Assessor's Parcel #(s) 125-07-601-006 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing R-E proposed _____

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

Gross Acres 23.26 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Grand Canyon Village Square LLC **Contact** Hank GORDON

Address 1770 NO. BUFFALO DR #101 **Phone:** 220450 **Fax:** 2209064

City Las Vegas **State** NV **Zip** 89128

E-mail Address HGordon@LaurichProperties.com

APPLICANT Grand Canyon Village Square LLC **Contact** Hank GORDON

Address 1770 N. Buffalo #101 **Phone:** 220450 **Fax:** _____

City LV NV 89128 **State** _____ **Zip** _____

E-mail Address hgordon@laurichproperties.com

REPRESENTATIVE Lochsa Engineering **Contact** Guy Morris

Address 6345 S. Jones Blvd **Phone:** 365-9312 **Fax:** 365-9317

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

E-mail Address guy@lochsa.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 Hank Gordon

Subscribed and sworn before me

This 10 day of July, 20 13.

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
AIRA GROSETH
No: 98-3646-1
My Appointment Expires July 1, 2014

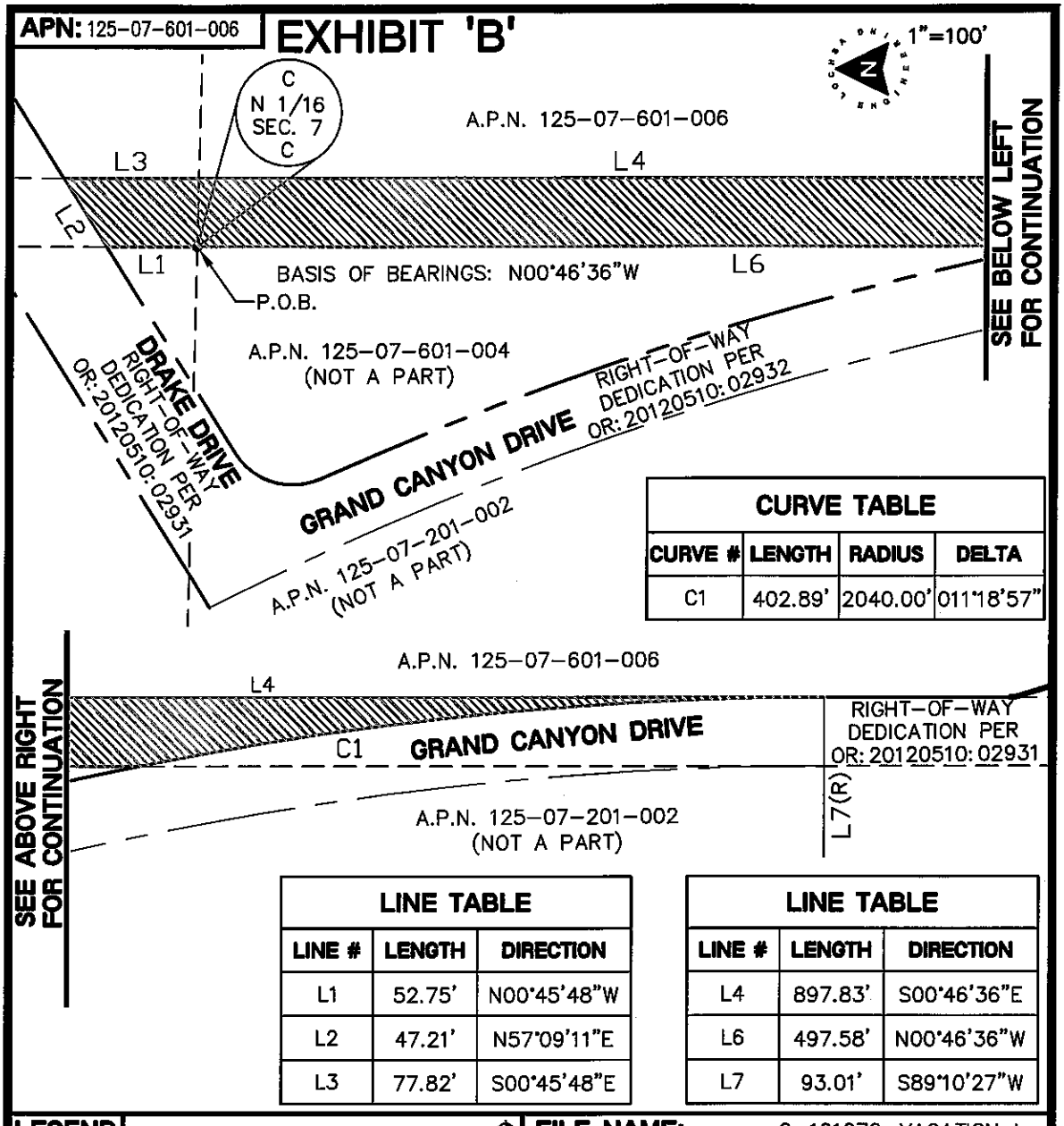
Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAC-50520
Meeting Date:	10/08/13 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-50409
07/29/13



CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	402.89'	2040.00'	011°18'57"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	52.75'	N00°45'48"W
L2	47.21'	N57°09'11"E
L3	77.82'	S00°45'48"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L4	897.83'	S00°46'36"E
L6	497.58'	N00°46'36"W
L7	93.01'	S89°10'27"W

LEGEND
FOUND MONUMENTATION
CENTER LINE
ROW LINE
EASEMENT LINE
SECTION LINE
PROPERTY LINE
ADJACENT PROPERTY LINE

FILE NAME: C-101070-VACATION.dwg

DRAWN BY: NMG
CHECKED BY: GMM
SCALE: 1"=100'
DATE: 07/15/13

VACATION OF A PORTION OF PATENT EASEMENT
OSO BLANCA CONNECTOR ROAD

PROJECT No.: 101070

SHEET No. C1

SHEET 2 OF 2

Lochsa engineering
6345 South Jones Blvd. Suite 100
Las Vegas, NV 89118
Phone (702) 365-9312 - Fax (702) 365-9317

BRJ-50409
07/29/13

VAC-50520

PATENT EASEMENT VACATION EXHIBIT

A PORTION OF THE NORTHEAST QUARTER (NE 1/4) AND THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA

PRJ-50409

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°41'13"W	13.20'
L2	N00°46'36"W	30.00'
L3	N09°25'52"E	51.96'
L4	N00°46'36"W	80.00'
L5	N17°53'28"W	26.46'
L6	N00°46'36"W	106.87'
L7	S00°45'48"E	52.75'
L8	N57°09'11"E	141.47'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	95.00'	18°11'42"	30.17'
C2	105.00'	18°11'42"	33.34'
C3	54.00'	88°32'11"	83.44'
C4	20.00'	10°12'29"	3.56'
C5	30.00'	10°12'29"	5.34'
C6	30.00'	17°06'52"	8.96'
C7	20.00'	17°06'52"	5.97'
C8	2040.00'	11°21'54"	404.65'
C9	2040.00'	12°33'14"	446.86'
C10	40.00'	81°50'55"	57.14'
C11	25.00'	86°14'02"	37.63'

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

LEGEND

- SUBJECT PROPERTY BOUNDARY LINE
- PUBLIC RIGHT-OF-WAY LINE
- HIGHWAY CENTERLINE
- EASEMENT LINE
- SIXTEENTH SECTION LINE
- SECTION LINE
- QUARTER SECTION LINE
- ADJOINER'S PROPERTY LINE
- CHAINLINK FENCE LINE
- FOUND MONUMENT AS NOTED
- A.P.N. ASSESSOR'S PARCEL NUMBER
- GL 13 GOVERNMENT LOT NUMBER

PARCEL 2
A.P.N. 125-07-601-006
AREA = 23.27 ACRES
"VACANT LAND"

PROPOSED VACATION LOCATION

PARCEL 1
A.P.N. 125-07-601-004
AREA=0.83 ACRES
(VACANT LAND)

U.S. HIGHWAY 95

OSO BLANCO ROAD

HORSE DRIVE (A PUBLIC ROAD)

GRAND CANYON DRIVE (PUBLIC ROAD)

DRAKE DRIVE (A PUBLIC ROAD) (UNIMPROVED)

GRAND CANYON DRIVE (A PUBLIC ROAD) (UNIMPROVED)

A.P.N. 125-07-701-002 (NOT A PART)

A.P.N. 125-07-701-003 (NOT A PART)

A.P.N. 125-07-101-002 (NOT A PART)

A.P.N. 125-07-201-002 (NOT A PART)

A.P.N. 125-07-301-002 (NOT A PART)

A.P.N. 125-07-201-006 A G PROPERTY LLC OR:20120516:00477 (NOT A PART)

GRANT DEED BOOK 20070716, PAGE 02846

GRANT DEED BOOK 20070713, PAGE 00380

GRANT DEED BOOK 20070713, PAGE 00379

10' NEVADA POWER & CENTRAL TELEPHONE EASEMENT GRANTED PER DOCUMENT NO. 01050, BOOK 941019, RECORDED OCTOBER 19, 1994.

40' BELL TELEPHONE EASEMENT PER BLM CASE FILE CC-021488

8' RIGHT-OF-WAY TO NEVADA BELL, ITS SUCCESSORS AND ASSIGNS, BY RIGHT-OF-WAY NO. CC-021488

RIGHT-OF-WAY DEDICATION PER OR:20120510:02931

20' PUBLIC SEWER EASEMENT GRANTED PER AMENDED PARCEL MAP FILE 105, PAGE 18

40' PATENT EASEMENT PER PATENT RECORDED MAY 30, 1991 IN BOOK 910530, INSTRUMENT NO. 00395, OFFICIAL RECORDS

BASIS OF BEARINGS: N00°46'36"W

SURVEY ANALYSIS

SCALE: 1"=100'

VAC-50520

LOCHSA SURVEYING
(CHAT SCOTT-JONES, #21021, SUITE 230)
(LEE HOWARD-HARRIS, #21021, SUITE 230)
PHONE: (702) 365-6312 FAX: (702) 365-6317

PATENT EASEMENT VACATION EXHIBIT
A PORTION OF THE NORTHEAST QUARTER (NE 1/4) AND THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA

Drawn By: GM | Date: 07/29/13 | Scale: 1" = 100'
Project No.: S-2808
Sheet 1 of 1



VAC-50520 - APPLICANT/OWNER: GRAND CANYON VILLAGE SQUARE, LLC
GRAND CANYON DRIVE, 498 FEET SOUTH OF DRAKE DRIVE

08/29/13

T 702-365-9312 | F 702-365-9317
6345 S Jones Blvd, Suite 100
Las Vegas, NV 89118

Lochsa engineering

July 16, 2013

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

Re: Justification letter for patent easement vacation
APN: 125-07-601-006
Lochsa job No. 101070.53

To whom it may concern:

On behalf of Grand Canyon Village Square LLC, Lochsa Engineering is applying to vacate a 40' wide patent easement that is located on the east side of the Grand Canyon Drive alignment within APN: 125-07-601-006. Grand Canyon Drive was previously realigned as part of the Grand Canyon Village master plan. The road has deviated from the historical alignment and the patent easement is no longer required. We hereby request permission to vacate the un-used portion of the patent easement.

Guy Morris
Principal
Lochsa Engineering, Inc.

PRJ-50409
07/29/13

VAC-50520

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

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

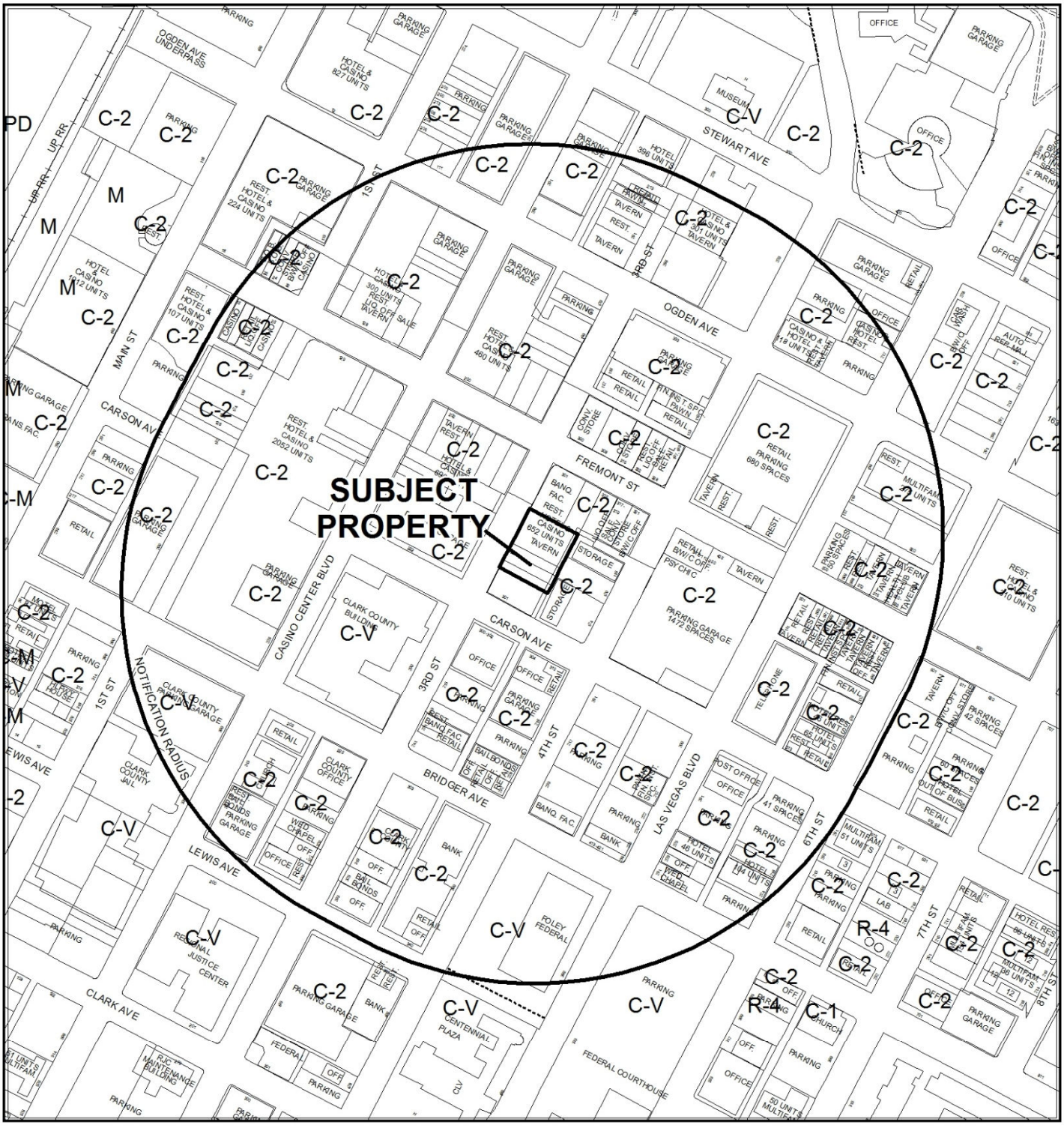
SUBJECT:
MSP-50712 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: D ROCK GAMING - OWNER: TINKLER REVOCABLE TRUST NO. 1, ET AL - For possible action on a request for a Master Sign Plan FOR SUPERGRAPHIC SIGNAGE AT AN EXISTING HOTEL/CASINO on a 0.62-acre portion of a 2.42-acre development at 301 Carson Avenue (APNs 139-34-610-040 and 041, 139-34-210-063 and 064), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-50293]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 11/20/2013
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



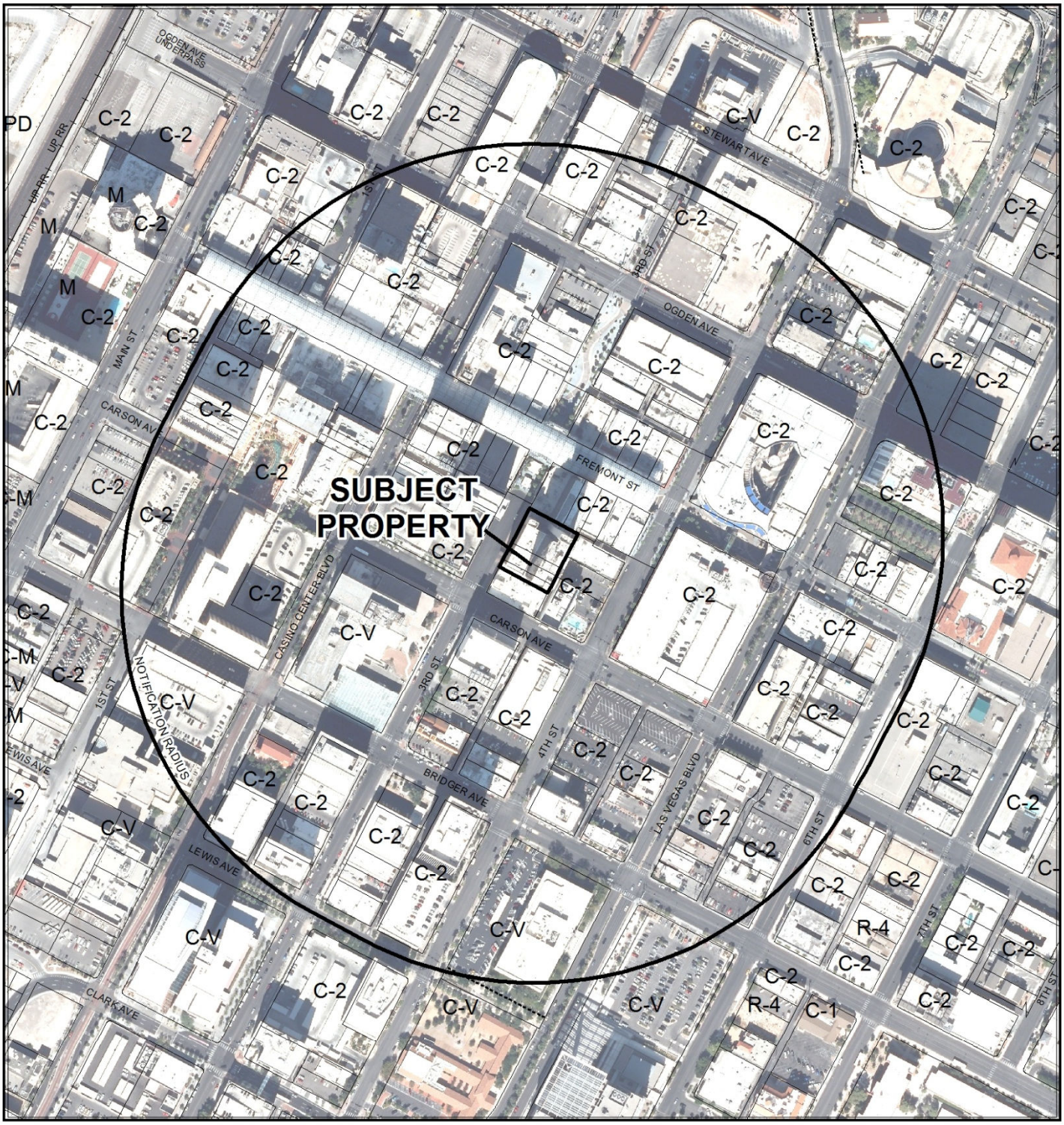
0 300 600 Feet

CASE: **MSP-50712 (PRJ-50293)**

RADIUS: 1000 FEET

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

N



0 300 600 Feet

CASE: **MSP-50712 (PRJ-50293)**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: D ROCK GAMING - OWNER: TINKLER REVOCABLE TRUST NO. 1, ET AL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
MSP-50712	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

MSP-50712 CONDITIONS

Planning

1. Conformance of the applicable approved conditions for a Downtown Design Review Committee Sign Design Review (ARC-47898).

2. This approval shall be void six months from the date of final approval, unless exercised through a final inspection for the subject signage. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. Conformance with the site plan, sign elevations and documentation date stamped 07/25/13, except as amended by conditions herein.

4. 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.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

6. Any future amendments to the approved signage within the Master Sign Plan in conformance with the Master Sign Plan and new signage in conformance with Title 19 standards may be reviewed and approved administratively by the Department of Planning.

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 approval of a Master Sign Plan for two existing large wall signs (22,223 square feet each) on the east and west elevations of the hotel tower at 301 Carson Avenue as required by Title 19.08.120(H). The signs had initially been allowed through a Temporary Sign Permit and then approved as wall signs with waivers of Title 19 size and illumination requirements by the Downtown Design Review Committee. Now subject to specific location and dimensional requirements, the signs meet all supergraphic signage criteria as established by Title 19. Staff therefore recommends approval. If denied, the signs would have to be removed.

ISSUES

- The subject signs received design approval from the Downtown Design Committee (DDRC) through an action (ARC-47898) that preceded adoption of the supergraphic sign ordinance (Ordinance No. 6250).
- A sign permit for permanent signs must be obtained in order to exercise the Master Sign Plan; otherwise, the existing signs must be removed. A condition of approval establishes a six-month period within which the permit(s) must be obtained and inspections completed.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
03/01/12	A Temporary Sign Permit (TSP-44760) was issued for two wall signs (building wraps) located at 301 Fremont Street. The signs are on the east and west sides of the building. The building wraps measure 163 feet high by 136 feet wide with the message "The D Las Vegas." The signs were to be displayed from March 7, 2012 through May 5, 2012. This approval was extended via ordinance to six months from the date of issuance, or September 7, 2012, and has since expired.
08/21/12	The Downtown Design Review Committee approved a Sign Design Review (ARC-46358) for a portion of an existing hotel and casino at 301 East Carson Avenue and 100 South Third Street. Staff recommended denial.
01/15/13	The Downtown Design Review Committee approved a Sign Design Review (ARC-47898) for two large wall signs (building wraps) and roof signage with waivers of the Downtown Casino Overlay District Special Sign Standards at 301 East Carson Avenue. Staff recommended denial.

05/01/13	The City Council adopted Ordinance 6250, which authorized supergraphic signage within the Downtown Centennial Plan Overlay District and established standards and procedures related to supergraphic signage. The ordinance became effective 05/05/13.

Most Recent Change of Ownership	
10/08/84	A deed was recorded for a change in ownership on APN 139-34-210-064.
12/10/01	A deed was recorded for a change in ownership on APN 139-34-610-041.
07/14/06	A deed was recorded for a change in ownership on APN 139-34-210-063.
11/25/09	A deed was recorded for a change in ownership on APN 139-34-610-040.

Related Building Permits/Business Licenses
A permanent sign permit has not been issued for the subject signs.

Pre-Application Meeting	
07/15/13	Staff and the applicant discussed submittal requirements for the Master Sign Plan application. It was established that only the large signs on the sides of the tower qualify as supergraphic signs and the wall signs atop the roof were already approved through a previous Downtown Design Review Committee action.

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

Field Check	
08/29/13	The site contains an existing hotel and casino. The building wraps are in place and cover the windowed portions of the east and west elevations of the hotel tower.

Details of Application Request	
Site Area	
Net Acres	0.62 (portion of 2.42 acres overall)

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned Land Use Designation***	***Existing Zoning District***
Subject Property	Hotel and Casino	C (Commercial)	C-2 (General Commercial)
North	Hotel and Casino	C (Commercial)	C-2 (General Commercial)
South	Office	C (Commercial)	C-2 (General Commercial)
East	Hotel and Casino	C (Commercial)	C-2 (General Commercial)
West	Hotel and Casino	C (Commercial)	C-2 (General Commercial)

Master Plan Areas	***Compliance***
Downtown Centennial Plan	Y
Special Purpose and Overlay Districts	***Compliance***
Downtown Centennial Plan Overlay District (Central Casino Core)	Y
A-O (Airport Overlay) District (200 Feet)	Y
Downtown Casino Overlay District (Special Signage Sub-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

Pursuant to Title 19.08.120(H), the following standards apply:

Wall Signs [Sign H – east and west elevations]			
Standards	***Allowed***	***Provided***	***Compliance***
Location	Within the boundaries of the Downtown Centennial Plan Overlay District	Within the Downtown Centennial Plan Overlay District	Y
Orientation	May not be oriented toward adjacent "R" zoned properties	N/A	N/A
	May not front Las Vegas Blvd.	N/A	N/A
Building Use	Occupied commercial buildings only	Hotel and Casino use No permanent residential	Y
Min. Building Height	9 stories	Greater than 9 stories	Y
Min. Gross Floor Area	120,000 SF	Greater than 120,000 SF	Y

Wall Signs [Sign H – east and west elevations]			
Standards	***Allowed***	***Provided***	***Compliance***
Maximum Number	3 signs per building 1 per elevation	2 signs 1 on east and west elevations	Y
Minimum Area	1,500 SF	22,223 SF each	Y
Maximum Height	Top of wall or parapet	Does not extend above parapet	Y
Minimum Clearance	15 feet above grade of abutting sidewalk or average finished grade	Bottom of sign is above 15 feet	Y
Maximum Projection	4 feet from structure	Less than 4 feet	Y
Other	On-premise advertising only	Advertising name of hotel on the site	Y
Illumination	Internal/external	External floodlights	Y

ANALYSIS

Title 19.18 defines supergraphic signage as "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 and 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 an emphasis on graphic or pictorial representations."

The hotel name and logo appear on the signs, which consist of vinyl applied directly to the glass on the hotel tower. The signs are approximately 163 feet tall by 136 feet wide, externally illuminated by floodlights at the base of the tower and are situated well above street level. The signs meet each of the criteria in the table above as established by Title 19.08.120(H).

A condition of approval of the Downtown Design Review Committee's January 2013 review of the signs requires them to be subject to the supergraphics ordinance (Ordinance 6250). Although the signs were previously approved by the Downtown Design Review Committee with waivers of the Downtown Casino Overlay special illumination standards, DDRC approval is no longer necessary and the special illumination standards are no longer applicable to supergraphic signs. All other signs on the property have been approved through previous actions.

FINDINGS (MSP-50712)

As the existing signs are in conformance with Title 19 requirements for supergraphic signs and they are compatible with the site and with the appearance of other Downtown buildings, staff recommends approval of the Master Sign Plan with conditions.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 34

NOTICES MAILED 150

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: MSP-50712 APN: 040-041-063-064 (30)

Name of Property Owner: JOHN A KRAMER SR TRUST

Name of Applicant: DROCK Gaming, LLC

Name of Representative: AD/S Companies

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): N/A

APN: _____

Signature of Property Owner: _____

Print Name: ROBERT A. KRAMER

Subscribed and sworn before me

This 3 day of December, 2012

Befekadu Kefelew

Notary Public in and for said County and State

BEFEKADU KEFELEW
COMM. # 1913980
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires
November 20, 2014

GSN1 GSN1

PRJ-50293
08/19/13

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: MSP-50712 APN: 040-041-063-064 (30)

Name of Property Owner: NOLEN 1983 TRUST

Name of Applicant: DROCK Gaming, LLC

Name of Representative: AD/S Companies

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: RICHARD J. TINKLER
TRUSTEE NOLEN TRUST

Subscribed and sworn before me

This 14th day of December, 2012

_____
Notary Public in and for said County and State
Ventura County, CA

SAMANTHA BUDY
COMM. #1974033
NOTARY PUBLIC - CALIFORNIA
VENTURA COUNTY
My Commission Exp. Apr. 01, 2016

PRJ-50293
08/19/13

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: MSP-50712 APN: 040-041-063-064 (30)

Name of Property Owner: TINKLER REVOCABLE TRUST #1

Name of Applicant: DROCK Gaming, LLC

Name of Representative: AD/S Companies

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: RICHARD J. TINKLER
TRUSTEE
TINKLER REVOCABLE TRUST

Subscribed and sworn before me

This 14th day of December, 2012

_____
Notary Public in and for said County and State
Ventura County, CA

SAMANTHA BUDY
COMM. #1974033
NOTARY PUBLIC - CALIFORNIA
VENTURA COUNTY
My Commission Exp. Apr. 01, 2016

PRJ-50293
08/19/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: The D Master Sign Plan/ DRock Gaming

Project Address (Location) 301 Fremont St

Project Name The D Proposed Use

Assessor's Parcel #(s) 040-041-063-064 (30) Ward # 3

General Plan: existing C proposed C Zoning: existing C2 proposed C2

Commercial Square Footage Floor Area Ratio

Gross Acres Lots/Units Density

Additional Information

PROPERTY OWNER NOLEN 1983 TRUST Contact RICHARD J. TINKLER

Address 2344 ELBURY CT Phone: 805 494-0659 Fax:

City THOUSAND OAKS State CA Zip 91361

E-mail Address RTETWLV@AOL.COM

APPLICANT DRock Gaming Contact Derek Stevens

Address 301 Fremont St Phone: (702) 388-2400 Fax:

City Las Vegas State NV Zip 89101

E-mail Address

REPRESENTATIVE AD/S Companies Contact Jeff DeBough

Address 2950 Palisades Dr Phone: (702) 880-9528 Fax:

City Corona State CA Zip 92880

E-mail Address jdebough@ad-s.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 RICHARD J. TINKLER

Subscribed and sworn before me

This 06th day of November, 20 12.

Samantha Budy

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 #	MSP-50712
Meeting Date:	10/08/13 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 Development Code.

PRJ-50293
08/19/13

Revised 10-27-08

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: The D Master Sign Plan/ DRock Gaming

Project Address (Location) 301 Fremont St

Project Name The D Proposed Use

Assessor's Parcel #(s) 040-041-063-064 (30) Ward # 3

General Plan: existing C proposed C Zoning: existing C2 proposed C2

Commercial Square Footage Floor Area Ratio

Gross Acres Lots/Units Density

Additional Information

PROPERTY OWNER TINKLER REVOCABLE TRUST #A Contact

Address 2344 ELBURY CT. Phone: 805 494-0659 Fax:

City THOUSAND OAKS State CA Zip 91361

E-mail Address RTETWLV@AOL.COM

APPLICANT DRock Gaming Contact Derek Stevens

Address 301 Fremont St Phone: (702) 388-2400 Fax:

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Subscribed and sworn before me

This 06th day of November, 20 12.

Notary Public in and for said County and State

SAMANTHA BUDY
COMM. #1974033
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VENTURA COUNTY
My Commission Exp. Apr. 01, 2016

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Case #	MSP-50712
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PRJ-50293
08/19/13

Revised 10/27/08

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: The D Master Sign Plan/ DRock Gaming

Project Address (Location) 301 Fremont St

Project Name The D **Proposed Use**

Assessor's Parcel #(s) 040-041-063-064 (30) **Ward #** 3

General Plan: existing C proposed C **Zoning:** existing C2 proposed C2

Commercial Square Footage **Floor Area Ratio**

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

Additional Information

PROPERTY OWNER JOHN A KRAMER SR TRUST **Contact** ROBERT KRAMER

Address 2276 GREEN OAK CT. **Phone:** 805/443-4477 **Fax:**

City THOUSAND OAKS **State** CA **Zip** 91362

E-mail Address Robke SCTA.USTA.COM

APPLICANT DRock Gaming **Contact** Derek Stevens

Address 301 Fremont St **Phone:** (702) 388-2400 **Fax:**

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

E-mail Address

REPRESENTATIVE AD/S Companies **Contact** Jeff DeBough

Address 2950 Palisades Dr **Phone:** (702) 860-9528 **Fax:**

City Corona **State** CA **Zip** 92880

E-mail Address jdebough@ad-s.com

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Property Owner Signature* R K

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

Print Name ROBERT R. KRAMER

Subscribed and sworn before me

This 6 day of 11, 20 12.

Notary Public in and for said County and State Chang Nim Kim Notary public

CHANG NIM KIM
COMM. #1980342
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
Comm. Exp. JUNE 26, 2016

FOR DEPARTMENT USE ONLY

Case #	MSP-50712
Meeting Date:	10/08/13 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.

ER-50293
08/19/13

Revised 10/27/08

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

the D
CASINO & HOTEL





MASTER SIGN PLAN

July 22nd, 2013

This is an original unpublished Criteria created by Architectural Design & Signs Inc. It is submitted for your personal use in conjunction with a project being planned for you by Architectural Design & Signs Inc. It is not to be shown to anyone outside your organization nor is it to be used, reproduced, copied or exhibited in any fashion without written permission.

Prepared by:

ADS COMPANIES

2950 Palisades Dr.
Corona, CA 92880
Tel. 800.862.3202
www.ad-s.com

MSP-50712

DEVELOPER/LANDLORD

The D - Las Vegas
301 Fremont Street
Las Vegas, NV 89101
Tel. 702.388.2400

SIGN CONSULTANT

AD/S Design & Signs
2950 Palisades Drive
Corona, CA 92880
Tel. 951.278.0680 Fax. 951.270.2005

SQUARE FOOTAGE OF SIGNS

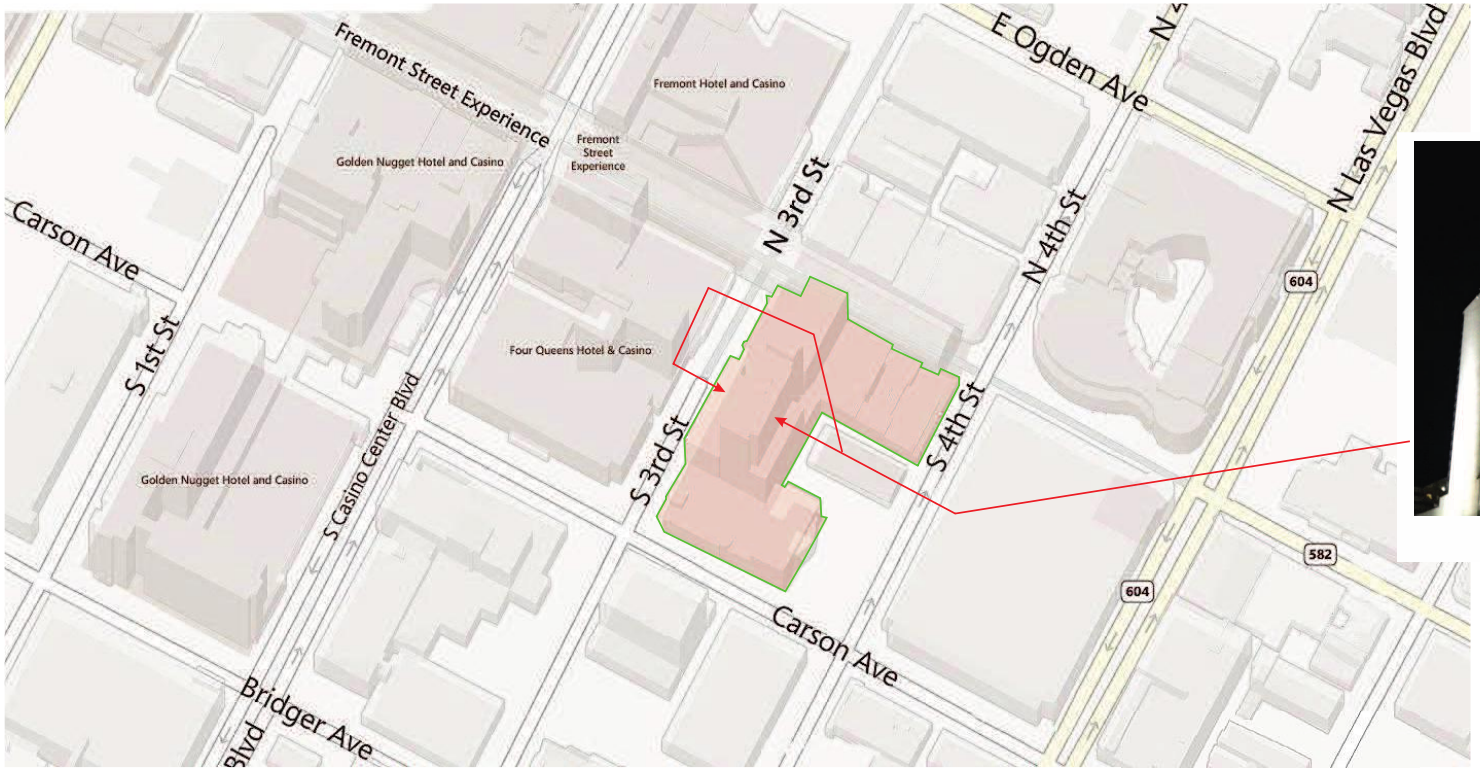
Sign Type H - Building Wrap (Overall square footage of actual graphic on premise applied to the hotel tower glass)	3,037.82 Sq. Ft. (Ea Side)

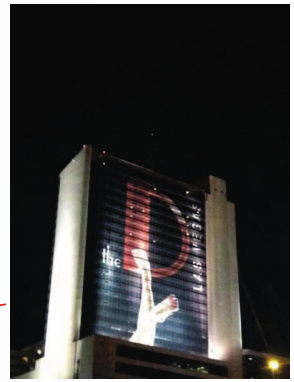
TABLE OF CONTENTS

Site Plan	Page 1
Parcel Site Plan	1a
Sign Type H - Building Vinyl Wrap	2

MSP-50712

SITE PLAN





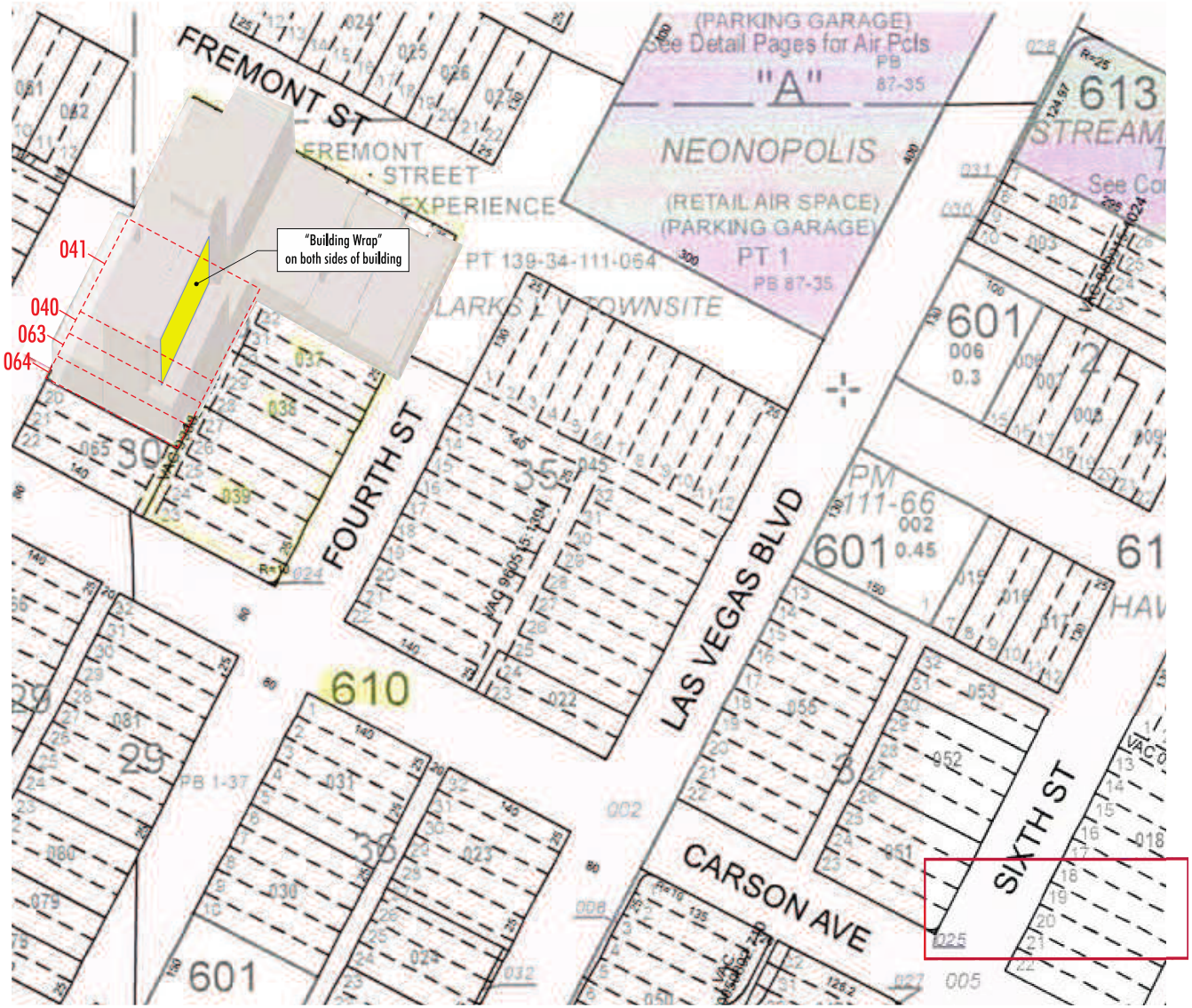
SIGN TYPE H

SIGN LOCATION PLAN

Scale: NTS

MSP-50712

PARCEL SITE PLAN



ADS COMPANIES

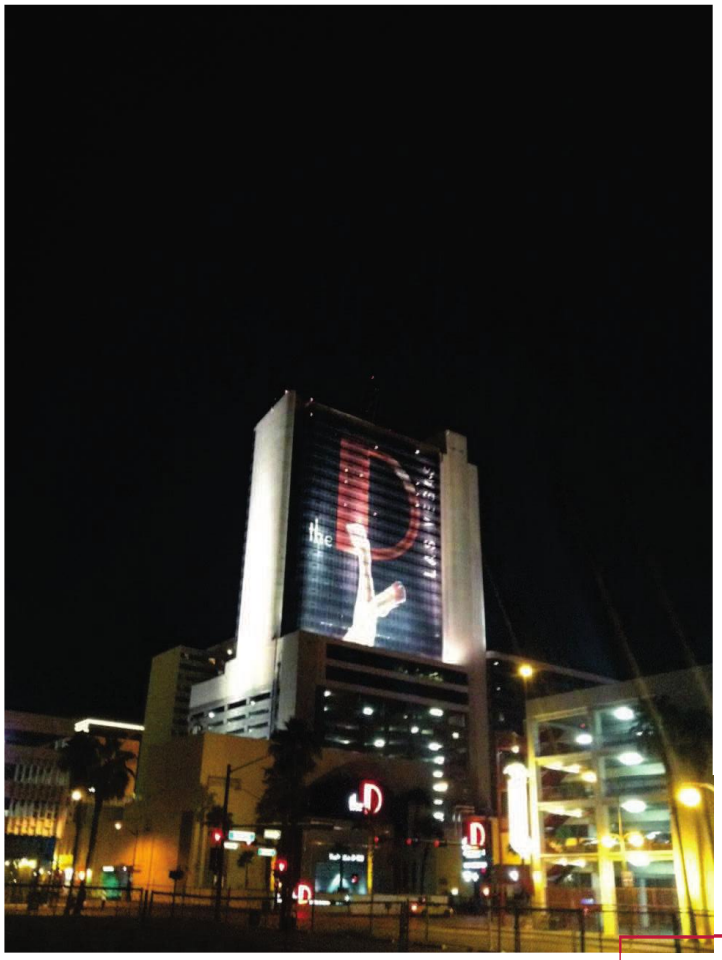
MSP-50712

BUILDING VINYL WRAP (Sign Type H)



1 CONTEXT ELEVATION - FRONT VIEW
SCALE: NTS

ON PREMISE ADVERTISING WRAP APPLIED TO THE HOTEL GLASS TOWER
ON BOTH SIDES OF TOWER



2 CONTEXT ELEVATION - FRONT VIEW
SCALE: NTS

SQUARE FOOTAGE OF ACTUAL GRAPHIC

"the" = 200.59 Sq. Ft.
"D" = 1,260.87 Sq. Ft.
"LAS VEGAS" = 95.26 Sq. Ft.
"Legs" = 1,481.10 Sq. Ft.

Total Square Feet (one side) = 3,037.82 Sq. Ft.
x 2 (Both Sides)

Total Square Feet = 6,075.64 Sq. Ft.
(Both Sides)

SQUARE FOOTAGE OF OVERALL WRAP

Bldg Wrap Dims = 163'-0" (H) x 136'-4" (W)
= 22,222.27 Sq. Ft.

Total Square Feet (one side) = 22,2220.27 Sq. Ft.
x 2 (Both Sides)

Total Square Feet = 44,444.55 Sq. Ft.
(Both Sides)

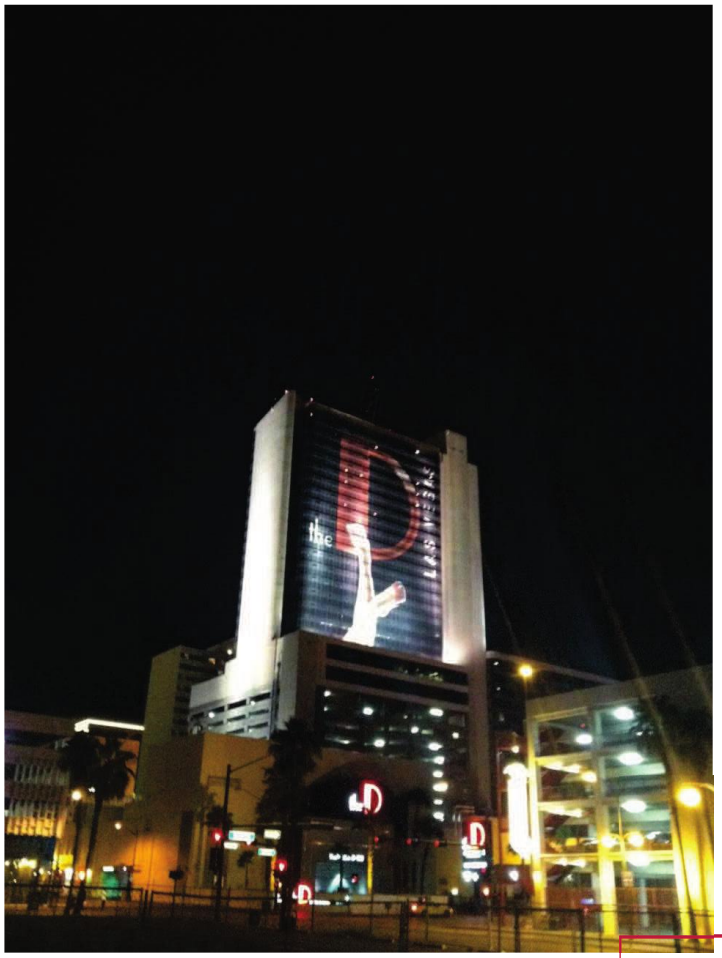
MSP-50712

BUILDING VINYL WRAP (Sign Type H)



1 CONTEXT ELEVATION - FRONT VIEW
SCALE: NTS

ON PREMISE ADVERTISING WRAP APPLIED TO THE HOTEL GLASS TOWER
ON BOTH SIDES OF TOWER



2 CONTEXT ELEVATION - FRONT VIEW
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(Both Sides)

MSP-50712



MSP-50712 - APPLICANT: D ROCK GAMING - OWNER: D ROCK GAMING, ET AL
301 CARSON AVENUE

09/08/13



MSP-50712 - APPLICANT: D ROCK GAMING - OWNER: D ROCK GAMING, ET AL
301 CARSON AVENUE

09/08/13

6/26/13

Justification Letter

Mr. Steve Swanton
Senior Planner
Department of Planning
City of Las Vegas

Dear Mr. Swanton,

I am writing on behalf of D Rock Gaming regarding the application for an approval of the existing building wrap located at The D Hotel and Casino, 301 Fremont St. Las Vegas, NV 89101.

The existing building wrap is approximately 22,222 square feet per face of the hotel tower and is on both sides. It is the casino logo along with complimentary artwork to help define and advertise the location to locals and tourists. It is done very tastefully and helps to update the façade of the older hotel tower giving it a more modern look to compliment the newly renovated property. It is evenly lit at night with high power floodlights to make it very legible. These lights are concealed on the lower rooftop as to not be visible from the ground. Please see the attached master plan with the calculated sq. footage of the actual graphics on the wrap. Appropriate permit fees will be paid when calculated.

Thank you for your consideration,

Respectfully,

Jeffrey DeBough

PRJ-50293
08/19/13

MSP-50712

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

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

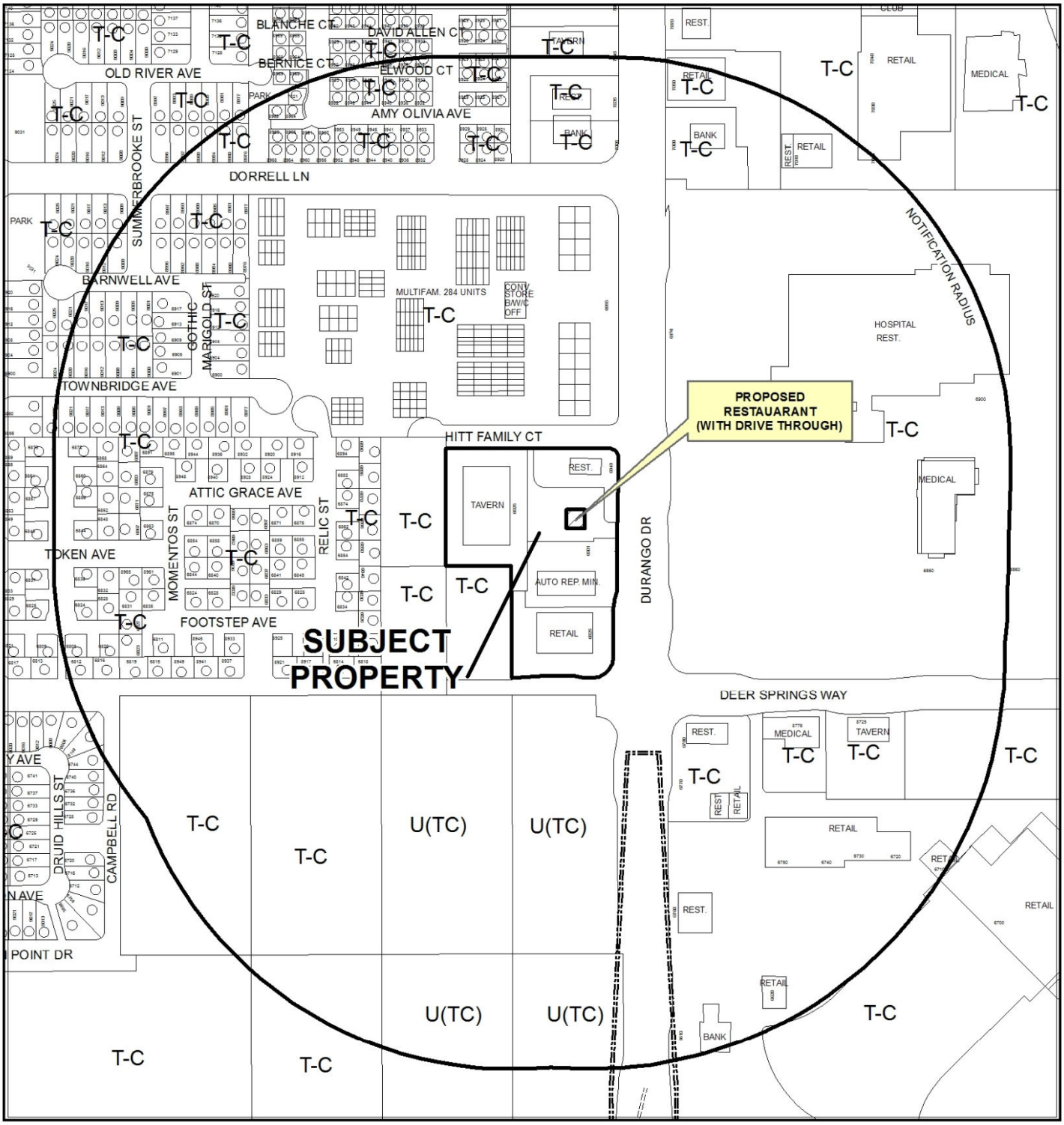
SUBJECT:
SUP-50635 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FIRST CUP LV DURANGO & DEER SPRINGS, LLC - OWNER: TEN15 CENTENNIAL, LLC - For possible action on a request for a Special Use Permit FOR AN EXISTING RESTAURANT (WITH DRIVE-THROUGH) at 6935 North Durango Drive, Suite #150 (APN 125-20-216-011), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-50645]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 11/20/2013
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:

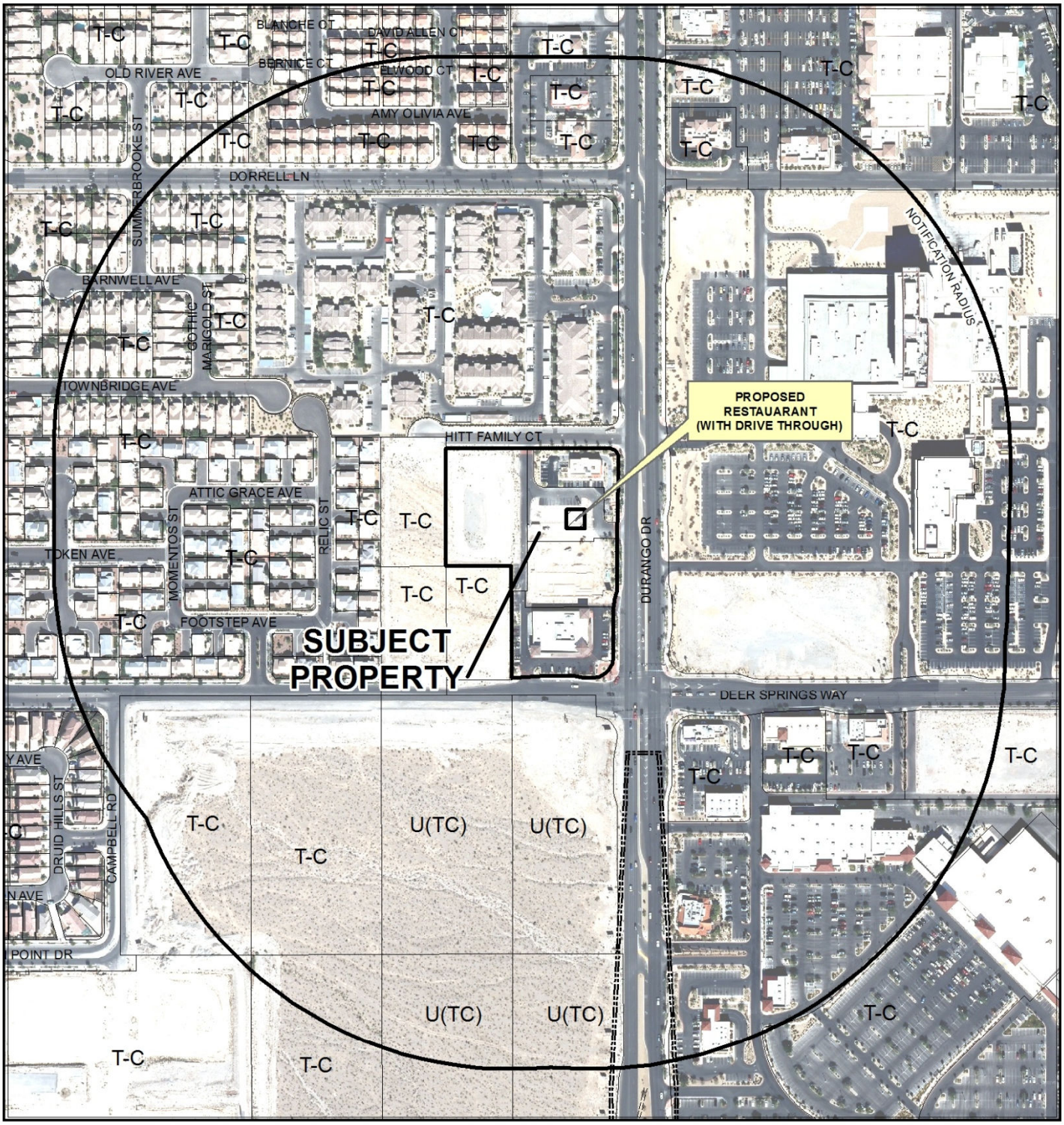
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-50635 (PRJ-50645)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)
[GC-TC (GENERAL COMMERCIAL - TOWN CENTER)
Special Land Use Designation]



0 300 600 Feet

CASE: **SUP-50635 (PRJ-50645)**

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: OCTOBER 8, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: FIRST CUP LV DURANGO & DEER SPRINGS, LLC - OWNER: TEN15 CENTENNIAL, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-50635	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-50635 CONDITIONS

Planning

1. Conformance to the approved conditions for Site Development Plan Review (SDR-44867).

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

The subject site includes an existing 5,528 square-foot building containing a Restaurant (With Drive-Through) and Liquor Establishment (Tavern) that is part of a larger commercial development at the northwest corner of Deer Springs Way and Durango Drive. The Restaurant (With Drive-Through) use requires a Special Use Permit within Town Center. As the use is compatible with the retail center and adjacent development, staff recommends approval of the request with conditions. If denied, the restaurant would continue to be unentitled for this use.

ISSUES

- Within Town Center, a Restaurant (With Drive-Through) use is permitted in the GC-TC (General Commercial – Town Center) zoning district with approval of a Special Use Permit.
- A Restaurant (With Drive-Through) use is already constructed and in operation on the subject site. SUP-27047 had been approved in 2008 for a proposed Restaurant (With Drive-Through) on the overall shopping center site. This was for a different restaurant than the one that is the subject of this review; therefore, a Special Use Permit is needed to validate the existing use.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
06/04/08	The City Council approved a Request for a Major Modification (MOD-27044) of the Town Center Land Use Plan from UC-TC (Urban Center Mixed Use – Town Center) to GC-TC (General Commercial – Town Center) Special Land Use designation on 5.1 acres at the northwest corner of Durango Drive and Deer Springs Way. The Planning Commission recommended approval. Staff recommended denial.
	The City Council approved a Special Use Permit (SUP-27046) for a proposed 5,376 square-foot Liquor Establishment (Tavern) at the northwest corner of Durango Drive and Deer Springs Way. The Planning Commission and staff recommended approval.
	The City Council approved a Special Use Permit (SUP-27047) for a proposed 3,200 square-foot Restaurant with Drive Through at the northwest corner of Durango Drive and Deer Springs Way. The Planning Commission recommended approval. Staff recommended denial.

06/04/08	The City Council approved a Special Use Permit (SUP-27049) for a proposed Beer/Wine/Cooler Off-Sale Establishment in conjunction with a Convenience Store at the northwest corner of Durango Drive and Deer Springs Way. The Planning Commission and staff recommended approval.
	The City Council approved a Site Development Plan Review (SDR-27051) for a 41,741 square-foot Retail and Office development with Waivers to allow an eight-foot landscape buffer where a 15-foot buffer is required on Durango Drive, a 15-foot setback where a 20-foot setback is required for a Gas Station, and Town Center landscape finger requirements within the parking area on 5.1 acres at the northwest corner of Durango Drive and Deer Springs Way. The Planning Commission recommended approval. Staff recommended denial.
10/24/08	Department of Planning staff administratively approved a Major Amendment (SDR-30027) of a previously approved Site Development Plan Review (SDR-27051) for a 45,895 square-foot retail and office development where 41,741 square feet was previously approved on 5.10 acres at the northwest corner of Durango Drive and Deer Springs Way.
08/05/09	A Final Map (FMP-34480) for a one-lot commercial subdivision (The Village at Centennial Hills) was recorded in the Office of the County Recorder.
09/01/10	The City Council approved an Extension of Time (EOT-38453) of a previously approved Special Use Permit (SUP-27047) for a proposed 3,200 square-foot Restaurant with Drive Through at 6803 North Durango Drive. Staff recommended approval. The approval expires 06/04/12 unless a business license is issued for the use.
	The City Council approved an Extension of Time (EOT-38454) of a previously approved Special Use Permit (SUP-27046) for a proposed 5,376 square-foot Liquor Establishment (Tavern) at 6803 North Durango Drive. Staff recommended approval.
05/08/12	The Planning Commission approved a Special Use Permit (SUP-44865) for a Gaming, Restricted Establishment within a previously approved Tavern with a waiver to allow the use to be located 165 feet from an existing single family detached dwelling where 330 feet is required at the northwest corner of Durango Drive and Deer Springs Way. Staff recommended approval.
04/26/12	Department of Planning staff administratively approved a Minor Amendment (SUP-44866) of an approved Special Use Permit (SUP-27046) for a 3,512 square-foot Liquor Establishment (Tavern) where a 4,700 square-foot Liquor Establishment (Tavern) was previously approved at the northwest corner of Deer Springs Way and Durango Drive.
	Department of Planning staff administratively approved a Minor Amendment (SDR-44867) of an approved Site Development Plan Review (SDR-27051) for a 5,528 square-foot building where an 8,090 square-foot building was previously approved at the northwest corner of Deer Springs Way and Durango Drive. This approval included plans for a drive-through window on

	the south elevation of the building.

Most Recent Change of Ownership	
07/28/11	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
01/08/13	A building permit (221428) was issued for a shell building at 6935 North Durango Drive. A final inspection was completed and a Certificate of Completion was issued 07/02/13. Permit for Molly's and Dunkin
04/01/13	A building permit (230393) was issued for a tenant improvement for a tavern at 6935 North Durango Drive, Suite #100. A final inspection was completed 07/03/13.
05/28/13	A building permit (230424) was issued for a tenant improvement for a restaurant at 6935 North Durango Drive, Suite #150. A final inspection was completed 08/09/13.
07/02/13	A business license (L16-00391) was issued for a tavern at 6935 North Durango Drive, Suite #100. The license remains active.
	A business license (G01-02515) was issued for restricted gaming at 6935 North Durango Drive, Suite #100. The license remains active.
	A business license (R09-01737) was issued for a restaurant at 6935 North Durango Drive, Suite #100. The license remains active.
08/14/13	A business license (R10-01301) was issued for a bakery at 6935 North Durango Drive, Suite #150. The license remains active.

Pre-Application Meeting
A pre-application meeting was not needed for this application.

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

Field Check	
08/29/13	The site contains an existing building with a restaurant in the front portion and a Liquor Establishment (Tavern) in the rear. The drive-through has already been constructed and is functional.

Details of Application Request	
Site Area	
Net Acres	0.68

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Restaurant (With Drive-Through) Liquor Establishment (Tavern)	GC-TC (General Commercial)	T-C (Town Center)
North	Restaurant (with Drive Through)	GC-TC (General Commercial)	T-C (Town Center)
South	Auto Repair Garage (Minor)	GC-TC (General Commercial)	T-C (Town Center)
East	Hospital	UC-TC (Urban Center Mixed Use)	T-C (Town Center)
West	Office, Medical	GC-TC (General Commercial)	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 (Town Center Parkway Trail)	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:

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Durango Drive	Town Center Parkway Arterial	Town Center Development Standards Manual	128	Y
Hitt Family Court	Town Center Tertiary	Town Center Development Standards Manual	60	Y
Deer Springs Way	Town Center Secondary Collector	Town Center Development Standards Manual	45	N

ANALYSIS

The subject property is located within the Town Center Master Plan area. Uses are subject to the requirements of the Town Center Development Standards Manual. There are no minimum use requirements for a Restaurant (With Drive-Through) in Town Center; rather, these uses are reviewed and conditioned on a case-by-case basis. Permits and licenses were issued for the building and food service business at 6935 North Durango Drive, Suite #150 before it was discovered that a Special Use Permit for the Restaurant (With Drive-Through) use had not been approved for this particular site. A Special Use Permit (SUP-27047) for this use had been approved at the time of the entitlement of the retail center, but it had been applied to another fast food restaurant within the same development.

The Restaurant (With Drive-Through) use in Town Center is described as a combination of the Restaurant and Drive-Through uses in Title 19, defined as "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"; and "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." The existing use meets these definitions, as the primary uses on the property are a Restaurant and Liquor Establishment (Tavern), and a drive lane is provided for pickup of food and beverages from the restaurant.

The drive-through is located on the south elevation of the existing building and was included in the approved Minor Amendment (SDR-44867) to the original Site Development Plan Review (SDR-27051). Within that review the proposed drive-through was found to be in full conformance with Town Center and Title 19 standards. Parking is required for the restaurant component of the use, which was included in the analysis for the entire retail development. No additional parking is required as a result of the subject Special Use Permit request.

As the existing Drive-Through is compatible with the retail center and development on adjacent parcels, staff recommends approval of the Special Use Permit with conditions.

FINDINGS (SUP-50635)

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 Restaurant (With Drive-Through) use has already been established as part of the existing development and has demonstrated compatibility with the adjacent uses.

2. The subject site is physically suitable for the type and intensity of land use proposed.

The existing retail development can accommodate the approved Restaurant (With Drive-Through) use, as adequate parking, access and circulation are provided.

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, Deer Springs Way and Hitt Family Court all provide existing access to the site and are adequate in size to meet the requirements of the approved use. Deer Springs Way has not been fully improved but is not the primary access to the 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 approved Restaurant (With Drive-Through) is subject to ongoing City and County inspections for licensing; therefore, public health, safety, and welfare will not be compromised.

5. The use meets all of the applicable conditions per Title 19.12.

There are no specific use requirements for the Restaurant (With Drive-Through) use in Town Center, and none are proposed as part of this request.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 27

NOTICES MAILED 468

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-50635 APN: _____

Name of Property Owner: TCN 15 Centennial, LLC

Name of Applicant: First CUP LV Durango & Deer Springs, LLC

Name of Representative: Jason Duffy

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: J C Dapper

Subscribed and sworn before me

This 6th day of August, 2013

Virginia G. Shelton

Notary Public in and for said County and State

VIRGINIA G. SHELTON
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 10-31-16
Certificate No: 04-92987-1

PRJ-50645
08/07/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: First Cup LV Durango & Deer Springs, LLC

Project Address (Location) 6935 N Durango Drive, Las Vegas NV

Project Name Dunkin Donuts **Proposed Use** _____

Assessor's Parcel #(s) 125-20-216-011 **Ward #** _____

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

Commercial Square Footage 2000 SFT **Floor Area Ratio** _____

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

Additional Information _____

PROPERTY OWNER Ten15 Centennial, LLC **Contact** Ginny or J Dapper

Address 985 White Drive **Phone:** 702-733-3622 **Fax:** (702) ~~210-2450~~ 733-8653

City Las Vegas **State** NV **Zip** 89119

E-mail Address ginny@dapperdevelopment.com

APPLICANT Jason Duffy **Contact** _____

Address 450 N McClitctock Dr. Suite 102 **Phone:** (602) 774-3300 **Fax:** (602) 774-3400

City Chandler **State** az **Zip** 85226

E-mail Address jason@ofacoffee.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 J Dapper

Subscribed and sworn before me

This 7th day of August, 2013.

Virginia G. Shelton

Notary Public in and for said County and State

VIRGINIA G. SHELTON
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 10-31-16
Certificate No: 04-92987-1

Revised 10/27/08

FOR DEPARTMENT USE ONLY

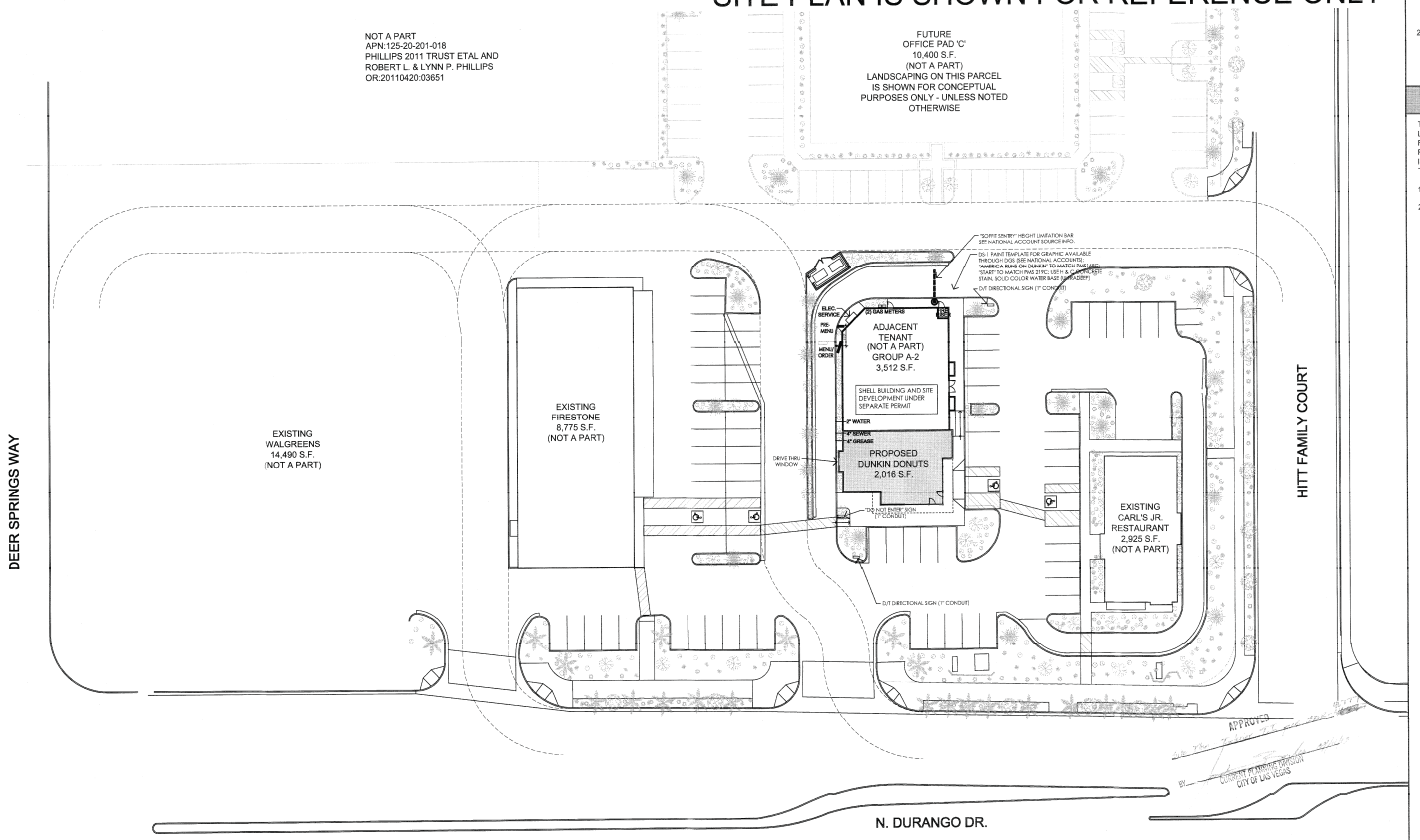
Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

*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~~.

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

PRJ-50645
08/07/13

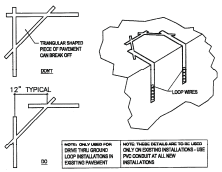
SITE PLAN IS SHOWN FOR REFERENCE ONLY



SITE PLAN

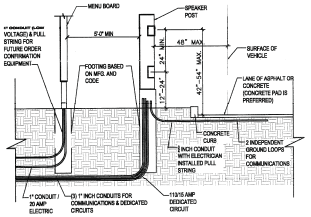
A | 1" = 30'-0"

NORTH



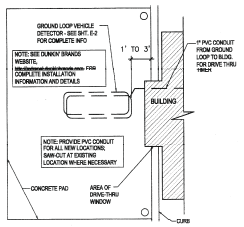
DRIVE - THRU LOOPS

4 | N.T.S.



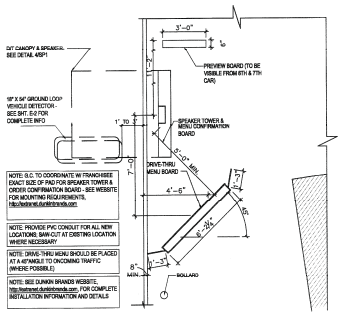
DRIVE - THRU MENU SECTION

3 | N.T.S.



DRIVE - THRU TIMER @ WINDOW

2 | N.T.S.



DRIVE - THRU TIMER @ MENU BOARD

1 | N.T.S.

GENERAL NOTES:

1. CONTRACTOR TO SAWCUT PAVEMENT AT ALL LOCATIONS WHERE PAVEMENT IS TO BE REMOVED AND FINISH NEW PAVEMENT TO MEET ELEVATIONS OF EXISTING ADJACENT.
2. ALL SIGNAGE TO BE UNDER SEPARATE REVIEW AND PERMIT.

ACCESSIBILITY NOTES:

THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE ADA AND LOCAL BARRIER FREE REQUIREMENTS AND SHALL ENSURE THAT THIS FACILITY WILL BE MEET THE STRICTEST OF THE APPLICABLE REQUIREMENTS. THE FOLLOWING IS A PARTIAL LIST OF SITE RELATED ITEMS WITHIN THE SCOPE OF WORK TO PAY PARTICULAR ATTENTION TO:

1. ACCESSIBLE PARKING STALL REQUIREMENTS.
2. ACCESSIBILITY FROM PARKING TO BUILDING INTERIOR.

PLANS APPROVED-CONSTRUCTION
BUILDING & SAFETY DEPT. CITY OF LAS VEGAS, NEVADA

RECEIVED
APR - 1 2013
CITY OF LAS VEGAS
PERMITS

WILLIAM J. REILLY,
ARCHITECT
3720 EAST ROCKWOOD DR.
PHOENIX, ARIZONA 85050
(602) 540-5508

WILLIAM JOSEPH REILLY
No. 6915
5/29/13
REGISTERED
STATE OF NEVADA

EXP. DATE: 12-31-2013

DUNKIN' BRANDS
[eat drink think]

THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COPYRIGHT AND OTHER STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT. THEY MAY NOT BE REPRODUCED OR USED IN ANY MANNER WHATSOEVER WITHOUT THE WRITTEN CONSENT OF W.R.A.

DELTA | DATE
1 PLAN REVIEW | 28 MARCH 2013

DUNKIN DONUTS
6825 N. DURANGO DRIVE
LAS VEGAS, NEVADA 89149

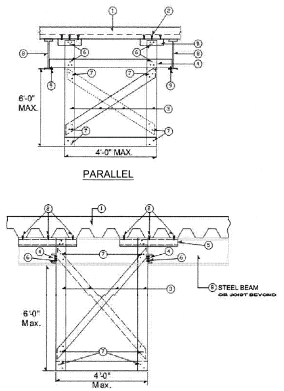
SHEET TITLE
SITE PLAN

JOB NO A12291
DATE 28 . MARCH . 2013
SCALE AS NOTED
DRAWN WR
CHECKED WR

SHEET NO
SP-1

SUP-50635

PRJ-50645
08/07/13

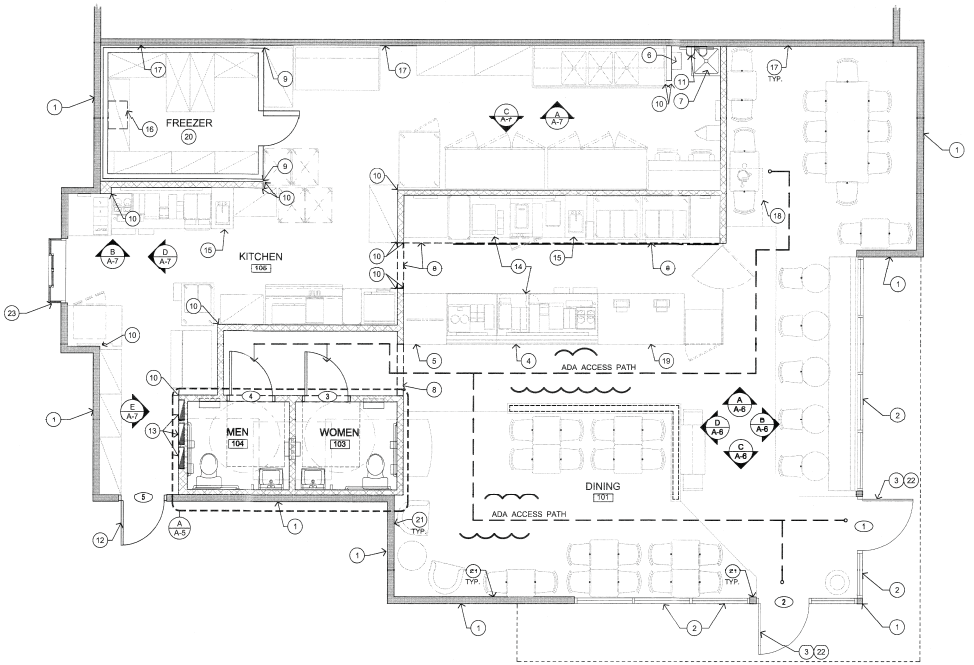


LEGEND:
1. CONCRETE ON METAL DECK
2. 3 - .177D X 1" HILTI SHOT PINS IN CONCRETE
3. 3625125-33 STEEL STUDS @ 24" O.C. (WITH DIAGONALS ALTERNATE OR STAGGERED)
4. 6003162-33 @ EACH STUD WITH 2 # 12 SCREWS AT EACH END
5. 6003125-33 @ EACH STUD, 18" MIN. LENGTH
6. 3 # 12 SCREWS
7. 2 # 12 SCREWS
8. STEEL BEAMS OR STEEL JOISTS
9. 2 # 12 SCREWS AT EACH END

NOTES:
1. 5 PSF LATERAL LOAD
2. Fy (MIN.) = 33 ksi
3. MATERIALS, LOADS AND INSTALLATION SHALL COMPLY WITH THE 2009 IBC.
4. GYPSUM BOARD MATERIALS, ACCESSORIES AND ATTACHMENT SHALL COMPLY WITH 2009 IBC.
5. THESE DETAILS ARE GUIDELINES ONLY. THE REGISTERED DESIGN PROFESSIONAL (PROFESSIONAL ENGINEER) MAY PROVIDE ALTERNATE DESIGN AND CALCULATIONS THAT COMPLY WITH 2009 IBC.
6. SEE ARCHITECTURAL FOR SOFFIT DIMENSIONS.
7. DOES NOT APPLY TO SOFFIT FRAMING WITH DIFFERENT CONFIGURATIONS.

LAS VEGAS STANDARD
STEEL STUD SOFFIT FRAMING TO STEEL - TYP.

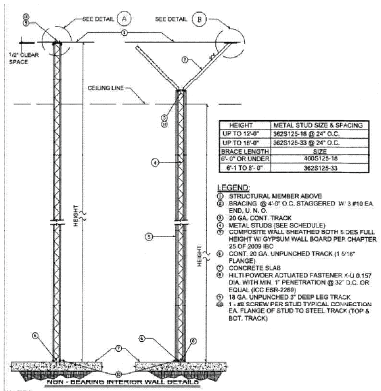
1 N.T.S.



ARCHITECTURAL FLOOR PLAN

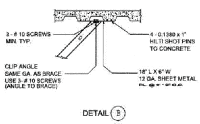
A 1/4" = 1'-0"

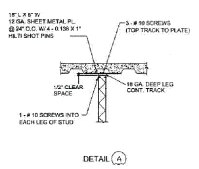
NORTH



HEIGHT	METAL STUD SIZE & SPACING
UP TO 12'-9"	3625125-18 @ 24" O.C.
UP TO 16'-9"	3625125-33 @ 24" O.C.
BRACE LENGTH	SIZE
6'-0" OR UNDER	6065125-18
6'-1 TO 8'-0"	3625125-33

LEGEND:
1. STRUCTURAL MEMBER ABOVE
2. BRACING @ 4'-0" O.C. STAGGERED W/ 3 #10 EA END, U. N. O.
3. 20 GA. CONT. TRACK
4. METAL STUDS (SEE SCHEDULE)
5. COMPOSITE WALL SHEATHED BOTH SIDES FULL HEIGHT W/ GYPSUM WALL BOARD PER CHAPTER 25 OF 2009 IBC
6. CONT. 20 GA. UNPUNCHED TRACK (1 5/16" FLANGE)
7. CONCRETE SLAB
8. HILTI POWDER ACTUATED FASTENER X-U 0.157 DIA. WITH MIN. 1" PENETRATION @ 32" O.C. OR EQUAL (ICC ESR-2269)
9. 18 GA. UNPUNCHED 2" DEEP LEG TRACK
10. 1 - #8 SCREW PER STUD TYPICAL CONNECTION EA. FLANGE OF STUD TO STEEL TRACK (TOP & BOT. TRACK)





NOTES:
1) STUDS BRACED BY GYPSUM WALL BOARD EA. SIDE.
2) 5 PSF MAX. LATERAL LOAD.
3) Fy (MIN.) = 33 KSI.
4) L/120 DEFLECTION LIMIT.
5) FOR H = 15' - 0" AND SPACING = 8' - 0". SUBMIT ENGINEERING DESIGN AND DETAILS.
6) THE DETAILS SHOWN ARE INTENDED TO SERVE AS A GUIDE ONLY. THE DESIGN PROFESSIONAL MAY SUBMIT ALTERNATE DESIGN AND DETAILS THAT COMPLY WITH THE 2009 IBC.
7) NOT APPLICABLE TO SHEAR WALLS.
8) SEE ARCHITECTURAL REQUIREMENTS FOR RATED WALLS.

LAS VEGAS STANDARD
NON-BEARING STEEL STUD WALL TO DECK - TYP.

2 N.T.S.

KEYNOTE:

1. SHELL BUILDING - COORDINATE WITH SHELL CONSTRUCTION DRAWING PACKAGE.
2. EXISTING T.G. STOREFRONT WINDOW SYSTEM TO REMAIN - SEE SHELL DRAWINGS.
3. EXISTING A.D.A. COMPLIANT ACCESSIBLE ENTRY STOREFRONT DOOR TO REMAIN - G.C. TO COORDINATE WITH SHELL DRAWINGS - SEE DOOR/HARDWARE SCHEDULE AND NOTES ON SHEET A-8 (1)
4. CASEWORK BY OTHERS - G.C. TO COORDINATE.
5. ADA ACCESSIBLE PICK UP COUNTER +34" A.F.F.
6. ~~JANITOR'S SINK - PROVIDE MAY CHEMICAL DISPENSER (SEE NATIONAL ACCOUNTS). MOUNT BOTTLE AND DISPENSER ABOVE SINK~~
7. WATER HEATER MOUNTED ABOVE MOP SINK ON SHELF.
8. LINE OF SOFFIT ABOVE.
9. CONTRACTOR TO PROVIDE CONTINUOUS S/S CLOSURE STRIP FULL HEIGHT AT COOLER, FREEZER TO WALL.
10. 16 GA. STAINLESS STEEL CORNER GUARDS, FROM FLOOR TO 6" ABOVE CEILING - SEE DETAIL 4/A-9
11. WATER FILTRATION SYSTEM (BRANCH OFF MAIN LINE)
12. EXISTING A.D.A. COMPLIANT ACCESSIBLE DOOR TO REMAIN - G.C. TO COORDINATE WITH SHELL DRAWINGS - SEE DOOR/HARDWARE SCHEDULE AND NOTES ON SHEET A-8 (1)
13. FULLY RECESSED ELECTRICAL PANELS AND EQUIPMENT. PROVIDE REQUIRED CLEARANCE PER N.E.C. 110-26.
14. PROVIDE UTILITY AND CLEANING ACCESS AT ALL CASEWORK WITH DRAINS (TYP.).
15. PROVIDE DIRECT LINE W/ TEMPERATURE REGULATOR VALVE FROM WATER HEATER TO ALL HAND WASHING SINKS.
16. COMPRESSOR WITH BLOWER FAN MOUNTED ON LID OF WALK-IN.
17. EXISTING 1-HR RATED DEMISING WALL - 5/8" RATED GYPSUM BOARD ON EACH SIDE OF 3 5/8" METAL STUD WITH R-13 BATT INSULATION. EXTEND AND PATCH GYPSUM BOARD FULL HEIGHT AS NECESSARY - TAPE AND SAND SMOOTH - READY FOR WALL FINISHES.
18. A.D.A. ACCESSIBLE SEATING/TABLE, 30"x48" CLEAR FLOOR SPACE. SEE DETAIL 7/A-9 FOR TABLE BASE.
19. A.D.A. ACCESSIBLE CASH COUNTER +34" A.F.F.
20. WALK IN BOX
21. EXTEND AND PATCH FULL HEIGHT 5/8" GYPSUM BOARD TYPICAL AT EXTERIOR WALLS INCLUDING ABOVE WINDOWS. AS REQUIRED FOR T.I. SCOPE OF WORK - TAPE AND SAND SMOOTH - READY FOR WALL FINISHES.
22. CONTRACTOR TO PROVIDE/INSTALL DUNKIN BRANDS "D" DOOR PULLS, SEE DOOR TYPES SHEET A-8 FOR MOUNTING HEIGHT.
23. EXISTING DUNKIN DONUTS READY ACCESS DRIVE-THRU WINDOW PER SHELL DRAWINGS.

ACCESSIBILITY NOTES:

THE GENERAL CONTRACTOR SHALL ACQUAINT HIMSELF WITH THE BARRIER FREE REQUIREMENTS FOR THE APPLICABLE LOCATION AND THE AMERICAN DISABILITIES ACT (ADA) AND SHALL INSURE THAT THIS FACILITY WILL BE ACCESSIBLE ACCORDING TO THE STRICTER REQUIREMENTS OF THE APPLICABLE STANDARDS. THE FOLLOWING IS A PARTIAL LIST OF REQUIREMENTS.

1. DOOR HARDWARE SHALL BE MOUNTED BETWEEN 36" AND 42" ABOVE FLOOR AND BE LEVER TYPE.
2. TOILETS:
   A. LAVATORY TO HAVE LEVER HANDLES.
   B. TOILET PAPER DISPENSERS MOUNTED 19" MIN. TO CENTER LINE ABOVE THE FLOOR.
   C. LOCATE THE WATER CLOSET 18" FROM THE CENTER LINE OF THE FIXTURE TO THE WALL. THE SEAT WILL BE 17" TO 19" ABOVE THE FLOOR TO THE TOP OF SEAT. HANDLE TO BE ON EXPOSED SIDE OF WATER CLOSET.
   D. PROVIDE ONE 42" AND ONE 36" LONG x 1 1/2" OUTSIDE DIAMETER PEENED GRAB BAR, 1 1/2" FROM THE WALL WITH ONE BEHIND AT 6" FROM THE WALL AND ONE ADJACENT TO AT 12" FROM THE WALL 33"-36" PARALLEL TO AND ABOVE THE FLOOR. PROVIDE ONE VETICAL 18" LONG x 1 1/2" OUTSIDE DIAMETER PEENED VERTICAL GRAB BAR, 1 1/2" FROM THE WALL AND 39" - 41" FROM WALL PERPENDICULAR TO THE FLOOR.
   E. LAVATORY TO BE MOUNTED 34" MAX. ABOVE THE FINISHED FLOOR TO RIM WITH KNEE SPACE OF 30" IN WIDTH AND 27" IN CLEAR HEIGHT. (29" CLEAR UNDER FRONT EDGE).
   F. INSTALL MIRROR 40" MAX. ABOVE THE FINISHED FLOOR (TO BOTTOM) AND 72" TO TOP.
   G. DISPENSERS TO BE MOUNTED A MAXIMUM OF 42" ABOVE THE FLOOR TO ALL OPERATING OR DISPENSING SLOTS.

SYMBOL LEGEND:

(X)	KEY NOTES
X	FINISHES - SEE SHEET A-6
X	FLOOR FINISHES - SEE SHEET A-4
X	EQUIPMENT - SEE SHEETS A-3, A-3.1, A-3.2
X	DOORS - SEE SHEET A-8
X	CEILING FINISHES - SEE SHEET A-2
X	WALL TYPE - SEE SHEET A-1

GENERAL NOTES:

1. REFER TO SHEETS A-3, A-3.1 AND A-3.2 FOR INFORMATION REGARDING THE EQUIPMENT AND EQUIPMENT LAYOUT.
2. SEE SHEET A-8 FOR DOOR SCHEDULE AND DOOR TYPES.
3. SEE SHEET A-1 FOR WALL TYPES AND PLYWOOD/DUROCK LOCATIONS.
4. PROVIDE FIRE EXTINGUISHERS, TYPE ABC, WALL HUNG, TOP AT 5'-0" A.F.F. (BY G.C.). - NUMBER AND LOCATION AS DETERMINED BY LOCAL CODE. SEE DETAIL 5 - A-9
5. ALL FIRE BLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN ROOF. PER I.B.C. 717.2.2 THRU 717.2.7.
6. CONTRACTOR TO REPAIR/PATCH ALL WALLS TO BE PLUMBED.
7. PROVIDE MAXIMUM OCCUPANT LOAD SIGN IN DINING AREA PER 2009 I.B.C. 1004.3

APPROVED

PLANS APPROVED-CONSTRUCTION
INCLUDES A SAFETY DEPT. LIST OF LAS VEGAS AMENDMENTS
CAR

WILLIAM J. REILLY, ARCHITECT
3720 EAST ROCKWOOD DR.
PHOENIX, ARIZONA 85050
(602) 540-5508

WILLIAM JOSEPH REILLY — No. 6015 — 9/28/13 — REGISTERED ARCHITECT — STATE OF NEVADA

EXP. DATE: 12-31-2013

DUNKIN' BRANDS [eat drink think]

THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS. THEY ARE NOT TO BE USED IN WHOLE OR IN PART, AND MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF WILLIAM J. REILLY, ARCHITECT.

DATE 28 MARCH 2013

DELTA △ PLAN REVIEW

DUNKIN DONUTS
6825 N. DURANGO DRIVE
LAS VEGAS, NEVADA 89149

SHEET TITLE
ARCHITECTURAL FLOOR PLAN

JOB NO A12291

DATE	28 . MARCH . 2013
SCALE	AS NOTED
DRAWN	WR
CHECKED	WR

SHEET NO **A-1.1**

PRJ-50645
08/07/13

SUP-50635



SUP-50635 - APPLICANT: FIRST CUP LV DURANGO & DEER SPRINGS, LLC - OWNER: TEN15 CENTENNIAL, LLC
6935 NORTH DURANGO DRIVE, SUITE #150

08/29/13



SUP-50635 - APPLICANT: FIRST CUP LV DURANGO & DEER SPRINGS, LLC - OWNER: TEN15 CENTENNIAL, LLC
6935 NORTH DURANGO DRIVE, SUITE #150

08/29/13



SUP-50635 - APPLICANT: FIRST CUP LV DURANGO & DEER SPRINGS, LLC - OWNER: TEN15 CENTENNIAL, LLC
6935 NORTH DURANGO DRIVE, SUITE #150

08/29/13

JUSTIFICATION LETTER

Applicant wishes to obtain a Special Use Permit to allow a drive-through window at our facility located at 6935 N Durango Drive, Las Vegas, NV. The proposed window shall not adversely affect the public health, safety and general welfare of the community surrounding.

Applicant agrees to abide by all the requirements and guidelines mandated by the City of Las Vegas and guarantees that the prospective and future use complies with all pertinent Las Vegas regulations.

8/6/13

Jason Duffy, Manager
First Cup LV Durango & Deer Springs, LLC
dba Dunkin Donuts

Date

SUP-50635

PRJ-50645
08/07/13

Re: Special Use Permit for First Cup LV Durango & Deer Springs, LLC
6935 N Durango Drive
Las Vegas, NV 89149

As the owner(s) of the property located at 7125 W. Regina Ave., Las Vegas, NV 89149, we support the application of our tenant **First Cup LV Durango & Deer Springs, LLC dba Dunkin Donuts** for a Special Use Permit that would allow for a drive-through window on the property. We consent to the filing and processing of the application, and agree to be bound by the requested Special Use Permit.

J Dapper
Ten15 Centennial, LLC

08/06/13
Date

SUP-50635

PRJ-50645
08/07/13

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

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

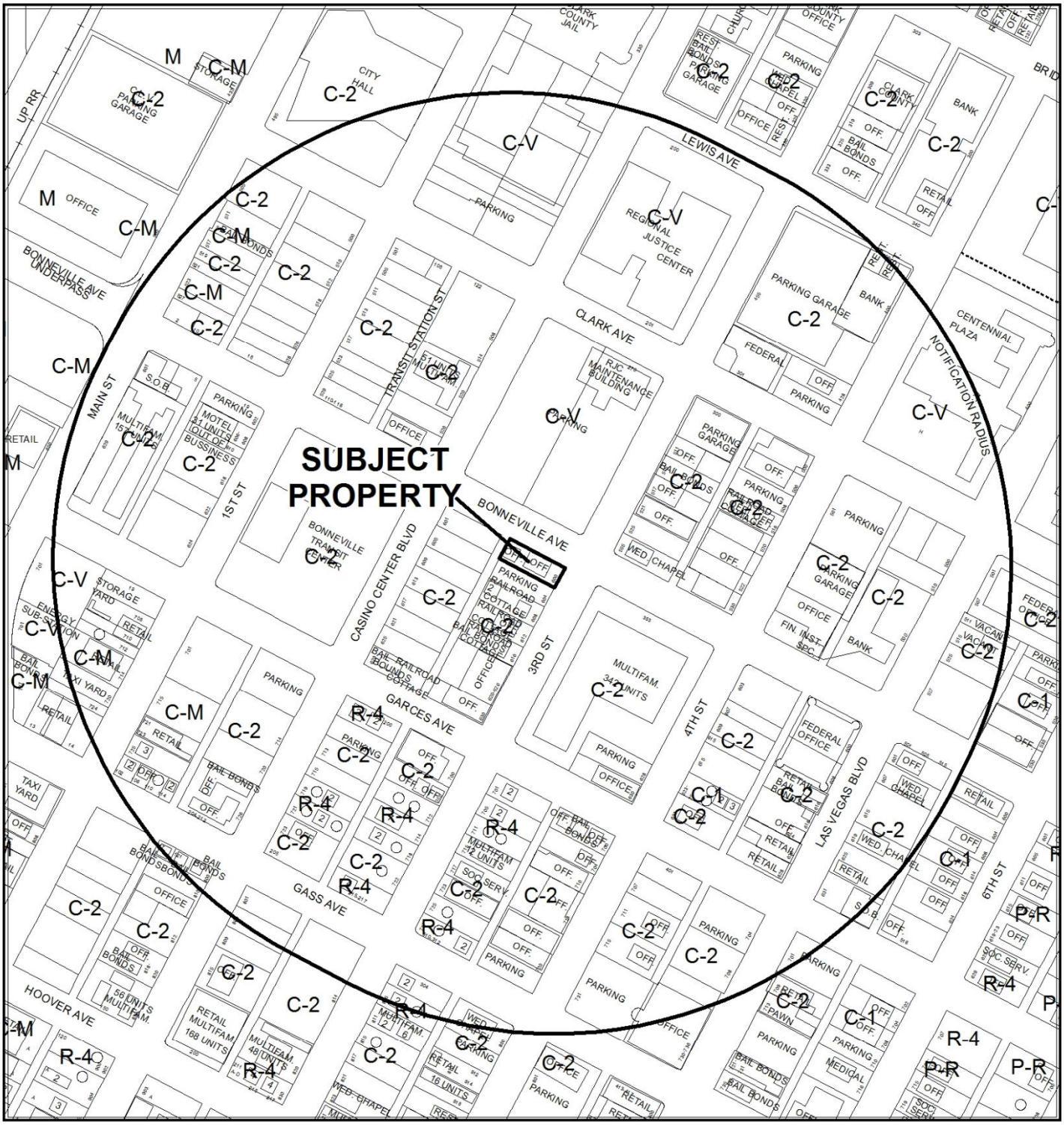
SUBJECT:
SUP-50807 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AARDVARK BAIL BONDS - OWNER: BONNEVILLE CENTER, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED BAILBOND SERVICE USE at 600 South 3rd Street (APN 139-34-311-072), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-50750]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 11/20/2013
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



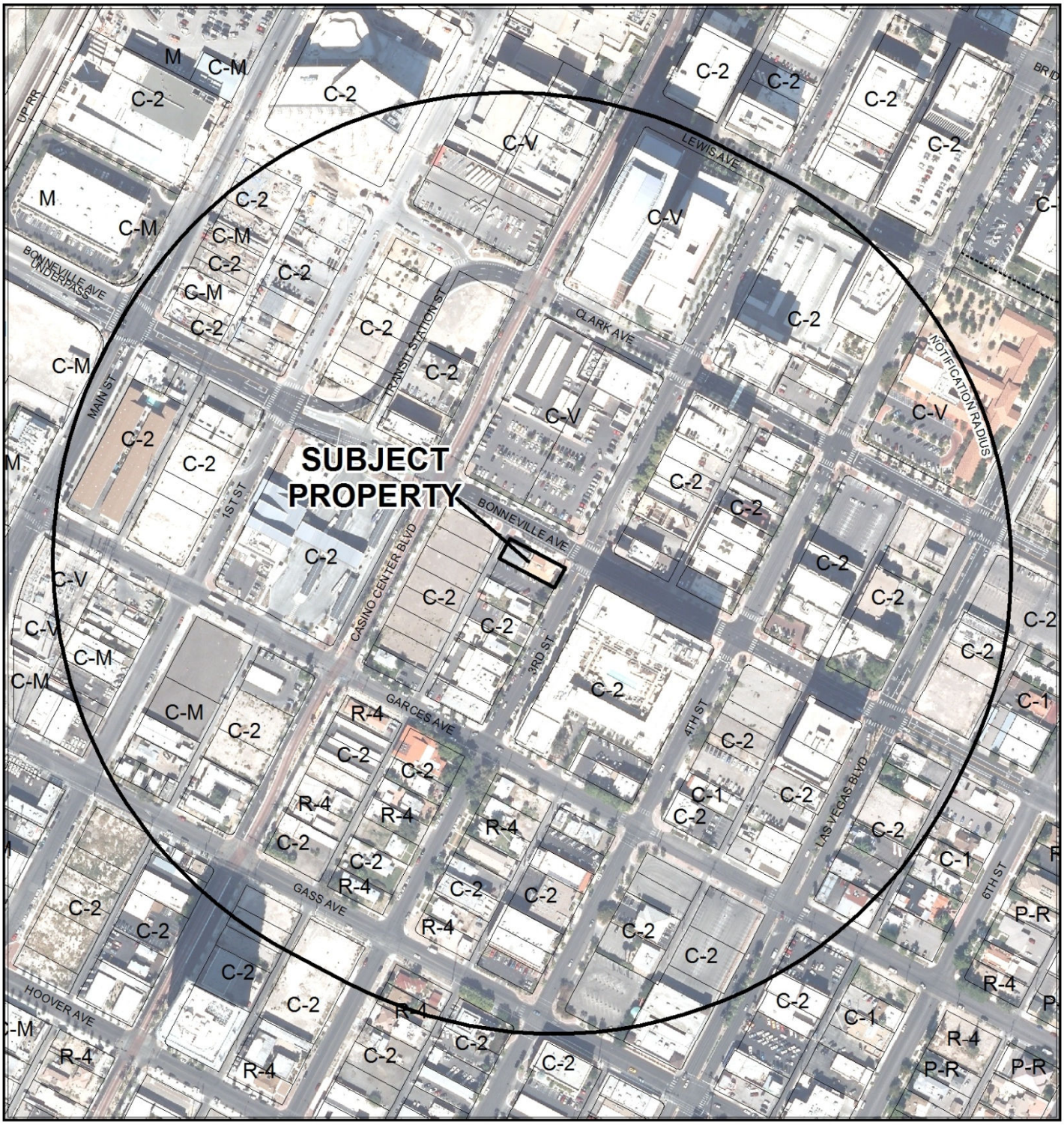
0 300 600 Feet

CASE: **SUP-50807 (PRJ-50750)**

RADIUS: 1000 FEET

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

N



CASE: **SUP-50807 (PRJ-50750)**

RADIUS: 1000 FEET

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



SUP-50807 (PRJ-50750)

Business Licenses

Subject Property

Bailbond Service

Bail Bonds

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, August 28, 2013

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: AARDVARK BAILBONDS - OWNER: BONNEVILLE CENTER, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-50807	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-50807 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. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

GK

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed Bailbond Service use within an approximate 2,091 square-foot commercial building located at 600 South 3rd Street. The use is located within the Downtown Centennial Plan – Office Core District. The proposed use is close in proximity to the courthouse facilities and is appropriate for the area. The use can be conducted in a manner that is compatible with the surrounding land uses; therefore, staff recommends approval of this request. If denied, the Bailbond Service would not be permitted to operate at this location.

ISSUES

- A Bailbond Service is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
12/16/64	The City Council approved a request for Rezoning (Z-100-64) from R-1 (Single Family Residential), R-4 (High Density Residential), C-1 (Limited Commercial), C-2 (General Commercial) and C-V (Civic) to C-2 (General Commercial) for approximately 230 acres generally located on property bounded by Main Street to the west, Bonanza Road on the north, Las Vegas Boulevard on the east, and Charleston Boulevard on the south. Planning Commission and staff recommended approval.
05/12/05	Staff from the Department of Planning approved an administrative Site Development Plan Review (SDR-6429) for a temporary information center adjacent to the southwest corner of Bonneville Avenue and 3rd Street. The temporary information center has been removed.

Most Recent Change of Ownership	
03/04/13	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
07/12/11	A business license (P50-2167) was issued for an Office, Other Than Listed use (law firm) at 600 S 3rd Street. The license is still active.
02/07/12	A business license (W01-126) was issued for a wedding chapel at 255 E Bonneville Avenue. The license is still active.

Pre-Application Meeting	
08/19/13	Staff met with the applicant and reviewed the submittal requirements for a Special Use Permit.

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

Field Check	
08/29/13	Staff conducted a site visit and noted a well maintained site free of trash and debris.

Details of Application Request	
Site Area	
Gross Acres	0.16

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Office, Other than Listed	C (Commercial)	C-2 (General Commercial)
North	Government Facility	PF (Public Facilities)	C-V (Civic)
South	Parking Lot	C (Commercial)	C-2 (General Commercial)
East	Mixed Use (Residential/Retail)	C (Commercial)	C-2 (General Commercial)
West	Undeveloped	C (Commercial)	C-2 (General Commercial)

Master Plan Areas	***Compliance***
Downtown Centennial Plan (Office Core)	Y
Special Purpose and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (200 Feet)	Y
Live/Work 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

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
3rd Street	Major Collector	Master Plan of Streets and Highways	80	Y

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	
Bailbond Service	2,091 SF	1:300	7				
Office, Other Than Listed	2,091 SF	1:300	7				
Wedding Chapel	400 SF	1:150 of assembly space	3				
TOTAL SPACES REQUIRED			10		22		Y*
Regular and Handicap Spaces Required			9	1	21	1	Y*

**Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements.*

ANALYSIS

This is a request for a Special Use Permit for a Bailbond Service use within an approximate 2,091 square-foot commercial building located at 600 South 3rd Street. Currently the site consists of two commercial buildings on one parcel. The adjacent building located at 255 East Bonneville Avenue is being utilized as a wedding chapel. The subject building located at 600 South 3rd Street is being used as an Office, Other than Listed use. The proposed Bailbond Service will share the commercial space at 600 South 3rd Street with the existing law office. According to Title 19.12, both a Bailbond Service use and an Office, Other than Listed use require parking at a ratio of one space for every 300 square feet of gross floor area. As such, a new Bailbond Service use would not require additional parking. Also, the subject site is located within the Downtown Centennial Plan Office Core District where the application of parking requirements are not automatically applied. Shared parking is encouraged within the Downtown Centennial Plan to generate pedestrian movement and support a dense urban form of development.

The proposed use is close in proximity to the courthouse facilities and will share a space with an existing law firm. As such, the use can be considered appropriate for the surrounding area and staff is recommending approval.

FINDINGS (SUP-50807)

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 Bailbond Service is in close proximity to the courthouse facilities and can be considered compatible and harmonious with the surrounding uses.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The site is physically suitable for the type and intensity of land uses proposed as this area is designated for this and other similar types of 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 via 3rd Street, which is an 80-foot wide Major Collector according to the Master Plan of Streets and Highways.

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 Bailbond Service would be subject to inspections and would therefore not compromise the public health and safety.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The proposed use will adhere to all conditions per Title 19.12 for a Bailbond Service use.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 34

NOTICES MAILED 138

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-50807

Case Number: PRJ50750 SF001 APN: 139-34-311-072

Name of Property Owner: Bonneville Center, LLC

Name of Applicant: Aardvark Bail Bonds

Name of Representative: Wanda Flangas

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: Wanda Flangas

Print Name: Wanda Flangas

Subscribed and sworn before me

This 20 day of AUG, 2013

Russell West

Notary Public in and for said County and State

RUSSELL WEST
Notary Public, State of Nevada
Appointment No. 09-10630-1
My Appt. Expires Jul 20, 2017

PRJ-50750
08/21/13

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-50807

Case Number: PRJ50750 SF001 APN: 139-34-311-072

Name of Property Owner: Bonneville Center, LLC

Name of Applicant: Aardvark Bail Bonds

Name of Representative: Wanda Flangas

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: Wanda Flangas

Print Name: Wanda Flangas

Subscribed and sworn before me

This 20 day of AUG, 2013

Russell West

Notary Public in and for said County and State

RUSSELL WEST
Notary Public, State of Nevada
Appointment No. 09-10630-1
My Appt. Expires Jul 20, 2017

PRJ-50750
08/21/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit - Bails Bond

Project Address (Location) 600 S. 3rd St., Las Vegas, Nevada 89101

Project Name Aardvark Bail Bonds **Proposed Use** Bail Bonds

Assessor's Parcel #(s) 139-34-311-072 **Ward #** 3

General Plan: existing Profess proposed Sam **Zoning:** existing 3-35 Cor proposed Same

Commercial Square Footage 2091 **Floor Area Ratio** 2091

Gross Acres .32 **Lots/Units** 2/2 **Density** Existing/No Change

Additional Information Bails Bond Business's have been in the area for years and there was previously a Bails Bond at 608 S. 3rd St., the lot to the south.

PROPERTY OWNER Bonneville Center **Contact** Wanda Flangas

Address 1068 Tam O' Shanter **Phone:** 7023841990 **Fax:** 7023841009

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

E-mail Address leo@flangaslawoffice.com

APPLICANT Aardvark Bails Bond **Contact** Elton Ebar

Address 2135 Bensley **Phone:** 7023535640 **Fax:** 7024763327

City Las Vegas **State** NV **Zip** 89044

E-mail Address apacheelton@gmail.com

REPRESENTATIVE Ben Arave **Contact** Ben Arave

Address 600 S. 3rd St. **Phone:** 2086802618 **Fax:** 7023891009

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

E-mail Address benarave9@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* Wanda Flangas

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

Print Name Wanda Flangas

Subscribed and sworn before me

This 20 day of AUG, 2013.

Russell West

Notary Public in and for said County and State

RUSSELL WEST
Notary Public, State of Nevada
Appointment No. 09-10630-1
My Appt. Expires Jul 20, 2017

Revised 10/27/08

FOR DEPARTMENT USE ONLY

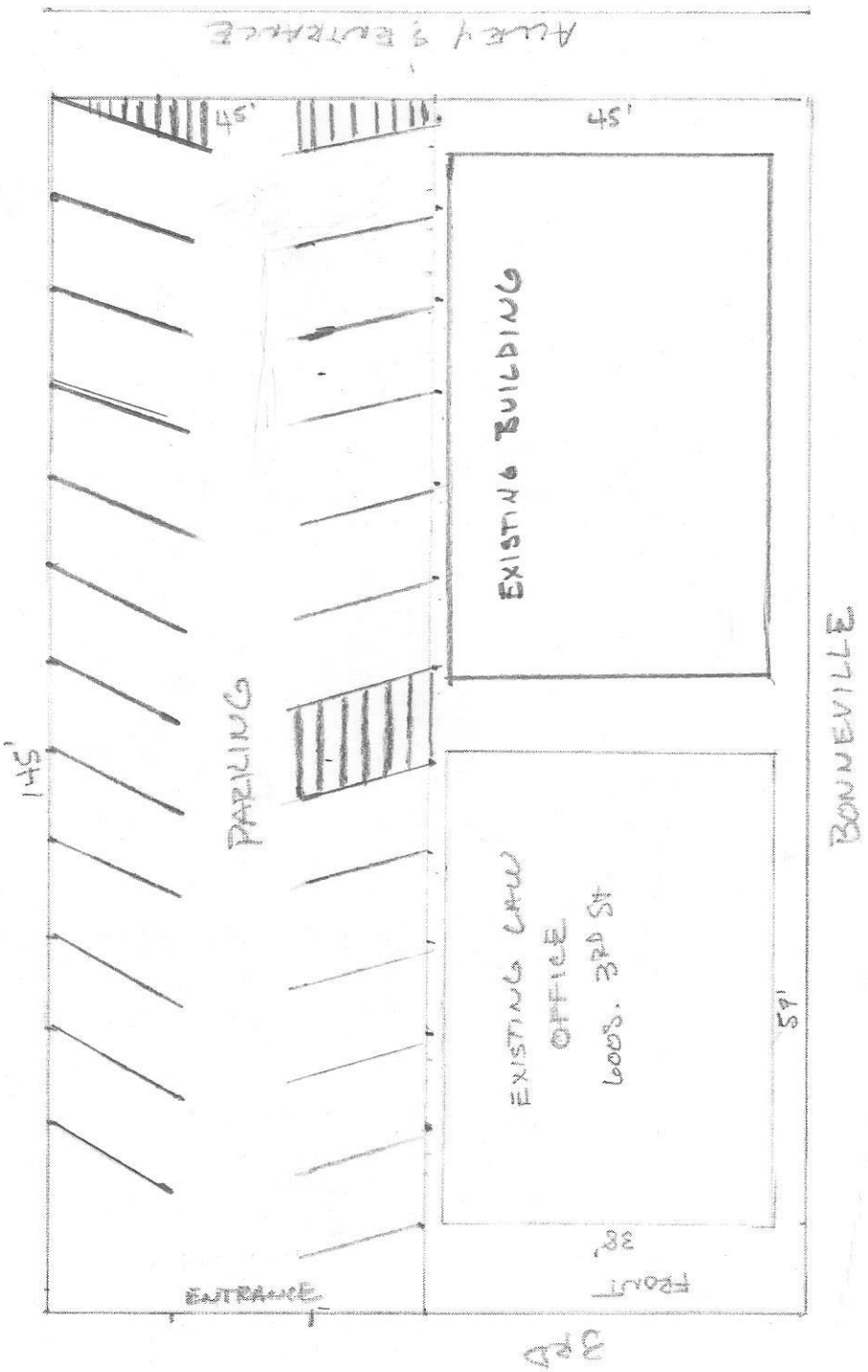
Case #	SUP-50807
Meeting Date:	10/08/013 PC
Total Fee:	
Date Received:*	
Received By:	

*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

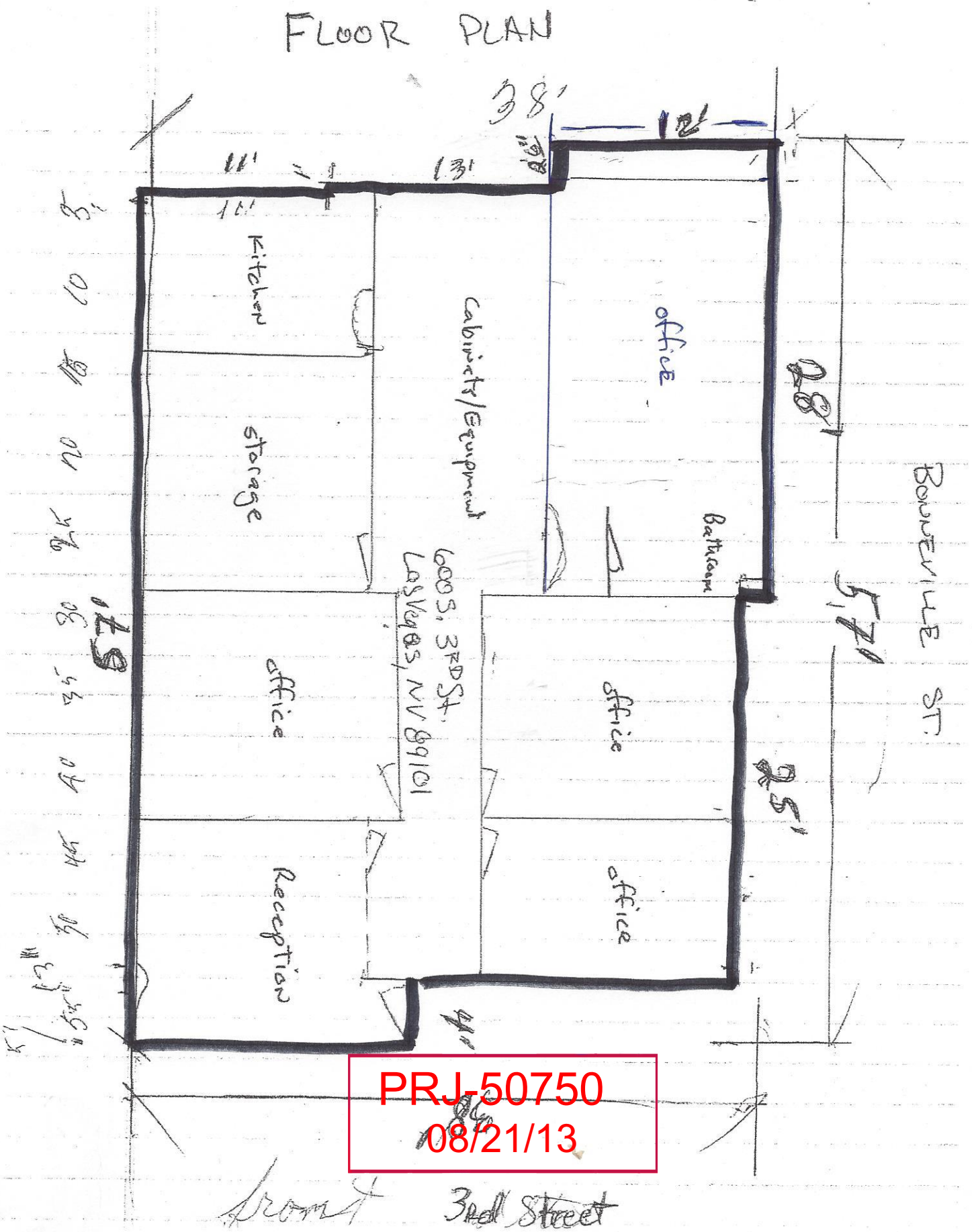
PRJ-50750
08/21/13

PLOT PLAN
1000 S. 3RD ST.
LAS VEGAS, NV 89101



PRJ-50750
08/21/13

SUP-50807



PRJ-50750
08/21/13

SUP-50807



SUP-50807 - APPLICANT: AARDVARK BAILBONDS - OWNER: BONNEVILLE CENTER, LLC
600 SOUTH 3RD STREET

08/29/13



SUP-50807 - APPLICANT: AARDVARK BAILBONDS - OWNER: BONNEVILLE CENTER, LLC
600 SOUTH 3RD STREET

08/29/13

July 31, 2013

RE: Aardvark Bail Bonds Special Use Permit – Justification Letter

To Whom It May Concern:

The following property, located at 600 S. 3rd Street in Las Vegas, Nevada is currently being used as an Attorney's Office, ie Professional Office Space. We are requesting a special use permit for a Bail Bonds Business to be added to this location that will operate 24/7. Naturally the business is designed to help people get out of jail and there are numerous other businesses in the general area of this building being used for the same purpose.

We appreciate your help and consideration in this matter.

Thanks so much.

PRJ-50750
08/21/13

SUP-50807

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

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

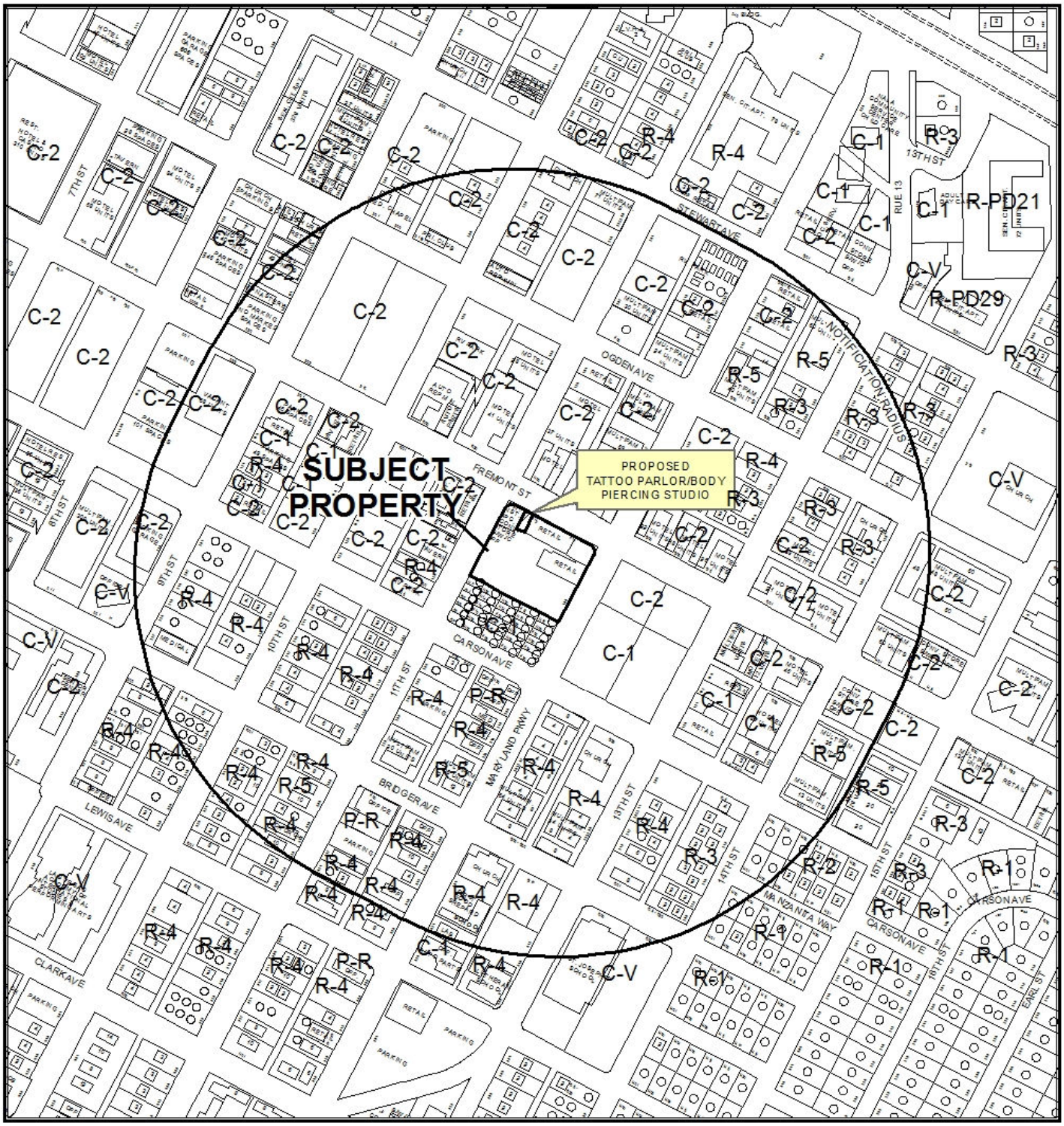
SUBJECT:
SUP-50810 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DOWNTOWN TATTOO - OWNER: MISSION SPRINGS PROPERTIES, LLC - For possible action on a request for a Special Use Permit FOR A TATTOO PARLOR/BODY PIERCING STUDIO USE at 1106 Fremont Street (APN 139-35-317-001), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-50646]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 11/20/2013
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



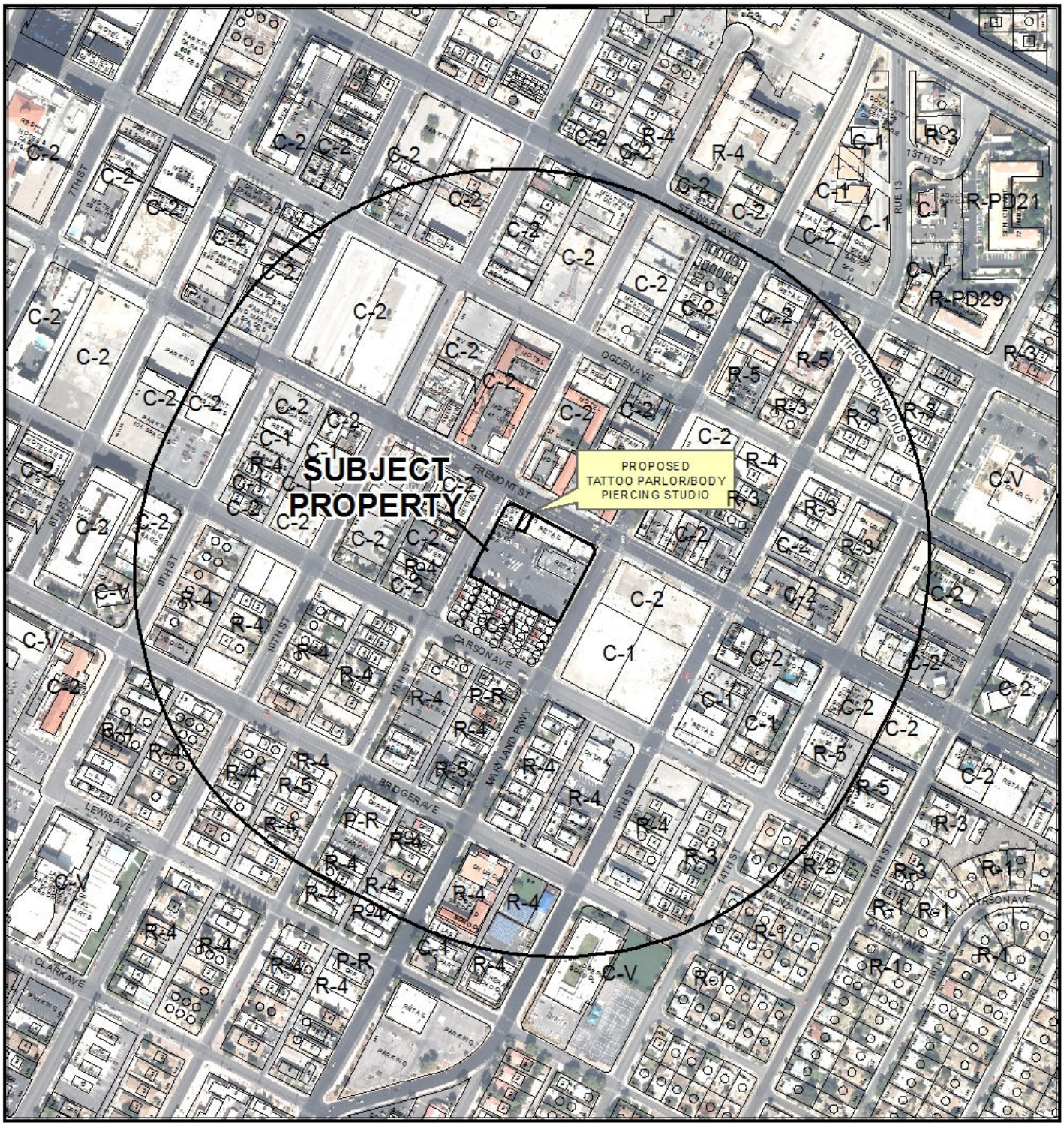
0 310 620
Feet

CASE: **SUP-50810 (PRJ-50646)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL) AND C-2 (GENERAL COMMERCIAL)

N



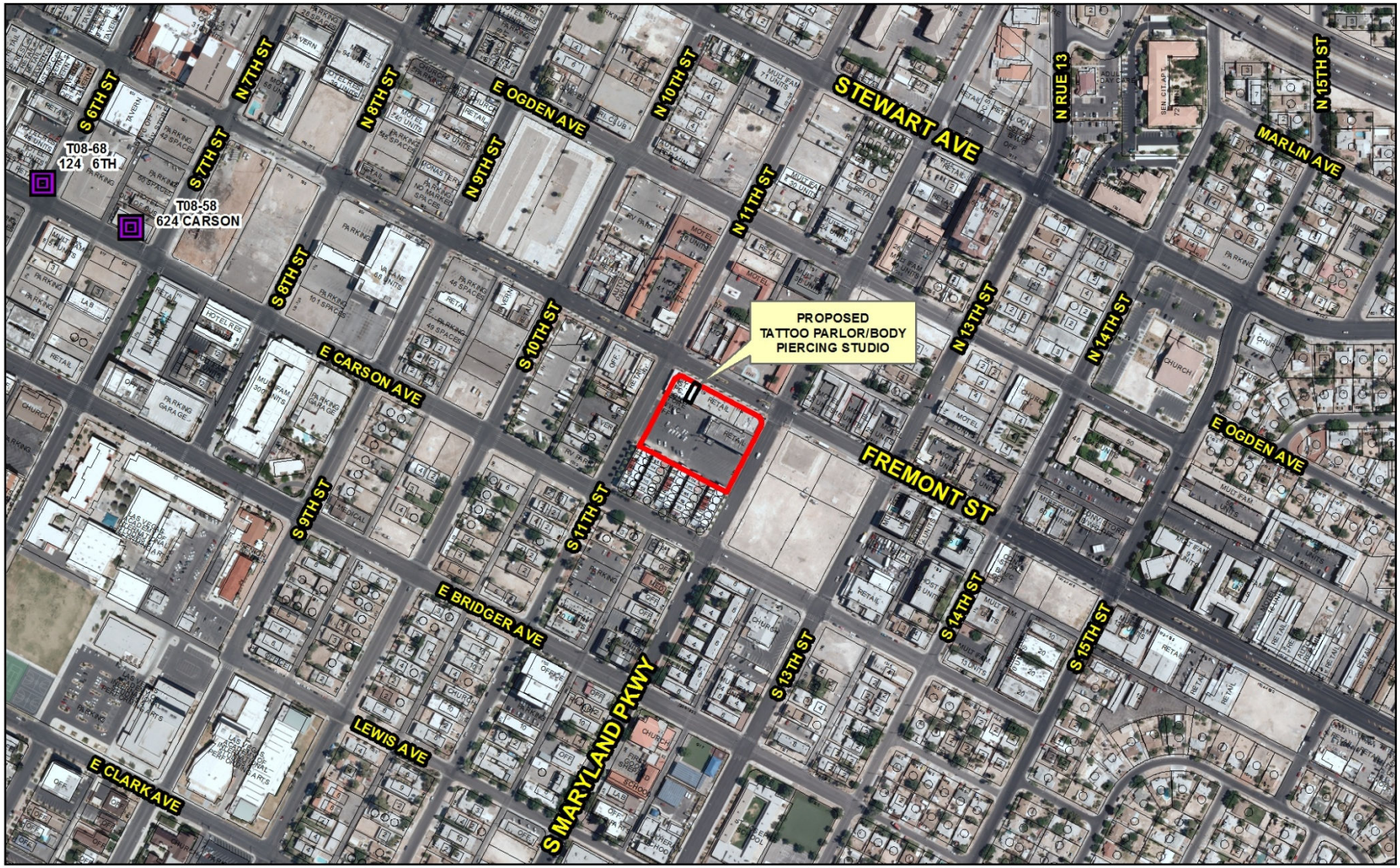
0 310 620
Feet

CASE: **SUP-50810 (PRJ-50646)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL) AND C-2 (GENERAL COMMERCIAL)

N



SUP-50810 (PRJ-50646)

Tattoo Establishment

Business Licenses

Tattoo Establishment

Subject Property

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, September 24, 2013

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: DOWNTOWN TATTOO - OWNER: MISSION SPRINGS PROPERTIES, LLC

** STAFF RECOMMENDATION **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-50810	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

SUP-50810 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Tattoo Parlor/Body Piercing Studio 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, as well as submitted as part of any business license application.

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

MH

** STAFF REPORT **

PROJECT DESCRIPTION

This application is a request for a Special Use Permit for a proposed Tattoo Parlor/Body Piercing Studio use within a commercial shopping facility at 1106 Fremont Street. This use will comprise 1,000 square feet of this commercial center, including a 400 square-foot lobby and one artist station measuring 110 square feet. The applicant intends to relocate his existing Tattoo Parlor use established at 624 East Carson Avenue to the new location at 1106 Fremont Street. The applicant has operated the Tattoo Parlor use at 624 Carson Avenue without incident for the past 10 years. The proposed use is located within an appropriate area and will be conducted in a manner that will not harm public welfare; therefore staff recommends approval of this request.

ISSUES

- The Tattoo Parlor/Body Piercing Studio use is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
07/01/92	The City Council approved a Variance (V-0066-92) to allow a Secondhand Dealer at 1104 East Fremont Street. The Board of Zoning Adjustment denied this request.
06/16/93	The City Council approved a One-Year Review [V-0066-92(1)] for a Secondhand Dealer at 1104 East Fremont Street.
01/19/94	The City Council approved a Special Use Permit (U-0263-93) to allow the Off-Premise Sale of Beer and Wine in conjunction with a grocery store/deli at 1102 Fremont Street. The Board of Zoning Adjustment and staff recommended approval
08/25/97	The City Council approved a Site Development Plan Review [V-0066-92(2)] for the expansion of an approved Variance (V-0066-92) for a Secondhand Dealer at 1104 East Fremont Street.
03/01/00	The City Council approved a Special Use Permit (U-0161-99) for a proposed Thrift Shop at 100 South Maryland Parkway, Suite #110. The Planning Commission and staff recommended approval
08/16/00	The City Council approved a required Three-Year Review [V-0066-92(3)] of firearm sales in conjunction with an approved Site Development Plan Review [V-0066-92(2)] which allowed for the expansion of a nonconforming use at 1104 East Fremont Street.

01/18/06	The City Council approved a Special Use Permit (SUP-10198) for a Financial Institution, Specified within an existing convenience store and a waiver to allow no separation from a parcel zoned or used for residential use where 200 feet is required at 1102 Fremont Street. The Planning Commission and staff recommended approval of this request.
06/04/08	The City Council approved a Special Use Permit (SUP-27317) for a proposed Tattoo Parlor/ Body Piercing Studio use at 1104 Fremont Street. The Planning Commission and staff recommended approval. NOTE: The entitlement for this use expired on 02/14/12.
03/12/13	The Planning Commission approved a Special Use Permit (SUP-48179) for a Beer/Wine/Cooler On-Sale Establishment use within a proposed 3,310 square-foot Restaurant at 1126 Fremont Street. Staff recommended approval.

Most Recent Change of Ownership	
07/30/99	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
05/06/94	A business license was issued for a grocery store (#C15-00133), tobacco sales (#C05-01664), off-premise beer/Wine/cooler sales (#L10-00129), and at 1102 Fremont Street. These licenses remain active.
07/09/03	A business license was issued for a restricted gaming (#G01-02132) at 1102 Fremont Street. This license remains active.
11/30/05	A business license was issued for a beauty salon (#B05-01110) at 1112 Fremont Street. This license remains active.
11/10/08	A business license for a Tattoo Establishment (#T08-00059) was issued at 1104 Fremont Street. This license was marked out-of-business on 02/14/11.
01/08/09	A business license was issued for a wire transfer service (#W10-00214) at 1102 Fremont Street. This license remains active.
07/18/12	A business license was issued for a consultant service (#M18-05543) at 1110 Fremont Street. This license remains active.
08/26/13	A building permit (#243549) for a tenant improvement at 1106 Fremont Street has been submitted for review. This permit has yet to be issued.

Pre-Application Meeting	
08/07/13	A pre-application meeting was held to with the applicant to discuss the proposed relocation of a Tattoo Parlor/Body Piercing Studio use at 624 Carson Avenue to 1106 Fremont Street. It was determined that Special Use Permit would be required.

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

Field Check	
08/28/13	A field check was conducted by staff and found a well-maintained commercial storefront located along Fremont Street with the parking lot located at the rear of the property. The proposed tenant space at 1106 Fremont Street is unoccupied.

Details of Application Request	
Site Area	
Net Acres	1.72

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	General Retail, Other Than Listed	C (Commercial)	C-2 (General Commercial)
North	Motel	C (Commercial)	C-2 (General Commercial)
South	Multi-Family, Residential	C (Commercial)	C-2 (General Commercial)
East	Undeveloped	C (Commercial)	C-2 (General Commercial)
West	General Retail, Other Than Listed	C (Commercial)	C-1 (Limited Commercial)

Master Plan Areas	***Compliance***
Downtown Centennial Plan	Y
Special Purpose and Overlay Districts	***Compliance***
Downtown Centennial Plan – East Village Overlay District	Y
Live/Work Overlay District	Y
Other Plans or Special Requirements	***Compliance***
Trails	Y
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	
General Retail, Other Than Listed	33,755 SF	1:250					
TOTAL SPACES REQUIRED			135		73		
Regular and Handicap Spaces Required			130	5	71	2	N*

**Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. However, the above table is used to illustrate the requirements of an analogous project in another location in the City. Although the subject site is parking impaired, the proposed use does not constitute an increase in the required onsite parking.*

ANALYSIS

The Tattoo Parlor/Body Piercing Studio use is defined as,

> "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."

The proposed use meets the above definition, as the applicant will be relocating an existing Tattoo Parlor operation from 624 Carson Avenue to the proposed location at 1106 Fremont Avenue with the intent of continuing the practice of tattoo art at this location. The proposed Tattoo Parlor/Body Piercing Studio will be located within an existing commercial shopping center and will utilize approximately 1,000 square feet of space. The use will not significantly change the physical appearance or characteristics of the subject site and is compatible with the surrounding uses in the area.

There are no Minimum Special Use Permit Requirements for this use.

MH

FINDINGS (SUP-50810)

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 will be located within an existing commercial suite within a 33,755 square-foot shopping center, which can readily accommodate the commercial uses. This includes the proposed Tattoo Parlor/Body Piercing studio, which can be conducted harmoniously with the surrounding land uses.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site contains an existing 33,755 square-foot shopping center which can adequately handle the proposed Tattoo Parlor/Body Piercing use. The applicant will occupy an approximate 1,000 square-foot tenant space adjacent to a space that had been previously operating as a Tattoo Parlor /Body Piercing Studio until 02/14/11.

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 use is located on Fremont Street with primary storefront access served by pedestrian access. Vehicular access is provided to the rear to the property with driveways 11th Street and Maryland Parkway, both classified as 80-foot Secondary Collectors, located parking lot.

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 permit and business licensing requirements and will therefore not compromise the public health, welfare or safety

5. **The use meets all of the applicable conditions per Title 19.12.**

   There are Minimum Special Use Permit Requirements listed for a Tattoo Parlor/Body Piercing Studio. This use, as proposed, is consistent with Title 19.12 and the Downtown Centennial Plan.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 38

NOTICES MAILED 213

APPROVALS 0

PROTESTS 0

MH

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-50810 APN: 139-35-317-001

Name of Property Owner: Mission Springs Properties, L.L.C.

Name of Applicant: Downtown Tattoo

Name of Representative: Brian Orr

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: David Charron

Subscribed and sworn before me

This 31st day of July, 2013

Judy Cates Clark, Nevada

Notary Public in and for said County and State

JUDY CATES
Notary Public State of Nevada
No. 02-79102-1
My appt. exp. Dec. 12, 2014

PRJ-50646
08/21/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SUP

Project Address (Location) 1106 Fremont Street Las Vegas, NV 89101

Project Name Downtown Tattoo **Proposed Use** _____

Assessor's Parcel #(s) 139-35-317-001 **Ward #** _____

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

Commercial Square Footage 1,300 sf **Floor Area Ratio** _____

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

Additional Information _____

PROPERTY OWNER Mission Springs Properties, LLC **Contact** David Charron

Address 3870 E. Flamingo Rd. Ste A2-233 **Phone:** (702) 521-3198 **Fax:** _____

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

E-mail Address dave@missionsprings.net

APPLICANT Downtown Tattoo **Contact** Brian Orr

Address 1106 Fremont Street **Phone:** (702) 806-6099 **Fax:** _____

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

E-mail Address downtowntattoo@cox.net

REPRESENTATIVE Downtown Tattoo **Contact** Brian Orr

Address 1106 Fremont Street **Phone:** (702) 806-6099 **Fax:** _____

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

E-mail Address downtowntattoo@cox.net

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

Property Owner Signature* _____

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

Print Name David Charron

Subscribed and sworn before me

This 31st day of July, 2013.

_____

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

JUDY CATES
Notary Public State of Nevada
No. 02-79102-1
My appt. exp. Dec. 12, 2014

Revised 10/27/08

FOR DEPARTMENT USE ONLY

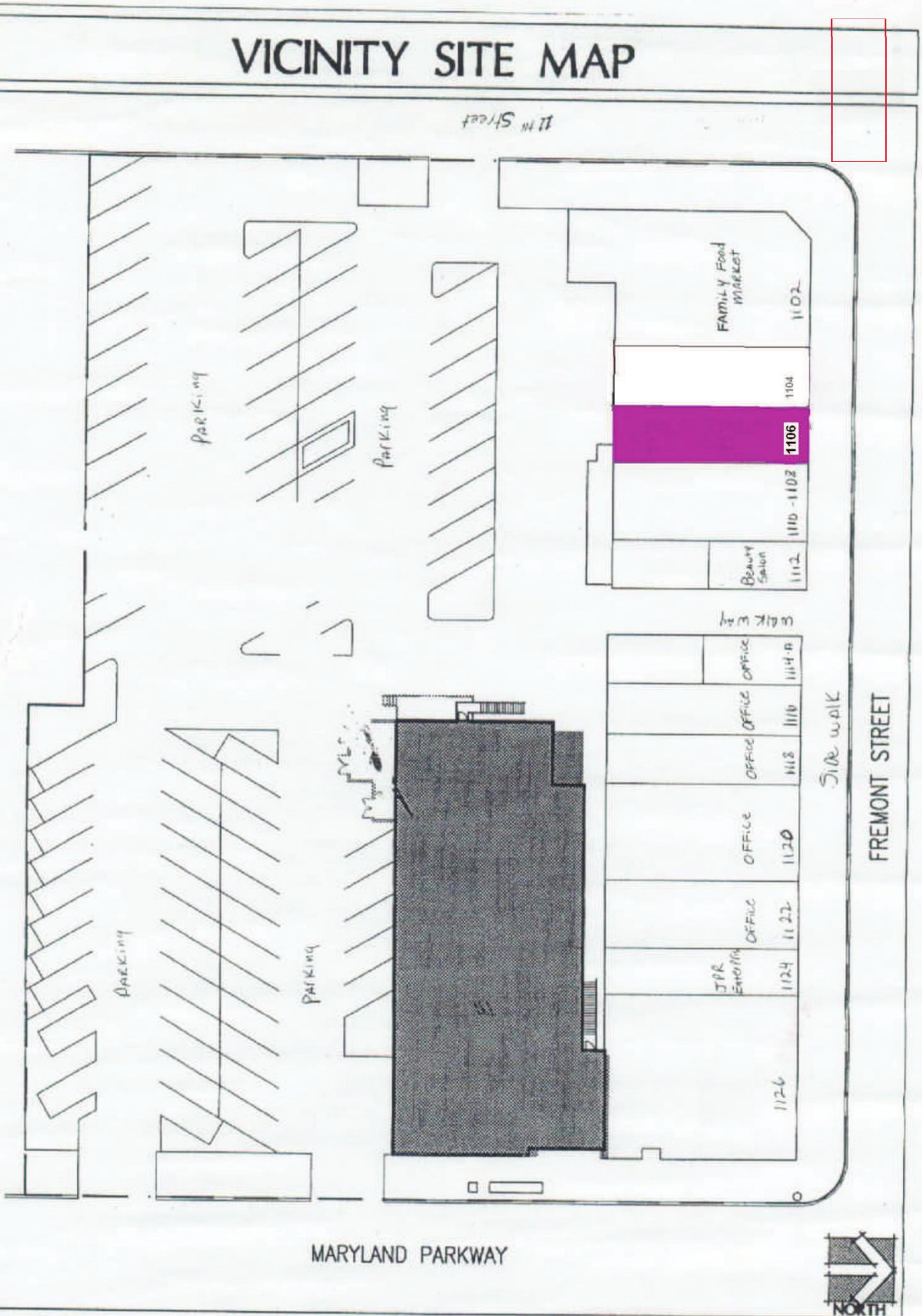
Case #	SUP-50810
Meeting Date:	
Total Fee:	10/08/13 PC
Date Received:*	
Received By:	

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

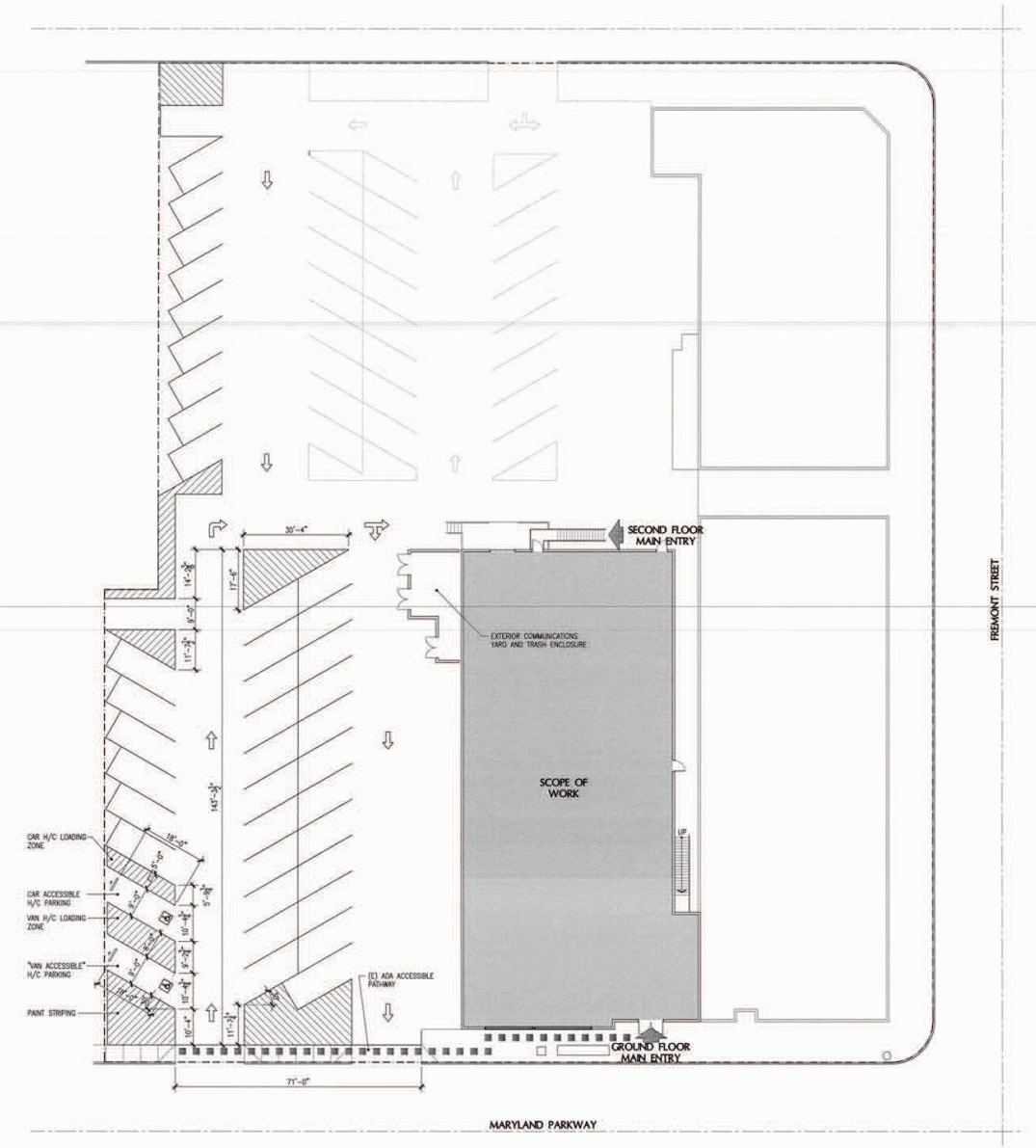
PRJ-50646
08/7/13

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

VICINITY SITE MAP



SUP-50810 REVISED



SITE ACCESS PLAN

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

1

NORTH

REVISIONS

Rev.	Description	Date

Consultant:

Do Not Scale This Drawing
These Drawings, as Instruments of Service, are and Shall Remain the Property of the Design Professional.

Project Title: FREMONT BUILDING IMPROVEMENTS

Sheet Title: SITE ACCESS PLAN

Seal:

Architect: KMR ARCHITECTS
1500 E. TROPICANA AVE., SUITE 201 LAS VEGAS, NEVADA 89119
(702) 731-0383 FAX (702) 731-9266
E-MAIL: KMR@KMRarchitects.com

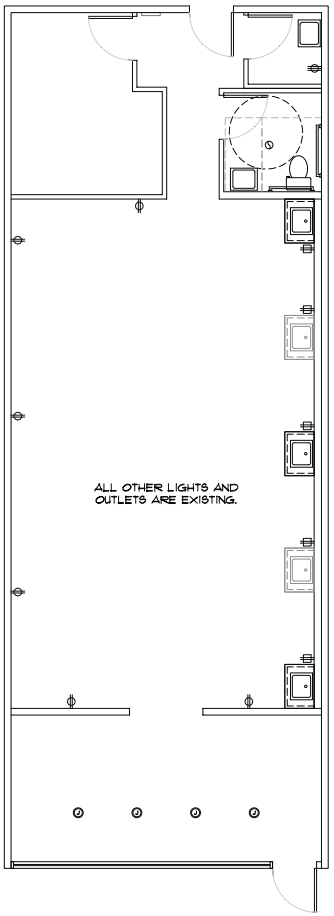
PERMIT SET

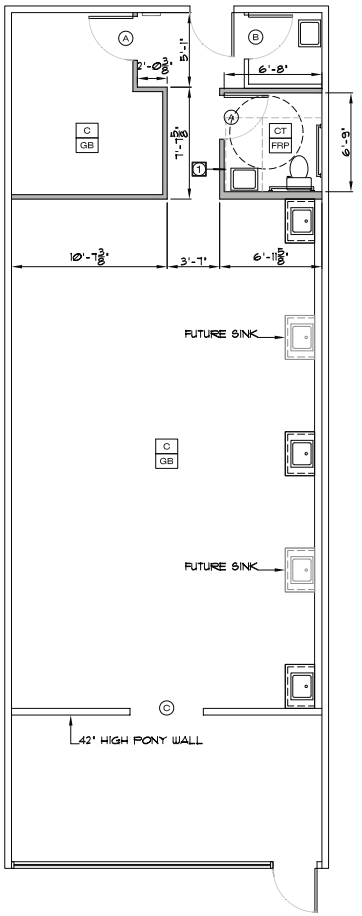
Project No.:	2003009.00
Date:	4/17/03
Drawn By: SY	Check By: CF
Sheet No.:	A1.0.1

SUP-50810

ELECTRICAL SYMBOLS

- DUPLEX OUTLET
- GFCI OULET
- 220V OUTLET
- 'J' BOX
- SWITCH
- EXHAUST FAN





-ALL HARDWARE TO BE BRUSHED STAINLESS STEEL.

-ALL HARDWARE TO BE INSTALLED AT 34" MIN. 48" MAX. A.F.F. PER ANSI#04.2.6

FLOOR FINISHES

C= CONCRETE
CT= CERAMIC TILE

WALL FINISHES

GB= GYPSUM BOARD, FINISH PER OWNER
COLOR: BY OWNER
(2) COATS EGGSHELL FINISH
FRP= GYP. BD. w/ FIBER REINF. PANEL
(4'-0" WAINSCOT)

WALL BASE

ALL WALL BASE SHALL BE 6" VINYL ROPPE OR JOHNSONITE

ALL DRYWALL CORNER BEAD SHALL BE BULLNOSE

X = FLOOR FINISH
X = WALL FINISH

= EXISTING WALL
= NEW WALL

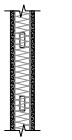
DOOR TYPES

(A) S.C. WOOD, TIMELY H.M., PAINTED (PRIVACY)

(B) EXISTING DOOR TO REMAIN

(C) 1/2 DUTCH DOOR

WALL TYPES



1

3-5/8" METAL STUDS @ 16" O.C.
(1) LAYER 5/8" GYP. BOARD EACH SIDE
INSULATION OPTIONAL
WOOD STUDS CAN BE USED IN LIEU OF METAL

MORGAN HOMES
JOHN MORGAN
PH: 702.204.4124
LIC. # 0051561

CS DESIGN GROUP
6435 WEST SAHARA AVENUE, SUITE 102
LAS VEGAS, NEVADA 89146
PHONE (702) 313.3422
FAX (702) 313.3421

DOWNTOWN TATTOO T.I.
1106 EAST FREMONT ST.
LAS VEGAS, NEVADA

DATE: 8/7/13

JOB NO.: M13-055

NOTED AND ELECTRICAL PLAN

A1.0

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

SUP-50810



SUP-50810 - APPLICANT: DOWNTOWN TATTOO - OWNER: MISSION SPRINGS PROPERTIES, LLC
1106 FREMONT STREET

08/29/13

Downtown Tattoo
624 Carson Ave.
Las Vegas, NV 89101

August 15, 2013

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

Re: JUSTIFICATION LETTER
For a Special Use Permit Application for a tattoo shop
Re: APN **139-35-317-001**

Dear Mr. Fagg:

Please accept this as our justification letter for an SUP for a tattoo establishment. Our shop is currently located at 624 Carson Avenue.

This Application is for an **SUP** is to move our current location to 1106 Fremont Street, Las Vegas, Nevada 89101 zoned C-2 (General Commercial). This shopping center has more than adequate parking and is centrally located.

Our new proposed location will meet all Health Department requirements for a tattoo shop. Our hours of operation for the new facility will be Sunday through Thursday 12:00pm – 8:00pm and Friday and Saturday 12:00pm – 10:00pm.

We look forward to remaining a part of the Downtown Community and appreciate your consideration to allow us a special use permit.

If you have any questions and/or concerns, please do not hesitate to contact me.

Sincerely,

Brian Orr

Brian Orr

PRJ-50646
08/21/13

SUP-50810

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

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

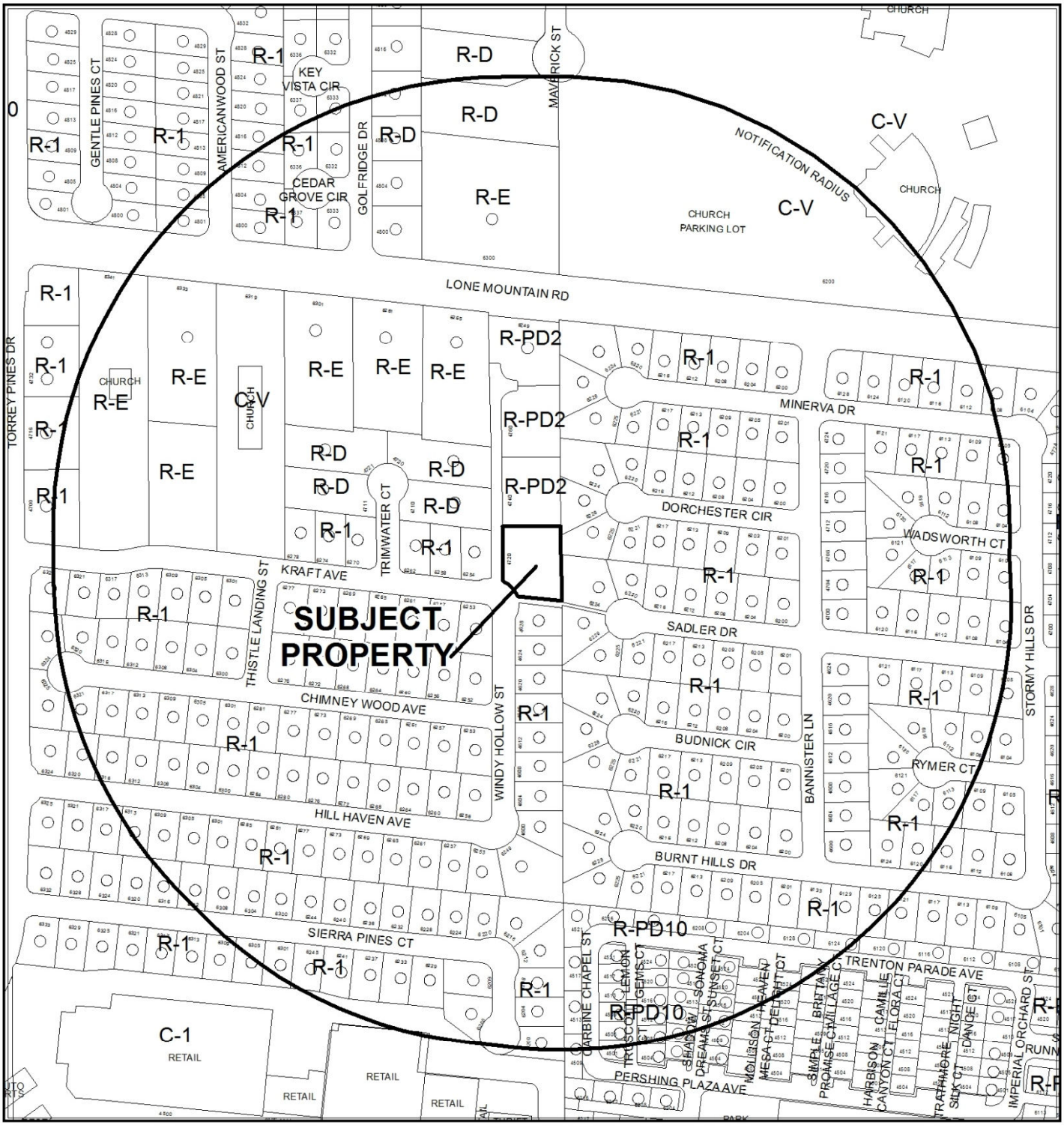
SUBJECT:
SUP-50820 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: JEFFREY D. PAYSON AND BONNIE G. PAYSON - For possible action on a request for a Special Use Permit FOR A PROPOSED ACCESSORY STRUCTURE (CLASS I) at 4720 Windy Hollow Street (APN 138-02-513-004), R-PD2 (Residential Planned Development - 2 Units per Acre) Zone, Ward 4 (Anthony). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 11/20/2013
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:

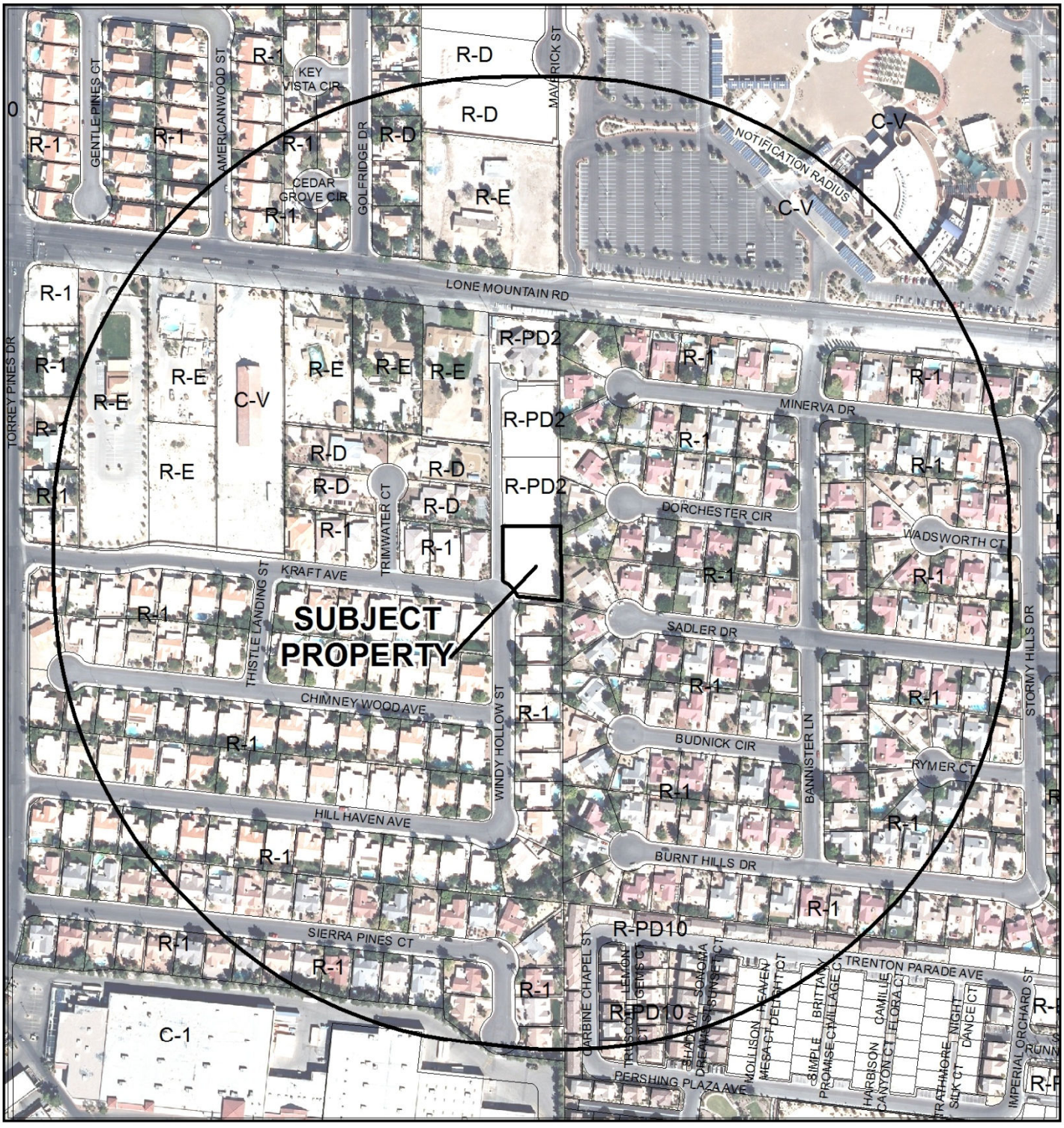
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Planning Commission Approval Letter – SDR-3999
6. Justification Letter



CASE: **SUP-50820**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)



0 300 600 Feet

CASE: **SUP-50820**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: JEFFREY D. PAYSON AND BONNIE G. PAYSON

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-50820	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

SUP-50820 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Accessory Structure (Class I) use.

2. A final inspection shall be completed for the principal dwelling unit on this site prior to the final inspection for the Class I Accessory Structure.

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. 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 to construct an Accessory Structure (Class I) in the rear yard at 4720 Windy Hollow Street. Per the justification letter dated stamped 08/22/13, the stated purpose is to provide living quarters for members of the applicant's extended family. Currently, the site is a vacant lot; however, according to the site plan date stamped 09/03/13, the principal dwelling and accessory structure will be built on site and in conformance with all zoning code requirements. Staff recommends approval of the project, as all Special Use Permit requirements will be met. If denied, an Accessory Structure (Class II) can be built with no cooking facilities.

ISSUES

- A Special Use Permit is required for an Accessory Structure (Class I) use in an R-PD2 (Residential Planned Development – 2 Units Per Acre) zone.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
05/24/04	The City Council approved a Rezoning (ZON-3998) request from R-E (Residence Estates) to R-PD2 (Residential Planned Development – 2 Units Per Acre). The Planning Commission recommended approval of this request.
05/05/04	The City Council approved a Site Development Plan Review (SDR-3999) request for a four-lot residential development. The Planning Commission recommended approval of this request.
07/08/04	The Planning Commission approved a Tentative Map request for a four-lot single family residential subdivision.
10/15/04	A Final Map (FMP-4950) was recorded creating a four-lot single family residential subdivision.

Most Recent Change of Ownership	
05/29/07	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
07/28/05	A building permit (#46140) was issued for a residential block wall. The permit was not finalized.

Pre-Application Meeting	
08/12/13	A pre-application meeting was held with owner to discuss the submittal requirements for an Accessory Structure (Class I).

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

Field Check	
08/28/13	A field check was conducted on the subject site, in which it was discovered the lot is a vacant dirt lot free of debris.

Details of Application Request	
Site Area	
Net Acres	0.46

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-PD2 (Residential Planned Development – 2 Units Per Acre)
North	Single Family, Detached	L (Low Density Residential)	R-PD2 (Residential Planned Development – 2 Units Per Acre)
South	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
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***
R-PD2 (Residential Planned Development -) 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

MR

DEVELOPMENT STANDARDS

Pursuant to 19.06, 19.08, etc, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	20,000 SF	20,230 SF	Y
Min. Setbacks			
• Front: House	14 Feet	74 Feet	Y
• Side	10 Feet	28 Feet	Y
• Corner	15 Feet	N/A	N/A
• Rear	10 Feet	24 Feet	Y
Min. Distance Between Buildings	6 Feet	8 Feet	Y
Max. Lot Coverage	50% of the rear and side yard	8 %	Y
Max. Building Height	35 Feet	14 Feet	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	1 Unit	2 per unit	2				
Accessory Structure (Class 1)		1 additional parking space	1				
TOTAL SPACES REQUIRED			3		3		Y
Regular and Handicap Spaces Required			3	0	3	0	Y

ANALYSIS

The applicant is proposing to build a 1,050 square-foot Accessory Structure (Class I) in the rear yard of an R-PD2 (Residential Planned Development – 2 Units Per Acre) zoned property at 4720 Windy Hollow Street. The site is vacant; however, the owner plans to construct a 3,255 square-foot single-family dwelling. The side and rear property have a combined area of approximately 12,427 square feet of the 20,320 square-foot lot. The proposed structure will cover approximately eight percent of the of the rear yard, far below the 50 percent threshold allowed per code.

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 Minimum Special Use Permit Requirements for this use include:

1. The size of the lot or parcel must exceed 6,500 square feet.

   The proposed use meets this requirement, as the parcel is approximately 20,320 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 the principal dwelling will be owner-occupied once the principal dwelling is constructed. Also, Condition of Approval 2 was added to ensure the principal structure is completed prior to the final inspection on the accessory structure.

The addition of the accessory structure is consistent with the 2020 Master Plan, Housing Element, Discussion 2.1.5 which states: "An examination of innovative approaches to housing feasibility solution in other parts of the country, particularly California, reveals that often, older rejuvenated areas now are viewed as prime real estate and command prices commensurate with the status. By allowing the development of additional units on a lot, be it an accessory apartment within the principal residence, a rear yard casita, or a suite over a detached garage facing an alley, owner may achieve the financial means to upgrade the overall property." This discussion is followed up with Action 2.1.5a: which states "The City shall amend its Zoning Ordinance and Subdivision Ordinance, as necessary, to allow for accessory apartments and reduced setbacks, under certain tightly controlled conditions, including provision of adequate parking, where such measures will increase the viability and attractiveness of the selected forms of infill development." This portion of the 2020 Master Plan applies to the Reurbanization Area; however, the objective could be applied here as residential dwelling and accessory structure is part of a four-lot subdivision infill project.

The proposed project meets the minimum site and use requirements for an Accessory Structure (Class 1), as the site is at least 20,000 square feet and meets the required setbacks and distance separation requirements detailed in Title 19 per site plan dated stamped 09/03/13 and floor plan dated stamped 08/22/13. The principal dwelling is not built; however, a Condition of Approval was added to ensure the principal dwelling unit is completed prior to the Accessory Structure (Class I). Additionally, the applicant states in the justification letter that the structure will house extended family. The proposed Accessory Structure (Class 1) will conform to current code and is consistent with the intent of the Housing Element of the City 2020 Master Plan; therefore, staff recommends approval of this request. If denied, an Accessory Structure (Class II) can be built; however, conventional cooking appliances would not be allowed.

FINDINGS (SUP-50820)

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 a R-PD2 (Residential Planned Development – 2 Units Per Acre) zone within an L (Low Density) General Plan designation and is consistent with the intent of the 2020 Master Plan, Housing Element, Discussion 2.1.5.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site is physically suitable for this type of use and intensity, as the parcel is approximately 20,320 square feet and the minimum use requirement is 6,500 square feet. Additionally, the architectural style is similar to the existing neighborhood.

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 Windy Hollow Street, a 50-foot wide residential street that is adequate in size to 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.**

   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) will be met per site plan and justification letter dated stamped 08/22/13. A Condition of Approval (The principal dwelling unit shall be built and prior issuance of a building permit to construct the Class I Accessory Structure) has been included.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

NOTICES MAILED 320

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-50820** APN: 138-02-513-004

Name of Property Owner: Jeffrey D. Payson

Name of Applicant: Jeffrey D. Payson

Name of Representative: Jeffrey D. Payson

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 D. Payson

RECEIVED
AUG 22 2013

Subscribed and sworn before me

This 22nd day of July, 2013

_____
Notary Public in and for said County and State

CAROL BURGESON
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 07-31-15
Certificate No: 99-58821-1

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit / Accessory Structure I

Project Address (Location) 4720 Windy Hollow St. LV, NV. 89130

Project Name Payson Custom Home **Proposed Use** Residence

Assessor's Parcel #(s) 138-02-513-004 **Ward #** 4

General Plan: existing _____ proposed _____ **Zoning:** existing R-PD(2) proposed R-PD(2)

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

Gross Acres .46 **Lots/Units** 1 **Density** _____

Additional Information _____

PROPERTY OWNER Jeffrey D. Payson **Contact** 658-2086 / Jeff Payson

Address 7065 W. Ann Rd. Ste 130-512 **Phone:** 460-4297 **Fax:** _____

City Las Vegas **State** NV. **Zip** 89130

E-mail Address Vegasdog@hotmail.com

APPLICANT Jeffrey D. Payson **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE Jeffrey D. Payson **Contact** _____

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

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

E-mail Address _____

RECEIVED AUG 22 2013

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 Jeffrey D. Payson

Subscribed and sworn before me

This 22nd day of July, 2013.

Carol Burgeson

Notary Public in and for said County and State

CAROL BURGESON
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 07-31-15
Certificate No: 99-58821-1

FOR DEPARTMENT USE ONLY

Case #	SUP-50820
Meeting Date:	10-8-13
Total Fee:	1030.00
Date Received:*	8-22-13
Received By:	

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

Revised 10/27/08

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

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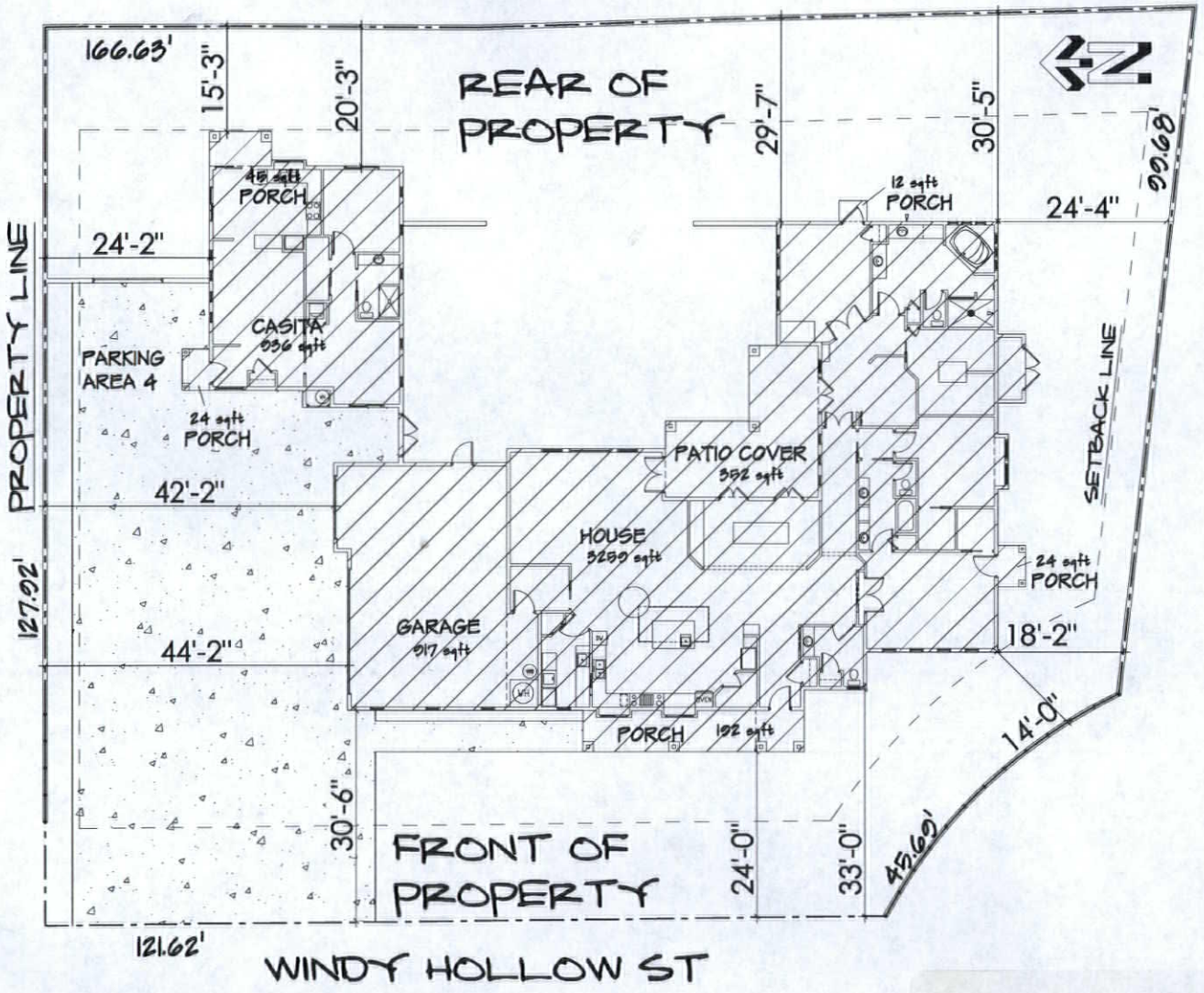
SEP - 3 2013
City of Las Vegas
Department of Planning



1 SITE PLAN
1/8" = 1'-0"

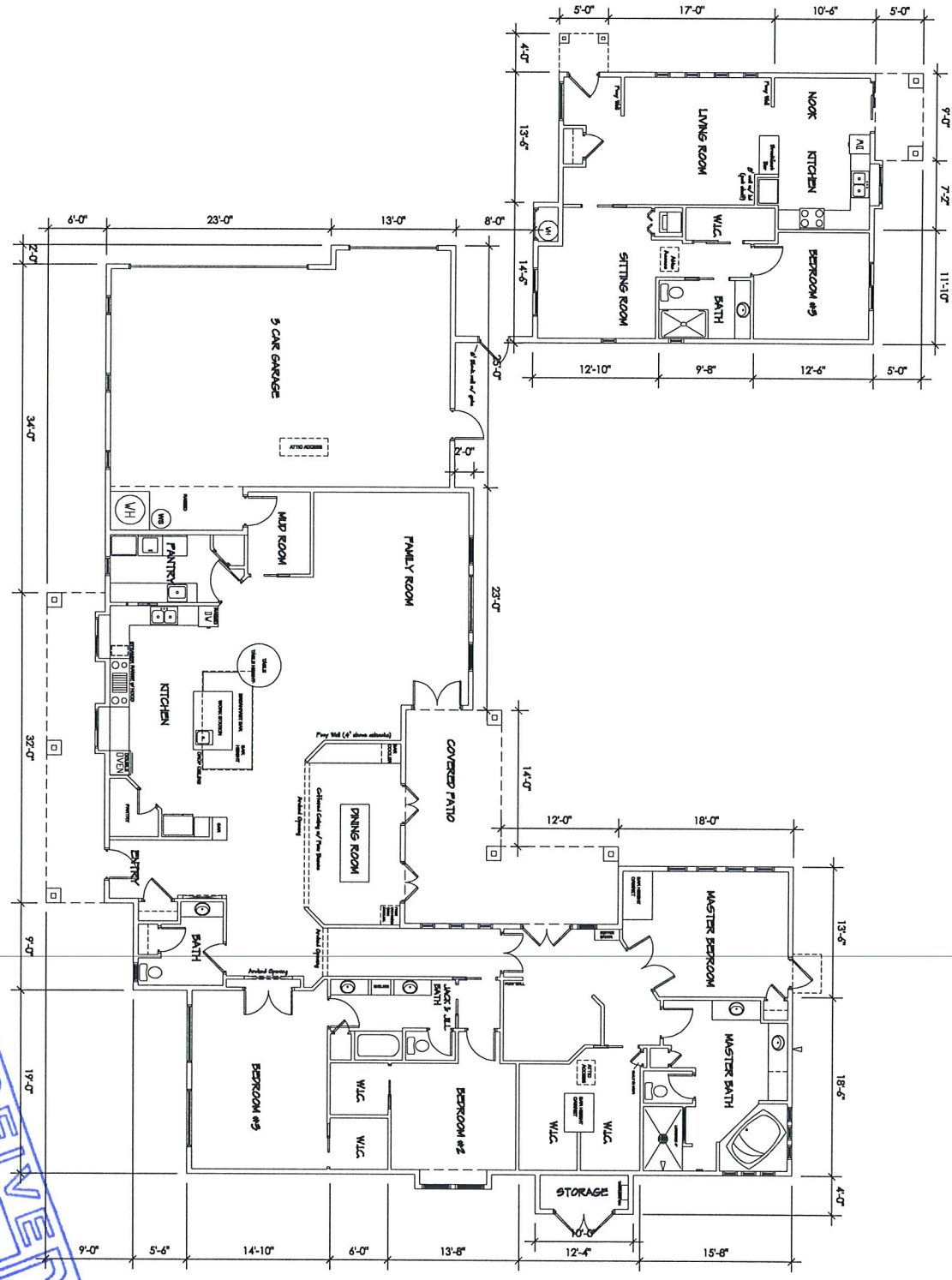
OWNER / BUILDER

SITE PLAN

PAYSON RESIDENCE
4720 WINDY HOLLOW ST. LAS VEGAS, NV
PARCEL # 138-02-513-004
LONE MOUNTAIN KRAFT - BLOCK 1 - LOT 4

DATE: 9-2-13
A-0.1

SUP-50820
REVISED



1 DIMENSIONED FLOOR PLAN
3/16" = 1'-0"

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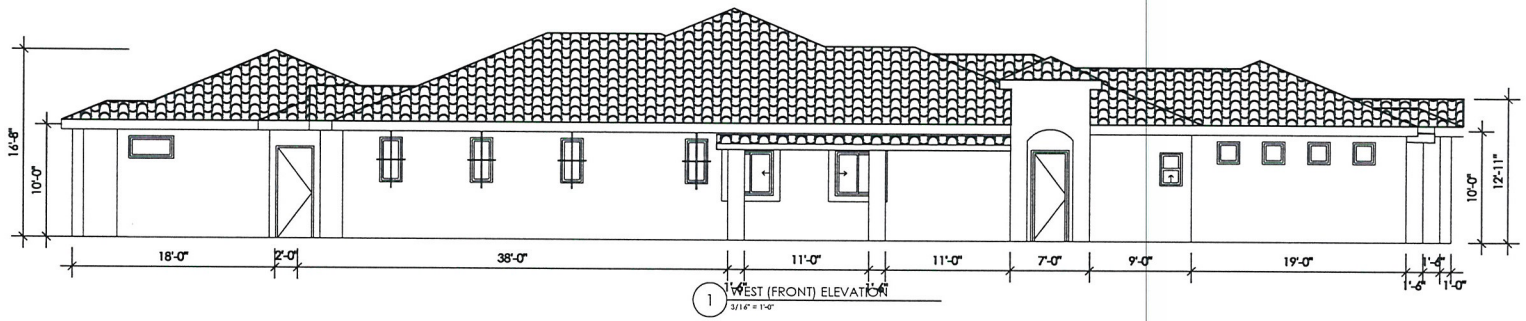
AUG 22 2013

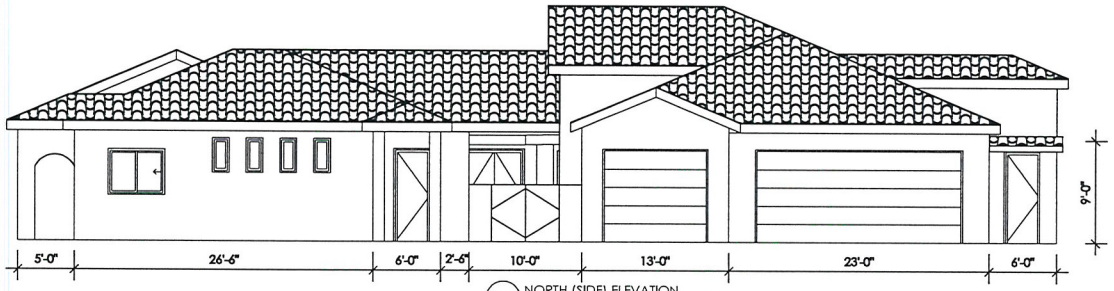
SUP-50820

DATE: 8-16-13 A-1.2	FLOOR PLAN PAYSON RESIDENCE 4720 WINDY HOLLOW ST. LAS VEGAS, NV PARCEL # 138-02-513-004 LONE MOUNTAIN KRAFT - BLOCK 1 - LOT 4	OWNER / BUILDER (Signature)

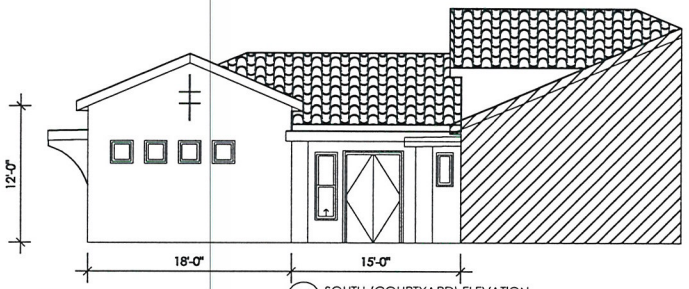
THESE DRAWINGS AND COPIES THEREOF ARE LEGAL INSTRUMENTS OF SERVICE, AND REMAIN THE SOLE PROPERTY OF THIS HOME OWNER FOR THE USE OF THE OWNER, AND ANY AUTHORIZED AGENTS FOR THE DESIGNATED PROPERTY ONLY. THEY CANNOT BE COPIED BY OTHERS WITHOUT BEING GRANTED THE PERMISSION FROM THIS HOME OWNER, BEFORE THEY ARE USED FOR ANY OTHER PURPOSE THAN STATED ABOVE.



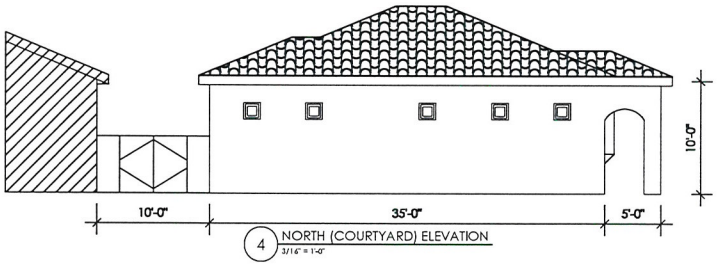
1 WEST (FRONT) ELEVATION
3/16" = 1'-0"



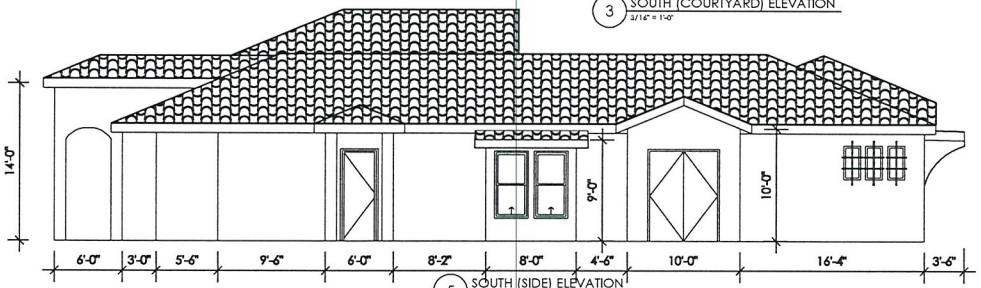
2 NORTH (SIDE) ELEVATION
3/16" = 1'-0"



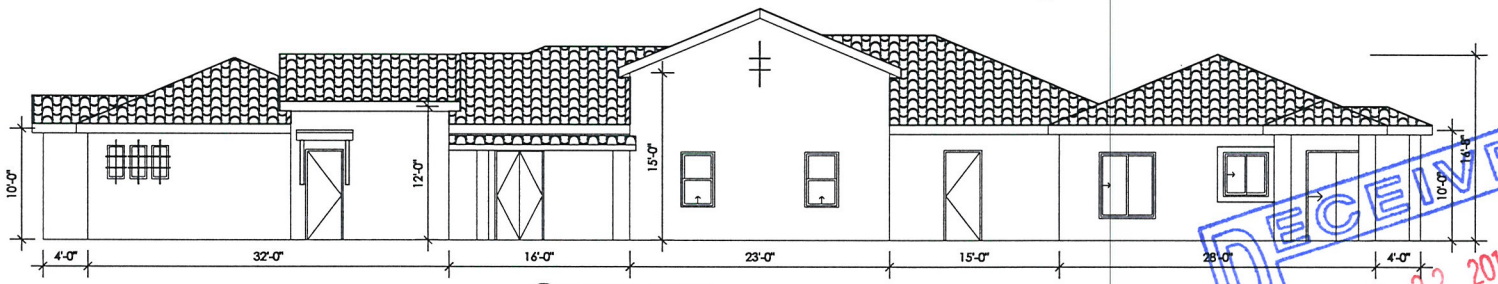
3 SOUTH (COURTYARD) ELEVATION
3/16" = 1'-0"



4 NORTH (COURTYARD) ELEVATION
3/16" = 1'-0"



5 SOUTH (SIDE) ELEVATION
3/16" = 1'-0"



6 EAST (REAR) ELEVATION
3/16" = 1'-0"

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OWNER / BUILDER

Signature

ELEVATIONS

PAYSON RESIDENCE
4720 WINDY HOLLOW ST. LAS VEGAS, NV
PARCEL # 138-02-513-004
LONE MOUNTAIN KRAFT - BLOCK 1 - LOT 4

DATE: 6-16-13

A-2.1

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AUG 22 2013

SUP-50820



047689

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF

DOUGLAS A. SELBY
CITY MANAGER

June 28, 2004

Mr. Joseph Noble
6249 West Lone Mountain Road
Las Vegas, Nevada 89130

RE: SDR-3999 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MAY 5, 2004
Related to VAR-4001, ZON-3998 & WVR-4002

Dear Mr. Noble:

The City Council at a regular meeting held May 5, 2004 APPROVED the request for a Site Development Plan Review and a Waiver of perimeter landscaping standards FOR A FOUR-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 2.19 acres adjacent to the south side of Lone Mountain Road, approximately 1,020 feet east of Torrey Pines Drive (APN: 138-02-501-008), R-E (Residence Estates) Zone [Proposed: R-PD2 (Residential Planned Development - 2 Units per Acre)], Ward 6. The Notice of Final Action was filed with the Las Vegas City Clerk on May 6, 2004. This approval is subject to:

Planning and Development

1. There shall be an eight-foot wall on the east side of the property. If this is a shared wall, then the adjacent side shall be finished to match existing surface. If there are double walls, any capping backfill shall be the developer's responsibility.

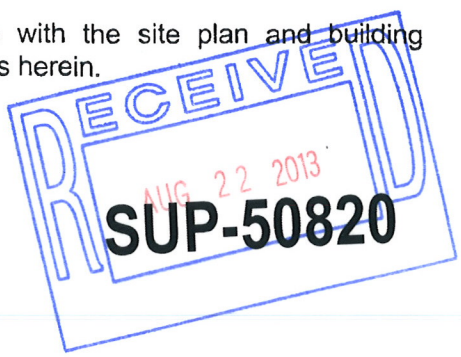
2. A Rezoning [ZON-3998] to an R-PD2 (Residential Planned Development - 2 Units per Acre) Zoning District, a Waiver (WVR-4002) to certain Title 18 standards and a Variance (VAR-4001) to minimum R-PD site area, approved by the City Council.

3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

4. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov



5. The standards for this development shall include the following: minimum distance between buildings of 10 feet and building height shall not exceed two stories or 35 feet, whichever is less.

6. The setbacks for this development shall be a minimum of 14 feet to the front of the house, 20 feet to the front of the garage as measured from back of sidewalk orfrom back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 25 in the rear. Additionally, patio covers may encroach 15 feet into the back, but no closer than 5 feet to the side or 10 feet to the rear property line, and are limited to a maximum height of 12 feet.

7. The site plan shall be revised and approved by Planning and Development Department staff prior to the time application is made for a tentative map, to reflect perimeter landscaping and buffering.

8. The landscape plan (or revised site plan showing perimeter buffering and landscaping) shall be submitted to and approved by Planning and Development Department staff prior to the time application is made for a building permit. The north landscape buffer shall consist of a perimeter block wall offset 6 feet from Lone Mountain right-of-way and contain landscaping rock material. The south perimeter shall provide a six-foot landscaping easement along the frontage of the knuckle terminating at the common element, which is the private drive. Should a block wall be constructed at the southern location adjacent to the knuckle, it shall be set back six feet from the knuckle and a planted area be landscaped to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.

9. A landscaping plan of the perimeter landscape buffer must be submitted prior to or at the same time application is made for a building permit. Additionally, the Homeowners' Association shall require that the individual lot owner's rear yard landscaping be installed within one year of home occupancy.

10. Air conditioning units shall not be mounted on rooftops.

11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

12. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

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

14. All City Code requirements and design standards of all City departments must be satisfied.

15. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

16. All development shall be in conformance with the site plan and building elevations, date stamped 04/05/04, except as amended by conditions herein.

Public Works

17. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. 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.

18. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-3998 and all other subsequent site-related actions.

19. The approval of all Public Works related improvements shown on this Site Development Plan Review 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 submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

20. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

Sincerely,

Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

M. Margo Wheeler, AICP
Deputy Director
Planning and Development Department

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Mr. Brent Wilson
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146

SUP-50820



SUP-50820 - APPLICANT/OWNER: JEFFREY D. PAYSON AND BONNIE G. PAYSON
4720 WINDY HOLLOW STREET

08/29/13



SUP-50820 - APPLICANT/OWNER: JEFFREY D. PAYSON AND BONNIE G. PAYSON
4720 WINDY HOLLOW STREET

08/29/13

Jeffrey D. and Bonnie G. Payson
6075 W. Ann Rd. Ste 130-512
Las Vegas, NV 89130
702-658-2086

07-25-2013

RE: Justification Letter to Department of Planning, regarding 4720 Windy Hollow St, LV, NV 89130

Dear Commissioners,
In 2007 I purchased a subdivision lot located at 4720 Windy Hollow St in the City of Las Vegas with the intention of building a custom home with a mother-in-law quarters. At the time I purchased the lot in doing my due diligence I called the City to make sure that a kitchen would be allowed in the additional living quarters. In talking with the city at that time it was confirmed that some changes had been made in the code to allow this as long as the additional quarters were not rented out separately. Due to the decline in the market I was unable to sell the house I had been living in with my in-laws until this year in order to commence construction on my lot.

Evidently, the applicable building code has changed since I purchased the lot and building officials are now telling me that under the current zoning R-PD(2) the most closely aligned building requirements will fall under the RE Residential Estates District, which does allow for an Accessory Structure class 1(full kitchen), however a special use permit is required. This justification letter is my request for that permit.

In 1996 my father in law had a stroke and since that time my in-laws have not had the resources to live independently and have been living in our home. They still maintain an independent life style and have always been concerned with being a burden to us and intruding on our privacy. It is my intention to build living quarters for them adjacent to the main house on my large lot, however in order to maintain as much privacy and independence for them and us as possible we would like to include kitchen facilities for thier use. It is not our intention to rent or lease this additional unit, and it is only intended for our extended family, so that we can provide a comfortable life for them.

We appreciate your consideration of this special use permit. We believe that the proposed use will be compatible with the surrounding neighborhood and existing land uses that includes; custom homes, residential tracts, churches and other compatible uses and would not be a departure from the intentions of the current R-PD zoning *"the R-PD district has been to provide the flexibility and innovation in residential development, with the emphasis on enhanced residential amenities, efficient utilization of open space, the separation of pedestrian and vehicular traffic, and the homogeneity of land use patterns."*

Sincerely,

Jeffrey D. Payson

RECEIVED
AUG 22 2013
SUP-50820

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

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

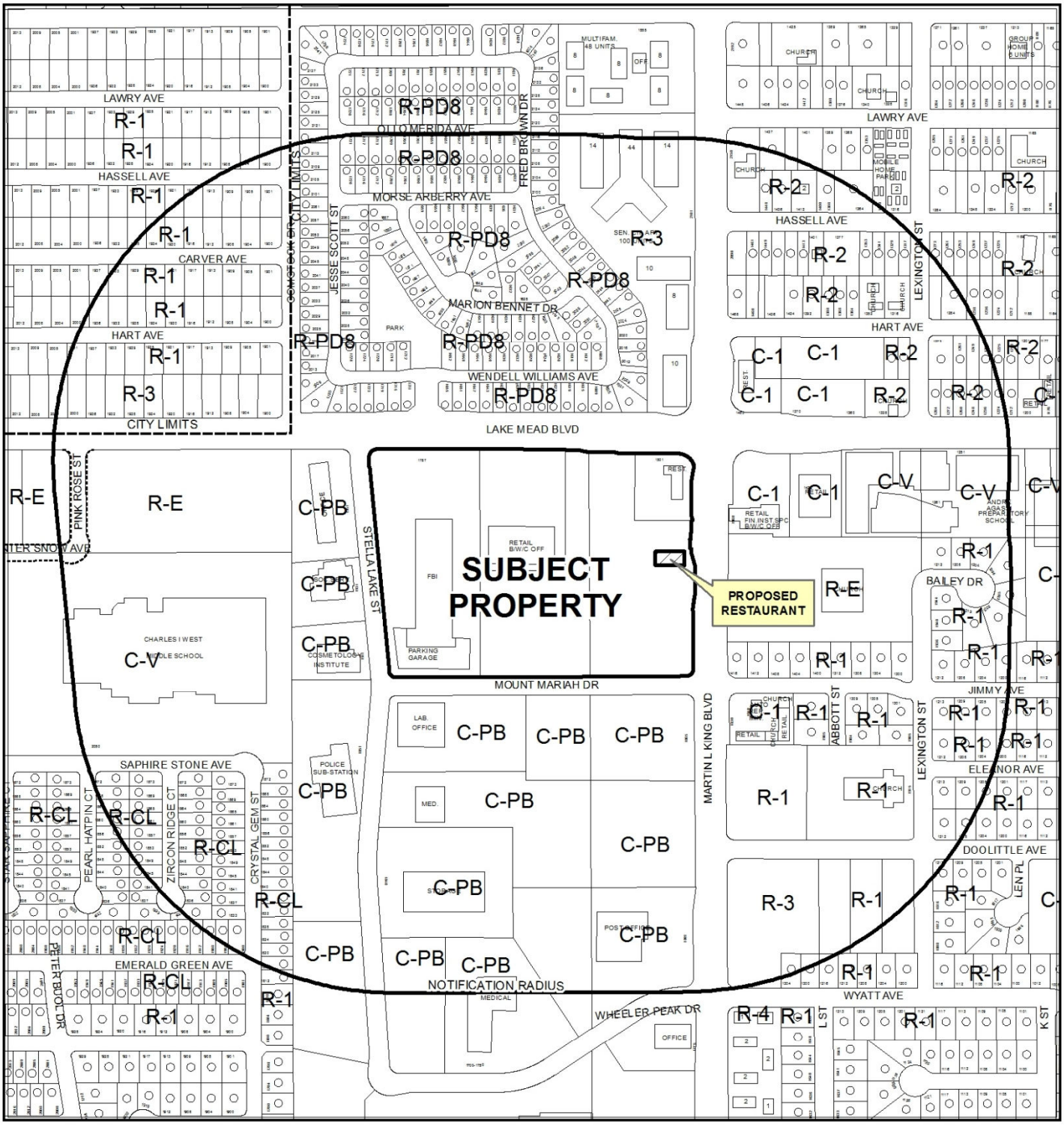
SUBJECT:
SDR-50831 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: EL POLLO LOCO - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 2,932 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH WITH A WAIVER TO ALLOW A FIVE-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE EAST PROPERTY LINE WHERE 15 FEET IS REQUIRED on a portion of 4.44 acres adjacent to the west side of Martin L King Boulevard, approximately 210 feet south of Lake Mead Boulevard (APN 139-21-313-005), Ward 5 (Barlow) [PRJ-50793]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 11/20/2013
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:

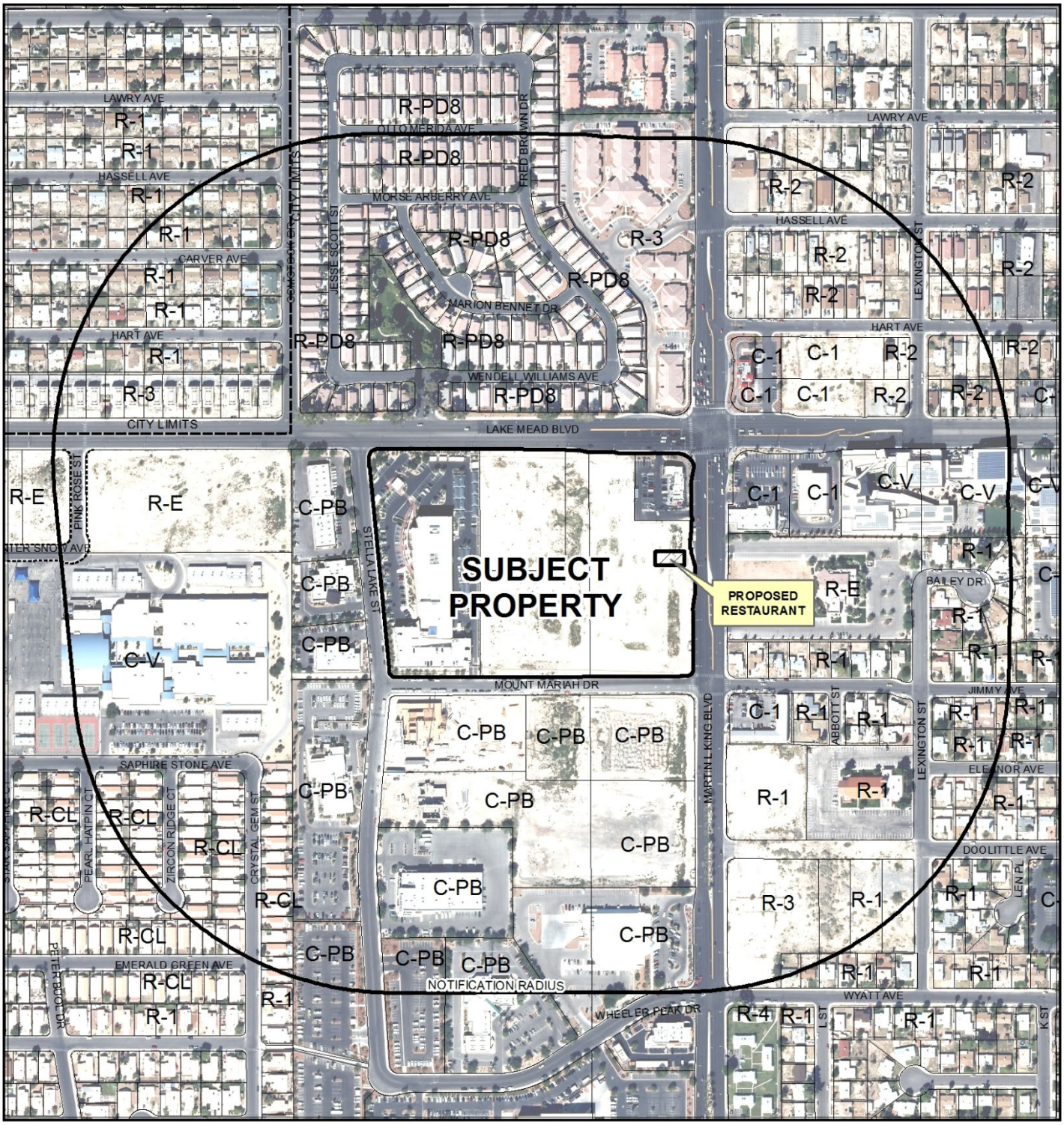
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Las Vegas Enterprise Park Architectural Review Committee Approval Letter
6. Justification Letter



CASE: **SDR-50831 (PRJ-50793)**

RADIUS: 1000 FEET

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



CASE: **SDR-50831 (PRJ-50793)**

RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: EL POLLO LOCO - OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-50831	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

SDR-50831 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 and landscape plan, date stamped 09/05/13, and building elevations, date stamped 08/22/13, except as amended by conditions herein.

3. The applicant will need to secure approval for any exterior signage from the Architectural Review Committee prior to issuance of permits.

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 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.

7. 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.

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

Public Works

9. Construct a minimum 24-foot asphalt path to allow two-way traffic on the south edge of this site connecting the westerly drive isle of this site to the southern driveway on Martin Luther King Boulevard concurrent with onsite development activities.

10. In accordance with the intent of a Commercial Subdivision, all sites within this subdivision shall have perpetual common access to all driveways connecting this site to the abutting streets unless incompatible uses can be demonstrated to the satisfaction of the City Engineer and a note to this effect shall appear on the Final Map for this site. No barriers (e.g. curbs, wall, etc.) shall be erected within the boundaries of the overall commercial subdivision map site which would prohibit any vehicle on this site from utilizing any driveway connecting this commercial development site to the abutting public streets.

11. This site shall have its own independent connection to the public sewer in Martin Luther King Boulevard. Alternatively, provide proof that a shared sewer lateral is a Common Element of the commercial subdivision in the Codes, Covenants, and Restrictions (CC&Rs).

12. 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.

13. A Drainage Study update must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Provide and improve all drainage-ways recommended in the approved drainage study update.

14. Comply with all previous conditions of approval for Z-136-94 and all other applicable site-related actions.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a proposal for a 2,932 square-foot restaurant with a drive-through use. The proposed development is on a 0.72-acre portion of a 4.44-acre lot adjacent to the west side of Martin L. King Boulevard approximately 210 feet south of Lake Mead Boulevard. Title 19.08 lists a restaurant and a drive-through as two separate uses; however, for clarity the term a "restaurant with a drive-through" will be used throughout this report instead of a restaurant use and a drive-through use. The restaurant with a drive-through use is compatible with commercial development intended for Enterprise Park. Staff supports the proposed project as it substantially conforms to code; therefore staff recommends approval of this project.

ISSUES

- The construction of a 2,932 square-foot restaurant with a drive-through requires a Site Development Plan Review.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
12/21/94	The City Council approved a Plot Plan and Building Elevation Review [Z-0136-94 (1)] request for a 41-lot business park.
05/27/97	The City Council approved a Rezoning (Z-0032-97) request from R-E (Residence Estates) under Resolution of Intent to C-PB (Planned Business Park) to C-1 (Limited Commercial). The Planning Commission recommended approval.
05/27/97	The City Council approved a Site Development Plan Review [Z-0032-97(1)] request for a 4,307 square-foot fast food restaurant at the southwest corner of Lake Mead Boulevard and Martin L. King Boulevard. The Planning Commission recommended approval.
03/09/05	A complaint was filed with Code Enforcement for a political sign violation. The complaint was resolved on 03/12/05.
08/12/13	The Las Vegas Enterprise Park Architectural Review Committee conditionally approved the subject development.

Most Recent Change of Ownership	
10/05/95	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no building permits or business licenses for this location.

Pre-Application Meeting	
08/14/13	A pre-application meeting was held with the applicant's representative to discuss the submittal requirements for a Site Development Plan Review for a restaurant with a drive-through, additional development requirements for Enterprise Park and the possible need for a landscape buffer waiver.

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

Field Check	
08/29/13	A field check of the property revealed the property is a vacant dirt lot.

Details of Application Request	
Site Area	
Net Acres	4.4

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Vacant	LI/R (Light Industry/Research)	C-1 (Limited Commercial)
North	Restaurant	LI/R (Light Industry/Research)	C-1 (Limited Commercial)
	Single-Family, Detached	M (Medium Density Residential)	R-PD8 (Residential Planned Development-8 Units per Acre)
South	Vacant	LI/R (Light Industry/Research)	C-PB (Planned Business Park)
East	Retail	C (Commercial)	C-1 (Limited Commercial)
	House of Warship	MXU (Mixed Use)	R-E (Residence Estates)
	Single-Family, Detached	C (Commercial)	R-1 (Single Family Residential)
West	Vacant	LI/R (Light Industry/Research)	C-1 (Limited Commercial)

Master Plan Areas	***Compliance***
Las Vegas Enterprise Park	Y
West Las Vegas Plan	Y
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	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to, 19.08 the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	N/A	31,402 SF	Y
Min. Lot Width	100 Feet	174 Feet	Y
Min. Setbacks			
• Front	10 Feet	31 Feet	Y
• Side	10 Feet	16 Feet	Y
• Corner	10 Feet	N/A	N/A
• Rear	20 Feet	71 Feet	Y
Max. Lot Coverage	50 %	10 %	Y
Max. Building Height	N/A Feet	21 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Trellis	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.08.070 the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• West	1 Tree / 20 Linear Feet	8 Trees	8 Trees	Y
TOTAL PERIMETER TREES		8 Trees	8 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				
• East	15 Feet		5-20 Feet	N*

*Per Title 19.08.040.E(2)(b). "Required turnouts may encroach into the perimeter landscape area and may require the granting of easements for placement and maintenance."

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	100	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	
Restaurant	998 SF	1 space per 50 SF of public seating area	20				
	1,934 SF	1 space for each 200 SF of total remaining gross floor area	10				
TOTAL SPACES REQUIRED			30		34		Y
Regular and Handicap Spaces Required			28	2	32	2	Y
Loading Spaces	Less than 10,000 SF	1	1		1		Y

ANALYSIS

The proposed restaurant with a drive-through use is located within the C-1 (Limited Commercial) zoning district, which allows for the Restaurant use and is a conditional use for a Drive-Though use. All conditional use requirements for a drive-though use are satisfied per the site and landscape plans date stamped 09/05/13. The proposed use is consistent with the goals and policies of the West Las Vegas Plan and the Las Vegas Redevelopment Plan.

The subject site is located within the Las Vegas Enterprise Park and is subject to the development standards for the park. The Enterprise Park Architectural Review Committee conducted a first and second review and conditionally approved the proposed plans on 08/12/13. A third review is required on this project and all exterior signage will need be to approved by the Architectural Review Committee prior to issuance of sign permits.

MR

The commercial utilization of land by constructing a new building and bringing business to vacant lots of land within Enterprise Park is consistent with the objectives of the West Las Vegas Plan. There are a number of offices and commercial uses throughout the commercial subdivision and the addition of this restaurant with a drive-through will add to the use diversity of Enterprise Park.

The building elevations date stamped 08/22/13 depict a one-story structure finished with a mixture of painted stucco, brick veneer, bronze grill veneer, storefront window and door system with insulated glazing, and cantilevered window and door treatments. The building placement and massing are in compliance with both Title 19.08.070 standards and the Las Vegas Enterprise Park Design and Development Standards.

Perimeter landscaping is only required along the east property line of this pad as it is part of a commercial subdivision; however, the applicant has provided landscaping along the south and west perimeter as well. A waiver request was applied and noticed to allow a reduction in the east landscape buffer from 15 feet to five feet. Per Title 19.08.040.E (2)(b) "Required turnouts may encroach into the perimeter landscape area and may require the granting of easements for placement and maintenance"; therefore, a waiver is not required, as the reduced landscape width accommodates an existing bus turn-out. All required perimeter and parking lot flora will be provided in the landscape buffer and parking lot islands. The additional landscaping provided along the south and west pad boundaries contribute to the overall visual aesthetics of the Enterprise Park and exceed the current landscaping requirements.

The proposed development meets the minimum parking and loading space requirements. As depicted on the site plan date stamped 08/22/13, there is one loading zone and 34 parking spaces, of which 10 spaces (or 30%) are compact. The vehicle circulation pattern is consistent with similar restaurant with a drive-through use throughout the valley. The site has two main drive aisles with primary access from Martin L. King Boulevard.

If approved, a restaurant with a drive-through use will provide an additional dining option to the surrounding community. The building and site landscape will provide a positive visual contribution to the surrounding neighborhood. Staff recommends approval of this proposed development with conditions. If denied, the development, as proposed, will not be allowed at this site.

FINDINGS (SDR-50831)

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 2,932 square-foot restaurant with a drive-through use is compatible with the Las Vegas Enterprise Park and the surrounding commercial uses. The intensity and design of this development will provide an additional dining option for the commercial subdivision and the surrounding residential neighborhood.

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 development is consistent with the Las Vegas Enterprise Park Plan. A portion of the required 15-foot landscape buffer along Martin L. King is reduced to five feet to accommodate a bus turnout; however, Title 19.08.040.E(2)(b) allows for a reduction in the required landscape buffer when a bus turnout is the reason for the reduced landscape. The proposed landscaping along the west property line will provide a visual improvement to right-of-way along

Martin L. King Boulevard by means of adding two 24-inch box Desert Palo Verde and six 15-foot Mexican Fan palm trees and an assortment of ground covers and shrubs.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Site access is provided primarily from Martin L. King Boulevard, a 100-foot Primary Arterial. This street is of sufficient size to accommodate the needs of the proposed use. The location of the proposed restaurant with a drive-through will also allow nearby commercial establishment and residents to make walkable trips to a choice of three restaurants.

4. **Building and landscape materials are appropriate for the area and for the City;**

The proposed development contains building and landscape materials that are consistent with existing projects throughout the Las Vegas Enterprise Park, and will make a positive visual improvement to 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;**

Building elevations depict a design that features modern architectural elements that are consistent with revitalization efforts of both the Redevelopment Plan Area and the West Las Vegas Plan. The development has received conditional approval from The Las Vegas Enterprise Park Architectural Review Committee for the proposed buildings, materials, and landscaping. The applicant will need to secure approval for any exterior signage from the Architectural Review Committee prior to issuance of permits.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

The proposed development will be subject to regular inspection and will not result in detrimental effects to human health and public safety.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

NOTICES MAILED 390

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SDR-50831

Case Number: PRJ-50793 APN: Portion B-2 of 139-21-313-005

Name of Property Owner: City of Las Vegas

Name of Applicant: El Pollo Loco

Name of Representative: Paul Deppe

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Elizabeth A Fretwell

Print Name: Elizabeth A Fretwell

Subscribed and sworn before me

This 9 day of September, 2013

Notary Public in and for said County and State

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Oct. 25, 2014

PRJ-50793
09/25/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: El Pollo Loco Restaurant with Drive Through

Project Address (Location) W. side of Martin Luther King Bl., approx.210' S. of Lake Mead Bl.

Project Name El Pollo Loco **Proposed Use** QSR restaurant

Assessor's Parcel #(s) Portion of 139-21-313-005 **Ward #** 5-Barlow

General Plan: existing LI/R proposed NA **Zoning:** existing C-1 proposed NA

Commercial Square Footage 2,932sf **Floor Area Ratio** .09

Gross Acres .72 acres **Lots/Units** Area B **Density**

Additional Information

PROPERTY OWNER City of Las Vegas **Contact** Steve Swanton

Address 333 North Rancho Rd. **Phone:** (702) 229-4714 **Fax:**

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

E-mail Address sswanton@lasvegasnevada.gov

APPLICANT El Pollo Loco **Contact** Jeffrey Little

Address 3535 Harbor Blvd., Ste. 100 **Phone:** (714) 599-5000 **Fax:**

City Costa Mesa **State** CA **Zip** 92626

E-mail Address kroak@elpolloloco.com

REPRESENTATIVE Victor M. Newlove AIA **Contact** Paul Deppe

Address 1330 Olympic Blvd. **Phone:** (310) 503-7778 **Fax:** (310) 450-4742

City Santa Monica **State** CA **Zip** 90404

E-mail Address deppe@adnarch.com

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

Property Owner Signature* Elizabeth D Fretwell

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

Print Name Elizabeth D Fretwell

Subscribed and sworn before me

This 9 day of September, 20 13.

Notary Public in and for said County and State

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Oct. 25, 2014

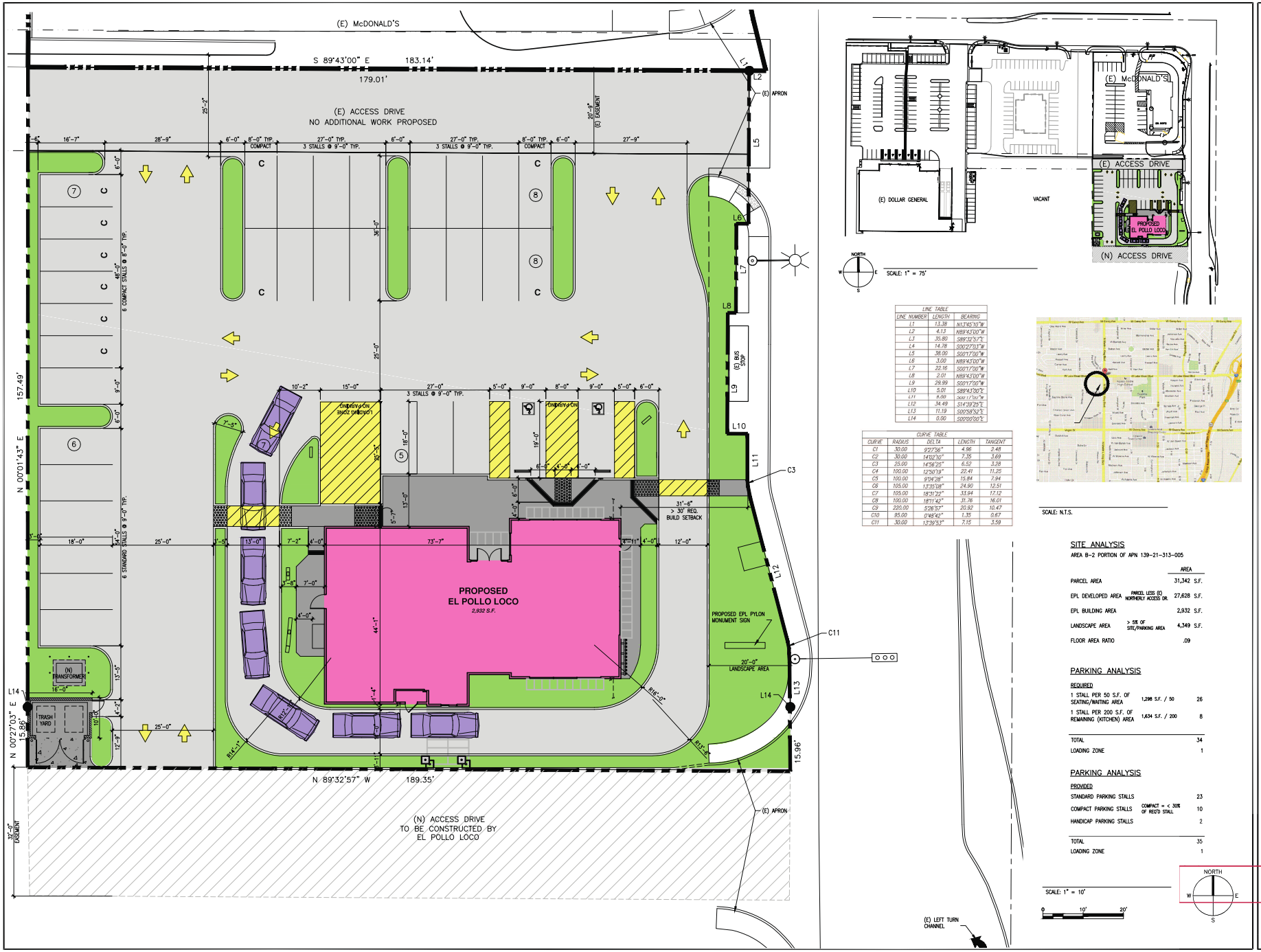
FOR DEPARTMENT USE ONLY

Case #	SDR-50831
Meeting Date:	10/08/13 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-50799
09/10/13

Revised 10/27/08



LINE TABLE		
LINE NUMBER	LENGTH	BEARING
L1	13.38	N13°45'10"W
L2	4.13	N89°43'00"W
L3	35.80	S89°32'57"E
L4	14.78	S00°27'03"W
L5	38.00	S00°17'00"W
L6	3.00	N89°43'00"W
L7	22.16	S00°17'00"W
L8	2.01	N89°43'00"W
L9	29.99	S00°17'00"W
L10	5.01	S89°43'00"E
L11	6.00	S00°17'00"W
L12	34.49	S14°59'29"E
L13	11.19	S00°58'52"E
L14	0.00	S00°00'00"E

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	30.00	9°27'56"	4.96	2.48
C2	30.00	14°02'10"	7.35	3.69
C3	25.00	14°56'25"	6.52	3.28
C4	100.00	12°50'19"	22.41	11.25
C5	100.00	9°04'28"	15.84	7.94
C6	105.00	13°35'08"	24.90	12.51
C7	105.00	18°31'22"	33.94	17.12
C8	100.00	18°11'42"	31.76	16.01
C9	220.00	5°26'57"	20.92	10.47
C10	95.00	0°48'42"	1.35	0.67
C11	30.00	13°39'53"	7.15	3.59

SITE ANALYSIS

AREA B-2 PORTION OF APN 139-21-313-005

		AREA
PARCEL AREA		31,342 S.F.
EPL DEVELOPED AREA	PARCEL LESS (E) NORTHERLY ACCESS DR.	27,628 S.F.
EPL BUILDING AREA		2,932 S.F.
LANDSCAPE AREA	> 5% OF SITE/PARKING AREA	4,349 S.F.
FLOOR AREA RATIO		.09

PARKING ANALYSIS

REQUIRED

1 STALL PER 50 S.F. OF SEATING/WAITING AREA	1,298 S.F. / 50	26
1 STALL PER 200 S.F. OF REMAINING (KITCHEN) AREA	1,634 S.F. / 200	8
TOTAL		34
LOADING ZONE		1

PARKING ANALYSIS

PROVIDED

STANDARD PARKING STALLS		23
COMPACT PARKING STALLS	COMPACT = < 30% OF REQ'D STALL	10
HANDICAP PARKING STALLS		2
TOTAL		35
LOADING ZONE		1

VICTOR M. NEWLOVE, AIA
1330 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310 452-5533 FAX 310 450-4742

REV.	DATE	DESCRIPTION

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. RE-USE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THE RESTRICTIONS.

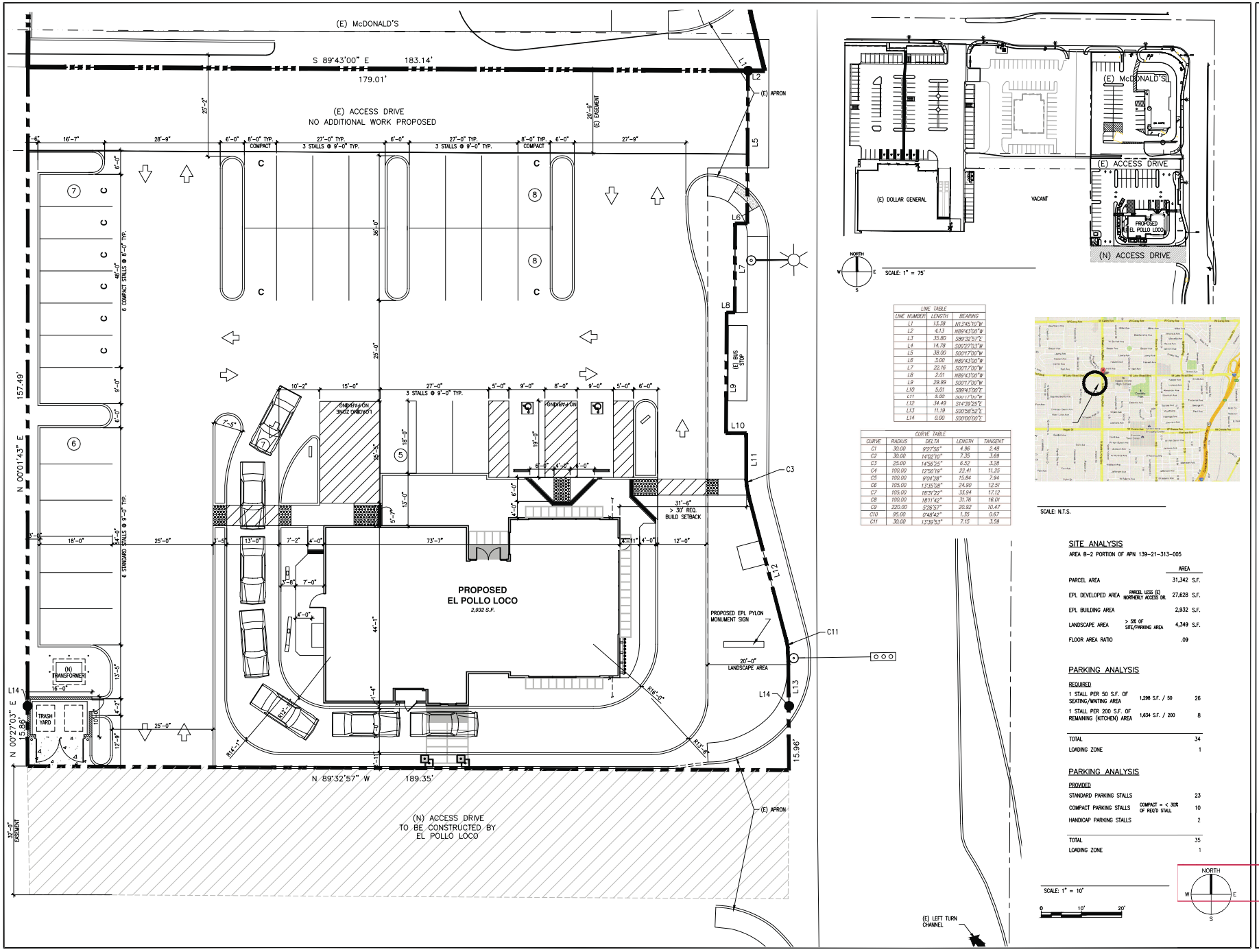
VICTOR M. NEWLOVE REGISTERED 1363 ARCHITECT STATE OF NEVADA

LOCATION
M – PROTOTYPE
STORE #6105
SWC LAKE MEAD & MLK
LAS VEGAS, CA

DATE 09/03/13
JOB NO. 12-6105
DRAWN BY CW/KD
CHECKED BY PD/TF
FILE NAME C1.DWG

SITE PLAN

SDR-50831 REVISED



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L9	29.99	S00°17'00"W
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L11	6.00	S00°17'00"W
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L13	11.19	S00°58'52"E
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C6	105.00	13°35'08"	24.90	12.51
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VICTOR M. NEWLOVE REGISTERED ARCHITECT 1363 STATE OF NEVADA

LOCATION
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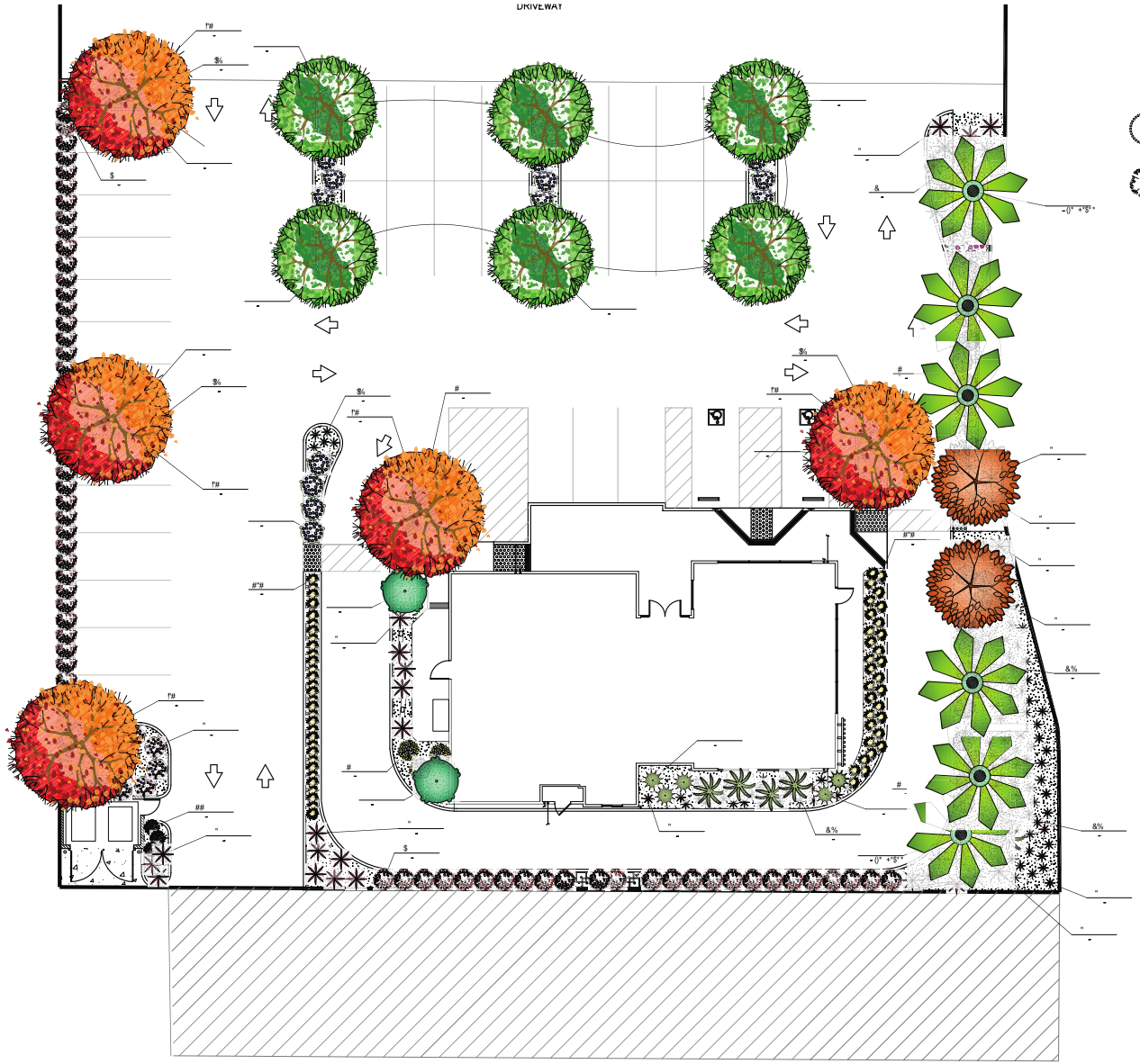
STORE #6105
SWC LAKE MEAD & MLK
LAS VEGAS, CA

DATE 09/03/13
JOB NO. 12-6105
DRAWN BY CW/KD
CHECKED BY PD/TF
FILE NAME C1.DWG

SITE PLAN

SDR-50831 REVISED



REVISIONS

Contractor shall verify and be responsible for all dimensions and conditions on the job, and shall notify the office of Eric E. Gripp, Landscape Architecture of any errors, discrepancies or variations from the information shown by these drawings. Written dimensions shall have precedence over scaled dimensions. Shop drawings shall be submitted to this office for approval before proceeding with any fabrication.

All designs, ideas and information shown on these drawings and specifications specifications are and shall remain the property of Eric E. Gripp, Landscape Architecture. No part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specific project for which they have been prepared without the written permission of Eric E. Gripp, Landscape Architecture. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions.

REGISTERED LANDSCAPE ARCHITECT ERIC E GRIPP 455 STATE OF NEVADA

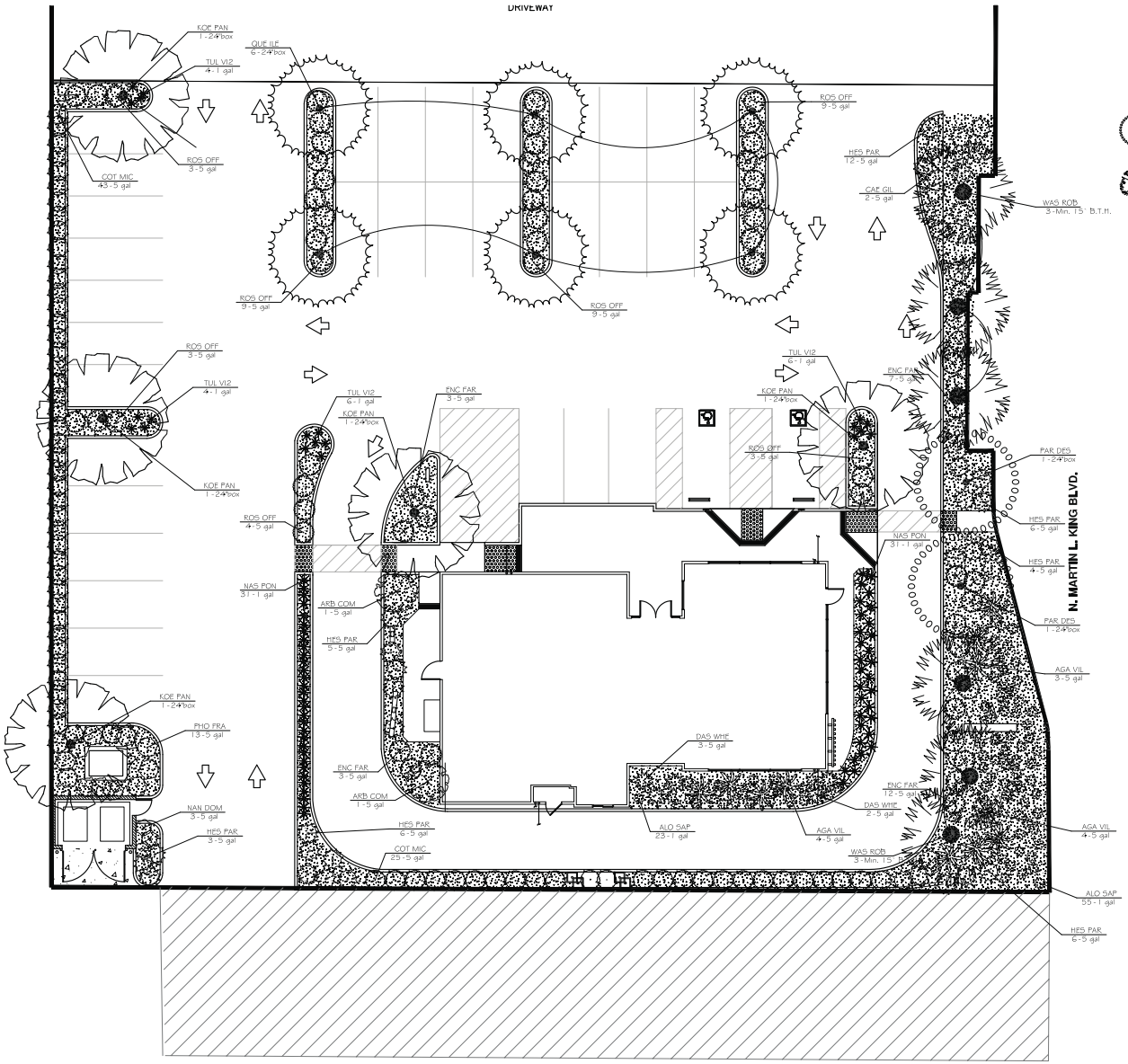
CLIENT AND PROJECT

SHEET DESCRIPTION
Conceptual
Landscape Plan

DATE: 09/03/13
SCALE: 1" = 10'
DRAWN BY: Eric Gripp
SHEET NUMBER

PRL-1
of 1

SDR-50831 REVISED



PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT
	KOE PAN	Koelreuteria paniculata / Golden Rain Tree	24"box
	PAR DES	Parkinsonia x `Desert Museum` / Desert Museum Palo Verde	24"box
	QUE ILE	Quercus ilex / Holly Oak	24"box
	WAS ROB	Washingtonia robusta / Mexican Fan Palm	Min. 15' B.T.H.
SHRUBS	**CODE**	**BOTANICAL NAME / COMMON NAME**	**CONT**
	AGA VIL	Agave vilmoriana / Octopus Agave	5 gal
	ALO SAP	Aloe saponaria / Soap Aloe	1 gal
	ARB COM	Arbutus unedo `Compacta` / Dwarf Strawberry Tree	5 gal
	CAE GIL	Caesalpinia gilliesii / Yellow Bird of Paradise	5 gal
	COT MIC	Cotoneaster microphyllus / Rockspray Cotoneaster	5 gal
	DAS WHI	Dasylirion wheeleri / Grey Desert Spoon	5 gal
	ENC FAR	Encelia farinosa / Brittle Bush	5 gal
	HES PAR	Hesperaloe parviflora / Red Yucca	5 gal
	NAN DOM	Nandina domestica / Heavenly Bamboo	5 gal
	NAS PON	Nassella tenuissima `Pony Tails` / Mexican Feathergrass	1 gal
	PHO FRA	Photinia x fraseri / Photinia	5 gal
	ROS OFF	Rosmarinus officinalis / Rosemary	5 gal
	TUL VI2	Tulbaghia violacea / Society Garlic	1 gal
GROUND COVERS	**CODE**	**BOTANICAL NAME / COMMON NAME**	**CONT**	**SPACING**
		Decomposed Granite - Color to Match Rock. Install on 4 oz. Weed Fabric - Dewitt or Approved Eq.		6" Minus

LANDSCAPE REQUIREMENTS DATA

SITE AREA = @31,889 S.F. (.73 ACRES)
TOTAL SHRUB AREA PROVIDED = @4,625 S.F. (.10 ACRES)
TOTAL TURF AREA PROVIDED = 0 S.F.

IRRIGATION REGIME

FULLY AUTOMATIC, WATER EFFICIENT DRIP IRRIGATION SYSTEM WILL BE INSTALLED FOR FOR THE ENTIRE PROJECT

THE IRRIGATION CONTROLLER FEATURES WILL INCLUDE:
WEATHER BASED SELF ADJUSTING BASED ON ETo
MULTIPLE REPEAT CYCLE CAPABILITIES
FLEXIBLE CALENDAR PROGRAM
FLEXIBLE CALENDAR PROGRAM

0 20 40 60 feet
1" = 10'

E.G.L.A.
Edward Gripp Eric Gripp
LANDSCAPE ARCHITECTURE
CALIFORNIA REGISTERED LANDSCAPE ARCHITECT # 4000, #3239
NEVADA REGISTERED LANDSCAPE ARCHITECT #455

1449 Doral Circle
Thousand Oaks, CA 91362
P: 805-379-1775
F: 805-378-1793
E: egapp@roadrunner.com

340 La Puissana Way
Oceanside, CA 92057
P: 760-529-0241
F: 760-529-0241
E: egal10@sbcglobal.net

REVISIONS

Contractor shall verify and be responsible for all dimensions and conditions on the job, and shall notify the office of Eric E. Gripp, Landscape Architecture of any errors, discrepancies or variations from the information shown by these drawings. Written dimensions shall have precedence over scaled dimensions. Shop drawings shall be submitted to this office for approval before proceeding with any fabrication.

All designs, ideas and information shown on these drawings and specifications specifications are and shall remain the property of Eric E. Gripp, Landscape Architecture. No part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specific project for which they have been prepared without the prior written permission of Eric E. Gripp, Landscape Architecture. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions.

REGISTERED LANDSCAPE ARCHITECT ERIC E GRIPP 455 STATE OF NEVADA

PRELIMINARY
NOT FOR CONSTRUCTION

CLIENT AND PROJECT
El Pollo Loco
SWC Lake Mead Blvd. and Martin Luther King Blvd.
Las Vegas, NV 89106

For:
Arnet Davis Newlove and Associates
1330 Olympic Blvd.
Santa Monica, CA 90404
(310)453-4747

SHEET DESCRIPTION
Conceptual
Landscape Plan

DATE:	09/03/13
SCALE:	1" = 10'
DRAWN BY:	Eric Gripp

SHEET NUMBER
PRL-1
of 1

SDR-50831 REVISED



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



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

EP1 GLIDDEN PROFESSIONAL – A0469 SICILIAN SUMMER SMOOTH FINE SAND STUCCO

EP2 GLIDDEN PROFESSIONAL – A0650 WOOD THRUSH SMOOTH FINE SAND STUCCO

EP3 BENJAMIN MOORE – HC-72 BRANCHPORT BROWN SMOOTH FINE SAND STUCCO

EP4 GLIDDEN PROFESSIONAL – A1722 COTTAGE CHOCOLATE SMOOTH FINE SAND STUCCO

AW1 AWNINGS BY VENDOR: DuPONT ALESTA – PFJ407A5 STATUARY BRONZE

SV1 STONE VENEER – CORONADO: HONEY LEDGE – CARMEL MTN. WITH MATCHING CHISELED STONE SILL. SET WITHOUT GROUT JOINTS. ICC: ESR-2598

AL1 DARK BRONZE ALUMINUM STOREFRONT

AL2 ARCH. GRILL BY VENDOR: DuPONT ALESTA – PFJ407A5 STATUARY BRONZE

NOTE: FOR TOUCH-UP PAINT ON CANOPIES, MARQUEE FRAME BOLTS, METAL DECORATIVE FIXTURES, ETC. USE: CARDINAL – TOZ7-BR330 BRONZE

ARMÉT DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS
1330 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310 452-5533 FAX 310 450-4742

REV.	DATE	DESCRIPTION

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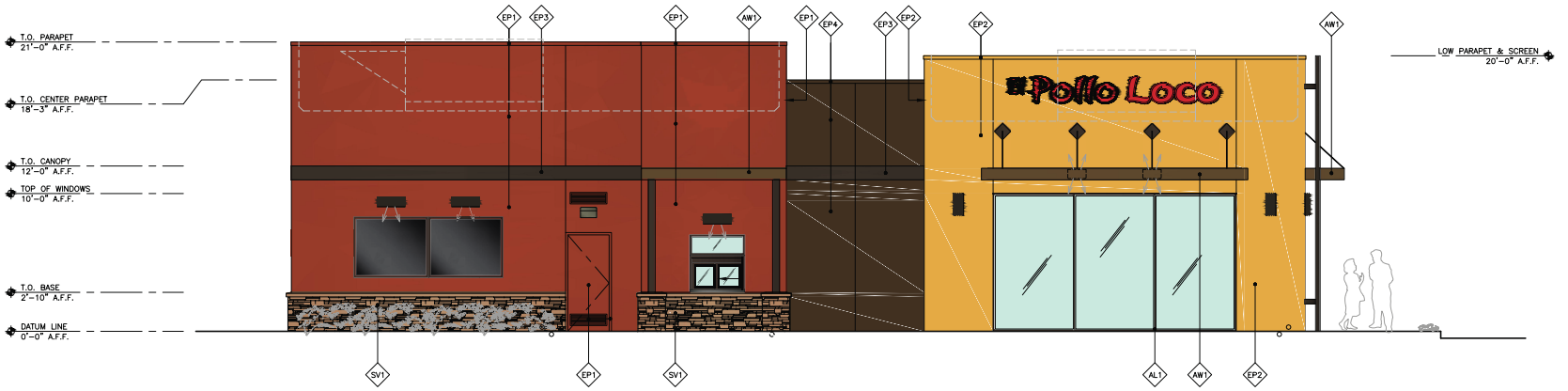
LICENSED ARCHITECT PAUL W. DEPPE C-28602 RE 1-31-13 STATE OF CALIFORNIA

LOCATION
M – PROTOTYPE
STORE #6105
SWC LAKE MEAD & MLK
LAS VEGAS, CA

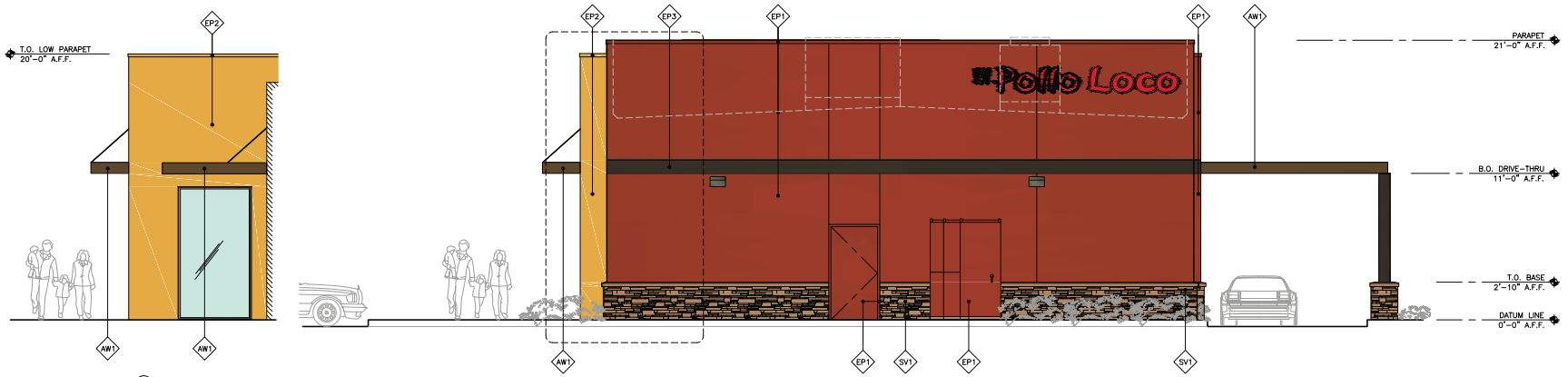
DATE 07/31/12
JOB NO. 12-6105
DRAWN BY CW
CHECKED BY PD
FILE NAME –A4 ELEV.DWG

ELEVATIONS

SDR-50831



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



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

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NOTE: FOR TOUCH-UP PAINT ON CANOPIES, MARQUEE FRAME BOLTS, METAL DECORATIVE FIXTURES, ETC. USE: CARDINAL – T027-BR330 BRONZE

ARMÉT DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS
1330 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310 452-5533 FAX 310 450-4742

REV. DATE DESCRIPTION

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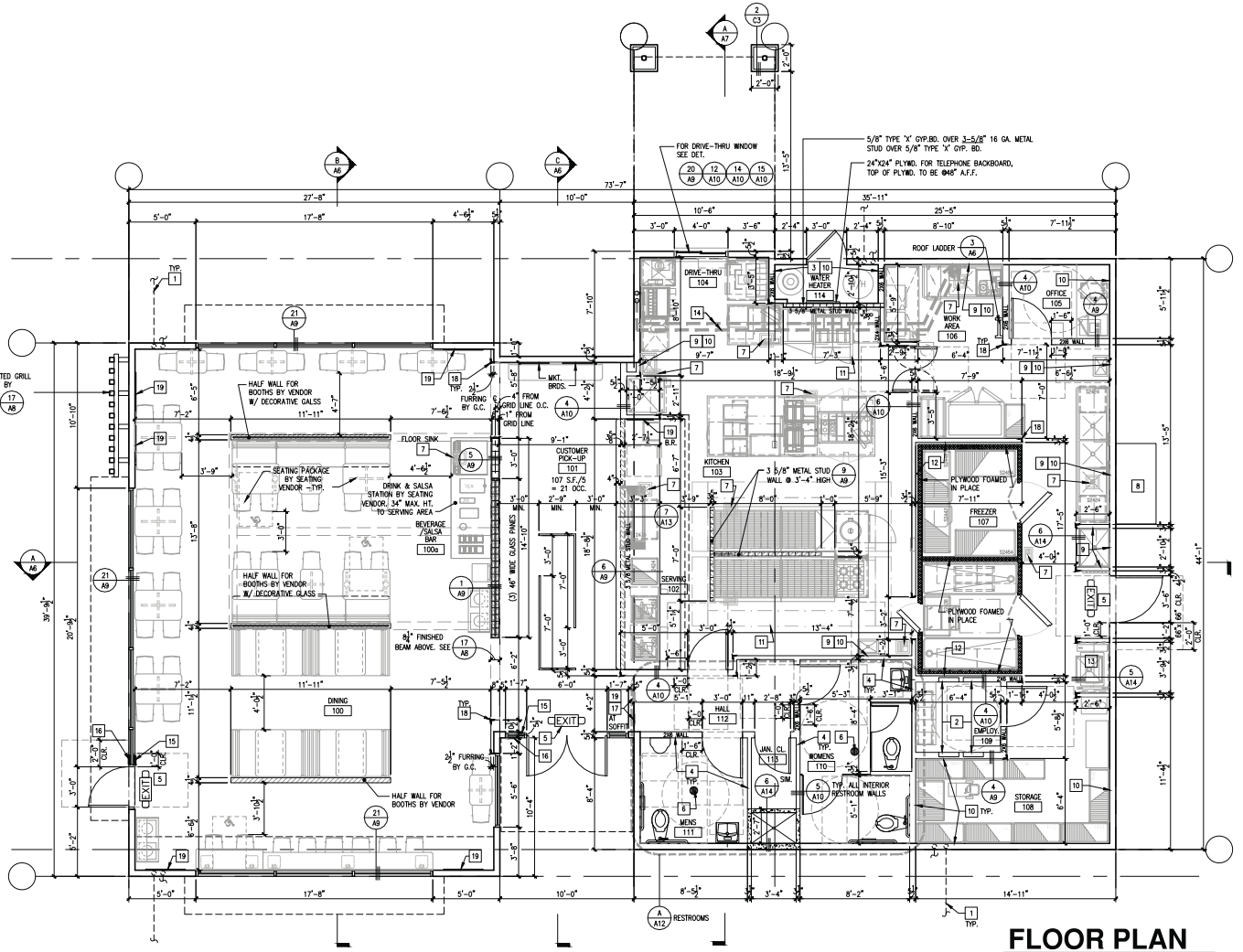
LICENSED ARCHITECT PAUL W. DEPPE C-28602 RE 1-31-13 STATE OF CALIFORNIA

LOCATION
M – PROTOTYPE
STORE #6105
SWC LAKE MEAD & MLK
LAS VEGAS, CA

DATE 07/31/12
JOB NO. 12-6105
DRAWN BY CW
CHECKED BY PD
FILE NAME –A5 ELEV.DWG

ELEVATIONS

SDR-50831



FLOOR PLAN

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

0 4' 8'

- WALK-IN COOLER WALL (PRE-FAB. BY FSEC)
- NEW 2x4 WD. STUDS AT 16" O/C WHERE INDICATED
- NEW 2x6 WD. STUDS AT 16" O/C WHERE INDICATED
- NEW LOW WALL. COVER WITH 5/8" TYPE "X" GYP. BD. EACH SIDE.
- NEW MTL STUDS AT 16" O.C. WHERE INDICATED COVER WITH 5/8" TYPE "X" M.R. GYP. BD. EACH SIDE.
- EXIT — ILLUMINATED EXIT SIGN w/ STROBE

1. ROOF DRAIN UNDER SIDEWALK DAYLIGHTING AT FACE OF CURB SEE DET. OVERFLOW DRAIN DAYLIGHTING AT FACE OF WALL TYP. (4) LOCS. SEE DET. 1/A6, 2/A6
2. FLUSH MOUNTED ELECTRICAL PANELS PROVIDE FURRING AT PERIMETER AND ABOVE/BELOW AS REQUIRED FOR FLUSH PANEL AND CONDUIT IN WALL. SEE INTERIOR ELEVATIONS SHEET A14 FOR SUB-PANEL LAYOUT
3. PROVIDE R-13 INSULATION AT INTERIOR WALLS OF WATER HEATER.
4. PROVIDE R-11 INSULATION AT INTERIOR WALLS OF TOILET ROOMS.
5. PROVIDE EXIT SIGNS WHERE NOTED PER ELECTRICAL PLAN.
6. PROVIDE FLOOR DRAINS FLUSH WITH FINISH FLOOR – SEE PLUMBING PLAN SEE DETAIL 7/A10
7. PROVIDE AND VERIFY EXACT LOCATIONS OF FLOOR SINK WITH EQUIPMENT SPECIFICATIONS AND MANUFACTURER. SEE DETAIL AND "K" SHEETS. 2/A10
8. ELECT. MAIN SWITCH GEAR AND METER G.C. TO VERIFY DIMENSIONS AND LOCATIONS W/ SITE CONSTRAINTS
9. PROVIDE WATER RESISTANT GYPSUM BOARD & 12" DUROCK THROUGHOUT KITCHEN, WATER HEATER CLOSET AND ALL OTHER WET AREAS. PER DET. 6/A10
10. PROVIDE PLYWOOD BACKING AT ALL WALL MOUNTED SHELVES AND EQUIPMENT. SEE SHEET — PER DETAIL 9/A10
11. EXHAUST HOOD. VERIFY WITH EQUIPMENT SPECIFICATION AND MANUFACTURER FOR EXACT LOCATION.
12. 2" MIN. AIR SPACE
13. CUSTOM EPL TUMBLER SS SINK. SEE PLUMB. DWG'S. VERIFY EXACT LOCATION ON KITCHEN EQUIPMENT DWGS. RECESS SLAB SO THAT TOP OF SINK IS NO GREATER THAN 1/2" A.F.F. SEE DETAIL 5/A15
14. 4" PVC CONDUIT FOR SODA LINES FROM 6" ABOVE CEILING TO SWEEP AT BOTTOM OF WALL (BOTTOM EDGE OF SWEEP TO EXIT WALL @ 12" A.F.F.). RUN SODA LINES OVERHEAD TO BAG 'N' BOX LOCATION. 10/A10
15. TACTILE EXIT SIGN 1/A1
16. TACTILE ACCESSIBLE SIGN 2/A1
17. POST OCCUPANCY SIGN "MAXIMUM OCCUPANCY 70 PERSONS" AND RESTROOM SIGN. SEE INTERIOR ELEV.
18. CORNER GUARDS AT ALL EXPOSED CORNERS. TYP. SEE 3/A6
19. JOURNEY ARTWORK PER VENDOR. SEE INTERIOR ELEVATIONS

1. ALL CONSTRUCTION SHALL COMPLY WITH 2010 CBC (IN CALIFORNIA) OR 2009 IBC, ADDITIONS, ALL AMENDMENTS, AND LOCAL CODES.
2. ALL EXPOSED WALLS IN RESTROOMS AND ALL PLUMBING WALLS TO BE COVERED IN CERAMIC TILE OR FRP. PER DRAWINGS, FLOOR TO CEILING AS INDICATED IN SPECS, UNLESS OTHERWISE NOTED ON PLANS.
3. PROVIDE HOT WATER HEATER (SEE PLUMBING PLANS FOR SIZE).
4. PROVIDE HOT & COLD WATER UNDER PRESSURE TO ALL LAVATORIES & SINKS.
5. ALL CONDENSATE LINES (INDIRECT WASTE WATER) SHALL BE ACCESSED TO FLOOR SINKS, INSTALLED FLUSH WITH FLOOR, 1/2 EXPOSED, WITH GRATE.
6. ALL DOORS, WINDOWS, AND OTHER JOINTS IN THE EXTERIOR WALLS SHALL BE FULLY INSULATED.
7. A CERTIFICATE OF COMPLIANCE SHALL BE PROVIDED FOR ALL EXTERIOR DOORS AND WINDOWS.
8. ALL CONDUIT, PLUMBING, ETC. NOT CONCEALED WITHIN WALLS, MUST BE INSTALLED AT LEAST 6 INCHES OFF THE FLOOR AND 1" AWAY FROM WALLS. ALL EXPOSED FLEX CONDUIT IS TO BE SEAL-TIGHT OR EQUIVALENT.
9. ALL EQUIPMENT, INCLUDING (BOTTOM) SHELVING, MUST BE SUPPORTED BY (6)INCH HIGH, ROUND, STAINLESS STEEL LEGS OR BE ON 6" CASTORS.
10. G.C. TO PROVIDE ALL NECESSARY BLOCKING AT ALL ATTACHMENTS TO WALLS INCLUDING BUT NOT LIMITED TO BLOCKING FOR SHELVING, SINKS, SOAP DISPENSERS, AND GRAB BARS.
11. GENERAL CONTRACTOR SHALL PROVIDE STRUCT. SUPPORT FOR ALL ROOF MOUNTED OR SUSPENDED MECHANICAL & FOOD SERVICE EQUIPMT. AS REQ'D.
12. COORDINATE LOCATION OF SUPPORTS WITH STRUCTURE AND MECHANICAL CONTRACTOR. REFER TO SHEET M1 GENERAL NOTES AND MECHANICAL FLOOR PLAN.
13. GENERAL CONTRACTOR TO VERIFY WITH THE OWNER THE EXACT EXTENT OF WORK TO BE COMPLETED PRIOR TO CONSTRUCT.
14. FLASHING AND COUNTERFLASHING EXTERIOR OPENINGS EXPOSED TO THE WEATHER SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WEATHERPROOF.
15. ALL CONVENIENCE OUTLETS TO BE 15" A.F.F. ALL SWITCHES TO BE 48" MAX. A.F.F. PER SECTIONS 4-2-5 & 4-27-3 OF ADA. (SEE ELECTRICAL SHEETS FOR SPECIFICS.)
16. LAVATORY FAUCETS SHALL HAVE FLOW CONTROL DEVICES TO LIMIT FLOW TO A MAXIMUM OF 2.2 G.P.M.
17. LAVATORY FAUCETS TO BE SELF CLOSING.
18. ALL INTERIOR WALLS WHICH HAVE RECESSED OR SURFACE MOUNTED EQUIPMENT TO BE PROVIDED WITH PROPER BLOCKING OR REINFORCING.
19. FOR VARIOUS INTERIOR PARTITION WALL ASSEMBLIES, SEE DETAILS 4/A9, 2/A10, 3/A10
20. PROVIDE LOW CONSUMPTION WATER CLOSETS.
21. PROVIDE R-19 FIBERGLASS INSULATION IN EXTERIOR WALL AND R-30 FIBERGLASS INSULATION IN ROOF. USE R-13 AT WATER HEATER ROOM WALL.
22. INSULATION MATERIAL SHALL MEET THE CALIFORNIA QUALITY STANDARD PER SECTION 116 ENERGY EFFICIENT STANDARDS (E.E.S.)
23. THE GENERAL CONTRACTOR AND ELECTRICAL SUB-CONTRACTOR MUST VERIFY A FULL 3'-0" CLEAR SPACE IN FRONT OF ELECTRICAL EQUIPMENT PRIOR TO POURING FOUNDATION SLAB. NOTIFY THE ARCHITECT IMMEDIATELY IF THIS DIMENSION IS IN QUESTION.
24. PROVIDE DEEPENED FOOTINGS (GRADE BEAMS) AS REQUIRED WHERE ADJACENT FINISH GRADE IS SUBSTANTIALLY BELOW (OR SLOPING AWAY FROM) THE F.F. SEE GRADING PLANS.
25. PROVIDE HIGHER CURBS AS REQUIRED (W/ WATERPROOFING MEMBRANE) AT BUILDING PERIMETER WHERE ADJACENT FINISH GRADE IS HIGHER THAN THE F.F. SEE GRADING PLANS.
26. ALL BRAILLE SIGNS SHALL BE APPROVED BY BUILDING PLAN CHECK PRIOR TO INSTALLATION
27. ALL ACCESSIBLE SIGNS SHALL BE VERIFIED AND APPROVED BY THE ARCHITECT OF RECORD BEFORE PERMIT CAN BE FINALIZED FOR ALL PROJECTS THAT REQUIRE ACCESSIBLE SIGNAGE.
28. RESTROOMS DOORS SHALL NOT OPEN DIRECTLY INTO A ROOM USED FOR THE PREPARATION OF FOOD FOR THE SERVICE TO THE PUBLIC.

VICTOR M. NEWLOVE, AIA
1330 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310 452-5533 FAX 310 450-4742

REV.	DATE	DESCRIPTION

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LICENSED ARCHITECT PAUL W. DEPPE C-28602 RE 1-31-15 STATE OF CALIFORNIA

El Pollo Loco

LOCATION
M – PROTOTYPE
STORE #6105
SWC LAKE MEAD & MLK
LAS VEGAS, CA

DATE 07/31/13
JOB NO. 12-6105
DRAWN BY CW
CHECKED BY PD
FILE NAME --A1 FL PL.DWG

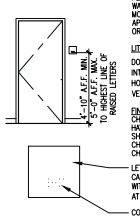
FLOOR PLAN

DISPLAY CONDITIONS

THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IS REQUIRED ON:

- PARKING SPACES DESIGNATED AS RESERVED FOR INDIVIDUALS WITH DISABILITIES
- ACCESSIBLE ENTRANCES (INACCESSIBLE ENTRANCES SHALL HAVE DIRECTIONAL SIGNAGE TO INDICATE THE ROUTE TO THE NEAREST ACCESSIBLE ENTRANCE)
- ACCESSIBLE TOILET AND BATHING FACILITIES

2/A1 SCALE: 1/4" = 1'-0"



PLACEMENT/LOCATION:
PERMANENT SIGNAGE TO BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. MOUNTING LOCATION MUST ALLOW A PERSON TO APPROACH WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING PATH OF THE DOOR.

LITERARY BRAILLE STANDARD DIMENSIONS:

DOT DIAMETER	.059 IN.
INTER-DOT SPACING	.090 IN.
HORIZONTAL SEPARATION BETWEEN CELLS	.241 IN.
VERTICAL SEPARATION BETWEEN CELLS	.395 IN.

FINISH & CONTRAST:
CHARACTERS, SYMBOLS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND, EITHER LIGHT CHARACTERS ON A DARK BACKGOUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.

LETTERS AND NUMERALS SHALL BE RAISED 1/32", UPPER CASE, SANS SERIF TYPE AND SHALL BE ACCOMPANIED WITH GRADE II BRAILLE. RAISED CHARACTERS SHALL BE AT LEAST 5/8" HIGH, BUT NO HIGHER THAN 2"

CORRESPONDING GRADE II BRAILLE

1/A1 SCALE: N.T.S.

DINING AREA – 70 SEATS		=	70 OCC.
KITCHEN AREA	827 / 200	=	4 OCC.
STORAGE AREA	171 / 300	=	1 OCC.
OFFICE	43 / 100	=	1 OCC.
EMPLOYEE ROOM	35 / 100	=	1 OCC.
ACCESSORY USE (RESTRMS., ETC.)	0		0 OCC.
TOTAL OCCUPANTS		=	77 OCC.
			0

> 50 OCCUPANTS 2 EXITS REQ'D / 4 PROVIDED

PER 2010 CBC (IN CALIFORNIA) OR 2009 IBC

OCCUPANT LOAD SHALL BE POSTED IN THE ASSEMBLY ROOM

1. PRIOR TO BID, CONTRACTOR SHALL VISIT THE SITE TO ADEQUATELY DETERMINE ALL PRE-EXISTING CONDITIONS AND THE FULL EXTENT OF ALL REQUIRED DEMOLITION. BY THE ACT OF SUBMITTING A BID, THE CONTRACTOR WILL BE DEEMED TO HAVE COMPLIED WITH THE FOREGOING, TO HAVE ACCEPTED SUCH CONDITIONS, AND TO HAVE MADE ALLOWANCES THEREFORE IN PREPARING HIS BID.
2. GENERAL CONTRACTOR TO CONFIRM LAYOUT W/APPROVED SEATING PLAN BY OWNER.
3. SHEET ENTIRE BUILDING WITH PLYWOOD. REFER TO STRUCTURAL DRAWINGS FOR SHEAR AS REQUIRED.
4. ALL EXTERIOR DOOR SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE.
5. FOR INTERIOR ELEVATIONS, SEE SHEETS A12, A13, A14
6. ALL DIMENSIONS TO FACE OF STUDS
7. PVC PIPE SHALL NOT BE USED IN COOK-LINE WALLS.
8. AT THE TIME OF ROUGH INSTALLATION OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF DUST OR DEBRIS WHICH MAY COLLECT IN THE SYSTEM.

SDR-50831



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SDR-50831

SDR 50831
El Pollo Loco

West Side of Martin L. King Blvd. south of Lake Mead Blvd.

Proposed 2.932 square foot fast food restaurant.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	FAST-FOOD WITH DRIVE-THRU [1000 SF]	2.932	496.12	1,455
AM Peak Hour			49.35	145
PM Peak Hour			33.84	99

Existing traffic on all nearby streets:

Martin L. King Boulevard	
Average Daily Traffic (ADT)	29,050
PM Peak Hour (heaviest 60 minutes)	2,324

Lake Mead Boulevard	
Average Daily Traffic (ADT)	17,813
PM Peak Hour (heaviest 60 minutes)	1,425

	Adjacent Street ADT Capacity
Martin L. King Boulevard	51,800
Lake Mead Boulevard	51,800

This project is expected to add about 1,455 trips per day on Martin L. King Blvd. & Lake Mead Blvd. Currently, Martin L. King is at about 56 percent of capacity and Lake Mead is at about 34 percent of capacity. With this project, Martin L. King is expected to be at about 59 percent of capacity and Lake Mead to be at about 37 percent of capacity.

Based on Peak Hour use, this project will add about 145 trips in the peak hour, or about five every two minutes.

Note that this report assumes all traffic from this development uses all named streets.

FRONT ENTRY/SECOND ENTRY



DRIVE-THRU/FRONT ENTRY



PRJ-50793
08/22/13

FRONT ENTRY



SECOND ENTRY





DRIVE-THRU



SDR-50831 - APPLICANT: EL POLLO LOCO - OWNER: CITY OF LAS VEGAS
WEST SIDE OF MARTIN L KING BOULEVARD, APPROXIMATELY 210 FEET SOUTH OF LAKE MEAD BOULEVARD

08/29/13

Las Vegas Enterprise Park
Architectural Review Committee

August 12, 2013

Mr. Paul Deppe, Partner
ADN Architects
1330 Olympic Blvd.
Santa Monica, CA 90404

Re: El Pollo Loco Restaurant - SWC of Martin L. King & Lake Mead Blvds. (Project)
Las Vegas Enterprise Park Architectural Review Committee (ARC) Site Plan Review - Approval for Meetings 1 & 2

Dear Mr. Deppe:

Please be advised that the ARC has reviewed and approved the items submitted for the Project pursuant to Meetings 1 and 2 of the ARC Site Plan Review process with the exception of the items noted below.

The additional items which must be provided with the items normally submitted to the ARC for Meeting 3 are:

- Number of potential employees - Full-time and part-time.
- Expected use of any hazardous materials during operation.
- Proposed construction timeline.

The ARC looks forward to your submittal of the items for Meeting 3.

Please let me know if you have any questions.

Sincerely,

ARCHITECTURAL REVIEW COMMITTEE
LAS VEGAS ENTERPRISE PARK

Scott Auyong
ACTING CHAIRMAN

PRJ-50793
08/22/13

SDR-50831

Paul Deppe, Partner
ADN Architects
Armet Davis Newlove & Associates

August 22, 2013

Steve Swanton
City of Las Vegas
Department of Planning
333 N. Rancho Drive, 3rd Floor
Las Vegas, NV 89106

Re: **Project # PRJ-50793**
Justification Letter for the Proposed El Pollo Loco Restaurant
SWC of Martin Luther King Blvd. and Lake Mead Blvd.
Las Vegas, NV 89106

Dear Steve and Planning Staff,

Please accept this description as the justification letter to accompany the submittal of the remainder of the required documents for our Site Development submittal.

This application is for the proposed development of a new 2932sf El Pollo Loco, fast casual drive through restaurant constructed on the 31,243sf parcel south of the existing McDonald's. The parcel is a commercial subdivision of a larger property. The parcel is zoned C1 General Commercial and is also within the Enterprise Park HOA. The northern portion of the parcel has already been constructed with an asphalt drive aisle that is within an existing access easement. The remaining 27,628sf of the parcel is to be improved by the El Pollo Loco development. The plans show a future access drive to the south of the El Pollo Loco development (which is not part of the El Pollo loco parcel) which is also to be installed. This access drive would allow northbound traffic to turn left into the site prior to reaching Lake Mead Blvd. Also as part of this application El Pollo Loco is requesting a waiver of the Title 19, 20' landscape buffer along MLK Blvd. as it has been altered by the city's offsite improvements/dedications (along MLK Blvd.).

The drive through has been designed to hold a seven car stack and its layout does not encumber traffic on the public streets or adjacent access drive aisles. The layout of site has been designed with respect to the required development standards of both the City of Las Vegas and the Enterprise Park HOA.

A typical El Pollo Loco facility usually operates between 10am and midnight, but for the purposes of this application we would like to seek the same hours of operation as the McDonalds is under, which is 5am to midnight, with the drive through able to stay open as a 24 hour operation if so desired.

We appreciate the opportunity to submit this proposed development for your review. Please do not hesitate to contact me if you have any questions.

Sincerely,

Paul Deppe AIA, NCARB, CASp
Date: August 22, 2013

PRJ-50793
08/22/13

SDR-50831

1330 Olympic Blvd, Santa Monica, CA 90404
Phone: 310-452-5533 x203 Fax: 310-450-4742 Email: Deppe@ADNarchitects.com www.ADNarchitects.com

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

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

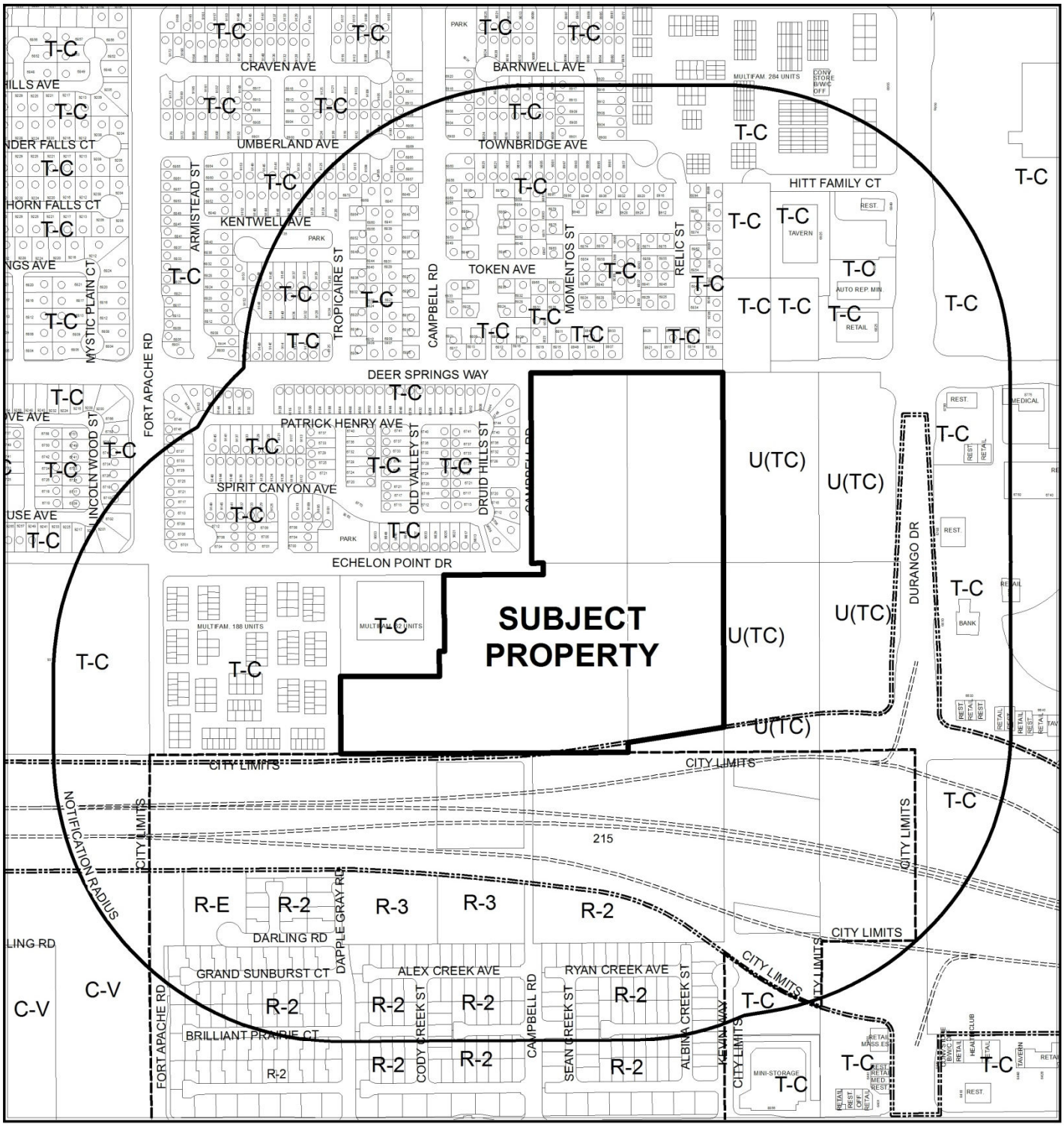
SUBJECT:
ABEYANCE - TMP-49542 - TENTATIVE MAP - PUBLIC HEARING - DEER SPRINGS - APPLICANT: D R HORTON, INC. - OWNER: D R HORTON, INC., ET AL - For possible action on a request for a Tentative Map FOR A 211-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH A WAIVER OF THE TOWN CENTER STREETSCAPE DESIGN STANDARDS 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.

MAY GO TO CITY COUNCIL ON 11/20/2013
OR MAY BE 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.

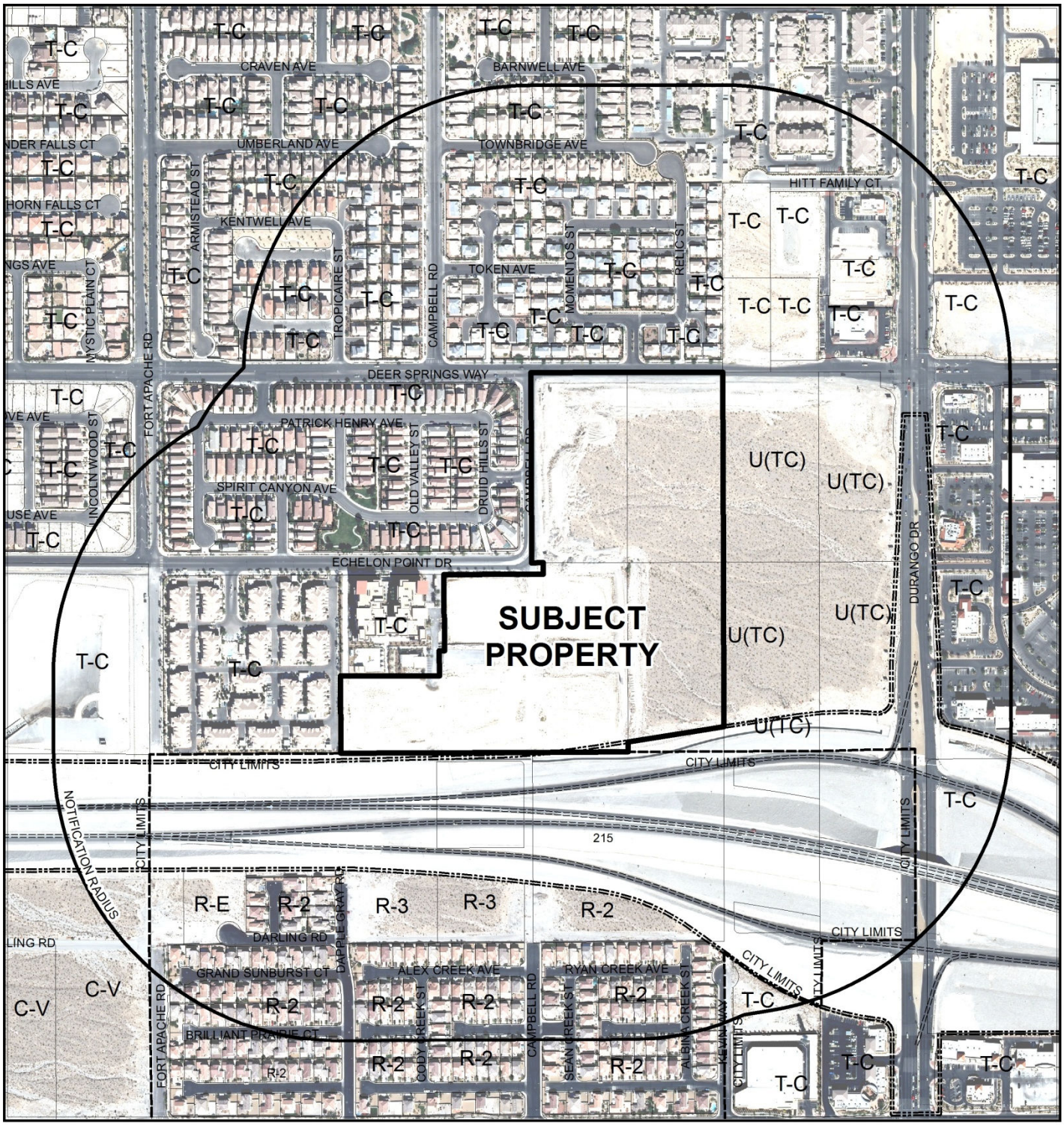
BACKUP DOCUMENTATION:
1. Location and Aerial Maps – TMP-49542 and WVR-49873
2. Conditions and Staff Report - TMP-49542 and WVR-49873
3. Supporting Documentation
4. Photos - TMP-49542 and WVR-49873
5. Justification Letter - TMP-49542 and WVR-49873
6. Protest/Support Postcards - TMP-49542 and WVR-49873



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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 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.

WVR-49873 CONDITIONS

Public Works

1. As required by Title 19.04.070.E, the private streets proposed in this subdivision shall be separated from abutting public streets by a gate per Standard Drawing #222.1.

** 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 1

PROTESTS 3

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 _____

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

E-mail Address _____

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

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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

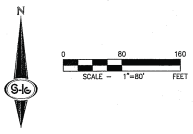
TENTATIVE MAP

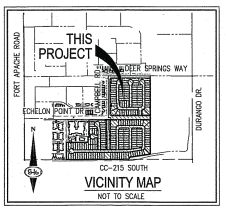
DEER SPRINGS

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 DURANGO DRIVE.

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

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

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

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

LEGAL DESCRIPTION

PARCEL I – APN: 125–20–301–006

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

PARCEL II – APN: 125–20–301–007

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

PARCEL III – APN: 125–20–301–015

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

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

A PORTION OF COMMON AREA "A" OF AMENDED FINAL MAP OF THE ECHELON, UNIT 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°47'34" WEST, 333.14 FEET;
2) THENCE SOUTH 89°47'34" WEST, 666.24 FEET TO THE SOUTHWEST CORNER OF SAID PLAT;
THENCE ALONG THE WESTERLY LINE OF SAID PLAT, NORTH 00°10'30" WEST, 272.13 FEET;
THENCE DEPARTING SAID WESTERLY LINE, SOUTH 89°54'50" EAST, 343.54 FEET;
THENCE NORTH 00°06'35" WEST, 86.46 FEET;
THENCE SOUTH 89°54'50 EAST, 18.73 FEET;
THENCE NORTH 00°05'10" EAST, 109.07 FEET;
THENCE NORTH 05°45'57" 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, 346.49 FEET;
THENCE NORTH 00°06'26" WEST, 40.00 FEET;
THENCE NORTH 89°53'07" EAST, 293.42 FEET TO THE POINT OF BEGINNING.

LEGEND

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

OWNER

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

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

DEVELOPER

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

ENGINEER

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

PROJECT SUMMARY

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

PARKING ANALYSIS

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

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

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS

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

UTILITY SERVICE BY

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

DEVELOPMENT STANDARDS

SETBACKS

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

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

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

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

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

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

ACCESSORY STRUCTURE SETBACKS

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

PARKING

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

FENCES AND WALLS

PER TOWN CENTER DEVELOPMENT STANDARDS

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

CONNECTIVITY

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

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

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

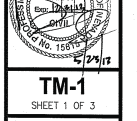
CITY OF LAS VEGAS, NV

D·R·HORTON

DEER SPRINGS
TENTATIVE MAP

S 20
T 19
R 60

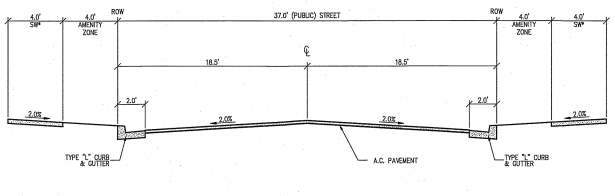
DATE: 05/02/2013
DRAFTER: JTC
DESIGNER: BRM
CHECKED: BRM
PROJECT NO.
DRH1213-000



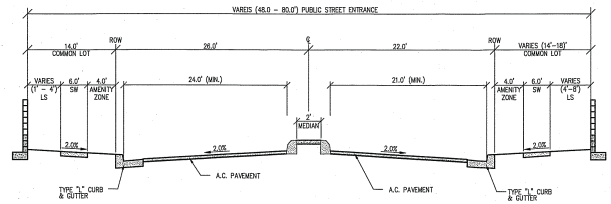
TM-1
SHEET 1 OF 3

TMP-49542
WVR-49873

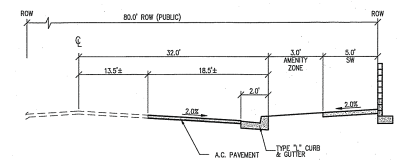
J:\drh1213-003 deer springs\Land\entitlement\drh1231-003 tmap.dwg 5/23/2013 3:25 PM Joshua Covert



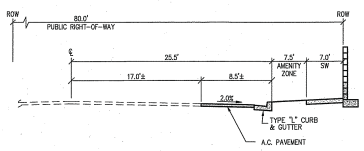
A. 37' (PUBLIC) STREET SECTION
NOT TO SCALE
INTERIOR STREET
* ATTACHED SIDEWALK AT DRIVEWAYS



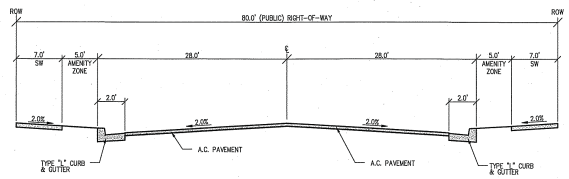
B. 80' (PUBLIC) ENTRY STREET SECTION
NOT TO SCALE
ENTRANCES
PER TOWN CENTER SUBDIVISION ENTRY



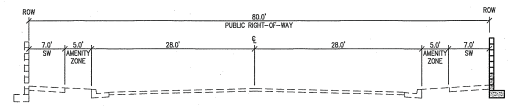
C. 80' (PUBLIC) STREET SECTION
NOT TO SCALE
DEER SPRINGS WAY



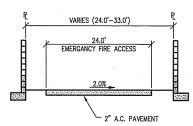
D. 80' (PUBLIC) STREET SECTION
NOT TO SCALE
CAMPBELL ROAD



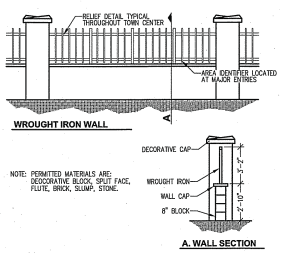
E. 80' (PUBLIC) STREET SECTION
NOT TO SCALE
PROPOSED ECHELON POINT DRIVE



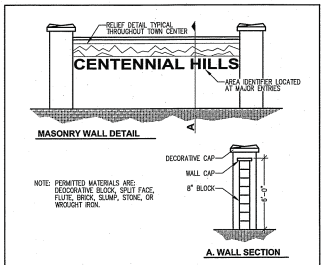
F. 80' (PUBLIC) STREET SECTION
NOT TO SCALE
EXISTING ECHELON POINT DRIVE



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



RESIDENTIAL AREA WROUGHT IRON WALLS
NOT TO SCALE



RESIDENTIAL AREA MASONRY WALLS
NOT TO SCALE

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

D·R·HORTON

DEER SPRINGS
TENTATIVE MAP

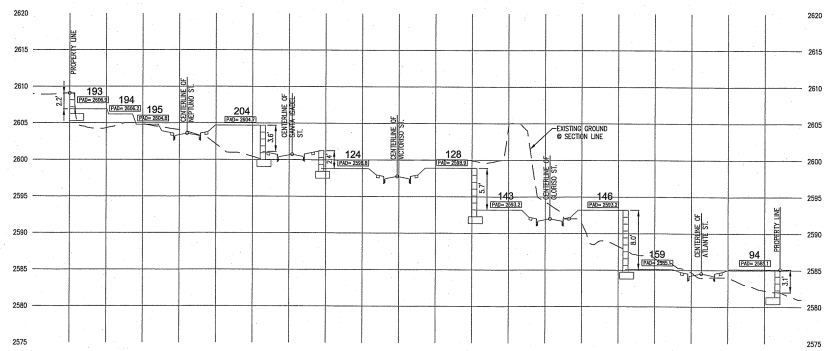
S 20
T 19
R 60

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

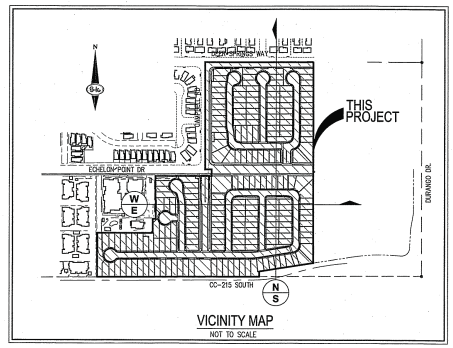
PROFESSIONAL ENGINEER - STATE OF NEVADA
DARRIN L. PARPA
Exp: 12/31/13
CIVIL
No. 15815
5/23/13

TM-2
SHEET 2 OF 3

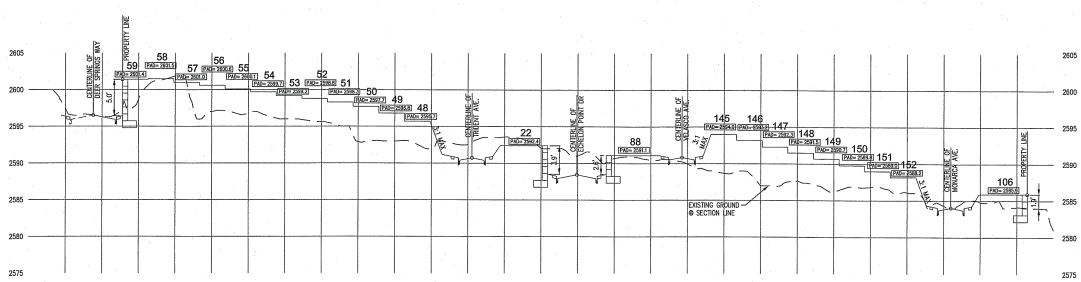
TMP-49542
WVR-49873



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



VICINITY MAP
NOT TO SCALE



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

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

D·R·HORTON

DEER SPRINGS
TENTATIVE MAP

S 20
T 19
R 60

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

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

TM-3
SHEET 3 OF 3

TMP-49542
WVR-49873



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

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

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

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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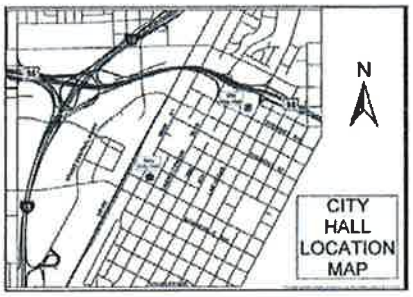
0004279218 JUN 27 2013
MAILED FROM ZIP CODE 89101

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.

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
12520215235
LEE TRUST
2259 MOON VIEW DR
HACIENDA HEIGHTS CA 91745-5740

89 DRDFNMP 91745

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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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Please use available blank space on card for your comments.

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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COHN MATTHEW C & CAROLYN A
8211 KAPLAN DR
SAN DIEGO CA 92123-3823

92 DRDCMP 92123

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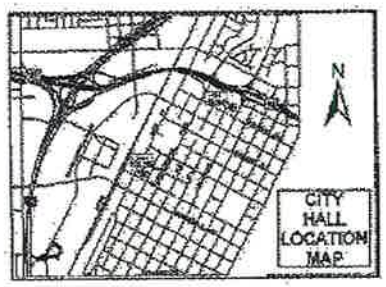
A-09-57

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

RECEIVED
JUL 08 2013
City of Las Vegas
Department of Planning

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES

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MAILED FROM ZIPCODE 89101

Case: TMP-49542

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KISS STEVEN & OZRA
9111 BRILLIANT PRAIRIE CT
LAS VEGAS NV 89149-3261

DRDGNHP 89149

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epartment of Planning
evelopment Services Center
33 North Rancho Drive, 3rd Floor
as Vegas, Nevada 89106

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
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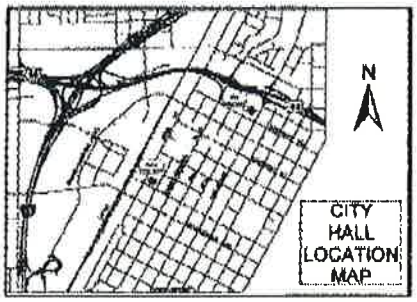
0004279218 JUN 27 2013
MAILED FROM ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

lease use available blank space on card for your comments.

MP-49542 & WVR-49873
lanning Commission Meeting of 7/9/2013

RECEIVED
JUL 1 2013
City of Las Vegas
Dept. of Planning

Case: TMP-49542
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City of Las Vegas Agenda Item No.: **16.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 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 11/20/2013
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 Lejas

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.: **17.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

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

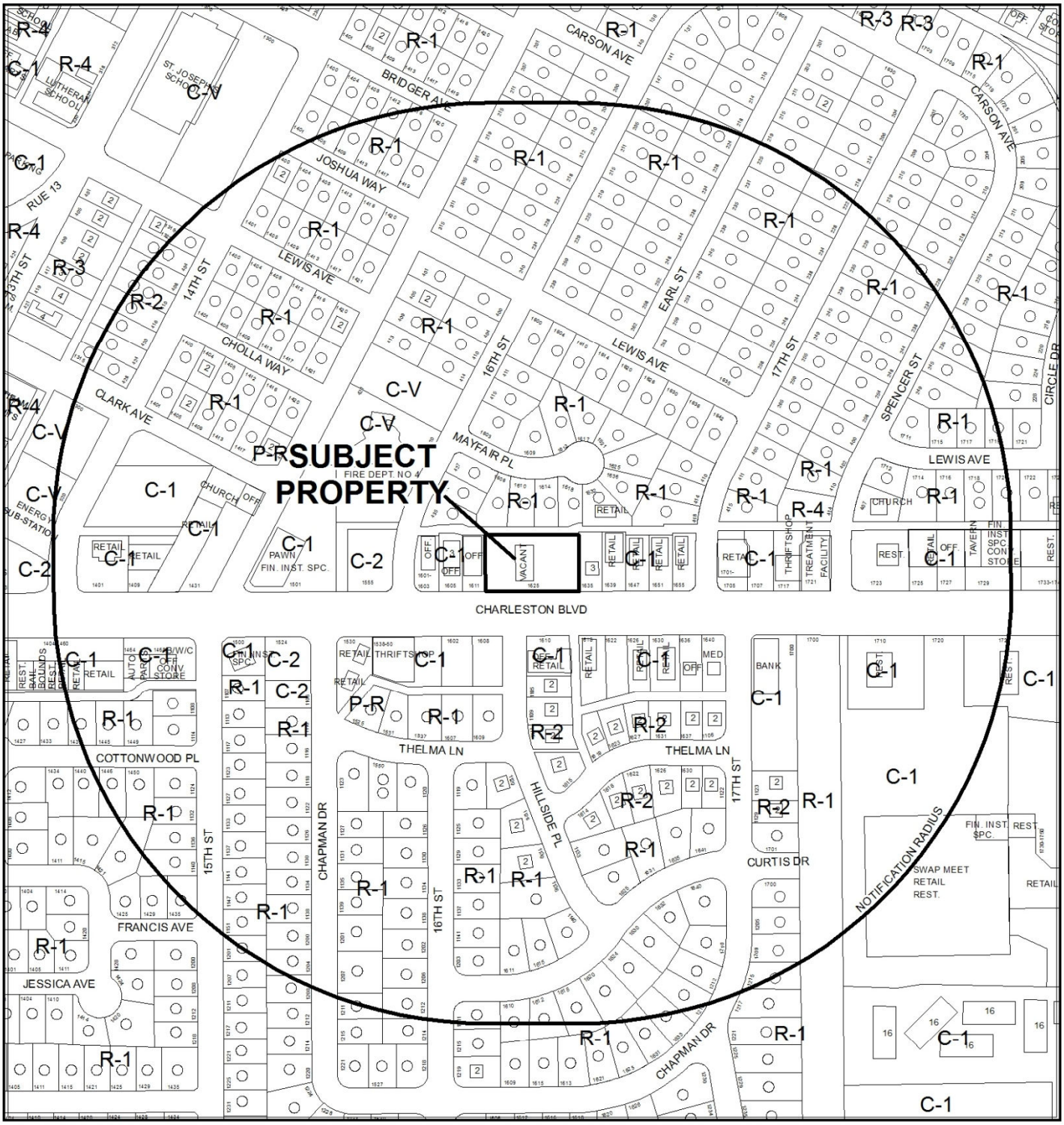
SUBJECT:
ABEYANCE _ VAR-50418 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ARSR2, LLC - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED AND A ONE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED on 0.64 acres at 1625 East Charleston Boulevard (APN 139-35-413-028), C-1 (Limited Commercial) Zone, Ward 3 (Coffin). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 11/20/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**2**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-50418 and SDR-50417
2. Conditions and Staff Report - VAR-50418 and SDR-50417
3. Supporting Documentation
4. Photos - VAR-50418 and SDR-50417
5. Justification Letter - VAR-50418 and SDR-50417
6. Support Postcards – VAR-50418 and SDR-50417



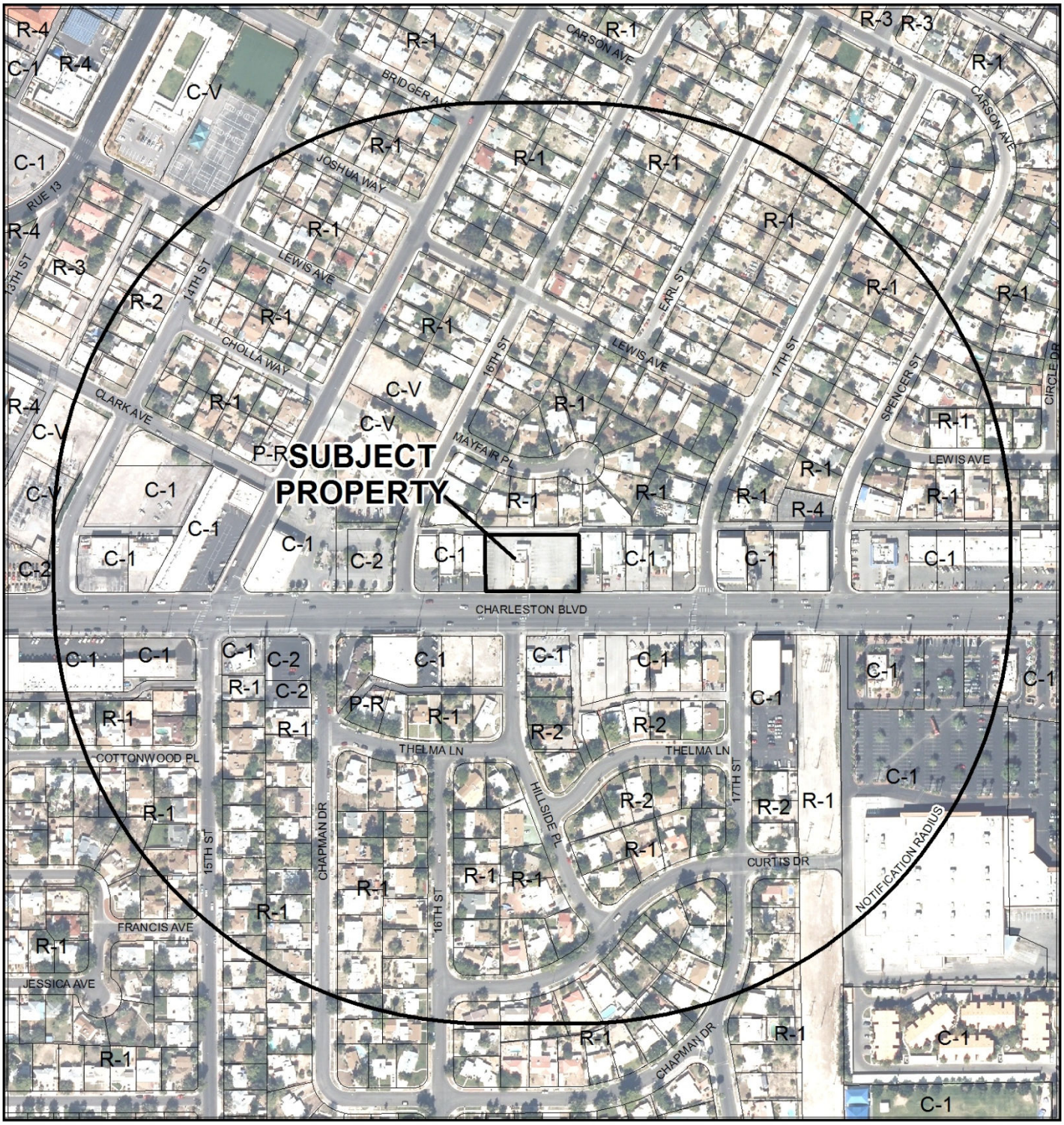
CASE: **VAR-50418 AND SDR-50417**

RADIUS: 1000 FEET

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

0 300 600 Feet

N



CASE: **VAR-50418 AND SDR-50417**

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: OCTOBER 8, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: ARSR2, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-50418	Staff recommends DENIAL, if approved subject to conditions:	
SDR-50417	Staff recommends DENIAL, if approved subject to conditions:	VAR-50418

** CONDITIONS **

VAR-50418 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-50417) 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.

SDR-50417 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-50418) 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 and landscape plan, date stamped 09/23/13, and building elevations, date stamped 07/23/13 and 09/16/13, except as amended by conditions herein.

4. A Waiver from Title 19.08.080 is hereby approved, to allow a three-foot buffer along the west property line where eight feet is required and a four-foot buffer along a portion of the south property line where 15 feet is required.

5. An Exception from Title 19.08.110 is hereby approved, to allow four parking lot trees in islands or at ends of new parking rows where a total of thirteen 24-inch box shade trees are required.

6. The existing trash enclosure shall be repaired to provide walls, gates and a roof or trellis in conformance to Title 19.08 requirements.

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 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.

10. 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. All parking lot landscape islands shall contain a minimum of one 24-inch box deciduous or evergreen shade tree.

    b. A minimum of four 5-gallon shrubs shall be planted for each proposed tree within perimeter buffers and parking lot landscape islands.

    c. The proposed half-diamond planters along the west perimeter buffer shall be removed.

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. 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. The existing driveways on Charleston Boulevard may remain.

14. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

** STAFF REPORT **

PROJECT DESCRIPTION

The subject site contains an existing 2,152 square-foot restaurant with a drive-through lane. The applicant is proposing to demolish the existing restaurant and construct a new 1,850 square-foot Restaurant and Drive Through ("Restaurant Building") south of the original footprint. In addition, a new 2,450 square-foot commercial building ("Building B") is proposed to be located in the northeast corner of the property and designed to be improved into up to four retail or office tenant spaces. Building B as proposed would not meet the required side or rear yard setbacks. The required landscape buffers along the west perimeter and portions of the north, south and east perimeter are not being provided. In addition, landscape exceptions are needed in the parking lot in order for the site to meet parking requirements. As the site cannot be built out as proposed without the approval of self-imposed waivers, exceptions and a variance, staff recommends denial, with conditions if approved.

ISSUES

- A Variance is needed to allow a zero-foot rear yard setback where 20 feet is required and a one-foot side yard setback where 10 feet is required for Building B.
- A Waiver of Title 19.08 perimeter landscape requirements is needed to allow a three-foot buffer along the west property line where eight feet is required and a four-foot buffer along a portion of the south property line where 15 feet is required. A waiver is not needed along the north property line if the requested setback variance is approved, and there is otherwise no perimeter buffer requirement adjacent to the alley.
- An Exception of Title 19.08.110 is required to allow four parking lot trees in islands and at ends of new parking rows where 13 are required.
- Remapping will be required to consolidate four existing lots so that the minimum lot width across the site can be met.
- The existing trash enclosure may remain as a nonconforming structure; however, it is in disrepair and must be walled, gated and roofed in conformance to Title 19.08 requirements.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
05/21/58	The Board of City Commissioners approved a Rezoning (Z-0046-56) from R-4 (Apartment Residence) to C-1 (Limited Commercial) for property fronting on both sides of Charleston Boulevard between 15th and Fremont Streets. The Planning Commission recommended approval.
06/27/68	The Board of Zoning Adjustment denied a request for a Variance (V-0010-68) to allow a 300 square-foot freestanding sign where 100 square feet is allowed at 1625 East Charleston Boulevard.
09/10/13	The Planning Commission voted to abey these items (VAR-50418 and SDR-50417) to the 10/08/13 Planning Commission meeting at the applicant's request.

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

Related Building Permits/Business Licenses	
1968	The existing restaurant on this site was constructed.

Pre-Application Meeting	
07/17/13	Submittal requirements for Variance and Site Development Plan Review applications were discussed with the applicant. Remapping of the site will be required to consolidate the existing lots. Uses in the proposed building cannot be more intense than for retail, or a future variance will be required.

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

Field Check	
08/01/13	The site contains an existing restaurant with a single drive-through lane that is not in operation. A tall freestanding sign is located along the Charleston Boulevard frontage. The site abuts an alley and contains no landscaping except for a narrow strip along Charleston Boulevard. A three-foot block wall with lattice fencing above is located along the east property line.

Details of Application Request	
Site Area	
Net Acres	0.64

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Restaurant with Drive Through	C (Commercial)	C-1 (Limited Commercial)
North	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
South	General Retail	C (Commercial)	C-1 (Limited Commercial)
	Office, Other Than Listed		
	Check Cashing Service, Limited		
	Undeveloped		
East	Multi-Family Residential	C (Commercial)	C-1 (Limited Commercial)
West	Office, Other Than Listed	C (Commercial)	C-1 (Limited 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/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	N/A	28,080 SF	N/A
Min. Lot Width	100 Feet	216 Feet	Y
Min. Setbacks • Front • Side • Rear	 10 Feet 10 Feet 20 Feet	 16 Feet 1 Foot 0 Feet	 Y N (90%) N (100%)
Max. Lot Coverage	50 %	15 %	Y
Max. Building Height	N/A	21 Feet (T.O. parapet)	N/A
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Existing enclosure is damaged	N
Mech. Equipment	Screened	Parapet screened	Y

Pursuant to Title 19.08.040, the following standards apply:

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
3:1 proximity slope	15-foot height at rear setback	15-foot height at 20 feet from protected property (zero-foot setback)	Y
Adjacent development matching setback	15 feet	20 feet	Y
Trash Enclosure	50 feet from residential	20 feet*	Y

**The existing trash enclosure is legally nonconforming per approved building permit.*

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees: • North • South • East • West	 1 Tree / 20 Linear Feet 1 Tree / 20 Linear Feet 1 Tree / 30 Linear Feet 1 Tree / 30 Linear Feet	 0 Trees 7 Trees 1 Tree 4 Trees	 0 Trees 10 Trees 1 Tree 4 Trees	 Y Y Y Y
TOTAL PERIMETER TREES		**12 Trees**	**15 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	13 Trees	4 Trees	N

LANDSCAPE BUFFER WIDTHS			
Min. Zone Width			
• North	0 Feet	0 Feet	Y
• South	15 Feet	4 Feet	N
• East	8 Feet	0 Feet	N
• West	8 Feet	3 Feet	N
Wall Height	6 to 8 Feet Adjacent to Residential	No new walls proposed	N/A

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Charleston Boulevard	Primary Arterial	Master Plan of Streets and Highways Map	102	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 (proposed)	2,450 SF	1 space per 175 SF GFA	14				
Restaurant (existing)	1,850 SF (350 SF seating/ waiting area)	1 space per 50 SF seating and waiting, plus 1 space per 200 SF remaining GFA	15				
TOTAL SPACES REQUIRED			29		33		Y
Regular and Handicap Spaces Required			27	2	31	2	Y
Loading Spaces	1,850 SF	Less than 10,000 SF	1		1		Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
8-foot perimeter landscape buffer along the west property line	3-foot buffer	Denial
15-foot perimeter landscape buffer along the south property line	4-foot buffer	Denial

Exceptions		
Requirement	***Request***	***Staff Recommendation***
24-inch box shade trees in islands per six spaces (2 trees required)	Zero trees in islands	Denial
24-inch box shade trees in planters at the ends of each parking row (11 trees required)	4 palm trees at ends of parking rows	Denial

ANALYSIS

These items were abeyed from the September 10, 2013 Planning Commission meeting to allow the applicant to revise the site plan. A new site plan was submitted that includes a new Restaurant and Drive Through to replace the existing restaurant that was not part of the original request. Additional landscaping is provided along the south, west and east perimeter, and parking lot trees were added adjacent to the rear alley.

The site's development is proposed within the context of a C-1 (Limited Commercial) zoned property along a well-established commercial corridor. The types of uses proposed for the site, including restaurant, office and retail uses, are appropriate for this site. However, the amount of parking provided only marginally exceeds the minimum for the existing restaurant and retail uses, creating the potential need for a variance if uses become more intense in the future.

The placement of the building as proposed allows for the greatest amount of parking and most logical path of site circulation given the location of the existing restaurant, but it also results in the need for a variance, a waiver and two exceptions as shown in the tables above. The hardship in this case is the central location of the existing building. Because movement or removal of the existing building would allow for the site to be redesigned in conformance with current Title 19 commercial development standards, the current proposal is not appropriate and staff recommends denial.

If approved, the site will need to be remapped to consolidate the four narrow lots that make up the site prior to the issuance of any building permits for construction of the new building. In addition, the existing trash enclosure is damaged and shall be brought up to current code standards with respect to design.

FINDINGS (VAR-50418)

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 decrease the setbacks for a new building. Redesign of the site 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.

FINDINGS (SDR-50417)

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 restaurant and commercial building are appropriate for this area, which is located along a Primary Arterial roadway with similar uses. However, the site cannot legally accommodate placement of both buildings as proposed. Buildings on adjacent properties also do not meet current setback requirements, but this should not be a determinative factor in allowing reduced setbacks on the subject property.

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 does not meet Title 19 setback and landscaping requirements. The existing trash enclosure may remain in its current location but must be upgraded to meet design standards. Approval of the associated setback variance is required for the development to meet residential adjacency standards.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Access to the site is provided by two existing driveways from Charleston Boulevard, a Primary Arterial. Secondary access is provided from the rear alley. The drive through is accessed from the front of the property near the east driveway. These points of access are acceptable and will not negatively impact traffic movement on the adjacent streets and alleyways.

4. **Building and landscape materials are appropriate for the area and for the City;**

The building materials proposed for the restaurant and commercial buildings are typical of other such buildings in the area. Landscape materials are drought-tolerant and appropriate for use as buffers, but are provided in insufficient quantities.

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 commercial building contains architectural design elements such as colored windows, cornices and metal awnings to provide visual interest. The elevations are designed to eliminate windows on the sides in which the setbacks are requested to be reduced. As such they are appropriate for this area. The proposed restaurant also adds popouts in addition to the above design elements.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

New development is subject to building permit review and inspection, thereby protecting the public health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 39

NOTICES MAILED 323

APPROVALS 2

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-50418 APN: _____

Name of Property Owner: AMJAD RASHID

Name of Applicant: AMJAD RASHID

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: _____

RECEIVED
JUL 23 2013

Signature of Property Owner: _____

Print Name: AMJAD RASHID

Subscribed and sworn before me

This 22 day of July, 2013

_____

Notary Public in and for said County and State

State of Nevada
County of Clark

NOTARY PUBLIC
BRANDY BROWN
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. JUNE 24, 2016
No: 13-11139-1

Revised 11-14-06

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Location) 1625 East Charleston Blvd, Las Vegas, NV

Project Name Charleston Development **Proposed Use** _____

Assessor's Parcel #(s) 139-35-413-028 **Ward #** 1

General Plan: existing _____ proposed _____ **Zoning:** existing C1 proposed C1

Commercial Square Footage 4952 **Floor Area Ratio** 18%

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

Additional Information _____

PROPERTY OWNER AMJAD RASHID **Contact** 702-574-8997

Address 7737 Twin Tails St **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89149

E-mail Address AJRASHID@GMAIL.COM

APPLICANT SAME AS OWNER **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE DAVID STRAIT **Contact** DAVID STRAIT

Address 1223 HEATHER OAKS WAY **Phone:** 702 239 1838 **Fax:** 642 4600

City North Las Vegas **State** NV **Zip** 89031

E-mail Address dave.dwstrait@Cox.net

RECEIVED JUL 23 2013

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 AMJAD RASHID

Subscribed and sworn before me

This 22 day of July, 2013.

Brandy R

Notary Public in and for said County and State

State of Nevada
County of Clark

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAR-50418
Meeting Date:	9-10-13
Total Fee:	1030.00
Date Received:*	7-23-13
Received By:	

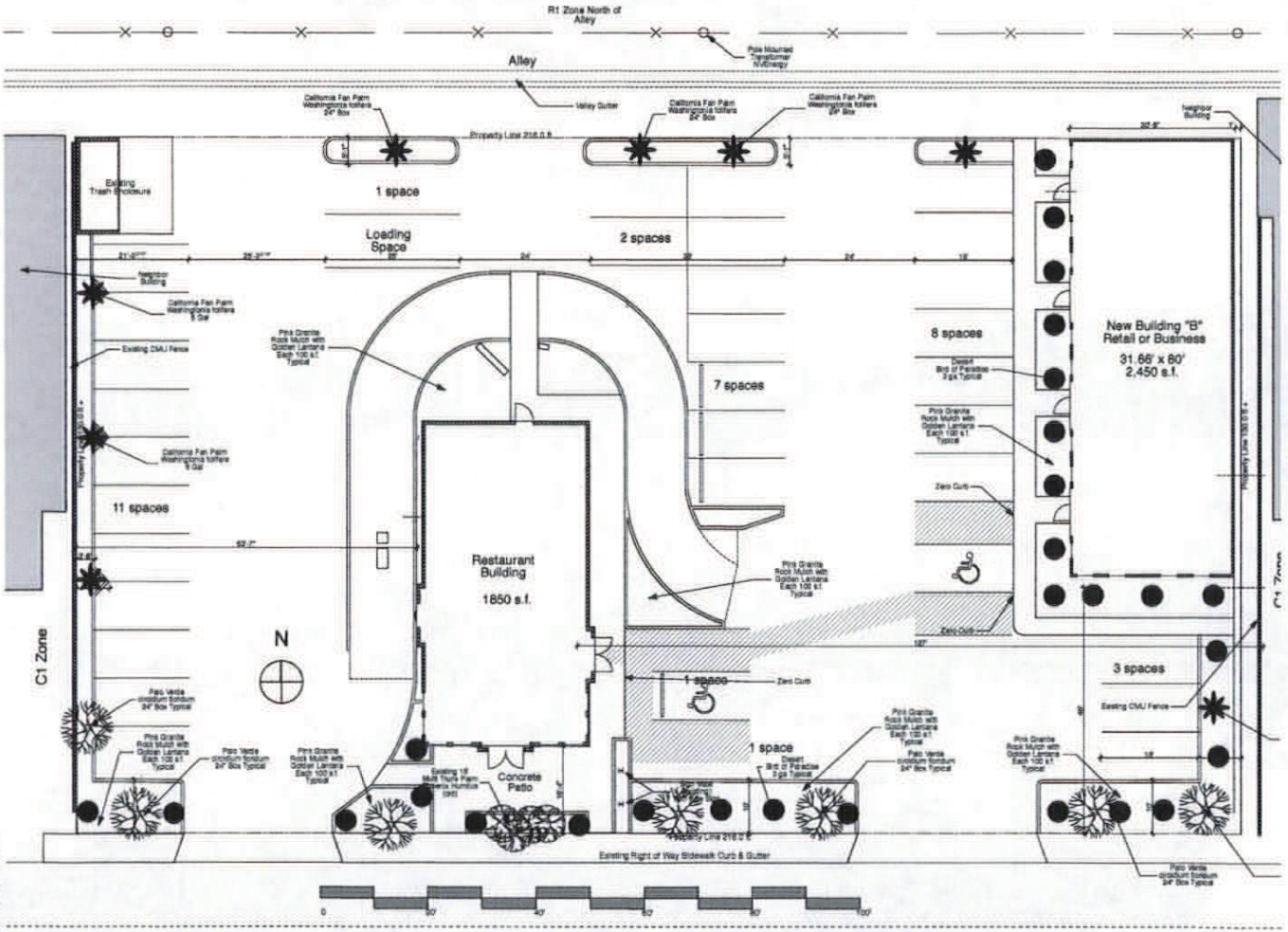
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance

New Restaurant Building and New Building Addition

1625 E Charleston Blvd. Las Vegas, NV
Onwer: A. Rashid Tel. (702) 574-8997



Vicinity Map



Site Plan

SCALE: 1" = 10'

Parking Calculation

Area & Parking Calculations

		Area	Sub Tot Area	Parking Factor	All	Times Spaces required	Site Total
				Clark County Title 30			
Restaurant Kitchen	s.f. =	1500	1500	200	s.f./space	8	spaces
Dining	s.f. =	350	350	50	s.f./space	7	spaces
			1850			15	
Retail	s.f. =	2450	2450	175	s.f./space	14	spaces
			4300			29	
				Title 30 Required Parking		29	spaces
				On-Site Provided Spaces		29	spaces
				Accessible spaces Required		2	spaces
				Accessible spaces Provided		2	spaces
Lot Size ## Acre		64%	28080	s.f.			
Total Building Floor Areas			4300				
Percent Coverage			15%				

Index

Drawing #	Subject
A0	Architectural Site Plan & Cover Sheet
A1	Restaurant Floor Plan
A1.1	Building "B" Floor Plan
A2	Restaurant Building Elevations
A2.1	Building "B" Elevations

D. W. Strait
Architecture & Planning

Church's Chicken
New Restaurant & New Commercial Building
1625 E Charleston Blvd, Las Vegas, NV - APN 139-35-413-026

Site Plan & Cover Sheet

Revisions

Date: 8/22/2013
Job: 1336
Drawn: DWS
Sheet: A0

VAR-50418
SDR-50417
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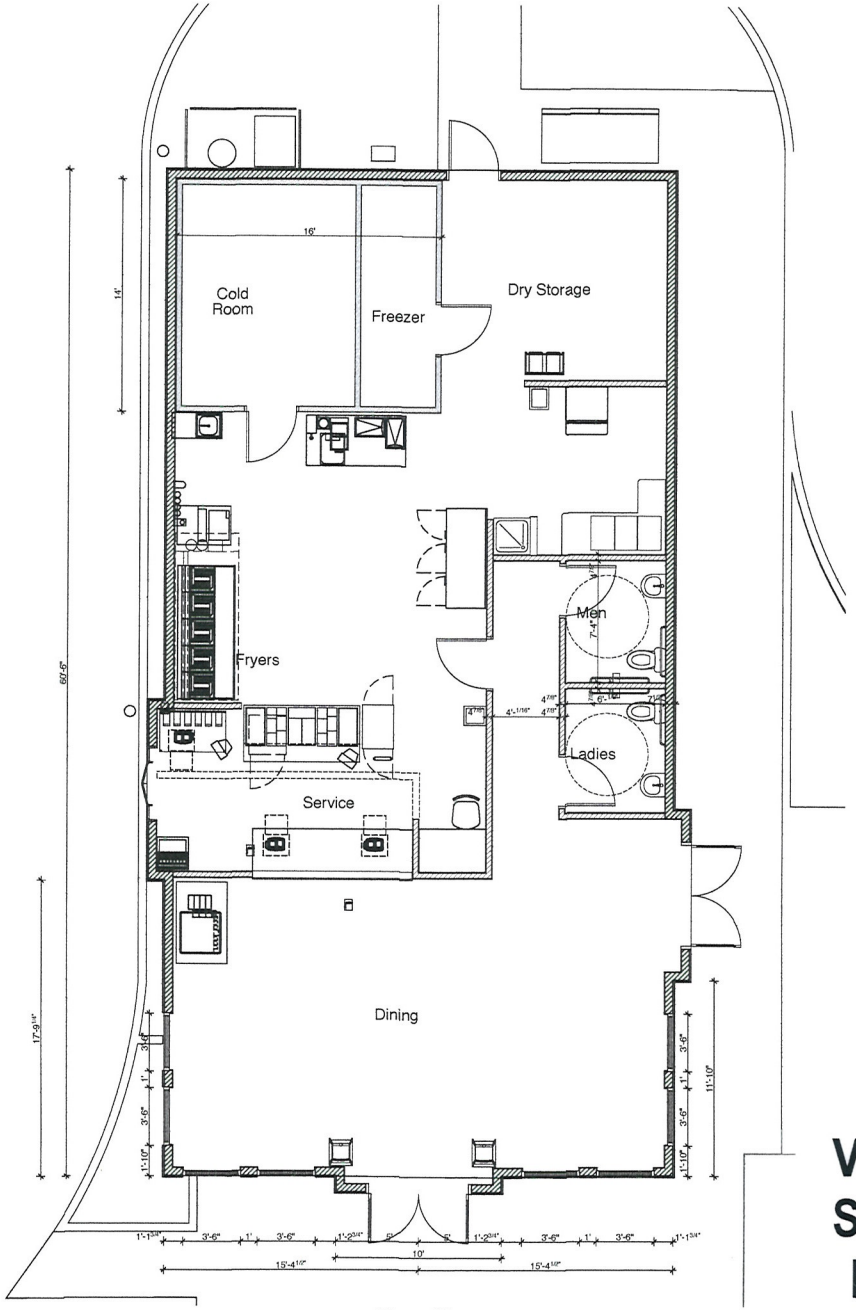
City of Las Vegas
Department of Planning



Floor Plan

SCALE 1/4" = 1'-0"

VAR-50418
SDR-50417
REVISED

Development Set Not for Construction

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SEP 1 1 2013

City of Las Vegas
Department of Planning

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Tel. 702 239-1838
Fax. 702 642-8600

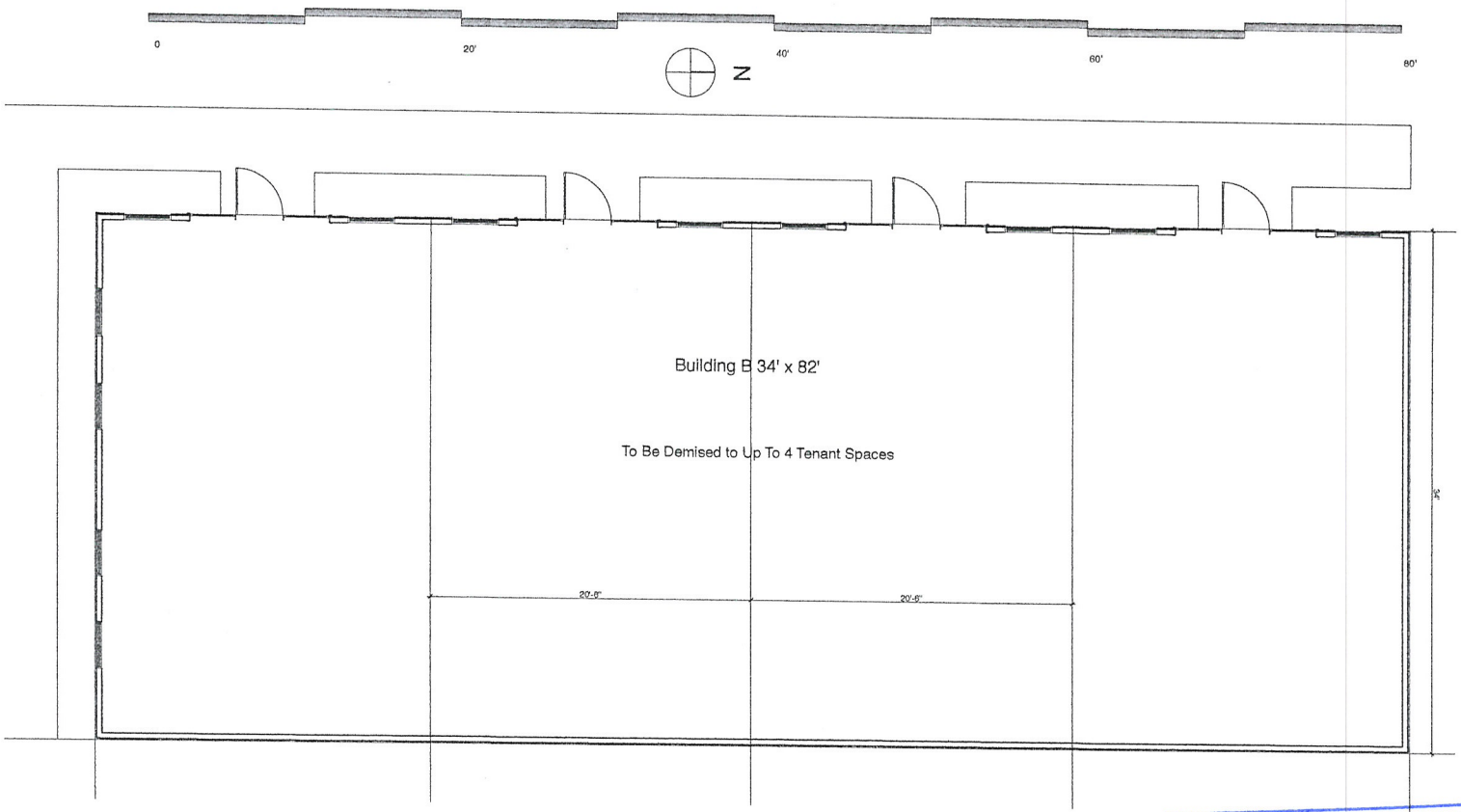
Church's Chicken
New Restaurant & New Commercial Building
1625 E Charleston Blvd. Las Vegas, NV - APN 139-35-413-028

Building Floor Plan

Revisions

Date: 9/10/2013
Job: 1335
Drawn:
Sheet:

A1



Building B Plan

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

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JUL 23 2013

VAR-50418
SDR-50417

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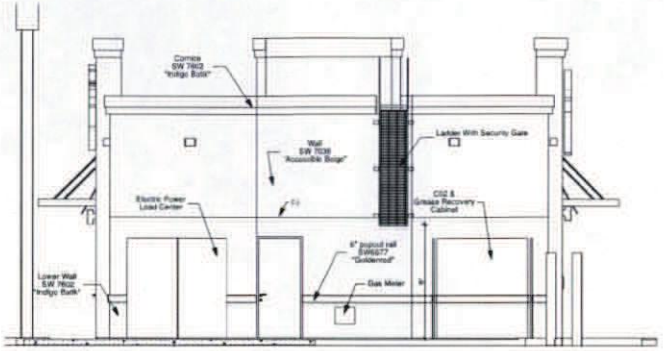
Church's Chicken
Building Renovation & Building Addition
1626 E Charleston Blvd, Las Vegas, NV - APN 139-35-413-028

Building B Shell Plan

Revisions

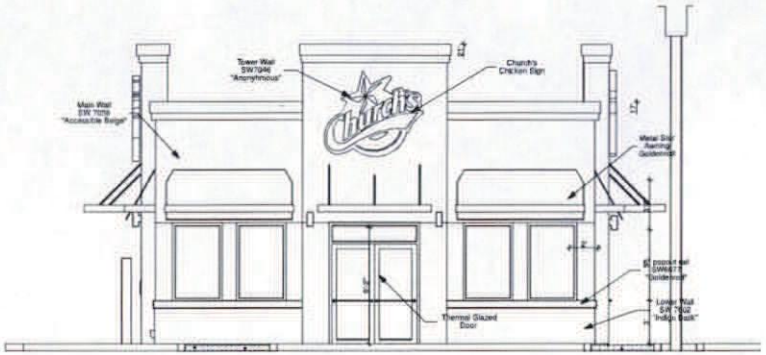
Date: 7/22/2013
Job: 1335
Drawn: DWS

Sheet:
A1.1



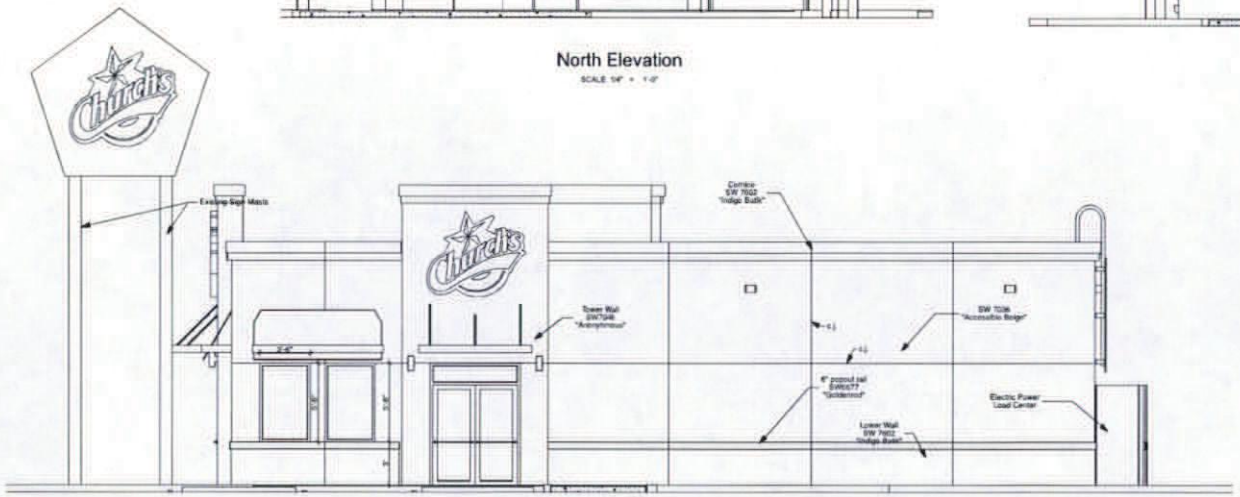
North Elevation

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



South Elevation

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



East Elevation

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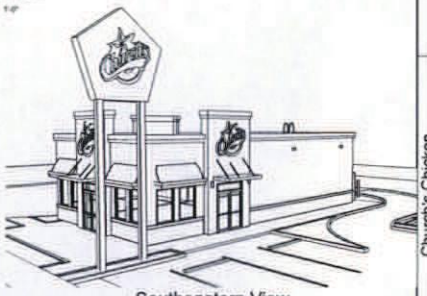
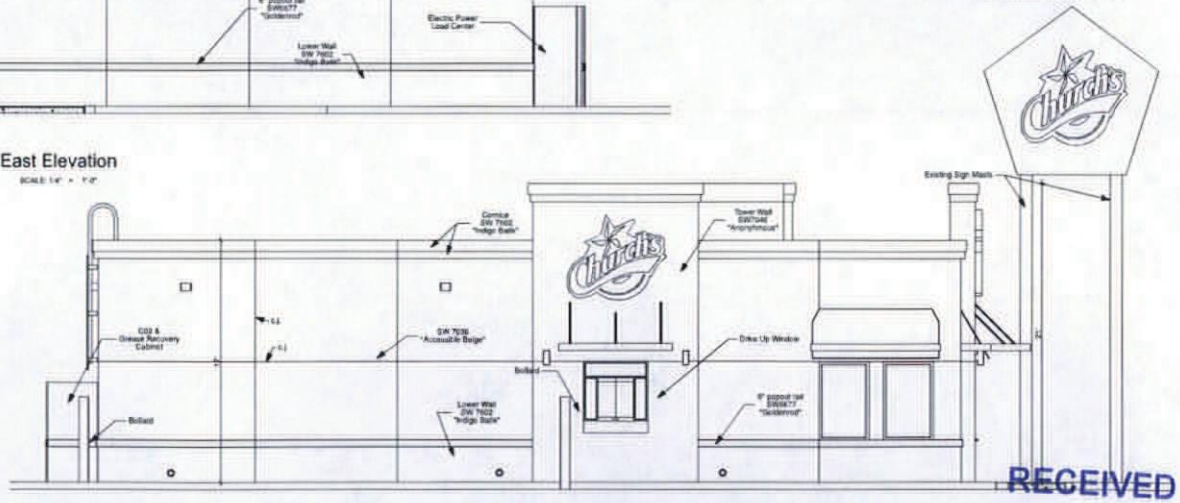


Southeastern View



West Elevation

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

VAR-50418
SDR-50417
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City of Las Vegas
Department of Planning

D. W. Strait
Architecture & Planning

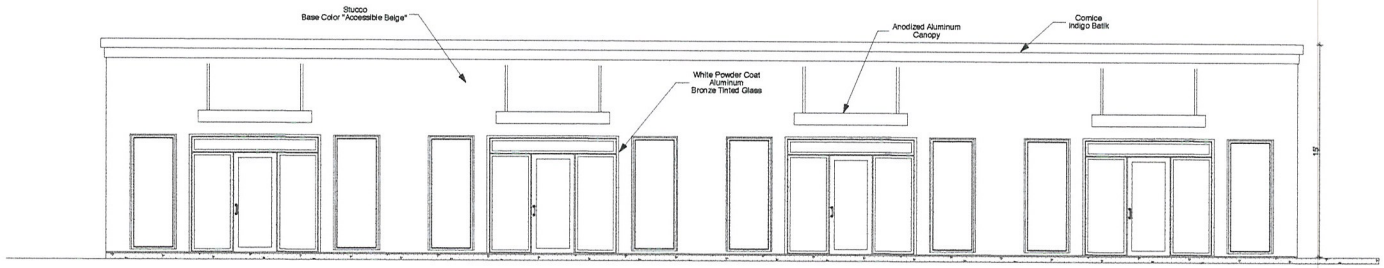
Church's Chicken
New Restaurant & New Commercial Building
1625 E Charleston Blvd, Las Vegas, NV - APN 139-05-413-009

Retaurant Building Elevations

Revisions

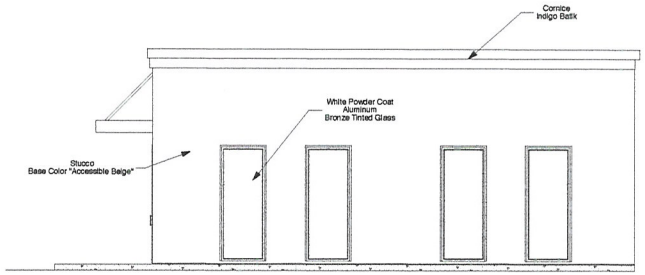
Date: 9/10/2013
Job: 1335
Drawn: DWS

Sheet
A2



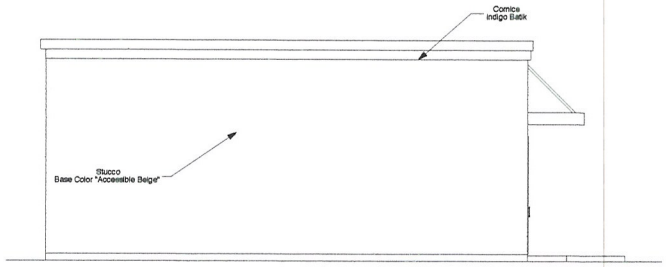
West Elevation

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



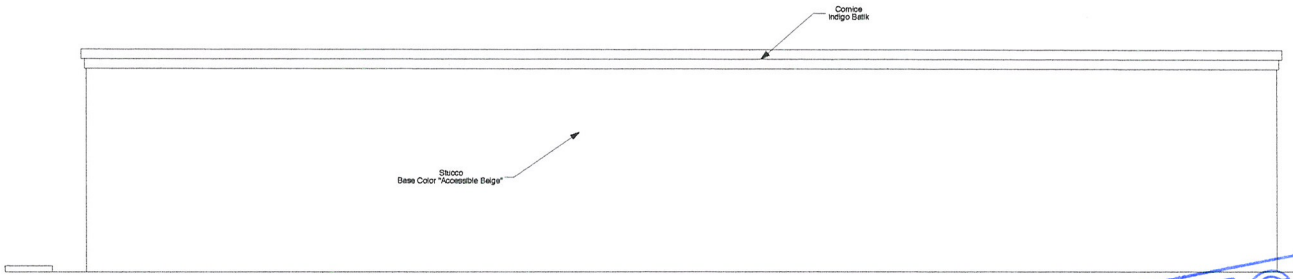
South Elevation

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



North Elevation

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



East Elevation

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

RECEIVED
JUL 23 2013
VAR-50418
SDR-50417

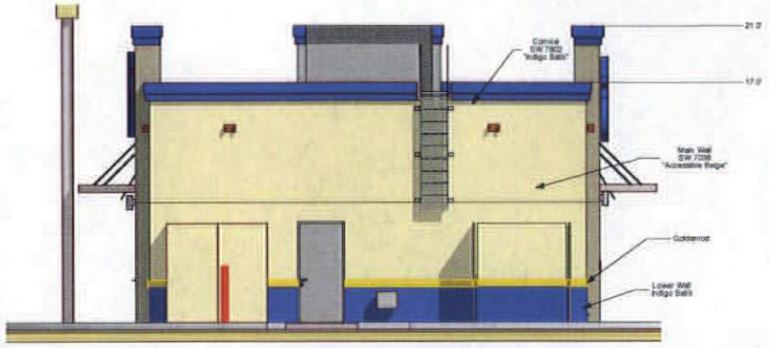
D. W. Strait
Architecture & Planning
#2841
dave.dwstrait@cox.net
1223 Heather Oaks Way
North Las Vegas, NV 89031
Tel. 702 229-1838
Fax. 702 642-6600

Church's Chicken
Building Renovation
1625 E Charleston Blvd, Las Vegas, NV - APN 139-35-413-029

Building B Elevations

Revisions

Date: 7/22/2013
Job: 1335
Drawn: DWS
Sheet:
A2.1



North Elevation



South Elevation



West Elevation



Easst Elevation

D. W. Strait
Architecture & Planning
#2841

Church's Chicken
New Restaurant & New Commercial Building
1625 E Charleston Blvd, Las Vegas, NV - APN 139-35-613-028

Retaurant Building Elevations

Revisions

Date 9/12/2013
Job 1335
Drawn DWS
Sheet
A2c

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SEP 16 2013
City of Las Vegas
Department of Planning

VAR-50418
SDR-50417
REVISED



VAR-50418 & SDR-50417 – APPLICANT/OWNER: ARSR2, LLC
1625 EAST CHARLESTON BOULEVARD

08/01/13



VAR-50418 & SDR-50417 – APPLICANT/OWNER: ARSR2, LLC
1625 EAST CHARLESTON BOULEVARD

08/01/13



VAR-50418 & SDR-50417 – APPLICANT/OWNER: ARSR2, LLC
1625 EAST CHARLESTON BOULEVARD

08/01/13



VAR-50418 & SDR-50417 – APPLICANT/OWNER: ARSR2, LLC
1625 EAST CHARLESTON BOULEVARD

08/01/13

D. W. STRAIT Architecture & Planning
1223 Heather Oaks Way • North Las Vegas • Nevada 89031
Tel (702) 239-1838 • Fax (702) 642-8600 • Email: dave.dwstrait@cox.net

Date: September 11, 2013

To: City of Las Vegas Planning Commission and Staff

Subject: **Revised Jusification Letter**
Request for Site Development Design Review (SDR) and
Variance of Site Development and Landscape standards
Parcel 139-35-413-028 - 1625 E Charleston

Request
We request a design review of our proposal to replace a previous fast food restaurant with a new, smaller, restaurant building 1850 sf, and add a new retail tenant shell building of approximately 2800 sf in area. The former Arby's restaurant will be completely removed with an new building constructed in it's place to be a Church's Chicken restaurant. The new restaurant which is 1850 sf, will replace the former 2100 sf building. The new commercial shell building 2800 sq. ft. in size will be added to the site to allow full use of the land as a home to small businesses.

Variances
1. Accept Proposed landscaping in lieu of development standards for parking lots and buffering.

2. Waive side yard setbacks for the new building to allow the new building to be immediately beside the present zero setback building existing on our east property line.

Justification
Renovation of this property and adding up to four new businesses will stimulate a renewal for this area. The new fried chicken franchise will occupy the same basic footprint that was first built here in 1968.

The new commercial building will accommodate either professional offices or retail shops. There is sufficient parking capacity to support either of these occupancies. Either of these occupancies will both provide and attract customers to our restaurant.

Variance to the side yard setback is needed to fit the new building on the site and also provide adequate parking. The requirement for a side yard is inconsistent with the existing configurations on properties both east and west where neighboring buildings abut the property line. Our proposal matches the configuration granted to our eastern neighbor. Further, creating a side yard serves no practical purpose since it would be hidden from view between the backs of two neighboring buildings. While it would be an attractive haven for homeless squatters, it would only be a nuisance to our tenants and neighbors.

Variance to landscaping is needed to allow sufficient traffic movement constrained by the present position of the existing building while preserving the landscaping that exists at the Charleston street front.

Green Building
We propose no construction that is harmful to the environment in either use or manufacture. The building will meet current energy codes.

Bicycle Parking
We can easily include parking space for bicycles within on our site.

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Department of Planning

Justification Letter - Planning Action
Parcel 139-35-413-028

Connectivity
This is a stand-alone site with no ties of dependency on other parcels except by existing sidewalks and streets.

Pedestrian Access
This is not intended as an urban village project, however it may be accessed easily by pedestrians who may live nearby or by those arriving by public transit or from nearby businesses.

Sustainable Construction
Our new building will consider state of the art sustainable principles. Both buildings will utilize modern systems.

Electric Vehicle Charging
We have not provided any vehicle charging at this time.

Summary,
The existing building and site are presently not habitable. It has been vacant for several years. We will transform it into a modern and attractive commercial site where daytime business provides a far better neighbor to the local businesses than they have today.

We are willing to make the investment required to transform this to a modern fast food establishment with new commercial tenant businesses.

Submitted on behalf of the property owner,

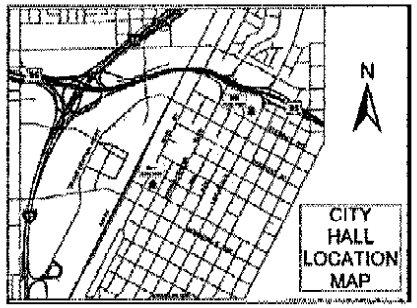


D.W. Strait
Architect 2841

VAR-50418
SDR-50417
REVISED

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) 464-7499. 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-50418 & SDR-50417
Planning Commission Meeting of **9/10/2013**

Case: VAR-50418
13935413130
COLE DON
248 SPENCER ST #1
LAS VEGAS NV 89101-5268

30 PRSGNMP 89101

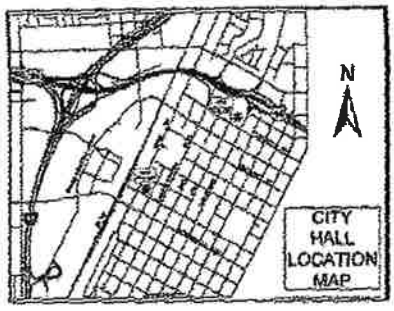
Aug 30 13 06:04p Don Cole 702 678-6597

ITEMS #32-33 SUPPORT
RECEIVED 09/03/13

SEP-03-2013 09:38 From:

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.

VAR-50418 & SDR-50417
Planning Commission Meeting of **9/10/2013**

Case: VAR-50418

16202111038
WALLIS INVESTMENTS LTD
1530 CHARLESTON BLVD
#5
LAS VEGAS NV 89104-1829

Submitted after final agenda

Date 9/10/13 Item 32-33

City of Las Vegas Agenda Item No.: **18.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

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

SUBJECT:
ABEYANCE - RENOTIFICATION - SDR-50417 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-50418 - PUBLIC HEARING - APPLICANT/OWNER: ARSR2, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 1,850 SQUARE-FOOT RESTAURANT AND DRIVE THROUGH AND A PROPOSED 2,450 SQUARE-FOOT GENERAL RETAIL BUILDING WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW A THREE-FOOT BUFFER ALONG THE WEST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED AND A FOUR-FOOT BUFFER ALONG A PORTION OF THE SOUTH PROPERTY LINE WHERE 15 FEET IS REQUIRED on 0.64 acres at 1625 East Charleston Boulevard (APN 139-35-413-028), C-1 (Limited Commercial) Zone, Ward 3 (Coffin). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 11/20/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**2**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-50417 APN: _____

Name of Property Owner: AMJAD RASHID

Name of Applicant: AMJAD RASHID

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: _____

RECEIVED
JUL 23 2013

Signature of Property Owner: _____

Print Name: AMJAD RASHID

Subscribed and sworn before me

This 22 day of July, 2013

_____

Notary Public in and for said County and State

State of Nevada
County of Clark

NOTARY PUBLIC
BRANDY BROWN
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. JUNE 30, 2016
No: 13-11135-1

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Location) 1625 East Charleston Blvd, Las Vegas, NV

Project Name Charleston Development **Proposed Use** _____

Assessor's Parcel #(s) 139-35-413-028 **Ward #** 1

General Plan: existing _____ proposed _____ **Zoning:** existing C1 proposed C1

Commercial Square Footage 4952 **Floor Area Ratio** 18%

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

Additional Information _____

PROPERTY OWNER AMJAD RASHID **Contact** 702-574-8997

Address 7737 Twin Tails St **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89149

E-mail Address AJRASHID@GMAIL.COM

APPLICANT SAME AS OWNER **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE DAVID STRAIT **Contact** DAVID STRAIT

Address 1223 HEATHER OAKS WAY **Phone:** 702 239 1838 **Fax:** 642 4600

City North Las Vegas **State** NV **Zip** 89031

E-mail Address dave.dwstrait@cox.net

RECEIVED JUL 23 2013

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 AMJAD RASHID

Subscribed and sworn before me

This 22 day of July, 20 13.

Brandy R

Notary Public in and for said County and State

State of Nevada
County of Clark

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-50417
Meeting Date:	9-10-13
Total Fee:	1030 00
Date Received:*	7-23-13
Received By:	

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

City of Las Vegas Agenda Item No.: **19.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

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

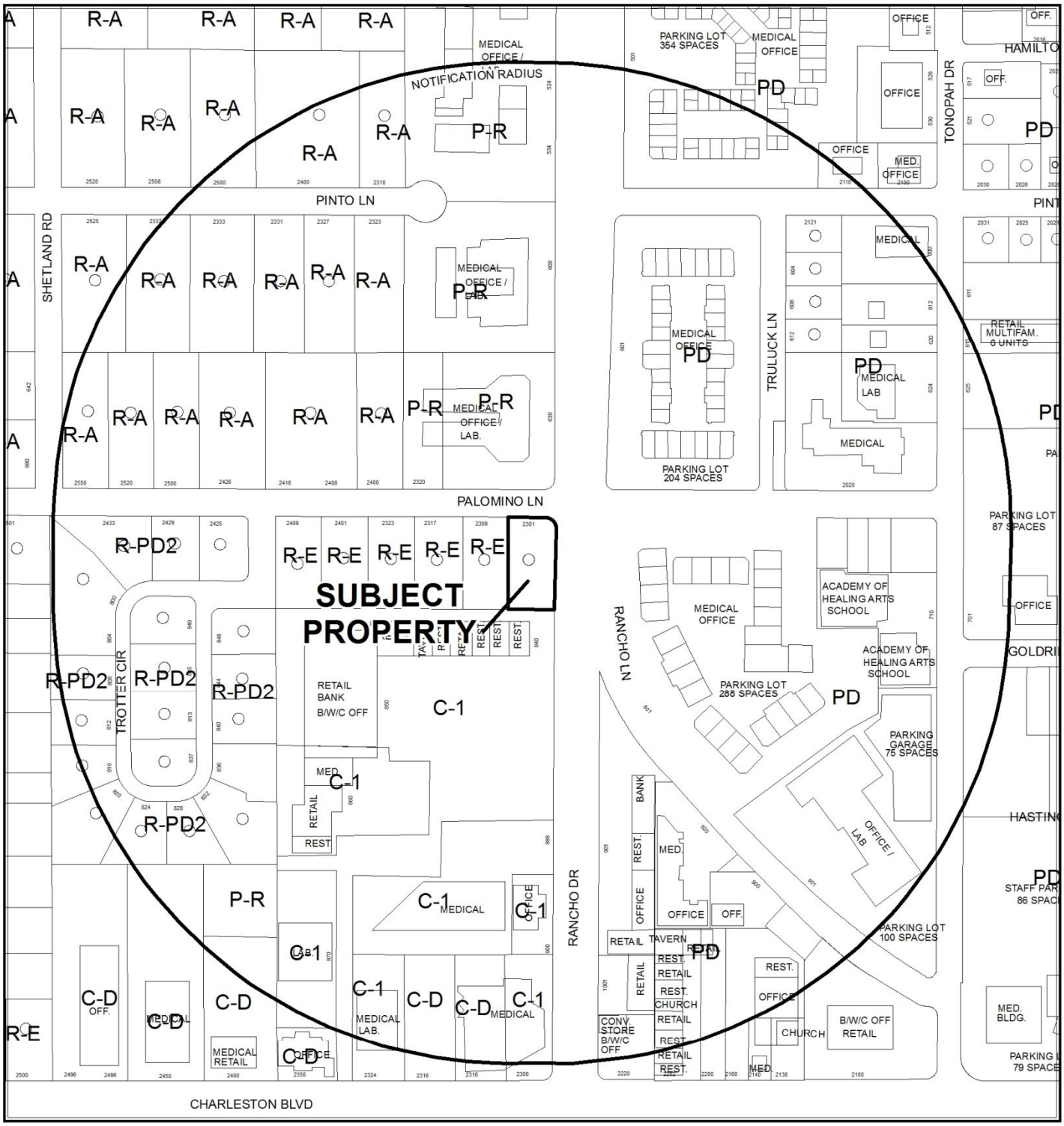
SUBJECT:
ABEYANCE - SDR-50115 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: LESLIE MARK & SAHARA STOVALL - For possible action on a request for a Site Development Plan Review FOR A 1,700 SQUARE-FOOT ADDITION TO AN EXISTING 2,915 SQUARE-FOOT OFFICE BUILDING on 0.50 acres at 2301 Palomino 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 11/20/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**Planning Commission Mtg.**	**3**
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. Protest/Support Postcards



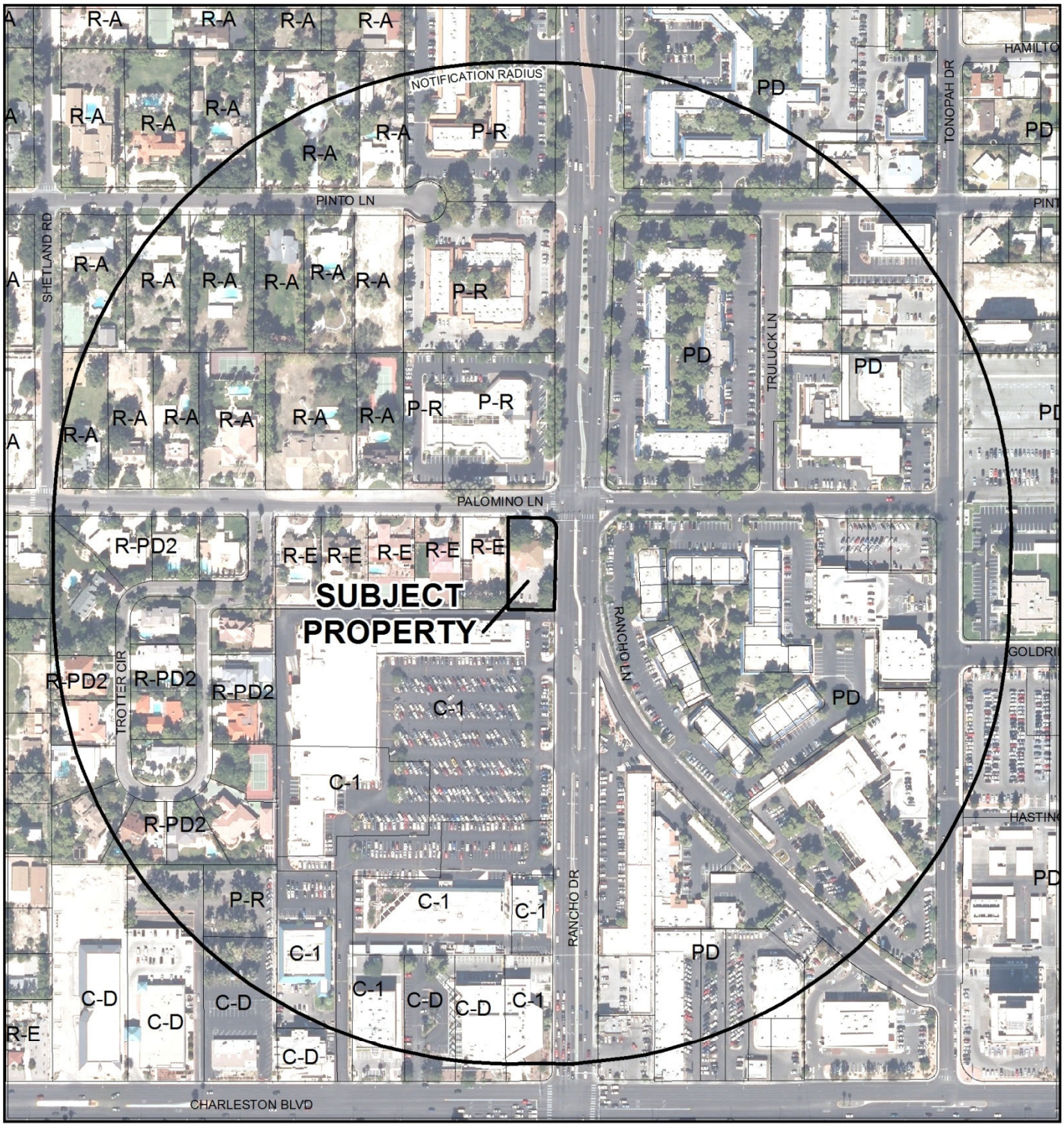
CASE: **SDR-50115 (PRJ-49932)**

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: OCTOBER 8, 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 held at the request of the Planning Commission.

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.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 26

NOTICES MAILED 106

APPROVALS 3

PROTESTS 1

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

LOT LINE 87.88'

PALOMINO LANE

50'-0"

SIDWALK SAME HEIGHT AS PARKING LOT

22'

9'

5'-4"

25'-0"

Existing 6ft Tall Wrought Iron Fence

24'-7"

LOT LINE 179.88'

30'

RANCHO

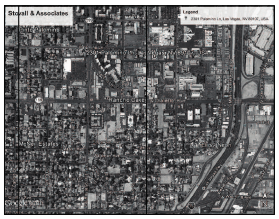
Existing Block Wall

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

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 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

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

PRJ-49932
06/27/13

SP-001

SDR-50115

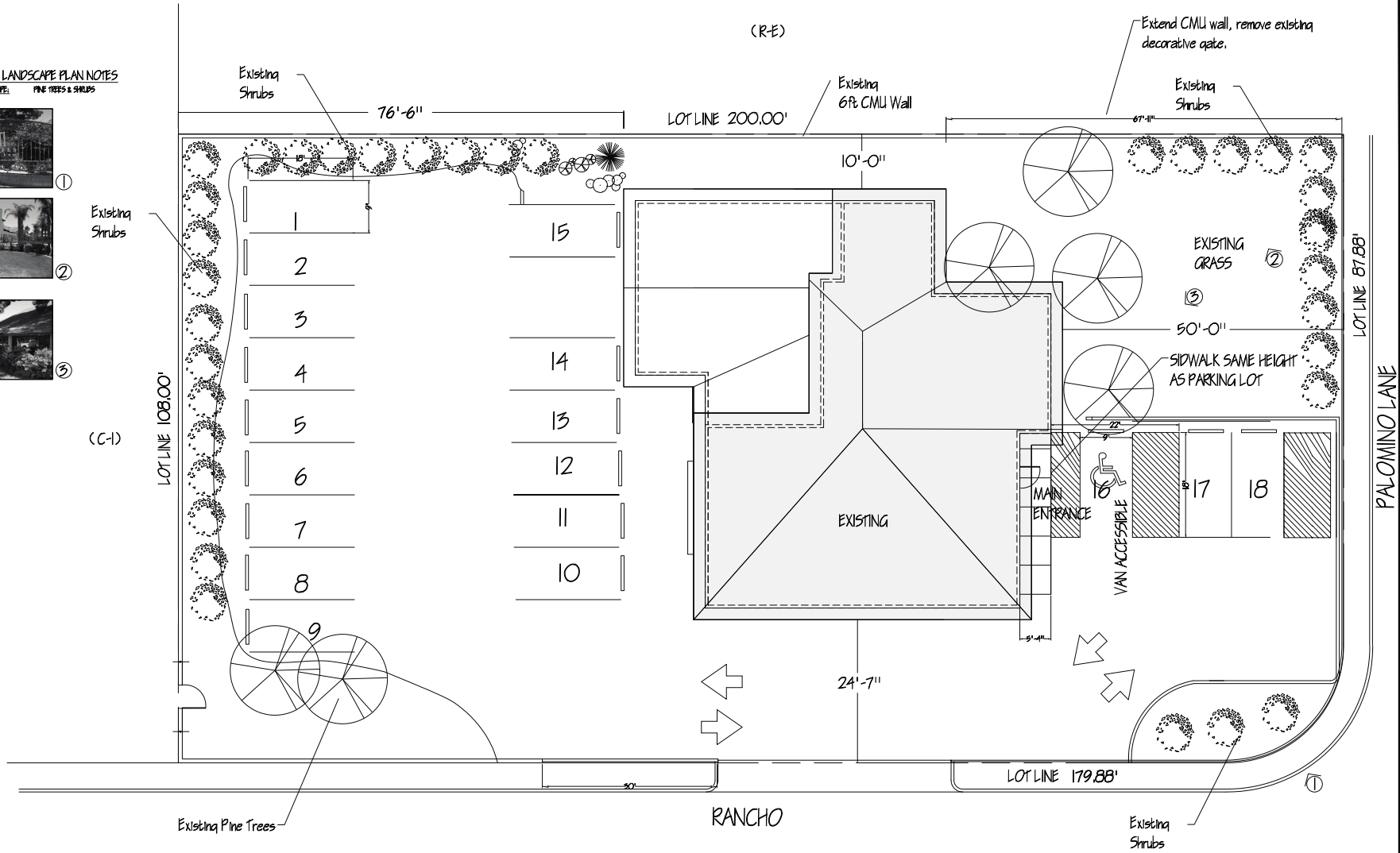
LANDSCAPE PLAN NOTES

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

STOVALL & ASSOCIATES
2301 PALOMINO LANE
LAS VEGAS, NEVADA 89107

No.	REVISION/ISSUE	DATE
1	CLV PLANNING	06/27/2013

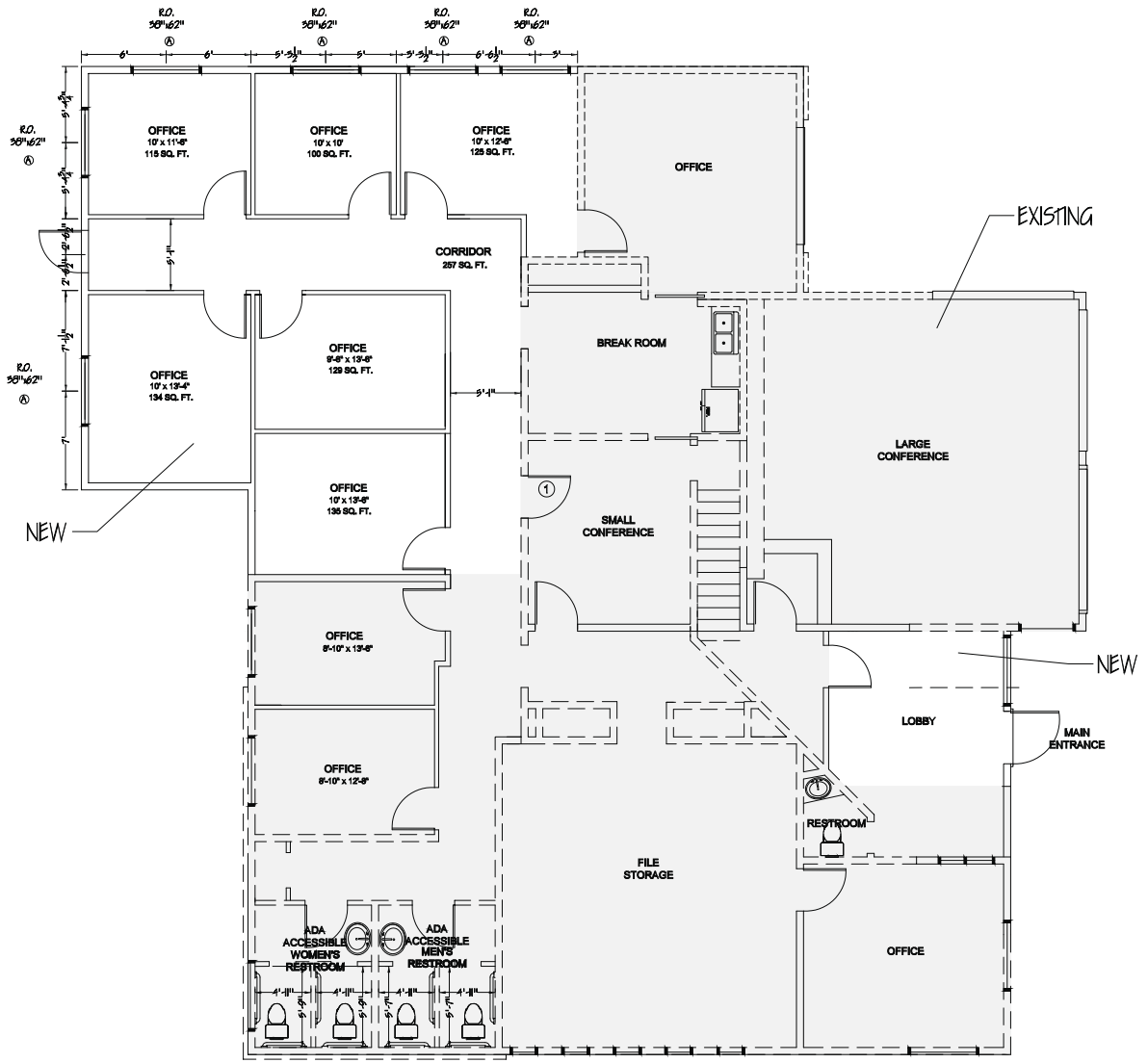
Stovall & Associates
3216 WEST CHARLESTON
LAS VEGAS, NV 89102
PHONE: 702.258.3034 FAX: 702.258.0093

PRJ-49932
06/27/13

SHEET LP-001

SCALE 1/8"=1'-0"

SDR-50115



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 NORTH ELEVATION
A-3 SCALE: 1/4"=1'-0"



1 SOUTH ELEVATION
A-3 SCALE: 1/4"=1'-0"


BRICK VENEER


STUCCO


ROOF SHINGLES

STOVALL & ASSOCIATES
2301 PALOMINO LANE
LAS VEGAS, NEVADA

No.	REVISION/ISSUE	DATE
1	CLV PLANNING	06/27/2013

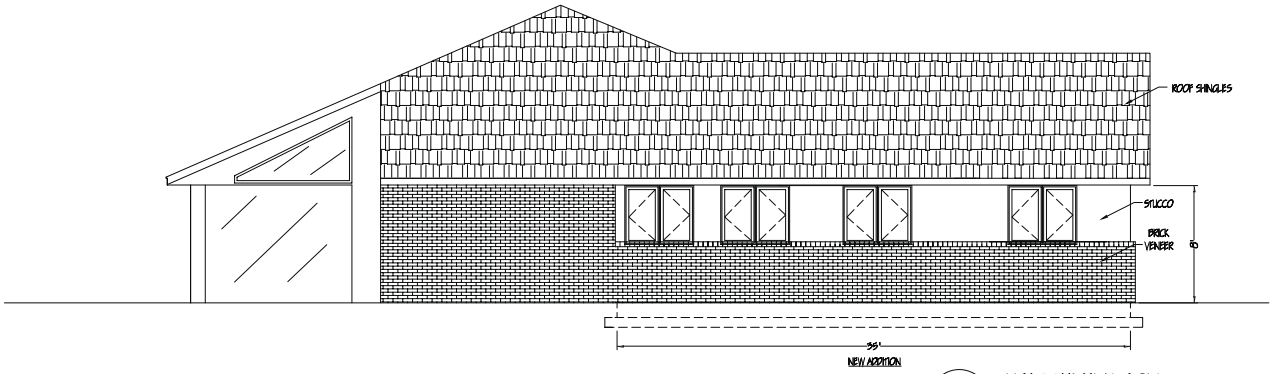
Stovall & Associates
3216 West Charleston
Las Vegas, NV 89102
Phone: 702.258.3034 Fax: 702.258.0093

EV-001

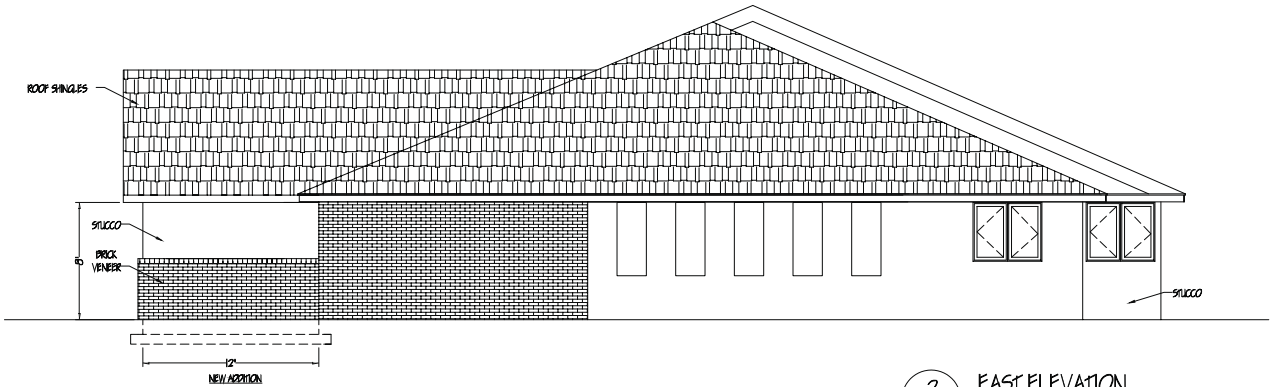
SCALE: 1/4"=1'-0"

PRJ-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

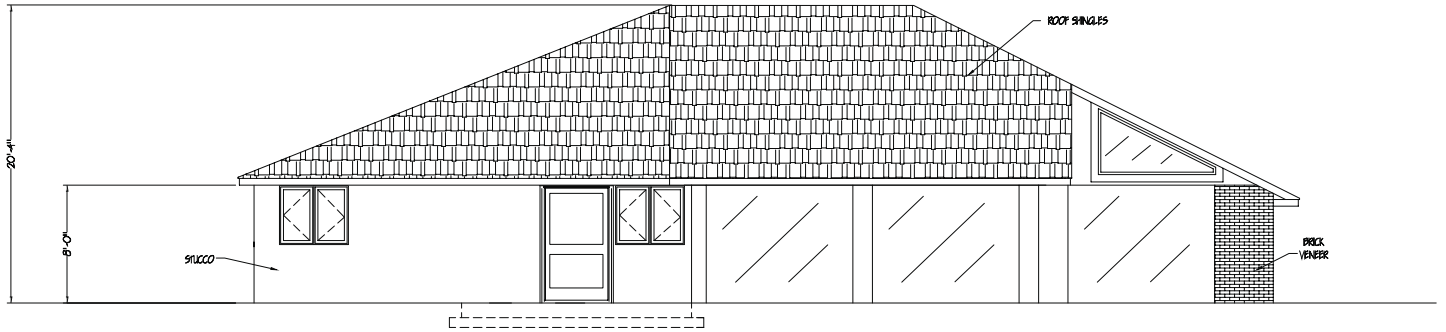
Stovall & Associates
3216 West Charleston
Las Vegas, NV 89102
Phone: 702.258.3034 Fax: 702.258.0093

SHEET EV-002

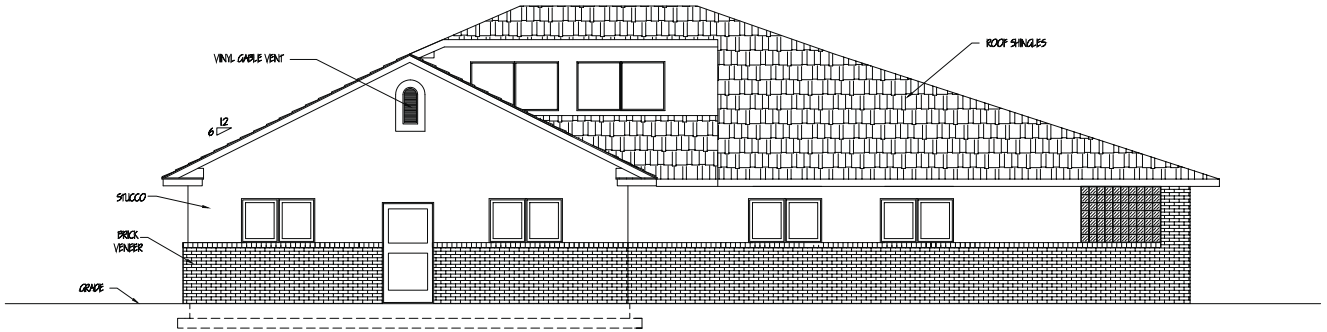
SCALE 1/4"=1'-0"

PRJ-49932
06/27/13

SDR-50115



2 A-3 NORTH ELEVATION
SCALE: ¼"=1'-0"



1 A-3 SOUTH ELEVATION
SCALE: ¼"=1'-0"



STOVALL & ASSOCIATES
2301 PALOMINO LANE
LAS VEGAS, NEVADA

No.	REVISION/ISSUE	DATE
1	CLV PLANNING	06/27/2013

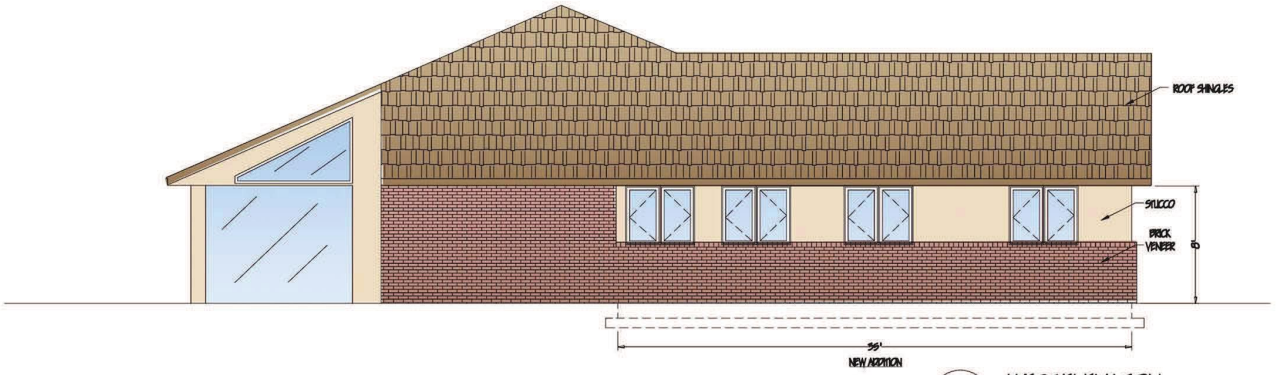
Stovall & Associates
3216 West Charleston
Las Vegas, NV 89102
Phone: 702.258.3034 Fax: 702.258.0093

SHEET EV-001

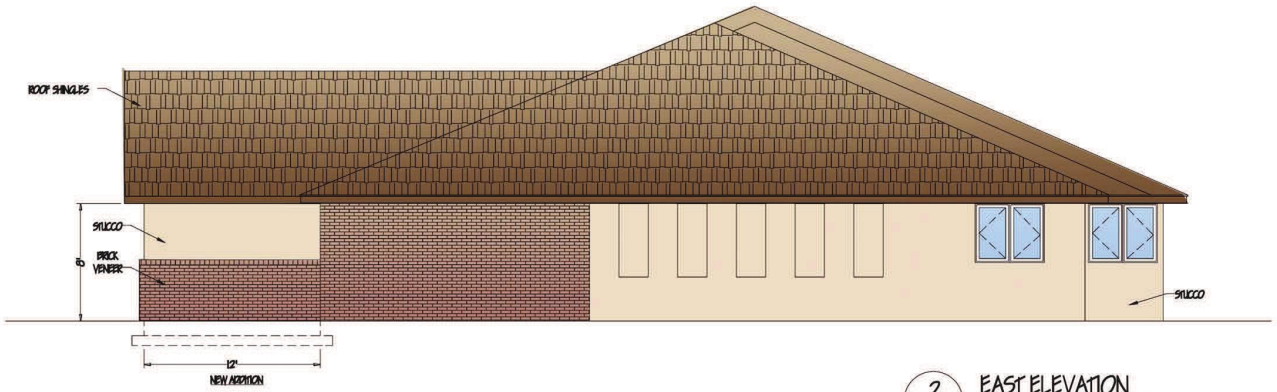
PRJ-49932
06/27/13

SCALE ¼"=1'-0"

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

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

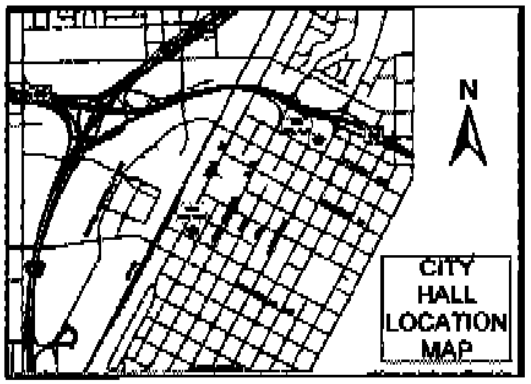
SDR-50115

City of Las Vegas
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 AUG01 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) 464-7499. 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-50115 [PRJ-49932]
Planning Commission Meeting of 8/13/2013

Case: SDR-50115
13932711023
BARTSAS MARY 17 L L C
601 S RANCHO DR #C23
LAS VEGAS NV 89106-4825

25 PROGMP 65105

SUPPORT

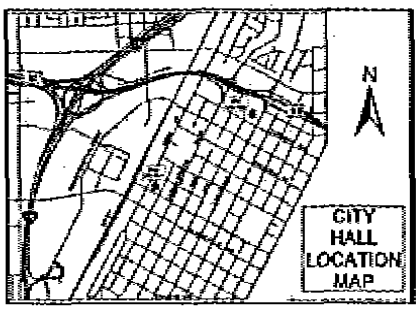
P. 001
(FAX)7027966723
E. K. BISTRO
AUG-08-2013(THU) 12:10

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
AUG01 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) 464-7499. 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-50115 [PRJ-49932]
Planning Commission Meeting of 8/13/2013

Case: SDR-50115
13932802007
BIEDINGER TIMOTHY
2309 PALOMINO LN
LAS VEGAS NV 89107-4503

25 FRDGNHP 89107

SUBMITTED AFTER FINAL AGENDA
65 SUPPORT

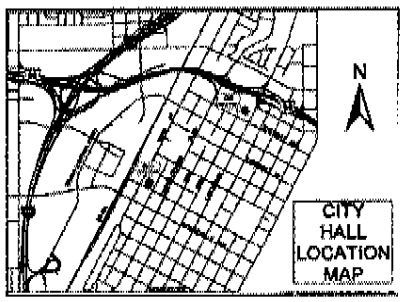
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

ESORTED
ST CLASS

UNITED STATES POSTAGE
HENRY BOWES
02 1M
0004279218
$ 00.43³
AUG 01 2013

Return Service Requested

Official Notice of Public Hearir



To: the Planning Commission. I live in the neighbor and when the current owners took over the property they did not followed the conditions set forth by the City Commission when the property was first re-zoned for office space. When great pressure was put on them and after many months they finally complied. They are asking for a huge expansion of the building. That will cause even more traffic in our neighborhood.
If this owner needs a larger office, then he should relocate to a real office complex not a residential neighborhood. Please do not recommend this change.
Thank you,
Judy Lee Santelman

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) 464-7499. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

see comments

Please use available blank space on card for your comments.

SDR-50115 [PRJ-49932]

Planning Commission Meeting of 8/13/2013

Case: SDR-50115
13932702018
SANTELMAN C W & J L REV LIV TR
SANTELMAN JUDY LEE TRS
2550 PALOMINO LN
LAS VEGAS NV 89107-4512

25 FRDGNMP 89107

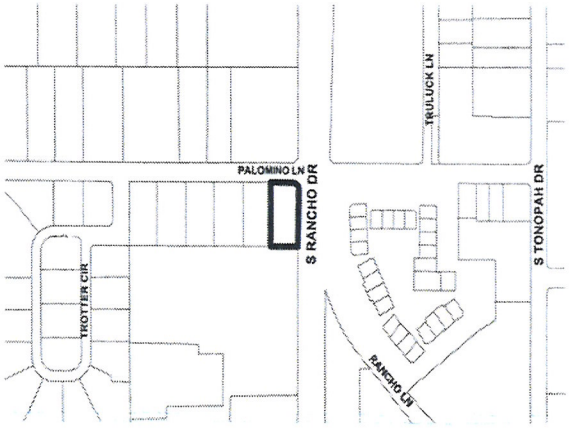
SUBMITTED AFTER FINAL AGENDA
65 PROTEST

Application Information

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].

This Corner is ALready A HAZARD With regard to ingress + Egress - More density, in my opinion, will only be more dangerous - lots of Morning Across Street Thank You

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	***August 13, 2013***
Time:	6:00 P.M.
Location:	City Council Chambers 495 South Main Street Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov.

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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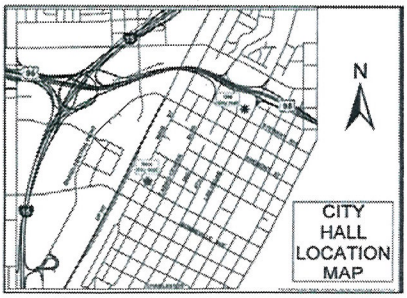
Return Service Requested
Official Notice of Public Hearing



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) 464-7499. 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-50115 [PRJ-49932]
Planning Commission Meeting of 8/13/2013

Case: SDR-50115

13932702010
WELLS SHEILA J
2310 PINTO LN
LAS VEGAS NV 89107-4635

PROTEST

25 FRDCNMP 89107

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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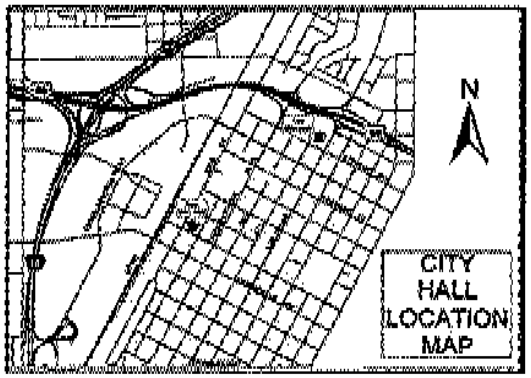
0004279218 AUG01 2013
MAILED FROM ZIP CODE 89101

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) 464-7499. 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-50115 [PRJ-49932]
Planning Commission Meeting of 8/13/2013

Case: SDR-50115
13932705001
EXEMPTION TRUST
YOUNG BIRGIT F TRS
1866 OTTAWA DR
LAS VEGAS NV 89169-3305

SUPPORT

City of Las Vegas Agenda Item No.: **20.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

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

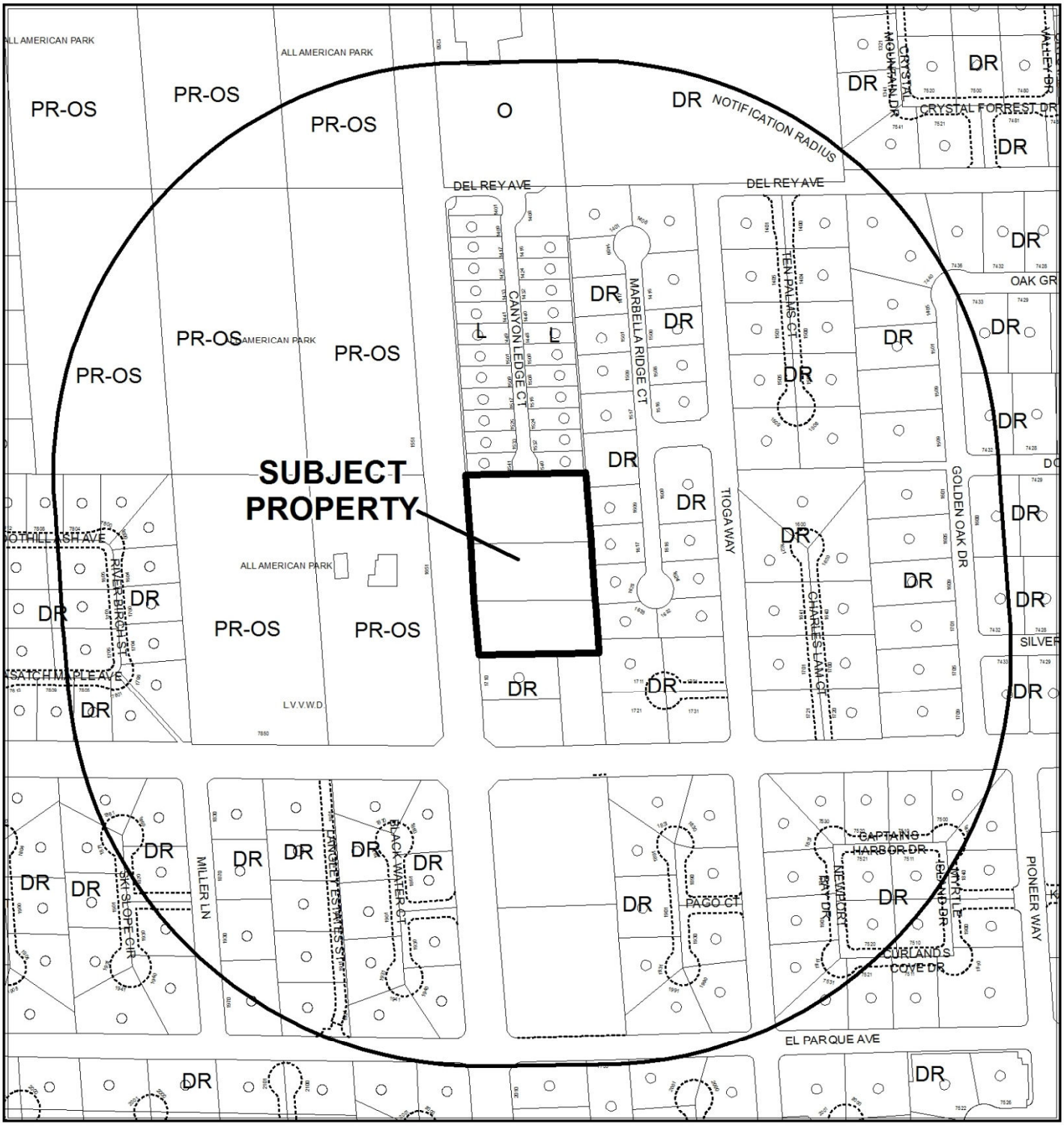
SUBJECT:
GPA-50745 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: D R HORTON - OWNER: VALENCIA A13004 INVESTORS, LLC - For possible action on a request for a General Plan Amendment FROM: L (LOW DENSITY RESIDENTIAL) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL) on 2.91 acres on the east side of Buffalo Drive approximately, 230 feet north of Oakey Boulevard (APNs 163-03-201-003, 004 and 005), Ward 1 (Tarkanian) [PRJ-50658]. Staff recommends DENIAL.

C.C.: 11/20/2013

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. Request to Withdraw Without Prejudice Submitted by Triton Engineering - GPA-50745
3. Supporting Documentation
4. Justification Letter - GPA-50745 and ZON-50747



0 300 600 Feet

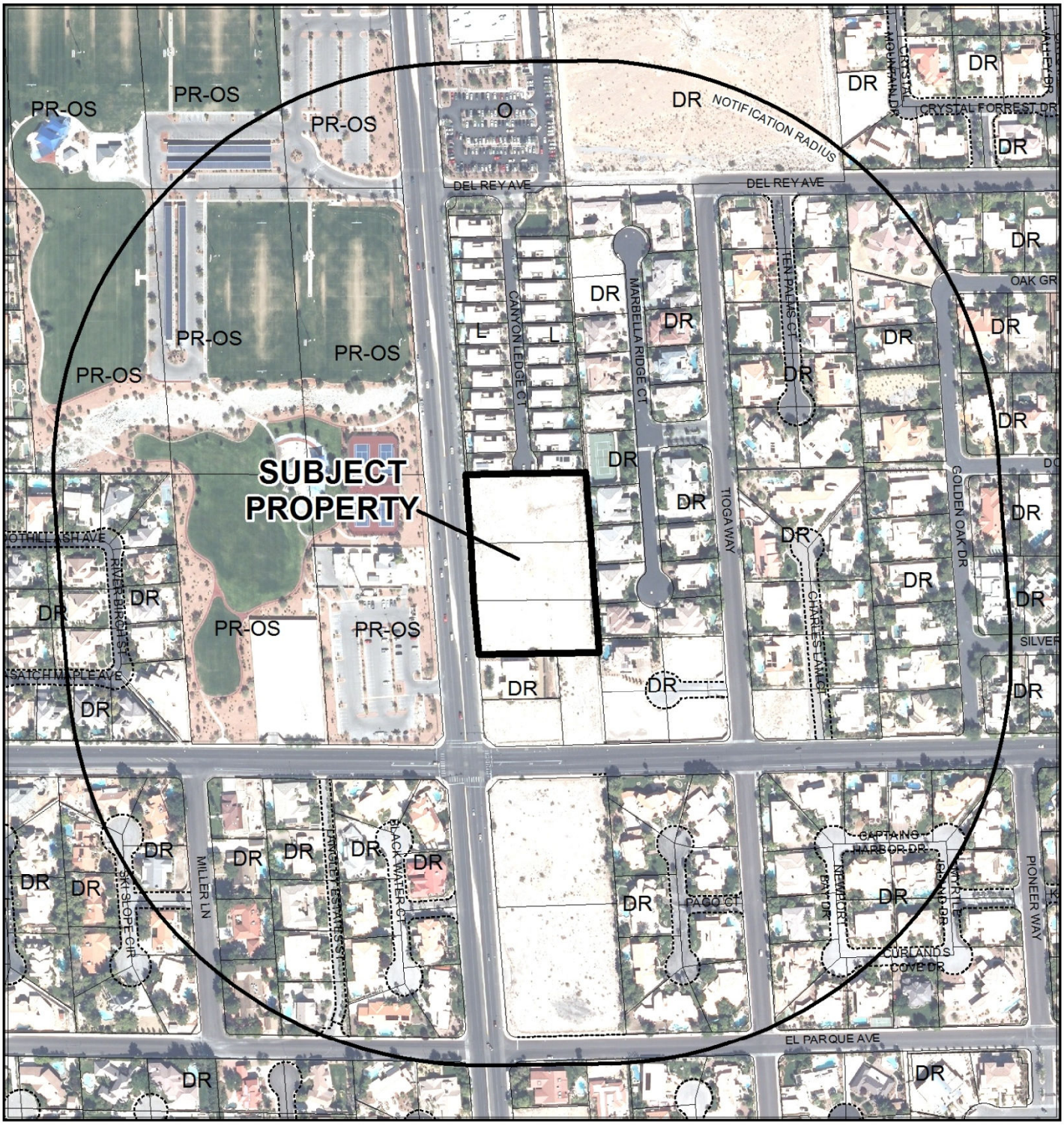
CASE: **GPA-50745 (PRJ-50658)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: L (LOW DENSITY RESIDENTIAL)

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

N



CASE: **GPA-50745 (PRJ-50658)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: L (LOW DENSITY RESIDENTIAL)

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

Triton
Engineering

September 24, 2013

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

Subject: Letter of withdraw without prejudice for General Plan Amendment PRJ-50658 and to down zone the rezoning from RCL to R-1 for Parcels #163-03-201-003 thru 005

Dear Mr. Rankin:

As representatives of DR HORTON we respectfully request to withdraw the General Plan Amendment for PRJ-50658 without prejudice. We would like to down zone the rezoning on Parcels #163-03-201-003 thru 005 from RCL to R-1 to allow an 11 lot subdivision with 8,000 square foot minimum lots. The applicants request for this zone change to R-1, which conforms to the surrounding area.

We are asking for the rezoning to be kept and heard at the October 8th, 2013 Planning Commission.

If you should have any questions concerning this, please contact either myself or Kelly J. Wittwer, P.E. at Triton Engineering. We thank you for all your help and assistance on these applications.

Sincerely,

Aimee Ignatowicz
Project Coordinator

CC: Matt Stark, DR Horton
Mark Jones, DR Horton

GPA-50745 &
ZON-50747

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) S. Buffalo Rd. & W. Oakey Blvd

Project Name _____ **Proposed Use** RESIDENTIAL

Assessor's Parcel #(s) 163-03-201-003 - 005 **Ward #** 1

General Plan: existing L proposed M-L **Zoning:** existing RE proposed RCL

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

Gross Acres 2.91 **Lots/Units** 15 **Density** _____

Additional Information _____

PROPERTY OWNER Valencia A13004 Investors LLC **Contact** _____

Address 6468 Fosco Ct **Phone:** _____ **Fax:** _____

City LAS VEGAS **State** NEVADA **Zip** 89131

E-mail Address _____

APPLICANT DR Horton **Contact** Mark Jones

Address 330 Carousel Parkway **Phone:** (702) 672-1939 **Fax:** _____

City Hebderson **State** NEVADA **Zip** 89014

E-mail Address MEJones3@drhorton.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* x Robert J. Smeath, Manager

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

Print Name x Robert J. Smeath

Subscribed and sworn before me

This 12 day of August, 20 13.

Shirley A. Mitchell

Notary Public in and for said County and State

SHIRLEY A. MITCHELL
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 06-103983-2 - Expires March 20, 2014

FOR DEPARTMENT USE ONLY

Case #	GPA-50745
Meeting Date:	10/08/13 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

PRJ-50658
08/15/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) S. Buffalo Rd. & W. Oakey Blvd

Project Name _____ **Proposed Use** RESIDENTIAL

Assessor's Parcel #(s) 163-03-201-003 - 005 **Ward #** 1

General Plan: existing L proposed M-L **Zoning:** existing RE proposed RCL

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

Gross Acres 2.91 **Lots/Units** 15 **Density** _____

Additional Information _____

PROPERTY OWNER Valencia A13004 Investors LLC **Contact** _____

Address 6468 Fosco Ct **Phone:** _____ **Fax:** _____

City LAS VEGAS **State** NEVADA **Zip** 89131

E-mail Address _____

APPLICANT DR Horton **Contact** Mark Jones

Address 330 Carousel Parkway **Phone:** (702) 672-1939 **Fax:** _____

City Hebderson **State** NEVADA **Zip** 89014

E-mail Address MEJones3@drhorton.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

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Property Owner Signature* x John D. Harker

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

Print Name x John D Harker

Subscribed and sworn before me

This 5TH day of AUGUST, 20 13.

May L. Fong

Notary Public in and for said County and State

MAY L. FONG
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 8-20-2014
Certificate No: 94-0092-2

FOR DEPARTMENT USE ONLY

Case #	GPA-50745
Meeting Date:	10/08/13 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-50658
08/15/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) S. Buffalo Rd. & W. Oakey Blvd

Project Name _____ **Proposed Use** RESIDENTIAL

Assessor's Parcel #(s) 163-03-201-003 - 005 **Ward #** 1

General Plan: existing L proposed M-L **Zoning:** existing RE proposed RCL

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

Gross Acres 2.91 **Lots/Units** 15 **Density** _____

Additional Information _____

PROPERTY OWNER Valencia A13004 Investors LLC **Contact** _____

Address 6468 Fosco Ct **Phone:** _____ **Fax:** _____

City LAS VEGAS **State** NEVADA **Zip** 89131

E-mail Address _____

APPLICANT DR Horton **Contact** Mark Jones

Address 330 Carousel Parkway **Phone:** (702) 672-1939 **Fax:** _____

City Hebderson **State** NEVADA **Zip** 89014

E-mail Address MEJones3@drhorton.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* Valencia A13004 Investors LLC x Carolyn M. Usher Mgr.

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

Print Name x Carolyn Usher

Subscribed and sworn before me

This 5th day of August 2013

Amber Ghali

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
AMBER GHALI
Appt. No 12-6470-1
My Appt. Expires Nov 29, 2015

FOR DEPARTMENT USE ONLY

Case #	GPA-50745
Meeting Date:	10/08/13 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

PRJ-50658
08/15/13

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-50745 APN: 163-03-201-003 - 005

Name of Property Owner: Valencia A13004 Investors LLC

Name of Applicant: DR Horton

Name of Representative: Triton Engineering

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: x John D Harker

Print Name: x JOHN D HARKER

Subscribed and sworn before me

This 5th day of AUGUST, 2013

May L Fong

Notary Public in and for said County and State

MAY L. FONG
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 8-20-2014
Certificate No: 94-0092-2

PRJ-50658
08/15/13

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-50745 APN: 163-03-201-003 - 005

Name of Property Owner: Valencia A13004 Investors LLC

Name of Applicant: DR Horton

Name of Representative: Triton Engineering

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Valencia A13004 Investors LLC
Carolyn M. Usher, Mgr.

Print Name: Carolyn Usher

Subscribed and sworn before me

This 5th day of August, 2013

Amber Ghali
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
AMBER GHALI
Appt. No 12-6479-1
My Appt. Expires Nov 29, 2015

PRJ-50658
08/15/13

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-50745 APN: 163-03-201-003 - 005

Name of Property Owner: Valencia A13004 Investors LLC

Name of Applicant: DR Horton

Name of Representative: Triton Engineering

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: X Robert J. Smeath, Trustee - Manager

Print Name: X Robert J. Smeath, Trustee for Katoura, Armstrong & Co. Profit Sharing Plan & Trust

Subscribed and sworn before me

This 12 day of August, 2013

Shirley A. Mitchell

Notary Public in and for said County and State

SHIRLEY A. MITCHELL
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 06-103983-2 - Expires March 20, 2014

PRJ-50658
08/15/13

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW
LAS VEGAS OFFICE

ANTHONY J. CELESTE
aceleste@kcnvlaw.com
702.693.4215

LAS VEGAS OFFICE
8345 West Sunset Road
Suite 250
Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
5470 Kietzke Lane
Suite 140
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.882.0257

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

August 27, 2013

VIA HAND DELIVERY

City of Las Vegas
PLANNING & DEVELOPMENT DEPARTMENT
333 N. Rancho Drive
Las Vegas, NV 89106

Re: Revised Justification Letter – D.R. Horton
General Plan Amendment and Zone Change
APN: 163-03-201-003-005

To Whom It May Concern:

Please be advised this office represents D.R. Horton (the "Applicant"), in the above referenced matter. The Applicant is requesting a general plan amendment and zone change for property located on the east side of Buffalo Drive and just north of Oakey Boulevard, more particularly known as APNs 163-03-201-003-005 (the "Site"). The Site is approximately 2.91 net acres.

General Plan Amendment

The Site is zoned R-E with a general plan of Low Density. Low Density allows for density up to 5.49 units per acre. Although the Applicant intends on developing 15 lots on the Site at a density of 5.15 units per acre, some of the Site's parcels will not meet the minimum lot size requirement of 6,500 square feet. The Applicant cannot request a conforming zone change to R-1, because of the minimum lot size requirement. Because an R-1 zoning district is outside of the current general plan of Low Density, the Applicant is requesting a change to the general plan to Medium-Low Density.

Zone Change

The zone change to R-CL for the Site is appropriate. The Site is located within 330' of a parcel within the Rural Preservation Overlay District ("Overlay District"). Because the Site is located within 330' of the Overlay District, pursuant to Title 19.10.180(c), the Applicant is required to show "good cause" when requesting "a greater density…that which exists within the Overlay District."

Good cause exists for the following reasons:

PRJ-50658
08/28/13

GPA-50745 ZON-50747 REVISED

KAEMPFER
CROWELL

- The overall density of 5.15 units per acre conforms to the area;
- Just north of the Site is a developed R-PD5 zoned single family homes, compatible to the same density the Applicant desires to build;
- The Site is the ideal transition piece between Buffalo, a 100' right-of-way, and the R-PD2 zoned properties just east of the Site.

Therefore, "good cause" exists for the Applicant's request for a zone change to R-CL as it will conform to the surrounding area.

We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

Anthony J. Celeste

AJC/

PRJ-50658
08/28/13

GPA-50745 ZON-50747 REVISED

City of Las Vegas Agenda Item No.: **21.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

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

SUBJECT:
ZON-50747 - REZONING RELATED TO GPA-50745 - PUBLIC HEARING - APPLICANT: D R HORTON - OWNER: VALENCIA A13004 INVESTORS, LLC - For possible action on a request for a Rezoning FROM: R-E (RESIDENTIAL ESTATES) TO: R-CL (SINGLE FAMILY COMPACT-LOT) on 2.91 acres on the east side of Buffalo Drive, approximately 230 feet north of Oakey Boulevard (APNs 163-03-201-003, 004 and 005), Ward 1 (Tarkanian) [PRJ-50658]. Staff recommends DENIAL.

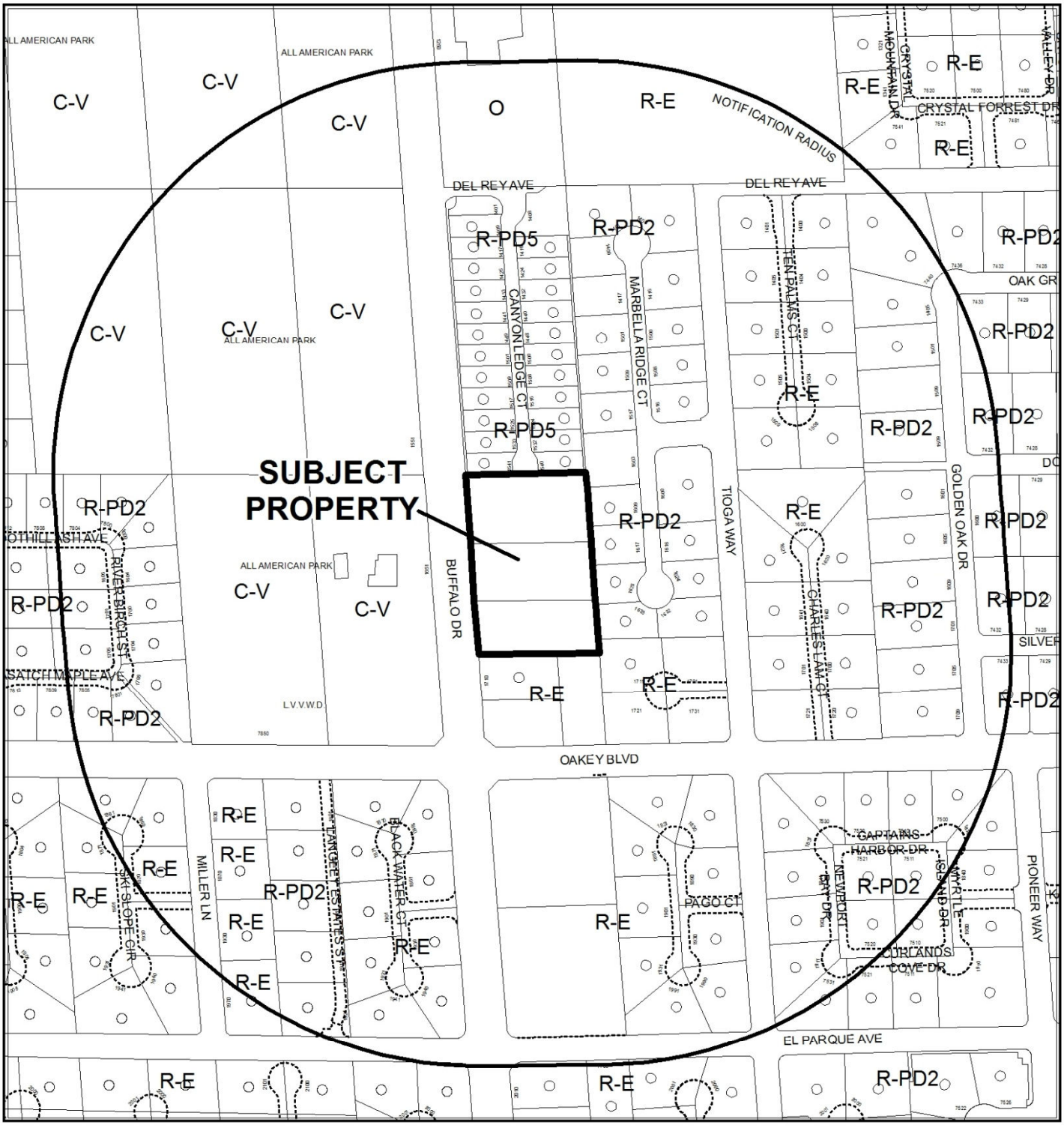
C.C.: 11/20/2013

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. Staff Report
4. Request to Reduce Density of Rezoning from R-CL to R-1 Submitted by Triton Engineering
5. Supporting Documentation
6. Photos
7. Justification Letter

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.

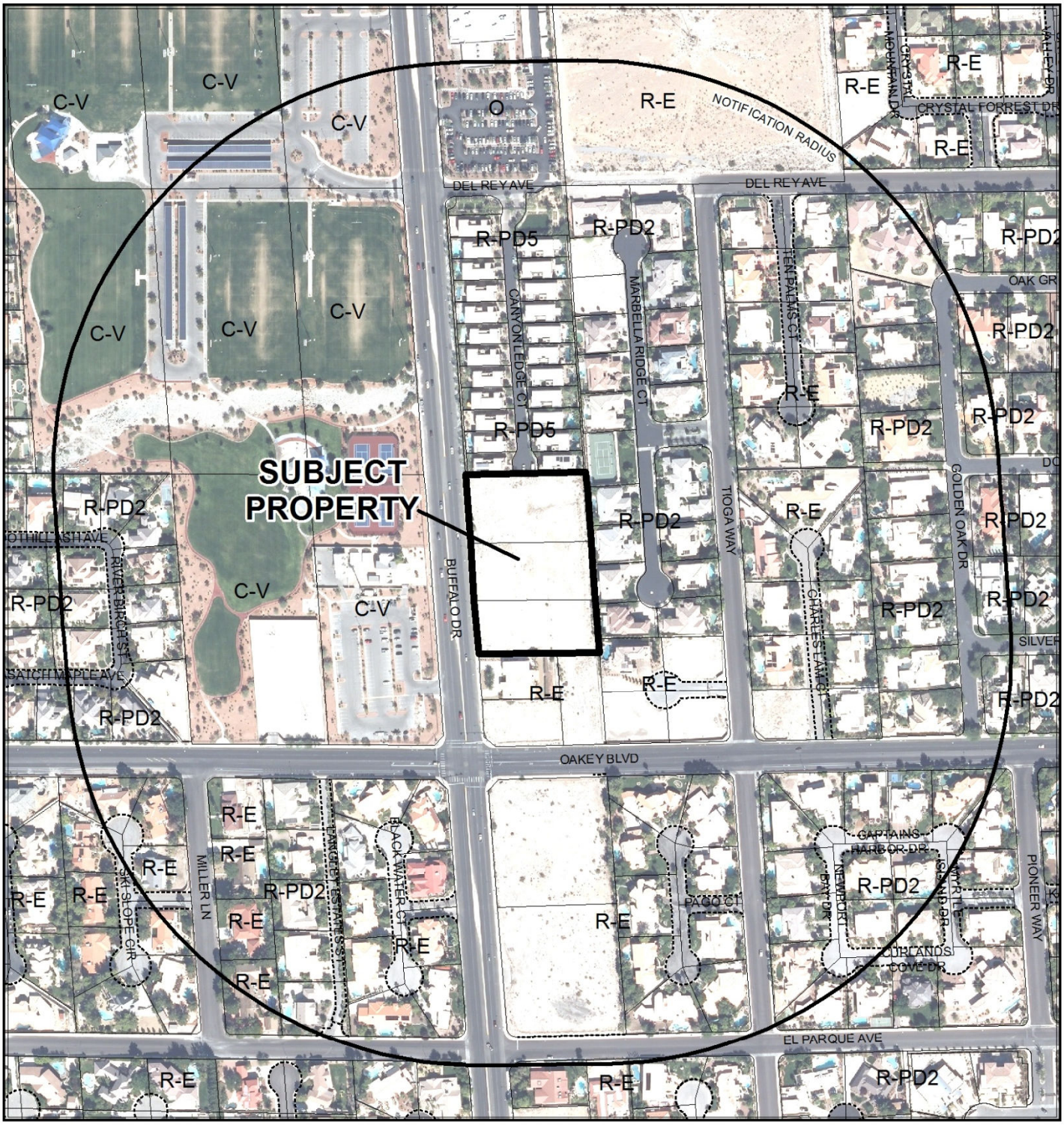


CASE: **ZON-50747 (PRJ-50658)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

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



CASE: **ZON-50747 (PRJ-50658)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: D R HORTON - OWNER: VALENCIA A13004 INVESTORS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
ZON-50747	Staff recommends APPROVAL.	

YK

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting a zoning application to change the zoning district from R-E (Residence Estates) to R-1 (Single Family Residential) on land located adjacent to the east side of Buffalo Drive, approximately 220 feet north of Oakey Boulevard. The land is currently undeveloped. Staff recommends approval of the request as the density of the proposal is compatible with the existing surrounding residential developments and will provide an appropriate buffer between the R-PD2 [Residential (Planned Development – 2 Units per Acre)] on the east with Buffalo Drive on the west. If denied, the parcels would remain unchanged and only residential development that meets the current R-E (Residence Estates) zoning could be developed.

ISSUES

- The applicant submitted a letter dated 09/24/13 requesting to withdrawal the General Plan Amendment application and change the requested zoning from R-CL (Single Family Compact-Lot) to R-1 (Single Family Residential), which conforms to the existing L (Low Density Residential) land use designation.
- The project is located within 300 feet of the Rural Preservation Overlay. The density will not change with this project; therefore, the project meets the intent of the Rural Preservation Overlay.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
03/19/86	The City Council approved a request to Annex (A-0009-85) approximately 1,509 acres of land, including the subject site. The effective date was 03/28/95.
03/20/96	The City Council denied a request for a Rezoning (Z-0091-95) on the northern portion of the subject site from R-E (Residence Estates) to P-R (Professional Office and Parking). The Planning Commission recommended approval.
11/23/98	The City Council approved a request (GPA-0027-98) to amend the Southwest Sector Map of the General Plan on properties bounded by the Holmby Channel, Via Olivero Avenue, Rainbow Boulevard and Durango Drive, from R (Rural Density Residential) to DR (Desert Rural Density Residential). The Planning Commission and staff recommended approval.

08/15/01	The City Council denied a request (GPA-0017-01) to amend the Southwest Sector Map of the General Plan from DR (Desert Rural Density Residential) to O (Office) on 5.4 Acres on the east side of Buffalo Drive, approximately 1,450 feet south of Charleston Boulevard. The Planning Commission recommended approval. Staff had recommended denial.
07/07/04	The City Council approved a Rezoning (ZON-4003) from R-E (Residence Estates) to R-PD5 (Residential Planned Development – 5 Units per Acre). Also, companion applications for a General Plan Amendment (GPA-4000) from the DR (Desert Rural Density Residential) to the MLA (Medium-Low Attached Density Residential) land use designation, a Variance (VAR-4005) to allow Residential Planned Development zoning to be used on a parcel smaller than five acres, and a Site Development Plan Review (SDR-4004) for a 28-lot attached single-family residential project on the subject site. The Planning Commission and staff recommended denial.
08/26/05	The Planning Commission approved Variance (VAR-4804) to allow zero open space where 11,500 square feet is required for a 16-lot single family on 2.92 acres adjacent to the east side of Buffalo Drive, approximately 220 feet north of Oakey Boulevard.
11/02/05	The City Council approved an Extension of Time (EOT-8826) of an approved Variance (VAR-4804) to allow zero square feet of open space where 11,500 square feet is required for a 16-lot single family residential development on 2.92 acres adjacent to the east side of Buffalo Drive, approximately 220 feet north of Oakey Boulevard. The Planning Commission and staff recommended approval.
08/16/06	The City Council approved Extension of Time (EOT-14967) of an approved Site Development Plan Review (SDR-4004) that allowed a 28-unit attached single family development, Extension of Time (EOT-14966) of an approved Rezoning (ZON-4003) from R-E (Residence Estates) to R-PD5 (Residential Planned Development – 5 Units per Acre), and an Extension of Time (EOT-14969) of an approved Variance (VAR-4005) that allowed an R-PD (Residential Planned Development) zoning district on 2.92 acres adjacent to the east side of Buffalo Drive, approximately 220 feet north of Oakey Boulevard. Staff recommended approval. Expired 07/07/08.
11/07/06	Planning staff administratively approved an Extension of Time (EOT-16285) for an approved Variance (VAR-4804) which allowed zero square feet of open space where 11,500 square feet is required for a 16-lot single family residential development on 2.92 acres adjacent to the east side of Buffalo Drive, approximately 220 feet north of Oakey Boulevard. Expired 07/07/08.

Most Recent Change of Ownership	
03/24/10	A deed was recorded for a change in ownership on all three parcels.

Related Building Permits/Business Licenses
No relevant permits or business licenses are on file.

Pre-Application Meeting	
08/07/13	Staff met with the applicant and reviewed the requirements for a General Plan Amendment and Rezoning for three parcels north of Oakey Boulevard and east of Buffalo Drive. The applicant was informed that density calculations cannot use the non-dedicated land along Buffalo. It was also noted that the project is within the 300-foot Neighborhood Preservation Overlay buffer of protected parcels. This will require the applicant to provide "just cause" for the requested increased density.

Neighborhood Meeting	
09/17/13	Meeting Start Time: 5:37 pm Meeting End Time: 6:15 pm Attendance: 16 members of the Public 3 members of the development team 1 member of the Planning Department Comments: Request that the project be private streets with a gate; Opposed to the requested density; Request for a landscape buffer between this project and the single family homes to the east; Traffic on Buffalo would not support additional traffic from this project Opposed to two story products; Opposed to any roof decks; If 2nd story is approved windows facing east would be an issue; Request the applicant seek access to Oakey to reduce traffic on Buffalo; and Overall the attendees were opposed to the project

Field Check	
08/29/13	Staff visited the site and found the property to be fenced with a chain link fence and relatively free of trash and debris.

Details of Application Request	
Site Area	
Net Acres	2.91

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	L (Low Density Residential)	R-E (Residential Estates)
North	Single Family, Detached	L (Low Density Residential)	R-PD5 [Residential (Planned Development – 5 Units per Acre)]
South	Undeveloped Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residential Estates)
East	Single Family, Detached	DR (Desert Rural Density Residential)	R-PD2 [Residential (Planned Development – 2 Units per Acre)] R-E (Residential Estates)
West	Public Park	PR-OS (Park/Recreation/Open Space)	C-V (Civic)

Master Plan Areas	***Compliance***
Southwest Sector Plan	Y
Special Purpose and Overlay Districts	***Compliance***
Rural Preservation Overlay District (300 Feet Buffer 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

General Plan	***Permitted Density***	***Units Allowed***
L (Low Density Residential)	5.49	16
Existing Zoning	***Permitted Density***	***Units Allowed***
R-E (Residential Estates)	5.49	16
Proposed Zoning	***Permitted Density***	***Units Allowed***
R-1 (Single Family Residential)	5.49	16

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Buffalo Drive	Primary Arterial	Planned Streets and Highways	100	Y

ANALYSIS

The subject request is to change the zoning designation of a tract of land located adjacent to the east side of Buffalo Drive, approximately 220 feet north of Oakey Boulevard from R-E (Rural Estates) to R-1 (Single Family Residential). The request is permitted under the L (Low Density) land use designation. This proposal is an appropriate buffer zone with the R-PD2 [Residential (Planned Development – 2 Units per Acre)] neighborhood to the east, the R-PD5 [Residential (Planned Development – 5 Units per Acre)] to the north and the R-E (Residential Estates) property to the south.

The applicant also indicates in their justification/request to change zoning letter date stamped 09/24/13, that they will only develop 11 lots on the site and that each lot will have a minimum area of 8,000 square feet. This will be addressed in a forthcoming Tentative Map application at a later date.

This project promotes Objective 2.6 of the General Plan: "To improve the amount and quality of infill development on vacant and underutilized lands within established areas of the city."

The proposed request is a permitted zoning district under the L (Low Density Residential) land use designation and meets the intent of the Rural Preservation Neighborhood Overlay. Staff finds that the R-1 (Single Family Residential) zoning request can be supported as an appropriate buffer for the surrounding residential neighborhoods and Buffalo Drive and recommend approval.

FINDINGS (ZON-50747)

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 R-1 (Single Family Residential) designation conforms to the density range allowed by the existing L (Low Density Residential) General Plan designation and supports Objective 2.6.

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 detached single-family residential use proposed on the subject property is proposed at an appropriate density with the surrounding properties and is therefore, compatible with the lower-density uses and zoning designations of these surrounding properties.

3. **Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

   The density and size of the lots proposed for the property to be rezoned will resemble the development pattern of surrounding properties. The proposed rezoning is therefore appropriate.

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 property is provided by Buffalo Drive, identified as a 100-foot Primary Arterial on the Master Plan of Streets and Highways. This road is adequate to meet the traffic demands of the proposed single-family residential development.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

NOTICES MAILED 159

APPROVALS 0

PROTESTS 0

Triton
Engineering

September 24, 2013

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

Subject: Letter of withdraw without prejudice for General Plan Amendment PRJ-50658 and to down zone the rezoning from RCL to R-1 for Parcels #163-03-201-003 thru 005

Dear Mr. Rankin:

As representatives of DR HORTON we respectfully request to withdraw the General Plan Amendment for PRJ-50658 without prejudice. We would like to down zone the rezoning on Parcels #163-03-201-003 thru 005 from RCL to R-1 to allow an 11 lot subdivision with 8,000 square foot minimum lots. The applicants request for this zone change to R-1, which conforms to the surrounding area.

We are asking for the rezoning to be kept and heard at the October 8th, 2013 Planning Commission.

If you should have any questions concerning this, please contact either myself or Kelly J. Wittwer, P.E. at Triton Engineering. We thank you for all your help and assistance on these applications.

Sincerely,

Aimee Ignatowicz
Project Coordinator

CC: Matt Stark, DR Horton
Mark Jones, DR Horton

GPA-50745 &
ZON-50747

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-50747 APN: 163-03-201-003 - 005

Name of Property Owner: Valencia A13004 Investors LLC

Name of Applicant: DR Horton

Name of Representative: Triton Engineering

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: X John D Harker

Print Name: X JOHN D HARKER

Subscribed and sworn before me

This 5th day of AUGUST, 2013

May L Fong

Notary Public in and for said County and State

MAY L. FONG
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 8-20-2014
Certificate No: 94-0092-2

PRJ-50658
08/15/13

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-50747 APN: 163-03-201-003 - 005

Name of Property Owner: Valencia A13004 Investors LLC

Name of Applicant: DR Horton

Name of Representative: Triton Engineering

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☐ **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: Valencia A13004 Investors LLC
Carolyn M. Usher, Mgr.

Print Name: Carolyn Usher

Subscribed and sworn before me

This 5th day of August, 2013

Amber Ghali
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
AMBER GHALI
Appt. No 12-6479-1
My Appt. Expires Nov 29, 2015

PRJ-50658
08/15/13

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-50747 APN: 163-03-201-003 - 005

Name of Property Owner: Valencia A13004 Investors LLC

Name of Applicant: DR Horton

Name of Representative: Triton Engineering

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: X Robert J. Smeath, Trustee - Manager

Print Name: X Robert J. Smeath, Trustee for Katoura, Armstrong & Co. Profit Sharing Plan & Trust

Subscribed and sworn before me

This 12 day of August, 2013

Shirley A. Mitchell

Notary Public in and for said County and State

SHIRLEY A. MITCHELL
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 06-103983-2 - Expires March 20, 2014

PRJ-50658
08/15/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Zone Change

Project Address (Location) S. Buffalo Rd. & W. Oakey Blvd

Project Name _____ **Proposed Use** RESIDENTIAL

Assessor's Parcel #(s) 163-03-201-003 - 005 **Ward #** 1

General Plan: existing I proposed M-L **Zoning:** existing RE proposed RCL

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

Gross Acres 2.91 **Lots/Units** 15 **Density** _____

Additional Information _____

PROPERTY OWNER Valencia A13004 Investors LLC **Contact** _____

Address 6468 Fosco Ct **Phone:** _____ **Fax:** _____

City LAS VEGAS **State** NEVADA **Zip** 89131

E-mail Address _____

APPLICANT DR Horton **Contact** Mark Jones

Address 330 Carousel Parkway **Phone:** (702) 672-1939 **Fax:** _____

City Hebderson **State** NEVADA **Zip** 89014

E-mail Address MEJones3@drhorton.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* x Robert J Smeath manager.

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

Print Name x Robert J. Smeath

Subscribed and sworn before me

This 12 day of August, 2013.

Shirley A. Mitchell

Notary Public in and for said County

SHIRLEY A. MITCHELL
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 06-103983-2 - Expires March 20, 2014

FOR DEPARTMENT USE ONLY

Case #	ZON-50747
Meeting Date:	10/08/13 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-50658
08/15/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Zone Change

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Assessor's Parcel #(s) 163-03-201-003 - 005 **Ward #** 1

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

Gross Acres 2.91 **Lots/Units** 15 **Density** _____

Additional Information _____

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Address 6468 Fosco Ct **Phone:** _____ **Fax:** _____

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E-mail Address _____

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Address 330 Carousel Parkway **Phone:** (702) 672-1939 **Fax:** _____

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

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E-mail Address aignatowicz@tritoneng.com

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Property Owner Signature* x John D Harker

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

Print Name x JOHN D HARKER

Subscribed and sworn before me

This 5TH day of AUGUST, 20 13.

May L Fong

Notary Public in and for said County and State

MAY L. FONG
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 8-20-2014
Certificate No: 94-0092-2

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	ZON-50747
Meeting Date:	10/08/13 PC
Total Fee:	
Date Received:*	
Received By:	

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PRJ-50658
08/15/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

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General Plan: existing L proposed M-L **Zoning:** existing RE proposed RCL

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Gross Acres 2.91 **Lots/Units** 15 **Density** _____

Additional Information _____

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Address 6468 Fosco Ct **Phone:** _____ **Fax:** _____

City LAS VEGAS **State** NEVADA **Zip** 89131

E-mail Address _____

APPLICANT DR Horton **Contact** Mark Jones

Address 330 Carousel Parkway **Phone:** (702) 672-1939 **Fax:** _____

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E-mail Address MEJones3@drhorton.com

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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* Valencia A13004 Investors LLC Carolyn Usher, Mgr.

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

Print Name x Carolyn Usher

Subscribed and sworn before me

This 5th day of August, 20 13.

Amber Ghali

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
AMBER GHALI
Appt. No 12-6470-1
My Appt. Expires Nov 29, 2015

FOR DEPARTMENT USE ONLY

Case #	ZON-50747
Meeting Date:	10/08/13 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

PRJ-50658
08/15/13



City of Las Vegas

Southwest Sector Zoning

- U - Undeveloped (GPA Designation)
- R-A - Ranch Acres
- R-E - Residence Estates
- R-D - Single-Family Residential Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-MH - Mobile/Manufactured Home Residence
- R-CL - Single-Family Compact Lot
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MHP - Residential Mobile/Manufacture Home Park
- P-R - Professional Offices And Parking
- P-O - Professional Office
- N-S - Neighborhood Services
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-M - Commercial Industrial
- M - Industrial
- C-V - Civic
- C-PB - Planned Business Park
- P-C - Planned Community
- PD - Planned Development
- TC - Town Center
- ROI Zoning

SOURCE: City of Las Vegas , Planning and Development Department

Revised: May 16, 2012 Z-2012-1

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

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

Printed: June 04, 2012

NORTH
SCALE: NTS

NO.	DESCRIPTION	DATE	APP'D

DATE : 6/13/13
PM : KJM
DRAWN BY :
DESIGNED BY :
CHECKED BY :
ADA CHECKED :
JOB NO. : 007.025
SCALE : NTS

Triton Engineering
6757 W. Charleston Blvd.
Suite B
Las Vegas, Nevada 89146
Office: (702) 254-1400
Fax: (702) 254-1982
www.tritoneng.com

DR HORTON
BUFFALO/OAKEY
ZONING MAP

SHEET 1 OF TOTAL 1

ZON-50747 REVISED



GPA-50745 & ZON-50747 - APPLICANT: D R HORTON - OWNER: VALENCIA A13004 INVESTORS, LLC
EAST SIDE OF BUFFALO DRIVE APPROXIMATELY, 230 FEET NORTH OF OAKEY BOULEVARD

08/29/13

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW
LAS VEGAS OFFICE

ANTHONY J. CELESTE
aceleste@kcnvlaw.com
702.693.4215

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8345 West Sunset Road
Suite 250
Las Vegas, NV 89113
Tel: 702.792.7000
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RENO OFFICE
5470 Kietzke Lane
Suite 140
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.882.0257

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

August 27, 2013

VIA HAND DELIVERY

City of Las Vegas
PLANNING & DEVELOPMENT DEPARTMENT
333 N. Rancho Drive
Las Vegas, NV 89106

Re: Revised Justification Letter – D.R. Horton
General Plan Amendment and Zone Change
APN: 163-03-201-003-005

To Whom It May Concern:

Please be advised this office represents D.R. Horton (the "Applicant"), in the above referenced matter. The Applicant is requesting a general plan amendment and zone change for property located on the east side of Buffalo Drive and just north of Oakey Boulevard, more particularly known as APNs 163-03-201-003-005 (the "Site"). The Site is approximately 2.91 net acres.

General Plan Amendment

The Site is zoned R-E with a general plan of Low Density. Low Density allows for density up to 5.49 units per acre. Although the Applicant intends on developing 15 lots on the Site at a density of 5.15 units per acre, some of the Site's parcels will not meet the minimum lot size requirement of 6,500 square feet. The Applicant cannot request a conforming zone change to R-1, because of the minimum lot size requirement. Because an R-1 zoning district is outside of the current general plan of Low Density, the Applicant is requesting a change to the general plan to Medium-Low Density.

Zone Change

The zone change to R-CL for the Site is appropriate. The Site is located within 330' of a parcel within the Rural Preservation Overlay District ("Overlay District"). Because the Site is located within 330' of the Overlay District, pursuant to Title 19.10.180(c), the Applicant is required to show "good cause" when requesting "a greater density…that which exists within the Overlay District."

Good cause exists for the following reasons:

PRJ-50658
08/28/13

GPA-50745 ZON-50747 REVISED

KAEMPFER
CROWELL

- The overall density of 5.15 units per acre conforms to the area;
- Just north of the Site is a developed R-PD5 zoned single family homes, compatible to the same density the Applicant desires to build;
- The Site is the ideal transition piece between Buffalo, a 100' right-of-way, and the R-PD2 zoned properties just east of the Site.

Therefore, "good cause" exists for the Applicant's request for a zone change to R-CL as it will conform to the surrounding area.

We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

Anthony J. Celeste

AJC/

PRJ-50658
08/28/13

GPA-50745 ZON-50747 REVISED

City of Las Vegas Agenda Item No.: **22.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

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

SUBJECT:
GPA-50785 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to adopt an updated Parks and Recreation Element and revise the 2020 Master Plan, All Wards. Staff recommends APPROVAL.

C.C.: 11/20/2013

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. Staff Report
2. Supporting Documentation
3. Park and Recreation Element
4. Justification Letter

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-50785	Staff recommends APPROVAL.	

FS

** STAFF REPORT **

PROJECT DESCRIPTION

The request is for the adoption of an updated Las Vegas 2020 Master Plan Parks and Recreation Element. The purpose of this element is to determine existing and future recreational needs as well as establish priorities for the location, development and maintenance of parks and recreational facilities.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
04/01/1992	The City Council adopted the city of Las Vegas General Plan
03/15/2000	The City Council adopted the Parks and Recreation Element of the 1992 General Plan
09/06/2000	The City Council adopted the Las Vegas 2020 Master Plan (Ordinance #2000-62)
04/02/2008	The City Council adopted the Parks and Recreation Element of the 2020 Master Plan (Ordinance #5978)
01/23/2013	The City Council adopted an updated Trails Element of the 2020 Master Plan (GPA-46565).

On September 6, 2000, the City Council adopted the Las Vegas 2020 Master Plan capstone document as the new long-range land use policy plan for the city of Las Vegas. The Las Vegas 2020 Master Plan capstone document contains policy direction covering a broad spectrum of land use and development issues. Following the development of the capstone document, tailored elements were created to address specific elements required by Nevada Revised Statues (NRS) 278.160. These elements were created to provide in-depth analyses and to recommend action plans stemming from the broader objectives, policies and goals of the Las Vegas 2020 Master Plan. Departmental Policy dictates that master plan elements be updated every five years.

The Parks and Recreation Element was adopted by the City Council on March 15, 2000 as part of the 1992 General Plan and subsequently updated on April 2, 2008. This element, in conjunction with the recently adopted Trails Element, satisfies NRS requirements for a Recreation and Open Space Element.

Neighborhood Meeting	
09/18/2012	Discussion was had regarding strategies to incorporate additional park space within underserved areas of the city of Las Vegas.

ANALYSIS

The purpose of the Parks and Recreation Element is twofold. First, this document is intended to fulfill the requirements of state law, as set forth in the Nevada Revised Statutes (NRS) 278.150 through 278.160, and second, to recommend strategies and actions to facilitate the implementation of the goals, objectives, and policies contained in the Las Vegas 2020 Master Plan related to parks and recreation.

Relationship to the Nevada Revised Statutes (NRS)

A Recreation and Open Space Element is one of eight elements required to be included in the Master Plan in counties of over 700,000 people. Per NRS 278.160, the Recreation and Open Space Element "may include a recreation plan showing a comprehensive system of recreation areas, including, without limitation, natural reservations, parks, parkways, trails, reserved riverbank strips, beaches, playgrounds, and other recreation areas, including, when practicable, the locations and proposed development thereof."

The preparation and adoption of this Parks and Recreation Element in conjunction with the recently adopted Trails Element fulfills the City's statutory obligation to include a Recreation and Open Space Element in its Master Plan.

Relationship to Las Vegas 2020 Master Plan

The Master Plan contains numerous goals, objectives and policies pertaining directly and indirectly to recreation and open space. As a component of the Master Plan, the Parks and Recreation Element is intended to not only satisfy NRS requirements, but also to provide guidance to assist in the location, development and maintenance of parks and recreational facilities within the city of Las Vegas.

Updates to the Parks and Recreation Element

The element and its analysis have been updated to reflect current conditions and future projections based on the most recent population estimates through 2035. The major updates associated with this document are as follows:

1. All existing parks and facilities were updated to reflect 2012 inventories.
2. All proposed facilities were updated to reflect the 2012-2017 Capital Improvement Plan.
3. The "Priority Areas" used for analysis in the 2008 document were replaced with areas defined by zip code. Where zip code boundaries intersected sector or city limit lines, the analysis was adjusted to compensate for population or area variations within each zip code.

4. The Service Level analysis was updated to reflect current and projected population projections through 2035. These population estimates had changed significantly between 2008 and 2012. In general, the population estimates decreased for the Southeast and Southwest sectors, while they increased for the Centennial Hills sector.
5. The spatial analysis was updated to reflect the population, underserved population, and percentage of underserved population that were outside of the recommended ½ mile park service area for each zip code. In addition, the spatial analysis includes average housing age, total park acreage, and park acreage ratios per 1000 residents for each zip code. The previous document depicted only underserved population, housing stock age and accessibility issues for each priority area.
6. The current and projected recreational facility needs were updated to reflect current population projections through 2035.
7. The functional analysis was updated to reflect current population projections through 2035. Due to the revised population projections, future facility needs slightly increased or decreased in relation to the revised 2012 and 2035 population estimates when compared to the 2008 document.
8. The implementation section format was changed while still providing clear direction for the city. Several new implementation strategies were added and/or updated to correspond with the new document.
9. The 2008 appendix was removed and the "Funding Sources" section was inserted into the main body of the 2013 document. The "Maintenance Costs" section was revised and written in general terms so that specific costs of parks and amenities, which can fluctuate significantly, were not included. This section was also included in the main body of the document.
10. All applicable maps were updated to reflect the current analysis.

Service Levels

As a part of this document, park coverage service levels were analyzed for each master plan sector (Centennial Hills, Southwest and Southeast) based on current and projected park acreage and populations. The recommended standard is 2.5 acres of park space per 1,000 residents.

The current service level for the city as a whole is approximately 2.9 acres of park space per 1,000 residents, which exceeds the recommended standard of 2.5 acres per 1000 residents. When analyzed on a per sector basis, the Southeast sector is most deficient in terms of park space with a current service level of 1.36 acres per 1,000 residents. The Centennial Hills and Southwest sector have service levels of 6.63 and 2.82 acres per 1000 residents, respectively.

Projecting out to 2035, the service level for the entire city falls to 2.24 acres per 1,000 residents. The Southeast sector again has the lowest service level with 1.31 acres of park space per 1,000 residents. The Southwest sector also falls below the recommended service standard and is expected to be 2.07 acres per 1,000 residents. The Centennial Hills sector remains substantially above the threshold, with an expected 4.12 acres per 1,000 residents in 2035.

Citywide Current & Projected Service Levels

Citywide		
	2012	2035
Population	594,294	774,765
Park Acreage Built and Funded	1,736	1,737
Acreage Needed to meet the 2.5 acre standard	1,485	1,937
Difference Surplus(Deficit)	251	(200)
Level of Service	2.92	2.24

*Acres of park space per 1000 residents

Southeast Sector Current & Projected Service Levels

Southeast Sector		
	2012	2035
Population	210,110	217,453
Park Acreage Built and Funded	286	287
Acreage Needed to meet the 2.5 acre standard	525	544
Difference Surplus(Deficit)	(239)	(257)
Level of Service*	1.36	1.31

*Acres of park space per 1000 residents

Southwest Sector Current & Projected Service Levels

Southwest Sector		
	2012	2035
Population	200,476	273,125
Park Acreage Built and Funded (Summerlin Included)	565	565
Acreage Needed to meet the 2.5 acre standard	501	683
Difference (Surplus/Deficit)	64	(118)
Level of Service*	2.82	2.07

*Acres of park space per 1000 residents

Centennial Hills Current & Projected Service Levels

Centennial Hills Sector		
	2012	2035
Population	183,708	284,184
Park Acreage Built and Funded	1170	1170
Acreage Needed to meet the 2.5 acre standard	459	710
Difference Surplus (Deficit)	711	460
Level of Service*	6.63	4.12

*Acres of park space per 1000 residents

½ Mile Service Area

Neighborhood parks serve as the recreational and social focus of a neighborhood. Such parks can be up to ten acres in size and serve residents within a one-half mile radius. Populations outside of the ½ mile radius of a neighborhood park are considered to be underserved. Approximately 183,144 people (31% of the total population) live in underserved areas of the city. The Southeast sector has the greatest number of underserved residents with 83,318 or 40% of that sector's population living outside of the recommended ½ mile service area. The Southwest and Centennial Hills sectors have 56,876 (28%) and 42,950 (23%) residents living outside the recommended ½ mile service area, respectively. Zip codes with a high percentage of underserved residents should be given priority when considering the locations for the development of future parks.

Citywide Service Area Figures

Sector	Population	Population Outside of ½ Mile Service Area	Percent of Population Outside ½ Mile Service Area
Southeast	210,110	83,318	40%
Southwest*	200,476	56,876	28%
Centennial Hills	183,708	42,950	23%
City Wide Totals	**594,294**	**183,144**	**31%**

*Summerlin park acreage was included in this analysis due to the fact that while they are owned and maintained by Summerlin, they are generally accessible to the general public.

Southeast Sector Service Area Figures

Zip Code	Total Population	Population Outside of ½ Mile Service Area	Percentage of Zip that is Outside of ½ Mile Service Area
89101	41,772	17,140	41%
89102*	26,855	20,708	77%
89104*	17,320	5,293	31%
89106	25,711	10,631	41%
89107	39,988	11,751	29%
89108*	16,321	2,142	13%
89110*	42,143	15,653	37%
Sector Totals	**210,110**	**83,318**	**40%**

*Population adjusted to account for portions of the zip code outside the city limits/sector

Southwest Sector Service Area Figures

Zip Code	Total Population	Population Outside of ½ Mile Service Area	Percentage of Zip that is Outside of ½ Mile Service Area
89108	41,182	8,027	20%
89117*	36,034	28,606	79%
89128	36,616	8,295	23%
89124	0	0	0%
89134	24,463	3,305	14%
89135	0	0	0%
89138	12,630	439	3%
89144	18,462	1,326	7%
89145	25,773	6,555	25%
89146*	5,316	323	6%
Sector Totals	**200,476**	**56,876**	**28%**

*Population adjusted to account for portions of the zip code outside the city limits/sector

Centennial Hills Sector Service Area Figures

Zip Code	Total Population	Population Outside of ½ Mile Service Area	Percentage of Zip that is Outside of ½ Mile Service Area
89108*	14,073	8,535	60%
89129*	48,562	3,185	7%
89130*	30,921	16,064	52%
89131*	40,582	3,137	8%
89143*	13,260	5	0%
89149*	27,121	6,324	23%
89166	9,189	5,700	62%
Sector Totals	**183,708**	**42,950**	**23%**

*Population adjusted to account for portions of the zip code outside the city limits/sector

Leisure Service Facilities

The following table illustrates leisure service facility needs based on each planning sector's population. Based on current service standards, each sector is deficient in the number of all categories of leisure service facilities available to the citizens of Las Vegas. The different types of leisure facilities are defined below:

Neighborhood Center: A Leisure Service Facility designed with multiple types of programming space that can be used for a variety of general recreational, social, performing and visual arts and educational activities. Neighborhood Centers are between 20,000 and 30,000 square feet and service approximately 10,000 residents.

Community Center: A Leisure Service facility designed to serve the citizens' recreational, social, performing and visual arts and educational needs beyond the immediate neighborhood and to a wider community audience. These centers are generally located adjacent to a community park, are about 30,000 to 55,000 square feet in size, and service approximately 25,000 residents.

Regional Center: A Leisure Service facility designed to offer a wider range of leisure services than the smaller Neighborhood and Community Centers. A regional center would typically serve several communities and be centrally located for regional use. Ideally, it should be located in conjunction with a larger park and/or swimming pool facility. These centers are at least 55,000 square feet in area and serve approximately 75,000 residents.

Southeast Sector				
Facility Type	**Service Standard**	**Needs based on 2013 population of 210,110**	**Existing Facilities**	**Surplus (Deficiency)**
Neighborhood Center	1: 10,000 residents	21	10	(11)
Community Center	1:25,000 residents	8	5	(3)
Regional Center	1:75,000 residents	3	1	(2)
Southwest Sector				
Facility Type	**Service Standard**	**Needs based on 2013 population of 200,476**	**Existing Facilities**	**Surplus (Deficiency)**
Neighborhood Center	1: 10,000 residents	20	1	(19)
Community Center	1:25,000 residents	8	1	(7)
Regional Center	1:75,000 residents	3	1	(2)

Centennial Hills Sector				
Facility Type	**Service Standard**	**Needs based on 2013 population of 183,708**	**Existing Facilities**	**Surplus (Deficiency)**
Neighborhood Center	1: 10,000 residents	18	1	(17)
Community Center	1:25,000 residents	7	1	(6)
Regional Center	1:75,000 residents	2	1	(1)

Achievements

While there have been many financial challenges since 2008, the City was able to accomplish several items recommended by the 2008 Parks and Recreation Element. The accomplishments achieved between 2008 and 2013 are as follows:

1. There have been 8 parks constructed since 2008:

Park Name	Year Built	Acreage	Type of Park
Buckskin/Cliff Shadows	2008	10.5	Neighborhood
Centennial Hills - Phase III	2008	30	Community
Thunderbird Park (2 phases)	2009/2012	18	Community
Angel Park Trailhead	2010	3	Neighborhood
Boulder Park Plaza	2010	0.23	Mini
Hualapai Canyon Trailhead	2010	22	Neighborhood
Douglas A. Selby Park	2011	7.41	Neighborhood
Stupak Park	2012	0.60	Mini

2. The number of city parks has increased from 40 to 77 between 2001 and 2013.
3. Overall, the City has increased its park service level from 1.1 acres per 1,000 residents in 2000 to 2.6 acres in 2006, to 2.92 in 2013.
4. The city has added three parks (Stupak, Selby and Boulder) to the underserved Southeast Sector as recommended in the 2008 Parks Element.
5. The city has added 8.24 acres of park area to the Southeast Sector, which was identified as underserved in the 2008 Parks Element.
6. Boulder and Stupak Park are small scale parks that have been added to the urban core as recommended by the 2008 Park Element.
7. As suggested by the 2008 Parks Element, park planning has been successfully linked to the capital improvement process and the Departments of Planning and Public Works routinely consult when designing or planning new park space.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 33

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-50785 APN: _____

Name of Property Owner: City of Las Vegas

Name of Applicant: City of Las Vegas

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: _____

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AUG 2 8 2013
City of Las Vegas
Department of Planning

Signature of Property Owner: _____

Print Name: Fred Sahs

Subscribed and sworn before me

This 27th day of August, 2013

Nora Lares

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) _____

Project Name 2013 Parks Element Update **Proposed Use** _____

Assessor's Parcel #(s) _____ **Ward #** _____

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

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

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

Additional Information _____

PROPERTY OWNER City of Las Vegas **Contact** Fred Solis

Address 333 N. Rancho **Phone:** (702) 229-5409 **Fax:** _____

City Las Vegas **State** NV **Zip** 89106

E-mail Address fsolis@lasvegasnevada.gov

APPLICANT Same **Contact** _____

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

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

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 Fred Solis

Subscribed and sworn before me

This 27th day of August, 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 #	GPA-50785
Meeting Date:	10-8-13
Total Fee:	—
Date Received:*	8-20-13
Received By:	F.S.

*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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INTRODUCTION

This element of the Las Vegas 2020 Master Plan ("Master Plan") establishes standards, guidelines, objectives, policies and priorities for the location, development and maintenance of parks in Las Vegas. The city of Las Vegas ("City") initiated this effort to establish a parks system which offers opportunities for leisure and fitness enjoyed in natural settings and contributes to an overall healthy community. This Parks Element satisfies various requirements outlined in the Recreation Plan of NRS 278.160. It analyzes the existing park system and delineates opportunities to extend the system in the future.

POLICY FRAMEWORK

State law requires that governing entities in counties with a population of over 700,000 people adopt a master plan to address a list of subjects set forth in section 278.160 of the Nevada Revised Statutes. The creation of a parks element satisfies a portion of the recreation plan, which is a required subject of NRS 278.160.

- Recreation Plan - Showing a comprehensive system of recreation areas, including without limitation, natural reservations, parks, parkways, trails, reserved riverbank strips, beaches, playgrounds, and other recreation areas, including, when practicable, the locations and proposed development thereof.

The requirements delineated by NRS to adopt a recreation plan are the basis by which the parks element was established. This parks element addresses all but one of the requirements outlined by the recreation plan from NRS 278.160. The subject of trails was identified by the city of Las Vegas to receive greater attention, therefore, the City created a trails element dedicated solely to the establishment of a multi-modal trails system to encourage non-vehicular travel. The inventory, analysis and recommendations in this updated Parks Element will serve as the city of Las Vegas' recreation plan, and in combination with the Trails Element, will satisfy the statutory requirements.

1992 GENERAL PLAN

Prior to the Las Vegas 2020 Master Plan, the 1992 General Plan satisfied NRS requirements regarding parks. The 1992 General Plan was adopted April 1, 1992 and later updated December 7, 1994. At that time the plan included a chapter on Leisure and Cultural Services. This chapter incorporated parks, open spaces, trails, cultural art centers and senior citizen centers. One of the areas of interest specifically referenced was "parks and open space" stating:

> Parks and open space are an important part of improving the quality of life for Las Vegas citizens. Parks and open space give people an opportunity to exercise, relax, and congregate for group activities. In addition, parks add an aesthetic value to the City, which improves public perception and interest in the area.

The City restructured the method by which parks are planned, constructed and maintained in the mid-1990s. Currently, four City departments, Leisure Services, Field Operations, Detention & Enforcement and Planning and Development, are involved in managing, maintaining and providing security of the park system. Collaboration amongst staffs in these departments is essential to the successful provision of park and leisure services to the community.

THE LAS VEGAS 2020 MASTER PLAN

The Las Vegas 2020 Master Plan was adopted by City Council on September 6, 2000, forming the framework for a series of elements to replace the 1992 General Plan. One of these elements was the Parks and Recreation Plan. The element was adopted on March 15, 2000, and updated on April 2, 2008.

The Master Plan contains numerous goals, objectives and policies pertaining directly and indirectly to parks. The Parks Element is intended to not only satisfy NRS requirements, but also provide a document that will assist with future needs of the City as it continues to grow. The City of Las Vegas has considered how policies stipulated in the Las Vegas 2020 Master Plan direct decisions affecting park issues. This element provides information that will aid the City's priorities and initiatives. The goals, objectives and policies that are related to the Parks Element are as follows:

GOAL 1: The Downtown area will emerge as the preeminent hub of business, residential, government, tourism and gaming activities in the City of Las Vegas and as a major hub of such activities in the Las Vegas Valley.

> OBJECTIVE 1.2: To improve the livability of the Downtown through the creation of a series of safe, attractive and interesting public open spaces and non-vehicular routes to connect these open spaces and other major Downtown activities.
>
> > POLICY 1.2.1: That each District be focused around a central open space, park, public facility or landmark which lends identity and character to that District.
> >
> > POLICY 1.2.2: That a major civic square, open space or park be developed in the central business/government district core, to serve as a focal point for the City and contribute to the identity, functionality and amenity of the Downtown.
> >
> > POLICY 1.2.3: That all Downtown parks and open spaces be linked with non-vehicular corridors or routes. These routes may incorporate a theme, and should be readily identifiable through sidewalk treatments, signage, lighting, landscaping and other techniques. Enhanced streetscapes should be developed along selected corridors. The intent is to foster a safe, pleasant and convenient pedestrian environment. The City will promote the use of public/private partnerships to develop Downtown open space.

GOAL 2: Mature neighborhoods will be sustained and improved through appropriate and selective high quality redevelopment and preservation.

OBJECTIVE 2.4: To ensure that the quality of existing residential neighborhoods within the City of Las Vegas is maintained and enhanced.

POLICY 2.4.1: That the City aggressively promote, on an opportunity basis, the acquisition and development of land for parks in central city locations.

POLICY 2.4.2: That the City continue to improve the level of maintenance of existing park areas within the City.

GOAL 3: Newly developing areas of the City will contain adequate educational facilities, and recreational and open space and be linked to major employment centers by mass transit, including buses, and by trails.

OBJECTIVE 3.1: To ensure that new residential subdivisions, with the exception of areas currently designated as rural preservation neighborhoods by Nevada statute, are developed into walkable communities, where reliance on auto trips for convenience shopping and access to education and recreation is minimized, and where development densities support transit.

POLICY 3.1.3: That residential areas be within walking distance of a neighborhood park.

OBJECTIVE 3.4: To ensure that adequate portions of the lands released for urban development by the Bureau of Land Management (BLM) are developed for recreational and educational public facilities, transit facilities and fire stations, that will benefit the City.

POLICY 3.4.1: That a minimum of 30 percent of available BLM lands be planned for recreational and parks uses within the Centennial Hills sector of the City, in the general vicinity of the intersection of Kyle Canyon Road and US 95.

POLICY 3.4.2: That detailed plans for recreation, parks and other uses be set forth in a special area plan for the Kyle Canyon area. Any future Kyle Canyon special area plan shall include policies to ensure that an acceptable percentage of the residential and commercial portions of Town Center are developed before residential, commercial and industrial development is allowed in Kyle Canyon. The growth planned for the Kyle Canyon area should not be in direct competition with any undeveloped portions of Town Center, and direct competition with Downtown growth should also be considered.

OBJECTIVE 3.6: To ensure that adequate amounts of park space and trail systems are designated and developed to meet or exceed national standards and standards established in the Master Plan Parks & Recreation Element.

POLICY 3.6.1: That the City establish a parks system based on systematic parks classifications, park size requirements and service area standards.

POLICY 3.6.2: That new developments pay their fair share of park land acquisition and development costs to ensure that national and local standards are met for such new development.

POLICY 3.6.3: That the City obtain lands for parks in developed portions of the City where established park standards are not being met.

POLICY 3.6.4: That lands acquired for parks purposes be obtained in proactive ways, including land purchase through bond issues and land exchanges.

POLICY 3.6.5: That the City maintain high standards with respect to the maintenance and operation of existing parks.

POLICY 3.6.6: That the City encourage the joint development of park space in conjunction with school sites, under the Open Schools/Open Doors agreement.

Policy 3.6.7: That the City encourage the development of parks that link with and take advantage of trail and pedestrian/bike traffic plans.

GOAL 7: Issues of regional significance, requiring the city of Las Vegas to coordinate with other government entities and agencies within the Valley, will be addressed in a timely fashion.

Objective 7.4: To identify, protect and preserve archeological resources and areas with unique or sensitive geologic features that exist within the city boundaries, and to integrate them with new urban development that extends into archeologically sensitive areas.

Policy 7.4.2: That efforts be made to preserve any significant archeological resources that may be discovered. If possible, that such protection or preservation integrates the resource into the context of the community, such as in a park or open space.

OBJECTIVE 7.6: To ensure that joint use of public facilities is pursued to provide efficient and cost effective services and facilities.

POLICY 7.6.1: That the City coordinate with other public agencies in the Las Vegas Valley to pursue the design and construction of public facilities to have multiple uses.

The benefits of parks are traditionally described in qualitative terms. Parks consistently appear in quality of life surveys as important factors for residents. Historically, parks have been touted as peaceful retreats from the bustling, often crowded city and, in the absence of yards, as places for urban dwellers to get exercise and recreation.

The National Parks Service and the City Parks Alliance are two national organizations dedicated to creating vibrant and healthy parks. The National Park Service offers advice, technical assistance, and money to help local communities create recreation opportunities. The National Park Service awards millions of dollars annually in the form of outdoor recreation grants.

The City Parks Alliance works to integrate parks into the national dialogue on urban renewal, public land investment, economic development and healthy communities. The organization serves in Washington D.C. to advocate legislation in support for local level parks. The City Parks Alliance vision is "that everyone in urban America lives within walking distance of a park that is clean and safe." The organization has been supporting park development since its development in 2000. Studies by these organizations have found that parks benefit the community in the following ways:

- Improves economic health
- Reduces crime
- Contributes to the conservation of natural resources
- Creates a strong sense of community
- Potentially increases the value of property
- Promotes an increase in fitness and a reduction in obesity
- Contributes to the preservation of aesthetic values
- Supports overall quality of life

A 2010 study by the National Parks Conservation Association (NPCA) quantified the economic impact outdoor recreation has on the United States economy. The study found that every dollar invested in parks generates at least four dollars in economic value to the public. The study concluded that the United States Park system generates approximately $13 billion annually of private sector economic activity. Equally important, the study also concluded that this activity generated nearly 270,000 private sector jobs across the nation.

FEDERAL EFFORTS

Beyond the efforts of the National Parks Service and City Parks Alliance, other federal efforts have contributed to conserving, creating, and maintaining local area parks. In 1990, Congress passed the Red Rock Canyon National Conservation Area Establishment Act. The Act designated Red Rock Canyon as a National Conservation Area. The legislation required the development of a management plan. The primary purpose of the management plan is to conserve and protect the natural resources in Red Rock National Conservation Area, while giving the

public opportunities to recreate and enjoy and appreciate nature. The 2011 edition of the Red Rock Canyon National Conservation Area Resource Plan addresses and updates management policy for the present and future needs of Red Rock Canyon. By virtue of its proximity to Las Vegas, this natural reservation area provides unique recreational opportunities to residents and visitors and greatly enhances the portfolio of parks and leisure facilities provided by the city.

Congress also enacted the Southern Nevada Public Lands Management Act (SNPLMA) in 1998. The Act authorized the Bureau of Land Management (BLM) to dispose of public land. A portion of land sales proceeds may be used for conservation and the development of parks, trails and natural areas by local and federal agencies. The City accesses these funds through a competitive application process.

STATE EFFORTS

The state of Nevada also plays an important role in the development and maintenance of local parks. The Nevada Division of State Parks serves as a liaison to the National Parks Service in administering the funding program here in Nevada. The NDSP is responsible for creating a Statewide Comprehensive Outdoor Recreation Plan (SCORP). The plan identifies critical outdoor recreation issues facing the State of Nevada and recommends actions to address each. The actions serve as the mechanism for evaluating the disbursement of federal funds from the National Parks Service. Any state seeking federal funding must have an updated SCORP document. The top three issues identified in the 2010 SCORP, regarding outdoor recreation in Nevada are:

- Ensure proper maintenance of existing outdoor recreation facilities and manage impacts from increased usage.
- Provide an appropriate level of service at recreation sites.
- Ensure of sufficient funding for existing and future recreation sites.

The Assessment and Policy Plan found that there is a high rate of outdoor activity participation among Nevadans. In addition, the 2010 plan observed an increase in usage since the last SCORP was completed in 2003. It is to be expected that facilities are under pressure to expand their services and properly maintain existing services. There is also strong support in Nevada for conservation of natural and wilderness areas, historic sites and cultural resources. The SCORP plan can assist in identifying areas for open space, parks and trails planning in the Las Vegas area.

LOCAL EFFORTS

In 1999, Nevada Legislature adopted Assembly Bill 493. The bill required communities in the Las Vegas Valley to come together to produce a regional policy plan to discuss coordinated planning policy guidelines. As a result, the Las Vegas Valley governing bodies created the

Southern Nevada Regional Planning Coalition in 1999 by way of interlocal agreement. The coalition is comprised of elected officials from the city of Las Vegas, city of North Las Vegas, city of Henderson, Boulder City and Clark County. This group formulated the required Southern Nevada Regional Policy Plan in 2001 and updated the plan in 2005 and 2012. The plan consists of regional planning policy guidelines that are recognized by the local governments. It specifies eight topics to be addressed through cooperative regional planning, listed as follows:

- Conservation, open space and natural resources;
- Air quality;
- Infill development;
- Population forecasts;
- Land use;
- Sustainability;
- Public Schools/K-12 Education; and
- Transportation

The coalition adopted plans addressing each of these topics. The Regional Open Space Plan, adopted by the Coalition in 2006, was created to detail planning policy guidelines regarding conservation, open space, and natural resources. It focused on strategies for conserving open space in Southern Nevada. The plan encourages open space in the City that consists of passive neighborhood spaces, not active parks, where people can find solace, quiet and perhaps a view of the mountain backdrop. The plan contains a Recommended Open Space System, which includes five open space elements that create guidelines for conservation in Southern Nevada.

In addition to the partnership with the Southern Nevada Regional Planning Coalition, the city of Las Vegas has also partnered with Clark County. In 2002, the city of Las Vegas entered into an Interlocal Agreement with Clark County that established joint policies including but not limited to park and trail planning. The partnership was created to develop a seamless network of parks and trails dedicated to residents living in or close to unincorporated areas with gaps in service. The agreement created a new set of plans for parks and recreational trails and for the creation of a joint recreational trails map. The agreement also states specific coordinated roadway designs that provide ample shoulder space for future non-motorized uses.

In an attempt to develop the infrastructure necessary to balance open space and development, the City of Las Vegas adopted the Northwest Open Space Plan in 2005. The plan provides a policy framework for creating an open space system in the northwest area of the City, comprised of the following four components:

- Protection of natural systems
- Active recreational landscapes
- Historic and cultural landscapes
- Contiguous open space corridors

Implementation of the Northwest Open Space Plan includes conservation of land for parks, open space and trails. The location of land to be set aside should create a "hub and spoke" system that uses trails and open space corridors to connect parks and open areas. Parks should be located in concert with trails and open space to create a system that is easily accessible by pedestrians and cyclists throughout the City. The Parks & Recreation Element provides a regulatory framework for implementing the active recreational landscapes component of the open space system.

The Northwest Open Space Plan recommended an equestrian park be located in the Centennial Hills sector of the City. As such, in 2005 the city of Las Vegas created the Equestrian Park Master Plan to explore the feasibility of building a high quality equestrian park. The plan outlines data to determine the need for a park, evaluates other equestrian parks, provides a master plan for the site, recommends a funding and phasing plan for construction, and defines operations and management programs Due to the number of flexible and multi-use facilities being proposed, the Equestrian Park will be able to host a wide variety of equine events.

The city of Las Vegas has also created a master plan for Floyd Lamb Park. Previously owned and managed by the State of Nevada the park was transferred to the City of Las Vegas on July 1, 2007. The park currently supports passive recreational activities such as fishing, hiking, picnicking, and equestrian facilities. The City of Las Vegas plan for Floyd Lamb Park includes two additional lakes, a loop road, visitors center, archeological museum, mountain bike trails, memorial garden, pedestrian and equestrian trails, picnic areas, historic buildings area, and two environmental enhancement areas.

When ample space is available, large parks like the aforementioned Floyd Lamb Park and Northwest Equestrian Park are ideal. However, the luxury of space isn't always available. The City addresses the integration of parks within the built urban environment. In highly urbanized areas, particularly downtown, small open spaces are the only option with limited available land. As such, the city included a park component when adopting the Downtown Centennial Plan in 2000. An integral part of the Master Plan, the Downtown Centennial Plan contains provisions for a network of cultural and recreational pocket parks that, together, are known as Urban Pathways. The vision for these parks include small, fenced areas for doggy aerobics, tot lots, human chess, handball courts, small areas with walls for practicing tennis, perhaps even putting areas. Furthermore, goals of the plan include the provision of open space as an active and passive element of the pedestrian streetscape experience downtown.

Trails serve as an important greenway in connecting the Las Vegas park system. The Trails Elements of the Las Vegas 2020 Master Plan, originally adopted in 2002 and most recently updated in 2013, establishes standards, guidelines, objectives, policies and priorities for the location, development and maintenance of the trail systems. The intent of the plan is to link open spaces, parks and natural areas, as well as delineate opportunities to extend trail systems during the next 20 years. Please refer to the Trails Element for further details.

LOCAL PRIVATE/PUBLIC PARTNERSHIPS

Cities across the country are experimenting with private public partnerships, also known as "concessions" and "outsourcing," for some of their park and recreation operations. These arrangements are most successful with specialized, revenue generating facilities, such as golf courses, stadiums and restaurants. In those instances, it is often more economical for a local government to contract with an outside operator than to run the facility itself. While this concept is in its infancy, it has been embraced at varying levels by city governments around the country.

In addition to partnerships with the private sector, there are also opportunities for mutually beneficial relationships between a local government and a non-profit organization. The Trust for Public Land has identified four factors that must be in place for these partnerships to succeed:

- There must be an open process and contracts must be bid properly;
- To compete with private interest, facilities must be as good as or better than competitors;
- Fee structure must be appropriate for the location, service and competition; and
- Agency oversight is essential.

The city has some experience with private/public partnerships. The Angel Park Golf Course is operated by a for-profit company although the land is owned by the city of Las Vegas. While not appropriate in all situations, private/public partnerships are an important alternative for the provision of parks and leisure services. The city may choose to enter into an agreement for various reasons, including the generation of revenue by charging a fee for the use of a city-owned facility.

Increasing budgets and decreasing revenues were some of the factors identified when the City Council made the decision to partner with a private, non-profit corporation for the management of the Durango Hills and Centennial Hills Community Centers. The city utilized a Request for Proposal (RFP) process to advertise to eligible organizations and implemented panels consisting of subject matter experts to ensure the most appropriate organization was chosen.

The Young Men's Christian Association (YMCA) applied and was chosen to manage the Durango Hills Community Center and has been successful in operating this facility for nearly a decade. Recently, with the construction of the Centennial Hills Community Center, the city once again published an RFP for qualified, eligible organizations. The YMCA successfully bid for the management opportunity and is now managing both the Durango Hills and Centennial Hills Community Centers.

The successful partnership allows the city to commit resources to other essential government services while the YMCA is able to enhance the community by providing health, recreational, arts and cultural activities ranging from swimming lessons and summer camps to organized sports and arts and crafts. Contracts with the YMCA ensure the city has an active role in

managing the success of both community centers and the partnership is beneficial for the city, the YMCA, and the residents in the Las Vegas valley.

DEPARTMENT OF PARKS, RECREATION & NEIGHBORHOOD SERVICES

Parks and recreation service has been provided by the city of Las Vegas for over 60 years, beginning in 1949 with the administration of leisure services by the Department of Parks and Leisure Activities. Over time, the administration of the park system has changed as the City has grown and the local government has expanded to meet the needs of residents.

The Department is responsible for programming and staffing of leisure service centers and programming parks. Parks, Recreation & Neighborhood Services also oversees the Parks and Recreation Advisory Commission. Eleven commission members are appointed by the City Council and serve for a three-year term. The Commission's duties are:

- To make recommendations, in cooperation with the Director of the Department of Parks, Recreation & Neighborhood Services, to the City Council on matters pertaining to public parks and public recreation and to cooperate with other governmental agencies and civic groups to facilitate sound park and recreation planning;
- To aid in coordinating the parks and recreation services with other governmental agencies and other voluntary organizations;
- To assist in the functions of the Department of Parks, Recreation & Neighborhood Services which involve or affect the public; and
- To make recommendations to the City Council on matters pertaining to municipal golf courses, including, but not limited to capital improvements and green fees or any other charges to the public for use of the facilities.

DEPARTMENT OF OPERATIONS AND MAINTENANCE

The City's Department of Operations and Maintenance is responsible for coordinating land resources with the Bureau of Land Management (BLM) and maintenance of park facilities. One critical component of the park system under the purview of the Department of Operations and Maintenance is management of Recreation and Public Purpose (R&PP) leases between the BLM and the City of Las Vegas. Many city parks are located on land the City leases from the BLM..

Finding land that can be developed as park space is critical in addressing the recreational needs of the City. To accomplish this task, the City examines where growth is expected and, with approval from City Council, the Real Estate division of the Department of Operations and Maintenance applies for Recreation and Public Purpose Act (R&PP) leases. The Recreation and Public Purposes Act (68 Statute 173; 43 United States Code 869 et. seq.), was enacted by Congress in 1954 and the law is administered by the BLM.

The Act authorizes the sale or lease of public lands for recreational or public purposes to state and local governments and to qualified non-profit organizations. Examples of typical uses under

the Act are historic monument sites, campgrounds, schools, fire houses, law enforcement facilities, municipal facilities, landfills, hospitals, parks, and fairgrounds. The Act applies to all public lands, except lands within national forests, national parks and monuments, national wildlife refuges, Indian lands, and acquired lands. The amount of land an applicant can purchase is set by law. Whether the land is to be purchased or leased, the BLM will classify, for purposes of the Act, only the amount of land required for efficient operation of the projects described in an applicant's development plan. Applicants must limit the land requested to a reasonable amount. Applicants are required to first accept a lease, or lease with option to purchase, to assure approved development takes place before a sale is made and a patent (government deed) is issued. Projects that may include the disposal, placement, or release of hazardous materials (i.e., sanitary landfills) may go directly to patent.

Counties, cities, or other political subdivisions of a State and non-profit organizations may purchase up to 640 acres a year for recreation purposes, and an additional 640 acres for other public purposes. These lands must be within the political boundaries of the agency or within the area of jurisdiction of the organization or, in the case of cities, they must lie within convenient access to the municipality and within the same state. The Act sets no limitation on the amount of land that may be leased. Some lease applications have been in place for 20 years and still have not processed because the need to develop in those areas has not presented itself.

DEPARTMENT OF DETENTION & ENFORCEMENT

The Department of Detention & Enforcement provides law enforcement services to Las Vegas residents, businesses and visitors so they can enjoy a safe community. The deputy city marshals are responsible for patrolling property owned, leased, or otherwise under the control of the city of Las Vegas, including city parks, recreation facilities and government buildings. Deputy Marshals work closely with Parks, Recreation & Neighborhood Services to manage programs and special events on city property. Animal Control also plays a key role by monitoring activities within the various dog parks throughout the city to ensure the safety of those utilizing these special facilities.

DEPARTMENT OF PLANNING

The Department of Planning prepares plans for future park needs through the Parks & Recreation Element of the Master Plan. Master plans were prepared in 1960, 1975, 1985, 1992 and 2000. The plans documented existing conditions and set park policy for the City. Maps included in the plans are particularly useful for gauging the growth of the city's park system through the decades. Past policies are also significant as they indicate the City's priorities and perspective on park issues, and shed light on how those have changed/evolved over time.

With over 60 percent of the adult population overweight and rising rates of diabetes and heart disease, urban planning professionals are exploring the link between community design and health. Most believe that even moderate physical activity can improve overall health. Studies are

now examining the environmental reasons why an increasing number of people are not getting the recommended amount of activity.

A growing body of research has produced preliminary findings that the design of our cities creates barriers to physical activity. A study by the Saint Louis University School of Public Health published in the American Journal of Preventative Medicine has identified the top factors that influence individual's activity levels. They are as follows:

- Land use – a mix of uses increase a person's desire to be active. Hiking and biking trails and crosswalks promote walking and bike use.
- Transportation – mass transit encourages healthy lifestyles because people are forced to walk to and from stops.
- Aesthetics – people are more inclined to walk when there is a well-maintained environment with interesting things to see (historic monuments, attractions, etc.)
- Institutional and organizational policies – encouraging physical activity in parks, recreational systems, schools and the workplace promote an active lifestyle.
- Promotions – media campaigns build awareness of the importance of physical activity and can increase movement.
- Public policies – policies, such as appropriating funds for construction of bike lanes, walking trails, parks and recreational amenities, promote activity-friendly infrastructure.
- Travel patterns – people are more likely to walk or bike to work if they see others doing the same thing.

PARK & NEIGHBORHOOD SERVICES FACILITY CLASSIFICATION SYSTEM

Policy 3.6.1 of the Las Vegas 2020 Master Plan requires the city to establish a parks system based on parks classifications, park size requirements and service area standards. A park classification system is a way to organize and provide a standard terminology for the park and open space system. The classification system utilized by the city of Las Vegas is based on the guidelines established by the National Recreation and Park Association (NRPA) and local factors.

The city's park classification system is based on the following considerations:

- Size;
- Service area and characteristics of service population;
- Type and variety of developed recreational amenities;
- Programming needs of service populations; and
- Usage patterns.

PARK TYPES

Mini Park/Urban Plaza: A small park or plaza facility, with no more than one acre of land, and serving residents within one-quarter mile. Due to the limited service area of the mini park, they are only recommended in developed areas that have limited land available for neighborhood parks.

Neighborhood Park: A park that serves as the recreational and social focus of a neighborhood, with up to ten acres of land area, and serves those residents within one-half mile. This category has been expanded beyond the NRPA classification system to include smaller existing city parks that have between one and five acres of land.

Community Park: A park that serves a broader purpose than neighborhood parks, has from 30 to 50 acres of land area, and serves those residents within three miles. This category has been expended beyond the NRPA classification system to include smaller existing city parks that contain between ten and 30 acres of land.

Regional Park: A large park that meets the broad needs of the community, has over 50 acres of land area, and serves those residents within approximately eight miles.

School Park: A school playground and sports field that may be open for public use during times that the school is closed. For purposes of this plan, the service area for School Parks will be the same as that for Neighborhood Parks, or one-half mile.

Special Use Park/Facility: A park or facility with a very specific use which is generally oriented for a specific purpose. Examples include, but are not limited to: equestrian parks, extreme sports parks, dog parks, motocross tracks, and competitive tennis facilities. The standard amenities vary depending upon the specific type of park/facility. Recreation trends identified by ongoing public needs assessments may also indicate demand for new special use parks/facilities. These facilities serve the entire community and do not have size or service area requirements of their own. For tracking purposes, their acreage and/or square footage is categorized in the appropriate park/facility classification.

Park Facilities			
Park Classification	**Acreage**	**Service Area**	**Amenities**
Mini Park	Less than one acre	Less than ¼ Mile	N/A
Neighborhood Park • Local designation • NRPA	1-5 acres 5-10 acres	¼ to ½ Mile	• On-site parking • Restrooms • Half-street improvements along one side of the property.

designation			• Shade structures • Standard site furniture, drinking fountain, signage, parking and pathway lighting, trash enclosure,
			vehicle gates, and irrigation controls. • One or two amenities such as bocce, horseshoes or basketball. • Optional amenities such as community gardens, memorials, art sculptures, splash pads, etc.
			• A tot lot with fabric shade.
Community Park • Local designation • NRPA designation	10-30 acres 30-50 acres	½ mile to 3 miles	*Amenities found in a Neighborhood Park plus*: • Sports fields • Sports Courts • Optional amenities such as amphitheatres or skateboarding areas
Regional Park	>50 acres	Entire Community	• Same amenities found in a Community Park • Optional amenities such as amphitheatres or skateboarding areas
School Park	Variable	½ Mile	• Playground • Sports fields • Sports Courts
Special Use Park	Variable	N/A	Depends on Park Use

LEISURE SERVICE FACILITY TYPES

The city's Leisure Services facilities classification system is based on the following considerations:

- Facility square footage;
- Characteristics of service population;
- Type and variety of developed recreational amenities;
- Programming needs of service populations; and
- Usage patterns.

Neighborhood Center: A Leisure Service Facility designed with multiple types of programming space that can be used for a variety of general recreational, social, performing and visual arts and educational activities. Neighborhood Centers should be between 20,000 and 30,000 square feet and service approximately 10,000 residents.

Community Center: A Leisure Service facility designed to serve the citizens' recreational, social, performing and visual arts and educational needs beyond the immediate neighborhood and to a wider community audience. These centers are generally located adjacent to a community park, are about 30,000 to 55,000 square feet in size, and service approximately 25,000 residents.

Regional Center: A Leisure Service facility designed to offer a wider range of leisure services than the smaller Neighborhood and Community Centers. A regional center would typically serve several communities and be centrally located for regional use. Ideally, it should be located in conjunction with a larger park and/or swimming pool facility. These centers are at least 55,000 square feet in area and serve approximately 75,000 residents.

Community School: A Community School offers a range of recreational, social performing and visual arts and educational activities, provides opportunities that strengthen and support schools, communities, families and students. The City generally owns and operates a modular office on the school site for before and after school programming that utilizes the school site's gymnasium, classrooms, and other district-owned amenities.

Aquatic Center: An aquatic center typically offers both recreational swimming (lap swimming and swim lessons), competitive swimming and training rooms, and cardiovascular strength rooms. Associated amenities will include locker rooms, showers, and office space. An aquatic center may be located in conjunction with another park or facility, but can also be located independently as a stand-alone facility.

Recreational Facilities			
Facility Type	**Size**	**Service Area**	**Amenities**
Neighborhood Center	20,000-30,000+ SF	10,000 residents	• Lounge and lobby • Offices • Multipurpose rooms • Game room • Kitchen • Restrooms • Gymnasium, showers and locker rooms (unless provided at an adjacent facility) • Conference room
Community Center	20,000-55,000+ SF	25,000 residents	Amenities found in a Neighborhood Center plus: • Dance studio • Gymnastics room

			• Cardio/strength training room • Instructor center
Regional Center	>55,000+ SF	75,000 residents	Amenities found in a Community Center plus: • Indoor or outdoor pool
			• Indoor walk/jog track • Auxiliary gymnasium • Computer lab
Community School	Varies	Varies	• Modular office • Multi-purpose classrooms • Playground • Playing fields • Gymnasium • Track
			• Cafeteria space/lunchroom
Aquatic Center	Varies	Varies	• Locker rooms • Restrooms • Lobby • Showers • Office space • Classrooms • Cardiovascular strength space
Special Use Facility	Varies	Varies	• Specialty use area based on public interest, such as performing arts theatre, ballroom, indoor walking track, music room, arts & crafts room, pottery room, weaving room, art gallery, etc.

EXISTING FACILITIES

A main component of this element is an inventory of existing parks and recreational facilities. In this section, information is presented citywide and by planning sector, and includes all park space and recreational facilities falling within one of the categories outlined in the Park Classification System section of this element.

As of April 2013, the City of Las Vegas owns and operates 1,736 acres of park space. Given the City's population of 594,294 in 2013, this yields a service level of approximately 2.92 acres per 1,000 persons, which exceeds the standard adopted in 2000 of 2.5 acres per 1,000 residents. Overall, the City has increased its service level from 1.1 acres per 1,000 residents in 2000 to 2.6 acres in 2006, to 2.92 in 2013. This has been accomplished by increasing the number of city parks from (40 to 76) over the same time period.

Although standards and service levels are intended to measure the city's progress in serving the recreational needs of its citizens, in order to create a complete picture of the city's park system, other types of park space that add to and complement the city's system should also be addressed. Privately-owned parks and golf courses all add to the recreational opportunities available to Las Vegas residents. Privately-owned parks and golf courses are shown on Map 5.

As indicated in the following table, the public availability of privately owned and operated parks and golf courses boosts the city's service level to 7.74 acres per 1,000 residents, well over the recommended national standard of 2.5 acres per 1,000. Table 4 below shows the park acreage of the aforementioned types of parks and resulting service level for both publicly and privately owned facilities.

Table 1: Citywide Current Park Service Levels

Current Park Service Levels		
Publicly Owned and Operated Parks		
	Total Acres	**Acres/1,000 population**
City Parks	1,736	2.92
Public Golf Courses	722	1.06
Subtotal	**2,458**	**4.13**
Privately Owned and Operated Parks		
Private Parks	342	0.58
Private Golf Courses	1,837	3.09
Subtotal	**2,180**	**3.66**
Park Service Levels, City of Las Vegas, Totals	**4,637**	**7.80**

The inventory includes 76 parks encompassing 1699.77 acres, and 30 leisure service facilities operated by the city and community partners with a total of 669,861 square feet as shown in Map 1.

City of Las Vegas (Map 1)
Demographics:
- 2013 Population: 594,294
- Projected2015 Population: 620,939
- Projected 2025 population: 730,274
- Projected 2035 population: 774,765

Table 2: Citywide Park and Facility Data

Classification	Number	Size	Smallest Facility	Largest Facility
Parks				
Mini Park/Urban Plaza	4	2.11 acres	Mary Dutton Park (.2 acre)	Fitzgeralds Tot Lot (.86 acres)
Neighborhood Parks	48	307.6 acres	Cameron Community Park (1.1 acres)	Rafael Rivera Park (10 acres)

Community Parks	20	504.36 acres	Garehime Heights Park (10.33 acres)	All American Park (45 acres)
Regional Parks	4	885.7 acres	Bettye Wilson Soccer Complex (58.33 acres)	Floyd Lamb Park (660 acres)
Total	**76**	**1736 acres**		

Parks, Recreation & Neighborhood Services Facilities				
Neighborhood Centers	12	122,009 SF	Cimarron Rose Community Center (2,408 SF)	Charleston Heights Arts Center (25,540 SF)
Community Centers	7	274,794 SF	Mirabelli Community Center (31,787 SF)	Doolittle Community Center (52,800 SF)
Regional Centers	3	273,058 SF	Las Vegas Sports Park (68,107 SF)	Chuck Minker Sports Complex (106,951 SF)
Aquatic Centers	8			
Total	**30**	**669,861 SF**		

Southeast Sector (Map 4)

Demographics:

- 2013 Population: 210,110
- Projected 2015 Population: 213,093
- Projected 2025 Population: 216,484
- Projected 2035 Population: 217,453

Table 3: Southeast Sector Park and Facility Data

Classification	Number	Size	Smallest Facility	Largest Facility
Parks				
Mini Park/Urban Plaza	4	2.11 acres	Mary Dutton Park (.2 acre)	Fitzgeralds Tot Lot (.86 acres)
Neighborhood Parks	19	88.39 acres	Wildwood Park (1.24 acres)	Mike Morgan Family Park (9.38 acres)
Community Parks	5	126.59 acres	Cragin Park (13.15 acres)	Gary Reese Freedom Park (44.54 acres)
Regional Parks	1	59.37 acres	Lorenzi Park (59.37 acres)	Lorenzi Park (59.37 acres)
Special Use Parks	0			
Total	**29**	**276.46 acres**		

Parks, Recreation & Neighborhood Services Facilities				
Neighborhood Centers	10	109,195 SF	Lorenzi Adaptive Recreation & Outreach Center (2,420 SF)	Charleston Heights Arts Center (25,540 SF)
Community Centers	5	191,768 SF	Mirabelli Community Center (31,787 SF)	Doolittle Community Center (52,800 SF)
Regional Centers	1	106,951 SF	Chuck Minker Sports Complex (106,951 SF)	Chuck Minker Sports Complex (106,951 SF)
Aquatic Centers	5			
Total	**25**	**407,914 SF**		

Southwest Sector (Map 3)

Demographics:

- 2013 Population: 200,476
- Projected 2015 Population: 218,820
- Projected-2025 Population: 268,013
- Projected 2035 Population: 273,128

Table 4: Southwest Sector Park and Facility Data

Classification	Number	Size	Smallest Facility	Largest Facility
Parks				
Mini Park/Urban Plaza	0			
Neighborhood Parks	13	60.36 acres	Cameron Community Park (1.1 acres)	Pioneer Park (17 acres)
Community Parks	6	154.89 acres	AnSan Sister City Park (15.56 acres)	All American Park (45 acres)
Regional Parks	2	166.33 acres	Bettye Wilson Sports Complex (58.33 acres)	Kellogg Zaher Sports Complex (108 acres)
Total	**21**	**398.58 acres**		

Parks, Recreation & Neighborhood Services Facilities				
Neighborhood Centers	1	10,406 SF	Darling Tennis Center (10,406 SF)	Darling Tennis Center (10,406 SF)
Community Centers	1	41,287 SF	Veteran's Memorial Leisure Services Center (41,287 SF)	Veteran's Memorial Leisure Services Center (41,287 SF)
Regional Centers	1	68,107 SF	Las Vegas Sports Park (68,107 SF)	-Las Vegas Sports Park (68,107 SF)
Aquatic Centers	1			

Total	**4**	**119,800 SF**		

Centennial Hills Sector (Map 2)

Demographics:

- 2013 Population: 183,708
- Projected 2015 Population: 189,206
- Projected-2025 Population: 245,777
- Projected 2035 Population: 284,184

Table 5: Centennial Hills Sector Park and Facility Data

Classification	Number	Size	Smallest Facility	Largest Facility
Parks				
Mini Park/Urban Plaza	0			
Neighborhood Parks	16	141.85 acres	Gilmore/Cliff Shadows (1.5 acres)	Centennial Hills (30-acres)
Community Parks	9	222.88 acres	Buckskin/Cliff Shadows (10.5 acres)	Majestic Park (44.4 acres)
Regional Parks	1	660 acres	Floyd Lamb Park (660 acres)	Floyd Lamb Park (660 acres)
Total	**26**	**1,024.73**		

Parks, Recreation & Neighborhood Services Facilities				
Neighborhood Centers	1	2,408 SF	Cimarron Rose Community Center (2,408 SF)	Cimarron Rose Community Center (2,408 SF)
Community Centers	1	41,739 SF	Durango Hills Community Center – YMCA (41,739 SF)	Durango Hills Community Center – YMCA (41,739 SF)
Regional Centers	1	98,000 SF	Centennial Community and Active Adult Center (98,000 SF)	Centennial Community and Active Adult Center (98,000 SF)
Aquatic Centers	2			
Total	**5**	**142,147 SF**		

Table 6: Aquatic Centers Citywide

Aquatic Center Facilities				
Name	**Type**	**Location**	**Const. Year**	**Pool Surface Area**

				(Sq.Ft.)
Baker Pool	6-lane, 25-yard outdoor pool	1100 E. St Louis Ave.	2003	4,500
Doolittle Pool	Outdoor play pool with zero-depth entry	1950 N. J St.	2003	5,655
Municipal Pool	50-meter, 25-yard indoor heated pool	431 E. Bonanza Ave.	1999	11,842
Carlos L. Martinez and Darrio J. Hall Family Pool at Freedom Park	6-lane, 25-yard outdoor play and competitive pool with zero-depth entry	889 N. Pecos Rd.	2006	7,442
Garside Pool	6-lane, 25-yard outdoor pool: 1 wading pool	300 S. Torrey Pines Dr.	1969	4,892 swim and 225 wading
Pavilion Center Pool	50-meter, 25-yeard outdoor pool	101 N. Pavilion Center Dr.	2002	12,000
Durango Hills Community Center / YMCA Pool	8-lane, 25-yard outdoor pool	3521 N. Durango Dr.	1999	5,213 swim and 4,668 wading
Centennial Hills Community Center / YMCA Pool	1 indoor 6-lane, 26-yard lap pool; 1 indoor teaching pool; 1 outdoor play pool; 1 outdoor swim pool (4)	6601 N. Buffalo Dr.	2007	5,350 outdoor swim, 2,414 outdoor play, 600 indoor teaching, 3,570 indoor lap
TOTAL	**12 pools at 8 centers**			**68,371 SF**

ANALYSIS

This section provides an analysis of parks and leisure service facilities within Las Vegas by using an approach that includes both quantitative and qualitative measures. This comprehensive approach ensures an objective assessment of the park system. This section contains:

• A **level of service analysis** to project the amount of park acreage needed to accommodate the City's population through 2035;

• A **spatial analysis** to identify gaps in the system and to monitor the equitable distribution of parks throughout the City;

• A **needs assessment** to identify existing surpluses or deficiencies in types of parks and recreations facilities, and the issues and priorities that are important to residents; and

• A **functional analysis** to determine the amenities (fields, courts, etc) that will be needed and to set a standard for the provision of future amenities.

The Las Vegas 2020 Master Plan divides the City into three sectors. Each sector represents a geographical area of the City and each sector has its own unique characteristics and needs. The three sectors are identified as the Southeast Sector, the Southwest Sector and the Centennial Hills Sector. Where appropriate, data is shown citywide and by sector.

Assumptions

Within this document, citywide statistics and analysis use the 2012/13 City of Las Vegas population estimate and the acreage of city owned/maintained parks. This element is intended to document the existing conditions and guide the future development of city owned/maintained parks. However, as discussed in previous sections, the city uses a variety of methods to provide parks.

LEVEL OF SERVICE ANALYSIS

A level of service standard is a critical component of park planning. The National Recreation and Park Association (NRPA) provides recommended guidelines and standards, but also suggests that local communities develop level of service standards that reflect their own unique characteristics.

In 1998, the Southern Nevada Strategic Planning Authority (SNSPA), which was the precursor to the Southern Nevada Regional Planning Coalition (SNRPC), completed a comprehensive regional study entitled "Planning for our Second Century." A portion of the study examined the need for parks based on demographic standards for parks in the Las Vegas Valley. The study found that, based on national level of service standards, the valley was deficient in the amount of park space and recreational facilities provided for residents. It also found that national standards could not be directly applied to the Las Vegas Valley, partly because of the large amount of federal land designated for recreation and open space that is within a short driving distance. The result of the study was a recommendation by the SNSPA of 2.5 acres of park land per 1,000 residents.

In 2000, the city of Las Vegas adopted the 2020 Master Plan Parks Element and the 2.5 acre per 1,000 resident standard based on the SNSPA study. In 2008, the Parks Element was updated and the 2.5 acre standard was deemed to still be applicable to the conditions during that time period. The 2012 SNRPC Regional Policy Plan now encourages local governments to adopt a minimum parks and subdivision open space standard for new development of between 2.5 and 10 acres per

1000 residents, depending on location. This is the recommended service level standard for the City of Las Vegas when considering long-range park planning. While this service level is a pertinent barometer for citywide provision of parks, an equally important issue is providing parks that are geographically available to all neighborhoods.

As noted in the Background Section, the city has increased its level of service from 1.1 acres per 1,000 residents in 2000 to approximately 2.92 in 2013. A large portion of the increase is due to the acquisition of Floyd Lamb Park from the State of Nevada in 2007. Floyd Lamb Park, with 680 acres, represents 39% of the city's total park acreage. It functions as a regional park, but will also provide neighborhood services to nearby residents. Although the city currently exceeds its adopted standard based on provision of parks citywide, a large disparity exists among the planning sectors described above. This analysis provides a target for the future provision of park acreage in the city, focusing on underserved areas, both in terms of population density and length of time with less than adequate parks and recreation facilities.

METHODOLOGY

In this analysis, a planned park is a park project that appears on the city of Las Vegas' 2013-2017 Capital Improvements Plan (CIP), but has not yet been built. The 2013-2017 CIP represents the best available data on new city of Las Vegas park construction. The acreage for each planned park is shown to correspond to the year the project appears on the CIP. It should be noted that although the CIP is a five-year plan, a capital budget is prepared annually. Projects may be added, removed or revised during the preparation of the annual budget provided that locations are identified within the city's adopted master plan.

Tables seven through eleven shown below display current and projected service levels citywide, and by geographic sector. Population estimates and projections are used to calculate the amount of acreage required to achieve the adopted standard of 2.5 acres per 1,000 residents. That calculation is then compared to existing and planned park acreage to determine a surplus/deficit. Analysis will show that while the city as a whole meets the adopted 2.5 acres per 1,000 residents' service standard, there are many deficiencies in localized geographic areas throughout the city.

CITYWIDE CURRENT AND PROJECTED SERVICE LEVELS

Table 7: Citywide Current & Projected Service Levels

Citywide						
	2012	2015	2020	2025	2030	2035
Population	594,294	620,939	674,657	730,274	765,150	774,765
Park Acreage Built and Funded	1,736	1,737	1,737	1,737	1,737	1,737
Acreage Needed to meet standard	1,485	1,553	1,687	1,826	1,913	1,937

Difference Surplus(Deficit)	251	184	50	(89)	(176)	(200)
Level of Service	2.92	2.79	2.57	2.29	2.27	2.24

SOUTHEAST SECTOR LEVEL OF SERVICE ANALYSIS

The Southeast Sector, which includes Downtown Las Vegas, contains some of the oldest neighborhoods and parks in the city. The Southeast Sector is largely built-out with few vacant parcels available for new development. This sector is largely underserved in terms of park acreage with a level of service well below the city standard. The Southeast Sector's current level of service is 1.36 acres per 1,000 residents. The Southeast is the most deficient sector in terms of park acreage compared to other parts of the city. There is only one new city park funded (Stupak Park) on the current five-year CIP within the Southeast Sector.

Downtown Las Vegas is currently experiencing a renewed influx of residents and new businesses, and is rapidly becoming a hub for events, festivals and community gatherings. New residential developments such as Newport Lofts, Juhl and The Ogden have brought many new residents to the downtown area. There are approximately 8,200 residents living downtown with 4.04 existing park acres, which results in a service level of one half acre per 1,000 residents – well below the recommended 2.5 acres per 1000. In spite of the economic downturn of the late 2000's, there are still active zoning approvals for over 2,850 planned residential units in the downtown area which will further exacerbate the shortage of park space within downtown and the Southeast Sector as a whole.

The population of this sector is expected to increase slightly between now and 2035; however, the population may increase beyond projections if the popularity of downtown continues to increase and attract additional employers and residents. The table below shows that the park service level deficit will increase slightly over the next twenty-two years, but the City's central core popularity appears to be increasing and may skew the population projections in the near future resulting in a greater service level deficiency for this sector.

Table 8: Southeast Sector Current & Projected Service Levels

Southeast Sector						
	2012	2015	2020	2025	2030	2035
Population	210,110	213,093	214,064	216,484	217,425	217,453
Park Acreage Built and Funded	286	287	287	287	287	287
Acreage Needed to meet standard	525	533	535	541	542	544
Difference Surplus(Deficit)	(239)	(246)	(248)	(254)	(255)	(257)
Level of Service*	1.36	1.35	1.34	1.33	1.32	1.31

*Acres of park space per 1000 residents

CENTENNIAL HILLS SECTOR LEVEL OF SERVICE ANALYSIS

With a level of service of 6.63 acres per thousand residents, the Centennial Hills Sector has the highest park acreage ratio of all planning sectors. This is the fastest growing area of the city with the population expected to increase 65% by 2035. The city has aggressively sought Recreation and Public Purpose (R&PP) leases from the BLM on vacant land in this area. Those leases enable park sites to be reserved in advance of new construction, allowing the city to keep pace with growth.

The addition of the Floyd Lamb Park to the city's inventory accounts for much of the gain in park acreage in the Centennial Hills Sector. The transfer of the 680-acre park from state ownership to city ownership occurred on July 1, 2007. Floyd Lamb is a regional park and will serve the sector, but will also provide neighborhood park functions for nearby residents. The chart below demonstrates the current and future service levels are expected to be above 2.5 acres per 1,000 residents thorough the year 2035. There are no new city parks shown on the current five-year CIP within the Centennial Hills Sector.

Table 9: Centennial Hills Current & Projected Service Levels

Centennial Hills Sector						
	2012	2015	2020	2025	2030	2035
Population	183,708	189,206	211,654	245,777	274,640	284,184
Park Acreage Built and Funded	1170	1170	1170	1170	1170	1170
Acreage Needed to meet standard	459	473	529	614	687	710
Difference Surplus (Deficit)	711	697	641	556	483	460
Level of Service*	6.63	6.19	5.55	4.61	4.27	4.12

*Acres of park space per 1000 residents

SOUTHWEST SECTOR LEVEL OF SERVICE ANALYSIS

The Southwest Sector is largely built-out. The majority of the future growth will occur within the Summerlin master planned community. The sector as a whole, including the Summerlin population and park acreage, enjoys a level of service that is equal to or greater than city standards, even though Summerlin builds and maintains its own parks.

The portions of Summerlin that are within the city limits contain approximately 262 acres of parks that are owned/maintained by the Homeowner's Association/Master Developer. The city serves the remainder of the Southwest Sector with 303 acres of parks. Currently, the Southwest Sector in its entirety consists of approximately 565 acres of parks, which equates to a service level of 2.82 acres per 1,000 residents. The sector as a whole is projected to have adequate park service levels through the year 2015. It should be noted that no new city parks are shown on the current five-year CIP within the Southwest Sector.

Table 10: Southwest Sector Current & Projected Service Levels

Southwest Sector						
	2012	2015	2020	2025	2030	2035
Population	200,476	218,820	248,939	268,013	273,085	273,125
Park Acreage Built and Funded (Summerlin Included)	565	565	565	565	565	565
Acreage Needed to meet standard	501	547	622	670	683	683
Difference (Surplus/Deficit)	64	18	(57)	(105)	(118)	(118)
Level of Service*	2.82	2.58	2.27	2.10	2.07	2.07

*Acres of park space per 1000 residents

SPATIAL ANALYSIS

Pursuant to national standards, parks should be located in an equitable manner so that all city residents are within walking distance to a neighborhood park. Master Plan goals and policies, including Policy 3.1.3, echo this concept that every park and recreational facility for each type be located within the appropriately defined distance. It is important to note that all parks provide service at the neighborhood level, regardless of their sizes and, therefore, serve as neighborhood parks. The same is true of regional parks, as these parks also provide service at the community and neighborhood levels within that radius.

The maximum recommended service area of a neighborhood park is a half-mile radius. It should be noted that the service area radii do not reflect all access barriers to parks. Physical barriers to pedestrian traffic, such as arterial streets and walls around gated communities should also taken into consideration when locating neighborhood parks.

The half-mile service area standard allows for a spatial analysis on the distribution of parks throughout the city and by planning sector. Map 1 displays all existing and planned city parks. For this purpose, a planned park is a park project that appears on the 2013-2017 Capital Improvement Program, indicating that it has priority for funding.

A spatial analysis is an appropriate method to evaluate the physical distribution of parks, but is only one aspect of the park system. Parks can meet the spatial criteria, but fail to meet the needs for parks in this community based on demographic or functional standards. Nor does the spatial analysis address the temporal inequities in aging neighborhoods that have not been served with city parks and recreation facilities for a number of decades. This spatial analysis and

corresponding maps should help guide decisions on the location of future neighborhood parks to guarantee equitable geographic distribution.

CITYWIDE SPATIAL ANALYSIS

The city of Las Vegas covers 133.25 square miles. Of that area, 61.23 square miles, or 46%, lies outside of the one-half mile service radii of a neighborhood park. Approximately 185,481 people (31% of the total city population) live in the underserved areas of the city. To examine the underserved areas in more detail, the city was divided by Master Plan sector and broken down by zip code. Each zip code is defined in a table by sector, and identifies total population, underserved population, percentage of population underserved, age of housing stock, total park acreage and ratio of park acreage per 1000 residents. Statistics for zip codes that bisect sector or city limits have been adjusted to reflect its location and characteristics. Each zip code, along with the underserved population in each, is contained on Map 11. The average age of the housing stock in each zip code is shown on Map 13.

Table 11: Citywide Service Area Figures

Sector	Population	Population Outside of ½ Mile Service Area	Percent of Population Outside ½ Mile Service Area	Land Area (square miles)	Land Area Outside of ½ Mile Service Area (square miles)	Percent of Land Area Outside of ½ Mile Service Area
Southeast	210,110	83,318	40%	30.10	12.15	40%
Southwest	200,476	56,876	28%	46.67	20.31	44%
Centennial Hills	183,708	42,950	23%	56.48	28.77	51%
City Wide Totals	**594,294**	**183,144**	**31%**	**133.25**	**61.23**	**46%**

Summerlin park acreage was included in this analysis due to the fact that while they are owned and maintained by Summerlin, they are generally accessible to the general public. To exclude these privately owned parks would skew the analysis and show a deficit in park service levels in areas where in fact none exists. Another consideration to take into account is the 12.30 square miles (7,867 acres) of BLM land north of Moccasin Road that is undeveloped and causes a large discrepancy between the percentage of the Centennial Hills population that is underserved and the total amount of land that is outside the one half mile service area. The BLM land results in the Centennial Hills Sector having the most amount of land outside a park service area; however, this sector has the lowest amount of population that is underserved throughout the entire city.

SOUTHEAST SECTOR SPATIAL ANALYSIS

he Southeast Sector encompasses 30.10 square miles, or approximately 23% of the overall city area, which makes it the smallest sector in the City. While the Southeast Sector has the lowest amount of land area, it is also the densest with 210,110 residents, or approximately 35%, of the City's overall population. This sector also has the largest percentage of population lying outside the recommended half-mile service radius of a neighborhood park with 83,318 residents, or approximately 40%, outside the recommended one-half mile park service radius. There are approximately 1.37 park acres per 1000 residents, which is well below the adopted standard of 2.5 acres per 1000. This sector is also the most mature, with the average residential dwelling unit being built in 1970.

Table 12: Southeast Sector Service Area Figures

Zip Code	Total Population	Underserved Population	Percentage of Zip that is Underserved	Average Housing Age	Total Park Acreage	Ratio of Park Acreage per 1000 residents
89101	41,772	17,140	41%	1960	91.94	2.2
89102*	26,855	20,708	77%	1968	5.89	.21
89104*	17,320	5,293	31%	1956	27.63	1.59
89106	25,711	10,631	41%	1976	25.55	.99
89107	39,988	11,751	29%	1967	86.09	2.15
89108*	16,321	2,142	13%	1982	32.04	1.96
89110*	42,143	15,653	37%	1981	20.50	.48
Sector Totals	**210,110**	**83,318**	**40%**	**1970**	**289.64**	**1.37**

*Population adjusted to account for portions of the zip code outside the city limits/sector

SOUTHWEST SECTOR SPATIAL ANALYSIS

The Southeast Sector encompasses 46.67 square miles, or approximately 35 % of the overall city area. The sector's population is approximately 200,476, or 34 percent of the city's overall population. Approximately 56,786 residents, or 28 percent, of the Southwest sector's population are more than a half-mile from a neighborhood park. Summerlin park acreage was included in this analysis due to the fact that while these parks are not owned or maintained by the City, they are generally accessible to the general public. The Southeast Sector encompasses 46.67 square miles, or approximately 35% of the overall city area. The park ratio per 1000 residents is 2.62 and the majority of the sector is well served by either city parks or Summerlin parks. The primary underserved areas includes the four square miles in the southern portion of the sector that is developed as "Peccole Ranch," "The Lakes" and "Canyon Gate." These communities

were developed without any park space. The average construction year of dwelling units in this sector is 1999.

Table 13: Southwest Sector Service Area Figures

Zip Code	Total Population	Underserved Population	Percentage of Zip that is Underserved	Average Housing Age	Total Park Acreage	Ratio of Park Acreage per 1000 residents
89108	41,182	8,027	20%	1982	8.74	.02
89117*	36,034	28,606	79%	1991	72.81	2.02
89128	36,616	8,295	23%	1992	253.98	7.05
89124	0	0	0%	N/A	0	0
89134	24,463	3,305	14%	1994	53.14	2.21
89135	0	0	0%	2006	0	0
89138	12,630	439	3%	2005	44.37	3.69
89144	18,462	1,326	7%	1999	96.66	5.37
89145	25,773	6,555	25%	1987	35.57	1.42
89146*	5,316	323	6%	1975	0	0
Sector Totals	**200,476**	**56,876**	**28%**	**1992**	**565.27**	**2.62**

*Population adjusted to account for portions of the zip code outside the city limits/sector

CENTENNIAL HILLS SECTOR SPATIAL ANALYSIS

The Centennial Hills sector encompasses 56.48 square miles, or approximately 42% of the overall city area. The sector's population is approximately 183,708, or 31 percent of the city's overall population Approximately 42,950 residents, or 23 percent, of the Centennial Hills sector's population are more than a half-mile from a neighborhood park. There are 6.37 park acres per 1000 residents and this sector has the newest housing stock, with the average year of construction being 1999. The Centennial Hills sector is the largest in terms of land area and includes approximately 7,867 acres of undeveloped BLM land north of Moccasin Road. Neighborhood parks should be planned as growth occurs so they are distributed equitably throughout the sector.

Table 14: Centennial Hills Sector Service Area Figures

Zip Code	Total Population	Underserved Population	Percentage of Zip that is Underserved	Average Housing Age	Total Park Acreage	Ratio of Park Acreage per 1000 residents
89108*	14,073	8,535	60%	1982	32.20	2.3
89129*	48,562	3,185	7%	1999	246.81	5.1

89130*	30,921	16,064	52%	1996	19.11	.62
89131*	40,582	3,137	8%	2002	793.21	19.5
89143*	13,260	5	0%	2002	0	0
89149*	27,121	6,324	23%	2002	79.19	2.9
89166	9,189	5,700	62%	2009	0	0
Sector Totals	**183,708**	**42,950**	**23%**	**1999**	**1170.52**	**6.37**

*Population adjusted to account for portions of the zip code outside the city limits/sector

PARK DISTRIBUTION BASED ON SERVICE AREA

The maximum recommended service area of a neighborhood park is a half-mile radius, but there are also physical barriers to pedestrian traffic that must be taken into consideration when locating neighborhood parks. However, for the purpose of this analysis, the half-mile service area standard was used. Map 1 displays all existing and planned city parks. For the purpose of this element, a planned park is a park project that appears on the 2013-2017 Capital Improvement Program.

Map 8 illustrates the half-mile service radius for each neighborhood park. Ideally, all city parks would meet both the level of service and service area standards adopted by the city, currently set at 2.5 acres of park space per 1,000 residents within the one-half mile buffer around each park. To measure whether all city parks are of adequate size to serve the surrounding population and are located to be accessible to the neighborhood, an analysis of population densities within each park service zone (one-half mile radius) was performed.

This spatial analysis indicates that the Southeast Sector is severely underserved in terms of park acreage. An analysis of service area provides a description of the status of the park system, points to future need, and assists the city in determining where to allocate new park resources. Analyzing the physical location of parks along with the recommended service area is the first step, but linking level of service with service area standards, population density, and age of neighborhood provides a more telling story of where the actual need exists for park space

PARKS DISTRIBUTION BASED ON POPULATION DENSITY

A spatial analysis evaluates the geographic distribution of parks, but only looks at one aspect of the park system. Parks can meet the spatial service criteria, but fail to meet the needs for parks in this community based on demographic or functional factors. For purposes of the Parks & Recreation Element, population density was used to evaluate whether existing parks are overburdened due to the number of people they must accommodate, and to point to the locations where the need is greatest for future parks. This should guide decisions on citing future neighborhood parks with the goal of equitable distribution. The analysis can be further refined at

the neighborhood level to include other demographic factors, such as race and income, to determine the social equity of park distribution. In addition to population density, age of housing stock has also been incorporated into this analysis. This allows identification of chronically underserved areas in the most densely populated areas of the city as shown on Map 14.

Previous analysis has shown that, with currently approved parks and expected development, the city of Las Vegas will have adequate park acreage to achieve the goal of 2.5 acres per 1,000 residents. This is due in large part to construction of a number of large regional and community parks. Therefore, the city must now address park needs in some of the more densely populated areas that are currently relying on relatively small neighborhood parks.

While the overall citywide goal of 2.5 acres per 1,000 residents has been accomplished, the larger issue is whether the level of service is deficient in certain areas of the city. In order to address this question, the spatial location of park acreage relative to population has been examined. Maps 9 and 10 display the population density of the city of Las Vegas, along with locations of parks relative to the population density. The densest areas of the city, shown in purple and red, are located around downtown and the eastern portions of the city within the Southeast Sector, near U.S. 95 in the Southwest Sector and in dispersed clusters in the Centennial Hills Sector. On map 9, the high density areas represent 20.01 – 30 persons per acre and are shown in purple. The red, urban areas signify 12.01-20 persons per acre.

Map 10 illustrates the population density of those areas in the city of Las Vegas that fall outside the one-half mile service radius of any neighborhood park. The analysis shows that 31% of the population of the city of Las Vegas does not live within one-half mile of a city of Las Vegas neighborhood park. Map 11 displays the underserved population in each zip code throughout the city. Map 13 shows the average housing age in each city zip code. Map 14 combines the population density and housing age information, graphically highlighting the most densely populated areas in the city that have endured the longest periods of time with substandard park and recreation service. As indicated on Map 8, the most chronically underserved area is located in the Southeast Sector where approximately 40 percent of the population is outside the one-half mile neighborhood park service area with the average dwelling unit having been constructed in 1970. The Southeast Sector is also the densest, with approximately 6,980 residents per square mile (10.90 residents per acre). The Centennial Hills and Southwest Sectors have 23 and 28 percent of their populations outside of the neighborhood park service area, and have densities of 3,252 and 4,296 residents per square mile (5.08 and 6.71 residents per acre), respectively. Average construction year of dwelling units in the Centennial Hills Sector is 1999 and 1992 in the Southwest Sector. Based on this analysis, new park planning and construction efforts should be focused in the Southeast Sector, where the highest need exists and where new parks and recreation facilities will benefit the most residents.

It is important to note that the suggested level of service standard, as it relates to service area, is not a perfect tool for gauging the adequacy of park space. As previously noted, there are a

number of factors that contribute to the location and type of recreational space and facilities that are available in certain areas. One of these factors is the national standard for various activity types and another is the specific needs of an area as determined by the residents of that area. These are discussed in more detail in the following two sections.

LEISURE SERVICES FACILITIES/CENTERS DISTRIBUTION BASED ON POPULATION DENSITY

A spatial analysis of the distribution of all regional, community and neighborhood leisure services facilities and their service areas is shown on Map 7. The service areas are determined based on the standards established in Table 15. This methodology differs from that for parks which used a ½ mile radius to delineate service areas. The spatial analysis for centers is population based. Map 7 shows coverage for all regional, community and neighborhood leisure service facilities. Maps 7a, 7b, 7c and 7d display the service areas for neighborhood, community, regional and aquatic centers, respectively.

Neighborhood Leisure Service Centers, as displayed on Map 7a, have a service area based on a ratio of one center per 10,000 people. The service area for each neighborhood center as shown in yellow contains approximately 10,000 city residents. In several instances, there are overlapping service areas among centers, primarily those clustered in the Southeast Sector. Areas underserved by neighborhood centers include all of the white portions of the city not included in a yellow circle. The Centennial Hills and Southwest Sectors are the most deficient in neighborhood centers based on this type of spatial analysis.

Community Leisure Service Centers, as shown on Map 7b, have a service area based on a ratio of one center per 25,000 people, shown in gold. Similar to the distribution of neighborhood centers, there is overlap in service areas, most notably in the Southeast Sector. The greatest deficiency appears to be in the Centennial Hills Sector, followed by the Southwest Sector, based on the population ratio standard.

Regional Leisure Service Centers, as indicated on Map 7c, have service areas defined in red based on a ratio of one center per 75,000 people. There are three regional leisure service centers, one in each sector. The center in the Southeast Sector serves the greatest number of people based on density, followed by the centers in the Centennial Hills and Southwest sectors.

Aquatic Facilities, as shown on Map 7d, have service areas identified in light blue based on a ratio of one center per 20,000 people. As noted with other types of centers, there is some overlap of service areas in the Southeast Sector. The greatest service deficiencies appear to be located in the Southwest and Centennial Hills Sectors. There is also a significant gap in service in that portion of the Southeast Sector located west of Interstate 15.

OTHER SITE SELECTION FACTORS

To determine new locations for constructing leisure services centers, the city utilizes demographic information, including median age and household income, and to meet future needs, should focus first on those areas indicated on Maps 7 through 7d where the population is underserved. In also assessing community recreation offerings by private and non-profit organizations in the areas underserved by municipal facilities, the city can identify if there is a need for a new leisure services center. The city chooses not to compete for recreation programming with existing services already provided to the public. However, affordable services are a concern for city residents and the city considers this in its programming and site selection for new facilities.

In addition to information provided by the spatial analysis, other factors to consider when prioritizing construction of new leisure services facilities include: land constraints, city tax revenues, R&PP leases on land, community partnership opportunities, such as those with the YMCA and school district, identified service level standards, and citizen feedback from the Community Needs Assessment Program surveys and other types of public feedback regarding leisure services demand.

NEEDS ASSESSMENT SURVEY

In 2005, the Department of Leisure Services conducted a survey to gauge the recreational and programming priorities of city residents. While this data is over 8 years old, it is the most recent survey that the City has conducted. The survey was designed to gather information in the following topical areas:

Recreation habits

- Existing and desired recreation habits – citywide and by ward – for youths, adults and seniors

Facilities

- Interest in additional indoor and outdoor facilities
- Types of facilities desired
- Amenities desired for indoor recreation centers
- Usage of community centers

Programming

- Methods community members use to find out about recreational and cultural programs and services
- Resident's willingness to travel for services
- Programming input for those with disabilities
- Usage of city-managed senior centers

Policies and Planning

- Community priorities for leisure service facilities, general programming and teen programming
- Fee structure, funding sources and service priorities
- Facility development priorities

METHODOLOGY

Surveys were distributed to a random sample via door-to-door delivery and mail. 23,600 surveys were distributed with 1,787 returned for a return ratio of 7.6%. Given the population of Las Vegas, the number of surveys distributed and the number of returned surveys, a 2.1% margin of error at the 95% confidence level was achieved. Survey results were broken down both citywide and by ward. Below are some of the important findings from the survey.

KEY FINDINGS

- Priorities for facilities are as follows: maintain existing facilities, upgrade existing facilities, and build new facilities.

- Priorities for programming are as follows: youth programming, senior programming, and general health and fitness programming.

- 100% of responses indicated at least conditional supports for a tax measure for improvements to and acquisition of parks. Swimming, walking, hiking, weight training and going to the gym are listed as the top "active" recreation activities. Reading, listening to music, participating in family activities, arts & crafts, gardening and gourmet cooking are the top "passive" recreation activities of respondents.

- 9 out of 10 of the most popular activities indicated are significantly above the average participation rate.

- Activities that respondents would like to do more of include attending concerts, fairs and festivals; participating in arts and crafts; and indoor swimming.

- A significant number of respondents feel that additional outdoor facilities are needed in their area. This is particularly true in Wards 3, 5 and 6.

- Support for an indoor recreation center is very strong across all wards.

- In all wards of the City, respondents indicated a need for basic park amenities, such as paved trails, picnic areas, playgrounds, and basketball courts.

- Respondents indicated that 'family activities" are a recreation option that residents both do and want to do. Additionally, family-oriented outdoor facility choices (such as water play parks, family picnic areas, small water playgrounds, tot lots and open grassy areas) are at the top of the list of facility priorities. Other strong parallels between activities and facilities chosen are as follows: respondent indicated a strong interest in both outdoor and indoor swimming, and a pool

is the third-highest facility choice of respondents; a strong interest in walking for pleasure was also demonstrated, and paved trails are a top facility priority.

• There are also facility choices that are not congruent. Respondents indicated an interest in basketball courts and sport fields. However, basketball, football and soccer rank relatively low when asked what activities they are currently participating in or would like to do.

• Construction of water play features, indoor swimming pools, and football, soccer, baseball and softball fields received strong support statistically and in write-in responses, citywide.

• Most respondents find out about recreation programs and services via word of mouth, program guides and local newspaper advertisements.

• If the parks and recreation budget were decreased, respondents in all wards would want to reduce or eliminate plans to construct new parks and facilities.

Respondents would avoid eliminating or reducing operational hours at existing community centers and swimming pools.

• Parks are second only to home as a place where respondents spend their free time.

FACILITY NEEDS

The following table illustrates facility needs based on each planning sector's population. Based on current service standards, each sector is deficient in the number of all categories of leisure services facilities available to the citizens of Las Vegas, except in the Southwest Sector, where the standard for regional centers is currently met.

Table 15: Leisure Facility Needs by Sector

Southeast Sector				
Facility Type	**Service Standard**	**Needs based on 2013 population of 210,110**	**Existing Facilities**	**Surplus (Deficiency)**
Neighborhood Center	1: 10,000 residents	21	10	(11)
Community Center	1:25,000 residents	8	5	(3)
Regional Center	1:75,000 residents	3	1	(2)
Southwest Sector				
Facility Type	**Service Standard**	**Needs based on 2013 population of 200,476**	**Existing Facilities**	**Surplus (Deficiency)**

Neighborhood Center	1: 10,000 residents	20	1	(19)
Community Center	1:25,000 residents	8	1	(7)
Regional Center	1:75,000 residents	3	1	(2)
Centennial Hills Sector				
Facility Type	**Service Standard**	**Needs based on 2013 population of 183,708**	**Existing Facilities**	**Surplus (Deficiency)**
Neighborhood Center -	1: 10,000 residents	18	1	(17)
Community Center	1:25,000 residents	7	1	(6)
Regional Center	1:75,000 residents	2	1	(1)

FUNCTIONAL ANALYSIS

The above sections establish guidelines for determining the general location, spatial distribution, and number of parks needed at full build-out of the city. A functional analysis identifies recreational needs by activity type using national standards as a guide. Accordingly, the functional analysis will determine the level of service needed, whether existing facilities are adequate to serve the existing population, and the level of service needed for each function for the community at full build-out.

Several assumptions must be established as recreational demands and interests change over time. Demographic shifts in the lifecycle of a neighborhood also result in changing recreational demands. For example, a neighborhood with a concentration of families with young children will have different needs as the children mature. The impacts of these changes can be costly to the city as it attempts to provide appropriate amenities and programming for its residents. Some fields may serve multiple sports where no significant change of configuration is required.

Service standards have been established using national standards as a guide, but have been adjusted to local conditions based on use patterns, climatic conditions and citizen surveys. Determination of future facility needs should be subject to periodic review. While it is impracticable to forecast the exact location of sports fields throughout the city, it is important to set a benchmark for the number of amenities needed in future park construction.

In recent years, the NRPA has renounced the "one size fits all" approach and recommends that communities develop park and recreational facility standards that fit individual needs and circumstances. Under this approach, the NRPA recommends using public meetings, community

surveys, and interviews with various department heads, league presidents, and the recreational program directors to establish the current facility utilization and future needs.

CITYWIDE RECREATION FACLITIES

The table below shows specific comparisons between recommended standards and the city's existing functional level of services. These comparisons indicate that the city is in need of all types of fields and recreational amenities, except jogging tracks. Major deficiencies exist in all the sports field categories. As new parks are planned and designed, consideration should be given to the standards established in this plan and specific facility needs should be assessed during the annual capital budget planning process.

Table 16: Citywide Recreation Facilities Current and Future Needs

Citywide				
2013 Population: **594,294** 2035 Projected Population: **774,765**				
Amenity	Recommenced Service Standard	Current CLV Inventory	Current Surplus (Deficit)	Projected Surplus (Deficit)
Basketball Court	1:5,000 Residents	56	(63)	(99)
Tennis Court	1:2,000 Residents	66	(231)	(321)
Volleyball Court	1:5,000 Residents	24	(95)	(131)
Lacrosse Field	1:5,000 Residents	4	(115)	(151)
Baseball/Softball Field	1:15,000 Residents	48	8	(4)
Football Field	1:20,000 Residents	9	(21)	(31)
Soccer Field	1:10,000 Residents	44	(14)	(33)
Golf Course	1:50,000 Residents			
Jogging Track	1:20,000 Residents	42	12	3
Swimming Pool	1:20,000 Residents	9	(21)	(31)

Southeast Sector

Table 17: Southeast Sector Recreation Facilities Current and Future Needs

Southeast Sector				
2013 Population: **210,110** 2035 Projected Population: **217,453**				
Amenity	Recommenced Service Standard	Current CLV Inventory	Current Surplus (Deficit)	Projected Surplus (Deficit)
Basketball Court	1:5,000 Residents	30	(12)	(13)
Tennis Court	1:2,000 Residents	19	(86)	(90)

Volleyball Court	1:5,000 Residents	3	(39)	(40)
Lacrosse Field	1:5,000 Residents	0	(42)	(43)
Baseball/Softball Field	1:15,000 Residents	14		
Football Field	1:20,000 Residents	2	(9)	(9)
Soccer Field	1:10,000 Residents	10	(11)	(12)
Golf Course	1:50,000 Residents			
Jogging Track	1:20,000 Residents	9	(2)	(2)
Swimming Pool	1:20,000 Residents	5	(6)	(6)

Southwest Sector

Table 18: Southwest Sector Recreation Facilities Current and Future Needs

Southwest Sector				
2013 Population: **200,476** 2035 Projected Population: **273,128**				
Amenity	Recommenced Service Standard	Current CLV Inventory	Current Surplus (Deficit)	Projected Surplus (Deficit)
Basketball Court	1:5,000 Residents	4	(36)	(51)
Tennis Court	1:2,000 Residents	34	(66)	(103)
Volleyball Court	1:5,000 Residents	4	(36)	(51)
Lacrosse Field	1:5,000 Residents	0	(40)	(55)
Baseball/Softball Field	1:15,000 Residents	13	0	(5)
Football Field	1:20,000 Residents	7	(3)	(7)
Soccer Field	1:10,000 Residents	28	8	0
Golf Course	1:50,000 Residents			
Jogging Track	1:20,000 Residents	15	5	1
Swimming Pool	1:20,000 Residents	1	(9)	(13)

Centennial Hills

Table 19: Centennial Hills Sector Recreation Facilities Current and Future Needs

Centennial Hills Sector				
2013 Population: **183,708** 2035 Projected Population: **284,184**				
Amenity	Recommenced Service Standard	Current CLV Inventory	Current Surplus (Deficit)	Projected Surplus (Deficit)

Basketball Court	1:5,000 Residents	22	(15)	(35)
Tennis Court	1:2,000 Residents	13	(79)	(129)
Volleyball Court	1:5,000 Residents	17	(20)	(40)
Lacrosse Field	1:5,000 Residents	4	(33)	(53)
Baseball/Softball Field	1:15,000 Residents	21	9	2
Football Field	1:20,000 Residents	0	(9)	(10)
Soccer Field	1:10,000 Residents	6	(12)	(22)
Golf Course	1:50,000 Residents			
Jogging Track	1:20,000 Residents	18	9	4
Swimming Pool	1:20,000 Residents	2	(7)	(12)

COSTS

The costs of providing leisure services include the costs necessary to maintain the park system and for programmed activities and events. Maintenance costs include those costs necessary for the equipment and personnel to keep parks and facilities in good condition, while programming costs are those costs incurred in sponsoring activities and events. The Department of Operations and Maintenance Department is primarily responsible for maintenance costs while the The Department of Parks and Leisure Activities are responsible for park programming activities.

Maintenance of parks and recreational facilities is an important aspect of every parks system. Without proper maintenance it is difficult to keep the parks system at a level that does not regress to a dilapidated state. When this occurs, it is generally more costly to make the necessary improvements to bring the parks system back to the appropriate level. Unfortunately, when funds are scarce, it is often maintenance of the parks system that assumes a lower priority than other aspects of the system.

To reduce maintenance costs, the City needs to continually search for cost effective ways to design and develop parks. The use of hardscapes, xeriscapes, and desert tolerant landscaping may be more expensive to install initially, but are easier and less costly to maintain over the long term. When possible, turf should be discouraged to reduce the long term costs associated with irrigation and ongoing maintenance.

FUNDING SOURCES

The City's funds planning resource, the capital improvements program, contains funding for new parks, based on a five-year horizon, which is updated annually. The items approved through this process represent the approved priority list for spending capital funds. It is recommended that recreational developments requiring capital expenditure be closely coordinated through the

capital improvements program so that budgeting and parks planning priorities are linked logically and efficiently

The City derives funds for parks and recreational purposes, including the acquisition, development, and operations of parks, recreational facilities, and programs from a number of sources. The major existing revenue sources along with a detailed explanation of each are listed below.

GENERAL

General Tax Revenue

This revenue source is one of the largest sources of funding for parks and recreational purposes. The revenue is derived from the imposition of primarily sales taxes and property taxes.

Residential Construction Tax

The Residential Construction Tax (RCT) is derived from new residential development according to a formula that is equivalent to one percent of the construction value of a residential structure up to a ceiling of $1000. The construction value is set at 36 cents per square foot. The RCT is collected in funds, as land or as parks in lieu of funds or land.

General Revenue Budget Some funds are made available for recreational purposes from moneys collected via general fund augmentation. These funds are City revenues generated from a variety of sources that have not been used for other purposes. It should be noted that these funds are variable and do not constitute a guaranteed annual amount.

POTENTIAL FUNDING SOURCES

To adequately serve the recreational needs of the community's residents, alternative revenue sources to the City's general fund need to be pursued. Potential revenue sources are detailed below. The most logical source of revenue for parks/open space acquisition and development and park renovation and to enable a citywide disbursement of funds based on actual need would be a voter approved bonding measure. A recently passed medium term bond resulted in the funding of 11 parks projects, including new parks development and improvements in all sectors of the City. It is anticipated that a larger, longer term bond would address additional park deficiencies (spatial, demographic, and functional) identified in this plan and give community residents a greater variety of recreational opportunities to enhance their quality of life.

General Obligation Bonds

General Obligation Bonds must be approved by the voters. Such funds are not geographically limited and, therefore, are an important source in addressing the recreational needs in existing neighborhoods.

Park District Fees

Some communities have initiated a fee for entrance to parks. The park district fees are established so non-residents are charged for using local parks while residents are admitted free of

charge. In areas where one jurisdiction provides a park system more desirable than the surrounding areas, the demand for use by non-resident users can be significant. Consequently, the community responsible for the park carries the financial burden of developing, maintaining and operating the park for non-residents.

Park Entrance Fees

Park Entrance Fees operate similar to Park District Fees except that all users are charged for entrance to the park. These fees are primarily established for regional parks and are used to finance the operation of regional parks. When such fees are applied to local parks, low income residents may be deprived of their use.

Grants

The federal government offers grants in the form of Community Development Block Grants. These funds may be available for the development of parks, but they are usually of a limited amount and have qualifying constraints that limit their applicability. Other grants are available but are limited in use specifically for trail development or pedestrian improvements. One such grant is the TEA-21 grant administered by the Regional Transportation Commission.

Las Vegas Convention and Visitors' Authority

The Las Vegas Convention and Visitors' Authority provides a voluntary annual grant to the City that is used for parks purposes. It should be noted that this is a voluntary contribution on the part of the Authority and not a guaranteed amount.

SNPLMA

With the Southern Nevada Public Lands Management Act (SNPLMA), which was passed in 1998, an important option has entered the funding equation. Each year, Southern Nevada entities submit proposals to the Bureau of Land Management (BLM) which allocates funds received from large federal land auctions to those projects which score sufficiently high in the ranking system. While available funding through the SNPLMA program has been reduced significantly in recent years, it is still a source of funding for park renovation, parkland acquisition, and the construction of new parks and community recreation centers.

Recreation and Public Purpose Act (R&PP) Conveyances

The Southern Nevada Public Land Management Act of 1998 (Act) permits the BLM to lease land at nominal cost to the City for "recreation and public act conveyances." This is the prevalent method the City uses to obtain land from the BLM for parks and recreational facilities. The use of property under an R&PP may at some time in the future be abandoned, as the Secretary of the Interior has the right to terminate a conveyance until such time as a "patent" is issued. A patent is a legal instrument the Federal government uses to convey land to others by quit claim deed. There is no record of the Secretary terminating a conveyance to land used for parks and recreational purposes, but it is recommended the City procure patents from the BLM so lands are preserved in perpetuity for parks. If the City acquires land under an R&PP in an area that is later determined to be in a poor location for a park, the City may exchange the land with a property owner who has land in a more optimal location. According to the Act, a "Transfer of Reversionary Interest" or TRI permits the interest in land that is secured under an R&PP to be transferred to non-federal lands. If the non-Federal land to which the transfer is made is of less

value, an amount equal to the difference in fair market value of the lands must be paid to the Secretary. While the Transfer of Reversionary Interest was intended to allow shifts or adjustments in the location of lands for public purposes to sites within a relatively short distance of say a thousand feet, the process may be used to a great advantage for obtaining land for parks in older areas of the community. For example, land owned by the BLM in the Centennial Hills sector could be secured for parks and recreational purposes and that interest transferred to a site of equal value in the southeast sector where a park is direfully needed. The land in the Centennial Hills would then be made available for private development. In this manner, an R&PP is another method for acquiring land without identifying a source of funds to purchase the land.

Acquisition at Reduced or Nominal Cost

On occasion, parcels of land are disposed of by the County when the property owners fall delinquent in paying the property taxes owed on the parcels. At that time, there may be an opportunity for the City to acquire land at reduced or nominal cost, often for the amount of the back taxes. This method of park land acquisition can be very beneficial in older parts of the community where there is a need for parks and avoids having to locate a source of funding to purchase them. Quite often, however, parcels being disposed of will not meet the criteria of this plan document, as they are either not in the right location or not large enough for neighborhood parks.

PUBLIC/PRIVATE PARTNERSHIPS

Public/private arrangements can be very beneficial. Monetary or in-kind contributions, however, must ensure access to parks and recreational facilities by the general public.

Gifts

Gifts of land or money designated for parks purposes have provided a source of funding, but such gifts are unfettered and unrestricted and the application of names to a park or facility recognizing a benefactor or family must follow approved City policy.

Fund Raisers

Fund raising has been done for a very limited number of minor projects. Such funds are generally directed toward facility development rather than for land acquisition.

Transfer of Development Rights (TDR)

TDR is a concept devised long ago to give a property owner the right to develop property in a certain way in exchange for the dedication or granting of land to the City that the property owner has in another part of the community. This method is an in-kind way of obtaining park land without having to identify a funding source to purchase it. This same concept could be very beneficial in the establishment of park sites, particularly in older developed areas where there is a need for parks. In exchange, the property owner, whose land is granted to the City, would be given the right to develop other property at, for example, at a higher density or for a different land use.

IMPLEMENTATION

The challenge for any long-range, municipal master plan is to remain relevant and useful throughout its lifecycle. A master plan outlines a vision for the future to be implemented incrementally over time. This Parks & Recreation Element is intended to execute the master plan by guiding individual decisions on the location and funding of city parks. One of the main implementation tools for the master plan is the Capital Improvement Plan (CIP). The CIP is a fiscal and management tool used by the City to allocate its resources. This element should be regarded as a resource for the City to use during the CIP process to help inform capital programming decisions. The recommendations below were developed from the multiple levels of analysis detailed in the previous sections and are intended to be comprehensive, taking into account the park needs of residents, current conditions, future park expenditures and future population growth.

P1: Prioritize parks planning and implementation in the most densely populated areas of the city that have endured the longest periods of time with substandard parks and recreation services.

P2: New park projects should be located within the underserved areas shown on Maps11 and 12 of this element, with top tier priority given to underserved areas in the southeast sector.

P3: Locate neighborhood parks with one-half mile service areas that are not obstructed by physical barriers to pedestrian traffic such as arterial streets.

P4: Smaller, neighborhood parks with appropriate amenities should be planned and built so that every resident is within walking distance of a park, focusing first on areas with the highest population densities as identified on Map 10.

P5: Encourage the development of smaller scale public urban spaces, parks and plazas within downtown and urban core.

P6: Explore strategies to facilitate additional park space in the downtown area by exploring alternate methods of park development, including but not limited to, private/public partnerships, land exchanges, land purchases, land donations and utilization of Redevelopment Agency funds.

P7: Identify sites within underserved areas not located within a master planned community that may be suitable for park development as shown on Maps 10, 11 and 12.

P8: Provide active recreational facilities based on the adjusted national standards and aim to tailor service standards for recreational facilities to the population's identified needs as shown on tables 16, 17, 18 and 19.

P9: Prioritize provision of new leisure services facilities based on the needs analysis contained in Table 15 and Maps 7A through 7D.

P10: Conceptual design work for new park and recreation projects should take into consideration existing amenities in the area and aim to reduce deficiencies

P11: Continue to work with the Public Works Department to integrate the City of Las Vegas 2020 Master Plan with the CIP process.

P12: Consult the maps and implementation items provided in this element during the CIP process.

P11: Monitor the population growth, change in recreation trends, and levels of service, to better identify projects for the Five-Year Capital Improvement Program (CIP) plan.

P12: Coordinate location of parks with Clark County and the city of North Las Vegas where feasible.

P13: Coordinate with Clark County School District to develop or expand park facilities in conjunction with existing and future school sites.

P14: Continue to coordinate with the Clark County School District to identify opportunities for co location and joint use of sports fields and other facilities.

P15: Continue to work with the Howard Hughes Corporation to ensure that future Summerlin development continues to adequately incorporate park space.

P16: Update the Parks & Recreation Element every five years to account for new parks that have been constructed and to update planned parks based the five-year CIP Plan. Perform new level of service spatial analysis to determine if the City is meeting established goals.

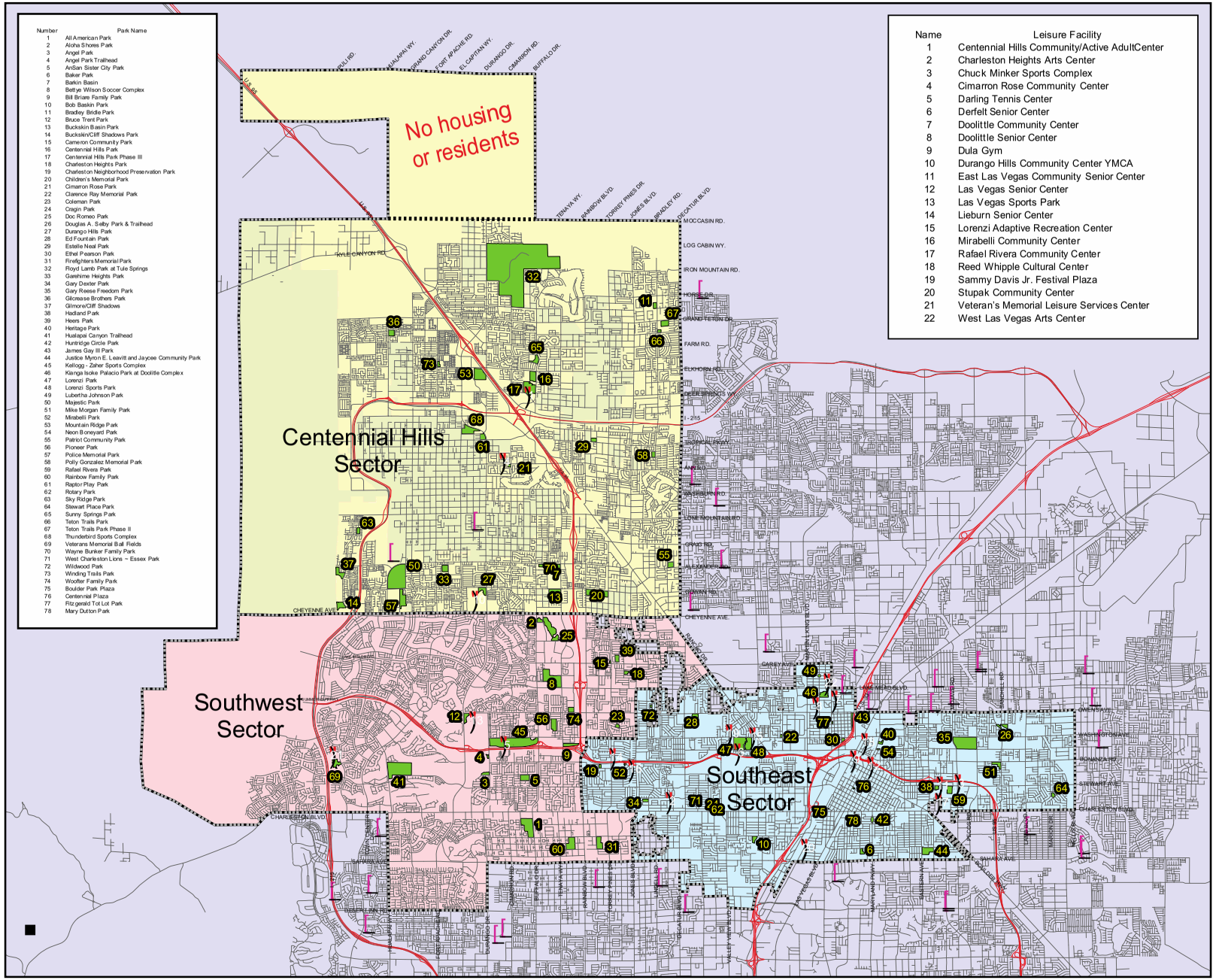
P17: Utilize the parks and community centers analyses and mapping contained in this element as tools for achieving equitable distribution of parks and recreation centers throughout the city.

P18: Continue to explore methods to reduce park maintenance costs by incorporating sound design and landscaping practices.

City of Las Vegas

MAP 1
Parks and Recreation Element

Existing City Parks & Leisure Service Centers



Number	Park Name
1	All American Park
2	Aloha Shores Park
3	Angel Park
4	Angel Park Trailhead
5	AnSan Sister City Park
6	Baker Park
7	Barkin Basin
8	Bettye Wilson Soccer Complex
9	Bill Briare Family Park
10	Bob Baskin Park
11	Bradley Bridle Park
12	Bruce Trent Park
13	Buckskin Basin Park
14	Buckskin/Cliff Shadows Park
15	Cameron Community Park
16	Centennial Hills Park
17	Centennial Hills Park Phase III
18	Charleston Heights Park
19	Charleston Neighborhood Preservation Park
20	Children's Memorial Park
21	Cimarron Rose Park
22	Clarence Ray Memorial Park
23	Coleman Park
24	Cragin Park
25	Doc Romeo Park
26	Douglas A. Selby Park & Trailhead
27	Durango Hills Park
28	Ed Fountain Park
29	Estelle Neal Park
30	Ethel Pearson Park
31	Firefighters Memorial Park
32	Floyd Lamb Park at Tule Springs
33	Gaerhime Heights Park
34	Gary Dexter Park
35	Gary Reese Freedom Park
36	Gilcrease Brothers Park
37	Gilmore/Cliff Shadows
38	Hadland Park
39	Heers Park
40	Heritage Park
41	Hualapai Canyon Trailhead
42	Huntridge Circle Park
43	James Gay III Park
44	Justice Myron E. Leavitt and Jaycee Community Park
45	Kellogg - Zaher Sports Complex
46	Kianga Iseke Palacio Park at Doolittle Complex
47	Lorenzi Park
48	Lorenzi Sports Park
49	Lubertha Johnson Park
50	Majestic Park
51	Mike Morgan Family Park
52	Mirabelli Park
53	Mountain Ridge Park
54	Neon Boneyard Park
55	Patriot Community Park
56	Pioneer Park
57	Police Memorial Park
58	Polly Gonzalez Memorial Park
59	Rafael Rivera Park
60	Rainbow Family Park
61	Raptor Play Park
62	Rotary Park
63	Sky Ridge Park
64	Stewart Place Park
65	Sunny Springs Park
66	Teton Trails Park
67	Teton Trails Park Phase II
68	Thunderbird Sports Complex
69	Veterans Memorial Ball Fields
70	Wayne Bunker Family Park
71	West Charleston Lions ~ Essex Park
72	Wildwood Park
73	Winding Trails Park
74	Woofter Family Park
75	Boulder Park Plaza
76	Centennial Plaza
77	Fitzgerald Tot Lot Park
78	Mary Dutton Park

Name	Leisure Facility
1	Centennial Hills Community/Active AdultCenter
2	Charleston Heights Arts Center
3	Chuck Minker Sports Complex
4	Cimarron Rose Community Center
5	Darling Tennis Center
6	Derfelt Senior Center
7	Doolittle Community Center
8	Doolittle Senior Center
9	Dula Gym
10	Durango Hills Community Center YMCA
11	East Las Vegas Community Senior Center
12	Las Vegas Senior Center
13	Las Vegas Sports Park
14	Lieburn Senior Center
15	Lorenzi Adaptive Recreation Center
16	Mirabelli Community Center
17	Rafael Rivera Community Center
18	Reed Whipple Cultural Center
19	Sammy Davis Jr. Festival Plaza
20	Stupak Community Center
21	Veteran's Memorial Leisure Services Center
22	West Las Vegas Arts Center

City of Las Vegas Park

City of Las Vegas Recreational Center

Clark County or North Las Vegas Park

City of Las Vegas

Miles
0 0.425 0.85 1.7 2.55 3.4

Data current as of: July 10, 2013

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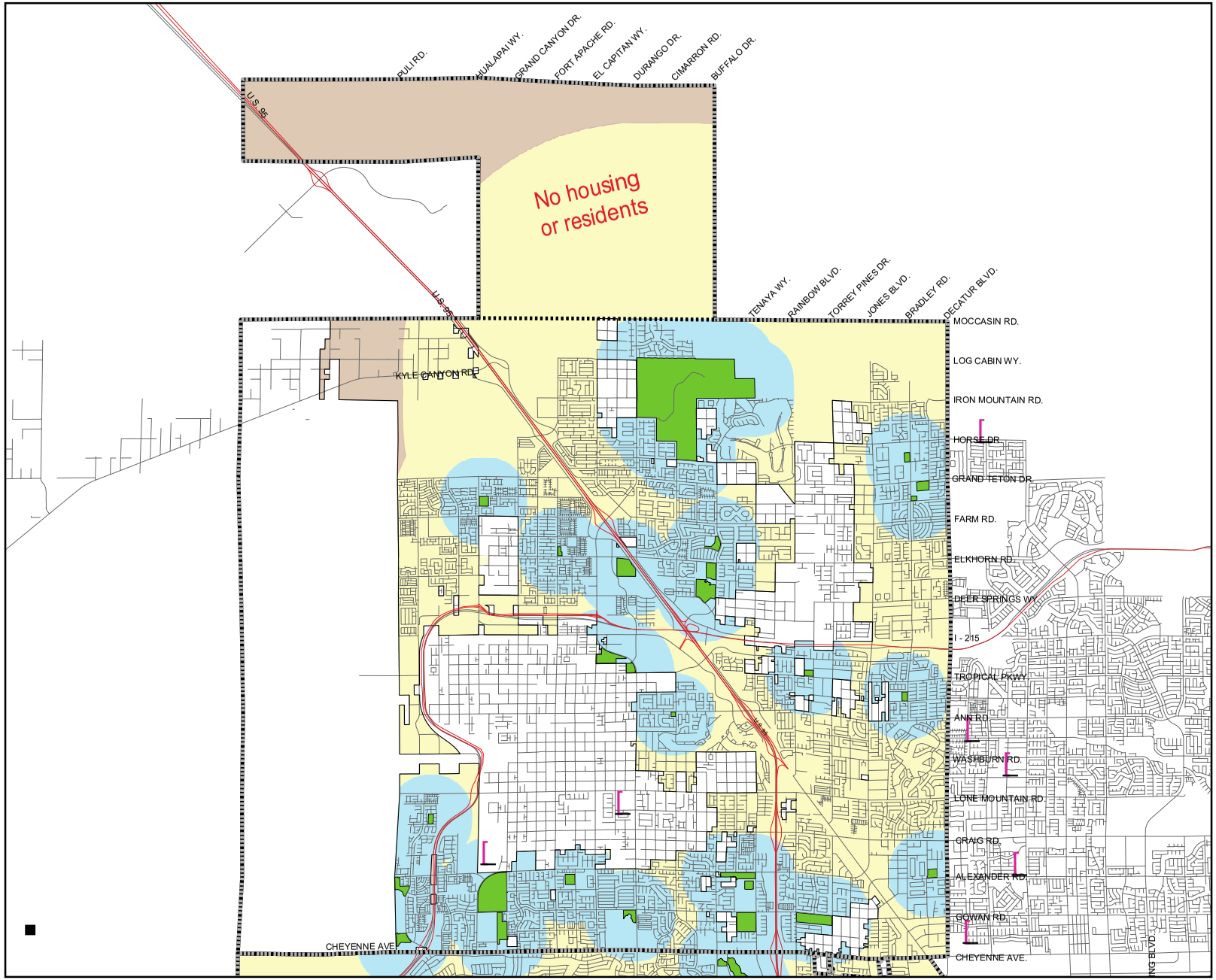

City of Las Vegas

MAP 2
Parks and Recreation Element

Existing City Parks
Centennial Hills Sector

- Centennial Hills Sector
- City of Las Vegas Park
- Regional Park Buffer (8 Mile Radius)
- Community Park Buffer (3 Mile Radius)
- Neighborhood Park Buffer (1/2 Mile Radius)
- Mini Park/ (1/4 Mile Radius)
- Clark County or North Las Vegas Park

0 0.25 0.5 1 1.5 2 Miles

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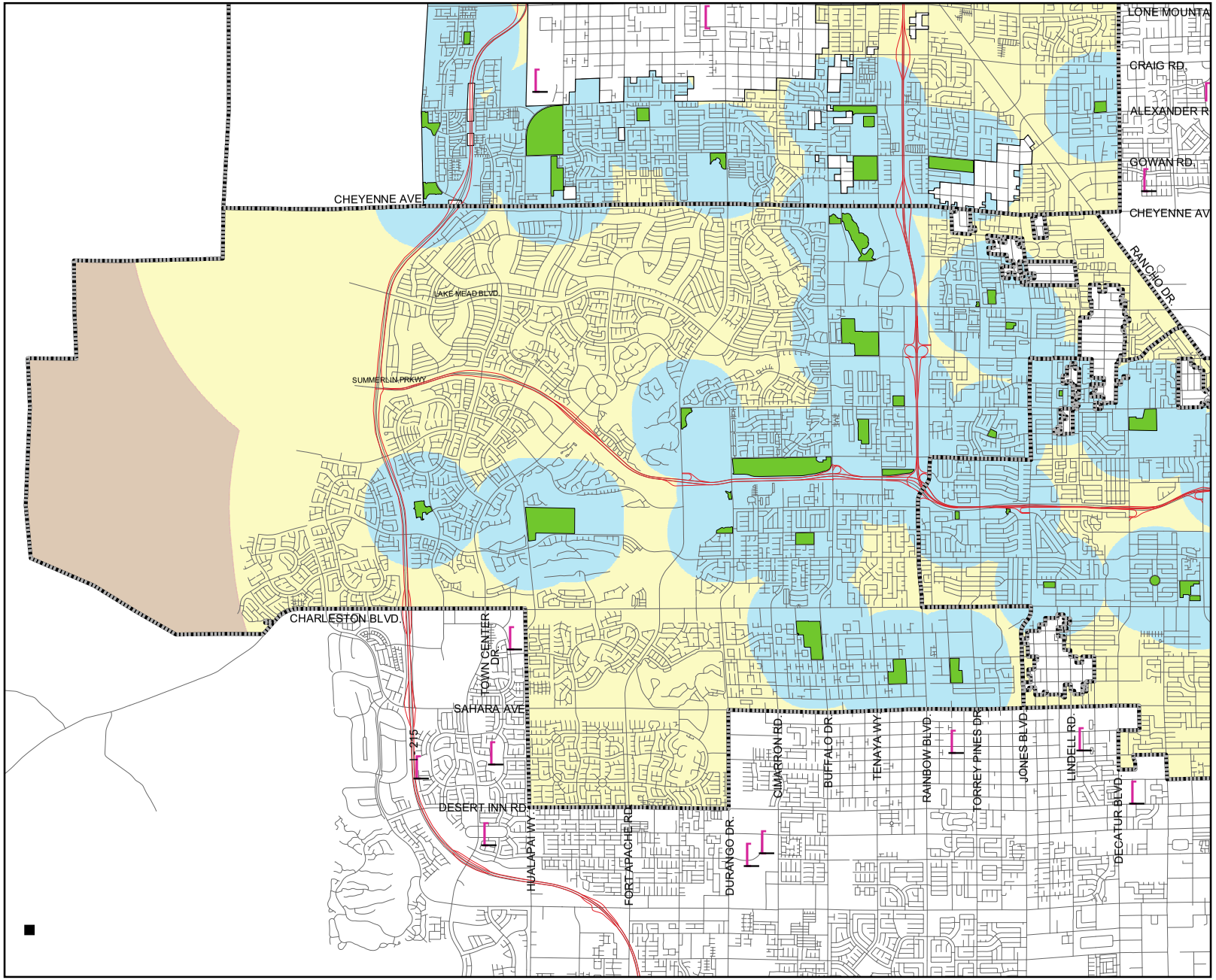

City of Las Vegas

MAP 3
Parks and Recreation Element

Existing City Parks
Southwest Sector

- Southwest Sector
- City of Las Vegas Park
- Regional Park Buffer (8 Mile Radius)
- Community Park Buffer (3 Mile Radius)
- Neighborhood Park Buffer (1/2 Mile Radius)
- Mini Park/ (1/4 Mile Radius)
- Clark County or North Las Vegas Park

0 0.2 0.4 0.8 1.2 1.6 Miles

Data current as of: July 10, 2013

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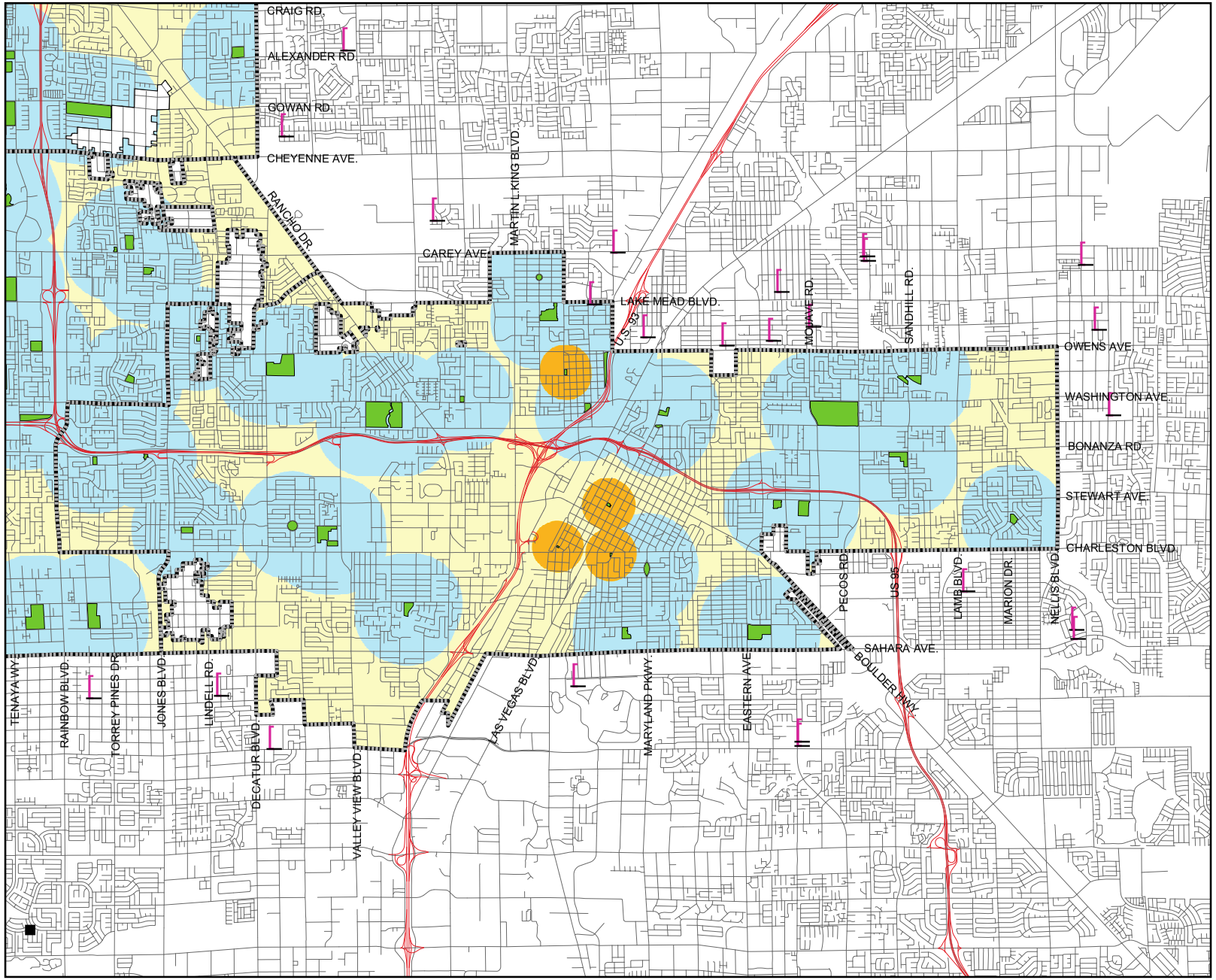

City of Las Vegas

MAP 4
Parks and Recreation Element

Existing City Parks
Southeast Sector

- Southeast Sector
- City of Las Vegas Park
- Regional Park Buffer (8 Mile Radius)
- Community Park Buffer (3 Mile Radius)
- Neighborhood Park Buffer (1/2 Mile Radius)
- Mini Park/ (1/4 Mile Radius)
- Clark County or North Las Vegas Park

0 0.2 0.4 0.8 1.2 1.6 Miles

Data current as of: July 10, 2013

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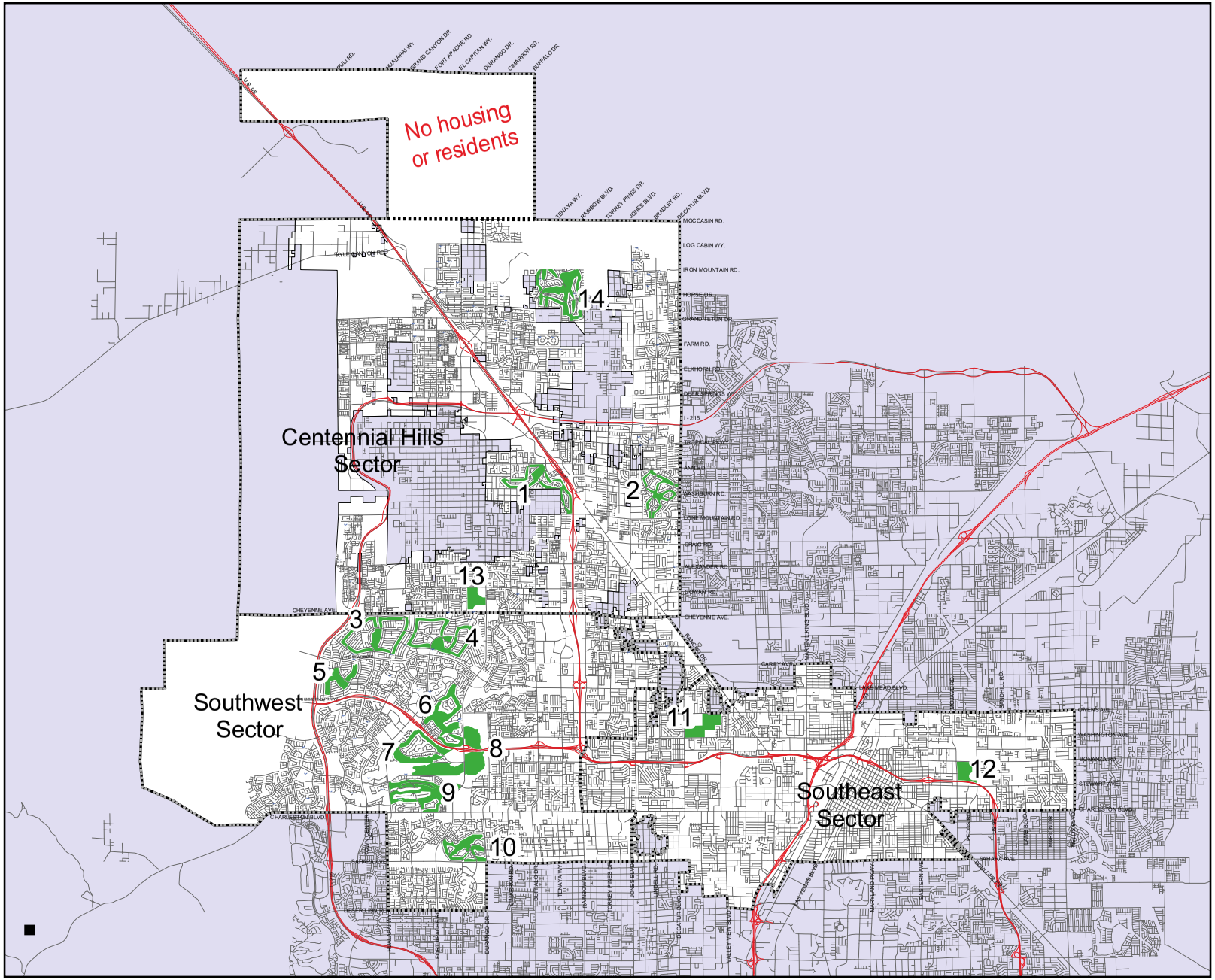

City of Las Vegas

MAP 5
Parks and Recreation Element

Golf Courses and Privately Maintained Parks over 1 Acre in size

A Privately Maintained Park

Golf Course

1 Painted Desert Golf Course
2 Los Prados Country Club
3 Highland Falls
4 Palm Valley Golf Course
5 Eagle Crest Golf Club
6 TPC at Summerlin
7 TPC at The Canyons
8 Angel Park Golf Club (Public)
9 Bad Lands Golf Club
10 Canyon Gate Country Club (Public)
11 Las Vegas Golf Club (Public)
12 Desert Pines Golf Club (Public)
13 Durango Hills
14 Silverstone Golf Course

*note. The Private Park locations are shown as symbols generated from the center points of the actual park polygon area. The actual shape or size of the park area is not shown due to scale constraints.

0 0.4 0.8 1.6 2.4 3.2 Miles

Data current as of: July 10, 2013

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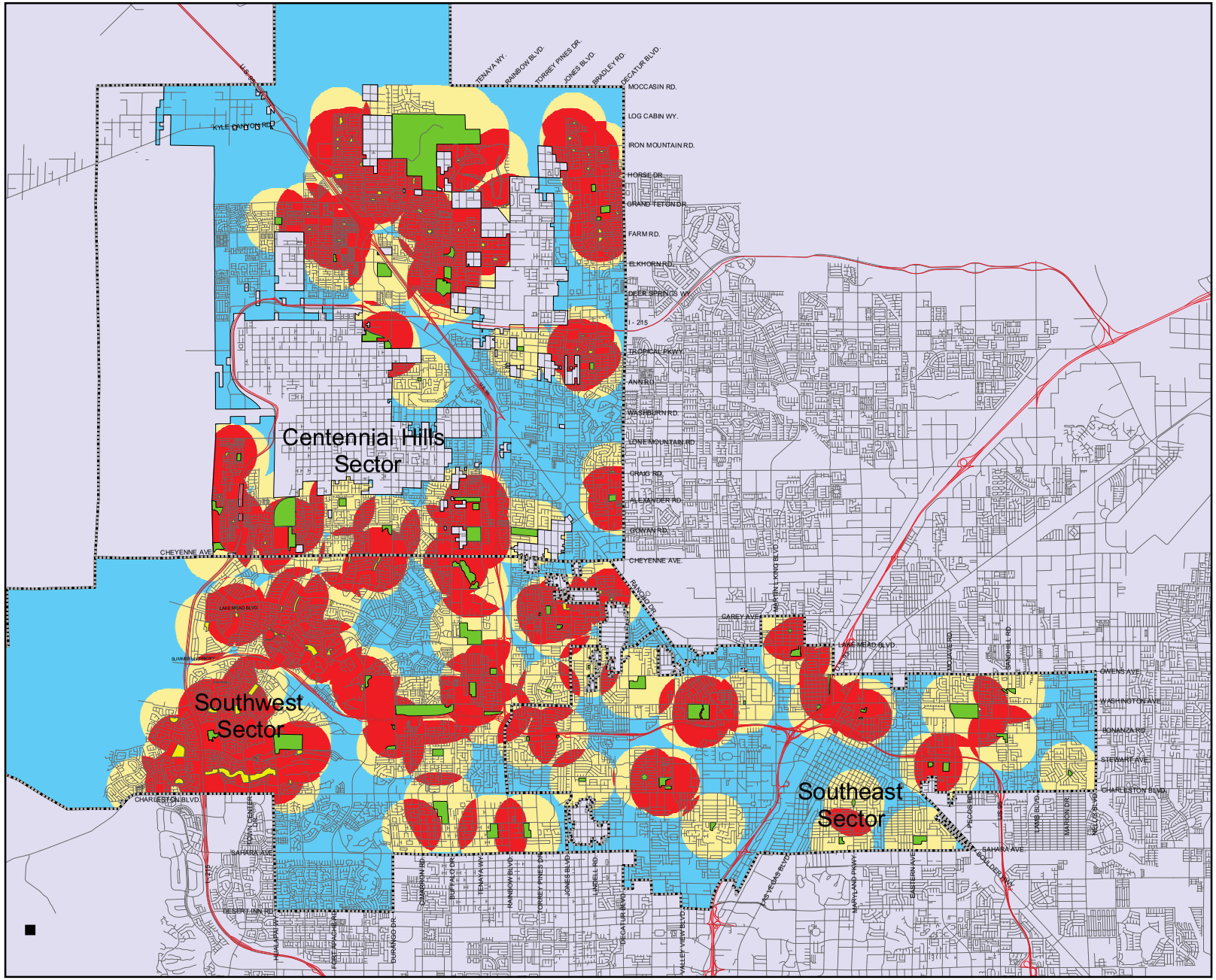
City of Las Vegas

MAP 6
Parks and Recreation Element

Access, Availability, Service Area Coverage



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- City of Las Vegas Park
- Private Park
- No Neighborhood Park Within 1/2 Mile
- Access to Multiple Neighborhc Parks Within 1/2 Mile
- Adequate Service Area*
- City of Las Vegas

* This map illustrates the various service areas for Neighborhood Parks. These service areas are 1/2 mile around the park location. This map is intended to highlight areas that are over or under-serviced by Neighborhood Parks. All City of Las Vegas Residents are within the service area of community and regional parks. For further information regarding the various service levels and definitions, please see the City of Las Vegas Master Plan Parks Element document.

Miles
0 0.35 0.7 1.4 2.1 2.8

Data current as of: July 10, 2013

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

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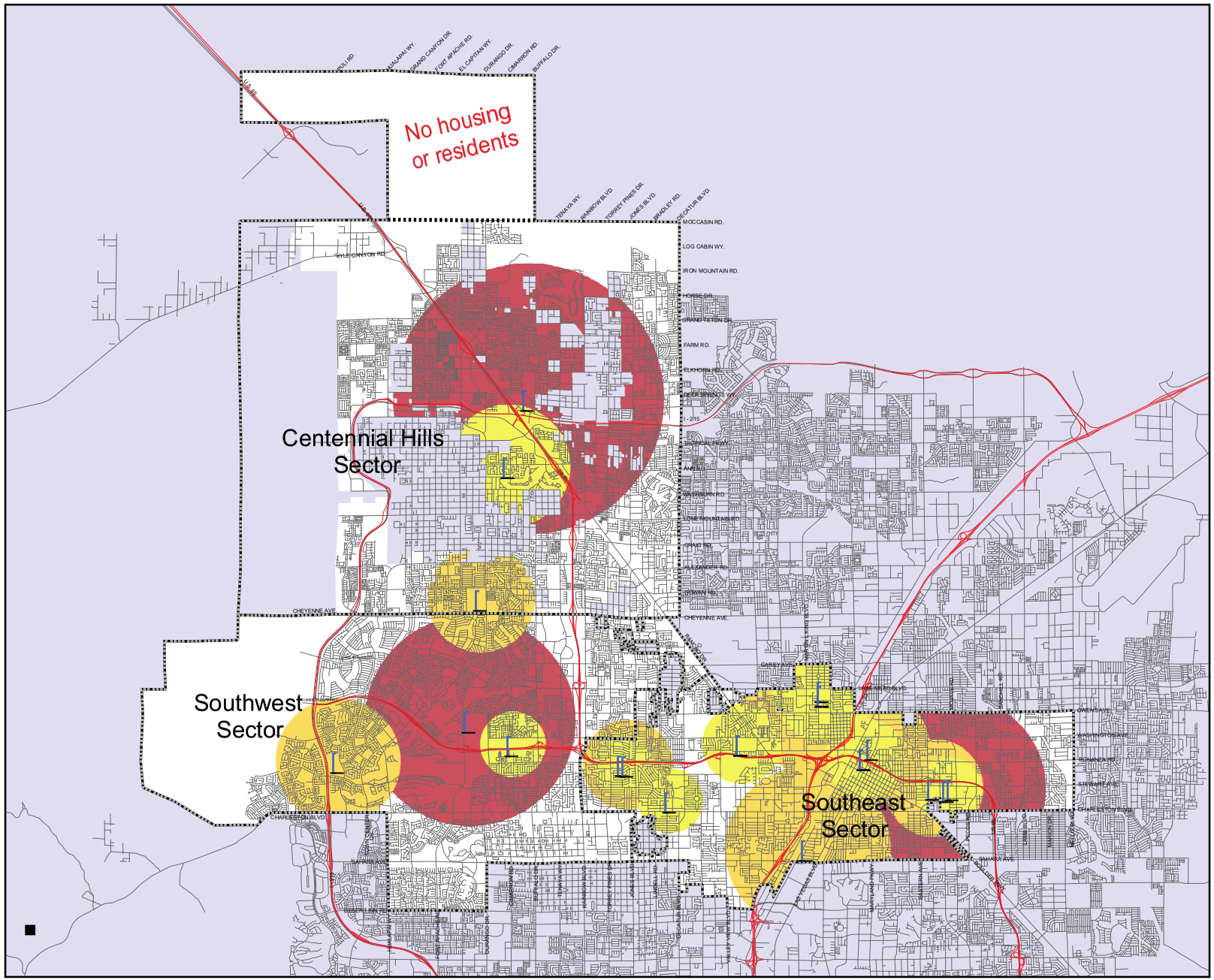
Department of Planning
702-229-6301

City of Las Vegas

MAP 7
Parks and Recreation Element

Regional, Community, and Neighborhood Leisure Service Centers



City of Las Vegas Leisure Service Center

Neighborhood Coverage Area (10,000 Residents)

Community Coverage Area (25,000 Residents)

Regional Coverage Area (75,000 Residents)

City of Las Vegas

Miles
0 0.4 0.8 1.6 2.4 3.2

Data current as of: July 10, 2013

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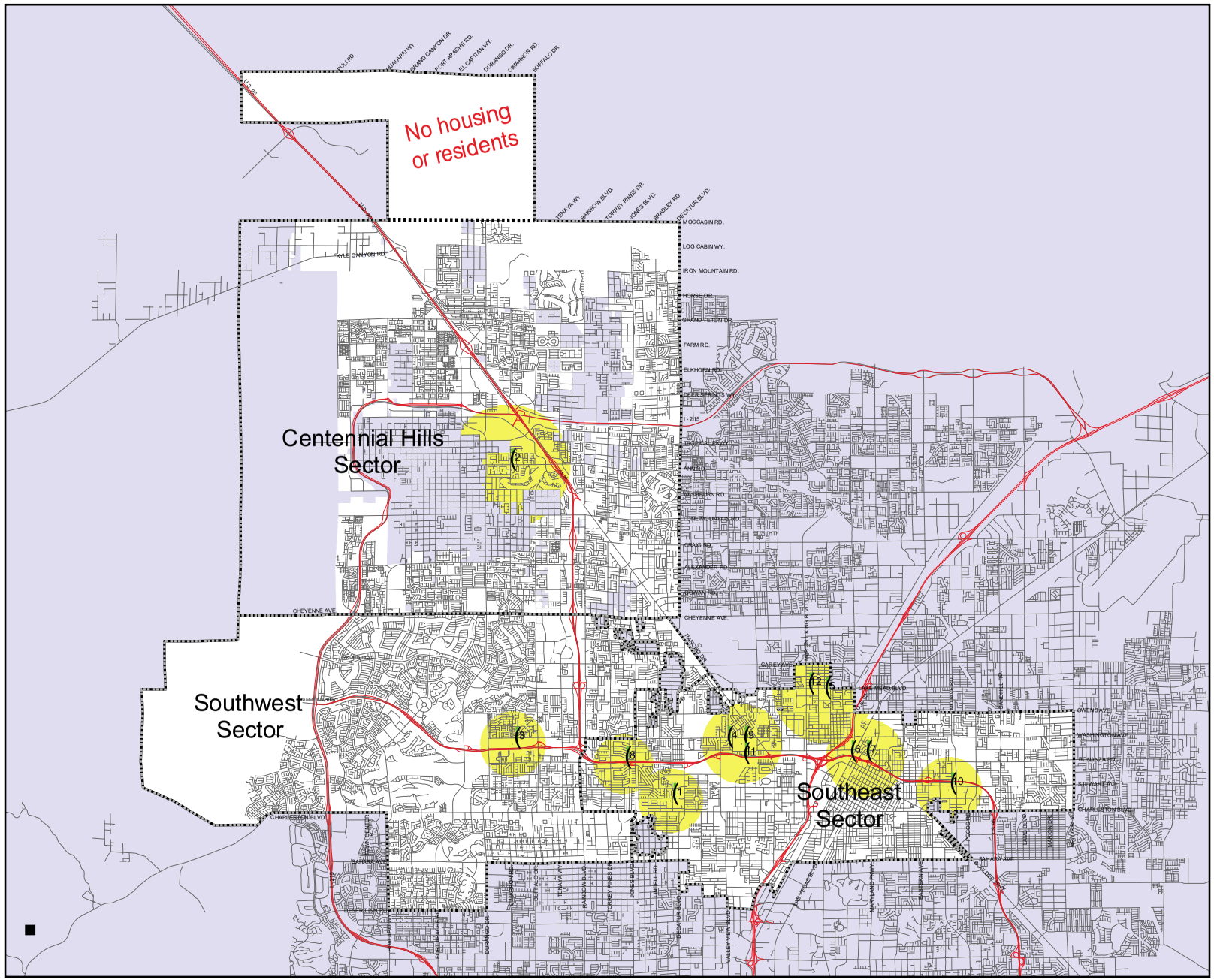

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City of Las Vegas

MAP 7a
Parks and Recreation Element

Neighborhood Leisure Service Centers

City of Las Vegas Leisure Service Center

Coverage Area (10,000 Residents)

Number	Facility Name
1	Charleston Heights Arts Center
2	Cimarron Rose Community Center
3	Darling Tennis Center
4	Derfelt Senior Center
5	Doolittle Senior Center
6	Dula Gym
7	Las Vegas Senior Center
8	Lieburn Senior Center
9	Lorenzi Adaptive Recreation Center
10	Rafael Rivera Community Center
11	Sammy Davis Jr. Festival Plaza
12	West Las Vegas Arts Center

City of Las Vegas

Miles
0 0.4 0.8 1.6 2.4 3.2

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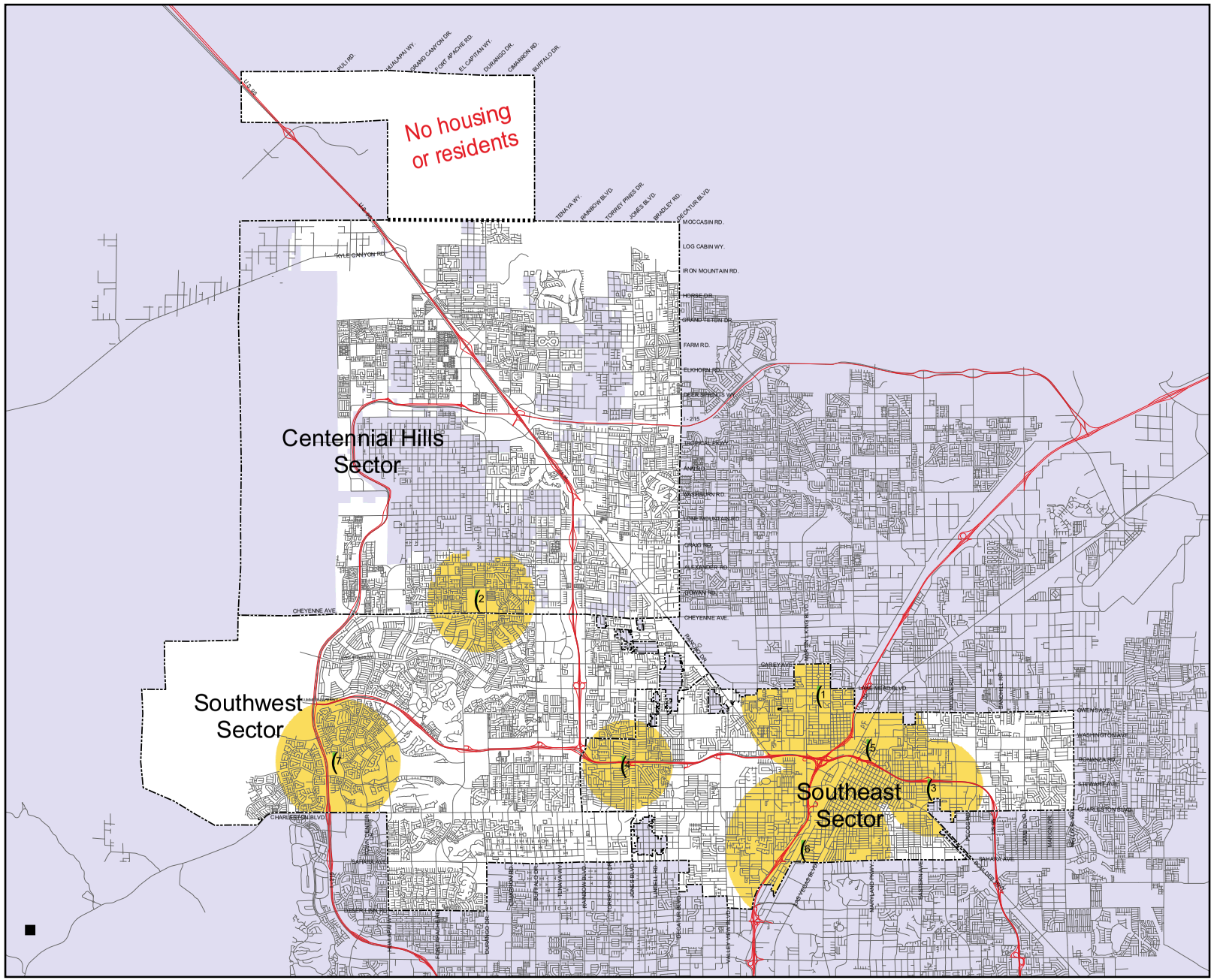

City of Las Vegas

MAP 7b
Parks and Recreation Element

Community Leisure Service Centers

City of Las Vegas Leisure Service Center

Coverage Area (25,000 Residents)

Number	Facility Name
1	Doolittle Community Center
2	Durango Hills Community Center YMCA
3	East Las Vegas Community Senior Center
4	Mirabelli Community Center
5	Reed Whipple Cultural Center
6	Stupak Community Center
7	Veteran's Memorial Leisure Services Center

City of Las Vegas

Miles
0 0.4 0.8 1.6 2.4 3.2

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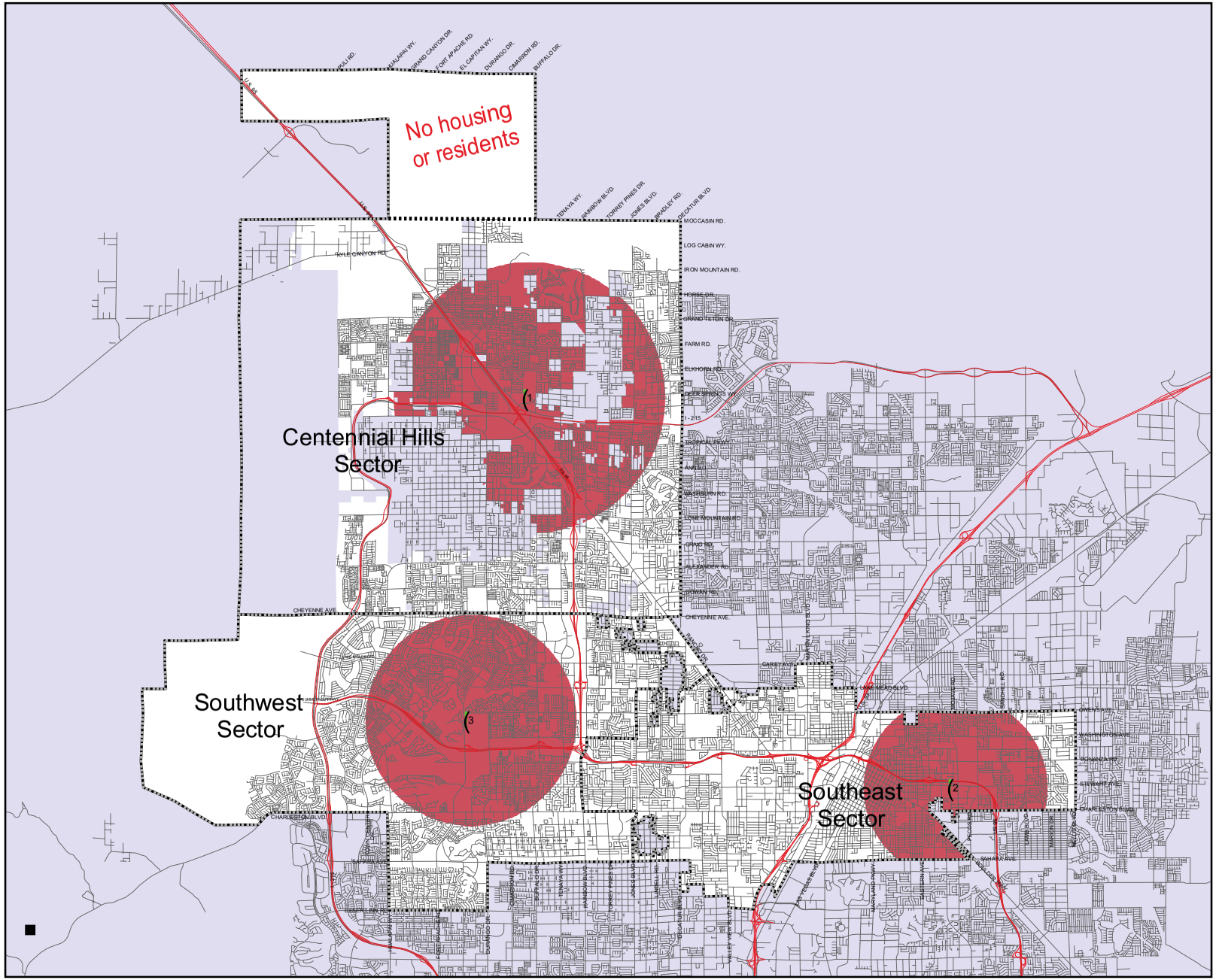

City of Las Vegas

MAP 7c
Parks and Recreation Element

Regional Leisure Service Centers

City of Las Vegas Leisure Service Center

Coverage Area (75,000 Residents)

Number	Facility Name
1	Centennial Hills Community/Active AdultCenter
2	Chuck Minker Sports Complex
3	Las Vegas Sports Park

City of Las Vegas

0 0.4 0.8 1.6 2.4 3.2 Miles

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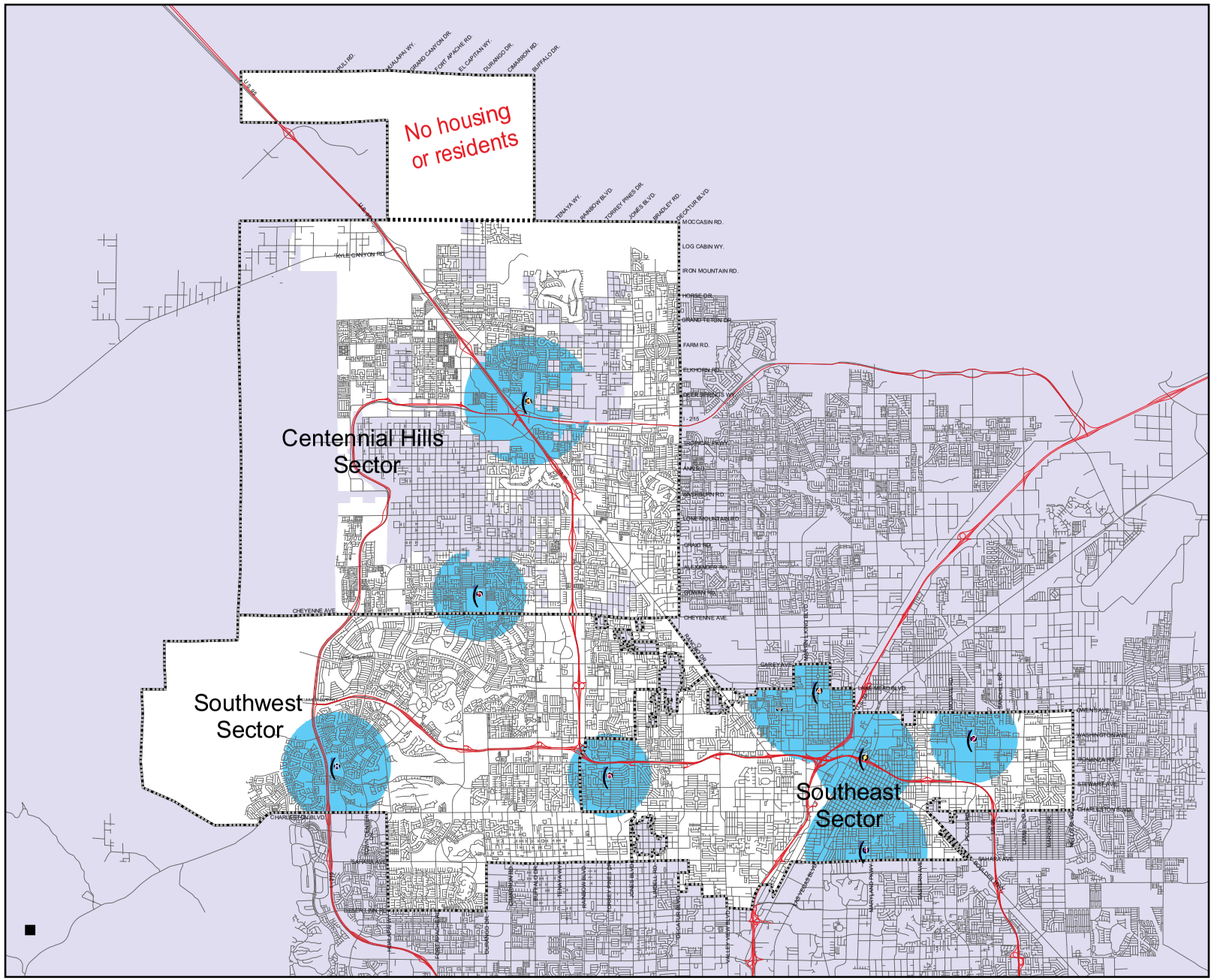
City of Las Vegas

MAP 7d
Parks and Recreation Element

Aquatic Centers



City of Las Vegas Aquatic Center

Coverage Area (20,000 Residents)

Number	Facility Name
1	Baker
2	Carlos L Martinez
3	Centennial Hills
4	Doolittle
5	Durango Hills
6	Garside
7	Municipal
8	Pavilion

City of Las Vegas

Miles
0 0.4 0.8 1.6 2.4 3.2

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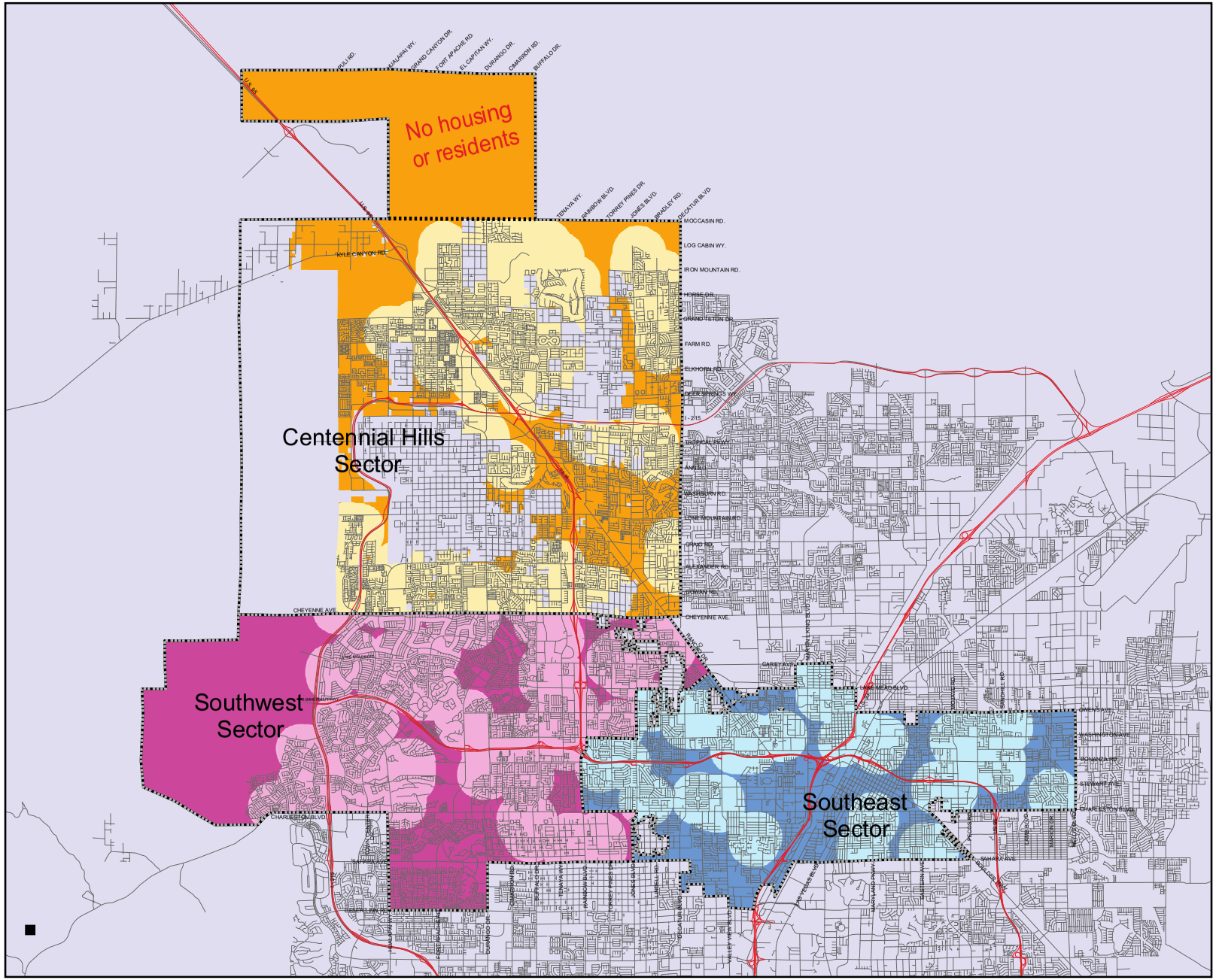

City of Las Vegas

MAP 8
Parks and Recreation Element

Park Coverage per Sector

Southeast Sector

- 17.95 sq miles of Neighborhood park coverage (124,267 residents)
- 12.15 sq miles without Neighborhood park coverage (83,318 residents)

Southwest Sector

- 26.36 sq miles of Neighborhood park coverage (143,601 residents)
- 20.31 sq miles without Neighborhood park coverage (56,875 residents)

Centennial Hills Sector

- 27.71 sq miles of Neighborhood park coverage (140,757 residents)
- 28.77 sq miles without Neighborhood park coverage (42,951 residents)

City of Las Vegas

Miles
0 0.4 0.8 1.6 2.4 3.2

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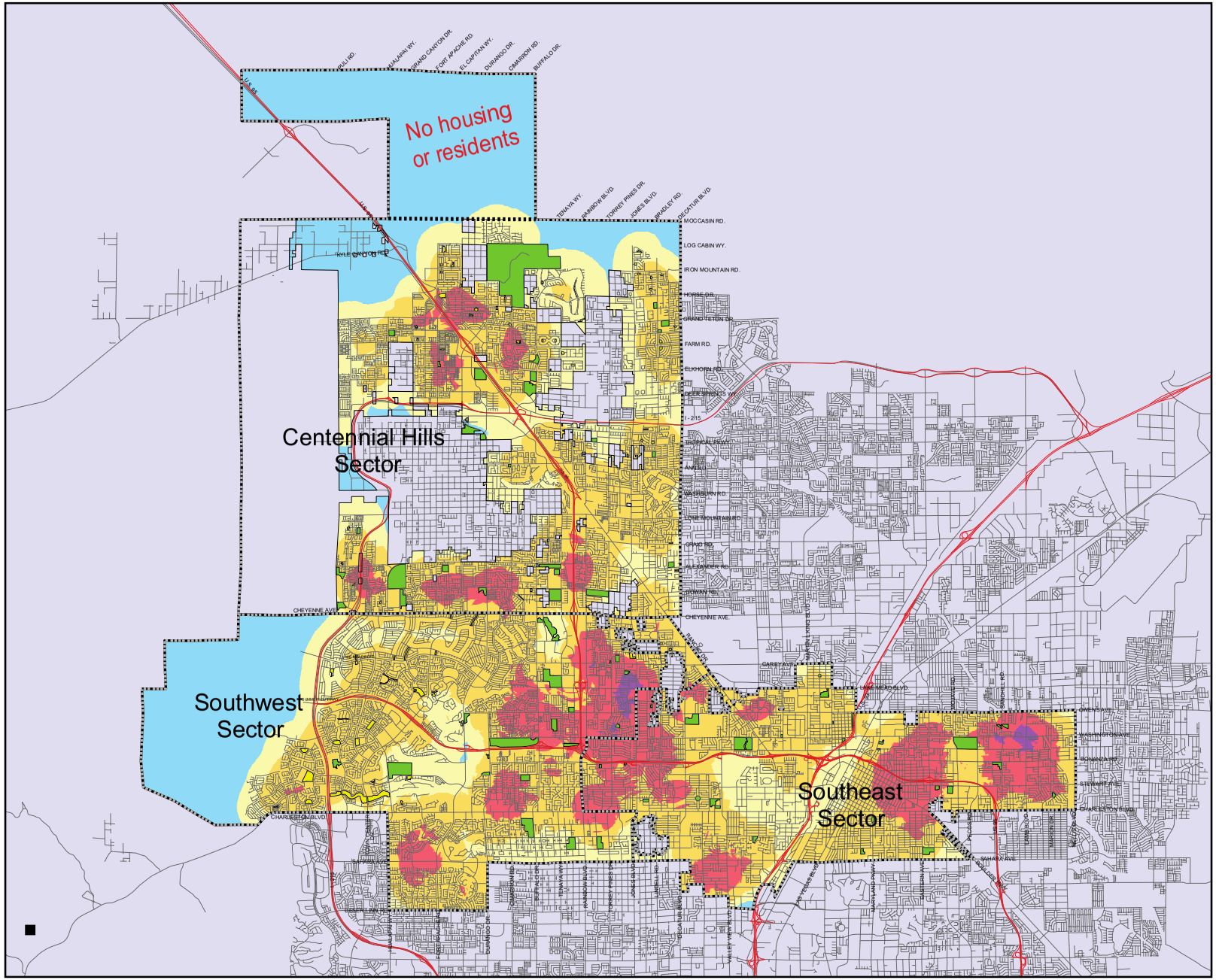
City of Las Vegas

MAP 9
Parks and Recreation Element

City Wide Population (per Acre) Density



- City of Las Vegas Park
- Private Park (1 acre+)
- Rural (0 - 0.5)
- Low-Density (0.5 - 5)
- Mid-Density (5.01 - 12)
- Urban (12.01 - 20)
- High-Density (20.01 - 30)
- Park Service Area

All numbers are in persons-per-Acre

City of Las Vegas

0 0.4 0.8 1.6 2.4 3.2 Miles

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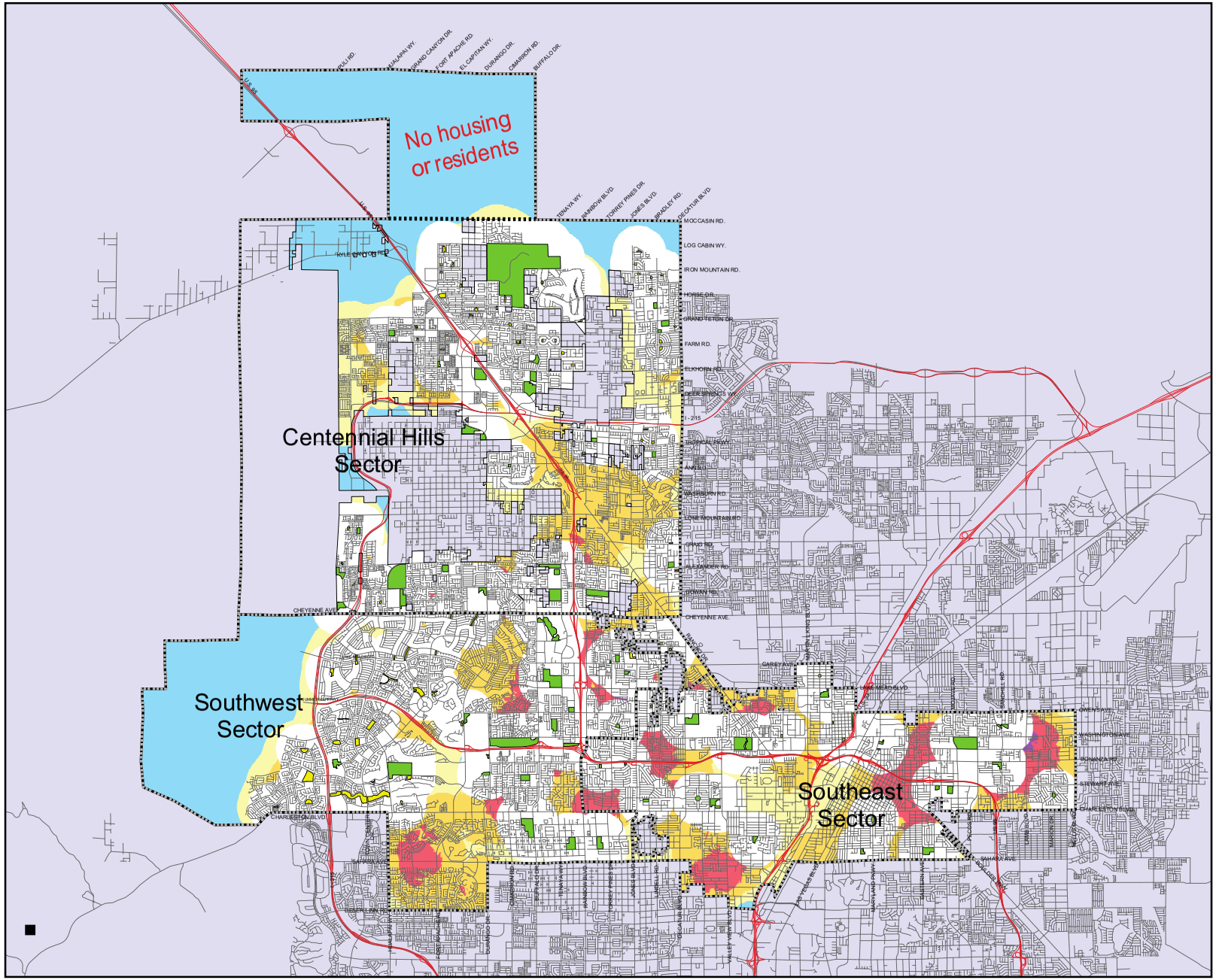

City of Las Vegas

MAP 10
Parks and Recreation Element

Population Density of areas outside the 1/2 mile Neighborhood Park Service Area

- City of Las Vegas Park
- Private Park (1 acre+)
- Rural (0 - 0.5)
- Low-Density (0.5 - 5)
- Mid-Density (5.01 - 12)
- Urban (12.01 - 20)
- High-Density (20.01 - 30)
- Park Service Area

All numbers are in persons-per-Acre

City of Las Vegas

0 0.4 0.8 1.6 2.4 3.2 Miles

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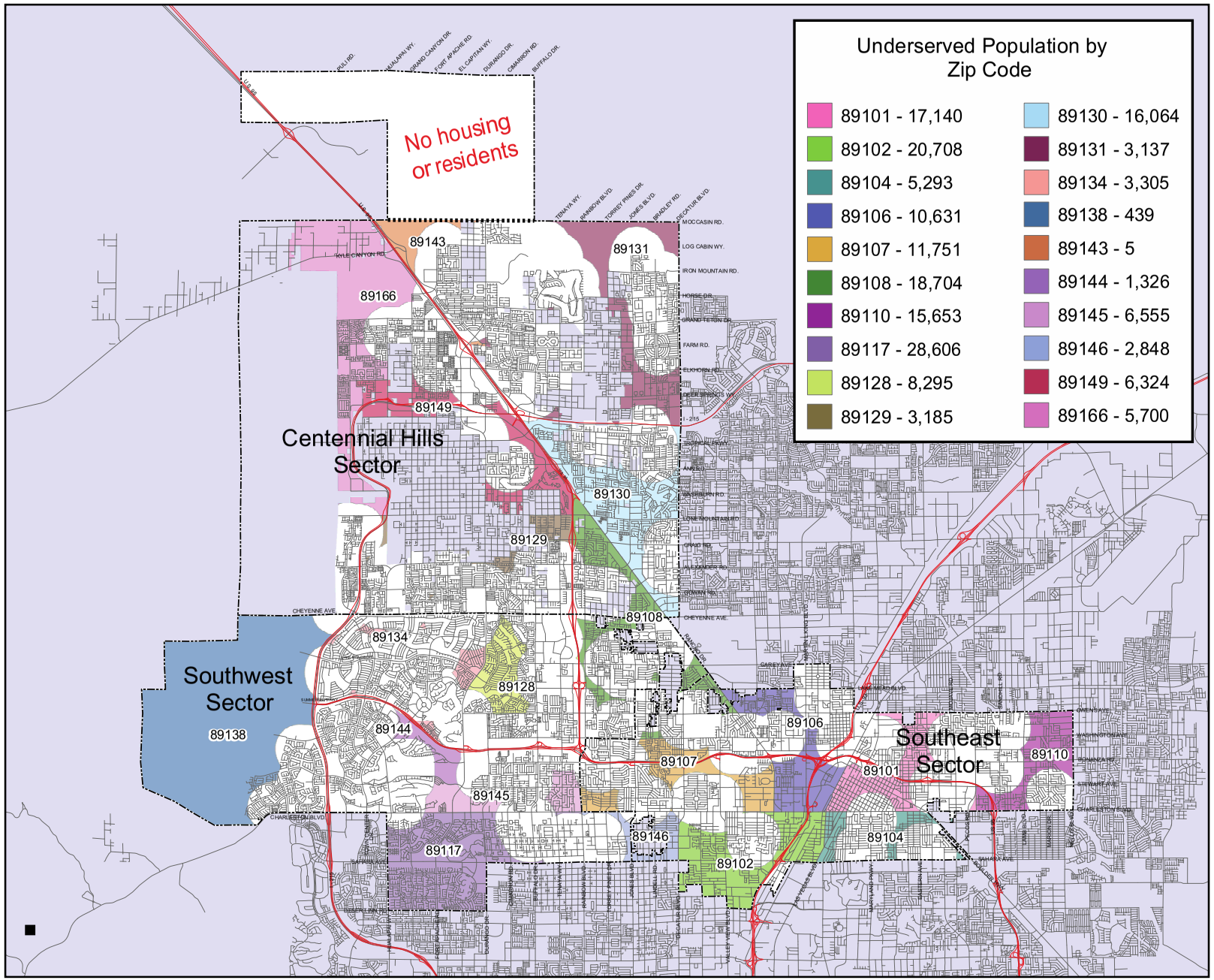
City of Las Vegas

MAP 11
Parks and Recreation Element

Population in Underserved Areas - by Zip Codes



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0 0.4 0.8 1.6 2.4 3.2 Miles

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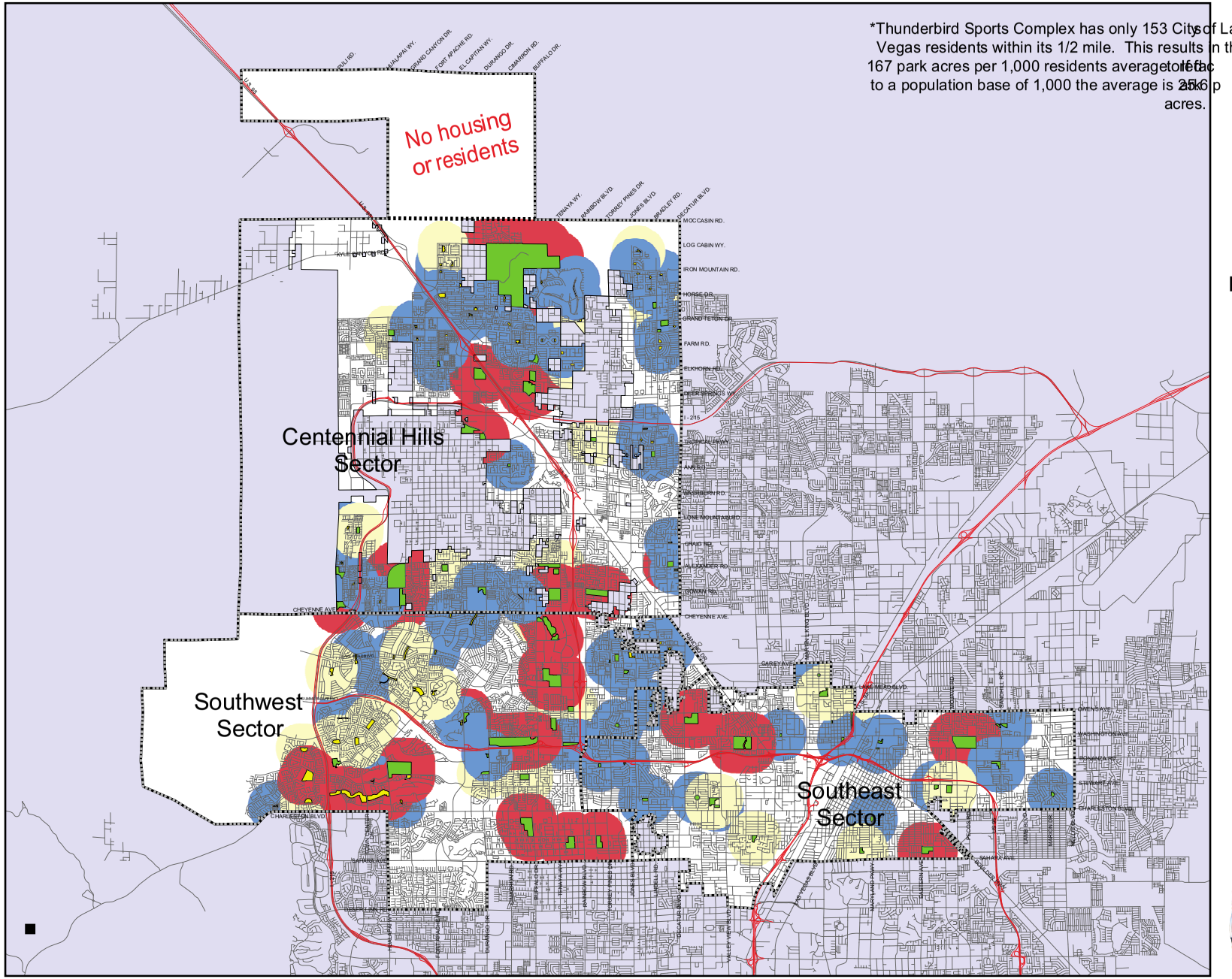
No housing or residents
Centennial Hills Sector
Southwest Sector
Southeast Sector
*Thunderbird Sports Complex has only 153 City of Las Vegas residents within its 1/2 mile. This results in the 167 park acres per 1,000 residents average to be to a population base of 1,000 the average is 25.6 p acres.
City of Las Vegas
MAP 12
Parks and Recreation Element
Park Acreage per 1,000 Residents within 1/2 mile radius of a Neighborhood Park
City of Las Vegas Park
Private Park (1 Acre+)
Less than 1.0 Acre per 1,000
1.0 - 2.5 Acres per 1,000
Over 2.5 Acres per 1,000
City of Las Vegas
Miles
0 0.4 0.8 1.6 2.4 3.2
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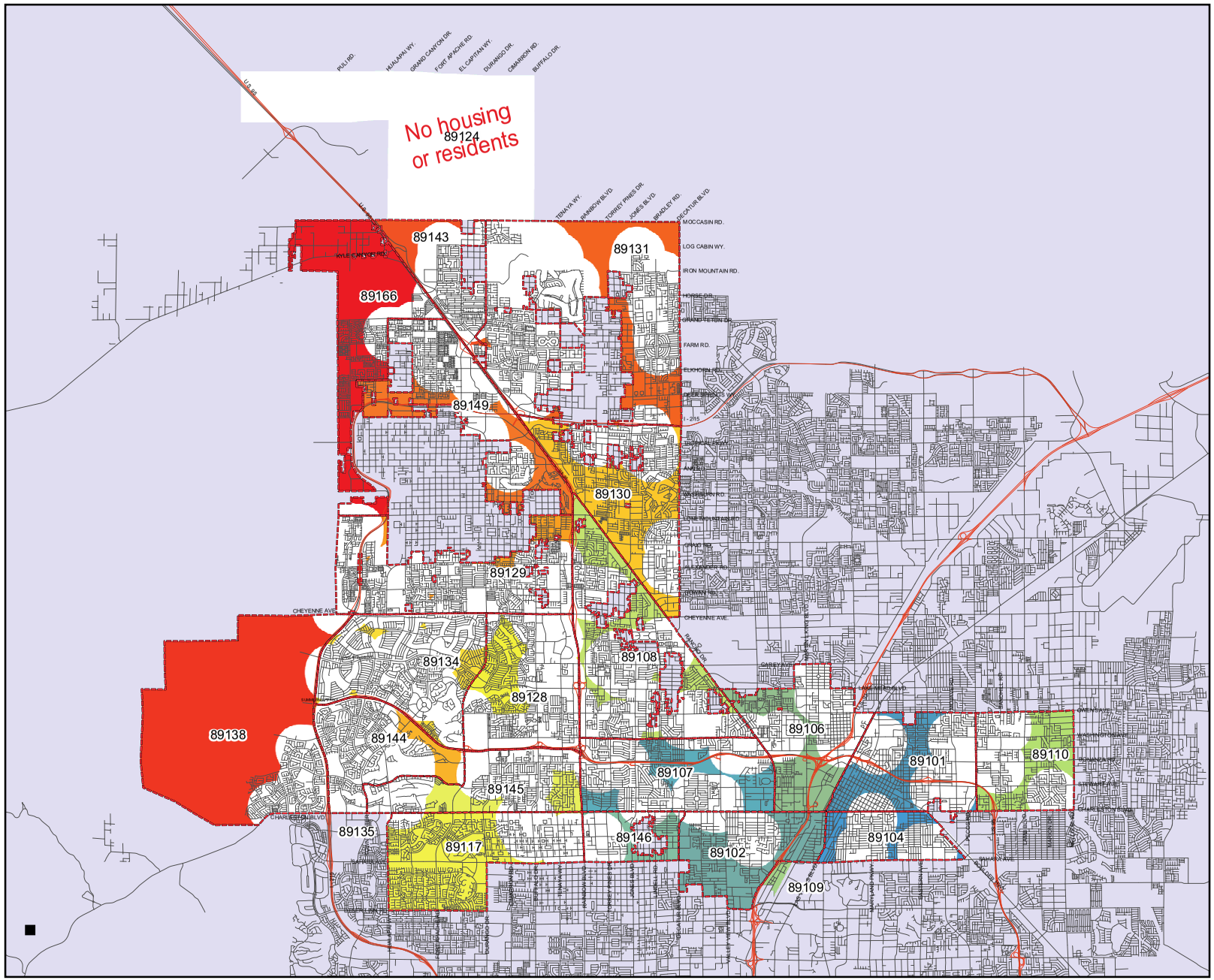
MAP 13
Parks and Recreation Element

Average Housing Age in Underserved areas based on year of Construction*



Average Age - Zip Code

- 1956, 89104
- 1960, 89101
- 1967, 89107
- 1968, 89102
- 1975, 89146
- 1976, 89106
- 1976, 89109
- 1981, 89110
- 1982, 89108
- 1987, 89145
- 1991, 89117
- 1992, 89128
- 1994, 89134
- 1996, 89130
- 1999, 89144
- 1999, 89129
- 2002, 89149
- 2002, 89131
- 2002, 89143
- 2005, 89138
- 2006, 89135
- 2009, 89166

Source: Clark County Assessor

*Note: Ranges of Average Housing Age may include earlier and later construction dates.

0 0.4 0.8 1.6 2.4 3.2 Miles

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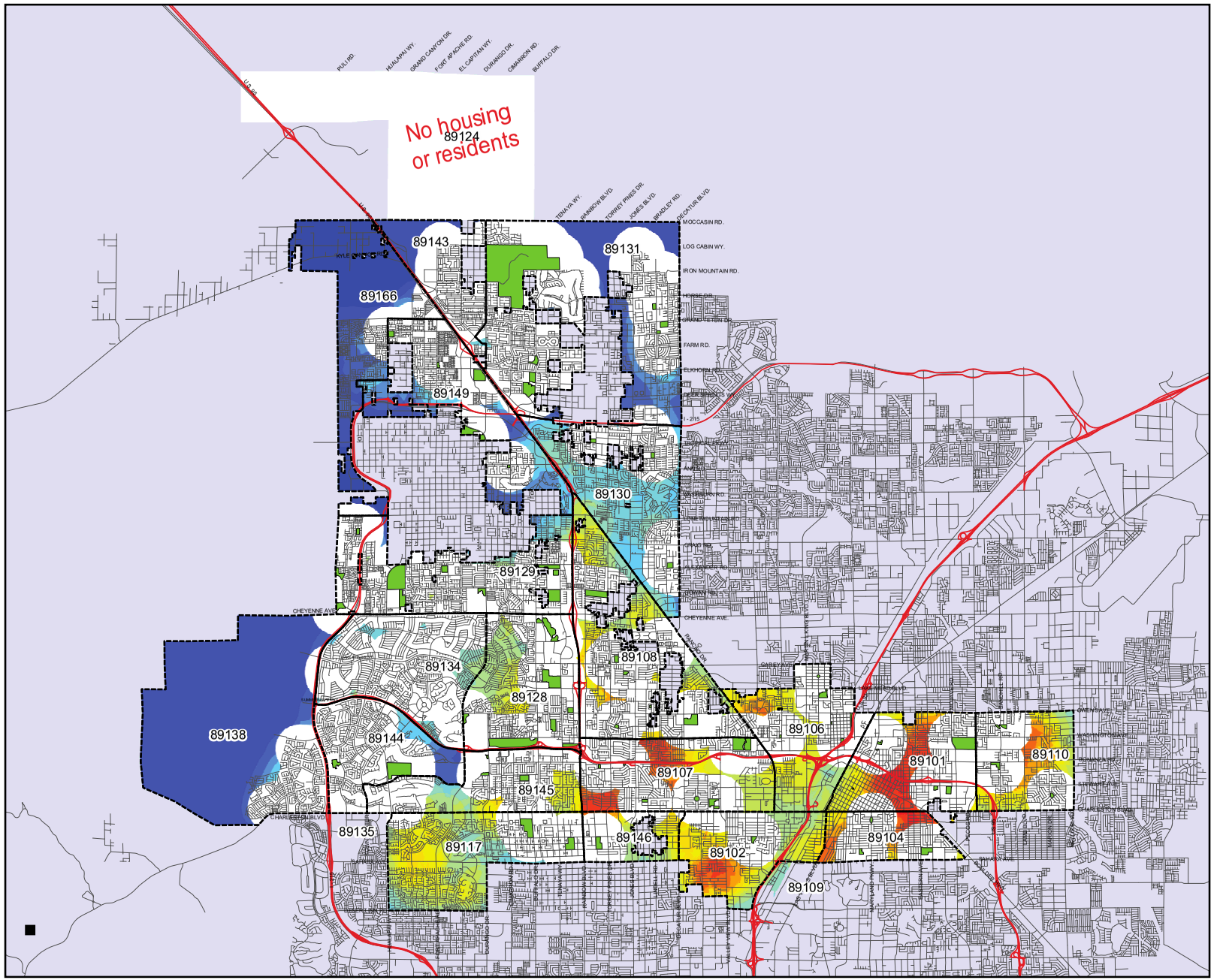

City of Las Vegas

MAP 14
Parks and Recreation Element

Zip Codes with high population densities and older housing stock

City of Las Vegas Park

Existing Park Service Area

High population density & older housing

Low population density & newer housing

0 0.4 0.8 1.6 2.4 3.2 Miles

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CITY MANAGER

August 20, 2013

Peter Lowenstein, AICP
Planning Supervisor
City of Las Vegas Department of Planning
333 N. Rancho Drive
Las Vegas, NV 89101

RE: Parks and Recreation Element Update (GPA-50785)

Mr. Lowenstein:

Please accept this letter as justification for a General Plan Amendment to adopt an updated Parks and Recreation Element and amend the 2020 Master Plan.

The Parks and Recreation Element will satisfy NRS requirements for a recreation and open space component to the Master Plan. The plan recommends strategies and actions to facilitate the implementation of the goals, objectives, and policies contained in the Las Vegas 2020 Master Plan related to Parks and Recreation. This document will replace the previous Parks and Recreation Element adopted on April 2, 2008.

Please do not hesitate to contact me at 229-5409 should you have any questions.

Thanks,

Fred Solis, AICP
Senior Planner
Department of Planning

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Department of Planning

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

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

GPA-50785

City of Las Vegas Agenda Item No.: **23.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

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

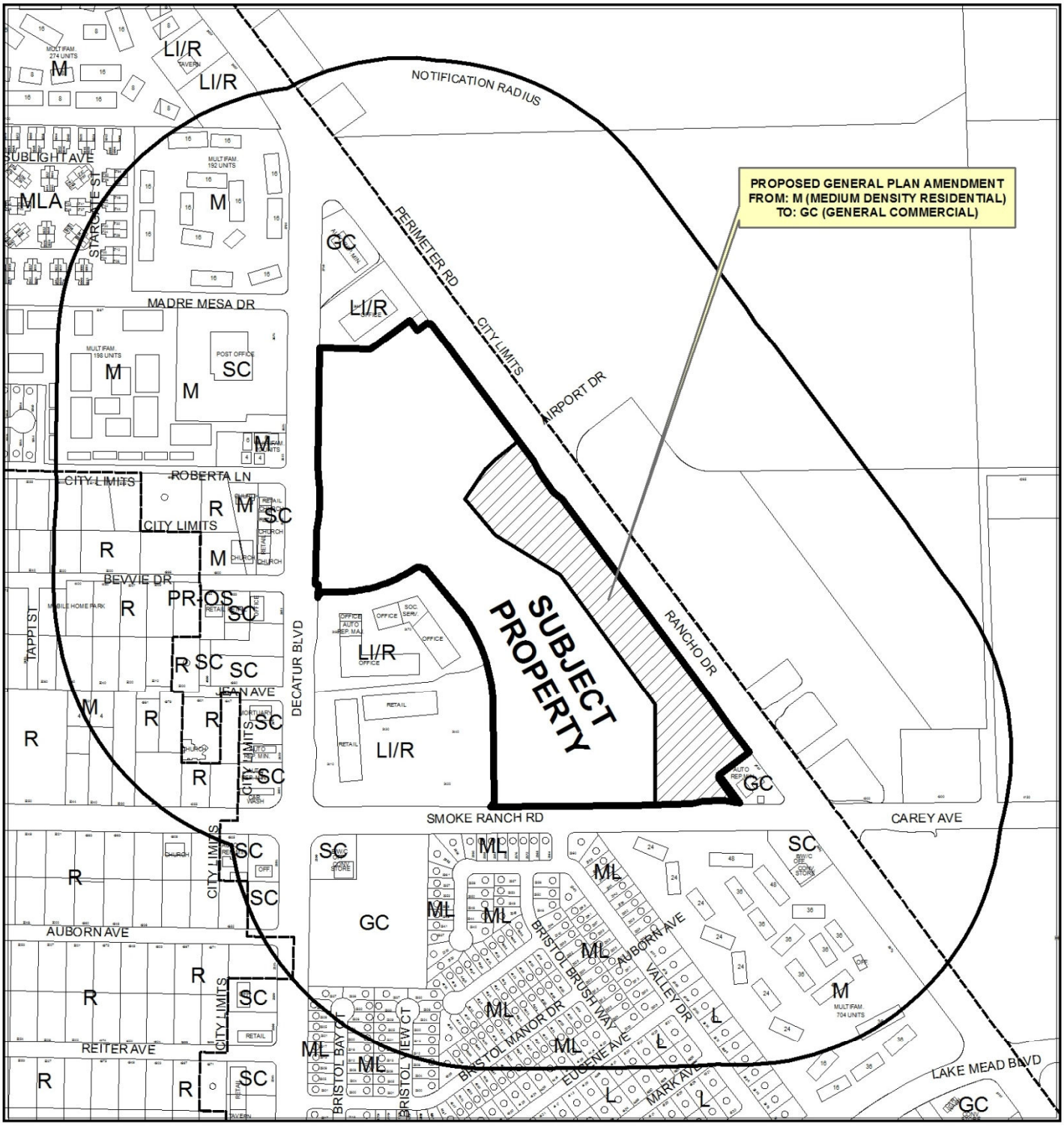
SUBJECT:
GPA-50828 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: R5 VENTURES - OWNER: TABAR 12, LLC - For possible action on a request for a General Plan Amendment FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: GC (GENERAL COMMERCIAL) on 8.02 acres of a 33.47 acre parcel on the east side of Decatur Boulevard, approximately 825 feet north of Smoke Ranch Road (APN 139-18-410-012), Ward 5 (Barlow) [PRJ-50727]. Staff recommends APPROVAL.

C.C.: 11/20/2013

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
2. Staff Report - GPA-50828 and ZON-50829
3. Supporting Documentation
4. Photos - GPA-50828 and ZON-50829
5. Justification Letter - GPA-50828 and ZON-50829

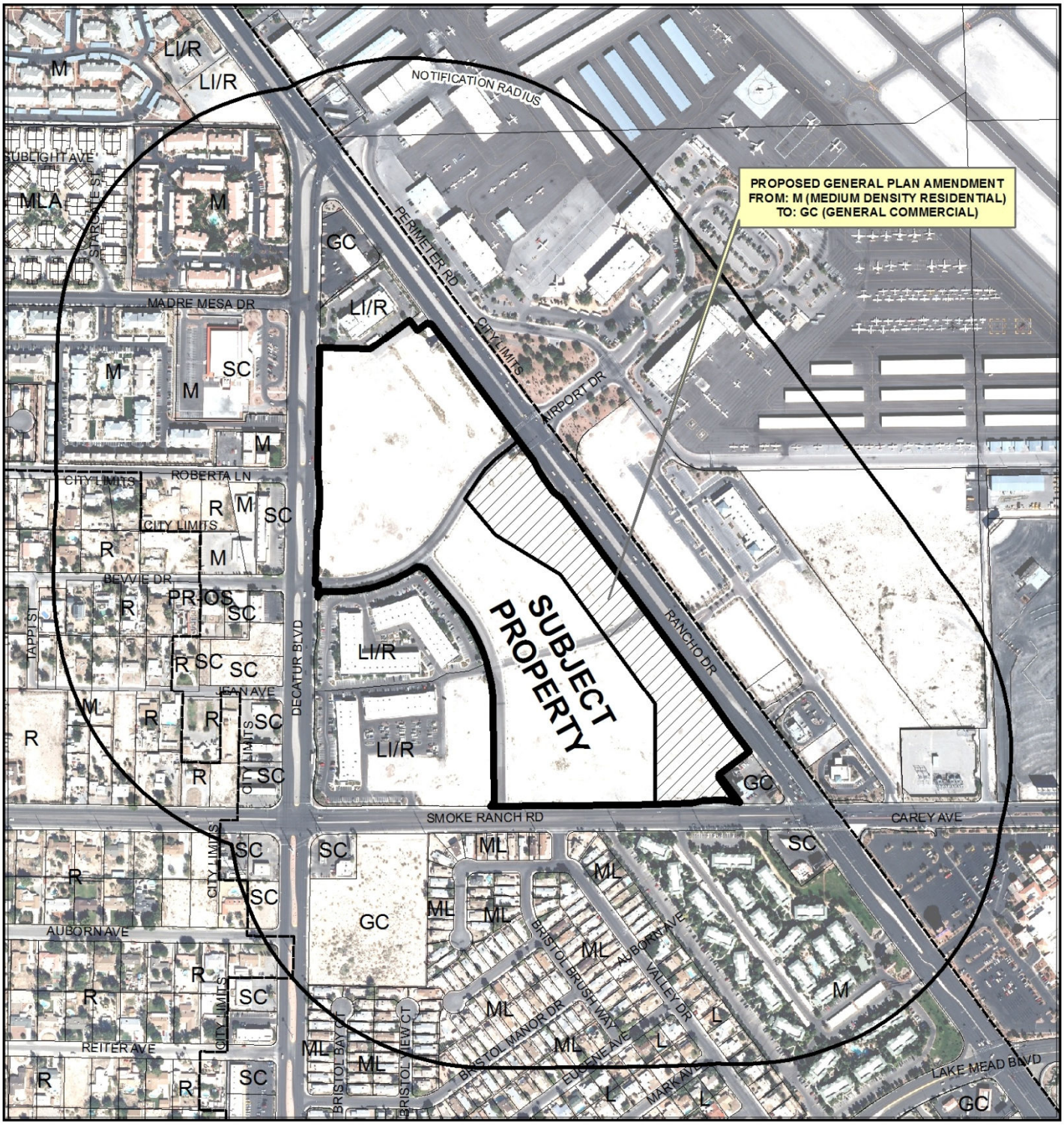


CASE: **GPA-50828 (PRJ-50727)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: M (MEDIUM DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: GC (GENERAL COMMERCIAL)



CASE: **GPA-50828 (PRJ-50727)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: M (MEDIUM DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: GC (GENERAL COMMERCIAL)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: R5 VENTURES - OWNER: TABAR 12, LLC

** STAFF RECOMMENDATIONS **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-50828	Staff recommends APPROVAL.	
ZON-50829	Staff recommends APPROVAL.	GPA-50829

MH

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting to amend the Southwest Sector of the General Plan land use designation from M (Medium Density Residential) to GC (General Commercial) for an 8.02-acre portion of a 33.47-acre parcel located on the eastside of Decatur Boulevard, approximately 825 feet north of Smoke Ranch Road. A request for a Rezoning from the R-PD19 (Residential Planned Development – 19 Units Per Acre) zoning district to the C-2 (General Commercial) zoning district has been submitted to run concurrently with the requested land use amendment. The land is currently undeveloped. Staff recommends approval of both requests as the intensity of commercial development for this proposal is compatible with the adjacent land uses located along Rancho Drive. If denied, the 33-acre parcel will remain unchanged with entitlement for residential development only under 19 units per acre.

ISSUES

- The parent parcel has not been remapped into the requested lots.
- The project is located within 300 feet of the North Las Vegas Municipal Airport, which will require the applicant to file a FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, or submit a “Property Owner’s Shielding Determination Statement” to the Clark County Director of Aviation prior to the issuance of building permits.
- A Site Development Plan Review will be required for the proposed commercial development.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
08/01/01	The City Council approved the appeal of the Planning Commission denial for a Special Use Permit and Site Development Plan Review (U-0059-01) for six (6) 14-foot by 48-foot Off-Premise Signs on the south side of the intersection of Rancho Drive and Decatur Boulevard. Staff recommended approval. The approval was limited to four signs along Rancho Drive and one sign along Decatur Boulevard.
12/17/02	A Final Map for a one-lot commercial subdivision (Smoke Ranch Commercial Development) was recorded in the Office of the Clark County Recorder.

02/19/03	The City Council approved a General Plan Amendment (GPA-1400) from GC (General Commercial) to LI/R (Light Industry/Research) on 48.49 acres at the northeast corner of Decatur Boulevard and Smoke Ranch Road. The Planning Commission recommended denial (no supermajority). Staff recommended denial.
	The City Council approved a Rezoning (ZON-1401) from C-2 (General Commercial) to C-M (Commercial/Industrial) on 48.49 acres at the northeast corner of Decatur Boulevard and Smoke Ranch Road. The Planning Commission recommended approval. Staff recommended denial.
	The City Council approved a Site Development Plan Review (SDR-1404) and a modification to the planting scheme along the Rancho Drive frontage for a proposed 18,500 square-foot office building on the subject site. The Planning Commission recommended approval. Staff recommended denial.
05/21/03	The City Council approved a Required Review (RQR-1994) of a previously approved Special Use Permit (U-0059-01) for five (5) 40-foot tall, 14-foot by 48-foot Off-Premise Signs adjacent to the northeast corner of Smoke Ranch Road and Decatur Boulevard. The Planning Commission and staff recommended approval.
07/07/04	The City Council approved a Required Review (RQR-4239) of an approved Special Use Permit (U-0059-01), which allowed five (5) 40-foot tall, 14-foot by 48-foot Off-Premise Signs on the subject site. The Planning Commission and staff recommended approval.
12/02/04	The Planning Commission approved a Site Development Plan Review (SDR-5312) for a proposed 40,016 square-foot office complex of eight single-story buildings on 3.30 acres adjacent to the east side of Decatur Boulevard, approximately 875 feet north of Smoke Ranch Road. Staff recommended approval.
04/06/05	The City Council approved a request for a Site Development Plan Review (SDR-5916) for a proposed 5,000 square-foot Liquor Establishment (Tavern) on a 1.34-acre portion of a 31.42-acre site adjacent to the west side of Rancho Drive, approximately 250 feet north of Smoke Ranch Road. The Planning Commission recommended approval. Staff recommended denial.
09/07/05	The City Council approved a Required Review (RQR-6794) of a previously approved Special Use Permit (U-0059-01) for two (2) 40-foot tall, 14-foot by 48-foot Off-Premise Signs adjacent to the northeast corner of Smoke Ranch Road and Decatur Boulevard. The Planning Commission and staff recommended approval of the sign facing Rancho Drive, but denial of the Decatur-facing sign.
03/01/06	The City Council approved a General Plan Amendment (GPA-10799) to change the land use designation from LI/R (Light Industry/Research) to M (Medium Density Residential) on 33.70 acres adjacent to the east side of Decatur Boulevard, approximately 900 feet north of Smoke Ranch Road. The Planning Commission recommended approval. Staff recommended denial.

03/01/06	The City Council approved a Rezoning (ZON-10803) from C-M (Commercial/Industrial) to R-PD16 (Residential Planned Development – 16 Units per Acre) on 33.70 acres adjacent to the east side of Decatur Boulevard, approximately 900 feet north of Smoke Ranch Road. The Planning Commission recommended approval. Staff recommended denial.
	The City Council approved a Site Development Plan Review (SDR-10806) for a 513-unit condominium development on 33.70 acres adjacent to the east side of Decatur Boulevard, approximately 900 feet north of Smoke Ranch Road. The Planning Commission recommended approval. Staff recommended denial.
12/20/06	The City Council approved a Required Review (RQR-17040) of a previously approved Special Use Permit (U-0059-01) for two (2) 40-foot tall, 14-foot by 48-foot Off-Premise Signs at the northeast corner of Smoke Ranch Road and Decatur Boulevard. The Planning Commission and staff recommended approval.
12/17/08	The City Council approved a Rezoning (ZON-29661) from C-M (Commercial/Industrial) under Resolution of Intent to R-PD16 (Residential Planned Development - 16 Units per Acre) to R-PD20 (Residential Planned Development - 20 Units per Acre) on 33.47 acres at the northwest corner of Rancho Drive and Smoke Ranch Road. The Planning Commission recommended approval. Staff recommended denial. The approval was amended to R-PD19 (Residential Planned Development – 19 Units Per Acre)
	The City Council approved a request for a Site Development Plan Review (SDR-29658) for a proposed two- and three-story Multi-Family Residential development consisting of 335 condominium units and 304 apartment units on 33.47 acres at the northwest corner of Rancho Drive and Smoke Ranch Road. The Planning Commission recommended approval. Staff recommended denial. The approval expired 12/17/10.
02/04/09	The City Council approved a Required Review (RQR-31565) of a previously approved Special Use Permit (U-0059-01) for two (2) 40-foot tall, 14-foot by 48-foot Off-Premise Signs at the northeast corner of Smoke Ranch Road and Decatur Boulevard. The Planning Commission recommended approval. Staff recommended denial.
08/01/12	The City Council approved a Required Review (RQR-45510) of a previously approved Special Use Permit (U-0059-01) for two (2) 40-foot tall, 14-foot by 48-foot Off-Premise Signs at the northeast corner of Smoke Ranch Road and Decatur Boulevard. The Planning Commission recommended approval. Staff recommended denial.

Most Recent Change of Ownership	
02/01/13	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
10/17/01	A building permit (#01018419) was issued for an off-premise sign at 2680 North Decatur Boulevard. A final inspection was approved 12/10/01.
	A building permit (#01018420) was issued for an off-premise sign at 2621 North Rancho Drive. A final inspection was approved 12/10/01.

Pre-Application Meeting	
08/14/13	A pre-application conference was held with the applicant's representatives to discuss the requirements for the future development of a single residentially zoned parcel. It was noted during the meeting that a mapping action recording the subdivision of the parent parcel into the proposed commercial and residential subdivisions would be required prior to any entitlements or future development. The applicant was given the instructions for filing requests for a General Plan Amendment and Rezoning to change the residential land use and zoning districts from residential to commercial.

Neighborhood Meeting	
09/12/13	A neighborhood meeting was held from 5:30 p.m. to 6:05 p.m. on the 3rd Floor of the Development Services Center, 333 North Rancho Drive, Las Vegas, NV. There were four members of the public, seven members representing the property owner and development team, and one member of the Planning Department. The applicant explained that approximately 25.5 acres would be designated for residential use, and approximately 8 acres along Rancho Drive would be designated for commercial use. The applicant estimated that approximately 159 single-family lots would be created, resulting in a density of 6.25 units per acre. Comments/Questions from the public: • Concerns were raised about the ingress and egress points on surrounding streets; the applicant noted that 2 driveways would be developed on Rancho for the commercial development, and that the other existing driveways onto the site would remain. • Questions were raised about whether a median would be constructed on Smoke Ranch. • Questions were raised about the pricing of the residences and the timing of construction. The applicant explained that no pricing had been established yet, and that the residential development would take approximately three years. • Tenants had questions about the existing HOA that is in place on the site; the applicant explained that the HOA would need to be modified to address the proposed residential development.

Field Check	
08/29/13	A field check was conducted by staff and found the property to be partially graded with development entry statement signs displaying the Rancho Air Center at the street corners. The site was relatively free of trash and debris.

Details of Application Request	
Site Area	
Gross Acres	33.47
Net Acres	8.02

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Off-Premise Signs	M (Medium Density Residential)	R-PD19 (Residential Planned Development – 19 Units per Acre)
	Undeveloped		
North	Office, Other Than Listed	LI/R Light Industry/Research)	C-M (Commercial/Industrial)
South	General Retail, Other Than Listed	SC (Service Commercial)	C-1 (Service Commercial)
	Multi-Family Residential	M (Medium Density Residential)	C-2 (General Commercial)
	Auto Repair Garage, Minor	GC (General Commercial)	
	Single Family, Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
	Office, Other Than Listed	LI/R Light Industry/Research)	C-M (Commercial/Industrial)
	Auto Repair Garage, Major		
East	City of North Las Vegas – Municipal Airport	City of North Las Vegas-AE-60 (Airport Environs)	City of North Las Vegas – M-2 (General Industrial)
West	Post Office	SC (Service Commercial)	C-1 (Service Commercial)
	General Retail, Other Than Listed		
	House of Worship		
	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)
	Social Service Provider	LI/R Light Industry/Research)	C-M (Commercial/Industrial)
	General Retail, Other Than Listed		

Master Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
PD (Planned Development) District	N
A-O (Airport Overlay) District – 35 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

General Plan	***Permitted Density***	***Units Allowed***
M (Medium Density Residential)	25.49 DUA	853 Units
Proposed General Plan	***Permitted Density***	***Units Allowed***
GC (General Commercial)	-	-
Existing Zoning	***Permitted Density***	***Units Allowed***
R-PD19 (Residential Planned Development – 19 Units Per Acre)	19 units Per Acre	635 Units
Proposed Zoning	***Permitted Density***	***Units Allowed***
C-2 (General Commercial)	-	-

ANALYSIS

The proposed change in land use from the M (Medium Density Residential) land use designation to the GC (General Commercial) land use designation will allow for an increase in the intensity of commercial uses along Rancho Drive. Although the subject parcel remains undeveloped and is on close proximity to the North Las Vegas Municipal Airport, the proposed commercial land use is appropriate when considering the commercial land uses located along Rancho Drive. Staff supports the change in land use, as the property at this specific location is best served by either GC (General Commercial) or LI/R (Light Industry/Research) land use designation.

Due to the proximity of the proposed development, the Federal Aviation Regulations (Title 14, Part 77) require that the Federal Aviation Administration (FAA) be notified before the construction or alteration of any building or structure greater than 200 feet in height (§ 77.13(a)(1)) or that will exceed a slope of 100:1 for a distance of 20,000 feet from the nearest point of any airport runway greater than 3,200 feet in length (§ 77.13 (a)(2)(i)). Such notification allows the FAA to determine what impact, if any, the proposed development will have upon navigable airspace, and allows the FAA to determine whether the development requires obstruction marking or lighting.

The proposed development will exceed the 100:1 notice requirement for the North Las Vegas Airport (VGT). Therefore, as required by 14 CFR Part 77, the FAA must be notified of the proposed construction or alteration.

In consideration of the requested commercial land use and its location along Rancho Drive, staff recommends approval of the requested land use amendment and rezoning. If denied, the subject will retain the R-PD19 (Residential Planned Development – 19 Units per Acre) zoning district; however, the Site Development Plan Review for this planned development has expired. Thus, approval of a new Site Development Plan Review would be required prior to the development of a residential subdivision.

FINDINGS (GPA-50828)

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 change to the GC (General Commercial) land use designation is compatible with the adjacent land uses. The subject property is located along Rancho Drive and is situated in a triangle between three Primary Arterial (100-foot) streets. A location such as this is best served by commercial uses; and in consideration of the proximity the North Las Vegas Municipal Airport, even light industrial uses would be appropriate.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

   The Rezoning (ZON-50844) request accompanying this proposed land use amendment suggests a change from the R-PD19 (Residential Planned Development – 19 Units per Acre) zoning district to the C-2 (General Commercial) zoning district. The properties along Rancho Drive in this area are commercial in nature and include uses such as an auto repair shop and the North Las Vegas Airport. Staff finds that adding a C-2 (General Commercial) zoning district to this area is appropriate and in context with the other commercial properties located along Rancho Drive.

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 site will gain access primarily from Rancho Drive, classified by the Master Plan of Streets and Highways as 100-foot wide Primary Arterial. Staff finds that the roadways may adequately serve the proposed uses; however, concerns were raised during the neighborhood meeting regarding the design of the two additional driveways onto Rancho Drive.

4. **The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

   The proposed development is not subject to any other plans and is in compliance with additional policies.

FINDINGS (ZON-50829)

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 the C-2 (General Commercial) zoning district is congruent with the proposed GC (General Commercial) General Plan designation. The request for the proposed GC (General Commercial) land use designation is an appropriate land use designation for this location.

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 commercial use is in context with the other commercial uses located along Rancho Drive. When considering the close proximity to the nearby municipal airport, staff finds that the proposed general commercial use will require extra consideration to the height and location of any proposed structures during the design phase.

3. **Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

   Although the subject site remains undeveloped, growth and development factors in the community indicate the need for the proposed rezoning to the C-2 (General Commercial) zoning district. The proposed rezoning will allow uses on the subject property that appropriate for 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.

Primary access to the subject site is provided by Rancho Drive, classified by the Master Plan of Streets and Highways as a 100-foot wide Primary Arterial. Rancho Drive is adequate to meet the traffic demands of the proposed C-2 (General Commercial) zoning district; however, concern regarding the design of the additional driveways on Rancho Drive was raised during the neighborhood meeting.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 24

NOTICES MAILED 245

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-50828 APN: 139-18-410-012

Name of Property Owner: Tabar 12, LLC

Name of Applicant: RS Ventures

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: A. Raffi for Tabar 12, LLC

Subscribed and sworn before me

This 29th day of July, 2013

_____

Notary Public in and for said County and State

TALITA CLARK
Notary Public State of Nevada
No. 12-0537-1
My appt. exp. July 6, 2016

PRJ-50727
09/17/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) Decatur and Smoke Ranch

Project Name Smoke Ranch **Proposed Use** _____

Assessor's Parcel #(s) 139-18-410-012 **Ward #** _____

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

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

Gross Acres 33.47 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Tabar 12, LLC **Contact** Al Rafati

Address 2479 Field Rose Drive **Phone:** _____ **Fax:** _____

City Salt Lake City **State** UT **Zip** 84121

E-mail Address alrafati@5ventures.com

APPLICANT R5 Ventures **Contact** Al Rafati

Address 2479 Field Rose Drive **Phone:** _____ **Fax:** _____

City Salt Lake City **State** Nevada **Zip** 84121

E-mail Address alrafati@5ventures.com

REPRESENTATIVE Slater Hanifan Group **Contact** Talita Clark

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 Al Rafati for Tabar 12, LLC

Subscribed and sworn before me

This 29th day of July, 2013.

_____

Notary Public in and for said County and State

TALITA CLARK
Notary Public State of Nevada
No. 12-8537-1
My appt. exp. July 6, 2016

FOR DEPARTMENT USE ONLY

Case #	GPA-50828
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

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

Revised 10/27/08

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

PRJ-50727
09/17/13

R5 VENTURES
SMOKE RANCH COMMERCIAL
LOCATION MAP / LAND USE
DATE: 08/01/13
DRAFTER: EB
DESIGNER: EB
CHECKED: DP
PROJECT NO. R5V1300.000
LU-1
SHEET 1 OF 1
NO. DESCRIPTION DATE BY APP'D APP'L
SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. AMELIA STREET #214, LAS VEGAS, NV 89119
PHONE (702) 384-5300 FAX (702) 384-5399
VICINITY MAP
THIS PROJECT
LEGEND
LIGHT INDUSTRY RESEARCH
MEDIUM
MEDIUM LOW
MEDIUM LOW ATTACHED
PARKS RECREATION
RURAL
SERVICE COMMERCIAL
GENERAL COMMERCIAL
N
0 600 1200
SCALE – 1"=600' FEET
MEDIUM TO GENERAL COMMERCIAL
US HIGHWAY NO 95
RANCHO DR
DECATUR BLVD
SMOKE RANCH RD
CAREY AVE
LAKE MEAD BLVD
BEVAE RD
VALLEY DR

GPA-50828



GPA-50828 & ZON-50829 - APPLICANT: R5 VENTURES - OWNER: TABAR 12, LLC
EAST SIDE OF DECATUR BOULEVARD, APPROXIMATELY 825 FEET NORTH OF SMOKE RANCH ROAD

08/29/13



GPA-50828 & ZON-50829 - APPLICANT: R5 VENTURES - OWNER: TABAR 12, LLC
EAST SIDE OF DECATUR BOULEVARD, APPROXIMATELY 825 FEET NORTH OF SMOKE RANCH ROAD
08/29/13



GPA-50828 & ZON-50829 - APPLICANT: R5 VENTURES - OWNER: TABAR 12, LLC
EAST SIDE OF DECATUR BOULEVARD, APPROXIMATELY 825 FEET NORTH OF SMOKE RANCH ROAD
08/29/13



GPA-50828 & ZON-50829 - APPLICANT: R5 VENTURES - OWNER: TABAR 12, LLC
EAST SIDE OF DECATUR BOULEVARD, APPROXIMATELY 825 FEET NORTH OF SMOKE RANCH ROAD
08/29/13



GPA-50828 & ZON-50829 - APPLICANT: R5 VENTURES - OWNER: TABAR 12, LLC
EAST SIDE OF DECATUR BOULEVARD, APPROXIMATELY 825 FEET NORTH OF SMOKE RANCH ROAD
08/29/13

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

R5V1300-000

August 21, 2013

City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

SUBJECT: **Justification Letter for a General Plan Amendment and Zone Change for Smoke Ranch Commercial Subdivision.**

Slater Hanifan Group, on behalf of the applicant, R5 Ventures, respectfully submits this justification letter in support of a General Plan Amendment (GPA) and Zone Change (ZC) for the above subject site.

The subject site is located at the northwest corner of Smoke Ranch Road and Rancho Drive. The site is a portion of Assessor's Parcel Number 139-18-410-012, of which the requested GPA is 8.02 acres of the total 33.47 acres of the parcel. A parcel map will be submitted, which will divide APN: 139-18-410-012 into a commercial and residential component. An application for the residential component is being processed under a separate application by another developer, and is not a part of this request.

The purpose of the GPA request is to revise the existing General Plan from *Medium Density* (M), which allows up to 25.49 dwelling units per acre (du/ac), to *General Commercial* (GC) which would allow commercial uses which fall under the General Commercial Category to be developed along the future parcels adjacent to Rancho Drive.

The purpose of the ZC request is to revise the existing residential zoning of R-PD19, to 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.

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

PRJ-50727
08/22/13

GPA-50828
ZON-50727

The proposed General Plan Amendment and Zone Change is compatible with other commercial uses along the Rancho Drive corridor, which consist of existing strip malls, convenience stores, automotive, repair and fast food restaurants on both the east and west side of Rancho Road.

Thank you for considering this application request. Please contact me at 284-5300 if you have any questions regarding these applications.

Slater Hanifan Group, Inc.



Darrin Pappa, P.E.
Project Manager

PRJ-50727
08/22/13

GPA-50828
ZON-50827

City of Las Vegas Agenda Item No.: **24.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

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

SUBJECT:
ZON-50829 - REZONING RELATED TO GPA-50828 - PUBLIC HEARING - APPLICANT: R5 VENTURES - OWNER: TABAR 12, LLC - For possible action on a request for a Rezoning FROM: R-PD19 (RESIDENTIAL PLANNED DEVELOPMENT - 19 UNITS PER ACRE) TO: C-2 (GENERAL COMMERCIAL) on 8.02 acres of a 33.47 acre parcel on the east side of Decatur Boulevard, approximately 825 feet north of Smoke Ranch Road (APN 139-18-410-012), Ward 5 (Barlow) [PRJ-50727]. Staff recommends DENIAL.

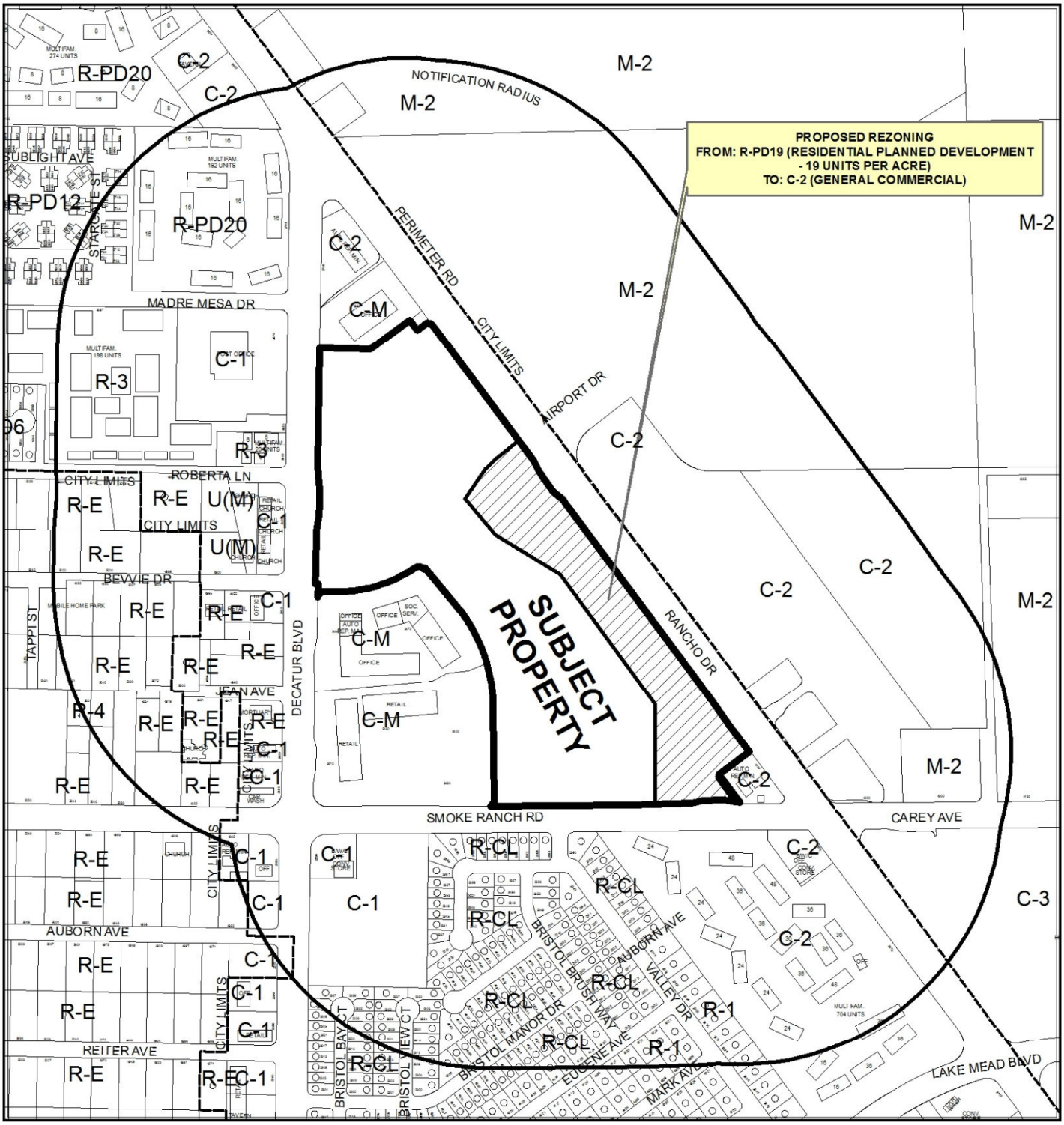
C.C.: 11/20/2013

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.



0 410 820 Feet

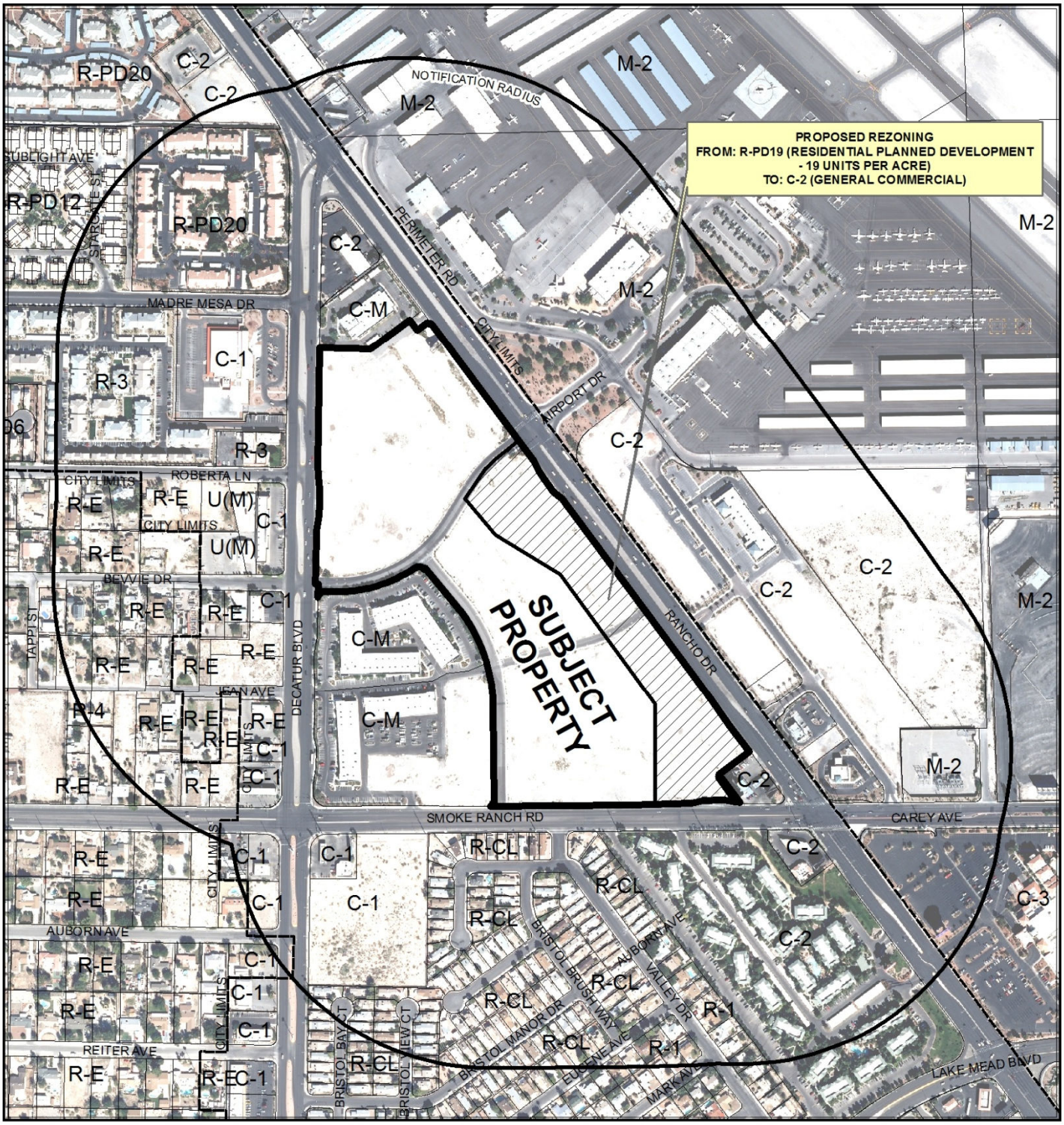
CASE: **ZON-50829 (PRJ-50727)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-PD19 (RESIDENTIAL PLANNED DEVELOPMENT - 19 UNITS PER ACRE)

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

N



CASE: **ZON-50829 (PRJ-50727)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-PD19 (RESIDENTIAL PLANNED DEVELOPMENT - 19 UNITS PER ACRE)

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-50829 APN: 139-18-410-012

Name of Property Owner: Tabar 12, LLC

Name of Applicant: RS Ventures

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: A. Raffi for Tabar 12, LLC

Subscribed and sworn before me

This 24th day of July, 2013

_____

Notary Public in and for said County and State

TALITA CLARK
Notary Public State of Nevada
No. 12-0537-1
My appt. exp. July 6, 2016

PRJ-50727
09/17/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Zone Change

Project Address (Location) Decatur and Smoke Ranch

Project Name Smoke Ranch **Proposed Use**

Assessor's Parcel #(s) 139-18-410-012 **Ward #**

General Plan: existing M proposed **Zoning:** existing R-PD19 proposed

Commercial Square Footage **Floor Area Ratio**

Gross Acres 33.47 **Lots/Units** **Density**

Additional Information

PROPERTY OWNER Tabar, 12, LLC **Contact** Al Rafati

Address 2479 Field Rose Drive **Phone:** **Fax:**

City Salt Lake City **State** UT **Zip** 84121

E-mail Address alrafati@5ventures.com

APPLICANT R5 Ventures **Contact** Al Rafati

Address 2479 Field Rose Drive **Phone:** **Fax:**

City Salt Lake City **State** Nevada **Zip** 84121

E-mail Address alrafati@5ventures.com

REPRESENTATIVE Slater Hanifan Group **Contact** Talita Clark

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 Al Rafati for Tabar 12, LLC

Subscribed and sworn before me

This 29th day of July, 2013.

Notary Public in and for said County and

TALITA CLARK
Notary Public State of Nevada
No. 12-0537-1
My appt. exp. July 6, 2016

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	ZON-50829
Meeting Date:	10/08/13 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.

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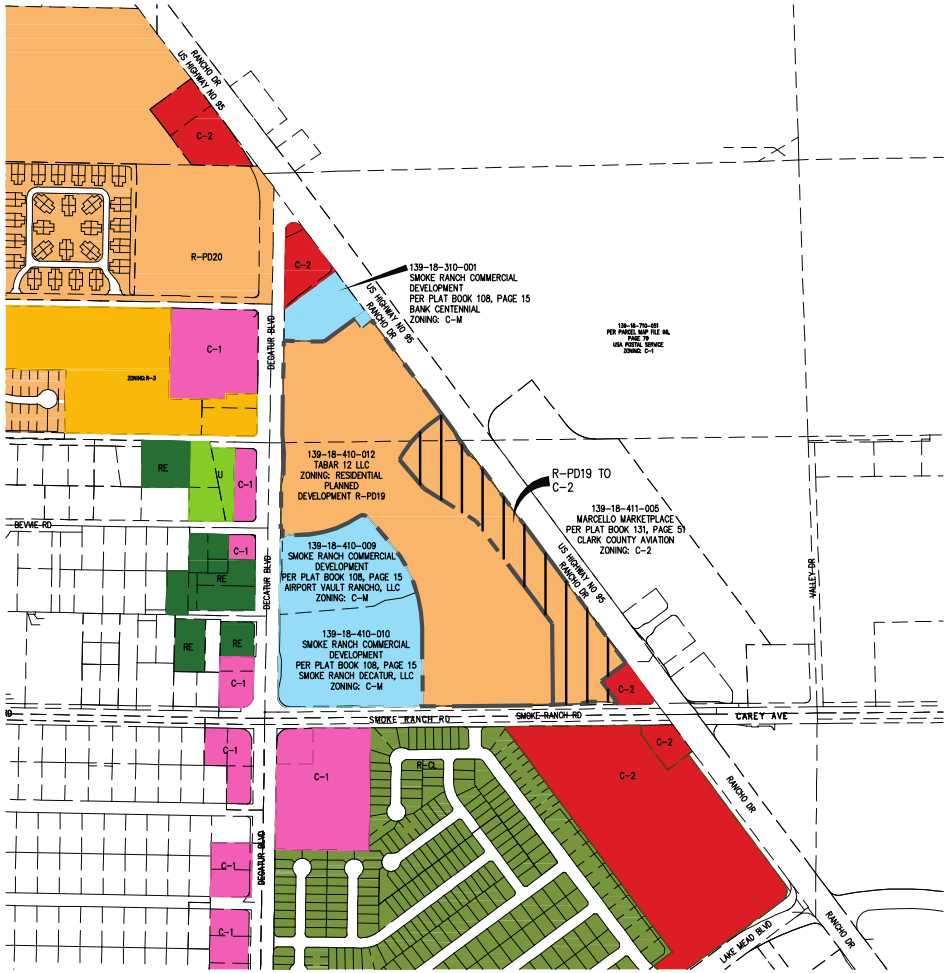
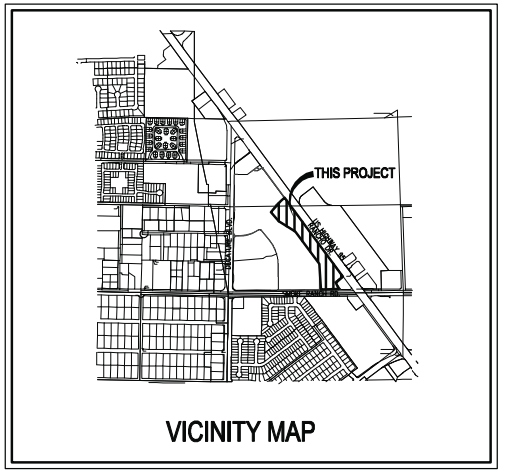
PRJ-50727
09/17/13





LEGEND

- LIMITED COMMERCIAL (C-1)
- MEDIUM DENSITY RESIDENTIAL (R-3)
- RESIDENCE ESTATES (RE)
- RESIDENTIAL PLANED DEVELOPMENT (R-PD)
- UNDEVELOPED (U)
- GENERAL COMMERCIAL (C-2)
- SINGLE-FAMILY COMPACT LOT (R-CL)
- PROPOSED ZONE CHANGE R-PD19 TO C-2



SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8740 S. ARVILLE STREET #210, LAS VEGAS, NV 89113
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

R5 VENTURES

SMOKE RANCH COMMERCIAL ZONING MAP

DATE: 08/22/13
DRAFTER: EB
DESIGNER: EB
CHECKED: DP
PROJECT NO. R5V1300.000

ZN-1
SHEET 1 OF 1

ZON-50829

j:\drh1212-000 smoke ranch\dwg\entitlements\drh1212-000zone_map-1.dwg 8/22/2013 11:05 AM Efraim Balizon

City of Las Vegas Agenda Item No.: **25.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

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

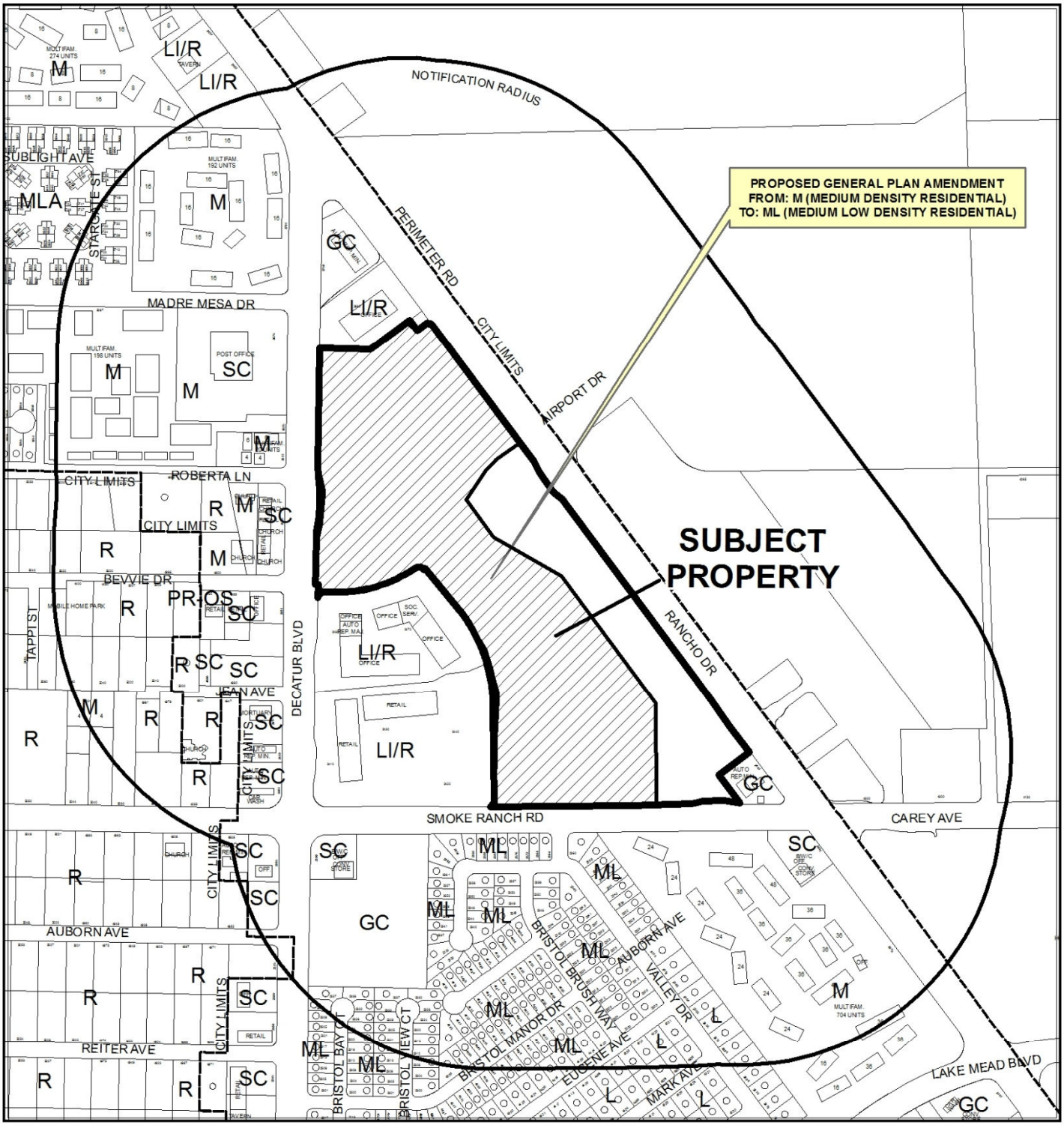
SUBJECT:
GPA-50843 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: D R HORTON - OWNER: TABAR 12, LLC - For possible action on a request for a General Plan Amendment FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL) on 25.45 acres of a 33.47-acre parcel on the east side of Decatur Boulevard, approximately 825 feet north of Smoke Ranch Road (APN 139-18-410-012), Ward 5 (Barlow) [PRJ-50726]. Staff recommends DENIAL.

C.C.: 11/20/2013

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-50843 and ZON-50844
3. Supporting Documentation
4. Photos - GPA-50843 and ZON-50844
5. Justification Letter - GPA-50843 and ZON-50844



CASE: **GPA-50843 (PRJ-50726)**

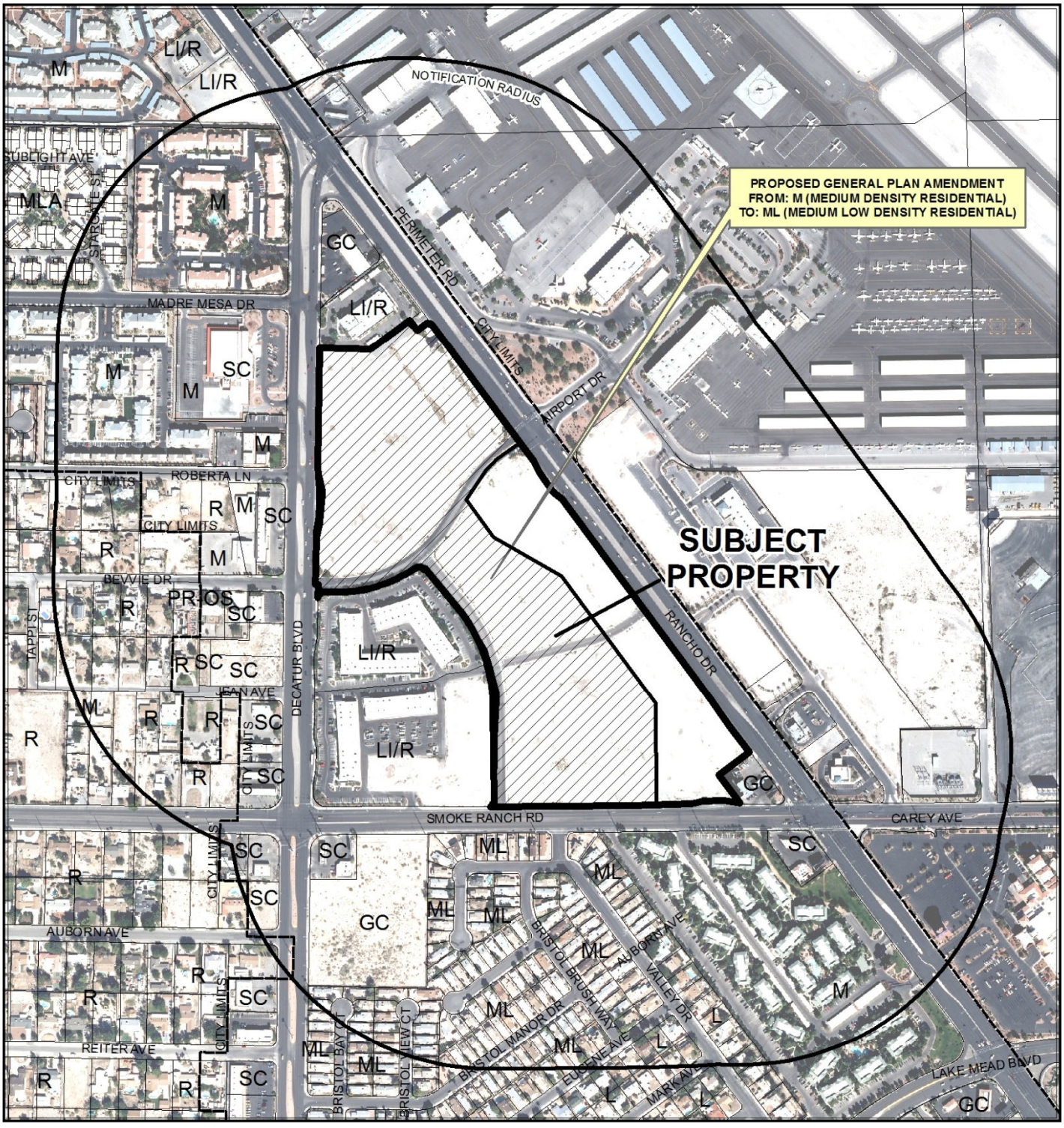
0 400 800 Feet

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: M (MEDIUM DENSITY RESIDENTIAL)

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

N



0 400 800 Feet

CASE: **GPA-50843 (PRJ-50726)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: M (MEDIUM DENSITY RESIDENTIAL)

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: D R HORTON - OWNER: TABAR 12, LLC

** STAFF RECOMMENDATIONS **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-50843	Staff recommends DENIAL.	
ZON-50844	Staff recommends DENIAL.	GPA-50843

MH

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting to amend the Southwest Sector of the General Plan land use designation from M (Medium Density Residential) to ML (Medium Low Density Residential) for a 25.45-acre portion of a 33.47-acre parcel located on the eastside of Decatur Boulevard, approximately 825 feet north of Smoke Ranch Road. A request for a Rezoning from the R-PD19 (Residential Planned Development – 19 Units Per Acre) zoning district to the R-CL (Single Family Compact-Lot) zoning district to run concurrently with the requested land use amendment has also been filed. It is the applicant's intent to develop 159 single-family, detached units upon approval of this requested rezoning. The land is currently undeveloped. Staff recommends denial of both requests as the density and location of residential housing for this proposal is not compatible with the municipal airport or the surrounding development. If denied, the 33-acre parcel will remain unchanged with entitlement for residential development only under 19 Units Per Acre.

ISSUES

- The parent parcel has not been remapped into the requested lots.
- The project is located within 300 feet of the North Las Vegas Municipal Airport, which will require the applicant to file a FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, or submit a "Property Owner's Shielding Determination Statement" to the Clark County Director of Aviation prior to the issuance of building permits.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
08/01/01	The City Council approved the appeal of the Planning Commission denial for a Special Use Permit and Site Development Plan Review (U-0059-01) for six (6) 14-foot by 48-foot Off-Premise Signs on the south side of the intersection of Rancho Drive and Decatur Boulevard. Staff recommended approval. The approval was limited to four signs along Rancho Drive and one sign along Decatur Boulevard.
12/17/02	A Final Map for a one-lot commercial subdivision (Smoke Ranch Commercial Development) was recorded in the Office of the Clark County Recorder.

02/19/03	The City Council approved a General Plan Amendment (GPA-1400) from GC (General Commercial) to LI/R (Light Industry/Research) on 48.49 acres at the northeast corner of Decatur Boulevard and Smoke Ranch Road. The Planning Commission recommended denial (no supermajority). Staff recommended denial.
	The City Council approved a Rezoning (ZON-1401) from C-2 (General Commercial) to C-M (Commercial/Industrial) on 48.49 acres at the northeast corner of Decatur Boulevard and Smoke Ranch Road. The Planning Commission recommended approval. Staff recommended denial.
	The City Council approved a Site Development Plan Review (SDR-1404) and a modification to the planting scheme along the Rancho Drive frontage for a proposed 18,500 square-foot office building on the subject site. The Planning Commission recommended approval. Staff recommended denial.
05/21/03	The City Council approved a Required Review (RQR-1994) of a previously approved Special Use Permit (U-0059-01) for five (5) 40-foot tall, 14-foot by 48-foot Off-Premise Signs adjacent to the northeast corner of Smoke Ranch Road and Decatur Boulevard. The Planning Commission and staff recommended approval.
07/07/04	The City Council approved a Required Review (RQR-4239) of an approved Special Use Permit (U-0059-01), which allowed five (5) 40-foot tall, 14-foot by 48-foot Off-Premise Signs on the subject site. The Planning Commission and staff recommended approval.
12/02/04	The Planning Commission approved a Site Development Plan Review (SDR-5312) for a proposed 40,016 square-foot office complex of eight single-story buildings on 3.30 acres adjacent to the east side of Decatur Boulevard, approximately 875 feet north of Smoke Ranch Road. Staff recommended approval.
04/06/05	The City Council approved a request for a Site Development Plan Review (SDR-5916) for a proposed 5,000 square-foot Liquor Establishment (Tavern) on a 1.34-acre portion of a 31.42-acre site adjacent to the west side of Rancho Drive, approximately 250 feet north of Smoke Ranch Road. The Planning Commission recommended approval. Staff recommended denial.
09/07/05	The City Council approved a Required Review (RQR-6794) of a previously approved Special Use Permit (U-0059-01) for two (2) 40-foot tall, 14-foot by 48-foot Off-Premise Signs adjacent to the northeast corner of Smoke Ranch Road and Decatur Boulevard. The Planning Commission and staff recommended approval of the sign facing Rancho Drive, but denial of the Decatur-facing sign.
03/01/06	The City Council approved a General Plan Amendment (GPA-10799) to change the land use designation from LI/R (Light Industry/Research) to M (Medium Density Residential) on 33.70 acres adjacent to the east side of Decatur Boulevard, approximately 900 feet north of Smoke Ranch Road. The Planning Commission recommended approval. Staff recommended denial.

03/01/06	The City Council approved a Rezoning (ZON-10803) from C-M (Commercial/Industrial) to R-PD16 (Residential Planned Development – 16 Units Per Acre) on 33.70 acres adjacent to the east side of Decatur Boulevard, approximately 900 feet north of Smoke Ranch Road. The Planning Commission recommended approval. Staff recommended denial.
	The City Council approved a Site Development Plan Review (SDR-10806) for a 513-unit condominium development on 33.70 acres adjacent to the east side of Decatur Boulevard, approximately 900 feet north of Smoke Ranch Road. The Planning Commission recommended approval. Staff recommended denial.
12/20/06	The City Council approved a Required Review (RQR-17040) of a previously approved Special Use Permit (U-0059-01) for two (2) 40-foot tall, 14-foot by 48-foot Off-Premise Signs at the northeast corner of Smoke Ranch Road and Decatur Boulevard. The Planning Commission and staff recommended approval.
12/17/08	The City Council approved a Rezoning (ZON-29661) from C-M (Commercial/Industrial) under Resolution of Intent to R-PD16 (Residential Planned Development - 16 Units Per Acre) to R-PD20 (Residential Planned Development - 20 Units Per Acre) on 33.47 acres at the northwest corner of Rancho Drive and Smoke Ranch Road. The Planning Commission recommended approval. Staff recommended denial. The approval was amended to R-PD19 (Residential Planned Development – 19 Units Per Acre)
	The City Council approved a request for a Site Development Plan Review (SDR-29658) for a proposed two- and three-story Multi-Family Residential development consisting of 335 condominium units and 304 apartment units on 33.47 acres at the northwest corner of Rancho Drive and Smoke Ranch Road. The Planning Commission recommended approval. Staff recommended denial. The approval expired 12/17/10.
02/04/09	The City Council approved a Required Review (RQR-31565) of a previously approved Special Use Permit (U-0059-01) for two (2) 40-foot tall, 14-foot by 48-foot Off-Premise Signs at the northeast corner of Smoke Ranch Road and Decatur Boulevard. The Planning Commission recommended approval. Staff recommended denial.
08/01/12	The City Council approved a Required Review (RQR-45510) of a previously approved Special Use Permit (U-0059-01) for two (2) 40-foot tall, 14-foot by 48-foot Off-Premise Signs at the northeast corner of Smoke Ranch Road and Decatur Boulevard. The Planning Commission recommended approval. Staff recommended denial.

Most Recent Change of Ownership	
02/01/13	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
10/17/01	A building permit (#01018419) was issued for an off-premise sign at 2680 North Decatur Boulevard. A final inspection was approved 12/10/01.
	A building permit (#01018420) was issued for an off-premise sign at 2621 North Rancho Drive. A final inspection was approved 12/10/01.

Pre-Application Meeting	
08/14/13	A pre-application conference was held with the applicant's representatives to discuss the requirements for the future development of a single residentially zoned parcel. It was noted during the meeting that a mapping action recording the subdivision of the parent parcel into the proposed commercial and residential subdivisions would be required prior to any entitlements or future development. The applicant was given the instructions for filing requests for a General Plan Amendment and Rezoning to change the residential land use and zoning districts from residential to commercial.

Neighborhood Meeting	
09/12/13	A neighborhood meeting was held from 5:30 p.m. to 6:05 p.m. on the 3rd Floor of the Development Services Center, 333 North Rancho Drive, Las Vegas, NV. There were four members of the public, seven members representing the property owner and development team, and one member of the Planning Department. The applicant explained that approximately 25.5 acres would be designated for residential use, and approximately 8 acres along Rancho Drive would be designated for commercial use. The applicant estimated that approximately 159 single-family lots would be created, resulting in a density of 6.25 Units Per Acre. Comments/Questions from the public: • Concerns were raised about the ingress and egress points on surrounding streets; the applicant noted that two driveways would be developed on Rancho for the commercial development, and that the other existing driveways onto the site would remain. • Questions were raised about whether a median would be constructed on Smoke Ranch. • Questions were raised about the pricing of the residences and the timing of construction. The applicant explained that no pricing had been established yet, and that the residential development would take approximately three years. • Tenants had questions about the existing HOA that is in place on the site; the applicant explained that the HOA would need to be modified to address the proposed residential development.

Field Check	
08/29/13	A field check was conducted by staff and found the property to be partially graded with development entry statement signs displaying the Rancho Air Center at the street corners. The site was relatively free of trash and debris.

Details of Application Request	
Site Area	
Gross Acres	33.47
Net Acres	25.45

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Off-Premise Signs	M (Medium Density Residential)	R-PD19 (Residential Planned Development – 19 Units Per Acre)
	Undeveloped		
North	Office, Other Than Listed	LI/R Light Industry/Research)	C-M (Commercial/Industrial)
South	General Retail, Other Than Listed	SC (Service Commercial)	C-1 (Service Commercial)
	Multi-Family Residential	M (Medium Density Residential)	C-2 (General Commercial)
	Auto Repair Garage, Minor	GC (General Commercial)	
	Single Family, Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
	Office, Other Than Listed	LI/R Light Industry/Research)	C-M (Commercial/Industrial)
	Auto Repair Garage, Major		
East	City of North Las Vegas – Municipal Airport	City of North Las Vegas- AE-60 (Airport Environs)	City of North Las Vegas – M-2 (General Industrial)
West	Post Office	SC (Service Commercial)	C-1 (Service Commercial)
	General Retail, Other Than Listed		
	House of Worship		
	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)
	Social Service Provider	LI/R Light Industry/Research)	C-M (Commercial/Industrial)
	General Retail, Other Than Listed		

Master Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
PD (Planned Development) District	N
A-O (Airport Overlay) District – 35 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

General Plan	***Permitted Density***	***Units Allowed***
M (Medium Density Residential)	25.49 DUA	853 Units
Proposed General Plan	***Permitted Density***	***Units Allowed***
ML (Medium Low Density Residential)	8.49 DUA	216 Units
Existing Zoning	***Permitted Density***	***Units Allowed***
R-PD19 (Residential Planned Development – 19 Units Per Acre)	19 Units Per Acre	635 Units
Proposed Zoning	***Permitted Density***	***Units Allowed***
R-CL (Single Family Compact-Lot)	8.49 DUA	216 Units

ANALYSIS

The proposed change in land use would have a profound effect on the area through the change from the M (Medium Density Residential) land use designation to the ML (Medium Low Density Residential) land use designation. The proposed residential land use carries an allowable density of no more than 8.49 Units Per Acre. Staff does not support the change in land use as the property along Rancho Drive at this location is best served by the LI/R (Light Industry/Research) land use designation when considering the proximity to the North Las Vegas Municipal Airport.

Due to the proximity of the proposed development, the Federal Aviation Regulations (Title 14, Part 77) require that the Federal Aviation Administration (FAA) be notified before the construction or alteration of any building or structure greater than 200 feet in height (§ 77.13(a)(1)) or that will exceed a slope of 100:1 for a distance of 20,000 feet from the nearest point of any airport runway greater than 3,200 feet in length (§ 77.13 (a)(2)(i)). Such notification allows the FAA to determine what impact, if any, the proposed development will have upon navigable airspace, and allows the FAA to determine whether the development requires obstruction marking or lighting.

The proposed development will exceed the 100:1 notice requirement for the North Las Vegas Airport (VGT). Therefore, as required by 14 CFR Part 77, the FAA must be notified of the proposed construction or alteration.

The proposed change in land use to would allow for property best utilized for light industrial use to be utilized for single family residential use, which is not encouraged by staff. In consideration of the proposed size of the requested residential development and its proximity to the North Las Vegas Municipal Airport and general commercial uses along Rancho Drive, staff recommends denial of the requested land use amendment and rezoning. If denied, the subject will retain the R-PD19 (Residential Planned Development – 19 Units Per Acre) zoning district; however, the Site Development Plan Review for this planned development has expired. Thus, approval of a new Site Development Plan Review would be required prior to the development of a residential subdivision.

FINDINGS (GPA-50843)

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 change to the ML (Medium Low Density Residential) land use designation is not compatible with adjacent land uses. The subject property is located along Rancho Drive and is situated in a triangle between three Primary Arterial (100-foot) streets. Locations such as this are typically reserved for commercial and other similar type uses; and in consideration of the proximity the North Las Vegas Municipal Airport, industrial uses would be most suitable.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

   The Rezoning (ZON-50844) request accompanying this proposed land use amendment suggests a change from the R-PD19 (Residential Planned Development – 19 Units Per Acre) zoning district to the R-CL (Single Family Compact-Lot) zoning district. The properties along Rancho Drive in this area are commercial in nature and include uses such as an auto repair shop and the North Las Vegas Airport. Staff finds that adding a residential zoning district to this type of area would be out of context with the intentions of the Master Plan and is incompatible with the adjacent municipal airport.

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 site will gain access from Rancho Drive, Decatur Boulevard and Smoke Ranch Road, all classified by the Master Plan of Streets and Highways as 100-foot wide Primary Arterials. The area will incur increased traffic due to the addition of 159 single family homes, in addition to the proposed eight-acre commercial development, which the streets are designed to accommodate. Staff finds that the roadways may adequately serve the proposed uses; however, concerns were raised during the neighborhood meeting regarding the design of the two additional driveways onto Rancho Drive.

4. **The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

   The proposed development is not subject to any other plans and is in compliance with additional policies.

FINDINGS (ZON-50844)

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 the R-CL (Single Family Compact-Lot) zoning district is within the allowable density range of the proposed ML (Medium Low Density Residential) General Plan designation.

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 detached single-family residential use is at a lower density than what the site is currently entitled for; however, staff finds the proposed single family residential use as incompatible with the nearby municipal airport and commercial uses.

3. **Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

   The density and size of the lots proposed for the property to be rezoned is not in context with the surrounding development. There is no compelling need for single family, detached lots located within close proximity to the municipal airport or the adjacent light

industrial or general commercial uses located along Rancho Drive. The proposed rezoning is therefore inappropriate.

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.

East-west access to the property is provided by Rancho Drive and Decatur Boulevard with access at the south of the property provided by Smoke Ranch Road, all classified by the Master Plan of Streets and Highways as 100-foot wide Primary Arterials. These roads are adequate to meet the traffic demands of the proposed single-family residential development; however, concern regarding the design of the additional driveways on Rancho Drive was raised during the neighborhood meeting.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 9

NOTICES MAILED 245

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-50843 APN: 139-18-410-012

Name of Property Owner: Tabar 12, 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: A Raffi

Print Name: A Raffi for Tabar 12, LLC

Subscribed and sworn before me

This 29th day of July, 2013

Notary Public in and for said County and State

TALITA CLARK
Notary Public State of Nevada
No.12-8537-1
My appt. exp. July 6, 2016

PRJ-50726
08/26/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) Decatur and Smoke Ranch

Project Name Smoke Ranch **Proposed Use** _____

Assessor's Parcel #(s) 139-18-410-012 **Ward #** _____

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

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

Gross Acres 33.47 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Tabar 12, LLC **Contact** Al Rafati

Address 2479 Field Rose Drive **Phone:** _____ **Fax:** _____

City Salt Lake City **State** UT **Zip** 84121

E-mail Address alrafati@5ventures.com

APPLICANT DR Horton, Inc. **Contact** Bradley Burns

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

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

E-mail Address bburns@drhorton.com

REPRESENTATIVE Slater Hanifan Group **Contact** Talita Clark

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 Al Rafati for Tabar 12, LLC

Subscribed and sworn before me

This 29th day of July, 2013.

_____

Notary Public in and for said County and State

TALITA CLARK
Notary Public State of Nevada
No.12-8537-1
My appt. exp. July 6, 2016

FOR DEPARTMENT USE ONLY

Case #	GPA-50843
Meeting Date:	10/08/13 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

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #214, LAS VEGAS, NV 89118
PHONE (702) 364-5300 FAX (702) 364-5399
NO. DESCRIPTION DATE BY APP'L APP DATE
DR HORTON
SMOKE RANCH RESIDENTIAL
LOCATION MAP / LAND USE
DATE: 08/22/13
DRAFTER: EB
DESIGNER: EB
CHECKED: DP
PROJECT NO. DRH1212.000
LU-1
SHEET 1 OF 1
GPA-50843
VICINITY MAP
THIS PROJECT
LEGEND
LIGHT INDUSTRY RESEARCH
MEDIUM
MEDIUM LOW
MEDIUM LOW ATTACHED
PARKS RECREATION
RURAL
SERVICE COMMERCIAL
GENERAL COMMERCIAL
N
0 600 1200
SCALE – 1"=600' FEET
MEDIUM TO MEDIUM LOW
US HIGHWAY NO 95
RANCHO DR
DECATUR BLVD
SMOKE RANCH RD
CAREY AVE
LAKE MEAD BLVD
VALLEY DR
BEVAN RD



GPA-50843 & ZON-50844 - APPLICANT: D R HORTON - OWNER: TABAR 12, LLC
EAST SIDE OF DECATUR BOULEVARD, APPROXIMATELY 825 FEET NORTH OF SMOKE RANCH ROAD
08/29/13



GPA-50843 & ZON-50844 - APPLICANT: D R HORTON - OWNER: TABAR 12, LLC
EAST SIDE OF DECATUR BOULEVARD, APPROXIMATELY 825 FEET NORTH OF SMOKE RANCH ROAD
08/29/13



GPA-50843 & ZON-50844 - APPLICANT: D R HORTON - OWNER: TABAR 12, LLC
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08/29/13



GPA-50843 & ZON-50844 - APPLICANT: D R HORTON - OWNER: TABAR 12, LLC
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08/29/13



GPA-50843 & ZON-50844 - APPLICANT: D R HORTON - OWNER: TABAR 12, LLC
EAST SIDE OF DECATUR BOULEVARD, APPROXIMATELY 825 FEET NORTH OF SMOKE RANCH ROAD
08/29/13

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

DRH1212-000

August 21, 2013

City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

SUBJECT: **Justification Letter for a General Plan Amendment and Zone Change for Smoke Ranch Residential Community.**

Slater Hanifan Group, on behalf of the applicant, D.R. Horton, respectfully submits this justification letter in support of a General Plan Amendment (GPA) and Zone Change (ZC) for the above subject site.

The subject site is located at the northwest corner of Smoke Ranch Road and Rancho Drive. The site is a portion of Assessor's Parcel Number 139-18-410-012, of which the requested GPA is 25.45 acres of the total 33.47 acres of the parcel. A parcel map will be submitted, which will divide APN: 139-18-410-012 into a residential and commercial component. An application for the commercial component is being processed under a separate application by another developer, and is not a part of this request.

The purpose of the GPA request is to revise the existing General Plan from *Medium Density* (M), which allows up to 25.49 dwelling units per acre (du/ac), to *Medium Low* (ML) which would allow up to 8.49 (du/ac).

The purpose of the ZC request is to rezone the property from existing R-PD19 to R-CL, Single Family Compact-Lot District. The proposed development currently consists of 159 single family residential lots on 25.45 acres, which results in a density of 6.25 (du/ac). The minimum lot dimensions would be 35'x90'.

The proposed General Plan Amendment and Zone Change are compatible with other existing residential subdivisions in the area, which consists of apartments, attached-residences and single-

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

PRJ-50726
08/26/13
GPA-50843
ZON-50844

family residences. An existing subdivision with a similar density is located just south of the proposed project on Smoke Ranch Road, with existing apartments to the north and south along Rancho Road.

Thank you for considering this application request. Please contact me at 284-5300 if you have any questions regarding these applications.

Slater Hanifan Group, Inc.



Darrin Pappa, P.E.
Project Manager

PRJ-50726
08/26/13

GPA-50843
ZON-50844

City of Las Vegas Agenda Item No.: **26.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

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

SUBJECT:
ZON-50844 - REZONING RELATED TO GPA-50843 - PUBLIC HEARING - APPLICANT: D R HORTON - OWNER: TABAR 12, LLC - For possible action on a request for a Rezoning FROM: R-PD19 (RESIDENTIAL PLANNED DEVELOPMENT - 19 UNITS PER ACRE) TO: R-CL (SINGLE FAMILY COMPACT-LOT) on 25.45 acres of a 33.47-acre parcel on the east side of Decatur Boulevard, approximately 825 feet north of Smoke Ranch Road (APN 139-18-410-012), Ward 5 (Barlow) [PRJ-50726]. Staff recommends DENIAL.

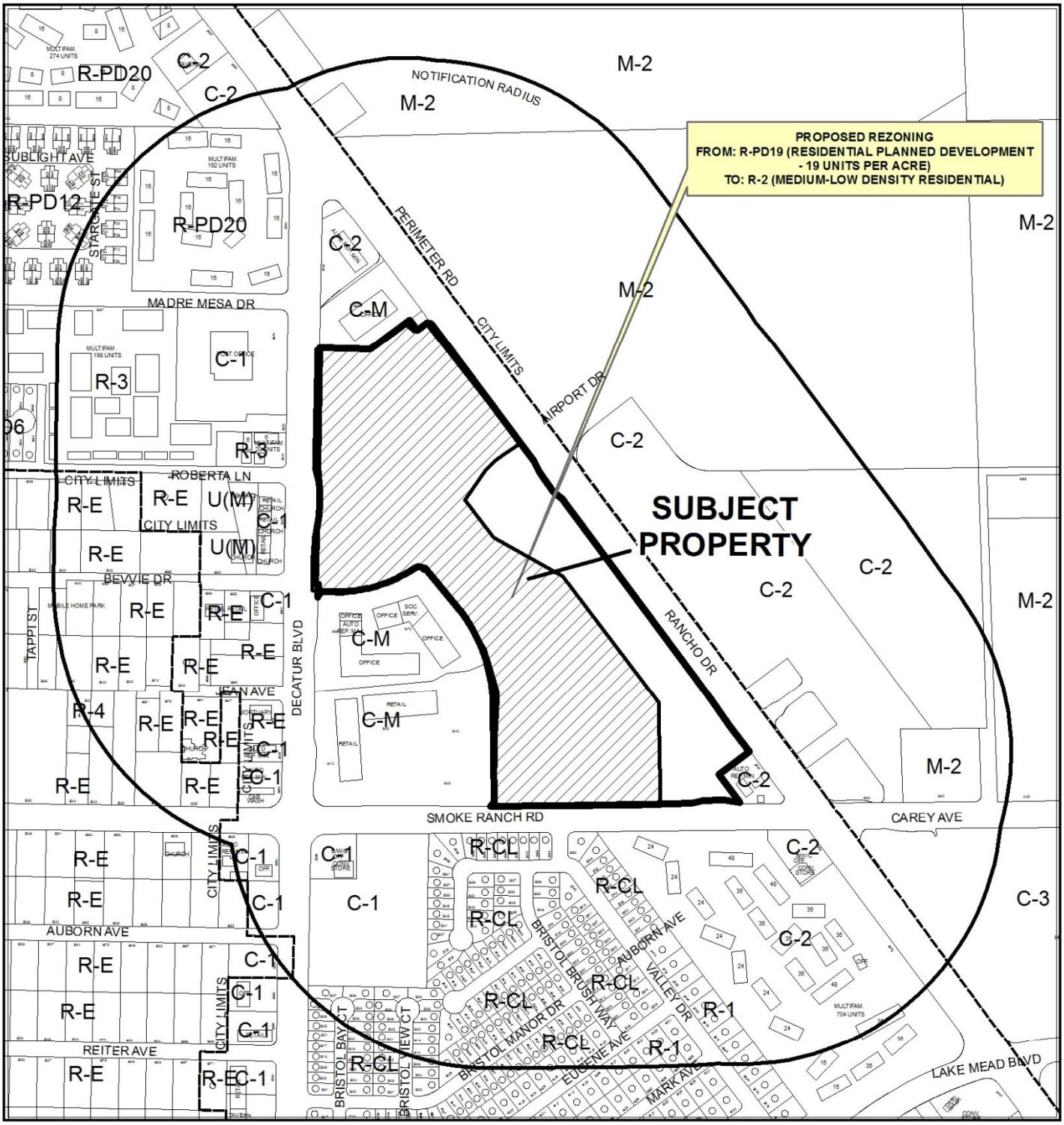
C.C.: 11/20/2013

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.

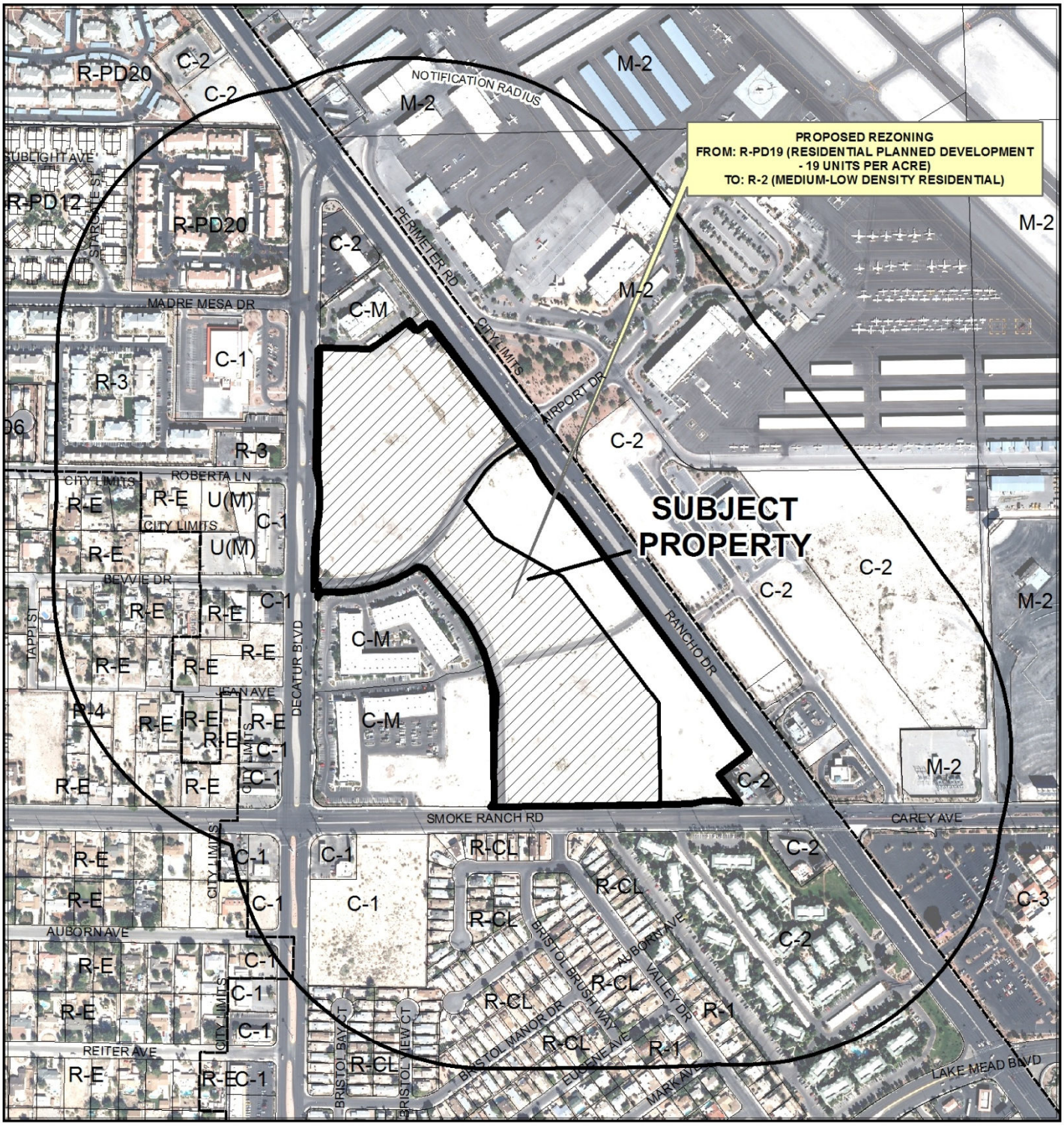


CASE: **ZON-50844 (PRJ-50726)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-PD19 (RESIDENTIAL PLANNED DEVELOPMENT - 19 UNITS PER ACRE)

PROPOSED ZONING OF SUBJECT PROPERTY: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL)



CASE: **ZON-50844 (PRJ-50726)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-PD19 (RESIDENTIAL PLANNED DEVELOPMENT - 19 UNITS PER ACRE)

PROPOSED ZONING OF SUBJECT PROPERTY: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL)

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-50844 APN: 139-18-410-012

Name of Property Owner: Tabar 12, 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: A.C. Raffi

Print Name: A.C. Raffi for Tabar 12, LLC

Subscribed and sworn before me

This 29th day of July, 2013

Notary Public in and for said County and State

TALITA CLARK
Notary Public State of Nevada
No.12-8537-1
My appt. exp. July 6, 2016

PRJ-50726
08/26/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Zone Change

Project Address (Location) Decatur and Smoke Ranch

Project Name Smoke Ranch **Proposed Use** _____

Assessor's Parcel #(s) 139-18-410-012 **Ward #** _____

General Plan: existing M proposed _____ **Zoning:** existing R-PD19 proposed _____

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

Gross Acres 33.47 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Tabar, 12, LLC **Contact** Al Rafati

Address 2479 Field Rose Drive **Phone:** _____ **Fax:** _____

City Salt Lake City **State** UT **Zip** 84121

E-mail Address alrafati@5ventures.com

APPLICANT DR Horton, Inc. **Contact** Bradley Burns

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

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

E-mail Address bburns@drhorton.com

REPRESENTATIVE Slater Hanifan Group **Contact** Talita Clark

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 AL Rafati for Tabar 12, LLC

Subscribed and sworn before me

This 29th day of July, 20 13.

_____

Notary Public in and for said County and State

TALITA CLARK
Notary Public State of Nevada
No. 12-8537-1
My appt. exp. July 6, 2016

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	ZON-50844
Meeting Date:	10/08/13 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-50726
09/04/13

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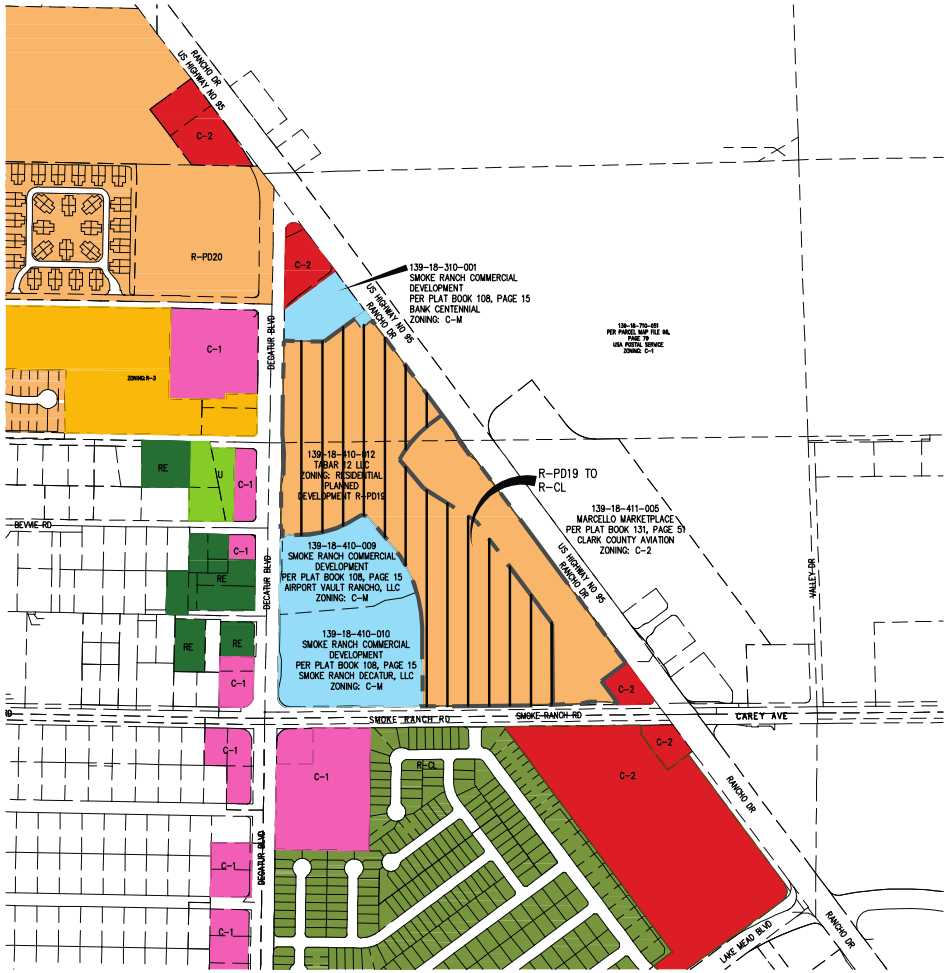
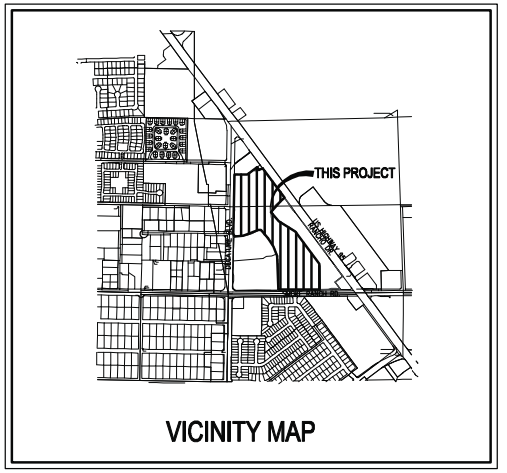




VICINITY MAP

LEGEND

- LIMITED COMMERCIAL (C-1)
- MEDIUM DENSITY RESIDENTIAL (R-3)
- RESIDENCE ESTATES (RE)
- RESIDENTIAL PLANED DEVELOPMENT (R-PD)
- UNDEVELOPED (U)
- GENERAL COMMERCIAL (C-2)
- SINGLE-FAMILY COMPACT LOT (R-CL)
- PROPOSED ZONE CHANGE R-PD19 TO C-2

N

0 600 1200

SCALE – 1"=600' FEET

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8740 S. ARVILLE STREET #210, LAS VEGAS, NV 89113
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

DR HORTON

SMOKE RANCH RESIDENTIAL ZONING MAP

DATE: 08/22/13
DRAFTER: EB
DESIGNER: EB
CHECKED: DP
PROJECT NO. DRH1212.000

ZN-1
SHEET 1 OF 1

ZON-50844

j:\drh1212-000 smoke ranch\dwg\entitlements\drh1212-000zone_map-2.dwg 8/22/2013 11:04 AM Efraim Bolizon

City of Las Vegas Agenda Item No.: **27.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

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

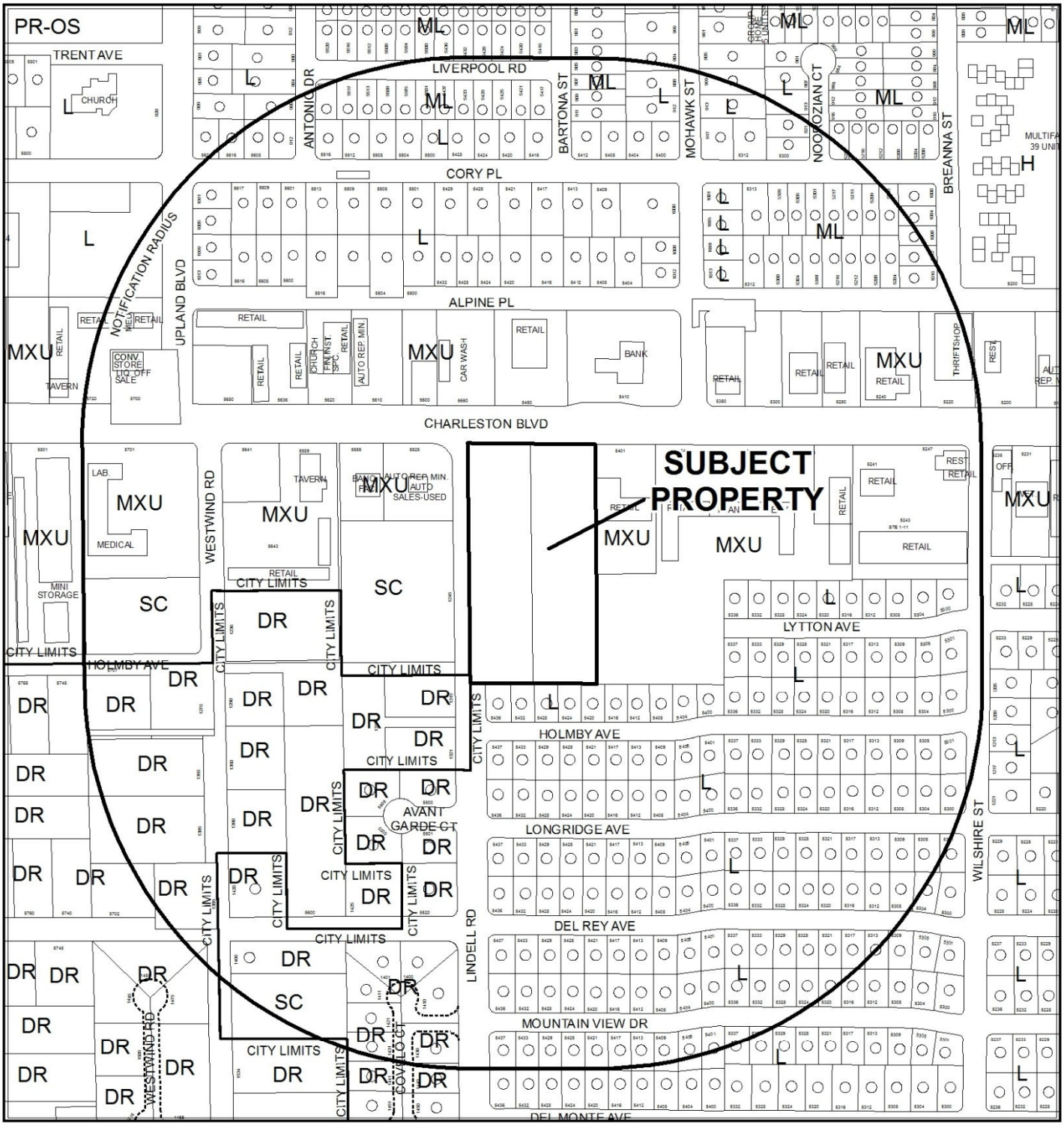
SUBJECT:
GPA-50835 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CAROLYN MICH"L - OWNER: CHARLIE RAH RAH, A NEVADA LIMITED PARTNERSHIP - For possible action on a request for a General Plan Amendment FROM: ML (MEDIUM LOW DENSITY RESIDENTIAL) TO: GC (GENERAL COMMERCIAL) on 4.62 acres at the southeast corner of Charleston Boulevard and Lindell Road (APNs 163-01-501-001 and 002), Ward 1 (Tarkanian). Staff recommends DENIAL.

C.C.: 11/20/2013

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-50835 and ZON-50839
3. Supporting Documentation
4. Photos - GPA-50835 and ZON-50839
5. Justification Letter - GPA-50835 and ZON-50839



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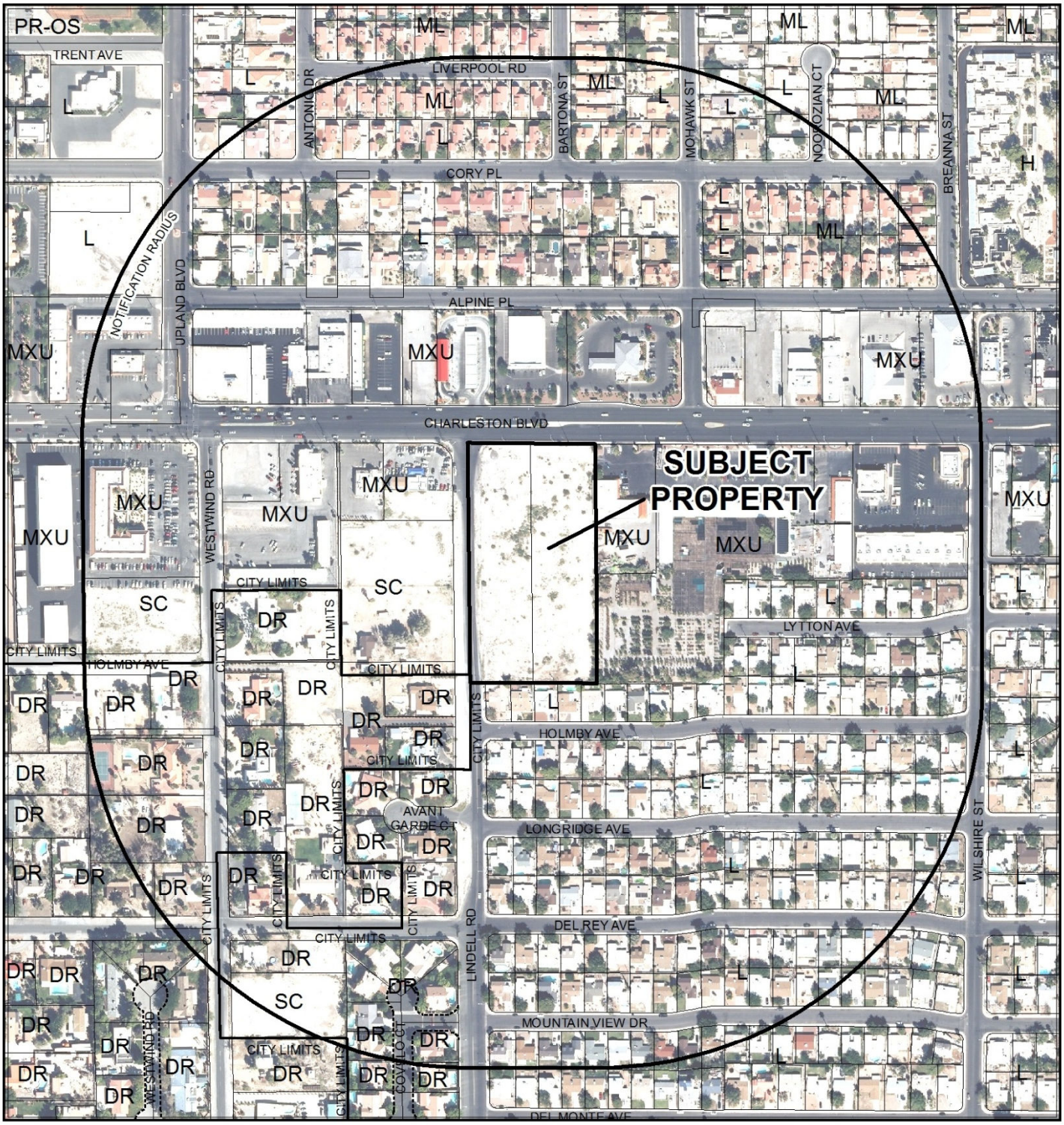
CASE: **GPA-50835**

RADIUS: 1000 FEET

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

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: GC (GENERAL COMMERCIAL)

N



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CASE: **GPA-50835**

RADIUS: 1000 FEET

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

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: GC (GENERAL COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: CAROLYN MICH'L - OWNER: CHARLIE RAH RAH, LP

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-50835	Staff recommends DENIAL.	
ZON-50839	Staff recommends DENIAL.	GPA-50835

GK

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting a General Plan Amendment and Rezoning on 4.62 undeveloped acres at the southwest corner of Charleston Boulevard and Lindell Road. The property is currently planned for use as ML (Medium Low Density Residential) and the applicant is seeking a change to the GC (General Commercial) land use and C-2 (General Commercial) zoning district to allow construction of a future commercial development.

Staff recommends denial, as the requested changes to the existing ML (Medium Low Density Residential) General Plan designation and U (Undeveloped) zoning designation are too intense and intrusive for the surrounding properties, particularly for the single-family residences located to the south. An SC (Service Commercial) General Plan designation and a C-1 (Limited Commercial) zoning designation would better complement the existing commercial uses along Charleston Boulevard, as well as protect the single-family residences to the south from the intense commercial uses permitted in a C-2 (General Commercial) zoning designation. If denied, the current zoning and land use designations would remain.

ISSUES

- A General Plan Amendment is requested to change the land use designation on the subject site from ML (Medium Low Density Residential), which allows up to 8.49 dwelling units per acre, to GC (General Commercial).
- A Rezoning is requested to change the zoning designation on the subject site from U (Undeveloped) to C-2 (General Commercial).

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
12/15/04	The City Council approved a request for a General Plan Amendment (GPA-5120) to amend a portion of the southwest sector plan of the General Plan from GC (General Commercial) to ML (Medium-Low Density Residential) on 5 acres adjacent to the southwest corner of Charleston Boulevard and Lindell Road. Planning Commission recommended approval. Staff recommended denial.
	The City Council approved a request for a Rezoning (ZON-5121) from C-2 (General Commercial) to R-PD8 (Residential Planned Development – 8 Units Per Acre) on 5 acres adjacent to the southeast corner of Charleston Boulevard and Lindell Road. Planning Commission recommended approval. Staff recommended denial.

12/15/04	The City Council approved a request for a Site Development Plan Review (SDR-5122) for a 40-lot single-family residential development on 5 acres adjacent to the southwest corner of Charleston Boulevard and Lindell Road. Planning Commission recommended approval. Staff recommended denial.
	The City Council approved a request for a Variance (VAR-5124) to allow 0.44 acres of open space where 0.66 acres is the minimum required for a 40-lot single-family residential development on 5 acres adjacent to the southwest corner of Charleston Boulevard and Lindell Road. Planning Commission recommended approval. Staff recommended denial.
02/07/07	The City Council approved a request for an Extension of Time (EOT-18785) of an approved Rezoning (ZON-5121) from C-2 (General Commercial) to R-PD8 (Residential Planned Development – 8 Units Per Acre) on 5 acres adjacent to the southeast corner of Charleston Boulevard and Lindell Road. Staff recommended approval.
03/07/07	The City Council approved a request for an Extension of Time (EOT-19548) of an approved Site Development Plan Review (SDR-5122) for a 40-lot single-family residential development on 5 acres at the southwest corner of Charleston Boulevard and Lindell Road. Staff recommended approval.
	The City Council approved a request for an Extension of Time (EOT-19549) of an approved Variance (VAR-5124) to allow 0.44 acres of open space where 0.66 acres is the minimum required for a proposed 40-lot single-family residential development on 5 acres at the southwest corner of Charleston Boulevard and Lindell Road. Staff recommended approval.

Most Recent Change of Ownership	
10/16/07	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
No building permits or business licenses have been issued at the subject site.

Pre-Application Meeting	
08/15/13	A pre-application meeting was held where the submittal requirements for a General Plan Amendment and Rezoning was discussed.

Neighborhood Meeting	
09/12/13	Meeting Start Time: 6:00 P.M. Meeting End Time: 6:25 P.M. Attendance: Public - #3 Applicant - #2 Staff – 1 The following issues/concerns were discussed at the meeting; • Traffic will increase on Lindell Road, which is not fully improved • Flooding on Lindell Road • Full street improvements for the portion of Lindell Road from Charleston Boulevard to Oakey Boulevard are needed • There is overall support for Commercial uses at this location

Field Check	
08/29/13	The subject site is undeveloped free of trash and debris.

Details of Application Request	
Site Area	
Net Acres	4.62

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	ML (Medium Low Density Residential)	U (Undeveloped)
North	General Retail Car Wash	MXU (Mixed Use)	C-1 (Limited Commercial)
South	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
East	General Retail	MXU (Mixed Use)	C-1 (Limited Commercial)
West	Auto Repair, Minor	MXU (Mixed Use)	C-2 (General Commercial)
	Undeveloped	SC (Service Commercial)	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	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

ANALYSIS

The 4.62 acre subject site is currently designated as ML (Medium Low Density Residential) land use and is in the U (Undeveloped) zoning district. The existing land use is inappropriate for this location. The subject site borders MXU (Mixed Use) land use to the north, east, and west and has C-1 (Limited Commercial) and C-2 (General Commercial) zoning immediately to the north, east and west. The subject site represents an infill parcel primarily surrounded by commercial development. The proposed commercial zoning and land use designation supports the City policy of encouraging the development of infill parcels to efficiently distribute public resources. However, the proposed GC (General Commercial) land use designation and C-2 (General Commercial) zoning designation are too intense for the area. There are existing single-family residences to the south of the property. A C-2 (General Commercial) zoning district will allow for automotive and wholesale uses that are incompatible with residential neighborhoods. Furthermore, Title 19.08.080 states that the C-2 (General Commercial) zoning district should be located away from low density residential development and should only be used to buffer between retail and industrial uses. Therefore, it is inappropriate to augment the typical C-1 (Limited Commercial) development along Charleston Boulevard with this proposed General Commercial land use and zoning designation.

Staff recommends denial of this proposal, as it is an inappropriate land use for this location and cannot operate harmoniously with the residential properties to the south.

FINDINGS (GPA-50835)

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 planned General Commercial land use designation will not be compatible with the residential uses to the south.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

   A C-2 (General Commercial) zoning designation would not be an appropriate land use for the subject site. A less intense zoning district such as C-1 (Limited Commercial) would be a more compatible buffer with the adjacent residential uses.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

   Charleston Boulevard is adequate to meet the requirements of commercial uses permitted on a C-2 (General Commercial) zoned property. All other public resources and facilities are available to the site as it is an infill parcel surrounded by existing development.

4. **The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

   The subject site represents an infill parcel surrounded by existing commercial development; therefore, the proposed commercial zoning and land use designation supports the City policy of encouraging the development of infill parcels to efficiently distribute public resources.

FINDINGS (ZON-50839)

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 accompanying General Plan Amendment (GPA-50835) is proposing to designate the site to the GC (General Commercial) land use category, which allows for development of retail, service, wholesale, and office uses. This requested zoning change to C-2 (General Commercial) zoning district conforms to the proposed GC (General Commercial) land use designation.

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 permitted commercial uses in a C-2 (General Commercial) zoning district would allow uses that are too intense and would be incompatible with the surrounding residential neighborhood.

3. **Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

   The subject site represents an infill parcel primarily surrounded by existing commercial development. However, the subject site is also adjacent to single-family residences to the south. It is more appropriate to continue to develop the area along Charleston Boulevard with uses typically allowed under the C-1 (Limited Commercial) zoning district.

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 subject site is undeveloped but can have access from Charleston Boulevard, a 100-foot Primary Arterial. Access to the site can also be provided by Lindell Road, an 80-foot Major Collector. Street access from either Charleston Boulevard or Lindell Road is adequate to meet the requirements of a commercial zoning district.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 24

NOTICES MAILED 347

APPROVALS 0

PROTESTS 0

GK

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Numbe **GPA-50835** APN: 163-01-501-001 & 002

Name of Property Owner: Charlie Rah Rah, a Nevada Limited Partnership

Name of Applicant: Carolyn Mich'l

Name of Representative: Khosro Pourghahreman

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: Carolyn Mich'l, Gen Partner

Print Name: Carolyn Mich'l, General partner

Subscribed and sworn before me

This 22nd day of August, 2013

Dorothy Grace Shoen

Notary Public in and for said County and State

DOROTHY GRACE SHOEN
Notary Public State of Nevada
No. 96-5387-1
My Appt. Exp. Dec. 2, 2016

Revised 11-14-06

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RECEIVED
AUG 22 2013

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: GPA and Rezoning at Charleston Blvd. and Lindell Road

Project Address (Location) SE corner Charleston Blvd. and Lindell Rd.

Project Name GPA at Charleston Blvd. and Lindell Road **Proposed Use** Commercial C-2

Assessor's Parcel #(s) 163-01-501-001 & 002 **Ward #** 1- Tarkanian

General Plan: existing ML proposed GC **Zoning:** existing U proposed C-2

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

Gross Acres 4.62 **Lots/Units** N/A **Density** N/A

Additional Information This project was zoned C-2 previously

PROPERTY OWNER Charlie Rah Rah, A NV Ltd Part. **Contact** Carolyn Mich'l

Address 3075 Rosanna St. **Phone:** (702) 876-4540 **Fax:** (702) 876-4540

City Las Vegas **State** NV **Zip** 89117

E-mail Address

APPLICANT Carolyn Mich'l **Contact** Same

Address Same as above **Phone:** **Fax:**

City **State** **Zip**

E-mail Address

REPRESENTATIVE Khosro Pourghahreman **Contact**

Address 10619 Adamsong Ave. **Phone:** (702) 596-4290 **Fax:** (702) 240-2050

City La Vegas **State** NV **Zip** 89135

E-mail Address CVJSP@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* Carolyn Mich'l General Partner

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

Print Name CAROLYN MICH'L, GEN. PTR

Subscribed and sworn before me

This 22nd day of August, 2013.

Dorothy Grace Shoen

Notary Public in and for said County and State

DOROTHY GRACE SHOEN
Notary Public State of Nevada
No. 96-5387-1
My Appt. Exp. Dec. 2, 2016

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	GPA-50835
Meeting Date:	10/8/2013
Total Fee:	$2000 Tbd
Date Received:*	8/22/2013
Received By:	M Rus

*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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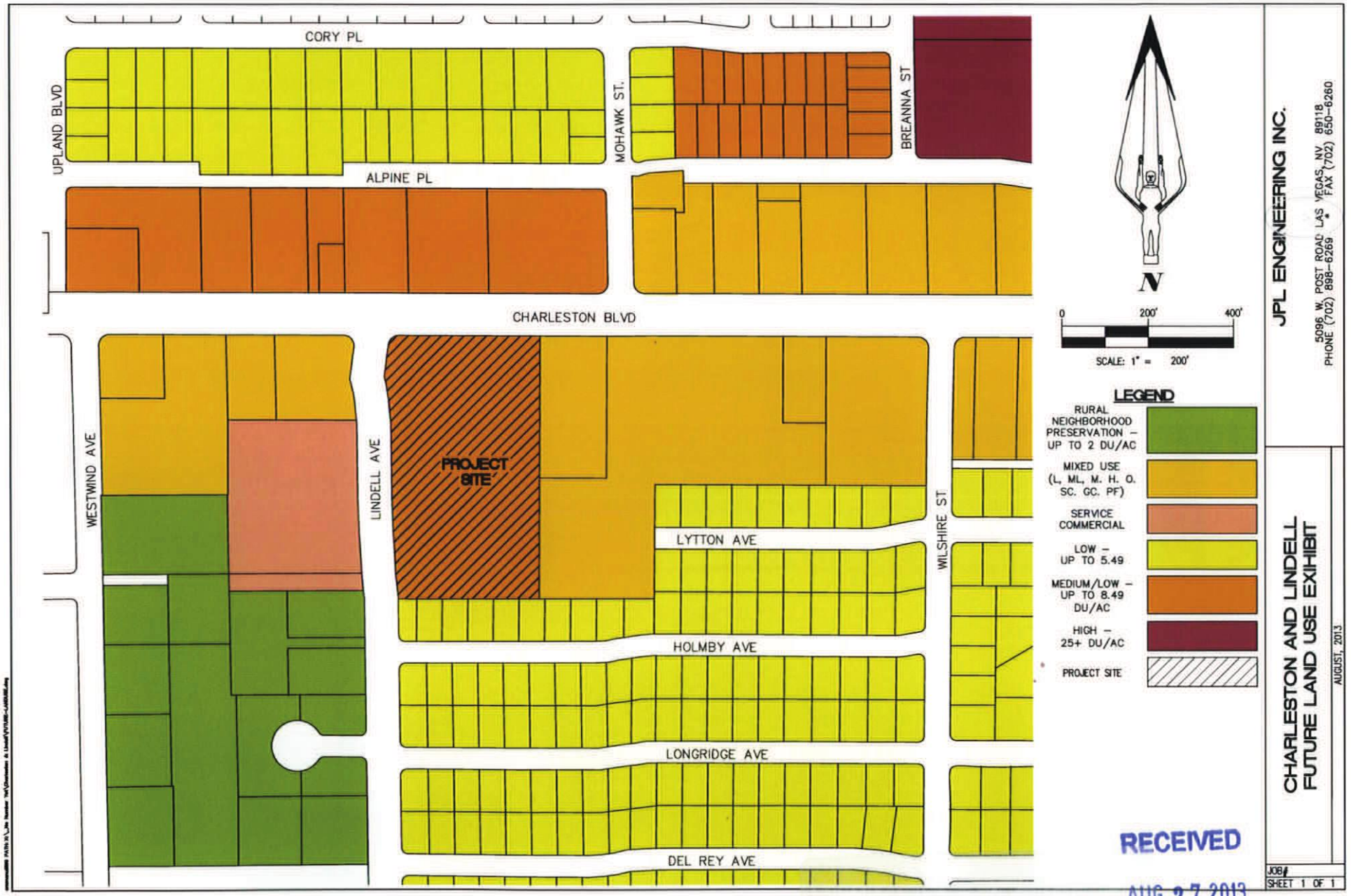

JPL ENGINEERING INC.
5096 W. POST ROAD LAS VEGAS, NV 89118
PHONE (702) 898-6269 FAX (702) 650-6260

CHARLESTON AND LINDELL
FUTURE LAND USE EXHIBIT

AUGUST, 2013

JOB#
SHEET 1 OF 1

RECEIVED
AUG 27 2013
City of Las Vegas
Dept. of Planning

GPA-50835



GPA-50835 & ZON-50839 - APPLICANT: CAROLYN MICH'L - OWNER: CHARLIE RAH RAH, A NEVADA LIMITED PARTNERSHIP
SOUTHEAST CORNER OF CHARLESTON BOULEVARD AND LINDELL ROAD

08/29/13



GPA-50835 & ZON-50839 - APPLICANT: CAROLYN MICH'L - OWNER: CHARLIE RAH RAH, A NEVADA LIMITED PARTNERSHIP
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08/29/13



GPA-50835 & ZON-50839 - APPLICANT: CAROLYN MICH'L - OWNER: CHARLIE RAH RAH, A NEVADA LIMITED PARTNERSHIP
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08/29/13



GPA-50835 & ZON-50839 - APPLICANT: CAROLYN MICH'L - OWNER: CHARLIE RAH RAH, A NEVADA LIMITED PARTNERSHIP
SOUTHEAST CORNER OF CHARLESTON BOULEVARD AND LINDELL ROAD

08/29/13



GPA-50835 & ZON-50839 - APPLICANT: CAROLYN MICH'L - OWNER: CHARLIE RAH RAH, A NEVADA LIMITED PARTNERSHIP
SOUTHEAST CORNER OF CHARLESTON BOULEVARD AND LINDELL ROAD

08/29/13

JPL ENGINEERING INC.
5096 W. Post Road
Las Vegas, NV 89118
Ph. (702) 898-6269 Fx. (702) 650-6260

July 31, 2013

City of Las Vegas
Department of Planning
500 Grand Central Parkway
Las Vegas, NV 89155

RE: General Plan Amendment Request from undeveloped Medium Low Density Residential (ML) to General Commercial (GC) at the SEC Charleston Boulevard and Lindell Road APN(s) 163-01-501-001 and 163-01-501-002.

On behalf of the applicant, Charlie Rah Rah, a Nevada Limited Partnership, JPL Engineering Inc., respectfully requests your consideration of the above referenced conforming General Plan Amendment from Medium Low Density Residential (ML) to GC. No onsite development is proposed at this time.

General Plan Designation GC is consistent with the overall General Plan along Charleston: the properties on the south side of Charleston between Jones Boulevard and Decatur Boulevard are planned SC and GC. These properties are adjacent to RE and R1 properties. On north side of Charleston is generally SC, with the exception of entrance to 5800 W, Charleston Blvd, a R-PD15 high density residential property.

The proposed General Plan Amendment is consistent with overall land and existing development along Charleston. This General Plan Amendment creates no adverse impacts to the adjacent properties.

Should you have any questions regarding the project please don't hesitate to contact our office at (702)898-6269.

Sincerely,

RECEIVED
AUG 2 2 2013
GPA-50835

City of Las Vegas Agenda Item No.: **28.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

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

SUBJECT:
ZON-50839 - REZONING RELATED TO GPA-50835 - PUBLIC HEARING - APPLICANT: CAROLYN MICH"L - OWNER: CHARLIE RAH RAH, A NEVADA LIMITED PARTNERSHIP - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [ML (MEDIUM LOW DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: C-2 (GENERAL COMMERCIAL) on 4.62 acres at the southeast corner of Charleston Boulevard and Lindell Road (APNs 163-01-501-001 and 002), Ward 1 (Tarkanian). Staff recommends DENIAL.

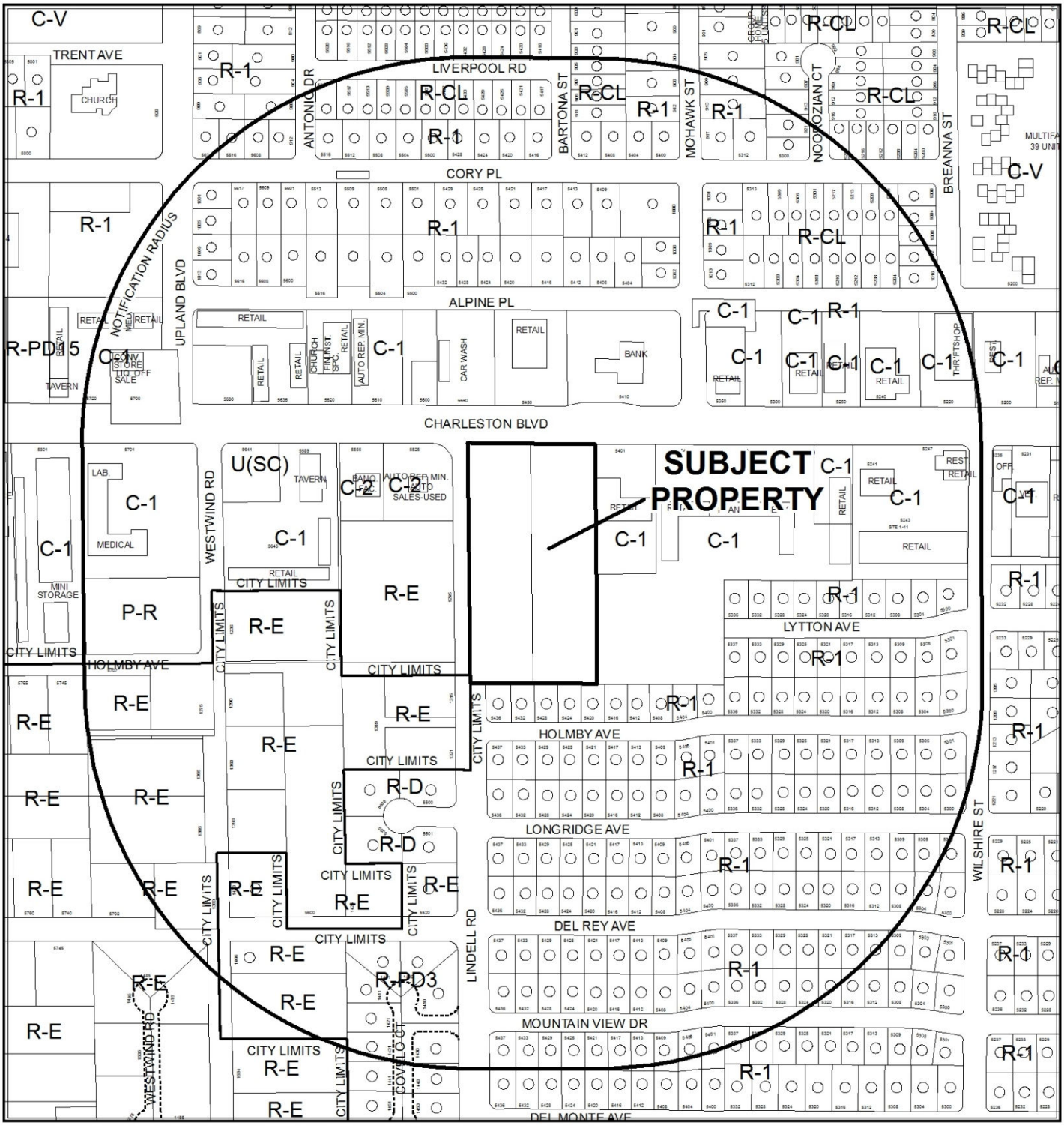
C.C.: 11/20/2013

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
4. Justification Letter

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.

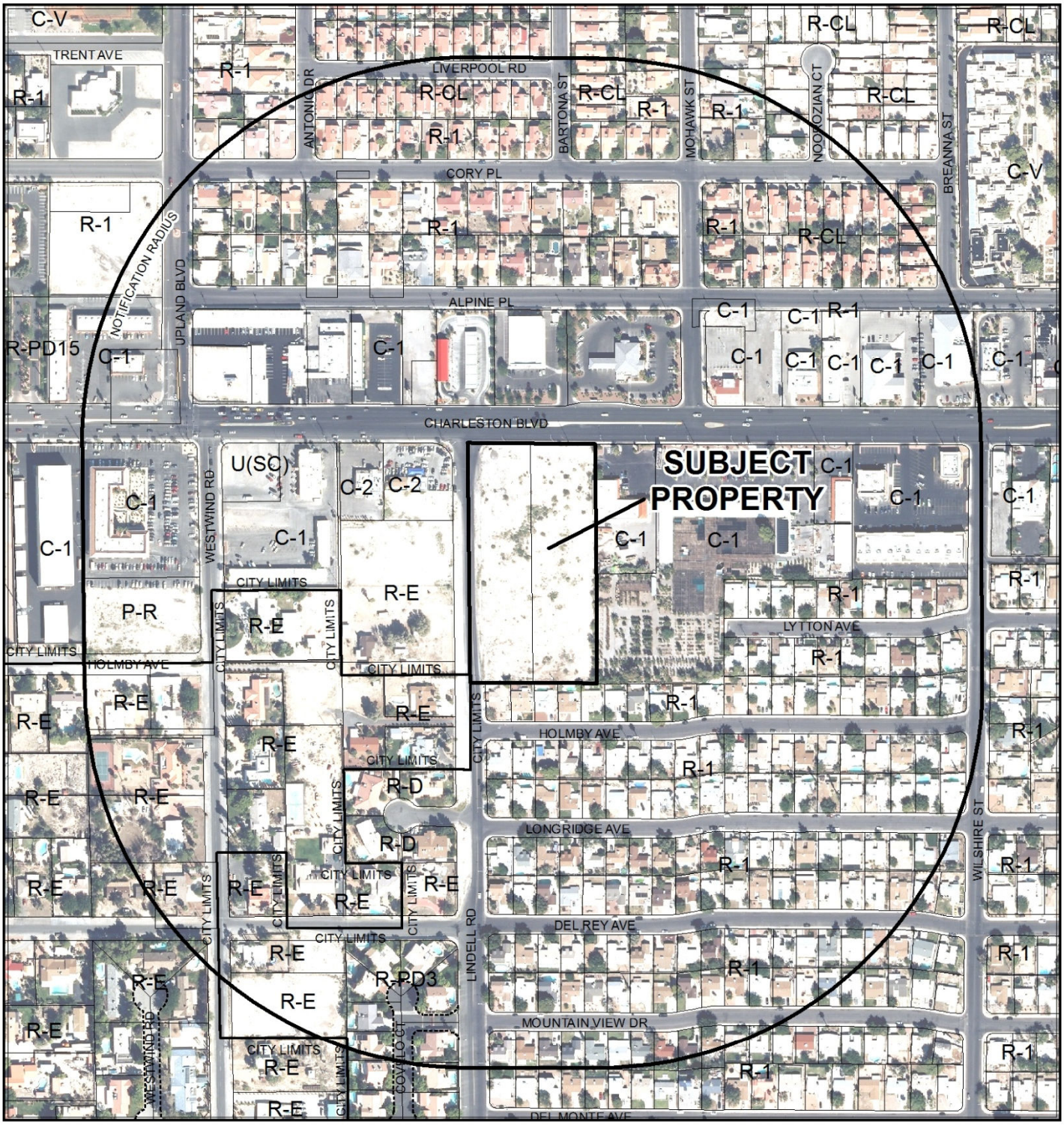


CASE: **ZON-50839**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) [ML (MEDIUM LOW DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

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



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CASE: **ZON-50839**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) [ML (MEDIUM LOW DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-50839** APN: 163-01-501-001 & 002

Name of Property Owner: Charlie Rah Rah, a Nevada Limited Partnership

Name of Applicant: Carolyn Mich'l

Name of Representative: Khosro Pourghahreman

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: Carolyn Mich'l, Gen Partner

Print Name: Carolyn Mich'l, General partner

Subscribed and sworn before me

This 22nd day of August, 2013

Dorothy Grace Shoen
Notary Public in and for said County and State

DOROTHY GRACE SHOEN
Notary Public State of Nevada
No. 96-5387-1
My Appt. Exp. Dec. 2, 2016

RECEIVED

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: GPA and Rezoning at Charleston Blvd. and Lindell Road

Project Address (Location) SE corner Charleston Blvd. and Lindell Rd.

Project Name GPA at Charleston Blvd. and Lindell Road **Proposed Use** Commercial C-2

Assessor's Parcel #(s) 163-01-501-001 & 002 **Ward #** 1- Tarkanian

General Plan: existing ML proposed GC **Zoning:** existing U proposed C-2

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

Gross Acres 4.62 **Lots/Units** N/A **Density** N/A

Additional Information This project was zoned C-2 previously

PROPERTY OWNER Charlie Rah Rah, A NV Ltd Part. **Contact** Carolyn Mich'l

Address 3075 Rosanna St. **Phone:** (702) 876-4540 **Fax:** (702) 876-4540

City Las Vegas **State** NV **Zip** 89117

E-mail Address

APPLICANT Carolyn Mich'l **Contact** Same

Address Same as above **Phone:** **Fax:**

City **State** **Zip**

E-mail Address

REPRESENTATIVE Khosro Pourghahreman **Contact**

Address 10619 Adamsong Ave. **Phone:** (702) 596-4290 **Fax:** (702) 240-2050

City La Vegas **State** NV **Zip** 89135

E-mail Address CVJSP@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* Carolyn Mich'l General Partner

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

Print Name CAROLYN MICH'L, GEN. PTR

Subscribed and sworn before me

This 22nd day of August, 20 13.

Dorothy Grace Shoen

Notary Public in and for said County and State

DOROTHY GRACE SHOEN
Notary Public State of Nevada
No. 96-5387-1
My Appt. Exp. Dec. 2, 2016

FOR DEPARTMENT USE ONLY

Case #	ZON-50839
Meeting Date:	10/8/2013
Total Fee:	$1,200 00/100
Date Received:*	8/22/13
Received By:	M Nor

*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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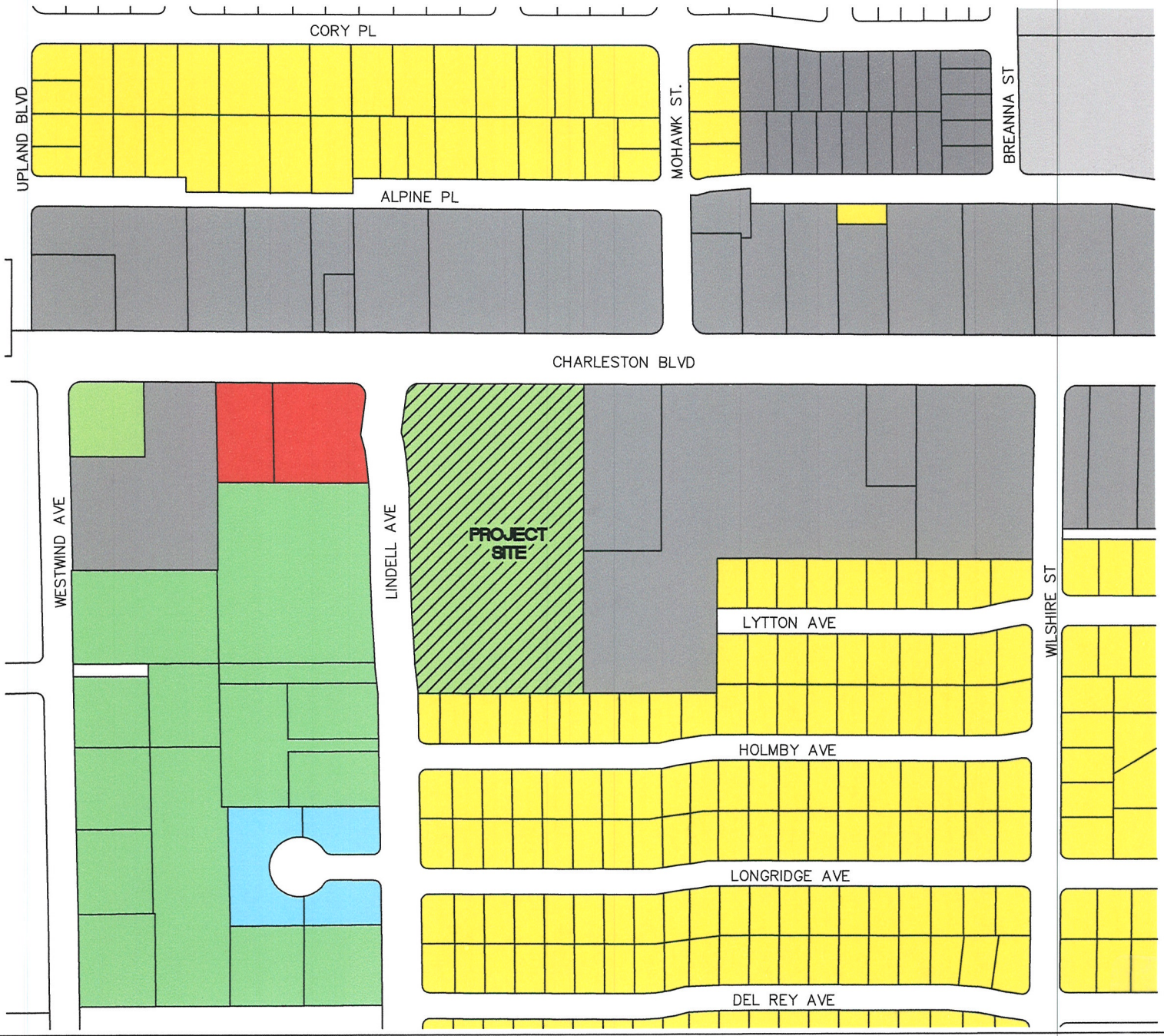
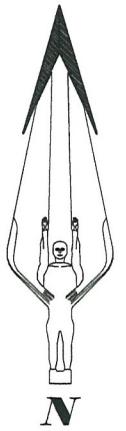




0 200' 400'

SCALE: 1" = 200'

ZONING LEGEND

- C-1
- C-2
- C-V
- U
- R-E
- R-D
- R-1
- R-CL
- PROJECT SITE

JPL ENGINEERING INC.
5096 W. POST ROAD LAS VEGAS, NV 89118
PHONE (702) 898-6269 * FAX (702) 650-6260

CHARLESTON AND LINDELL LOCATION MAP EXHIBIT

AUGUST, 2013

JOB#

SHEET 1 OF 1

RECEIVED
AUG 22 2013

GPA-50835

ZON-50839

JPL ENGINEERING INC.
5096 W. Post Road
Las Vegas, NV 89118
Ph. (702) 898-6269 Fx. (702) 650-6260

July 31, 2013

City of Las Vegas
Department of Planning
500 Grand Central Parkway
Las Vegas, NV 89155

RE: Letter of Justification
Zone Change Request from undeveloped (U) to C-2 at the SEC Charleston Boulevard and Lindell Road APN(s) 163-01-501-001 and 163-01-501-002.

On behalf of the applicant, Charlie Rah Rah, a Nevada Limited Partnership, JPL Engineering Inc. respectfully request your consideration of the above referenced conforming Zone Change from Undeveloped (U) to C-2. No onsite development is proposed at this time.

The property was previously Zoned C-2, then in 2004 the property was put into escrow and re-zoned to (ML) for use for residential. However the land sale never closed and development stopped. The property is adjacent to C-2 at the corner of Lindell and Charleston RE to the southwest, R1 to the south, and C-1 to the north (directly across Charleston). Adjacent to these properties is generally R-1 and/or RE.

C-2 zoning designation is consistent with the overall zoning along Charleston: the properties on the south side of Charleston between Jones Boulevard and Decatur Boulevard are C-1, C2 or high density residential (R3). These properties are adjacent to RE and R1 properties. On north side of Charleston the zoning is generally C-1, with the exception of entrance to 5800 W, Charleston Blvd, a R-PD15 high density residential property. As on the south side of Charleston, C-1 properties on the north side our generally adjacent to R-1 properties.

At this time we are not submitting a site plan, it will be submitted in future date. The proposed project would be a retail commercial development and will meet Zoning and General Plan standards and requirements.

The proposed Zone Change is consistent with overall land and existing development along Charleston. This ZC creates no adverse impacts to the adjacent properties.

ZON-50839

RECEIVED
AUG 22 2013

City of Las Vegas Agenda Item No.: **29.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

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

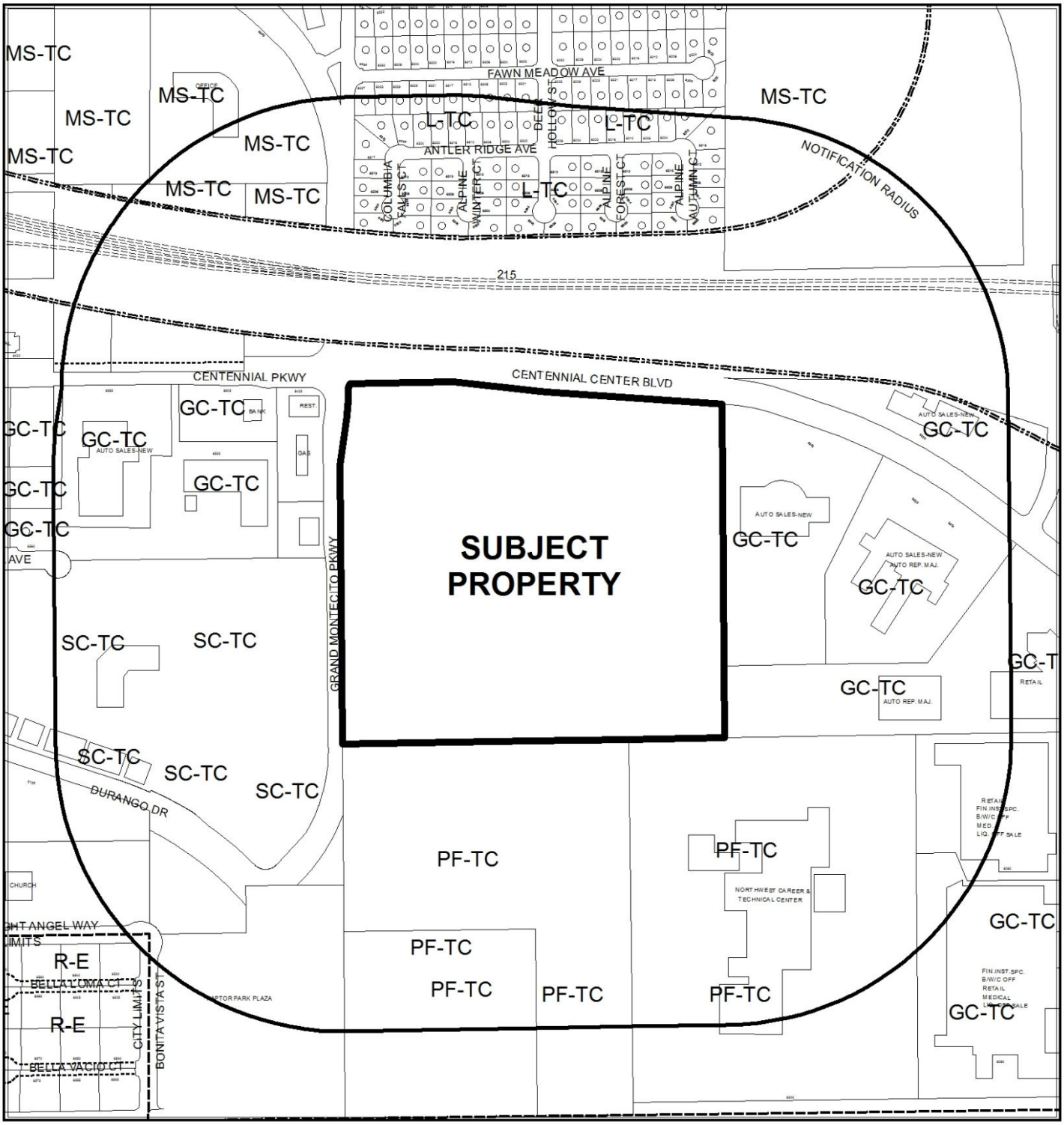
SUBJECT:
MOD-50901 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: KB HOME - OWNER: MARY BARTSAS 20, LLC - For possible action on a request for a Major Modification of the Town Center Land Use Plan to Amend the Special Land Use Designation FROM: GC-TC (GENERAL COMMERCIAL - TOWN CENTER) TO: SX-TC (SUBURBAN MIXED USE - TOWN CENTER) on 27.23 acres of a 37.21 acre parcel adjacent to the east side of Grand Montecito Parkway, approximately 455 feet south of Centennial Center Boulevard (APN 125-28-101-008), Ward 6 (Ross) [PRJ-50797]. Staff recommends DENIAL.

C.C.: 11/20/2013

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

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report - MOD-50901, VAR-50904, WVR-50908, SUP-50906 and SDR-50909
3. Supporting Documentation
4. Photo - MOD-50901, VAR-50904, WVR-50908, SUP-50906 and SDR-50909
5. Justification Letter - MOD-50901, VAR-50904, WVR-50908, SUP-50906 and SDR-50909



CASE: **MOD-50901 (PRJ-50797)**

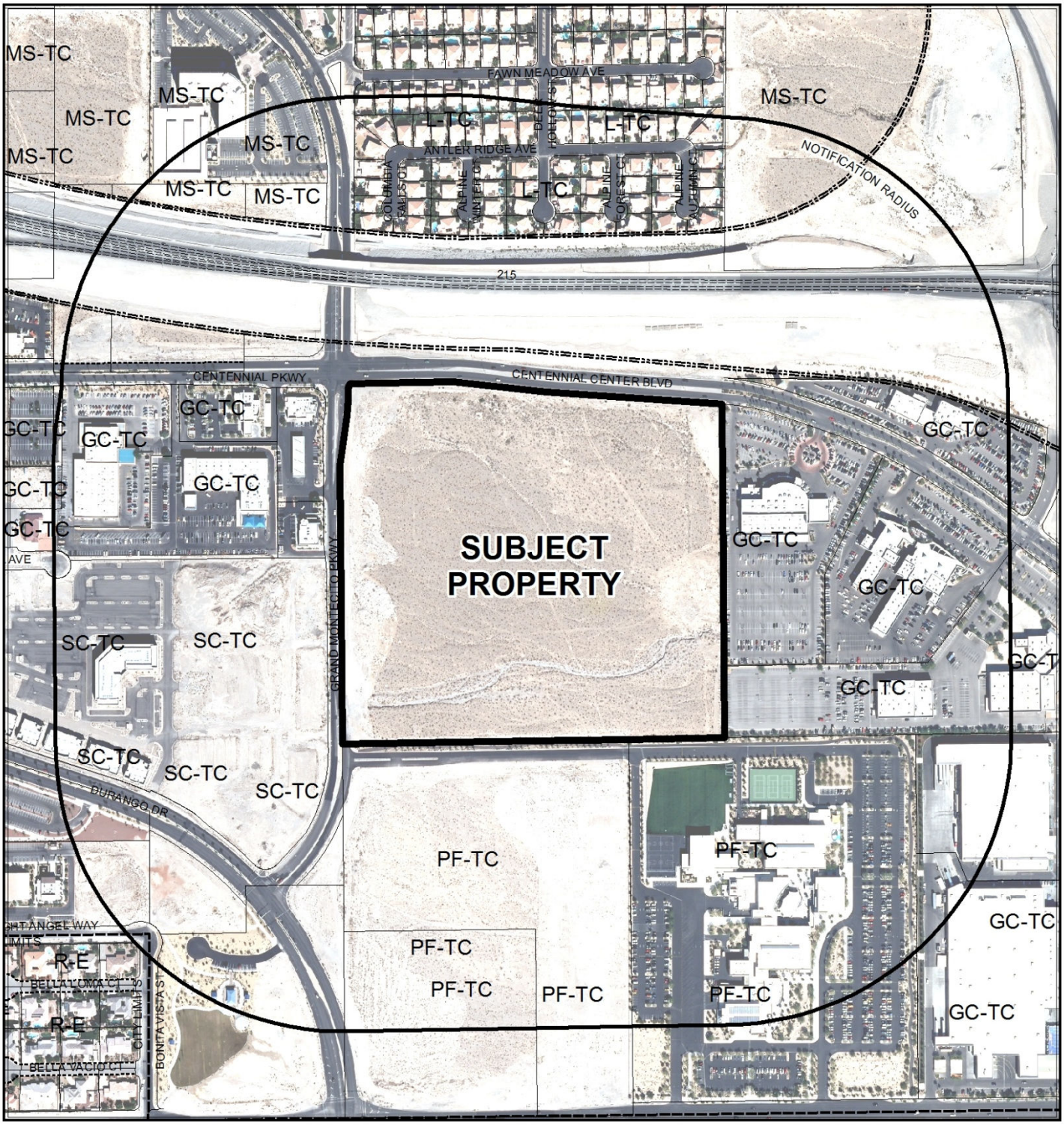
RADIUS: 1000 FEET

SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:

GC-TC (GENERAL COMMERCIAL - TOWN CENTER)

PROPOSED SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:

SX-TC (SUBURBAN MIXED USE - TOWN CENTER)



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CASE: **MOD-50901 (PRJ-50797)**

RADIUS: 1000 FEET

SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:

GC-TC (GENERAL COMMERCIAL - TOWN CENTER)

PROPOSED SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:

SX-TC (SUBURBAN MIXED USE - TOWN CENTER)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: KB HOME - OWNER: MARY BARTSAS 20, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
MOD-50901	Staff recommends DENIAL.	
VAR-50904	Staff recommends DENIAL, if approved subject to conditions:	MOD-50904
WVR-50908	Staff recommends DENIAL, if approved subject to conditions:	MOD-50901 VAR-50904
SUP-50906	Staff recommends DENIAL, if approved subject to conditions:	MOD-50901 VAR-50904 WVR-50908
SDR-50909	Staff recommends DENIAL, if approved subject to conditions:	MOD-50904 VAR-50904 WVR-50908 SUP-50906

** CONDITIONS **

VAR-50904 CONDITIONS

Planning

1. Approval of a Major Modification (MOD-50901) and approval of and conformance to the Conditions of Approval for a Waiver (WVR-50908), Special Use Permit (SUP-50906) and a Site Development Plan Review (SDR-50909) 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.

WVR-50908 CONDITIONS

Planning

1. Approval of a Major Modification (MOD-50901) and approval of and conformance to the Conditions of Approval for a Variance (VAR-50904), Special Use Permit (SUP-50906) and a Site Development Plan Review (SDR-50909) 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.

SUP-50906 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under the Town Center Development Standards for a Private Street use.

2. Approval of a Major Modification (MOD-50901) and approval of and conformance to the Conditions of Approval for a Variance (VAR-50904), Waiver (WVR-50908) and a Site Development Plan Review (SDR-50909) shall be required, if approved.

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.

SDR-50909 CONDITIONS

Planning

1. Approval of a Major Modification (MOD-50901) and approval of and conformance to the Conditions of Approval for a Variance (VAR-50904), Waiver (WVR-50908) and Special Use Permit (SUP-50906) 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 08/27/13, except as amended by conditions herein.

4. A Waiver from Town Center Development Standards Manual Section C.2.B is hereby approved, to allow a 10-foot landscape buffer along the west property line where a 15-foot buffer is required in the SX-TC District.

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. The standards for this development shall include a minimum lot size of 2,955 square feet; building height shall not exceed two stories or 35 feet, whichever is less.

8. 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, 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. The technical landscape plan shall include the following changes from the conceptual landscape plan:

   a. Provide a detailed cross-section of Grand Montecito Parkway indicating conformance with Town Center Frontage Road streetscape requirements including, but not limited to, provision of palm street trees, hardscape, furniture, sidewalk and amenity zone.

   b. Trees within the proposed 10-foot buffer area along Grand Montecito Parkway shall consist of 12-foot to 25-foot tall Mexican Fan Palm clusters of two or three trees at 35-foot intervals to coordinate with required palms within the amenity zone. Specifications shall be in conformance with the Town Center Development Standards Manual.

10. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones, in this development.

11. 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.

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

Public Works

13. Parcel Map PMP-50339 shall record prior to the recordation of Final Map for this site.

14. Construct half-street improvements on Grand Montecito Parkway to Town Center Development Standards adjacent to this site including an appropriate pavement transition north 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.

15. Revise the off-site Public Sewer Easement to align with the proposed cul-de-sac in the northeast corner of this site. Alternatively, provide a 20-foot wide paved access over the entire proposed 20-foot wide Public Sewer Easement required to service this site. Additionally, the approved landscape plan shall be revised to show the 20-foot paved access path over the common lot in the northeast corner of this site. No structures, and no trees or vegetation taller than three feet, shall be allowed within any Public Sewer Easement.

16. The entrance to this site shall be constructed per Standard Drawing #222.1.

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. 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. Fire Department access shall be maintained at all times per Fire Department Standards.

19. 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.

20. 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 a 200-lot single family residential development on 27.23 undeveloped acres of undeveloped land on the east side of Grand Montecito Parkway, approximately 455 feet south of Centennial Center Boulevard. The site is currently planned for commercial uses; this request would amend the land use designation to allow a residential component, although no commercial uses are planned for this particular site. The 10.10 gross acres at the southeast corner of Centennial Center Boulevard and Grand Montecito Parkway would remain dedicated to general commercial uses. The development would feature single-story and two-story homes on lot sizes varying from 2,955 square feet to 8,219 square feet, provide a large centrally located community open space area and a meandering walking path.

The proposed development is designed within the required Town Center density limits; however, not enough space has been devoted to meet Town Center open space requirements. In addition, 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.

Staff recommends denial of the requests, as non-gated communities with public streets meeting Complete Streets standards are encouraged in Town Center. If denied, the site would remain undeveloped with a GC-TC (General Commercial – Town Center) special land use designation.

ISSUES

- A Major Modification of the Town Center Land Use Plan is requested to change the special land use designation on the subject site from GC-TC (General Commercial – Town Center) to SX-TC (Suburban Mixed Use – Town Center), which will allow for private streets.
- A two-lot Parcel Map (PMP-50339) has been submitted to separate the proposed residential development from the planned commercial uses at the southeast corner of Centennial Center Boulevard and Grand Montecito Parkway. Action cannot be taken on the Major Modification and other related requests until this map is recorded.
- The establishment of Private Streets in Town Center 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 Variance is required to allow 63,949 square feet of open space (5.4% of the overall development) where a minimum of 237,227 square feet (20 percent) is required.

- A Waiver of Title 19.04 is required to allow 45-foot wide private streets with four-foot sidewalks where Complete Streets Standards require 47-foot wide private streets with five-foot sidewalks. Staff recommends denial of the waiver.
- A Waiver of the Town Center Development Standards Manual is required to allow a 10-foot landscape buffer along the west property line where a 15-foot buffer is required in the SX-TC District. Staff recommends denial of the waiver.
- A cross section of Grand Montecito Parkway, a Town Center Frontage Road, was not provided in the submittal. A condition of approval addresses the required streetscape and trail (sidewalk and amenity zone) requirements along the east side of Grand Montecito Parkway.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
12/07/98	The subject property was rezoned (Z-0076-98) to T-C (Town Center) and planned for General Commercial uses as part of a larger request.
07/16/13	An application for Technical Review of a two-lot Parcel Map (PMP-50339) on 37.33 acres at the southeast corner of Centennial Center Boulevard and Grand Montecito Parkway was submitted. The map has not been recorded as of 09/26/13.

Most Recent Change of Ownership	
12/09/03	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There is no relevant permitting or licensing history related to this site.

Pre-Application Meeting	
06/19/13	A pre-application meeting was held with the applicant to discuss submittal requirements for land use entitlements for development of the subject property. The applicant was advised to begin the parcel map process to split the existing parcel so that the land use can be changed from commercial to suburban mixed use.

Neighborhood Meeting	
09/12/13	A neighborhood meeting is required for major modifications of the Town Center Land Use Plan. The applicant held a meeting at the Centennial Hills YMCA, located at 6601 North Buffalo Drive in Las Vegas. There were three members of the development team and four members of the public in attendance, along with one City Council staff member, one planning commissioner and one city staff member. The following concerns were voiced by the public: • Concerns on the limited amount of open space. • Is there a fire issue with having only one ingress and egress point? • How will traffic flow in and out of the subdivision? Will there be a traffic light? • Is there lighting in the subdivision (aka street lighting)? • Is there a drainage study?

Field Check	
08/29/13	The site is undeveloped and free of trash and debris.

Details of Application Request	
Site Area	
Gross Acres	27.23

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	GC-TC	T-C (Town Center)
North	Clark County 215	ROW (Right-of-Way)	ROW (Right-of-Way)
South	Undeveloped	PF-TC	T-C (Town Center)
	Public or Private School, Secondary		
East	Auto Sales (New)	GC-TC	T-C (Town Center)
West	Undeveloped	SC-TC	T-C (Town Center)
	Restaurant (With Drive-Through)	GC-TC	T-C (Town Center)
	General Retail		
	Animal Hospital Without Outside Pens		

Master Plan Areas	***Compliance***
Town Center Master Plan	Y
Special Purpose and Overlay Districts	***Compliance***
T-C (Town Center) District	N
Other Plans or Special Requirements	***Compliance***
Trails (Town Center Frontage Road Trail – Grand Montecito Pkwy.)	N
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 are proposed:

Standard	***Provided***
Min. Lot Size	2,955 SF
Min. Lot Width	34 Feet
Min. Setbacks:	
• Front (garage face)	18 Feet
• Front (dwelling)	14 Feet
• Side	5 Feet
• Corner	10 Feet
• Rear	10 Feet
Max. Building Height	2 stories/35 Feet

Existing Zoning	***Permitted Density***	***Units Allowed***	***Provided Density***
GC-TC	N/A	N/A	N/A
Proposed Zoning	***Permitted Density***	***Units Allowed***	***Provided Density***
SX-TC	5.6 to 25.0 du/ac*	152-680	7.34 du/ac

**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. A net density of 7.34 du/ac is proposed for the subject development.*

Pursuant to Title 19.06 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	0 Trees	N/A
• South	N/A	N/A	0 Trees	N/A
• East	N/A	N/A	0 Trees	N/A
• West	12-25' Mexican Fan Palm clusters at 35' intervals staggered between amenity zone palms	20 clusters of 2-3 trees	51 Holly Oak Trees	N
TOTAL PERIMETER TREES		**27 Trees**	**51 Trees**	**Y**
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	0 Feet		0 Feet	N/A
• South	0 Feet		0 Feet	N/A
• East	0 Feet		0 Feet	N/A
• West	15 Feet		10 Feet	N
Wall Height	Not required		Not Indicated	N/A

Open Space – Town Center (SX-TC)					
Total Site Acreage	***Required***		***Provided***		***Compliance***
	Percent	***Area***	***Percent***	***Area***	
1,186,139 SF (27.23 acres)	20%	237,227 SF	5.39%	63,949 SF	N

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Grand Montecito Parkway	Frontage Road	Town Center Development Standards	50	N
	Primary Arterial	Master Plan of Streets and Highways Map		N

Pursuant to Title 19.04, the following Connectivity Standards apply:

Transportation Network Element	***# Links***	***# Nodes***
Internal Street	16	
Intersection – Internal		10
Cul-de-sac Terminus		6
Intersection – External Street or Stub Terminus		0
Intersection – Stub Terminus w/ Temporary Turn Around Easements		0
Non-Vehicular Path – Unrestricted (0.5 link)	0.5	
Total	16.5	16

	Required	***Provided***
Connectivity Ratio (Links / Nodes):	**N/A**	**1.03**

Streetscape Standards	***Required***	***Provided***	***Compliance***
Frontage Road (Grand Montecito Parkway)	5’ sidewalk	Not indicated	By condition
	4’ amenity zone	Not indicated	By condition
	25’ Mexican Fan palm trees at 35’ intervals in amenity zone	24” box Holly Oak at 35-foot intervals	N
	Amenity zone and sidewalk treatment: 15’ by 4’ hardscape with 5-gallon shrubs as groundcover	Not indicated	By condition

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	200 units	2 spaces per unit	400				
TOTAL SPACES REQUIRED			400		400		Y
Regular and Handicap Spaces Required			400	0	400	0	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
15-foot private landscape buffer along Grand Montecito Parkway	10-foot landscape buffer	Denial

ANALYSIS

The subject property is currently designated GC-TC (General Commercial – Town Center), which is intended to allow office, retail, service and more intense commercial uses. The proposed SX-TC (Suburban Mixed Use – Town Center) designation would 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 7.34 dwelling units per acre is in the allowable range under the SX-TC designation. No commercial uses are proposed for the site. The site borders a school to the south, commercial uses to the west and east, and undeveloped land to the north that is planned for general commercial uses. Within this context, a non-mixed use residential development is not appropriate on this site. Although not specifically required by the Town Center Development Standards, no landscape buffering other than a small open space area in the northeast corner of the site is provided to protect future residents from commercial activities on adjacent parcels. Furthermore, the development falls short of a goal of the Centennial Hills Sector Plan, which is to promote a mix of land uses that are appropriate and compatible with existing development. Staff recommends denial of the Major Modification.

Unlike pure residential districts in Town Center, the SX-TC designation allows for private streets. However, the development is subject to a 20 percent open space requirement rather than one based on gross density. The requested deviation from the standard is 73 percent. As the requirement could be accommodated by reducing the number of proposed lots, staff recommends denial of the variance.

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.

   This requirement does not apply to the proposed development. The site plan indicates that only one gated access will be provided. Access to the entry gates would be from Grand Montecito Parkway, designated as a Primary Arterial on the Master Plan of Streets and Highways Map.

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, staff cannot recommend approval of the Special Use Permit request. For a similar reason, planning staff recommends denial of the Waiver, as it supports Complete Streets Standards, which require private streets to be designed to public street standards. Title 19.04.070(E) requires private streets that do not meet public street standards to be separated by a gate. Because this project proposes to separate the private streets from public streets with a gate, Public Works has no objection to this design.

One and two story homes are proposed for the development. Floor plans range in size from 1,644 to 2,712 square feet and feature up to four bedrooms with optional loft living space and typical two-car garages in front of the dwellings. Setbacks for the development are intended to be similar to R-CL (Single Family Compact-Lot) developments outside of Town Center.

FINDINGS (MOD-50901)

The subject property is currently planned for general commercial uses. Without an adequate transition zone from existing intense commercial uses on adjacent properties such as motor vehicle sales and proposed general commercial uses on the parcel to the north, the proposed designation for a purely residential development is inappropriate for this site, and staff recommends denial.

FINDINGS (VAR-50904)

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 overbuilding the site, leaving less room for open space. A reduction in the number of lots 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.

FINDINGS (SUP-50906)

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.

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 Grand Montecito Parkway, designated as a 100-foot Primary Arterial on the Master Plan of Streets and Highways. This roadway, once fully improved, will provide sufficient capacity to meet the traffic needs of the proposed single-family development.

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 Streets 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.

FINDINGS (WVR-50908)

Staff supports the Town Center Master Plan, which encourages non-gated communities with public streets that meet Title 19 Complete Streets Standards; therefore, denial is recommended of the Waiver request.

FINDINGS (SDR-50909)

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 200-lot residential development is not a good fit for the subject property, as the development pattern of the area is for infill of commercial uses of all kinds. Grand Montecito Parkway is intended to provide commercial frontage near the Clark County 215 freeway.

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 will require approval of an accompanying Major Modification of the Town Center Land Use Plan and a waiver of Complete Streets Standards, which staff does not support. The development is not consistent with SX-TC standards, which are compromised by the proposed overbuilding of the site.

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

Access to the site is provided by Grand Montecito Parkway, a planned 100-foot Primary Arterial. Secondary access is also provided to Grand Montecito Parkway through a cul-de-sac south of the entry street. No access will be provided to the planned commercial area north of the subject site. Neighborhood traffic should not be negatively impacted. Typically there are six lots situated on each cul-de-sac, which can lead to on-street parking issues.

4. Building and landscape materials are appropriate for the area and for the City;

Building materials are typical for this area and include stucco exteriors with stone veneer trim and colored decorative tile roofs. The landscape materials proposed are not consistent with those planned for this area, in large part because the site abuts a Town Center Frontage Road.

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 one and two-story elevations with pitched roofs are compatible with similar products in this area; however, they are not appropriate for the development pattern in this area, which is for more intense commercial uses on and near the Clark County 215 freeway.

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 23

NOTICES MAILED 94

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: MOD-50901 APN: 125-28-101-008

Name of Property Owner: Bartsas Mary 20, LLC

Name of Applicant: KB Home

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: Sharron B. Prusse

Print Name: SHARRON B. PRUSSE

Subscribed and sworn before me

This 24 day of July, 2013

Notary Public in and for said County and State

AARON M LOWERY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134001511
MY COMMISSION EXPIRES FEBRUARY 1, 2017

PRJ-50797
08/27/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: MAJOR MODIFICATION

Project Address (Location) SEC Grand Montecito Parkway and Centennial Parkway

Project Name Centennial and Grand Montecito Residential **Proposed Use** Residential

Assessor's Parcel #(s) a portion of 125-28-101-008 **Ward #** 6

General Plan: existing T-C proposed T-C **Zoning:** existing GC-TC proposed SX-TC

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

Gross Acres 27.23 **Lots/Units** 200 **Density** 7.30

Additional Information SEE JUSTIFICATION LETTER

PROPERTY OWNER Bartsas Mary 20, LLC **Contact**

Address 601 S. Rancho Drive, #23C **Phone:** **Fax:**

City Las Vegas **State** NV **Zip** 89106

E-mail Address

APPLICANT KB Home **Contact** Bobby Williamson

Address 5655 Badura Avenue **Phone:** (702) 266-8556 **Fax:** (702) 266-8623

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

E-mail Address bwilliamson@kbhome.com

REPRESENTATIVE RCI Engineering **Contact** Chris Thompson

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

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

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* Sharon B. Prusse

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

Print Name Sharon B. Prusse

Subscribed and sworn before me

This 24 day of July, 20 13.

Notary Public in and for said County and State

AARON M LOWERY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134001511
MY COMMISSION EXPIRES FEBRUARY 1, 2017

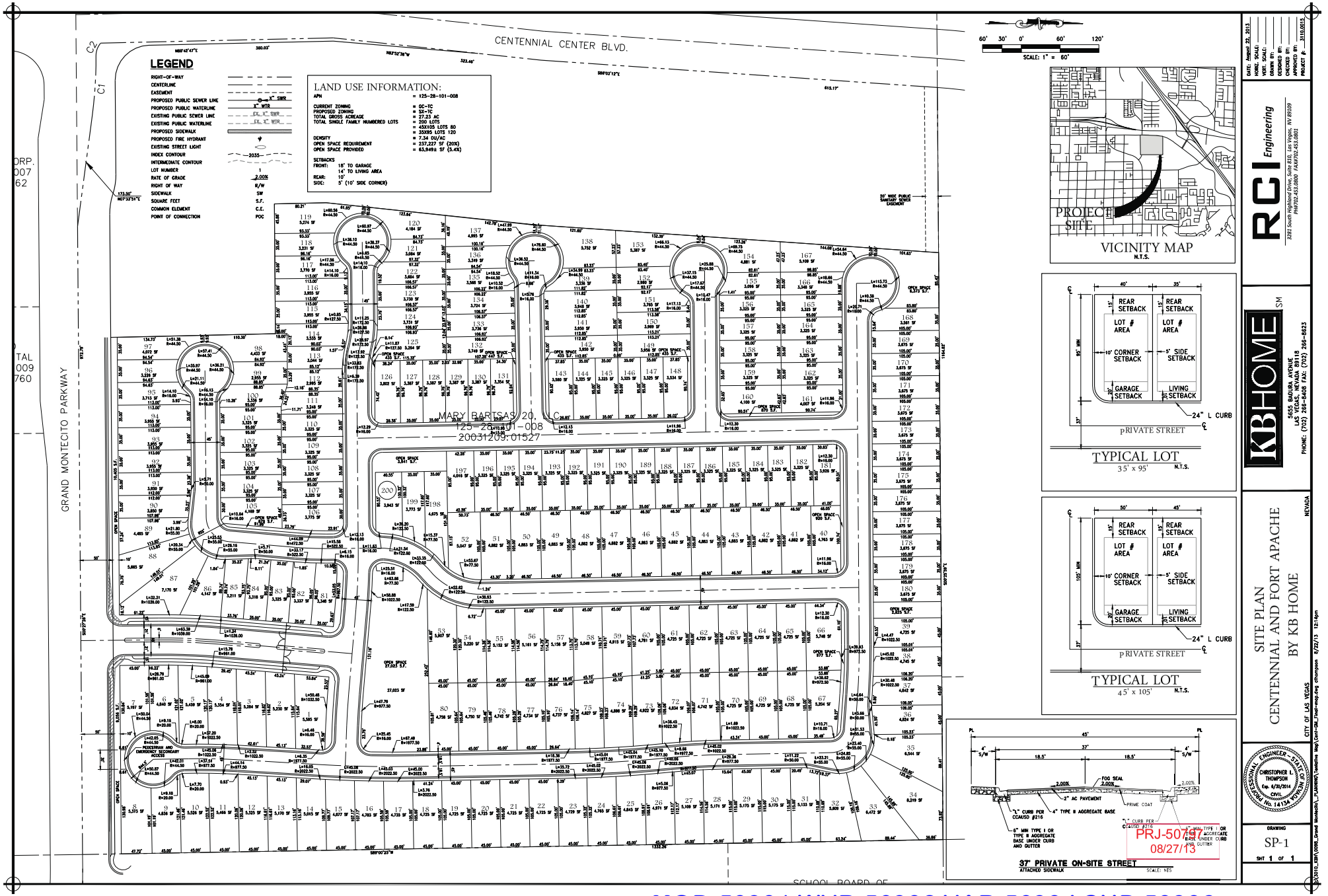
FOR DEPARTMENT USE ONLY	
Case #	MOD-50901
Meeting Date:	10/08/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

Revised 10/27/08

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

PRJ-50797
08/27/13



RCI Engineering
3281 South Highland Drive, Suite 810, Las Vegas, NV 89109
PH(702) 453-0800 FAX(702) 453-0801

KBHOME
5555 RADURA AVENUE
LAS VEGAS, NEVADA 89118
PHONE: (702) 256-8408 FAX: (702) 256-8623

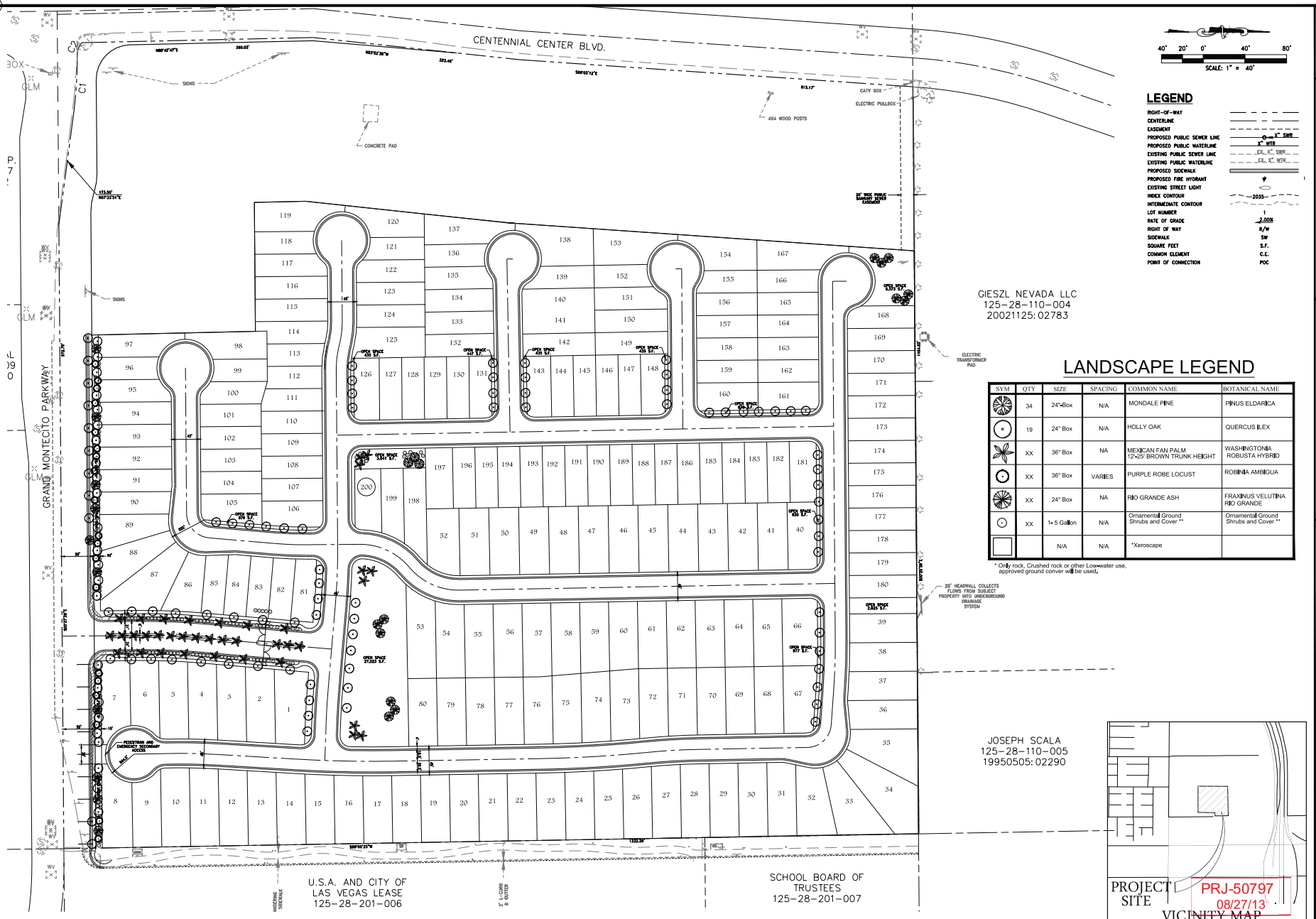
SITE PLAN
CENTENNIAL AND FORT APACHE
BY KB HOME
CITY OF LAS VEGAS NEVADA

DATE: August 23, 2013
HORIZ. SCALE:
VERT. SCALE:
DRAWN BY:
DESIGNED BY:
CHECKED BY:
APPROVED BY:
PROJECT #: 3115.0013

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

DRAWING
SP-1
SHT 1 OF 1

MOD-50901 WVR-50908 VAR-50904 SUP-50906
SDR-50909



LANDSCAPE LEGEND

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
	34	24"-Box	N/A	MONDALE PINE	PINUS ELDARICA
	19	24" Box	N/A	HOLLY OAK	QUERCUS ILEX
	XX	36" Box	NA	MEXICAN FAN PALM 12'-25' BROWN TRUNK HEIGHT	WASHINGTONIA ROBUSTA HYBRID
	XX	36" Box	VARIES	PURPLE ROBE LOCUST	ROBINIA AMBIGUA
	XX	24" Box	NA	RIO GRANDE ASH	FRAXINUS VELUTINA RIO GRANDE
	XX	1- 5 Gallon	N/A	Ornamental Ground Shrubs and Cover **	Ornamental Ground Shrubs and Cover **
		N/A	N/A	*Xeroscape	

* Only rock, Crushed rock or other Low-water use, approved ground conver will be used.

DATE: August 22, 2013
HORIZ. SCALE:
VERT. SCALE:
DRAWN BY:
DESIGNED BY:
CHECKED BY:
APPROVED BY:
PROJECT #: 3110.0015

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

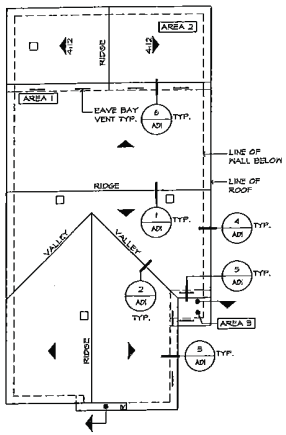
KBHOME SM
5655 BADURA AVENUE
LAS VEGAS, NEVADA 89118
PHONE: (702) 266-8408 FAX: (702) 266-8623

LANDSCAPE PLAN
FORT APACHE AND DIABLO
BY KB HOME
CITY OF LAS VEGAS NEVADA

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

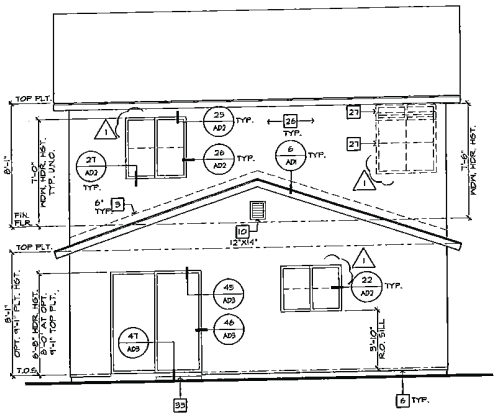
DRAWING
LS-1
SHT 1 OF 1

MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



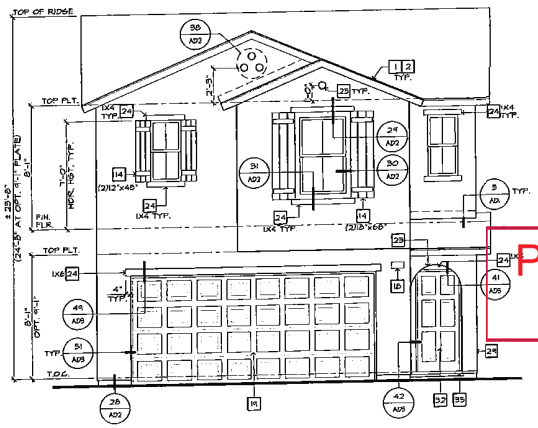
ROOF PLAN 'A'

SCALE: 1/8"=1'-0" (22"x34") - 1/16"=1'-0" (11"x17")



REAR ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



FRONT ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2x FASCIA/ BARGE BOARD
3. G.I. FLASHING
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER
6. G.I. DRIP SCREED - SEE DTL. 28/AD2
7. RESERVED
8. RESERVED
9. EXTERIOR PLASTER OVER C.M.U. WALL BY OTHERS
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. RESERVED
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 15/AD4
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 85 & 86/AD5
16. GAS SERVICE METER - REFER TO DTLS. 85 & 86/AD5
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 34/AD2
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 8" DIA. DECORATIVE TILE - REFER TO DTL. 33/AD2
26. 1-COAT EXTERIOR STUCCO SYSTEM OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER.
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 31/AD2
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. STUCCO O/ SHAPED CORBEL
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOPS/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN
36. 4" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

ROOF PLAN NOTES

5:12 INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: CONCRETE "S" TILE

12" TYPICAL ROOF OVERHANG AT RAKE, U.N.O.

12" TYPICAL ROOF OVERHANG AT EAVE, U.N.O.

ATTIC VENT CALCULATION

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC, (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER. I.R.C. SEC. R806.2

※ CALCULATION BY 1/150, HIGH/LOW VENTING NOT REQUIRED.

AREA 1:

VENTILATION REQUIRED:
ATTIC AREA = 462 SQ. FT. / 300 = A3.002: 50. FT.
X 144 = 462 SQ. IN.

VENTILATION PROVIDED:

HIGH
(5) ROOF TILE VENT(S) AT 85 SQ. IN. EA. = 255 SQ. IN.

LOW
(1) EAVE VENT BAY(S) AT 84 SQ. IN. EA. = 228 SQ. IN.
TOTAL= 483 SQ. IN.

AREA 2:

VENTILATION REQUIRED:
ATTIC AREA = 350 SQ. FT. / 300 = .83 SQ. FT.
X 144 = 120 SQ. IN.

VENTILATION PROVIDED:

HIGH
(1) GABLE END VENT(S) AT 65 SQ. IN. EA. = 65 SQ. IN.

LOW
(1) ROOF TILE VENT(S) AT 85 SQ. IN. EA. = 85 SQ. IN.
TOTAL= 150 SQ. IN.

AREA 2) A:

VENTILATION REQUIRED:
ATTIC AREA = 16 SQ. FT. / 150 = .11 SQ. FT.
X 144 = 15 SQ. IN.

VENTILATION PROVIDED:
(1) EAVE VENT BAY(S) AT 84 SQ. IN. EA.= 84 SQ. IN.
TOTAL= 84 SQ. IN.

NOTE
ALL VENT OPENINGS SHALL BE COVERED WITH 1/4" CORROSION RESISTANT METAL MESH.

FRAMER SHALL BE RESPONSIBLE FOR COORDINATING WITH TRUSS MANUFACTURER TO ACCOMMODATE ALL ATTIC VENTS.

ALL VENTS SHALL BE INSTALLED SO AS TO MAKE THEM WATER-PROOF & WILL MOUNTED LOUVERS SHALL BE SCALED & FLASHED W/ TROWELED-IN IN THE SAME MANNER PRESCRIBED FOR WINDOW INSTALLATION.

PROVIDE APPROVED INSULATION DAMS (BAFFLES) WHERE VENT BLOCKS ARE USED BETWEEN ROOF FRAMING MEMBERS TO PREVENT VENT TUNNEL FROM BEING BLOCKED BY INSULATION

LOCATE HIGH VENTING MINIMUM 3'-0" VERTICAL DISTANCE ABOVE EAVE VENTS.

PROVIDE SOLID BLOCKING BETWEEN FRAMING MEMBERS BLOCK GABLE END VENTS, PROVIDE ADEQUATE ADDITIONAL VENTILATION

BY MEANS OF ROOF TILE VENTS.

PRJ-50797
08/27/13

KB HOME
BUILT TO ORDER

LANDINGS

KB HOME
LAS VEGAS, INC.

5665 BADURA AVENUE
LAS VEGAS, NV 89118
TEL: (702) 266-6400
FAX: (702) 266-8603

ISSUE DATE: 07/23/12
PROJECT No.: 853065
DIVISION MGR.: J.C.
REVISIONS:
1 MODEL WALK REVISIONS 10/15/12

FOR INTERNAL USE ONLY
REVISION BY:

PLAN: 225.1644
SHEET: 3.1

CLARK COUNTY
SPEC LEVEL C
25' OPEN SERIES

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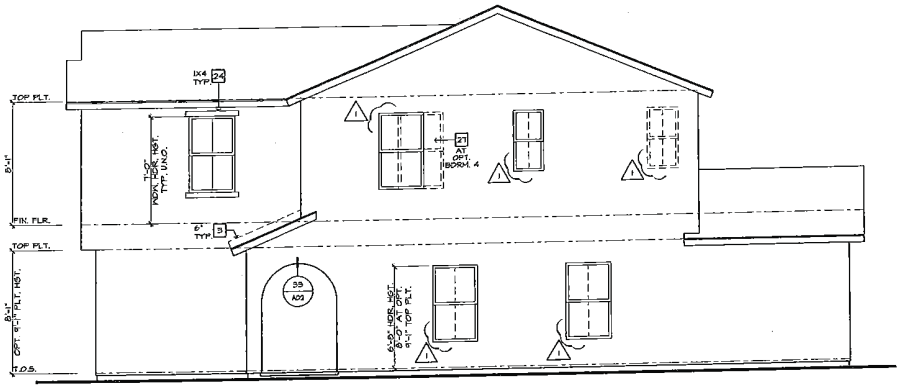
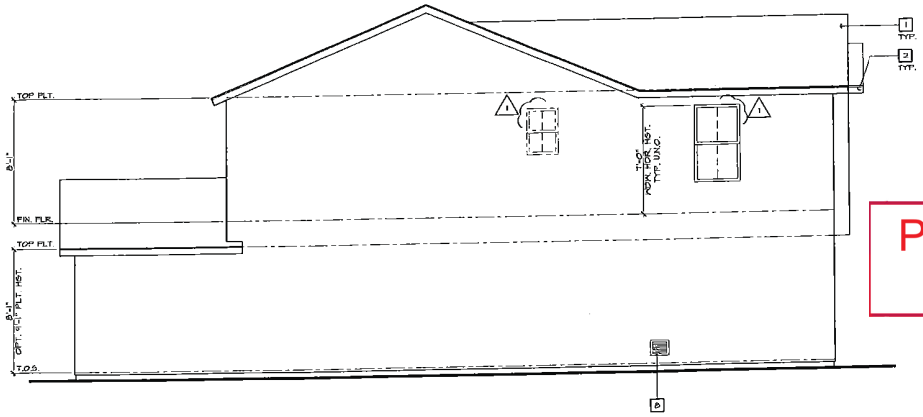
F:\DATA\ARCH\PROJECT\Southwest Region\Nevada\0850 Clark County Communities\Landings at Sunset (West 57th)\Plan 1644_225\1644 Plot 1644_00_ELEV.dwg Oct 30, 2012 - 7:14am

MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



RIGHT ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



LEFT ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2x FASCIA/ BARGE BOARD
3. G.I. FLASHING
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER
6. G.I. DRIP SCREED - SEE DTL. 28/AD2
7. RESERVED
8. RESERVED
9. EXTERIOR PLASTER OVER C.M.U. WALL BY OTHERS
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. RESERVED
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 15/AD4
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 83 & 86/AD5
16. GAS SERVICE METER - REFER TO DTLS. 85 & 86/AD5
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 54/AD2
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 98/AD2
26. 1-COAT EXTERIOR STUCCO SYSTEM OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER.
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 57/AD2
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. STUCCO O/ SHAPED CORBEL
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN
36. 16" MDS STUCCO CHANNEL, U.N.O.
37. RESERVED
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") EXTERIOR TRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

KB HOME

BUILT TO ORDER

LANDINGS

KB HOME
LAS VEGAS, INC.

5655 BADURA AVENUE
LAS VEGAS, NV 89118
TEL: (702) 266-8400
FAX: (702) 266-8603

ISSUE DATE: 07/23/12
PROJECT No.: 653065
DIVISION MGR.: J.C.
REVISIONS:
1 MODEL WALK REVISIONS 10/15/12

FOR INTERNAL USE ONLY
SEQUENCES

PLAN: 225.1644
SHEET: 3.2

CLARK COUNTY
SPEC LEVEL C
25' OPEN SERIES

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PRJ-50797
08/27/13

MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909

F:\DATA\ARCH\PROJECT\Southwest Region\Nevada\(598) Clark County Communities\Landings at Sunset (West 57th)\Plan 1644_225\1644 Plot 1644_03_ELEV.dwg Oct 30, 2012 - 7:15am

ROOF PLAN NOTES

5:12 INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: CONCRETE 'S' TILE

12" TYPICAL ROOF OVERHANG AT RAKE, U.N.O.

12" TYPICAL ROOF OVERHANG AT EAVE, U.N.O.

ATTIC VENT CALCULATION

1. PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDED THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC. (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER I.R.C. SEC. R806.2

※ CALCULATION BY I/150, HIGH/LOW VENTING NOT REQUIRED.

AREA 1:

VENTILATION REQUIRED:
ATTIC AREA = 15I SQ. FT. / 300 = X 144 = A3,0017 SQ. FT. 456 SQ. IN.

VENTILATION PROVIDED:

HIGH
(8) ROOF TILE VENT(S) AT 85 SQ. IN. EA. = 255 SQ. IN.

LOW
(1) EAVE VENT BAY(S) AT 34 SQ. IN. EA. = 238 SQ. IN.
TOTAL= 493 SQ. IN.

AREA 2:

VENTILATION REQUIRED:
ATTIC AREA = 250 SQ. FT. / 300 = X 144 = 83 SQ. FT. 120 SQ. IN.

VENTILATION PROVIDED:

HIGH
(1) GABLE END VENT(S) AT 65 SQ. IN. EA. = 65 SQ. IN.

LOW
(1) ROOF TILE VENT(S) AT 85 SQ. IN. EA. = 85 SQ. IN.
TOTAL= 150 SQ. IN.

AREA 3:

VENTILATION REQUIRED:
ATTIC AREA = 16 SQ. FT. / 150 = X 144 = JI SQ. FT. 1584 SQ. IN.

VENTILATION PROVIDED:

LOW
(1) EAVE VENT BAY(S) AT 34 SQ. IN. EA. = 34 SQ. IN.
TOTAL= 34 SQ. IN.

NOTE:
ALL VENT OPENINGS SHALL BE COVERED WITH ¼" CORROSION RESISTANT METAL MESH.

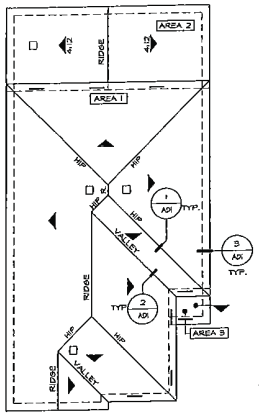
FRAMER SHALL BE RESPONSIBLE FOR COORDINATING WITH TRUSS MANUFACTURER TO ACCOMODATE ALL ATTIC VENTS.

ALL VENTS SHALL BE INSTALLED SO AS TO MAKE THEM WATER-PROOF & HALL MOUNTED LOUVERS SHALL BE SEALED & FLASHED W/ "MOISTOP" IN THE SAME MANNER PRESCRIBED FOR WINDOW INSTALLATION.

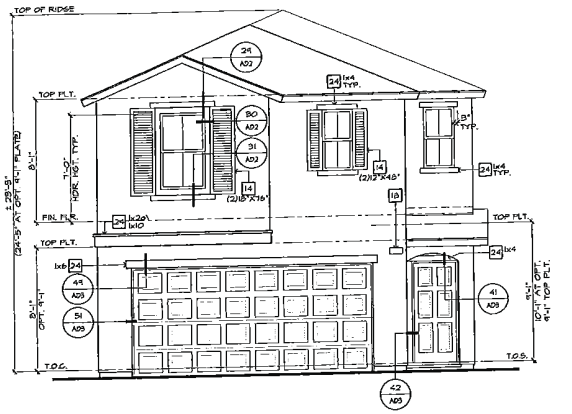
PROVIDE APPROVED INSULATION DAMS (BAFFLES) WHERE VENT BLOCKS ARE USED BETWEEN ROOF FRAMING MEMBERS TO PREVENT VENT HOLES FROM BEING BLOCKED BY INSULATION.

LOCATE HIGH VENTING MINIMUM 3'-0" VERTICAL DISTANCE ABOVE EAVES.

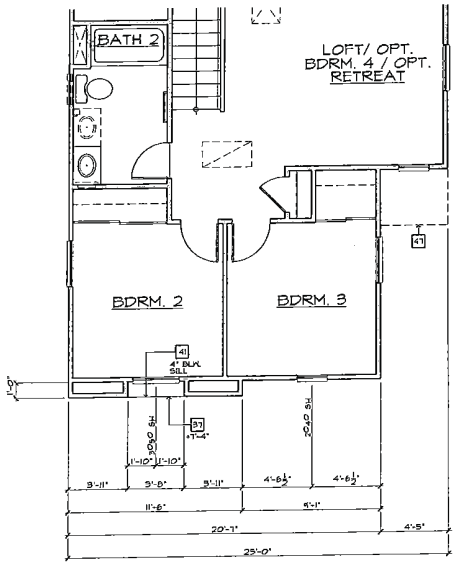
WHEN GABLE END TRUSS MEMBERS BLOCK GABLE END VENTS, PROVIDE ADEQUATE ADDITIONAL VENTILATION BY MEANS OF ROOF TILE VENTS.



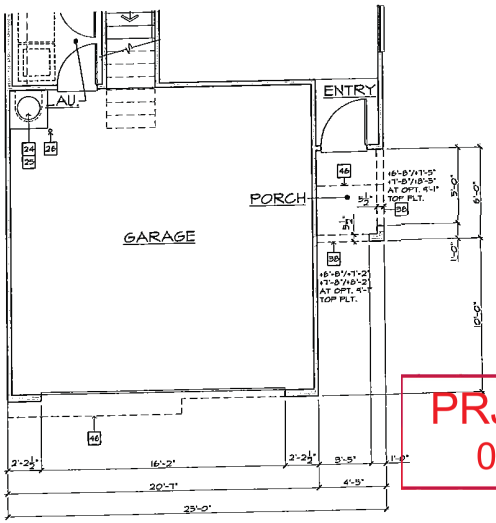
ROOF PLAN 'B'
SCALE: 1/8"=1'-0" (22"x34") - 1/16"=1'-0" (11"x17")



FRONT ELEVATION 'B'
SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



PARTIAL SECOND FLOOR PLAN 'B'
SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



PARTIAL FIRST FLOOR PLAN 'B'
SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2x FASCIA/ BARGE BOARD
3. G.I. FLASHING
4. G.I. FLASHING & SADDLE/ CRICKET
5. G.I. DIVERTER
6. G.I. DRIP SCREED - SEE DTL. 2B/AD2
7. RESERVED
8. RESERVED
9. EXTERIOR PLASTER OVER G.MU. WALL BY OTHERS
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. RESERVED
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 7B/AD4
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTL.S. 8B & 8A/AD3
16. GAS SERVICE METER - REFER TO DTLS. 8B & 8A/AD3
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 9A/AD2
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 2B/AD2
26. 1-COAT EXTERIOR STUCCO SYSTEM OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER.
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 5I/AD2
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. STUCCO O/ SHAPED CORBEL
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN
36. 4" NOM. STUCCO CHANNEL, U.N.O.
37. RESERVED
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

PARTIAL FLOOR PLAN NOTES

11. TUB/ SHOWER COMBINATION W/ 6 LBS/ FOOT & VENT SYSTEM AND MANHOOT TO 6 FEET ABOVE THE FLOOR PER I.R.C. SEC. R307.2 - VERIFY DIMENSIONS WITH MFG. SPEC'S.
12. RESERVED
13. SHOWER PAN W/ MANHOOT TO 6 FEET ABOVE THE FLOOR - VERIFY DIMENSIONS W/ MFG. (I.R.C. SEC. R307.2)
14. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR PER I.R.C. SEC. R308.4(8)
15. TOWEL BAR - PROVIDE 2x SOLID BACKING
16. OPT. RECESSED MEDICINE CABINET (MIRRORED) +50" A.F.F.
17. TOILET PAPER HOLDER
18. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS
19. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS
20. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS
21. +36" GUARDRAIL/WALL (I.R.C. SEC. R312.1) - DTL. 6A & 6B/AD4
22. COATS W/ WIRE SHELF - DTL. 5S/AD3
23. LINEN WITH (3) 12" DEEP WIRE SHELVES, U.N.O.
24. WARDROBE W/ WIRE SHELF - DTL. 5S/AD3
25. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT
26. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT
27. LOW WALL - REFER TO PLAN FOR HEIGHT
28. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
29. 2x6 WALL
30. 2x8 BALLOON FRAMED WALL - REFER TO STRUCTURAL
31. DOUBLE 2x4 WALL
32. LINE OF FLOOR ABOVE
33. LINE OF FLOOR BELOW
34. ROUTE OF N.R. 'B' VENT FROM BELOW (U.P.C. TABLE 5-3)
35. F.A.U. IN ATTIC - PROVIDE ATTIC ACCESS PANEL (U.M.C. SEC. 904.11) - REFER TO UTILITY PLAN - DTL. 12/AD4
36. DUCT CHASE - DTL. 4B & 4A/AD5 - REFER TO MECH. PLAN
37. RETURN AIR GRILL (R.A.G.) - REFER TO MECH. PLAN
38. ½" GYPSUM BOARD ON CEILING & WALLS AT USEABLE SPACE UNDER STAIRS PER I.R.C. SEC. R302.7
39. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN ½" GYP. BOARD APPLIED TO THE GARAGE SIDE PER I.R.C. TABLE R302.6
40. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN ⅝" TYPE 'X' GYP. BOARD PER I.R.C. TABLE R302.6 NOTE: THE STRUCTURE SUPPORTING THE SEPARATION SHALL BE PROTECTED BY NOT LESS THAN ½" GYP. BOARD
41. MATERIAL TO ROOF SHEATHING
42. 14"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE DOOR HEIGHT
43. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
44. RAILING/ GUARDRAIL - WROUGHT IRON OR WOOD (SEE PLAN) - REFER TO DTL. 6B & 6B/AD4 (COMPLY WITH I.R.C. TABLE R301.5)

PRJ-50797
08/27/13

MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909

KB HOME BUILT TO ORDER

LANDINGS

KB HOME
LAS VEGAS, INC.

5665 BADURA AVENUE
LAS VEGAS, NV 89118
TEL: (702) 266-8400
FAX: (702) 266-8603

ISSUE DATE: 07/23/12
PROJECT No.: 853065
DIVISION MGR.: J.C.
REVISIONS:

FOR INTERNAL USE ONLY
BUILDER LIST:

PLAN: 225.1644
SHEET: 3.4

CLARK COUNTY
SPEC LEVEL C
25' OPEN SERIES

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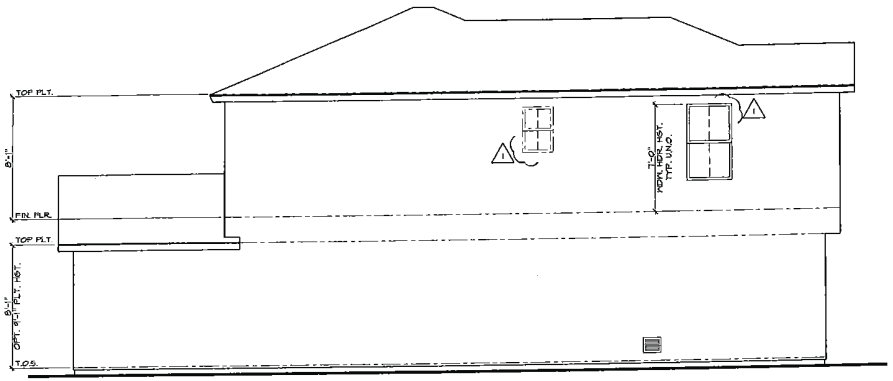
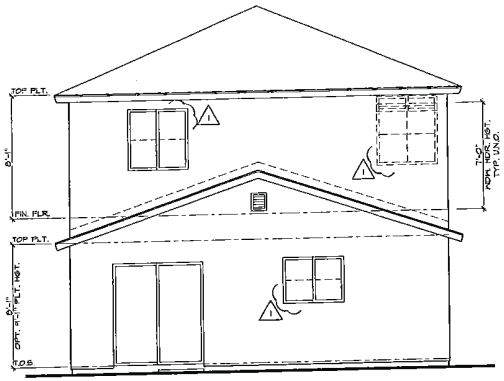
F:\DATA\ARCH\PROJECT\Southwest Region\Nevada\[850] Clark County Communities\Landings at Sunset (West 57th)\Plan 1644_225\1644 Plot 1644_03_ELEV.dwg Jul 27, 2012 - 2:47pm



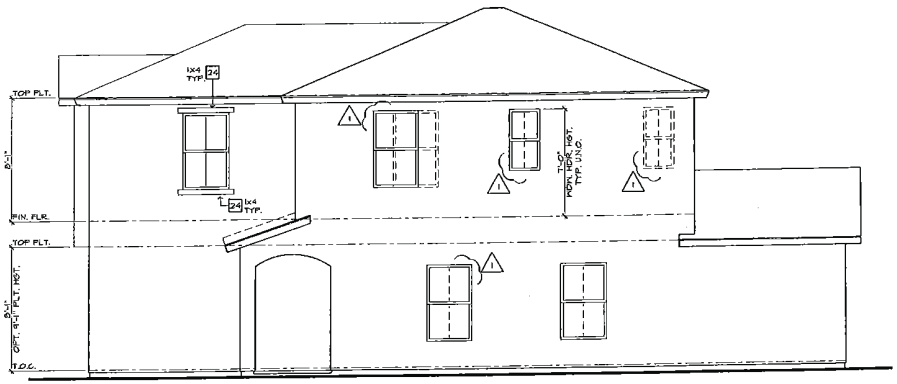
LEFT ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



REAR ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



RIGHT ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2x FASCIA/ BARGE BOARD
3. G.I. FLASHING
4. G.I. FLASHING & SADDLE/ CRICKET
5. G.I. DIVERTER
6. G.I. DRIP SCREED - SEE DTL. 28/AD2
7. RESERVED
8. RESERVED
9. EXTERIOR PLASTER OVER C.M.U. WALL BY OTHERS
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. RESERVED
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 75/AD4
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 83 & 86/AD5
16. GAS SERVICE METER - REFER TO DTLS. 85 & 86/AD5
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 94/AD2
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 89/AD2
26. 1-COAT EXTERIOR STUCCO SYSTEM OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER.
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 97/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. STUCCO O/ SHAPED CORBEL
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN
36. 1/4" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

KB HOME

BUILT TO ORDER

LANDINGS

KB HOME
LAS VEGAS, INC.

5655 BADURA AVENUE
LAS VEGAS, NV 89118
TEL: (702) 266-8400
FAX: (702) 266-8803

ISSUE DATE: 07/23/12
PROJECT No.: 853065
DIVISION MGR.: J.C.
REVISIONS:
1 MODEL WALK REVISIONS 10/15/12

FOR INTERNAL USE ONLY
REVIEWED BY:
1.
2.
3.
4.
5.
6.

PLAN: 225.1644

SHEET: 3.5

CLARK COUNTY
SPEC LEVEL C
35' OPEN SERIES

PRJ-50797
08/27/13

MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909

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F:\DATA\ARCH\PROJECT\Southwest Region\Nevada\(850) Clark County Communities\Landings at Sunset (West 57th)\Plan 1644_225\1644 Plot 1644_03_ELEV.dwg Oct 30, 2012 - 7:15am

ROOF PLAN NOTES

5:12 INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: CONCRETE 'S' TILE

12" TYPICAL ROOF OVERHANG AT RAKE, U.N.O.

12" TYPICAL ROOF OVERHANG AT EAVE, U.N.O.

ATTIC VENT CALCULATION

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC, (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER I.R.C. SEC. R806.2

※ CALCULATION BY U/SO, HIGH/LOW VENTING NOT REQUIRED.

AREA 1:			
VENTILATION REQUIRED:			
ATTIC AREA =	1351 SQ. FT. / 300 =	4.5017	SQ. FT.
	X 144 =	456	SQ. IN.
VENTILATION PROVIDED:			
HIGH			
(3) ROOF TILE VENT(S) AT 85 SQ. IN. EA. =		255	SQ. IN.
LOW			
(1) EAVE VENT BAY(S) AT 84 SQ. IN. EA. =		238	SQ. IN.
	TOTAL=	493	SQ. IN.
AREA 2:			
VENTILATION REQUIRED:			
ATTIC AREA =	250 SQ. FT. / 300 =	.83	SQ. FT.
	X 144 =	120	SQ. IN.
VENTILATION PROVIDED:			
HIGH			
(1) ROOF TILE VENT(S) AT 85 SQ. IN. EA. =		85	SQ. IN.
LOW			
(2) EAVE VENT BAY(S) AT 84 SQ. IN. EA. =		168	SQ. IN.
	TOTAL=	253	SQ. IN.
AREA 3:			
VENTILATION REQUIRED:			
ATTIC AREA =	16 SQ. FT. / 150 =	.11	SQ. FT.
	X 144 =	15.84	SQ. IN.
VENTILATION PROVIDED:			
LOW			
(1) EAVE VENT BAY(S) AT 84 SQ. IN. EA. =		84	SQ. IN.
	TOTAL=	84	SQ. IN.

NOTE

ALL VENT OPENINGS SHALL BE COVERED WITH 1/8" CORROSION RESISTANT METAL MESH.

FRAMER SHALL BE RESPONSIBLE FOR COORDINATING WITH TRUSS MANUFACTURER TO ACCOMMODATE ALL ATTIC VENTS.

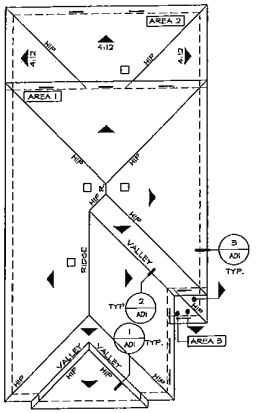
ALL VENTS SHALL BE INSTALLED SO AS TO MAKE THEM WATER-PROOF. (WALL MOUNTED LOUVERS SHALL BE SEALED & FLASHED W/ "NAILTOP" IN THE SAME MANNER PRESCRIBED FOR WINDOW INSTALLATION.

PROVIDE APPROVED INSULATION DAMS (BAFFLES) WHERE VENT BLOCKS ARE USED BETWEEN ROOF FRAMING MEMBERS TO PREVENT VENT HOLES FROM BEING BLOCKED BY INSULATION.

LOCATE HIGH VENTING MINIMUM 3'-0" VERTICAL DISTANCE ABOVE EAVES.

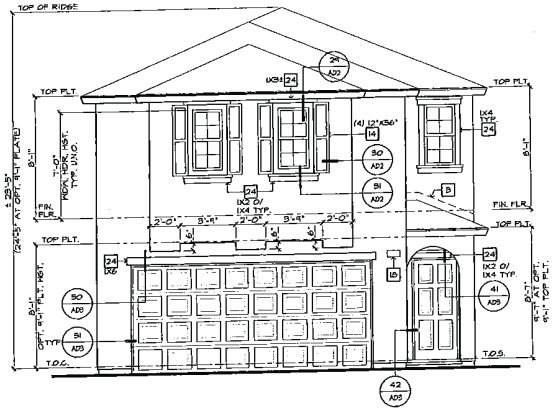
WHEN GABLE END TRUSS MEMBERS BLOCK GABLE END VENTS, PROVIDE ADEQUATE ADDITIONAL VENTILATION BY MEANS OF ROOF TILE VENTS.

INDICATES ENCLOSED STUCCO SOFFITS. SEE ELEVATIONS FOR ADDITIONAL INFORMATION



ROOF PLAN 'E'

SCALE: 1/8"=1'-0" (22"x34") - 1/16"=1'-0" (11"x17")



FRONT ELEVATION 'E'

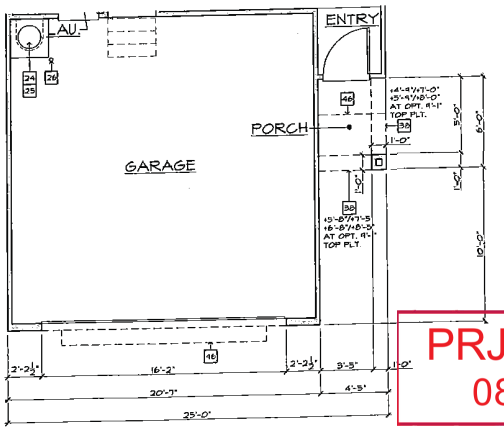
SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2x FASCIA/ BARGE BOARD
3. 6.1. FLASHING
4. 6.1. FLASHING & SADDLE/ CRICKET
5. 6.1. DIVERTER
6. 6.1. DRIP SCREED - SEE DTL. 2B/AD2
7. RESERVED
8. RESERVED
9. EXTERIOR PLASTER OVER CMU WALL BY OTHERS
10. 6.1. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. RESERVED
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/ GUARDRAIL - WROUGHT IRON/ NODO - DTL. 15/AD4
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 85 & 86/AD5
16. GAS SERVICE METER - REFER TO DTLS. 85 & 86/AD5
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 84/AD3
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 58/AD2
26. 1-COAT EXTERIOR STUCCO SYSTEM OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE 'D' KRAFT BUILDING PAPER.
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 81/AD3.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. STUCCO O/ SHAPED CORBEL
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN
36. 14" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

PARTIAL FLOOR PLAN NOTES

11. TUB/ SHOWER COMBINATION W/ GLUED WASTE & VENT SYSTEM AND WAINSCOT TO 6 FEET ABOVE THE FLOOR PER I.R.C. SEC. R307.2 - VERIFY DIMENSIONS WITH MFG. SPECS.
12. RESERVED
13. SHOWER PAN W/ WAINSCOT TO 6 FEET ABOVE THE FLOOR - VERIFY DIMENSIONS W/ MFG. (I.R.C. SEC. R307.2)
14. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR PER I.R.C. SEC. R308.4(5)
15. TOWEL BAR - PROVIDE 2x SOLID BACKING
16. OPT. RECESSED MEDICINE CABINET (MIRRORED) +50" A.F.F.
17. TOILET PAPER HOLDER
18. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS
19. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS
20. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS
21. +38" GUARDRAIL/WALL (I.R.C. SEC. R312.1) - DTL. 66 & 68/AD4
22. COATS W/ WIRE SHELF - DTL. 55/AD3
23. LINEN W/TH (3) 12" DEEP WIRE SHELVES, U.N.O.
24. WARDROBE W/ WIRE SHELF - DTL. 55/AD3
25. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT
26. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT
27. LOW WALL - REFER TO PLAN FOR HEIGHT
28. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
29. 2x6 WALL
30. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
31. DOUBLE 2x6 WALL
32. LINE OF FLOOR ABOVE
33. LINE OF FLOOR BELOW
34. ROUTE OF N.H. 'B' VENT FROM BELOW (U.P.C. TABLE 5-3)
35. F.A.U. IN ATTIC - PROVIDE ATTIC ACCESS PANEL (U.M.C. SEC 904.11) - REFER TO UTILITY PLAN - DTL. 12/AD4
36. DUCT CHASE - DTL. 93 & 94/AD5 - REFER TO MECH. PLAN
37. RETURN AIR GRILL (R.A.G.) - REFER TO MECH. PLAN
38. ½" GYPSUM BOARD ON CEILING & WALLS AT USEABLE SPACE UNDER STAIRS PER I.R.C. SEC. R302.7
39. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN ½" GYP. BOARD APPLIED TO THE GARAGE SIDE PER I.R.C. TABLE R302.6
40. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN ⅝" TYPE 'X' GYP. BOARD PER I.R.C. TABLE R302.6 NOTE: THE STRUCTURE SUPPORTING THE SEPARATION SHALL BE PROTECTED BY NOT LESS THAN ½" GYP. BOARD
41. MATERIAL TO ROOF SHEATHING
42. 16"x12" 6.1. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT
43. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
44. RAIL W/O/ GUARDRAIL - WROUGHT IRON OR WOOD (SEE PLAN) - REFER TO DTL. 66 & 68/AD4 (COMPLY WITH I.R.C. TABLE R301.5)



PARTIAL SECOND FLOOR PLAN 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

PARTIAL FIRST FLOOR PLAN 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

PRJ-50797
08/27/13

MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909

KB HOME
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LANDINGS

KB HOME LAS VEGAS, INC.

5655 BADURA AVENUE
LAS VEGAS, NV 89118
TEL: (702) 266-8400
FAX: (702) 266-8603

ISSUE DATE: 07/23/12
PROJECT No.: 853065
DIVISION MGR.: J.C.
REVISIONS:

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REVIEWED BY:
1
2
3
4
5
6

PLAN: 225.1644
SHEET: 3.7

CLARK COUNTY
SPEC LEVEL C
25' OPEN SERIES

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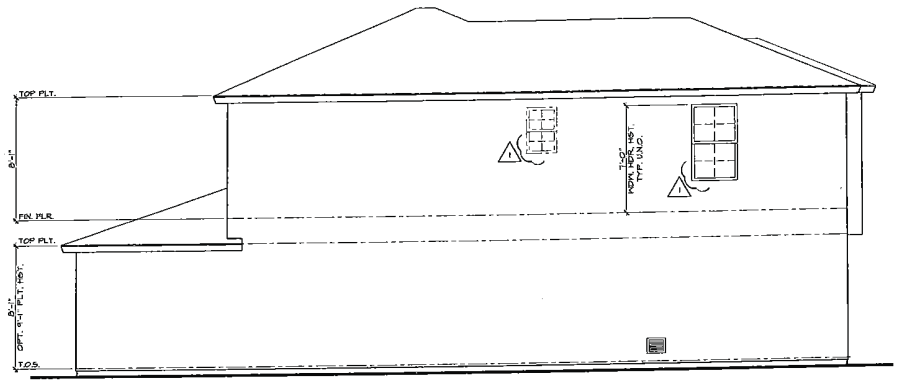
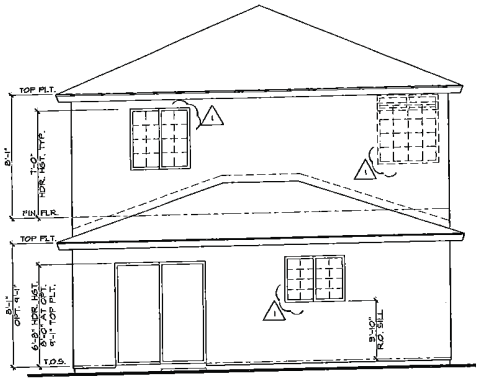
F:\DATA\VEGAS\PROJECT\Southwest Region\Nevada\(8650) Clark County Communities\Landings at Sunset (West 57th)\Plan 1644_225\1644 Plot 1644_03_ELEV.dwg Jul 21, 2012 - 2:48pm



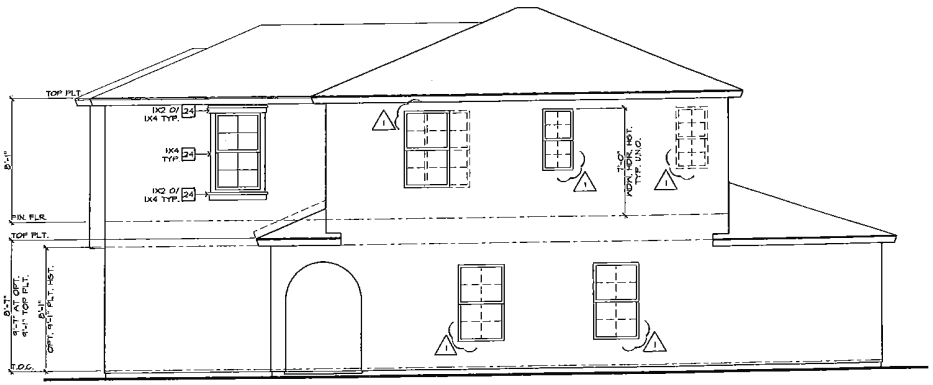
LEFT ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



REAR ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



RIGHT ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2x FASCIA/ BARGE BOARD
3. G.I. FLASHING
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER
6. G.I. DRIP SCREED - SEE DTL. 3B/AD2
7. RESERVED
8. RESERVED
9. EXTERIOR PLASTER OVER C.M.U. WALL- BY OTHERS
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. RESERVED
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 7B/AD4
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. B5 & B6/AD5
16. GAS SERVICE METER - REFER TO DTLS. B5 & B6/AD5
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER
21. 2" TRIM SYNTHETIC STONE VENEER - REFER TO DTL. B4/AD2
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. B8/AD2
26. 1-COAT EXTERIOR STUCCO SYSTEM OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. B1/AD2
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. STUCCO O/ SHAPED CORBEL
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN
36. ½" MDF STUCCO CHANNEL, U.N.O.
37. RESERVED
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

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LANDINGS

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LAS VEGAS, INC.

5665 BADURA AVENUE
LAS VEGAS, NV 89118
TEL: (702) 266-8400
FAX: (702) 266-8603

ISSUE DATE: 07/23/12
PROJECT No.: 653065
DIVISION MGR.: J.C.
REVISIONS:
1 MODEL WALK REVISIONS 10/15/12

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2
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PLAN: 225.1644
SHEET: 3.8

CLARK COUNTY
SPEC LEVEL C
25' OPEN SERIES

PRJ-50797
08/27/13

MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909

F:\DATA\ARCH\PROJECT\Southwest Region\Wewood\(850) Clark County Communities\Landings at Sunset (West 57th)\Plan 1644_225\1644 Plot 1644_03_ELEV.dwg Oct 30, 2012 - 7:15am

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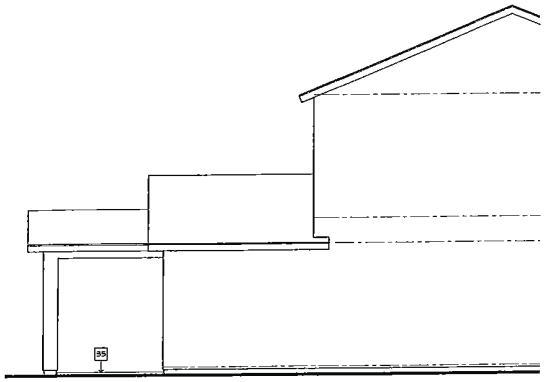
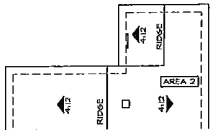


OPTIONAL PATIO
PARTIAL LEFT ELEVATION "A"

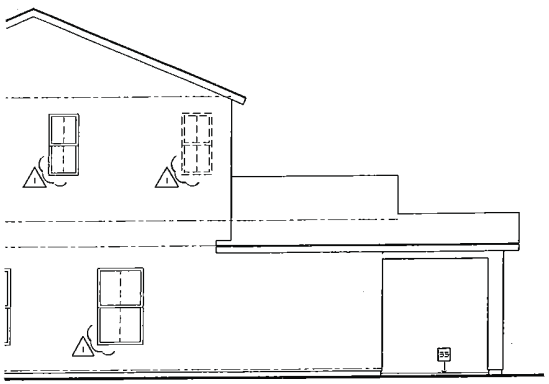
REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



AREA 2:			
VENTILATION REQUIRED:			
ATTIC AREA =	330 SQ. FT. / 300 =		1.10 SQ. FT.
	X 144 =		158.4 SQ. IN.
VENTILATION PROVIDED:			
HIGH			
	(1) GABLE END VENT(S) AT 65	SQ. IN. EA. =	65 SQ. IN.
LOW			
	(1) ROOF TILE VENT(S) AT 85	SQ. IN. EA. =	85 SQ. IN.
	(1) EAVE VENT(S) AT 34	SQ. IN. EA. =	34 SQ. IN.
		TOTAL=	184 SQ. IN.

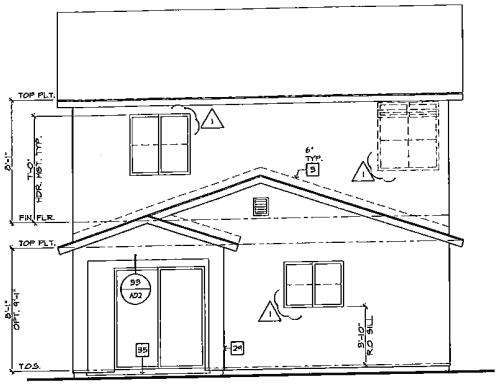
OPTIONAL PATIO
PART. ROOF PLAN

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



OPTIONAL PATIO
PARTIAL RIGHT ELEVATION "A"

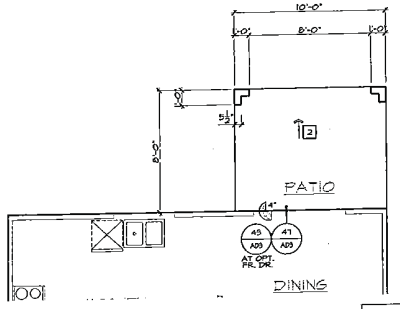
REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



OPTIONAL PATIO
REAR ELEVATION "A"

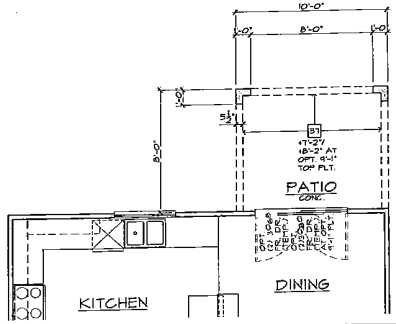
REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE

SCALE 1/4"=1'-0" (TYP.) U.N.O.



OPTIONAL PATIO
PART. SLAB INTERFACE PLAN

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



OPTIONAL PATIO
PART. FIRST FLR. PLAN

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2x FASCIA/ BARGE BOARD
3. G.I. FLASHING
4. G.I. FLASHING & SADDLE/ CRICKET
5. G.I. DIVERTER
6. G.I. DRIP SCREED - SEE DTL. 28/AD2
7. RESERVED
8. RESERVED
9. RESERVED
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. RESERVED
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 19/AD4
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 8B & 8B/AD5
16. GAS SERVICE METER - REFER TO DTLS. 8B & 8B/AD5
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 34/AD2
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 33/AD2
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY OMEGA PRODUCTS INTERNATIONAL INC.; SYSTEM TO BE APPLIED OVER 1" EXTRUDED POLYSTYRENE BOARD OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1194)
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 51/AD2
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. STUCCO W/ SHAPED CORBEL
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN
36. 14" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED
38. GEORGIA - PACIFIC ENGINEERED S/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

PARTIAL FLOOR PLAN NOTES

11. TUB/ SHOWER COMBINATION W/ CLIPED WASTE & VENT SYSTEM AND FLANGED TO 8" FIRST ABOVE THE FLOOR PER I.R.C. SEC. R3013 - VERIFY DIMENSIONS WITH MFG. SPECS.
12. OVAL/ MOURSLASS TUB WITH CLIED WASTE & VENT SYSTEM - VERIFY DIMENSIONS W/ MFG. SPECS. (NOTE: PROVIDE 12"X12" ACCESS PANEL WHEN SPA MOTOR OPTION IS SELECTED)
13. SHOWER PAN W/ WAINSCOT TO 6 FEET ABOVE THE FLOOR - VERIFY DIMENSIONS W/ MFG. (I.R.C. SEC. R3072.2)
14. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR PER I.R.C. SEC. R308.4(5)
15. TOWEL BAR - PROVIDE 2x SOLID BACKING
16. RECESSED MEDICINE CABINET (MIRRORED) +50" A.F.F.
17. TOILET PAPER HOLDER
18. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS
19. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS
20. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS
21. +36" GUARDRAIL/WALL (I.R.C. 550, R312.1) - DTL. 6B & 8B/AD4
22. COATS W/ WIRE SHELF - DTL. 5B/AD3
23. LINEN WITH (5) 12" DEEP WIRE SHELVES AT +6", +42" & +68"
24. WARDROBE W/ WIRE SHELF - DTL. 5B/AD3
25. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT
26. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT
27. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
28. LOW WALL - REFER TO PLAN FOR HEIGHT
29. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
30. 2x6 WALL
31. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
32. DOUBLE 2x4 WALL
33. LINE OF FLOOR ABOVE
34. LINE OF FLOOR BELOW
35. ROUTE OF MIN. 13" VENT FROM BELOW (U.P.C. TABLE 5-3)
36. F.A.U. IN ATTIC - PROVIDE ATTIC ACCESS PANEL (U.M.C. SEC. 904.1) - REFER TO UTILITY PLAN - DTL. 12/AD4
37. DUCT CHASE - DTL. 4B & 9A/AD5 - REFER TO MECH. PLAN
38. RETURN AIR GRILL (R.A.G.) - REFER TO MECH. PLAN
39. ½" GYPSUM BOARD ON CEILING & WALLS AT USEABLE SPACE UNDER STAIRS PER I.R.C. SEC. R302.7
40. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN ½" GYP. BOARD APPLIED TO THE GARAGE SIDE PER I.R.C. TABLE R302.6
41. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN ⅝" TYPE 'X' GYP. BOARD PER I.R.C. TABLE R302.6 NOTE: THE STRUCTURE SUPPORTING THE SEPARATION SHALL BE PROTECTED BY NOT LESS THAN ½" GYP. BOARD
42. MATERIAL TO ROOF SHEATHING
43. 14"x12" W/ SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CEILING HEIGHT
44. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
45. RAILING/ GUARDRAIL - WROUGHT IRON OR WOOD (SEE PLAN) - REFER TO DTL. 6B & 8B/AD4 (COMPLY WITH I.R.C. TABLE R301.5)

SLAB INTERFACE PLAN NOTES

1. CONCRETE GARAGE SLAB - SLOPE MIN. 2"
2. CONCRETE FLAT WORK - SLOPE MIN. ¼" PER FOOT
3. SEE SQUARE CONCRETE STOOP, U.N.O. - SLOPE MIN. ¼" PER FOOT
4. SEE CONCRETE WALKWAY, U.N.O. - SLOPE MIN. ¼" PER FOOT
5. CONCRETE DRIVEWAY - SLOPE MIN. ¼" PER FOOT
6. PROVIDE ELECTRICAL CONDUIT UNDER SLAB
7. 8" DIA. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE. (U.M.C. SEC. 307.3; U.P.C. SEC. 510.3) - SEE DETAIL 83/AD5

PRJ-50797
08/27/12

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TEL: (702) 266-8400
FAX: (702) 266-8603

ISSUE DATE: 07/23/12
PROJECT No.: 853065
DIVISION MGR.: J.C.
REVISIONS:
1 MODEL WALK REVISIONS 10/15/12

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PLAN: 225.1644
SHEET: 6.1

CLARK COUNTY
SPEC LEVEL C
25' OPEN SERIES

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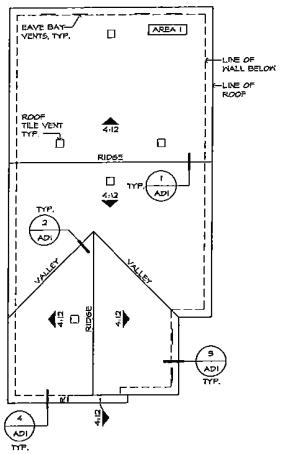
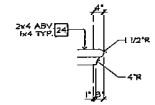


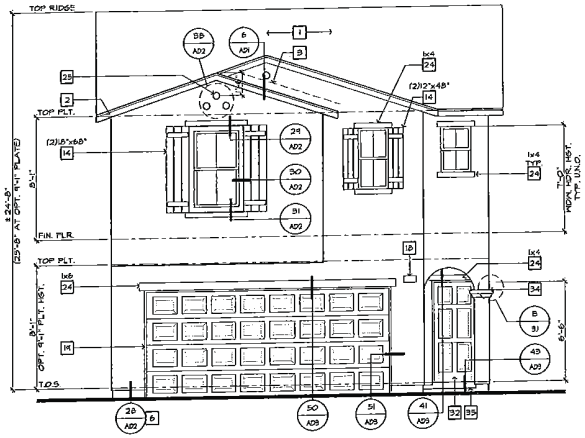
ROOF PLAN 'A'

SCALE 1/8"=1'-0"

AREA 1 / MAIN			
VENTILATION REQUIRED:			
ATTIC AREA	1145 SQ. FT. /300 =	3.98	SQ. FT.
	X 144 =	515	SQ. IN.
VENTILATION PROVIDED:			
HIGH:			
(4) ROOF TILE VENT(S) AT	85 SQ. IN. EA. =	340	SQ. IN.
LOW			
(1) ROOF TILE VENT(S) AT	85 SQ. IN. EA. =	85	SQ. IN.
(6) EAVE VENT BAY(S) AT	34 SQ. IN. EA. =	204	SQ. IN.
TOTAL VENTILATION PROVIDED:		629	SQ. IN.

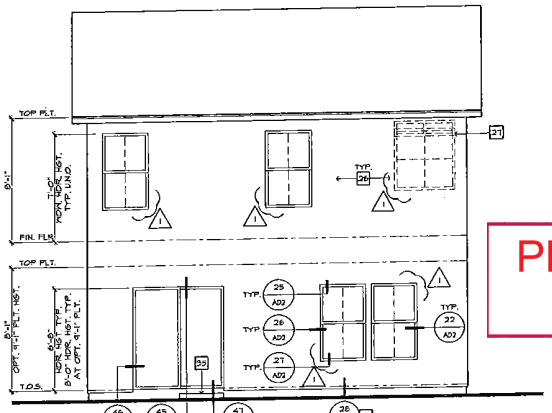


DETAIL 'B'



FRONT ELEVATION 'A'

SCALE 1/4"=1'-0"



REAR ELEVATION 'A'

SCALE 1/4"=1'-0"

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2x FASCIA/ BARGE BOARD
3. G.I. FLASHING
4. G.I. FLASHING & SADDLE/ CRICKET
5. G.I. DIVERTER
6. G.I. DRIP SCREED - SEE DTL. 2B/AD2
7. RESERVED
8. RESERVED
9. RESERVED
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. RESERVED
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 7B/AD4
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTL'S. 8B & 8B/AD5
16. GAS SERVICE METER - REFER TO DTL'S. 8B & 8B/AD5
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 3A/AD2
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 3B/AD2
26. 1-COAT EXTERIOR STUCCO SYSTEM OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER.
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 5/AD3
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. STUCCO O/ SHAPED CORBEL
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN
36. 4" KIDE STUCCO CHANNEL, U.N.O.
37. RESERVED
38. GEORGIA - PACIFIC ENGINEERED 3/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE
39. JAMES HARDIE FIBER CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

PARTIAL FLOOR PLAN NOTES

11. TUB/ SHOWER COMBINATION W/ CLUED WASTE & VENT SYSTEM AND MAINSOIT TO 6 FEET ABOVE THE FLOOR PER I.R.C. SEC. R307.2 - VERIFY DIMENSIONS WITH MFR. SPEC'S.
12. OVAL/MORE/LAGS 113 WITH CLUED WASTE & VENT SYSTEM - VERIFY DIMENSIONS W/ MFR. SPECS'S. (NOTE: PROVIDE 12"X12" ACCESS PANEL WHEN SPA MOTOR OPTION IS SELECTED)
13. SHOWER PAN W/ MAINSOIT TO 6 FEET ABOVE THE FLOOR - VERIFY DIMENSIONS W/ MFR. (I.R.C. SEC. R307.2)
14. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR PER I.R.C. SEC. R308.4(5)
15. TOWEL BAR - PROVIDE 2x SOLID BACKING
16. OPT. RECESSED MEDICINE CABINET (MIRRORED) +50" A.F.F.
17. TOILET PAPER HOLDER
18. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS
19. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS
20. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS
21. +36" GUARDRAIL/WALL (I.R.C. SEC. R312.1) - DTL. 6A & 6B/AD4
22. COATS W/ WIRE SHELF - DTL. 5A/AD3
23. LINEN WITH (3) 12" DEEP WIRE SHELVES AT +16", +42" & +68"
24. HARDROBE W/ WIRE SHELF - DTL. 5A/AD3
25. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT
26. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT
27. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
28. LOW WALL - REFER TO PLAN FOR HEIGHT
29. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
30. 2x6 WALL
31. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
32. DOUBLE 2x4 WALL
33. LINE OF FLOOR ABOVE
34. LINE OF FLOOR BELOW
35. ROUTE OF FUR. 'B' VENT FROM BELOW (U.P.C. TABLE 5-B)
36. F.A.U. IN ATTIC - PROVIDE ATTIC ACCESS PANEL (U.M.C. SEC. 904.11) - REFER TO UTILITY PLAN - DTL. 12/AD4
37. DUCT CHASE - DTL. 4B & 4A/AD5 - REFER TO MECH. PLAN
38. RETURN AIR GRILL (R.A.G.) - REFER TO MECH. PLAN
39. 5/8" GYPSUM BOARD ON CEILING & WALLS AT USABLE SPACE UNDER STAIRS PER I.R.C. SEC. R302.7
40. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN ½" GYP. BOARD APPLIED TO THE GARAGE SIDE PER I.R.C. TABLE R302.6
41. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN ⅝" TYPE 'X' GYP. BOARD PER I.R.C. TABLE R302.6 NOTE: THE STRUCTURE SUPPORTING THE SEPARATION SHALL BE PROTECTED BY NOT LESS THAN ½" GYP. BOARD
42. MATERIAL TO ROOF SHEATHING
43. 14"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CARD READER
44. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
45. RAILING/ GUARDRAIL - WROUGHT IRON OR WOOD (SEE PLAN) - REFER TO DTL. 6B & 6B/AD4 (COMPLY WITH I.R.C. TABLE R301.5)

ROOF PLAN NOTES

4:12 INDICATES ROOF SLOPE DIRECTION, U.N.O.

INDICATES STANDARD ROOF PITCH, U.N.O.

ROOF MATERIAL: CONCRETE TILE

12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, UNLESS NOTED OTHERWISE

12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, UNLESS NOTED OTHERWISE

* THE 8'-0" HEIGHTS TO BE ADJUSTED WITH THE SIZE OF FRIEZE BOARD AND/OR DOOR HEADER HEIGHTS

ATTIC VENT CALCULATION

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE HALF OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC, (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER I.R.C. SEC. R806.2

* CALCULATION BY U/SO, HIGH/LOW VENTING NOT REQUIRED.

PRJ-50797
08/27/12

KB HOME
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LANDINGS

KB HOME
LAS VEGAS, INC.

6565 BADURA AVENUE
LAS VEGAS, NV 89118
TEL: (702) 266-8400
FAX: (702) 266-8603

ISSUE DATE: 07/23/12
PROJECT No.: 853065
DIVISION MGR.: J.C.
REVISIONS:
1 MODEL WALK REVISIONS 10/15/12

FOR INTERNAL USE ONLY
REVISION SET

PLAN: 225.1855
SHEET: 3.1

CLARK COUNTY
SPEC LEVEL C
25' OPEN SERIES

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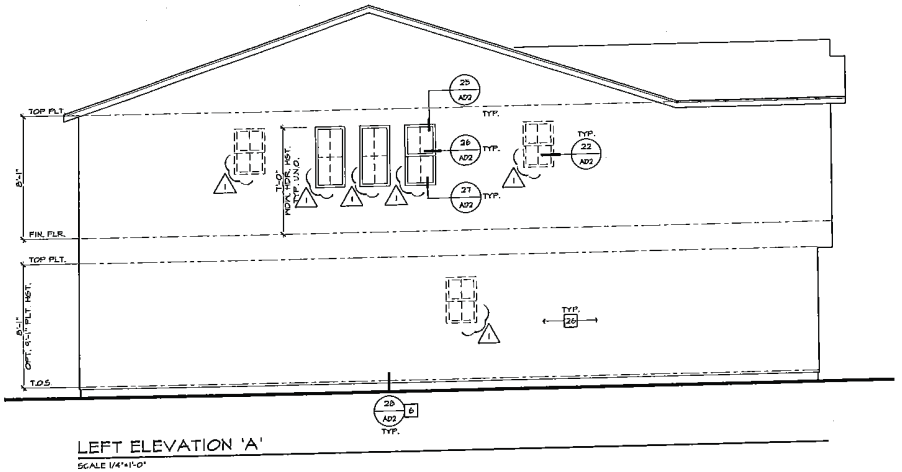
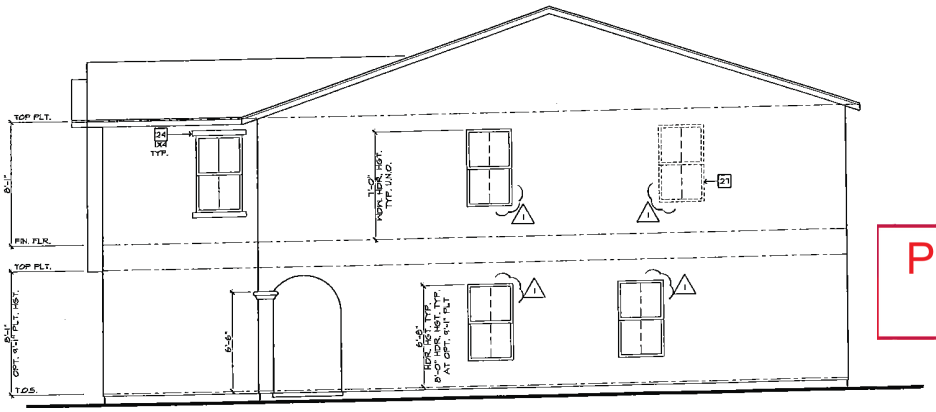
F:\DATA\ARCH\PROJECT\Southwest Region\Nevada\(850) Clark County Communities\Landings at Sunset (West 5th)\Plan 1855_225\1855 Plot 1855_03_A-ELEV.DWG Oct 30, 2012 - 8:08am

MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



LEFT ELEVATION 'A'
SCALE 1/4"=1'-0"



RIGHT ELEVATION 'A'
SCALE 1/4"=1'-0"

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2x FASCIA/ BARGE BOARD
3. G.I. FLASHING
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER
6. G.I. DRIP SCREED - SEE DTL. 2B/AD2
7. RESERVED
8. RESERVED
9. EXTERIOR PLASTER OVER C.M.U. WALL BY OTHERS
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. RESERVED
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 15/AD2
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 8/5 & 8B/AD5
16. GAS SERVICE METER - REFER TO DTLS. 8/5 & 8B/AD5
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 8A/AD2
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 8B/AD2
26. 1-COAT EXTERIOR STUCCO SYSTEM OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER.
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 8/AD2
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. STUCCO O/ SHAPED CORBEL
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN
36. 4" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

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PLAN: 225.1855
SHEET: 3.2

CLARK COUNTY
SPEC LEVEL C
25' OPEN SERIES

PRJ-50797
08/27/13

MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909

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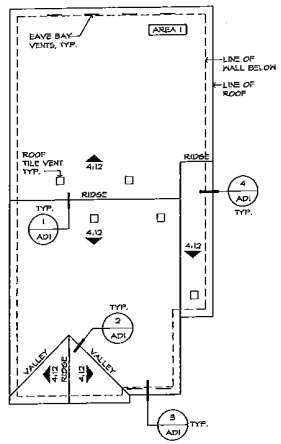
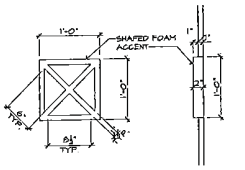


ROOF PLAN 'B'

SCALE 1/8"=1'-0"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE

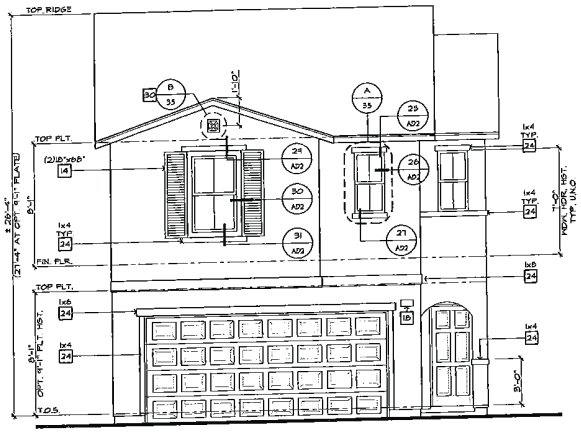
AREA 1 / MAIN		
VENTILATION REQUIRED.		
ATTIC AREA	1145 SQ. FT. /300 =	3.82 SQ. FT.
	X 144 =	573 SQ. IN.
VENTILATION PROVIDED.		
HIGH		
(4) ROOF TILE VENT(S) AT	85 SQ. IN. EA. =	340 SQ. IN.
LOW		
(6) EAVE VENT BAY(S) AT	34 SQ. IN. EA. =	204 SQ. IN.
(1) ROOF TILE VENT(S) AT	85 SQ. IN. EA. =	85 SQ. IN.



ELEVATION PLAN

DETAIL "B"

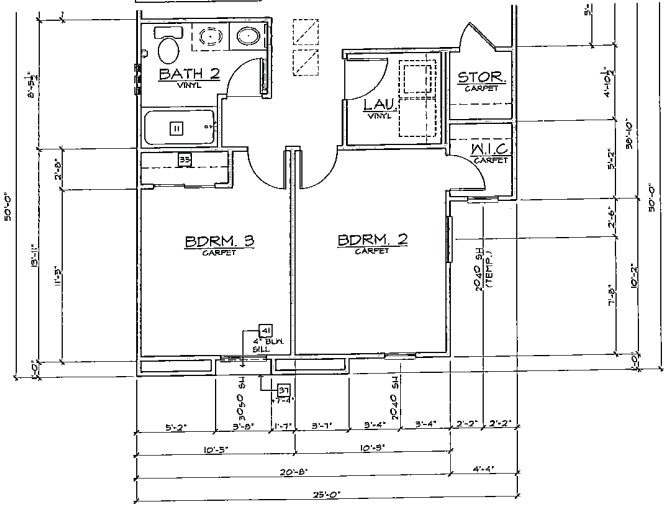
SCALE 1"=1'-0"



FRONT ELEVATION 'B'

SCALE 1/4"=1'-0"

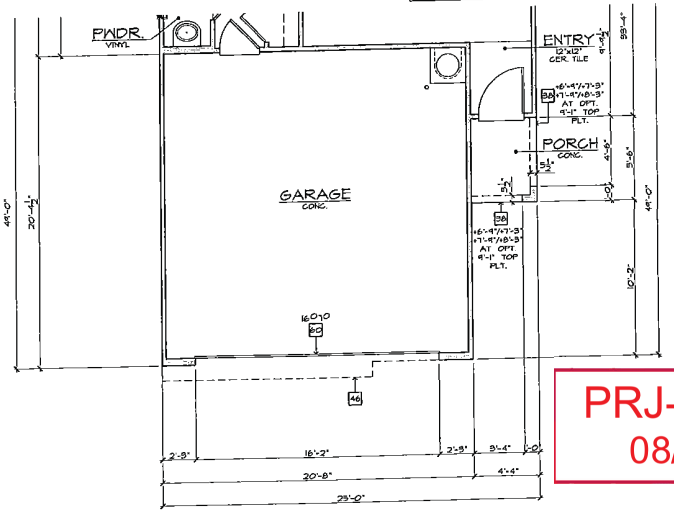
REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



PARTIAL SECOND FLOOR PLAN 'B'

SCALE 1/4"=1'-0"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



PARTIAL FIRST FLOOR PLAN 'B'

SCALE 1/4"=1'-0"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2x FASCIA/ BARGE BOARD
3. G.I. FLASHING
4. G.I. FLASHING & SADDLE/ CRICKET
5. G.I. DIVERTER
6. G.I DRIP SCREED - SEE DTL. 2B/AD2
7. RESERVED
8. RESERVED
9. RESERVED
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. RESERVED
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 7B/AD4
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 8B & 8B/AD5
16. GAS SERVICE METER - REFER TO DTLS. 8B & 8B/AD5
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER
21. 3" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 9A/AD2
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 9B/AD2
26. 1-COAT EXTERIOR STUCCO SYSTEM OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE 'D' KRAFT BUILDING PAPER.
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 9T/AD2
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. STUCCO O/ SHAPED CORBEL
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN
36. 12" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED
38. SECRETIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

PARTIAL FLOOR PLAN NOTES

11. TUB/ SHOWER COMBINATION W/ GLUED WASTE & VENT SYSTEM AND WAINSCOT TO 6 FEET ABOVE THE FLOOR PER I.R.C. SEC. R307.2 - VERIFY DIMENSIONS WITH MFG. SPECS.
12. OVAL/RECTANGLE TUB WITH GLUED WASTE & VENT SYSTEM - VERIFY DIMENSIONS W/ MFG. SPEC'S. NOTE: PROVIDE 12"X12" ACCESS PANEL WHEN SPA MOTOR OPTION IS SELECTED
13. SHOWER PAN W/ WAINSCOT TO 6 FEET ABOVE THE FLOOR - VERIFY DIMENSIONS W/ MFG. (I.R.C. SEC. R307.2)
14. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR PER I.R.C. SEC. R308.4(5)
15. TOWEL BAR - PROVIDE 2x SOLID BACKING
16. OPT. RECESSED MEDICINE CABINET (MIRRORED) +50" A.F.F.
17. TOILET PAPER HOLDER
18. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS
19. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS
25. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS
31. +36" GUARDRAIL/WALL (I.R.C. SEC. R312.1) - DTL. 6B & 6B/AD4
33. COATS W/ WIRE SHELF - DTL. 5B/AD3
34. LINEN WITH (5) 12" DEEP WIRE SHELVES AT +16", +42" & +68"
35. HARDROBE W/ WIRE SHELF - DTL. 5B/AD3
37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT
40. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
43. 2x6 WALL
44. 2x8 BALLOON FRAMED WALL - REFER TO STRUCTURAL
45. DOUBLE 2x4 WALL
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW
48. ROUTE OF MIN. 18" VENT FROM BELOW (U.P.C. TABLE 5-3)
51. F.A.U. IN ATTIC - PROVIDE ATTIC ACCESS PANEL (U.M.C. SEC. 904.11) - REFER TO UTILITY PLAN - DTL. 7Z/AD4
52. DUCT CHASE - DTL. 9J & 9A/AD5 - REFER TO MECH. PLAN
53. RETURN AIR GRILL (R.A.G.) - REFER TO MECH. PLAN
54. ½" GYPSUM BOARD ON CEILING & WALLS AT USEABLE SPACE UNDER STAIRS PER I.R.C. SEC. R302.7
55. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN ½" GYP. BOARD APPLIED TO THE GARAGE SIDE PER I.R.C. TABLE R302.6
56. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN ⅝" TYPE 'X' GYP. BOARD PER I.R.C. TABLE R302.6 NOTE: THE STRUCTURE SUPPORTING THE SEPARATION SHALL BE PROTECTED BY NOT LESS THAN ½" GYP. BOARD
57. MATERIAL TO ROOF SHEATHING
58. 14"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE DOOR HEIGHT
60. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
61. RAILING/ GUARDRAIL - WROUGHT IRON OR WOOD (SEE PLAN) - REFER TO DTL. 6B & 6B/AD4 (COMPLY WITH I.R.C. TABLE R301.5)

ROOF PLAN NOTES

4:12 — INDICATES ROOF SLOPE DIRECTION, U.N.O.

INDICATES STANDARD ROOF PITCH, U.N.O.

ROOF MATERIAL: CONCRETE TILE

12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, UNLESS NOTED OTHERWISE

12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, UNLESS NOTED OTHERWISE

THESE HEIGHTS TO BE ADJUSTED WITH THE SIZE OF FRIEZE BOARD AND WINDOW HEADER HEIGHTS

ATTIC VENT CALCULATION

REQUIRED 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC. (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER I.R.C. SEC. R806.2

* CALCULATION BY 1/150, NON-LOW VENTING NOT REQUIRED.

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08/27/12

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LANDINGS

KB HOME
LAS VEGAS, INC.

5555 BADURA AVENUE
LAS VEGAS, NV 89118
TEL: (702) 266-8400
FAX: (702) 266-8603

ISSUE DATE: 07/23/12
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DIVISION MGR.: J.C.
REVISIONS:

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1.
2.
3.
4.
5.
6.

PLAN: 225.1855
SHEET: 3.4

CLARK COUNTY
SPEC LEVEL C
25' OPEN SERIES

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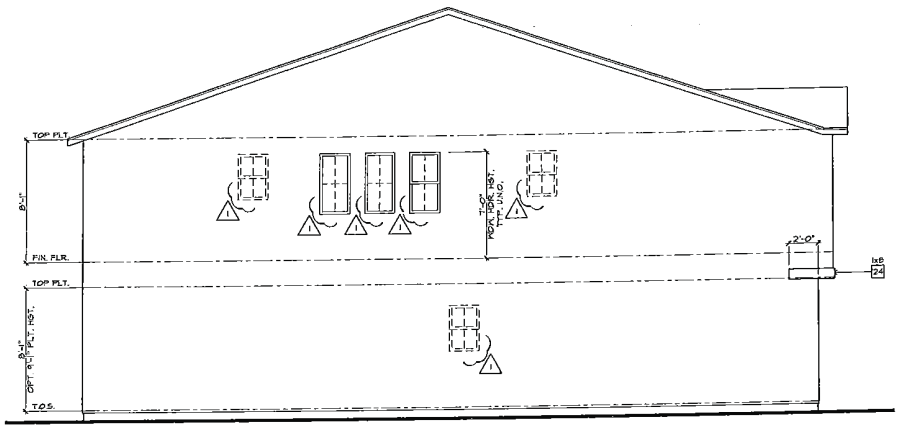
F:\DATA\ARCH\PROJECT\Southwest Region\Nevada\[850] Clark County Communities\Landings at Sunset (West 57th)\Plan 1855_225\1855 Plot 1855_03_B-ELEV.DWG Jul 21, 2012 - 2:52pm

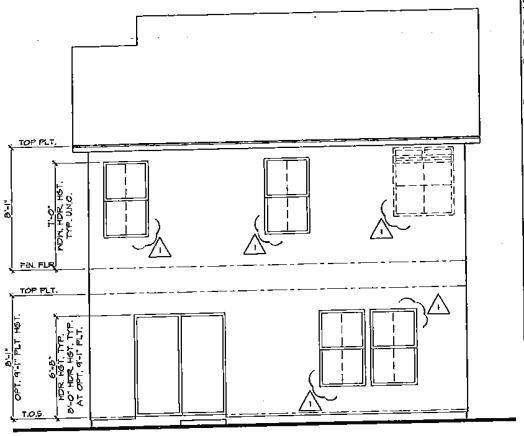
MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



LEFT ELEVATION 'B'

SCALE 1/4"=1'-0"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



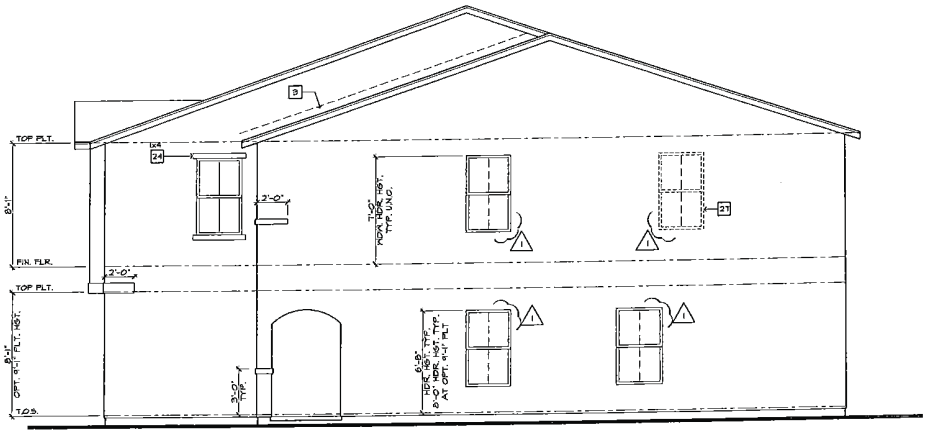
REAR ELEVATION 'B'

SCALE 1/4"=1'-0"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2x FASCIA/ BARGE BOARD
3. G.I. FLASHING
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER
6. G.I. DRIP SCREED - SEE DTL. 28/AD2
7. RESERVED
8. RESERVED
9. EXTERIOR PLASTER OVER C.M.U. WALL BY OTHERS
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. RESERVED
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 15/AD4
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 8/3 & 8/6/AD5
16. GAS SERVICE METER - REFER TO DTLS. 8/3 & 8/6/AD5
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 9A/AD2
22. EXTERIOR PLASTER OVER PAPER BACKED MRB LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 39/AD2
26. 1-COAT EXTERIOR STUCCO SYSTEM OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER.
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 9/AD2
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. STUCCO O/ SHAPED CORBEL
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN
36. 4" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE



RIGHT ELEVATION 'B'

SCALE 1/4"=1'-0"

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SHEET: 3.5

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SPEC LEVEL C
25' OPEN SERIES

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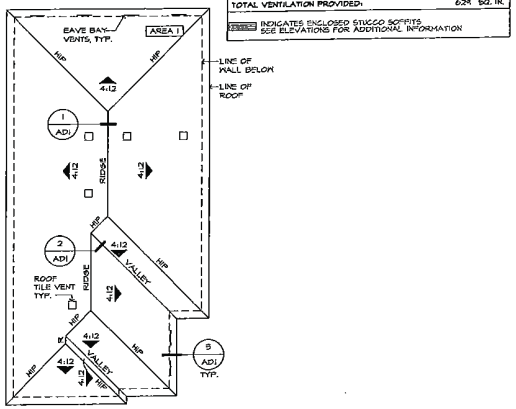
F:\DATA\VROV\PROJECT\Southwest Region\Nevada\[850] Clark County Communities\Landings at Sunset (West 579ft)\Plan 1855_225\1855 Plot 1855_03_B-ELEV.DWG Oct 30, 2012 - 8:08am



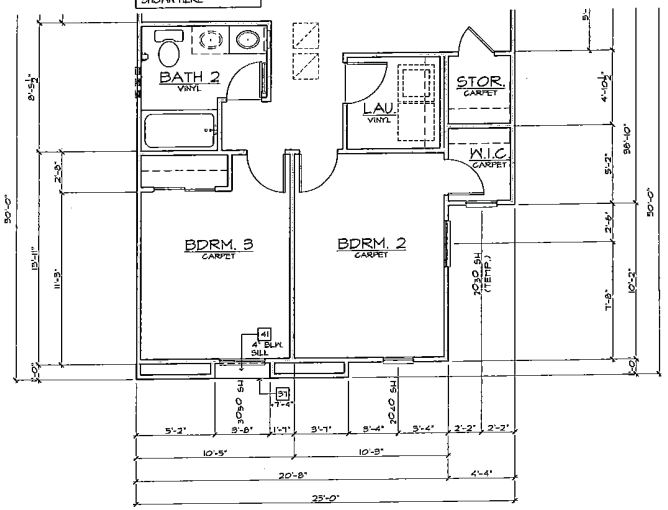
AREA 1 / MAIN		
VENTILATION REQUIRED:		
ATTIC AREA	1185 SQ. FT. /300 =	3.95 SQ. FT.
	X 144 =	573 SQ. IN.
VENTILATION PROVIDED:		
HIGH		
(4) ROOF TILE VENT(S) AT	85 SQ. IN. EA. =	340 SQ. IN.
LOW		
(1) ROOF TILE VENT(S) AT	85 SQ. IN. EA. =	85 SQ. IN.
(6) EAVE VENT BAY(S) AT	34 SQ. IN. EA. =	204 SQ. IN.
TOTAL VENTILATION PROVIDED:		624 SQ. IN.

STUCCO INDICATES ENCLOSED STUCCO SOFFITS SEE ELEVATIONS FOR ADDITIONAL INFORMATION

ROOF PLAN 'E'

SCALE 1/8"=1'-0"

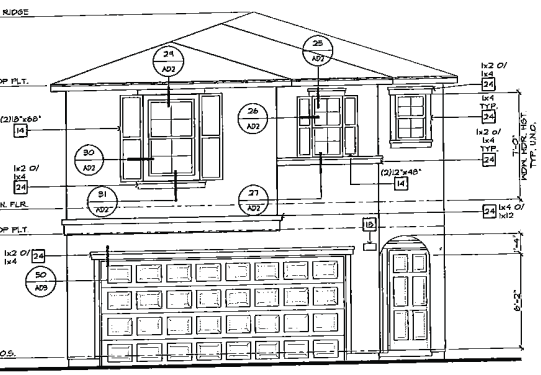
REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



PARTIAL SECOND FLOOR PLAN 'E'

SCALE 1/4"=1'-0"

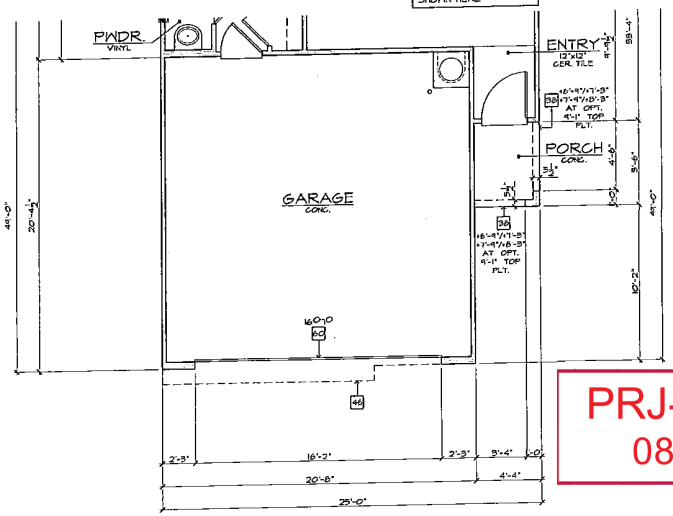
REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



FRONT ELEVATION 'E'

SCALE 1/4"=1'-0"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



PARTIAL FIRST FLOOR PLAN 'E'

SCALE 1/4"=1'-0"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2x FASCIA/ BARGE BOARD
3. 6.1. FLASHING
4. 6.1. FLASHING & SADDLE/ CRICKET
5. 6.1. DIVERTER
6. 6.1. DRIP SCREED - SEE DTL. 28/AD2
7. RESERVED
8. RESERVED
9. RESERVED
10. 6.1. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. RESERVED
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 19/AD4
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 85 & 86/AD5
16. GAS SERVICE METER - REFER TO DTLS. 85 & 86/AD5
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 34/AD2
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 38/AD2
26. 1-COAT EXTERIOR STUCCO SYSTEM OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER.
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 57/AD3
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. STUCCO O/ SHAPED CORBEL
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN
36. 16" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

PARTIAL FLOOR PLAN NOTES

11. TUB/ SHOWER COMBINATION W/ RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS
12. OVAL/HOURGLASS TUB WITH CONCEALED WASTE & VENT SYSTEM - VERIFY DIMENSIONS W/ MFG. SPECS. (NOTE: PROVIDE 12"X12" ACCESS PANEL WHEN SPA MOTOR OPTION IS SELECTED)
13. SHOWER PAN W/ MAINSCOT TO 6 FEET ABOVE THE FLOOR - VERIFY DIMENSIONS W/ MFG. (I.R.C. SEC. R307.2)
14. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR PER I.R.C. SEC. R308.4(5)
15. TOWEL BAR - PROVIDE 2x SOLID BACKING
16. OPT. RECESSED MEDICINE CABINET (MIRRORED) +50" A.F.F.
17. TOILET PAPER HOLDER
18. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS
19. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS
20. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS
21. +58" GUARDRAIL/WALL (I.R.C. SEC. R312.1) - DTL. 86 & 68/AD4
22. COATS W/ WIRE SHELF - DTL. 55/AD5
24. LINEN WITH (3) 12" DEEP WIRE SHELVES AT +16", +42" & +68"
25. WARDROBE W/ WIRE SHELF - DTL. 55/AD5
37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT
40. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
43. 2x6 WALL
44. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
45. DOUBLE 2x4 WALL
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW
48. ROUTE OF PLM. 'B' VENT FROM BELOW (U.P.C. TABLE 5-3)
49. F.A.U. IN ATTIC - PROVIDE ATTIC ACCESS PANEL (U.M.C. SEC. 904.11) - REFER TO UTILITY PLAN - DTL. 72/AD4
52. DUCT CHASE - DTL. 93 & 94/AD5 - REFER TO MECH. PLAN
53. RETURN AIR GRILL (N.A.G.) - REFER TO MECH. PLAN
54. ½" GYPSUM BOARD ON CEILING & WALLS AT USEABLE SPACE UNDER STAIRS PER I.R.C. SEC. R302.7
55. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN ½" GYP. BOARD APPLIED TO THE GARAGE SIDE PER I.R.C. TABLE R302.6
56. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN ½" TYPE 'X' GYP. BOARD PER I.R.C. TABLE R302.6 NOTE: THE STRUCTURE SUPPORTING THE SEPARATION SHALL BE PROTECTED BY NOT LESS THAN ½" GYP. BOARD
57. MATERIAL TO ROOF SHEATHING
58. 14"x12" 6.1. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE EAVE OVERHEIGHT
60. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
61. RAILING/ GUARDRAIL - WROUGHT IRON OR WOOD (SEE PLAN) - REFER TO DTL. 86 & 68/AD4 (COMPLY WITH I.R.C. TABLE R301.5)

ROOF PLAN NOTES

4:12 INDICATES ROOF SLOPE DIRECTION, U.N.O.

INDICATES STANDARD ROOF PITCH U.N.O

ROOF MATERIAL: CONCRETE TILE

12" (UNLESS NOTED OTHERWISE) TYPICAL ROOF OVERHANG AT RAKE, UNLESS NOTED OTHERWISE

12" (UNLESS NOTED OTHERWISE) TYPICAL ROOF OVERHANG AT EAVE, UNLESS NOTED OTHERWISE

* THE 6'-1" HEIGHTS TO BE ADJUSTED WITH THE SIZE OF FRIEZE BOARD AND WINDOW HEADER HEIGHTS

ATTIC VENT CALCULATION

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC, (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER I.R.C. SEC. R806.2

* CALCULATION BY I/SO, HIGH/LOW VENTING NOT REQUIRED.

PRJ-50901
08/27

KB HOME BUILT TO ORDER

LANDINGS

KB HOME
LAS VEGAS, INC.

5655 BADURA AVENUE
LAS VEGAS, NV 89118
TEL: (702) 266-8400
FAX: (702) 266-8603

ISSUE DATE: 07/23/12
PROJECT No.: 653065
DIVISION MGR.: J.C.
REVISIONS:

FOR INTERNAL USE ONLY
REVISED BY:
1
2
3
4
5

PLAN: 225.1855
SHEET: 3.7

CLARK COUNTY
SPEC LEVEL C
25' OPEN SERIES

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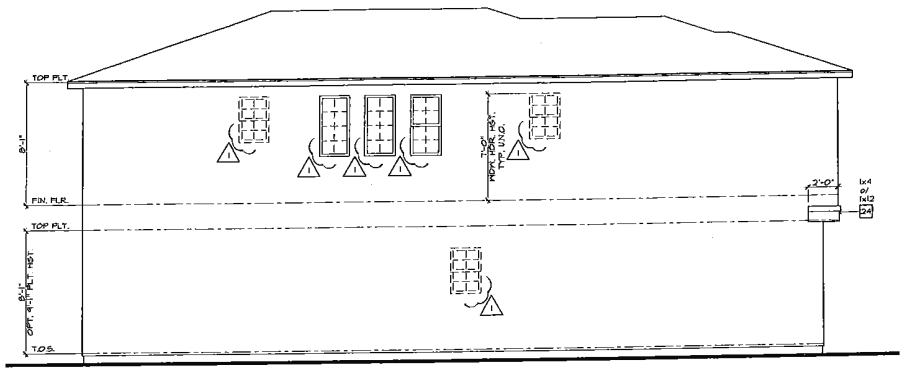
F:\DATA\ARCH\PROJECT\Southwest Region\Nevada\(650) Clark County Communities\Landings at Sunset (West 5Th)\Plan 1855_225\1855 Plot 1855_03_C-ELEV.DWG Jul 23, 2012 - 8:26am

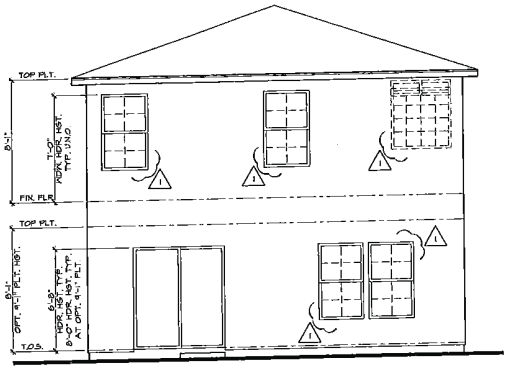
MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



LEFT ELEVATION 'E'

SCALE 1/4"=1'-0"

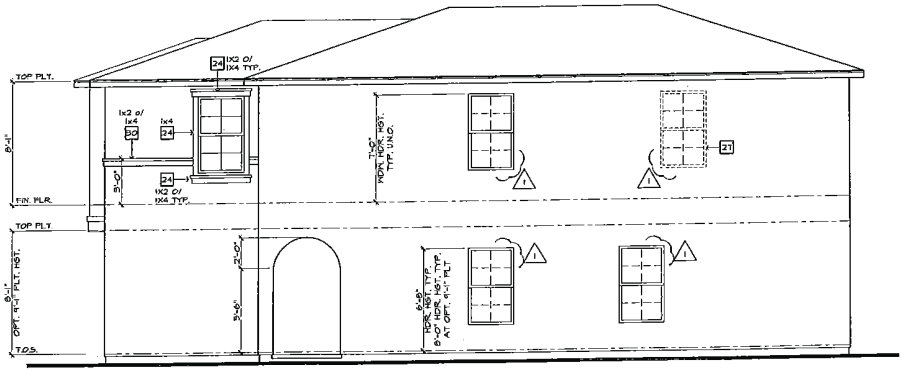
REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



REAR ELEVATION 'E'

SCALE 1/4"=1'-0"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



RIGHT ELEVATION 'E'

SCALE 1/4"=1'-0"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2x FASCIA/ BARGE BOARD
3. G.I. FLASHING
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER
6. G.I. DRIP SCREED - SEE DTL. 26/AD2
7. RESERVED
8. RESERVED
9. EXTERIOR PLASTER OVER C.M.U. WALL BY OTHERS
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. RESERVED
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/ GUARDRAIL - WROUGHT IRON/ HOOD - DTL. 18/AD4
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 85 & 86/AD5
16. GAS SERVICE METER - REFER TO DTLS. 85 & 86/AD5
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 34/AD2
22. EXTERIOR PLASTER OVER FAMER BACKED WIRE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 88/AD2
26. 1-COAT EXTERIOR STUCCO SYSTEM OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER.
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 37/AD2
29. STUCCO/ EXTERIOR HARDIEBOARD SIDING COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. STUCCO O/ SHAPED CORBEL
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN
36. ¼" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

KB HOME
BUILT TO ORDER

LANDINGS

KB HOME
LAS VEGAS, INC.

5655 BADURA AVENUE
LAS VEGAS, NV 89118
TEL: (702) 266-8400
FAX: (702) 266-8603

ISSUE DATE: 07/23/12
PROJECT No.: 853085
DIVISION MGR.: J.C.
REVISIONS:
1 MODEL WALK REVISIONS 10/15/12

FOR INTERNAL USE ONLY
REVIEWED BY:

PLAN: 225.1855
SHEET: 3.8

CLARK COUNTY
SPEC LEVEL C
25' OPEN SERIES

PRJ-50797
08/27/13

MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909

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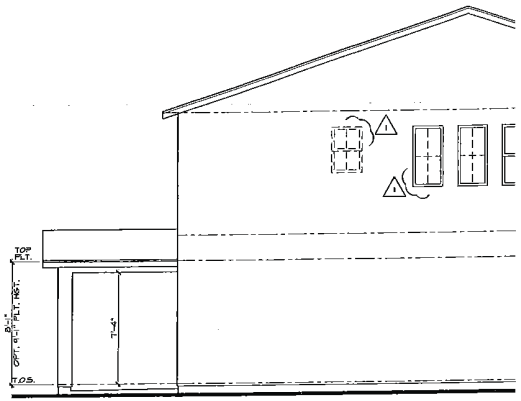
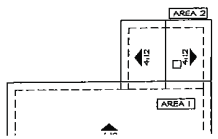
F:\DATA\ARCH\PROJECT\Southwest Region\Nevada\(850) Clark County Communities\Landings at Sunset (West 57th)\Plan 1855_225\1855 Plot 1855_03_C-ELEV.DWG Oct 30, 2012 - 8:09am



OPTIONAL PATIO
PARTIAL LEFT ELEVATION "A"

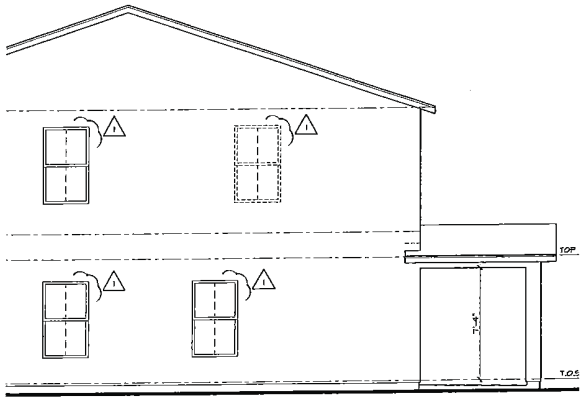
REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



AREA 2 / PATIO		
VENTILATION REQUIRED: ATTIC AREA	80 SQ. FT. /150 = X 144 =	0.53 SQ. FT. 76.3 SQ. IN.
VENTILATION PROVIDED: HIGH (1) ROOF TILE VENT(S) AT 85 SQ. IN. EA. =		85 SQ. IN.
TOTAL VENTILATION PROVIDED:		85 SQ. IN.

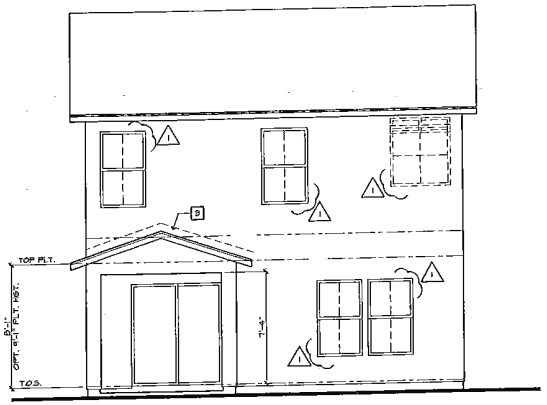
OPTIONAL PATIO
PART. ROOF PLAN

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



OPTIONAL PATIO
PARTIAL RIGHT ELEVATION "A"

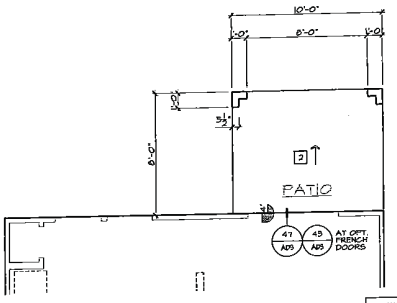
REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



OPTIONAL PATIO
REAR ELEVATION "A"

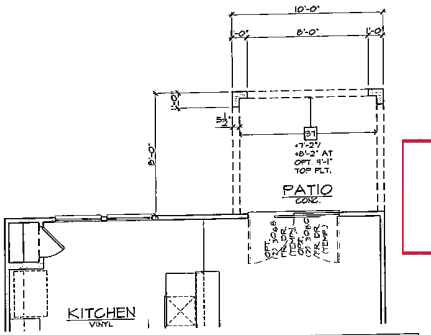
REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE

SCALE 1/4"=1'-0" (T.Y.P.) U.N.O.



OPTIONAL PATIO
PART. SLAB INTERFACE PLAN

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



OPTIONAL PATIO
PART. FIRST FLR. PLAN

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE

E ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2x FASCIA/ BARGE BOARD
3. G.I. FLASHING
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER
6. G.I. DRIP SCREED - SEE DTL. 2B/AD2
7. RESERVED
8. RESERVED
9. RESERVED
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. RESERVED
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 13/AD4
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 8B & 8G/AD5
16. GAS SERVICE RISER - REFER TO DTLS. 8B & 8G/AD5
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 8A/AD2
22. EXTERIOR PLASTER OVER PAPER BACKED MIRE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 8B/AD3
26. 1-COAT OMEGA DIAMOND MAIL INSULATING EXTERIOR STUCCO SYSTEM BY TOMEGA PRODUCTS INTERNATIONAL, INC.- OVER ONE LAYER (60) MAUTE ASPHALT SATURATED GRADE D CRAFT BUILDING PAPER (ICC-ES REPORT ESR-1194)
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 5/AD3
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. STUCCO O/ SHAPED CORBEL
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN
36. 4" WIDE STUCCO CHANNEL U.N.O.
37. RESERVED
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

PARTIAL FLOOR PLAN NOTES

11. TUB/ SHOWER COMBINATION W/ GLUED WASTE & VENT SYSTEM AND WAINSCOT TO 6 FEET ABOVE THE FLOOR PER I.R.C. SEC. R307.2 - VERIFY DIMENSIONS WITH MFR. SPECS.
12. OVAL MOUR GLASS TUB WITH GLUED WASTE & VENT SYSTEM - VERIFY DIMENSIONS W/ MFR. SPECS. (NOTE: PROVIDE 12"X12" ACCESS PANEL WHEN SPA MOTOR OPTION IS SELECTED)
13. SHOWER PAN W/ WAINSCOT TO 6 FEET ABOVE THE FLOOR - VERIFY DIMENSIONS W/ MFR. (I.R.C. SEC. R307.2)
14. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR PER I.R.C. SEC. R308.4(6)
15. TOWEL BAR - PROVIDE 2x SOLID BACKING
16. RECESSED MEDICINE CABINET (MIRRORED) +50" A.F.F.
17. TOILET PAPER HOLDER
18. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS
19. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS
20. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS
21. +36" GUARDRAIL/WALL (I.R.C. SEC. R312.1) - DTL. 6B & 6B/AD4
22. COATS W/ MIRE SHELF - DTL. 9B/AD5
23. LINEN WITH (5) 12" DEEP MIRE SHELVES AT +18", +42" & +66"
24. WARDROBE W/ MIRE SHELF - DTL. 9B/AD5
25. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT
26. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT
27. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
28. LOW WALL - REFER TO PLAN FOR HEIGHT
29. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
30. 2x6 WALL
31. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
32. DOUBLE 2x4 WALL
33. LINE OF FLOOR ABOVE
34. LINE OF FLOOR BELOW
35. ROUTE OF MIN. 'B' VENT FROM BELOW (M.P.C. TABLE 5-5)
36. F.A.U. IN ATTIC - PROVIDE ATTIC ACCESS PANEL (U.M.C. SEC. 904.11) - REFER TO UTILITY PLAN - DTL. 12/AD4
37. DUCT CHASE - DTL. 4B & 4G/AD5 - REFER TO MECH. PLAN
38. RETURN AIR GRILL (R.A.G.) - REFER TO MECH. PLAN
39. 1/2" GYPSUM BOARD ON CEILING & WALLS AT USEABLE SPACE UNDER STAIRS PER I.R.C. SEC. R302.7
40. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYP. BOARD APPLIED TO THE GARAGE SIDE PER I.R.C. TABLE R302.6
41. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE 'X' GYP. BOARD PER I.R.C. TABLE R302.6 NOTE: THE STRUCTURE SUPPORTING THE SEPARATION SHALL BE PROTECTED BY NOT LESS THAN 1/2" GYP. BOARD
42. MATERIAL TO ROOF SHEATHING
43. 14"X20" G.I. SCREENED - LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT
44. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
45. RAILING/ GUARDRAIL - (WROUGHT IRON OR WOOD (SEE PLAN) - REFER TO DTL. 8B & 8G/AD5 (COMPLY WITH I.R.C. TABLE R301.5)

SLAB INTERFACE PLAN NOTES

1. CONCRETE GARAGE SLAB - SLOPE MIN 2"
2. CONCRETE FLAT WORK - SLOPE MIN. ¼" PER FOOT
3. 36" SQUARE CONCRETE STOOP, U.N.O. - SLOPE MIN. ¼" PER FOOT
4. 36" WIDE CONCRETE WALKWAY U.N.O. - SLOPE MIN. ¼" PER FOOT
5. CONCRETE DRIVEWAY - SLOPE MIN. ¼" PER FOOT
6. PROVIDE ELECTRICAL CONDUIT UNDER SLAB
7. 36" DIAMETER CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE. (U.M.C. SEC. 507.1 U.P.C. SEC. 510.3) - SEE DETAIL 8B/AD5

PRJ-50907
08/27/12

MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909

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LANDINGS

KB HOME
LAS VEGAS, INC.

5665 BADURA AVENUE
LAS VEGAS, NV 89118
TEL: (702) 266-8400
FAX: (702) 266-8603

ISSUE DATE: 07/23/12
PROJECT No.: 853065
DIVISION MGR.: J.C.
REVISIONS:
1 MODEL WALK REVISIONS 10/15/12

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REVISED BY:
1
2
3
4
5

PLAN: 225.1855
SHEET: 6.1

CLARK COUNTY
SPEC LEVEL C
25' OPEN SERIES

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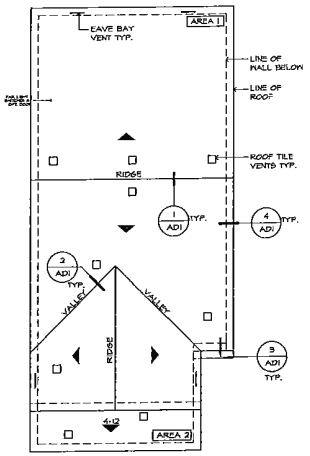
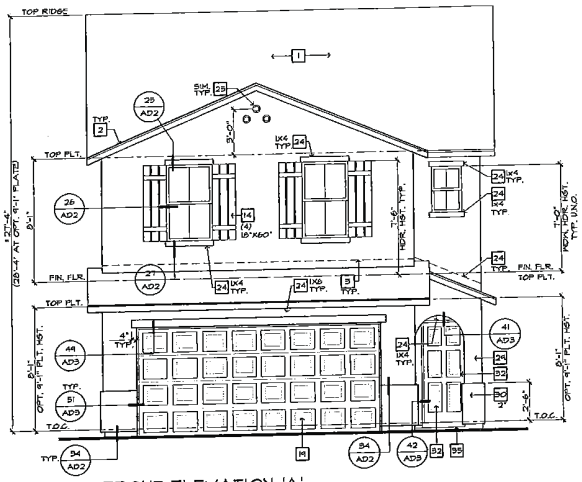
F:\DATA\LVBCA\PROJECT\Southwest Region\Nevada\(850) Clark County Communities\Landings at Sunset (West 57th)\Plan 1855_225\1855 Plot 1855_06_2x10_OPT.dwg Oct 30, 2012 - 8:10am



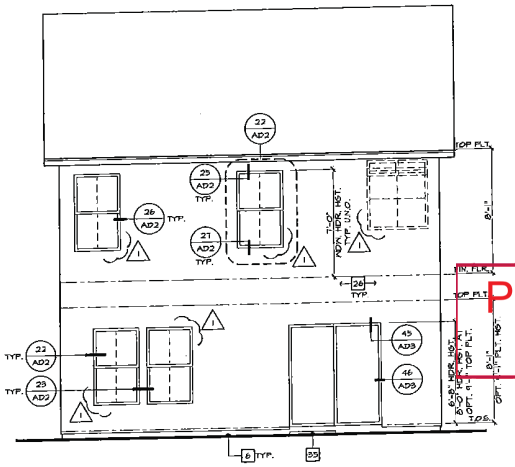
ROOF PLAN 'A'

SCALE 1/8"=1'-0"



FRONT ELEVATION 'A'

SCALE 1/4"=1'-0"



REAR ELEVATION 'A'

SCALE 1/4"=1'-0"

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2x FASCIA/ BARGE BOARD
3. G.I. FLASHING
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER
6. G.I. DRIP SCREED - SEE DTL. 28/AD2
7. RESERVED
8. RESERVED
9. EXTERIOR PLASTER OVER C.M.U. WALL BY OTHERS
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. RESERVED
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 75/AD4
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 85 & 86/AD5
16. GAS SERVICE METER - REFER TO DTLS. 85 & 86/AD5
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 84/AD2
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 39/AD2
26. 1-COAT EXTERIOR STUCCO SYSTEM OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 31/AD2
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. STUCCO OVER SHAPED CORBEL
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN
36. ¼" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

ROOF PLAN NOTES

5:12 INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: CONCRETE S TILE
MONIER LIFETILE (ICC-ES REPORT ESR-1641).

12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, UNLESS NOTED OTHERWISE

12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, UNLESS NOTED OTHERWISE

ATTIC VENT CALCULATION

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC, (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, FLOR VENTING) PER I.R.C. SEC. R806 EXCEPTION 1.

* CALCULATION BY 1/150, HIGH/LOW VENTING NOT REQUIRED.

NOTE
ALL VENT OPENINGS SHALL BE COVERED WITH ¼" CORROSION RESISTANT METAL MESH.

FRAMER SHALL BE RESPONSIBLE FOR COORDINATING WITH TRUSS MANUFACTURER TO ACCOMMODATE ALL ATTIC VENTS

ALL VENTS SHALL BE INSTALLED SO AS TO MAKE THEM WATER-PROOF AND WALL MOUNTED LOUVERS SHALL BE SEALED AND FLASHED WITH "MOISTOP" IN THE SAME MANNER PRESCRIBED FOR WINDOW INSTALLATION.

PROVIDE APPROVED INSULATION DAMS (BAFFLES) WHERE VENT BLOCKS ARE USED BETWEEN ROOF FRAMING MEMBERS TO PREVENT VENT HOLES FROM BEING BLOCKED BY INSULATION.

LOCATE HIGH VENTING MINIMUM 3'-0" VERTICAL DISTANCE ABOVE EAVES.

WHEN GABLE END TRUSS MEMBERS BLOCK GABLE END VENTS, PROVIDE ADEQUATE ADDITIONAL VENTILATION BY MEANS OF ROOF TILE VENTS.

ROOF VENT 'A'

AREA 1:
VENTILATION REQUIRED:
ATTIC AREA = 1241 SQ. FT. / 300 = 4.14 SQ. FT.
X 144 = 596 SQ. IN.
X 50% = 298 SQ. IN.

VENTILATION PROVIDED:
HIGH
(4) ROOF TILE VENT(S) AT 85 SQ. IN. EA. = 340 SQ. IN.

LOW
(2) ROOF TILE VENT(S) AT 85 SQ. IN. EA. = 170 SQ. IN.
(4) EAVE VENT BAY(S) AT 84 SQ. IN. EA. = 336 SQ. IN.
TOTAL = 646 SQ. IN.

AREA 2:
VENTILATION REQUIRED:
ATTIC AREA = 150 SQ. FT. / 150 = 87 SQ. FT.
X 144 = 125 SQ. IN.

VENTILATION PROVIDED:
(2) ROOF TILE VENT(S) AT 85 SQ. IN. EA. = 170 SQ. IN.
TOTAL: 170 SQ. IN.

PRJ-50901
08/27/13

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LANDINGS

KB HOME
LAS VEGAS, INC.

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LAS VEGAS, NV 89118
TEL: (702) 266-8400
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ISSUE DATE: 07/23/12
PROJECT No.: 853065
DIVISION MGR.: J.C.
REVISIONS:
1 MODEL WALK REVISIONS 10/15/12

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1.
2.
3.
4.
5.

PLAN: 225.2080
SHEET: 3.1

CLARK COUNTY
SPEC LEVEL C
25' OPEN SERIES

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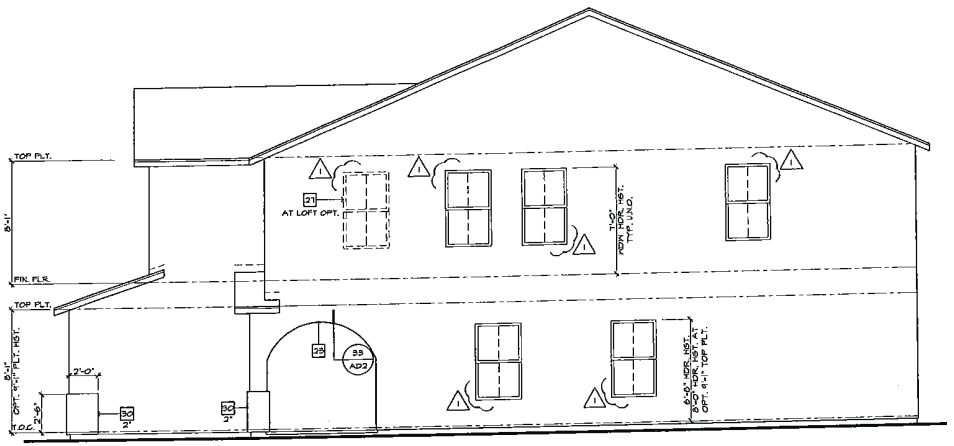
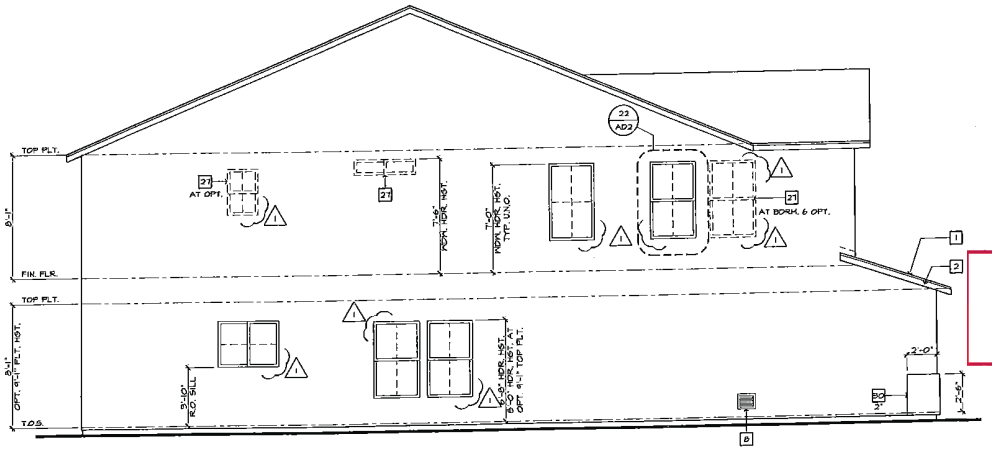
F:\DATA\ARCH\PROJECT\Southwest Region\Nevada\(850) Clark County Communities\Landings at Sunset (West 57th)\Plan 2080_225\2080 Plot 2080_03_A-ELEV.DWG Oct 30, 2012 - 12:11pm

MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



RIGHT ELEVATION 'A'

SCALE 1/4"=1'-0"



LEFT ELEVATION 'A'

SCALE 1/4"=1'-0"

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2x FASCIA/ BARGE BOARD
3. G.I. FLASHING
4. G.I. FLASHING & SADDLE/ CRICKET
5. G.I. DIVERTER
6. G.I. DRIP SCREED - SEE DTL. 26/AD2
7. RESERVED
8. RESERVED
9. EXTERIOR PLASTER OVER C.M.U. WALL BY OTHERS
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. RESERVED
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 15/AD4
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 85 & 86/AD5
16. GAS SERVICE METER - REFER TO DTLS. 85 & 86/AD5
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 34/AD2
22. EXTERIOR PLASTER OVER PAPER BACKED MIRE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 39/AD2
26. 1-COAT EXTERIOR STUCCO SYSTEM OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER.
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 21/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. STUCCO O/ SHAPED CORBEL
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN
36. 4" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

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REVISIONS:

1 MODEL WALK REVISIONS 10/15/12

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REVIEWED BY:
1 2 3 4 5 6

PLAN: 225.2080
SHEET: 3.2

CLARK COUNTY
SPEC LEVEL C
25' OPEN SERIES

PRJ-50797
08/27/13

MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909

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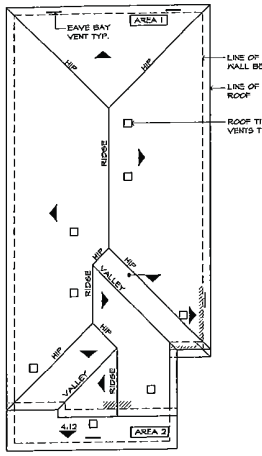
F:\DATA\ARCH\PROJECT\Southwest Region\Nevada\(850) Clark County Communities\Landings at Sunset (West 5th)\Plan 2080_225\2080 Plot 2080_03_A-ELEV.DWG Oct 30, 2012 - 12:11pm



ROOF PLAN 'B'

SCALE 1/8"=1'-0"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE

ROOF VENT 'B'

AREA 1

VENTILATION REQUIRED:

ATTIC AREA = 1255	SQ. FT. / 300 =	4.18	SQ. FT.
	X 144 =	602	SQ. IN.
	X 50% =	301	SQ. IN.

VENTILATION PROVIDED:

HIGH

(4) ROOF TILE VENT(S) AT 85	SQ. IN. EA. =	340	SQ. IN.

LOW

(2) ROOF TILE VENT(S) AT 85	SQ. IN. EA. =	170	SQ. IN.
(3) EAVE VENT BAY(S) AT 34	SQ. IN. EA.=	102	SQ. IN.
TOTAL=		611	SQ. IN.

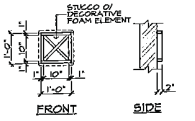
AREA 2 #:

VENTILATION REQUIRED:

ATTIC AREA = 116 SQ. FT. / 150 =		.77	SQ. FT.
	X 144 =	111	SQ. IN.

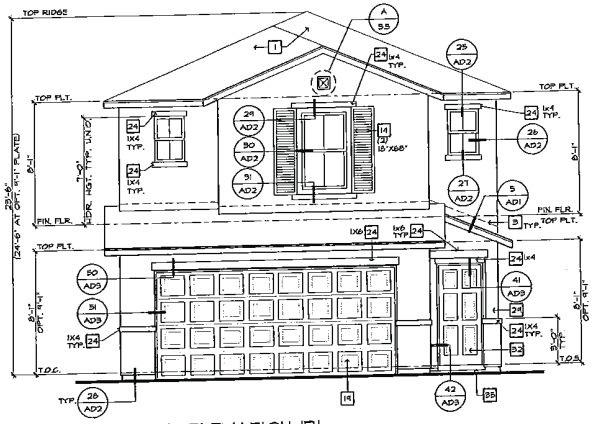
VENTILATION PROVIDED:

(1) ROOF TILE VENT(S) AT 85	SQ. IN. EA. =	85	SQ. IN.
(1) EAVE VENT BAY(S) AT 34	SQ. IN. EA.=	34	SQ. IN.
TOTAL:		118	SQ. IN.



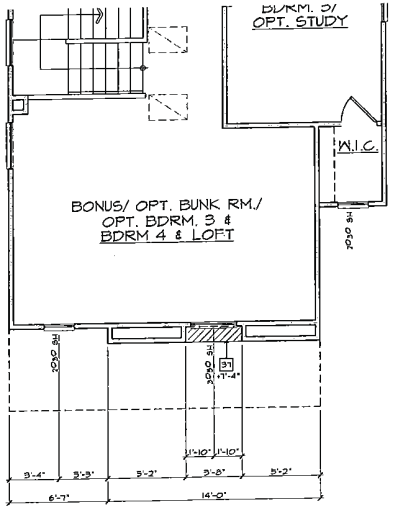
DETAIL "A"

SCALE 1/2"=1'-0"



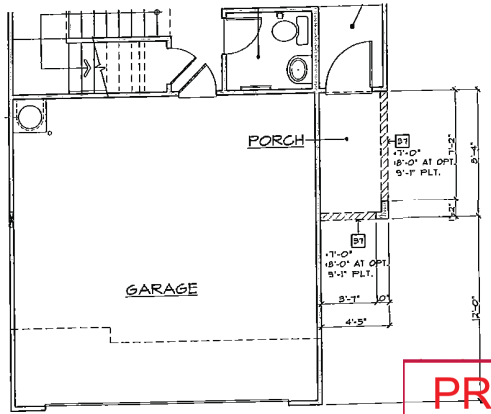
FRONT ELEVATION 'B'

SCALE 1/4"=1'-0"



PARTIAL SECOND FLOOR PLAN 'B'

SCALE 1/4"=1'-0"



PARTIAL FIRST FLOOR PLAN 'B'

SCALE 1/4"=1'-0"

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2x FASCIA/ BARGE BOARD
3. G.I. FLASHING
4. G.I. FLASHING & SADDLE/ CRICKET
5. G.I. DIVERTER
6. G.I. DRIP SCREED - SEE DTL. 28/AD2
7. RESERVED
8. RESERVED
9. RESERVED
10. 6"Ø SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. RESERVED
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 18/AD4
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 85 & 86/AD5
16. GAS SERVICE METER - REFER TO DTLS. 85 & 88/AD5
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 34/AD2
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 38/AD2
26. 1-COAT EXTERIOR STUCCO SYSTEM OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER.
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 37/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. STUCCO O/ SHAPED CORBEL
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN
36. 4" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

PARTIAL FLOOR PLAN NOTES

11. TUB/ SHOWER COMBINATION W/ GLUED WASTE & VENT SYSTEM AND MAINCOCK TO 6 FEET ABOVE THE FLOOR PER I.R.C. SEC. R3012 - VERIFY DIMENSIONS WITH MFG. SPEC'S.
12. OVAL HOURGLASS TUB WITH GLUED WASTE & VENT SYSTEM - VERIFY DIMENSIONS W/ MFG. SPEC'S. NOTE: PROVIDE 12"X12" ACCESS PANEL WHEN SPA MOTOR OPTION IS SELECTED
13. SHOWER PAN W/ MAINCOCK TO 6 FEET ABOVE THE FLOOR - VERIFY DIMENSIONS W/ MFG. I.R.C. SEC. R307.2)
14. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR PER I.R.C. SEC. R308.4(5)
15. TOWEL BAR - PROVIDE 24" SOLID BACKING
16. OPT. RECESSED MEDICINE CABINET (MIRRORED) +50" A.F.F.
17. TOILET PAPER HOLDER
18. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS
19. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS
20. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS
21. +28" GUARDRAIL/WALL (I.R.C. SEC. R312.1) - DTL. 66 & 68/AD4
22. COATS W/ WIRE SHELF - DTL. 55/AD3
23. LINEN WITH (3) 12" DEEP WIRE SHELVES AT +16", +42" & +68"
24. HANGROBE W/ WIRE SHELF - DTL. 55/AD3
25. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT
26. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT
27. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
28. LOW WALL - REFER TO PLAN FOR HEIGHT
29. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
30. 2x6 WALL
31. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
32. DOUBLE 2x4 WALL
33. LINE OF FLOOR ABOVE
34. LINE OF FLOOR BELOW
35. ROUTE OF FLEX 'B' VENT FROM BELOW (U.P.C. TABLE 5-3)
36. F.A.U. IN ATTIC - PROVIDE ATTIC ACCESS PANEL (U.M.C. SEC. 904.11) - REFER TO UTILITY PLAN - DTL. 12/AD4
37. DUCT CHASE - DTL. 93 & 94/AD5 - REFER TO MECH. PLAN
38. RETURN AIR GRILL (R.A.G.) - REFER TO MECH. PLAN
39. ½" GYPSUM BOARD ON CEILING & WALLS AT USEABLE SPACE UNDER STAIRS PER I.R.C. SEC. R302.7
40. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN ½" GYP. BOARD APPLIED TO THE GARAGE SIDE PER I.R.C. TABLE R302.6
41. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN ⅝" TYPE 'X' GYP. BOARD PER I.R.C. TABLE R302.6 NOTE: THE STRUCTURE SUPPORTING THE SEPARATION SHALL BE PROTECTED BY NOT LESS THAN ½" GYP. BOARD
42. MATERIAL TO ROOF SHEATHING
43. 14"x14" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CARD HEIGHT
44. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
45. RAILING/ GUARDRAIL - WROUGHT IRON OR WOOD (SEE PLAN) - REFER TO DTL. 66 & 68/AD4 (COMPLY WITH I.R.C. TABLE R301.5)

ROOF PLAN NOTES

5:12 INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: CONCRETE S-TILE MONIER LIFETILE (CCC-ES REPORT ESR-1647).

12" INCHES TYPICAL ROOF OVERHANG AT RAKE, UNLESS NOTED OTHERWISE

12" INCHES TYPICAL ROOF OVERHANG AT EAVE, UNLESS NOTED OTHERWISE

ATTIC VENT CALCULATION

PROVIDE 1SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC. PROVIDE THE BALANCE OF REQ. VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER I.R.C. SEC. R806 EXCEPTION 1.

* CALCULATION BY 1/150, HIGH/LOW VENTING NOT REQUIRED

PRJ-50901
08/27/12

KB HOME
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LANDINGS

KB HOME
LAS VEGAS, INC.

5655 BADURA AVENUE
LAS VEGAS, NV 89118
TEL: (702) 266-8400
FAX: (702) 266-8603

ISSUE DATE: 07/23/12
PROJECT No.: 853065
DIVISION MGR.: J.C.
REVISIONS:

FOR INTERNAL USE ONLY
REVISED BY:
1.
2.
3.
4.
5.
6.

PLAN: 225.2080
SHEET: 3.4

CLARK COUNTY
SPEC LEVEL C
25' OPEN SERIES

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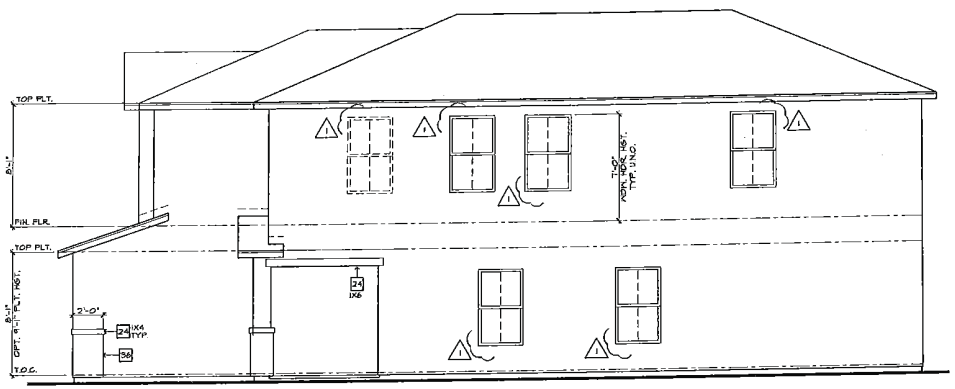
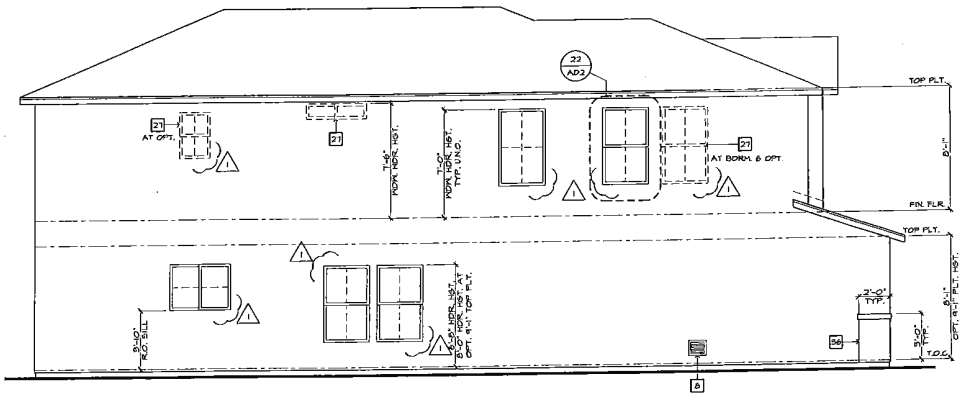
F:\DATA\ARCH\PROJECT\Southwest Region\Nevada\(850) Clark County Communities\Landings at Sunset (West 5th)\Plan 2080_225\2080 Plot 2080_03_B-ELEV.DWG Jul 23, 2012 - 8:27am

MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



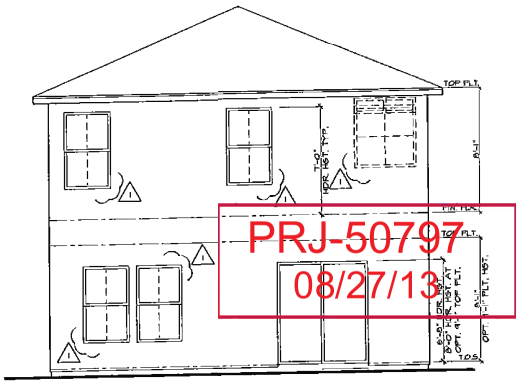
RIGHT ELEVATION 'B'

SCALE 1/4"=1'-0"



LEFT ELEVATION 'B'

SCALE 1/4"=1'-0"



REAR ELEVATION 'B'

SCALE 1/4"=1'-0"

PRJ-50797
08/27/13

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2x FASCIA/ BARGE BOARD
3. G.I. FLASHING
4. G.I. FLASHING & SADDLE/ CRICKET
5. G.I. DIVERTER
6. G.I. DRIP SCREED - SEE DTL. 28/AD2
7. RESERVED
8. RESERVED
9. EXTERIOR PLASTER OVER C.M.U. WALL BY OTHERS
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. RESERVED
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 19/AD4
14. DECORATIVE GUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 85 & 86/AD5
16. GAS SERVICE METER - REFER TO DTLS. 85 & 86/AD5
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 34/AD2
22. EXTERIOR PLASTER OVER PAPER BACKED MIRE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 30/AD2
26. 1-COAT EXTERIOR STUCCO SYSTEM OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER.
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 31/AD2
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. STUCCO O/ SHAPED CORBEL
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN
36. 4" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED
38. GEORGIA - PACIFIC ENGINEERED 5/4 (4") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

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1 MODEL WALK REVISIONS 10/15/12

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PLAN: 225.2080
SHEET: 3.5

CLARK COUNTY
SPEC LEVEL C
25' OPEN SERIES

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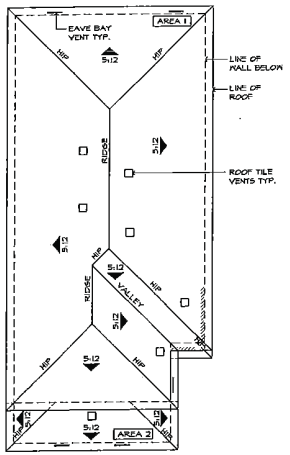
F:\DATA\ARCH\PROJECT\Southwest Region\Nevada\(2500) Clark County Communities\Landings at Sunset (West 57th)\Plan 2080_225\2080 Plot 2080_03_B-ELEVLONG Oct 30, 2012 - 12:11pm

MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



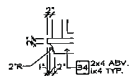
ROOF PLAN 'E'

SCALE 1/8"=1'-0"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE

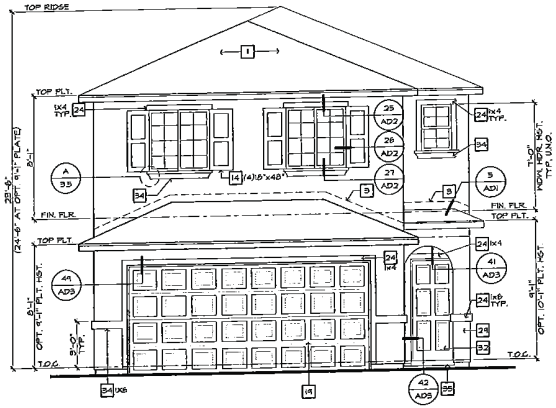
ROOF VENT 'E'

AREA 1:			
VENTILATION REQUIRED:			
ATTIC AREA = 1241	SQ. FT. / 300 =	4.14	SQ. FT.
	X 144 =	545	SQ. IN.
	X 50% =	273	SQ. IN.
VENTILATION PROVIDED:			
HIGH			
(4) ROOF TILE VENT(S) AT 85	SQ. IN. EA. =	340	SQ. IN.
LOW			
(2) ROOF TILE VENT(S) AT 85	SQ. IN. EA. =	170	SQ. IN.
(3) EAVE VENT BAY(S) AT 34	SQ. IN. EA.=	102	SQ. IN.
TOTAL=		611	SQ. IN.
AREA 2:			
VENTILATION REQUIRED:			
ATTIC AREA = 130	SQ. FT. / 150 =	.87	SQ. FT.
	X 144 =	125	SQ. IN.
VENTILATION PROVIDED:			
(1) ROOF TILE VENT(S) AT 85	SQ. IN. EA. =	85	SQ. IN.
(2) EAVE VENT BAY(S) AT 34	SQ. IN. EA.=	68	SQ. IN.
TOTAL:		153	SQ. IN.



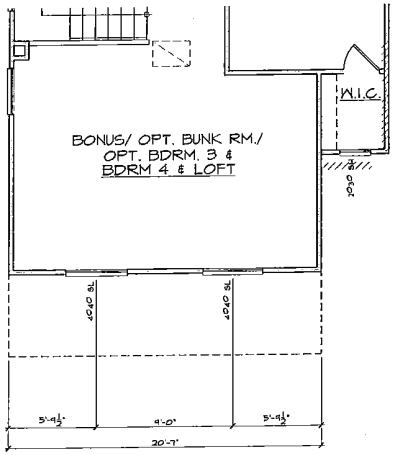
DETAIL "A"

SCALE 1/2"=1'-0" REF. Cogs-04



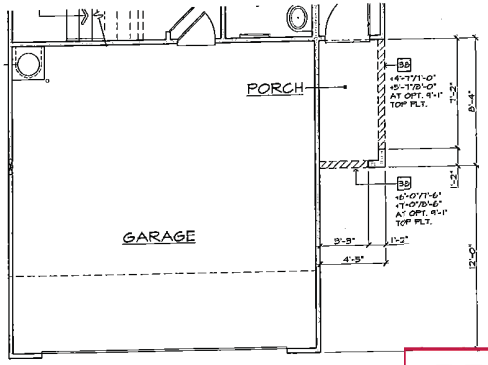
FRONT ELEVATION 'E'

SCALE 1/4"=1'-0"



PARTIAL SECOND FLOOR PLAN 'E'

SCALE 1/4"=1'-0"



PARTIAL FIRST FLOOR PLAN 'E'

SCALE 1/4"=1'-0"

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2x FASCIA/ BARGE BOARD
3. 6J. FLASHING
4. 6J. FLASHING @ SADDLE/ CRICKET
5. 6J. DIVERTER
6. 6J. DRIP SCREED - SEE DTL. 28/AD2
7. RESERVED
8. RESERVED
9. RESERVED
10. 6J. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. RESERVED
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 75/AD4
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 88 & 86/AD5
16. GAS SERVICE METER - REFER TO DTLS. 85 & 86/AD5
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 94/AD2
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 38/AD2
26. 1-COAT EXTERIOR STUCCO SYSTEM OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER.
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 57/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. STUCCO O/ SHAPED CORBEL
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN
36. 4" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

PARTIAL FLOOR PLAN NOTES

11. TUB/ SHOWER COMBINATION W/ GLUED WASTE & VENT SYSTEM AND WAINSCOT TO 6 FEET ABOVE THE FLOOR PER I.R.C. SEC. R307.2 - VERIFY DIMENSIONS WITH MFG. SPEC'S.
12. OVAL/RECTANGULAR TUB WITH GLUED WASTE & VENT SYSTEM - VERIFY DIMENSIONS W/ MFG. SPEC'S. (NOTE: PROVIDE 12"X12" ACCESS PANEL WHEN SPA MOTOR OPTION IS SELECTED)
13. SHOWER PAN W/ WAINSCOT TO 6 FEET ABOVE THE FLOOR - VERIFY DIMENSIONS W/ MFG. (I.R.C. SEC. R307.2)
14. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR PER I.R.C. SEC. R308.4(8)
15. TOWEL BAR - PROVIDE 2x SOLID BACKING
16. OPT. RECESSED MEDICINE CABINET (MIRRORED) +50" A.F.F.
17. TOILET PAPER HOLDER
18. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS
19. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS
20. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS
21. +36" GUARDRAIL/WALL (I.R.C. SEC. R312.1) - DTL. 66 & 68/AD4
22. COATS W/ WIRE SHELF - DTL. 55/AD3
23. LINEN WITH (3) 12" DEEP WIRE SHELVES AT +16", +42" & +68"
24. WARDROBE W/ WIRE SHELF - DTL. 55/AD3
25. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT
26. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT
40. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
43. 2x6 WALL
44. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
45. DOUBLE 2x4 WALL
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW
48. ROUTE OF PLH. 'B' VENT FROM BELOW (U.P.C. TABLE 5-3)
51. F.A.U. IN ATTIC - PROVIDE ATTIC ACCESS PANEL (U.M.C. SEC. 904.11) - REFER TO UTILITY PLAN - DTL. 12/AD4
52. DUCT CHASE - DTL. 83 & 84/AD5 - REFER TO MECH. PLAN
53. RETURN AIR GRILL (R.A.G.) - REFER TO MECH. PLAN
54. ½" GYPSUM BOARD ON CEILING & WALLS AT USABLE SPACE UNDER STAIRS PER I.R.C. SEC. R302.7
55. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN ½" GYP. BOARD APPLIED TO THE GARAGE SIDE PER I.R.C. TABLE R302.6
56. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN ⅝" TYPE 'X' GYP. BOARD (OR U.S.G. TABLE R302.6 NOTE: THE STRUCTURE SUPPORTING THE SEPARATION SHALL BE PROTECTED BY NOT LESS THAN ½" GYP. BOARD
57. MATERIAL TO ROOF BREATHING
58. 14"x12" 6J. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CARS HEIGHT
60. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
61. RAILING/ GUARDRAIL - WROUGHT IRON OR WOOD (SEE PLAN) - REFER TO DTL. 66 & 68/AD4 (COMPLY WITH I.R.C. TABLE R301.5)

ROOF PLAN NOTES

5:12 INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: CONCRETE S TILE
CONCRETE TILE - ES REPORT ESR-1641).
12" (INCHES) TYPICAL ROOF OVERHANGS AT RAKE, UN-LESS NOTED OTHERWISE
12" (INCHES) TYPICAL ROOF OVERHANGS AT EAVE, UNLESS NOTED OTHERWISE

ATTIC VENT CALCULATION

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY HIGH VENTS IN THE UPPER PORTION OF THE ATTIC. (HIGH VENTING) AT 5'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER I.R.C. SEC. R806 EXCEPTION 1.

3/ CALCULATION BY U/SO HIGH/LOW VENTING NOT REQUIRED.

PRJ-50901
08/27/12

KB HOME BUILT TO ORDER

LANDINGS

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5555 BADURA AVENUE
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ISSUE DATE: 07/23/12
PROJECT No.: 853085
DIVISION MGR.: J.C.
REVISIONS:

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3
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PLAN: 225.2080
SHEET: 3.7

CLARK COUNTY
SPEC LEVEL C
25' OPEN SERIES

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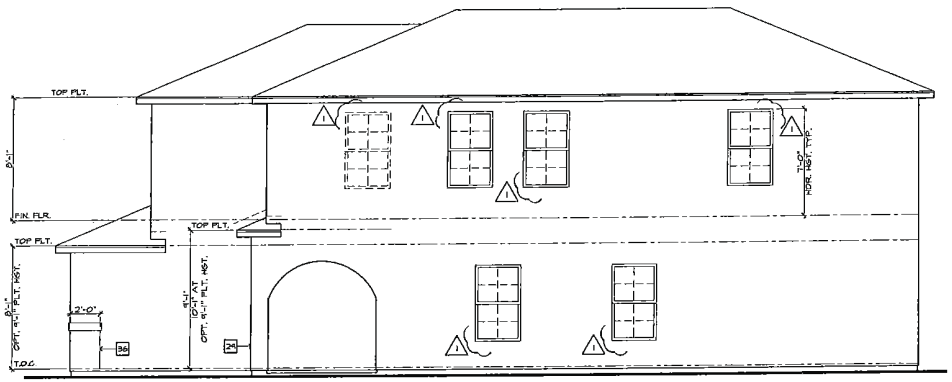
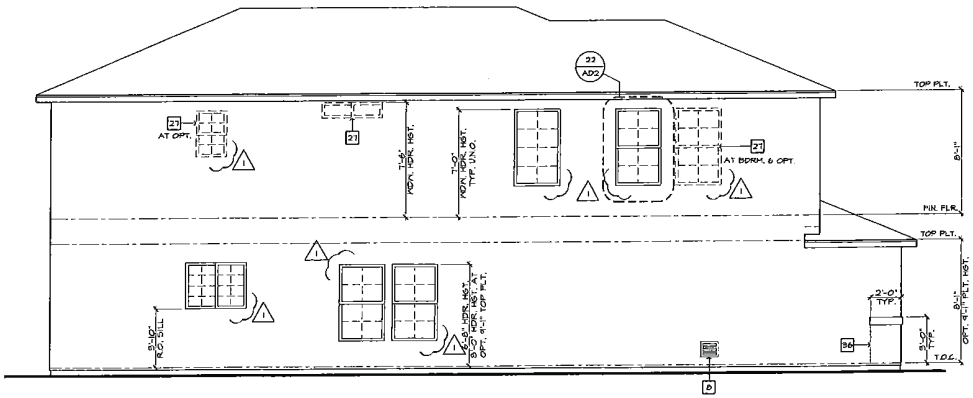
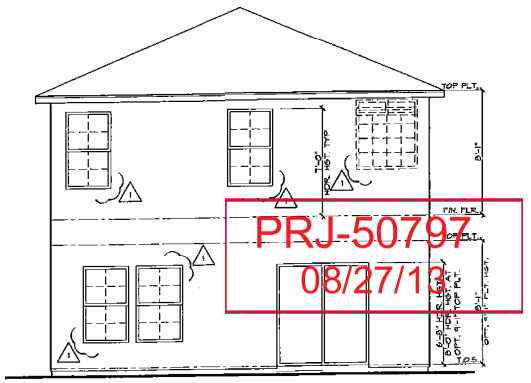


RIGHT ELEVATION 'E'
SCALE 1/4"=1'-0"



LEFT ELEVATION 'E'
SCALE 1/4"=1'-0"



REAR ELEVATION 'E'
SCALE 1/4"=1'-0"

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2x FASCIA/ BARGE BOARD
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4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER
6. G.I. DRIP SCREED - SEE DTL. 2B/AD2
7. RESERVED
8. RESERVED
9. EXTERIOR PLASTER OVER C.M.U. WALL BY OTHERS
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. RESERVED
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 7B/AD4
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. B5 & B6/AD5
16. GAS SERVICE METER - REFER TO DTLS. B5 & B6/AD5
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 9A/AD2
22. EXTERIOR PLASTER OVER PAPER BACKED FERE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 9B/AD2
26. 1-COAT EXTERIOR STUCCO SYSTEM OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER.
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 5T/AD2
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
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SHEET: 3.8

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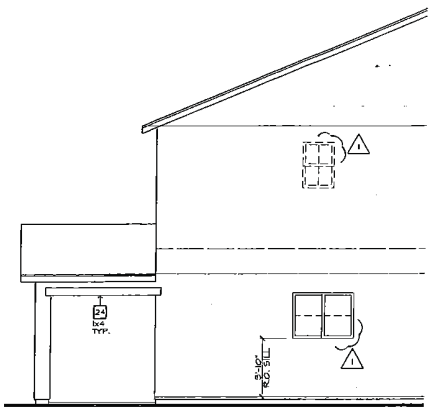
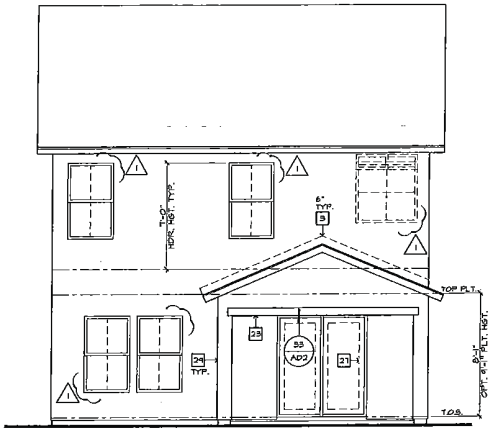


OPT. PATIO PARTIAL
LEFT ELEVATION "A"

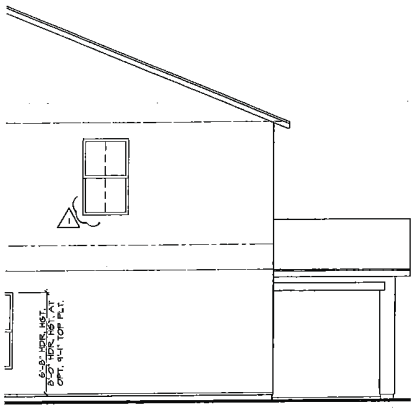
REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



OPT. PATIO
REAR ELEVATION "A"

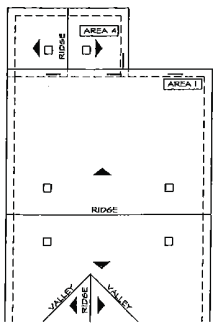
SCALE 1/4"=1'-0" (11"X)

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



OPT. PATIO PARTIAL
RIGHT ELEVATION "A"

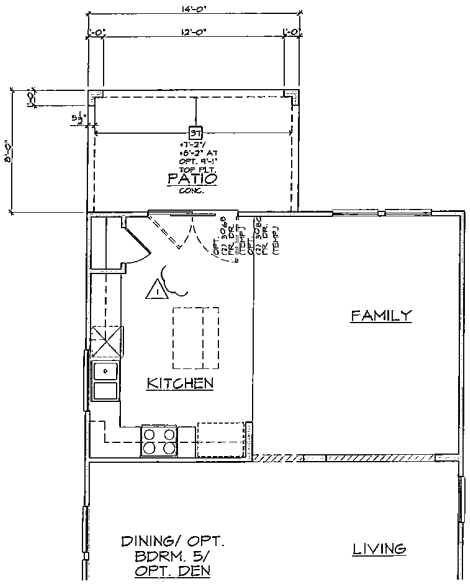
REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



OPT. PATIO PARTIAL
ROOF PLAN "A"

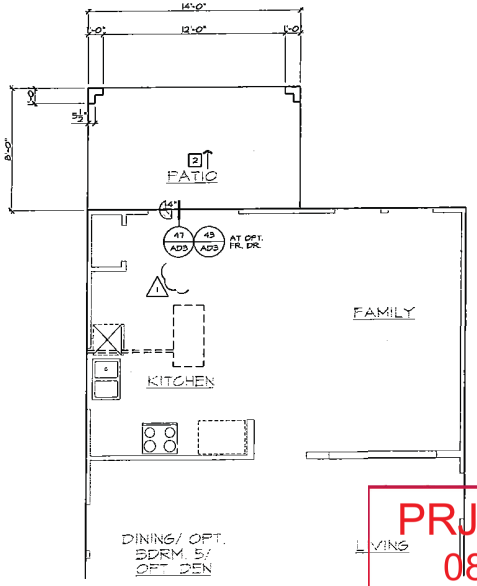
SCALE 1/8"=1'-0"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



OPT. PATIO PARTIAL
FIRST FLOOR PLAN

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



OPT. PATIO PARTIAL
SLAB INTERFACE PLAN

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2x FASCIA/ BARGE BOARD
3. 6G.I. FLASHING
4. 6G.I. FLASHING @ SADDLE/ CRICKET
5. 6G.I. DIVERTER
6. 6G.I. DRIP SCREED - SEE DTL. 2B/AD2
7. RESERVED
8. RESERVED
9. RESERVED
10. 6G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. RESERVED
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 15/AD4
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 8B & 8B/AD5
16. GAS SERVICE METER - REFER TO DTLS. 8B & 8B/AD5
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 34/AD2
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 38/AD2
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY "OMEGA PRODUCTS INTERNATIONAL, INC." OVER SIXTY BLOW WHITE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1194)
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. B1/AD2
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. STUCCO 0/ SHAPED CORBEL
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN
36. 16" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED
38. GEORGIA - PACIFIC ENGINEERED G/A (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

PARTIAL FLOOR PLAN NOTES

11. TUB/ SHOWER COMBINATION W/ GLUED WASTE & VENT SYSTEM AND WAINSCOT TO 6 FEET ABOVE THE FLOOR PER I.R.C. SEC. R307.2 - VERIFY DIMENSIONS WITH MFG. SPECS.
12. OVAL/ROUND/ASS TUB WITH GLUED WASTE & VENT SYSTEM - VERIFY DIMENSIONS W/ MFG. SPECS. (NOTE: PROVIDE 12"X12" ACCESS PANEL WHEN SPA MOTOR OPTION IS SELECTED)
13. SHOWER PAN W/ WAINSCOT TO 6 FEET ABOVE THE FLOOR - VERIFY DIMENSIONS W/ MFG. (I.R.C. SEC. R307.2)
14. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR PER I.R.C. SEC. R308.4(5)
15. TOWEL BAR - PROVIDE 24 SOLID BACKING
16. RECESSED MEDICINE CABINET (MIRRORED) +50" A.F.F.
17. TOILET PAPER HOLDER
18. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS
19. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS
20. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS
21. +36" GUARDRAIL/WALL (I.R.C. SEC. R312.1) - DTL. 8A & 8B/AD4
22. COATS W/ WIRE SHELF - DTL. 5B/AD3
24. LINEN WITH (3) 12" DEEP WIRE SHELVES AT +16", +42" & +68"
25. HANDROSE W/ WIRE SHELF - DTL. 5D/AD3
31. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT
36. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT
40. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
43. 2x6 WALL
44. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
45. DOUBLE 2x4 WALL
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW
48. ROUTE OF H.H. 'D' VENT FROM BELOW (U.P.C. TABLE 5-3)
50. F.A.U. IN ATTIC - PROVIDE ATTIC ACCESS PANEL (U.M.C. SEC. 904.11) - REFER TO UTILITY PLAN - DTL. 12/AD4
52. DUCT CHASE - DTL. 4B & 4A/AD5 - REFER TO MECH. PLAN
53. RETURN AIR GRILL (R.A.G.) - REFER TO MECH. PLAN
54. ½" GYPSUM BOARD ON CEILING & WALLS AT USEABLE SPACE UNDER STAIRS PER I.R.C. SEC. R302.7
55. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN ½" GYP. BOARD APPLIED TO THE GARAGE SIDE PER I.R.C. TABLE R302.6
56. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN ½" TYPE X" GYP. BOARD PER I.R.C. TABLE R302.6 NOTE: THE STRUCTURE SUPPORTING THE SEPARATION SHALL BE PROTECTED BY NOT LESS THAN ½" GYP. BOARD
57. MATERIAL TO ROOF SHEATHING
58. 14"x9" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT
60. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
61. RAILING/ GUARDRAIL - WROUGHT IRON OR WOOD (SEE PLAN) - REFER TO DTL. 8A & 8B/AD4 (COMPLY WITH I.R.C. TABLE R301.5)

SLAB INTERFACE PLAN NOTES

1. CONCRETE GARAGE SLAB - SLOPE MIN. 2"
2. CONCRETE DRIVEWAY APRON - SLOPE MIN ¼" PER FOOT
3a. 36" WIDE CONCRETE STOOP, U.N.O. - SLOPE MIN. ¼" PER FOOT
3b. 42" WIDE CONCRETE WALKWAY, U.N.O. - SLOPE MIN. ¼" PER FOOT
4. CONCRETE DRIVEWAY - SLOPE MIN. ¼" PER FOOT
5. PROVIDE ELECTRICAL CONDUIT UNDER SLAB
6. 8" DIAMETER CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE (U.M.C. SEC. 307.3 & U.P.C. SEC. 312.3) - SEE DETAIL B3/AD5

ATTIC VENT CALCULATION

AREA 4: @ OPT. PATIO 1

VENTILATION REQUIRED:

ATTIC AREA = 96 SQ. FT. / 150 = 0.6 SQ. FT.
X 144 = 92 SQ. IN.

VENTILATION PROVIDED:

(1) ROOF TILE VENT(S) AT 33 SQ. IN. EA. = 66 SQ. IN.
(1) EAVE VENT BAY(S) AT 34 SQ. IN. EA = 34 SQ. IN.
TOTAL: 111 SQ. IN

KB HOME
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LANDINGS

KB HOME
LAS VEGAS, INC.

5665 BADURA AVENUE
LAS VEGAS, NV 89118
TEL: (702) 266-8400
FAX: (702) 266-8603

ISSUE DATE: 07/23/12
PROJECT No.: 853085
DIVISION MGR.: J.C.
REVISIONS:
1 MODEL WALK REVISIONS 10/15/12

FOR INTERNAL USE ONLY
REVISED BY:

PLAN: 225.2080
SHEET: 6.1

CLARK COUNTY
SPEC LEVEL C
25' OPEN SERIES

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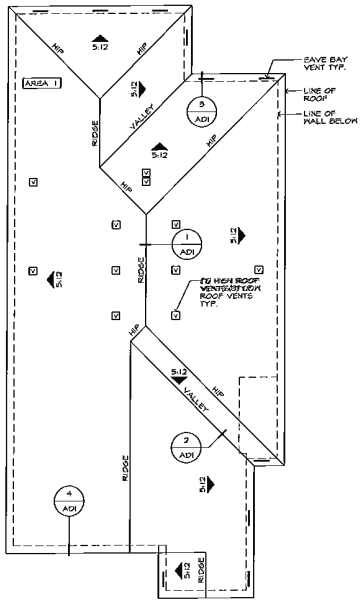
PRJ-56797
08/27

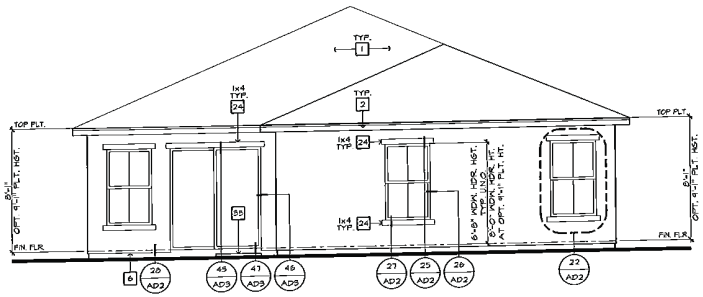
MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909

F:\DATA\ARCH\PROJECT\Southwest Region\Nevada\(850) Clark County Communities\Landings at Sunset (West 57th)\Plan 2080_2253\2080 Plot 2080_06_PATIO.DWG Oct. 30, 2012 - 11:41am



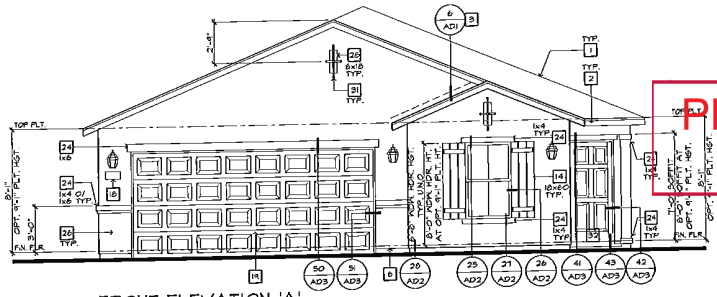
ROOF PLAN 'A'

SCALE: 1/8"=1'-0" (22"x34") - 1/16"=1'-0" (11"x17")



REAR ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



FRONT ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD
3. G.I. FLASHING.
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 2B/AD2.
7. RESERVED.
8. 14"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CORD HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 15/AD4
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 8B & 8B/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 8B & 8B/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 34/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 3B/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY "OMEGA PRODUCTS INTERNATIONAL, INC." OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1944)
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 5T/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 4" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.

ROOF PLAN NOTES

5:12 INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: CONCRETE "S" TILE MONIER LIFETILES (ICC-ES REPORT ESR-1641)

12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, U.N.O.

12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, U.N.O.

LOCATE EAVE/ RAFTER VENTS EQUALLY BALANCED AROUND HOUSE EXCEPT ABOVE SHEARWALL PANELS.

ATTIC VENT CALCULATIONS

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC. (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER I.R.C. SEC. R806.2

* CALCULATION BY 1/150, HIGH/LOW VENTING NOT REQUIRED.

AREA 1 / MAIN / GARAGE w/ ENHANCEMENTS

VENTILATION REQUIRED.

ATTIC AREA	2356	SQ. FT. /300 =	7.85 SQ. FT.
		X 144 =	1130 SQ. IN.
		X 50% =	565 SQ. IN.

VENTILATION PROVIDED.

HIGH

(7)	ROOF TILE VENT(S) AT	85 SQ. IN. EA. =	945 SQ. IN.

LOW

(3)	ROOF TILE VENT(S) AT	85 SQ. IN. EA. =	255 SQ. IN.
(6)	EAVE VENT BAY(S) AT	34 SQ. IN. EA. =	340 SQ. IN.
TOTAL VENTILATION PROVIDED.			1140 SQ. IN.

NOTES:

ALL VENT OPENINGS SHALL BE COVERED WITH 1/4" CORROSION RESISTANT METAL MESH.

FRAMER SHALL BE RESPONSIBLE FOR COORDINATING WITH TRUSS MANUFACTURER TO ACCOMMODATE ALL ATTIC VENTS.

ALL VENTS SHALL BE INSTALLED SO AS TO MAKE THEM WATER-PROOF & WALL MOUNTED LOUVERS SHALL BE SEALED & FLASHED W/ "NO-SKIP" IN THE SAME MANNER PRESCRIBED FOR WINDOW INSTALLATION.

PROVIDE APPROVED INSULATION DAMS (BAFFLES) WHERE VENT BLOCKS ARE USED BETWEEN ROOF FRAMING MEMBERS TO PREVENT VENT HOLES FROM BEING BLOCKED BY INSULATION.

LOCATE HIGH VENTING MINIMUM 3'-0" VERTICAL DISTANCE ABOVE EAVES.

WHEN GABLE END TRUSS MEMBERS BLOCK GABLE END VENTS PROVIDE ADEQUATE ADDITIONAL VENTILATION BY MEANS OF ROOF TILE VENTS.

PRJ-50797
08/27/13

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KB HOME
LAS VEGAS, INC.

5655 BADURA AVENUE
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TEL: (702) 266-8400
FAX: (702) 266-8603

ISSUE DATE: 02/05/10
PROJECT No.: 853045
DIVISION MGR.: J.C.
REVISIONS:

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REVISED BY:

1	ORB Rev.	11/05/10
2	SRD Post	11/30/10
3	Pre Rev.	02/25/10
4	Comp. Rev.	12/09/10
5		
6		

PLAN: 135.1849
SHEET: 3.1

HENDERSON
SPEC LEVEL E
OPEN SERIES

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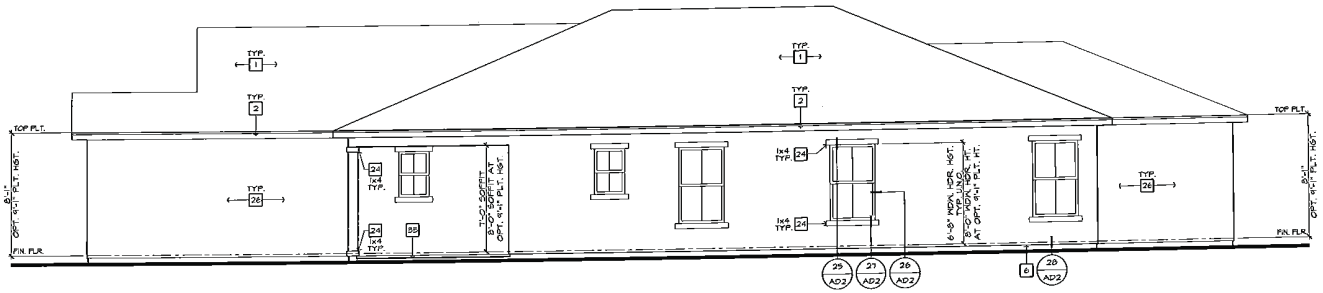
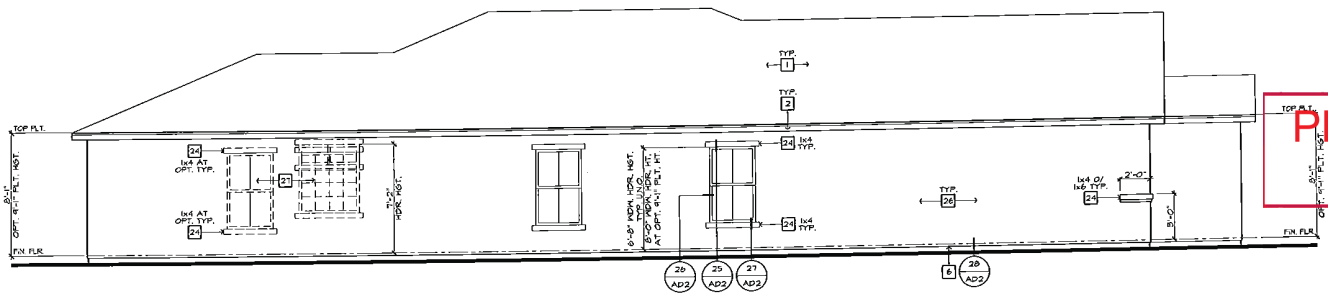
MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



RIGHT ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



LEFT ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

PRJ-50797
08/27/13

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 28/AD2.
7. RESERVED.
8. 14"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 15/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. B5 & B6/AD5.
16. GAS SERVICE METER - REFER TO DTLS. B5 & B6/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. B4/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. B8/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY OMEGA PRODUCTS INTERNATIONAL, INC.; OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1994).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. B1/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 4" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1) PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.

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FAX: (702) 266-8603

ISSUE DATE: 02/00/10
PROJECT No.: 653045
DIVISION MGR.: J.C.
REVISIONS:

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1	DRB Rev.	11/05/10
2	DRB Final	11/8/10
3	Div. Rev.	01/20/10
4	Comp. Rev.	12/02/10
5		
6		

PLAN: 135.1849
SHEET: 3.2

HENDERSON
SPEC LEVEL E
OPEN SERIES

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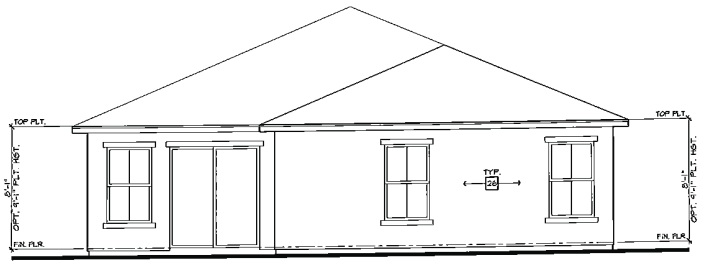
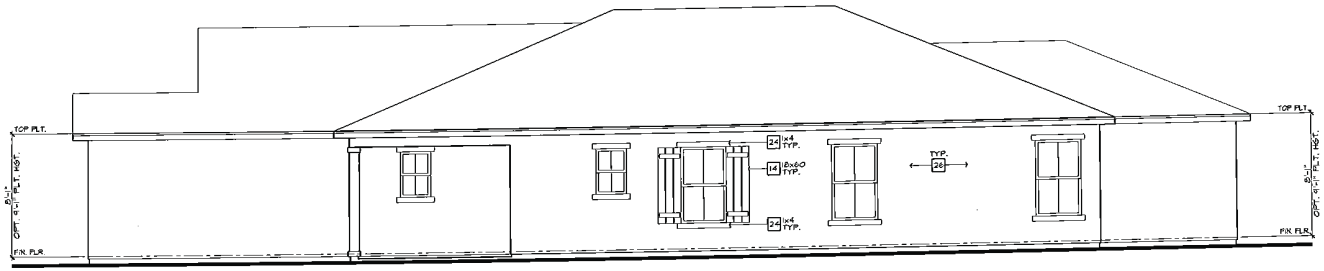
MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



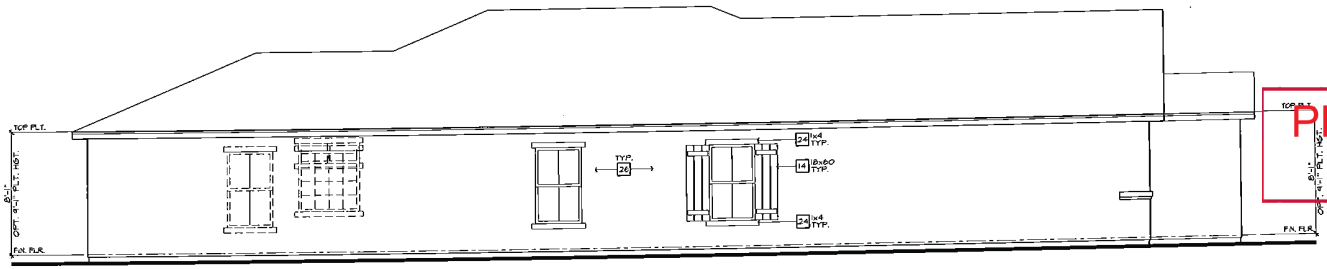
ENHANCED REAR ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



ENHANCED RIGHT ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



ENHANCED LEFT ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 3B/AD2.
7. RESERVED.
8. 14"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE DOOR HEIGHT.
9. 14"x8" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 7/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 8B & 8E/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 8B & 8E/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 9A/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 3B/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY "OMEGA PRODUCTS INTERNATIONAL, INC." OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (CC-ES REPORT ESR-1182).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 9T/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 4" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

PRJ-50797
08/27/13

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KB HOME
LAS VEGAS, INC.

5655 BADURA AVENUE
LAS VEGAS, NV 89118
TEL: (702) 266-8400
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ISSUE DATE: 02/05/10
PROJECT No.: 853015
DIVISION MGR.: J.C.
REVISIONS:

FOR INTERNAL USE ONLY
REVISED BY:

1	DRB Rev.	11/09/10
2	DRB Final	12/3/10
3	Div. Rev.	01/20/10
4	Comp. Rev.	12/09/10
5		
6		

PLAN: 135.1849
SHEET: 3.3

HENDERSON
SPEC LEVEL E
OPEN SERIES

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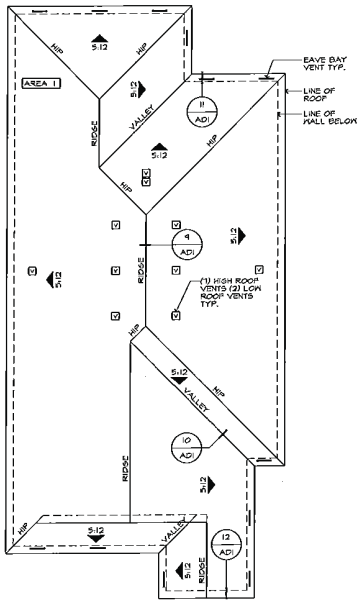
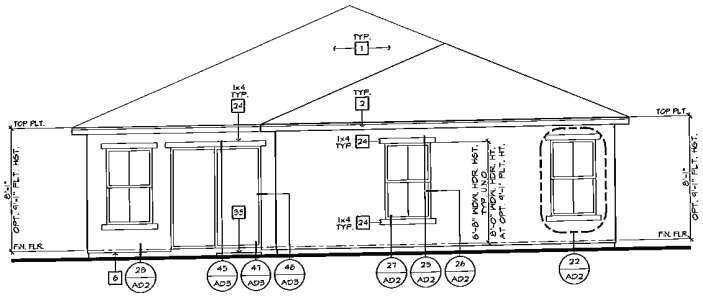
MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



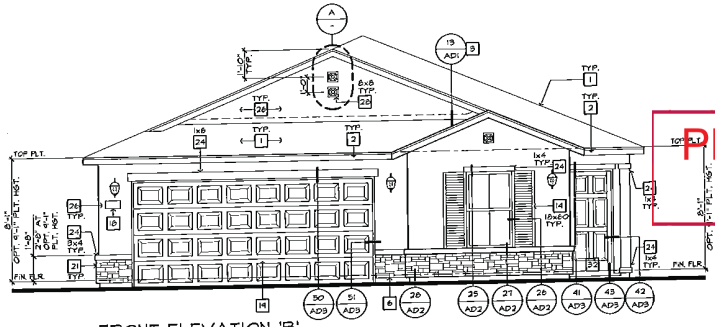
ROOF PLAN 'B'

SCALE: 1/8"=1'-0" (22"x34") - 1/16"=1'-0" (11"x17")



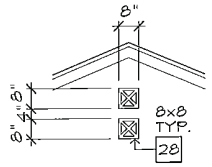
REAR ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



FRONT ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



DETAIL 'A'

SCALE: 1/2"=1'-0" (22"x34") - 1/4"=1'-0" (11"x17")

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 28/AD2.
7. RESERVED.
8. 14"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 15/AD4
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 85 & 86/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 85 & 86/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 84/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 86/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY "OMEGA PRODUCTS INTERNATIONAL, INC." OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1124).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 91/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 4" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

ROOF PLAN NOTES

5:12 INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: CONCRETE "FLAT" TILE
MONIER LIFETILES (ICC-ES REPORT ER-2636)

12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, U.N.O.

12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, U.N.O.

LOCATE EAVE/ RAFTER VENTS EQUALLY BALANCED AROUND HOUSE EXCEPT ABOVE SHEARWALL PANELS.

ATTIC VENT CALCULATIONS

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC, (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER I.R.C. SEC. R806.2

* CALCULATION BY 1/150, HIGH/LOW VENTING NOT REQUIRED.

AREA 1 / MAIN / GARAGE w/ ENHANCEMENTS

VENTILATION REQUIRED.

ATTIC AREA	2356	SQ FT. /300 =	7.85 SQ. FT.	
		X 144 =	1130 SQ. IN.	
		X 50% =	565 SQ. IN.	
VENTILATION PROVIDED.				
HIGH				
(1)	ROOF TILE VENT(S) AT	85 SQ. IN. EA. =	945 SQ. IN.	
LOW				
(2)	ROOF TILE VENT(S) AT	85 SQ. IN. EA. =	170 SQ. IN.	
(12)	EAVE VENT BAY(S) AT	34 SQ. IN. EA. =	408 SQ. IN.	
TOTAL VENTILATION PROVIDED.			1178 SQ. IN.	

NOTES:

ALL VENT OPENINGS SHALL BE COVERED WITH 1/4" CORROSION RESISTANT METAL MESH.

FRAMER SHALL BE RESPONSIBLE FOR COORDINATING WITH TRUSS MANUFACTURER TO ACCOMMODATE ALL ATTIC VENTS.

ALL VENTS SHALL BE INSTALLED SO AS TO MAKE THEM WATER-PROOF (WALL MOUNTED LOUVERS SHALL BE SEALED & FLASHED W/ "HOMASTOP" IN THE SAME MANNER PRESCRIBED FOR WINDOW INSTALLATION.

PROVIDE APPROVED INSULATION DAMS (BAFFLES) WHERE VENT BLOCKS ARE USED BETWEEN ROOF FRAMING MEMBERS TO PREVENT VENT HOLES FROM BEING BLOCKED BY INSULATION.

LOCATE HIGH VENTING MINIMUM 3'-0" VERTICAL DISTANCE ABOVE EAVES.

WHEN GABLE END TRUSS MEMBERS RUN BACK GABLE END VENTS, PROVIDE ADEQUATE ADDITIONAL VENTILATION BY MEANS OF ROOF TILE VENTS.

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ISSUE DATE: 02/05/10
PROJECT No.: 653045
DIVISION MGR.: J.C.
REVISIONS:

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REVISIONS BY:		
1	plan rev.	11/05/10
2	city rev.	11/30/10
3	div. rev.	01/21/10
4	comp. rev.	12/21/10
5		
6		

PLAN: 135.1849
SHEET: 3.4

HENDERSON
SPEC LEVEL E
OPEN SERIES

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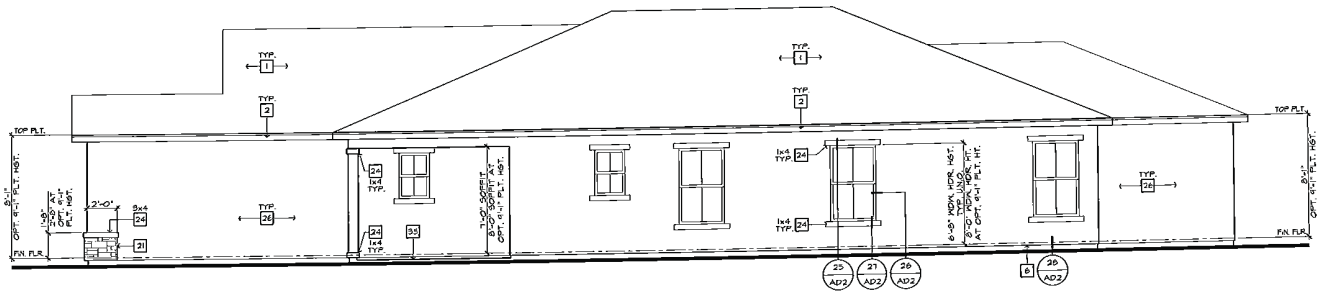
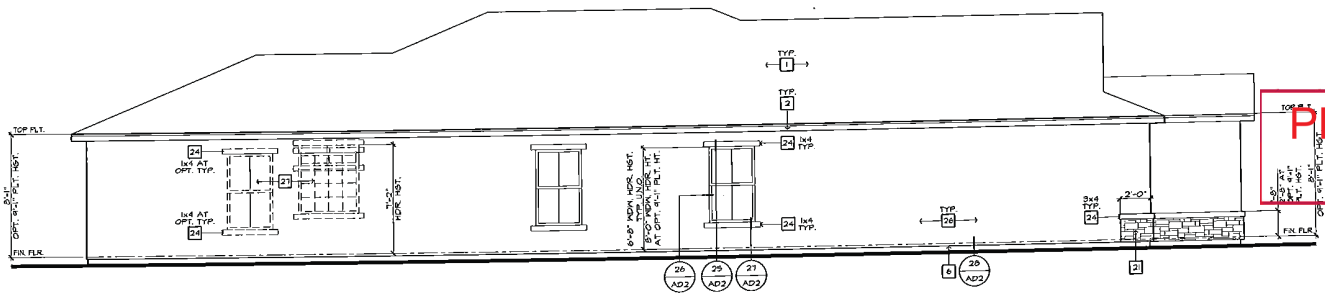
PRJ-50797
08/27/13

MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



RIGHT ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



LEFT ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

PRJ-50797
08/27/13

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 2B/AD2.
7. RESERVED.
8. 14"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 7S/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 8S & 8A/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 8S & 8A/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 8A/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 3B/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY "OMEGA PRODUCTS INTERNATIONAL, INC." OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1964).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 9T/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 4" NIDE STUCCO CHANNEL, U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.

KB HOME
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ISSUE DATE: 02/06/10
PROJECT No.: 853045
DIVISION MGR.: J.C.
REVISIONS:

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REVISED BY:

1	CAB Rev.	11/08/10
2	LAS Fnd	11/30/10
3	Sky Rev.	01/20/10
4	Comp. Rev.	12/01/10
5		
6		

PLAN: 135.1849
SHEET: 3.5

HENDERSON
SPEC LEVEL E
OPEN SERIES

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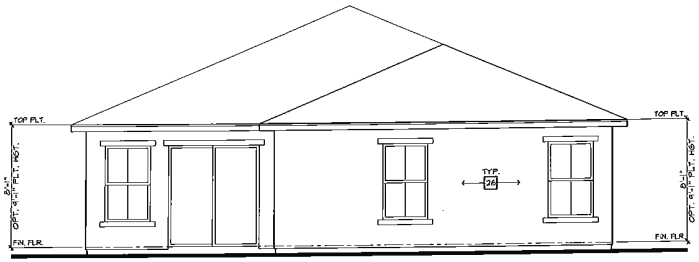
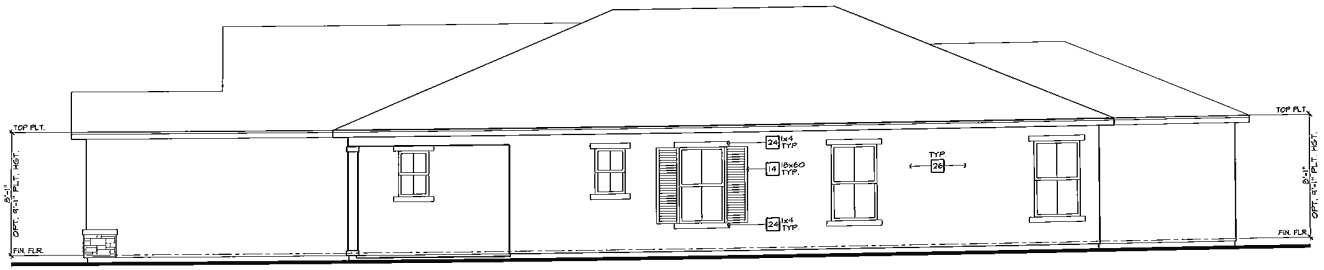
MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



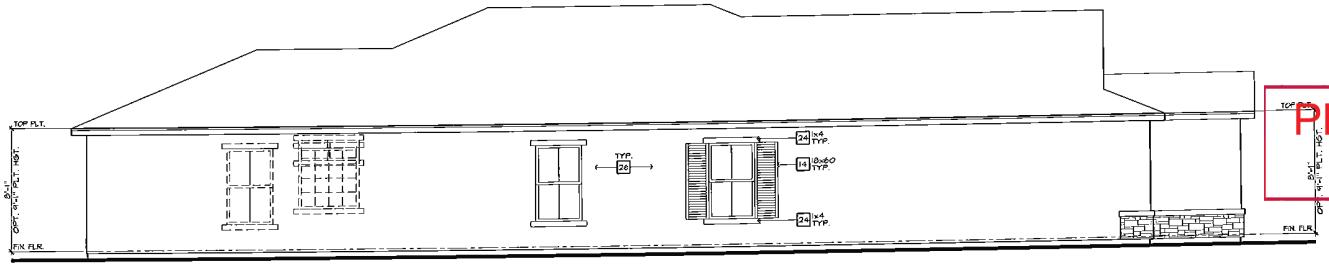
ENHANCED REAR ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



ENHANCED RIGHT ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



ENHANCED LEFT ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

PRJ-50797
08/27/13

B ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING & SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 2B/AD2.
7. RESERVED.
8. 14"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 7S/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 8S & 8E/AD3.
16. GAS SERVICE METER - REFER TO DTLS. 8S & 8E/AD3.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 3A/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 3B/AD2.
26. 1-COAT OMEGA DIAMOND MALL INSULATING EXTERIOR STUCCO SYSTEM BY OMEGA PRODUCTS INTERNATIONAL INC.; OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1964)
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 5T/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. ¼" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

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ISSUE DATE: 02/08/10
PROJECT No.: 853045
DIVISION MGR.: J.C.
REVISIONS:

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RECORD SET

1	DRB Rev.	11/09/10
2	DRB Final	1/18/10
3	10yr Rev.	03/30/10
4	Corp. Rev.	12/03/10
5		
6		

PLAN: 135.1849
SHEET: 3.6

HENDERSON
SPEC LEVEL E
OPEN SERIES

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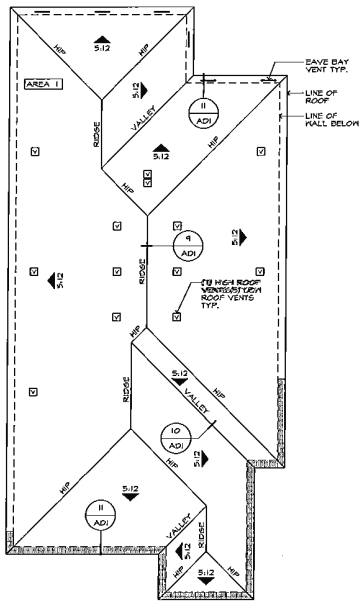
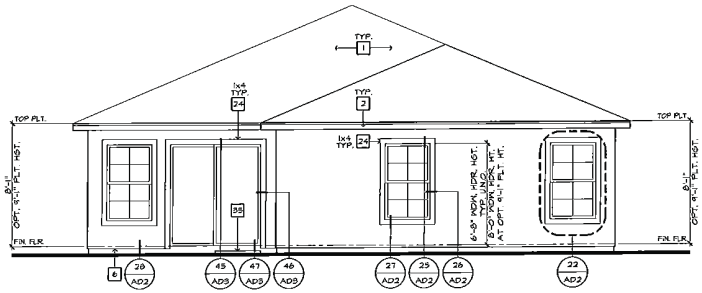
MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



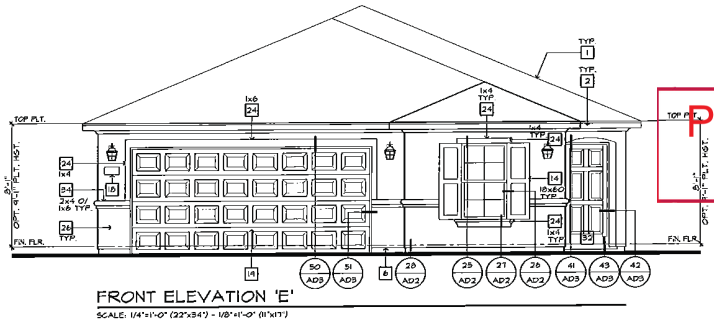
ROOF PLAN 'E'

SCALE: 1/8"=1'-0" (22"x34") - 1/16"=1'-0" (11"x17")



REAR ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



FRONT ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 28/AD2.
7. RESERVED.
8. 16"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 15/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 8B & 8E/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 8B & 8E/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 34/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 38/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY "OMEGA PRODUCTS INTERNATIONAL, INC.", OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1944).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 37/AD2
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 4" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.

ROOF PLAN NOTES

5:12 INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: CONCRETE "FLAT" TILE
MONIER LIFETILES (ICC-ES REPORT ER-2656)

12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, U.N.O.

12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, U.N.O.

LOCATE EAVE/ RAFTER VENTS EQUALLY BALANCED AROUND HOUSE EXCEPT ABOVE SHEARWALL PANELS.

ATTIC VENT CALCULATIONS

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC, (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER I.R.C. SEC. R806.2

* CALCULATION BY 1/150, HIGH/LOW VENTING NOT REQUIRED.

INDICATES ENCLOSED STUCCO SOFFITS SEE ELEVATIONS FOR ADDITIONAL INFORMATION

AREA 1 / MAIN / GARAGE w/ ENHANCEMENTS

VENTILATION REQUIRED:			
ATTIC AREA	2856	SQ. FT. /300 =	1.85 SQ. FT.
		X 144 =	130 SQ. IN.
		X 50% =	565 SQ. IN.
VENTILATION PROVIDED:			
HIGH			
(1) ROOF TILE VENT(S) AT		85 SQ. IN. EA. =	545 SQ. IN.
LOW			
(5) ROOF TILE VENT(S) AT		85 SQ. IN. EA. =	425 SQ. IN.
(6) EAVE VENT BAY(S) AT		34 SQ. IN. EA. =	204 SQ. IN.
TOTAL VENTILATION PROVIDED.			1224 SQ. IN.

NOTES:

ALL VENT OPENINGS SHALL BE COVERED WITH 1/4" CORROSION RESISTANT METAL MESH

FRAMER SHALL BE RESPONSIBLE FOR COORDINATING WITH TRUSS MANUFACTURER TO ACCOMMODATE ALL ATTIC VENTS.

ALL VENTS SHALL BE INSTALLED SO AS TO MAKE THEM WATER-PROOF & BALL MOUNTED LOUVERS SHALL BE SEALED & FLASHED W/ "KOOLSTOP" IN THE SAME MANNER PRESCRIBED FOR WINDOW INSTALLATION.

PROVIDE APPROVED INSULATION DAMS (BAFFLES) WHERE VENT BLOCKS ARE USED BETWEEN ROOF FRAMING MEMBERS TO PREVENT VENT HOLES FROM BEING BLOCKED BY INSULATION.

LOCATE HIGH VENTING MINIMUM 3'-0" VERTICAL DISTANCE ABOVE EAVES.

WHEN GABLE END TRUSS MEMBERS BLOCK GABLE END VENTS, PROVIDE ADEQUATE ADDITIONAL VENTILATION BY MEANS OF ROOF TILE VENTS.

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5655 BADURA AVENUE
LAS VEGAS, NV 89118
TEL: (702) 266-8400
FAX: (702) 266-8603

ISSUE DATE: 02/06/10
PROJECT No.: 853045
DIVISION MGR.: J.C.
REVISIONS:

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REVISION NO.		
1.	DRB Rev.	11/08/10
2.	DRB Final	11/30/10
3.	2nd Rev.	01/20/10
4.	Comp. Rev.	12/02/10
5.		
6.		

PLAN: 135.1849
SHEET: 3.7

HENDERSON
SPEC LEVEL E
OPEN SERIES

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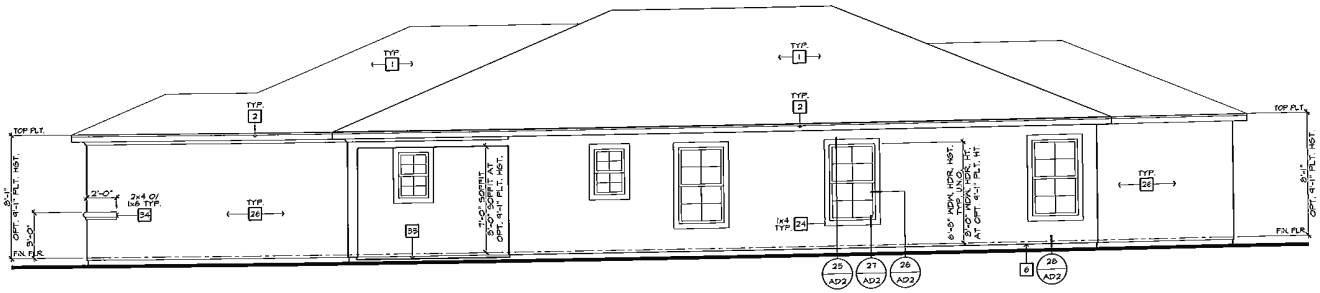
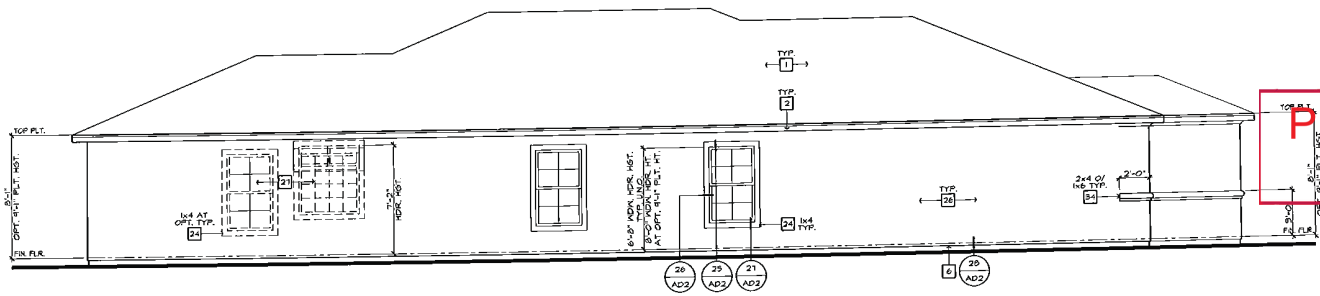
MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



RIGHT ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



LEFT ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

PRJ-50797
08/27/13

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING & SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 28/AD2.
7. RESERVED.
8. 14"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 75/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 85 & 86/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 85 & 86/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 34/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 38/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY: "OMEGA PRODUCTS INTERNATIONAL, INC." OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1494).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 91/AD3.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 4" SIDE STUCCO CHANNEL, U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

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FAX: (702) 266-8603

ISSUE DATE: 02/05/10
PROJECT No.: 853045
DIVISION MGR.: J.C.
REVISIONS:

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RECORDED BY:

1	ORB Rev.	11/08/10
2	CAD Prod.	1/5/10
3	Sty. Rev.	01/20/10
4	Comp. Rev.	12/03/10
5		
6		

PLAN: 135.1849
SHEET: 3.8

HENDERSON
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OPEN SERIES

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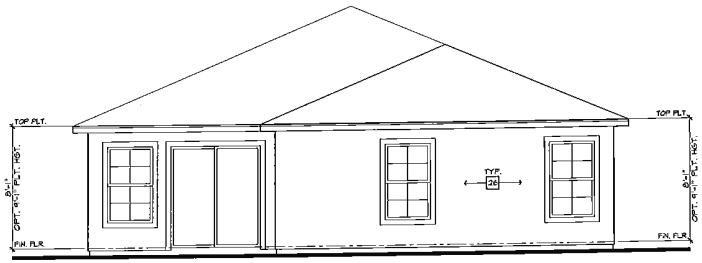
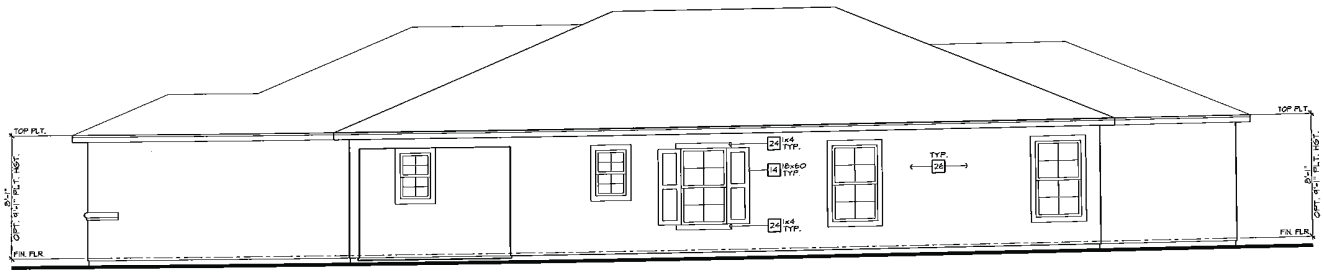


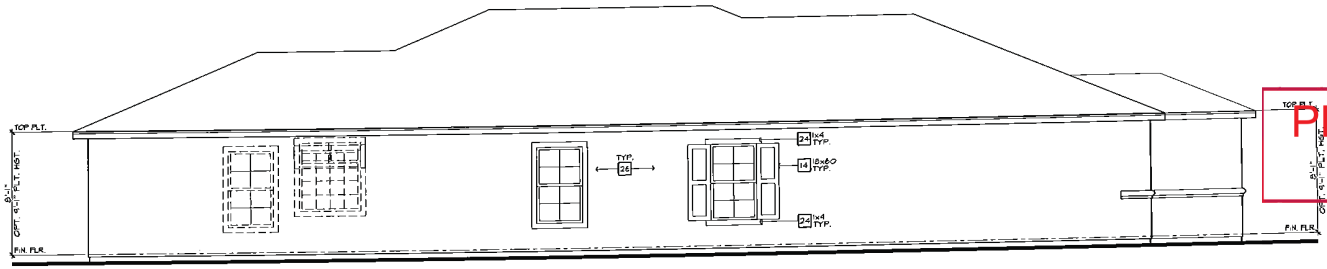
ENHANCED REAR ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



ENHANCED RIGHT ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



ENHANCED LEFT ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING & SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 2B/AD2.
7. RESERVED.
8. 14"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 1B/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 8S & 8S/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 8S & 8S/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. B4/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 3B/AD2.
26. 1-COAT OMEGA DIAMOND MAIL INSULATING EXTERIOR STUCCO SYSTEM BY "OMEGA PRODUCTS INTERNATIONAL, INC." OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (CC-ES REPORT ESR-1916)
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 5Y/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 1/4" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.

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TEL: (702) 266-8400
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ISSUE DATE: 02/06/10
PROJECT No.: 853045
DIVISION MGR: J.C.
REVISIONS:

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RECEIVED BY:		
1	DRB Rev.	11/08/10
2	DRB Final	11/22/10
3	Qu. Rev.	01/20/10
4	Comp. Rev.	12/03/10
5		
6		

PLAN: 135.1849
SHEET: 3.9

HENDERSON
SPEC LEVEL E
OPEN SERIES

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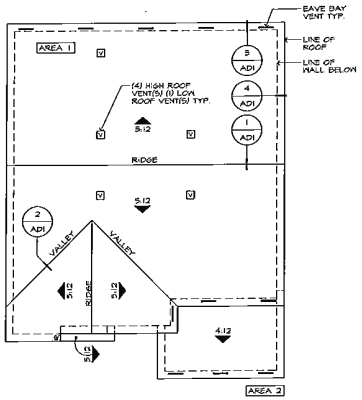
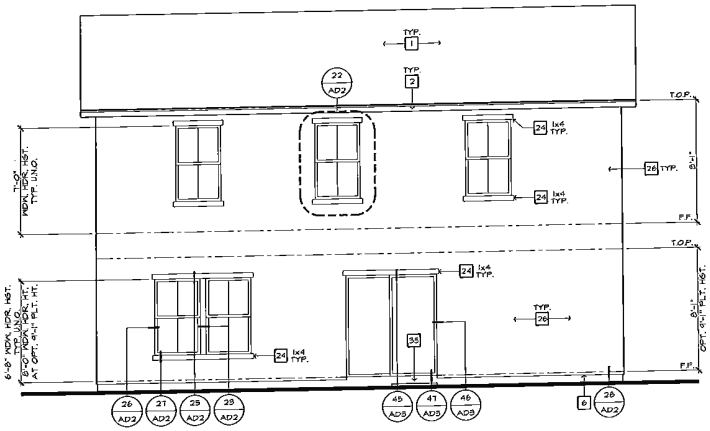
PRJ-50797
08/27/13

MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



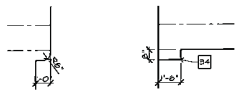
ROOF PLAN 'A'

SCALE: 1/8"=1'-0" (22"x34") - 1/16"=1'-0" (11"x17")

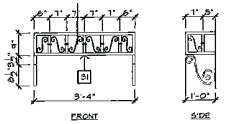


REAR ELEVATION 'A'

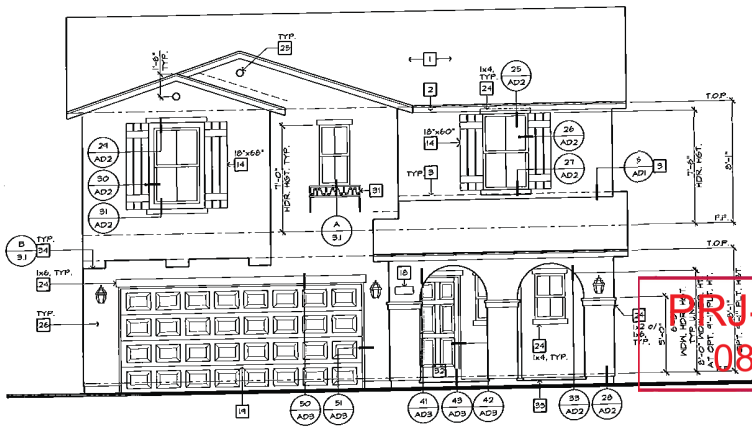
SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



DETAIL "B"



DETAIL "A"



FRONT ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

HACIENDA

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 28/AD2.
7. RESERVED.
8. 14"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALC/LATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 19/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 8/5 & 8/6/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 8/5 & 8/6/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 34/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 38/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY "OMEGA PRODUCTS INTERNATIONAL, INC." SYSTEM TO INCLUDE ASPHALT SATURATED GRADE D OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (CC-ES REPORT ESR-1194).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 37/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 4" RIDE STUCCO CHANNEL U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.

ROOF PLAN NOTES

5:12 INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: CONCRETE "S" TILE MONIER LIFETILES (CC-ES REPORT ESR-1641).

12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, U.N.O.

12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, U.N.O.

LOCATE EAVE/ RAFTER VENTS EQUALLY BALANCED AROUND HOUSE EXCEPT ABOVE SHEARWALL PANELS.

ATTIC VENT CALCULATIONS

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER I.R.C. SEC. R806.2

* CALCULATION BY 1/150, HIGH/LOW VENTING NOT REQUIRED.

AREA 1 / MAIN / GARAGE

VENTILATION REQUIRED.

ATTIC AREA	1312	SQ. FT. /300 =	4.31 SQ. FT.
		X 144 =	630 SQ. IN.
		X 50% =	315 SQ. IN.

VENTILATION PROVIDED.

HIGH			
(4) ROOF TILE VENT(S) AT	85 SQ. IN. EA. =		340 SQ. IN.
LOW			
(1) ROOF TILE VENT(S) AT	85 SQ. IN. EA. =		85 SQ. IN.
(6) EAVE VENT BAY(S) AT	34 SQ. IN. EA. =		212 SQ. IN.
TOTAL VENTILATION PROVIDED.			641 SQ. IN.

AREA 2 / PORCH

VENTILATION REQUIRED.

ATTIC AREA	81	* SQ. FT. / 150 =	0.59 SQ. FT.
		X 144 =	84 SQ. IN.

VENTILATION PROVIDED.

(3) EAVE VENT BAY(S) AT	34 SQ. IN. EA. =		102 SQ. IN.
TOTAL VENTILATION PROVIDED.			102 SQ. IN.

NOTES:

ALL VENT OPENINGS SHALL BE COVERED WITH 1/4" CORROSION RESISTANT METAL MESH.

PAINTER SHALL BE RESPONSIBLE FOR COORDINATING WITH TRUSS MANUFACTURER TO ACCOMMODATE ALL ATTIC VENTS.

ALL VENTS SHALL BE INSTALLED SO AS TO MAKE THEM WATER-PROOF & WALL MOUNTED LOUVERS SHALL BE SCALED & FLASHED IN "WORKMANLIKE" MANNER PRESCRIBED FOR WINDOW INSTALLATION.

PROVIDE APPROVED INSULATION DAMS (BAFFLES) WHERE VENT SPACES ARE USED BETWEEN ROOF FRAMING MEMBERS TO PREVENT VENT HOLES FROM BEING BLOCKED BY INSULATION.

LOCATE HIGH VENTING MINIMUM 3'-0" VERTICAL DISTANCE ABOVE EAVE VENTS.

WHEN GABLE END TRUSS MEMBERS BLOCK GABLE END VENTS, PROVIDE ADEQUATE ADDITIONAL VENTILATION BY MEANS OF GABLE END VENTS.

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FAX: (702) 266-8603

ISSUE DATE: 12/01/10
PROJECT No.: 853045
DIVISION MGR.: J.C.
REVISIONS:

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REVISIONS		
1	Dwg. Rev.	11/08/10
2	DRB Rev.	11/15/10
3	Plan Rev.	01/24/10
4	Comp. Rev.	12/07/10
5		
6		

PLAN: 235.2075

SHEET: 3.1

HENDERSON
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PRJ-50797
08/27/13

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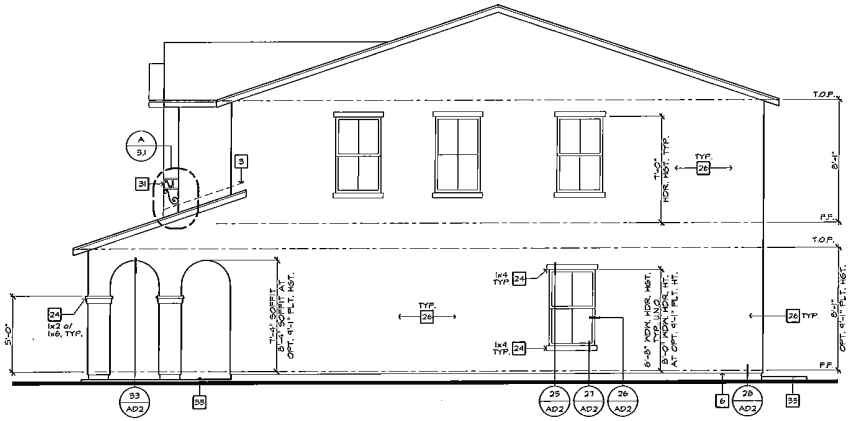
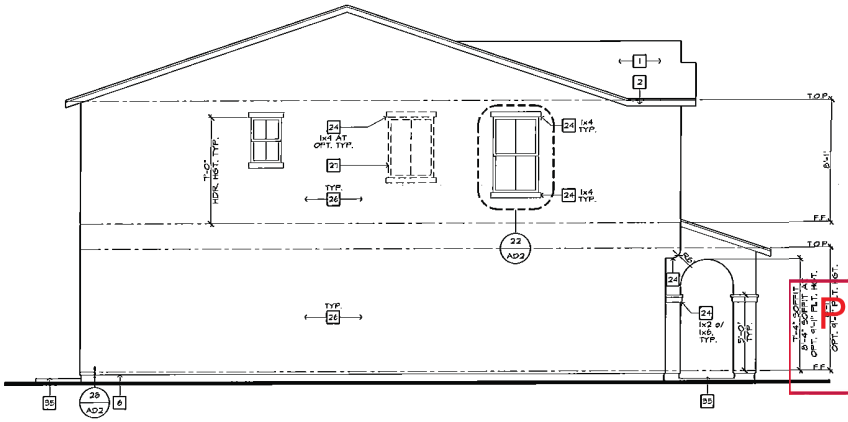


RIGHT ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



LEFT ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 28/AD2.
7. RESERVED.
8. 14"X12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"X8" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 75/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 85 & 86/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 85 & 86/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 34/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED IVRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 88/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY "OMEGA PRODUCTS INTERNATIONAL, INC." OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (CC-ES REPORT ESR-1194).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 91/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 14" WIDE STUCCO CHANNEL U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.

KB HOME

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KB HOME
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LAS VEGAS, NV 89118
TEL: (702) 266-8400
FAX: (702) 266-8603

ISSUE DATE: 12/01/10
PROJECT No.: 853045
DIVISION MGR.: J.C.
REVISIONS:

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REVISED BY:		
1	DRB Rev.	11/08/10
2	DRB Final	11/30/10
3	Min. Rev.	01/20/10
4	Comb. Rev.	12/03/10
5		
6		

PLAN: 235.2075

SHEET: 3.2

HENDERSON
SPEC LEVEL E
OPEN SERIES

PRJ-50797
08/27/13

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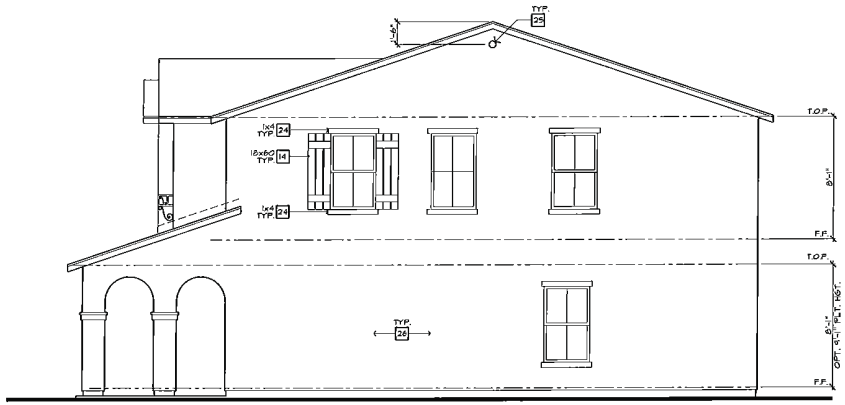
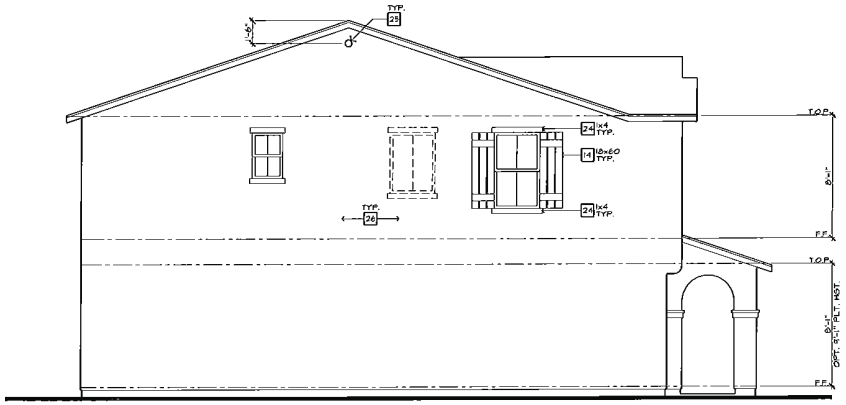


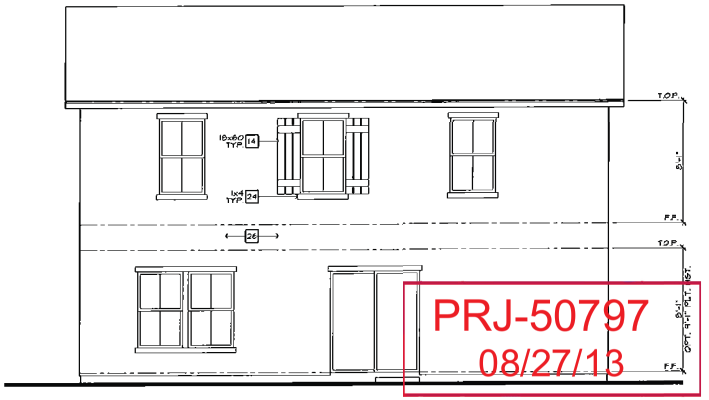
ENHANCED RIGHT ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



ENHANCED LEFT ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



ENHANCED REAR ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 28/AD2.
7. RESERVED.
8. 14"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 75/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 83 & 86/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 83 & 86/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 94/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 38/AD2.
26. 1-COAT OMEGA DIAMOND MALL INSULATING EXTERIOR STUCCO SYSTEM BY "OMEGA PRODUCTS INTERNATIONAL, INC." OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1194).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 97/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO 01 SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 4" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.

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PLAN: 235.2075
SHEET: 3.3

HENDERSON
SPEC LEVEL E
OPEN SERIES

PRJ-50797
08/27/13

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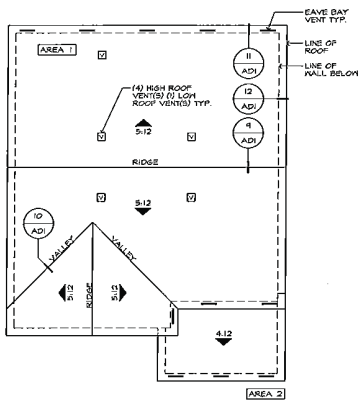
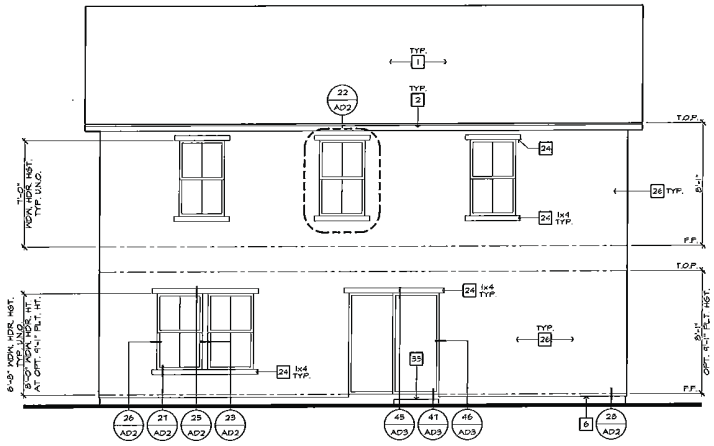


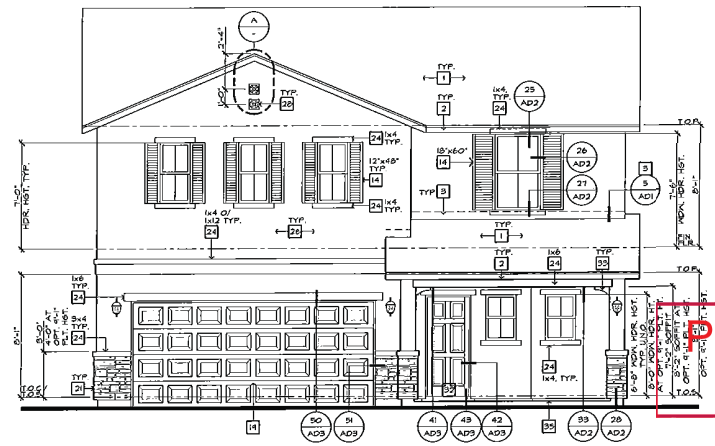
ROOF PLAN 'B'

SCALE: 1/8"=1'-0" (22"x34") - 1/16"=1'-0" (11"x17")



REAR ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



FRONT ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

TUSCAN

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 28/AD2.
7. RESERVED.
8. 140"/24" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 75/AD4
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 85 & 86/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 85 & 86/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 94/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 38/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY OMEGA PRODUCTS INTERNATIONAL, INC.: OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1414).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 51/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT UP FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 4" WIDE STUCCO CHANNEL U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

ROOF PLAN NOTES

6:12 INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: CONCRETE 'FLAT' TILE MONIER LIFETILES (ICC-ES REPORT ESR-1441).

12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, U.N.O.

12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, U.N.O.

LOCATE EAVE/ RAFTER VENTS EQUALLY BALANCED AROUND HOUSE EXCEPT ABOVE SHEARWALL PANELS.

ATTIC VENT CALCULATIONS

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC, (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER I.R.C. SEC. R806.2

* CALCULATION BY HERS, HIGH/LOW VENTING NOT REQUIRED.

AREA 1 / MAIN / GARAGE

VENTILATION REQUIRED:

ATTIC AREA	1312	SQ. FT. /300 =	4.37 SQ. FT.
		X 144 =	630 SQ. IN.
		X 50% =	315 SQ. IN.

VENTILATION PROVIDED:

HIGH

(4)	ROOF TILE VENT(S) AT	85 SQ. IN. EA. =	340 SQ. IN.

LOW

(1)	ROOF TILE VENT(S) AT	85 SQ. IN. EA. =	85 SQ. IN.
(8)	EAVE VENT BAY(S) AT	34 SQ. IN. EA. =	272 SQ. IN.
TOTAL VENTILATION PROVIDED:			697 SQ. IN.

AREA 2 / PORCH

VENTILATION REQUIRED:

ATTIC AREA	87	* SQ. FT. / 150 =	0.58 SQ. FT.
		X 144 =	84 SQ. IN.

VENTILATION PROVIDED:

(3)	EAVE VENT BAY(S) AT	34 SQ. IN. EA. =	102 SQ. IN.
TOTAL VENTILATION PROVIDED:			102 SQ. IN.

NOTES:

ALL VENT OPENINGS SHALL BE COVERED WITH 1/4" CORROSION RESISTANT METAL MESH.

FRAMER SHALL BE RESPONSIBLE FOR COORDINATING WITH TRUSS MANUFACTURER TO ACCOMMODATE ALL ATTIC VENTS.

ALL VENTS SHALL BE INSTALLED SO AS TO MAKE THEM WATER-PROOF & WALL MOUNTED LOUVERS SHALL BE SEALED & FLASHED W/ 'MOISTOP' IN THE MANNER PRESCRIBED FOR WINDOW INSTALLATION.

PROVIDE APPROVED INSULATION DAMS (BAFFLES) WHERE VENT BLOCKS ARE USED BETWEEN ROOF FRAMING MEMBERS TO PROVIDE VENT HOLES FROM BEING BLOCKED BY INSULATION.

LOCATE HIGH VENTING MINIMUM 3'-0" VERTICAL DISTANCE ABOVE EAVE VENTS.

WHEN GABLE END TRUSS MEMBERS BLOCK GABLE END VENTS, PROVIDE ADEQUATE ADDITIONAL VENTILATION BY MEANS OF ROOF VENTS.

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PLAN: 235.2075
SHEET: 3.5

HENDERSON
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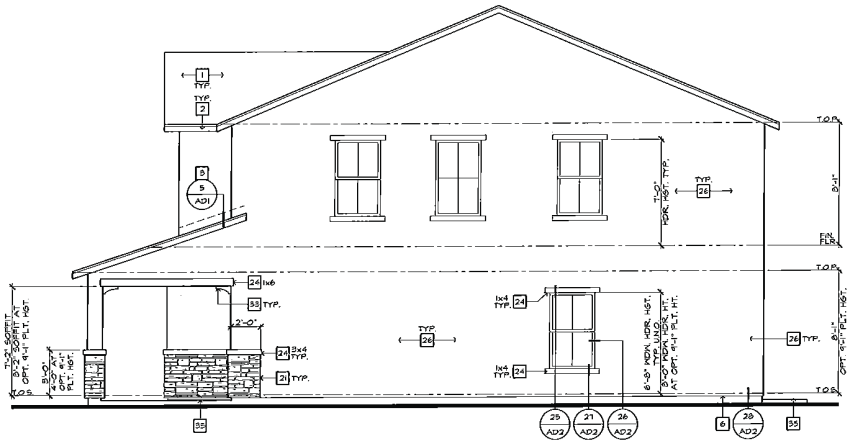
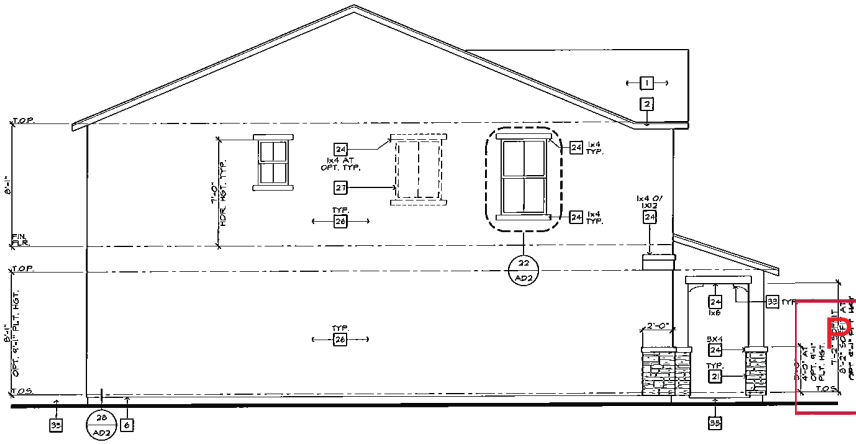


RIGHT ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



LEFT ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 2B/AD2.
7. RESERVED.
8. 16"x10" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 7B/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 5B & 8B/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 5B & 8B/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 3A/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 3B/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY: OMEGA PRODUCTS INTERNATIONAL, INC. OVER SIATT (60) MINTE ASPHALT SATURATED, GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1994)
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 5I/AD3.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 4" WIDE STUCCO CHANNEL U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1) PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.

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PLAN: 235.2075

SHEET: 3.6

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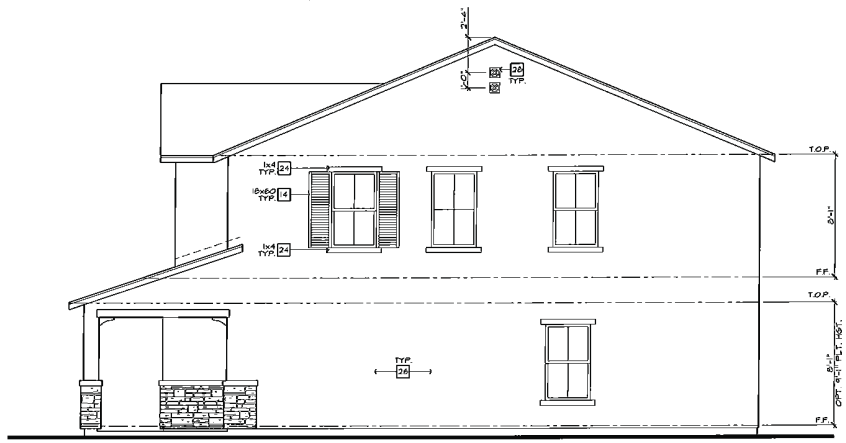
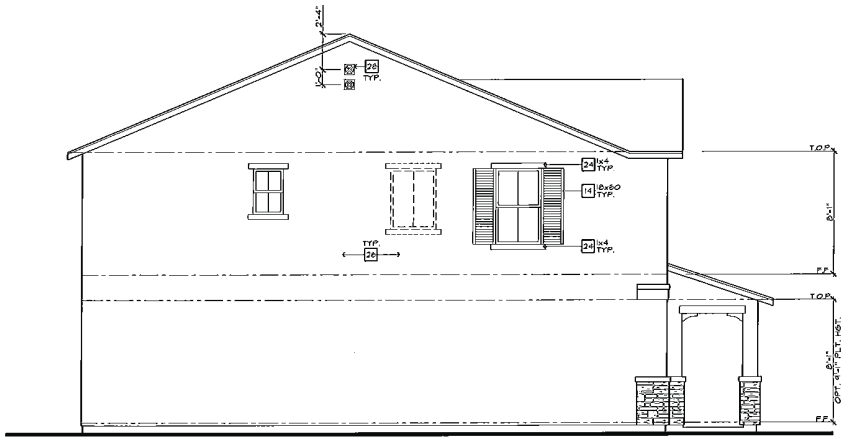


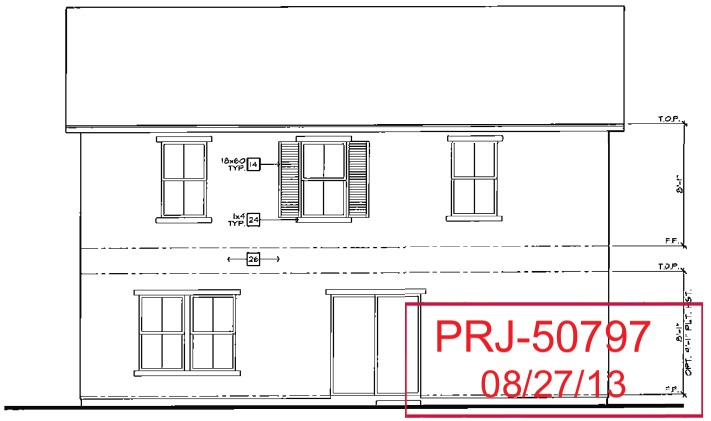
ENHANCED RIGHT ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



ENHANCED LEFT ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



ENHANCED REAR ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

PRJ-50797
08/27/13

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 28/AD2.
7. RESERVED.
8. 14"x10" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 75/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 83 & 86/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 83 & 86/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 84/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 89/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY "OMEGA PRODUCTS INTERNATIONAL, INC." OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (CC-ES REPORT ESR-1154).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 91/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO OI SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 4" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.

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KB HOME
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TEL: (702) 266-8400
FAX: (702) 266-8603

ISSUE DATE: 12/01/10
PROJECT No.: 853045
DIVISION MGR.: J.C.
REVISIONS:

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REVISED BY:		
1	DRB Rev.	11/08/10
2	DRB Final	11/30/10
3	Div. Rev.	02/09/10
4	Comp. Rev.	12/03/10
5		
6		
7		
8		

PLAN: 235.2075
SHEET: 3.7

HENDERSON
SPEC LEVEL E
OPEN SERIES

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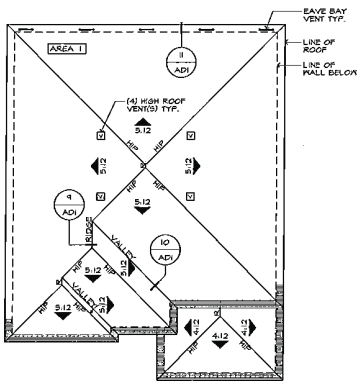
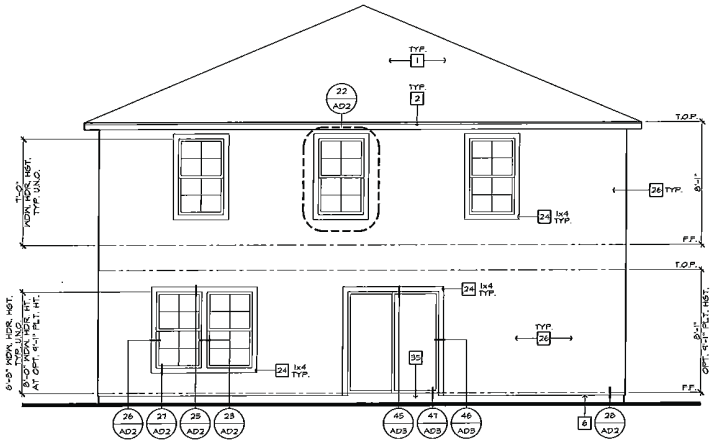
MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



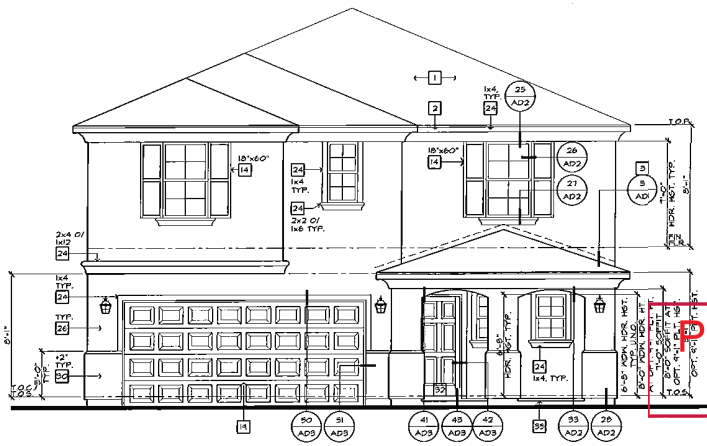
ROOF PLAN 'E'

SCALE: 1/8"=1'-0" (22"x34") - 1/16"=1'-0" (11"x17")



REAR ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



FRONT ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

SOUTHERN ITALIAN

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING & SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 2B/AD2.
7. RESERVED.
8. 14"x10" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 7B/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 6B & 8B/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 6B & 8B/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 8A/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 3B/AD2.
26. 1-COAT ENKOA DIAMOND WALL SIDING/ONE COAT EXTERIOR STUCCO SYSTEM BY OMEGA PRODUCTS INTERNATIONAL, INC. OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1194)
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 5T/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. ½" HIDE STUCCO CHANNEL, U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENS-NEERED 5/4 (1) FRIEZE TRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

ROOF PLAN NOTES

4:12 INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: CONCRETE "FLAT" TILE MONIER LIFETILES (ICC-ES REPORT ESR-1641).

12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, U.N.O.

12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, U.N.O.

LOCATE EAVE/ RAFTER VENTS EQUALLY BALANCED AROUND HOUSE EXCEPT ABOVE SHEARWALL PANELS.

ATTIC VENT CALCULATIONS

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC, (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOA VENTING) PER I.R.C. SEC. R806.2

* CALCULATION BY 1/150, HIGH/LOW VENTING NOT REQUIRED.

INDICATES ENCLOSED STUCCO SOFFITS SEE ELEVATIONS FOR ADDITIONAL INFORMATION

AREA 1 / MAIN / GARAGE

VENTILATION REQUIRED:

ATTIC AREA	1304	SQ. FT. /300 =	436 SQ. FT.
		X 144 =	62832 SQ. IN.
		X 50% =	31416 SQ. IN.

VENTILATION PROVIDED:

HIGH

(4) ROOF TILE VENT(S) AT	85 SQ. IN. EA. =	340 SQ. IN.

LOW

(1) ROOF TILE VENT(S) AT	85 SQ. IN. EA. =	85 SQ. IN.
(8) EAVE VENT BAY(S) AT	54 SQ. IN. EA. =	312 SQ. IN.
TOTAL VENTILATION PROVIDED:		697 SQ. IN.

AREA 2 / PORCH

VENTILATION REQUIRED:

ATTIC AREA	56	* SQ. FT. / 150 =	051 SQ. FT.
		X 144 =	83 SQ. IN.

VENTILATION PROVIDED:

(1) ROOF TILE VENT(S) AT	85 SQ. IN. EA. =	85 SQ. IN.
TOTAL VENTILATION PROVIDED		85 SQ. IN.

NOTES:

ALL VENT OPENINGS SHALL BE COVERED WITH 1/4" CORROSION RESISTANT METAL MESH.

INSTALLER SHALL BE RESPONSIBLE FOR COORDINATING WITH TRUSS MANUFACTURER TO ACCOMMODATE ALL ATTIC VENTS.

ALL VENTS SHALL BE INSTALLED SO AS TO MAKE THEM WATER-PROOF & WALL MOUNTED LOUVERS SHALL BE SEALED & FLASHED IN "RADIUSTOP" IN THE SAME MANNER PRESCRIBED FOR WINDOW INSTALLATION.

PROVIDE APPROVED INSULATION DAMS (BAFFLES) WHERE VENT OPENINGS OCCUR IN CEILING/ROOF FRAMING MEMBERS TO PREVENT VENT HOLES FROM BEING BLOCKED BY INSULATION.

LOCATE HIGH VENTING MINIMUM 3'-0" VERTICAL DISTANCE ABOVE EAVE VENTS.

* CALCULATION DOES NOT ADDRESS MEMBERS BLOCK GABLE END VENTS. PROVIDE EQUAL ADDITIONAL VENTILATION BY MEANS OF ROOF TILE VENTS.

PRJ-50907
08/27/13

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ISSUE DATE: 12/06/10
PROJECT No.: 853045
DIVISION MGR.: J.C.
REVISIONS:

FOR INTERNAL USE ONLY
RECEIVED BY:

1.	DRB Rev.	11/05/10
2.	DRB Final	11/30/10
3.	Div. Rev.	01/20/10
4.	Corp. Rev.	12/02/10
5.		
6.		

PLAN: 235.2075
SHEET: 3.9

HENDERSON
SPEC LEVEL E
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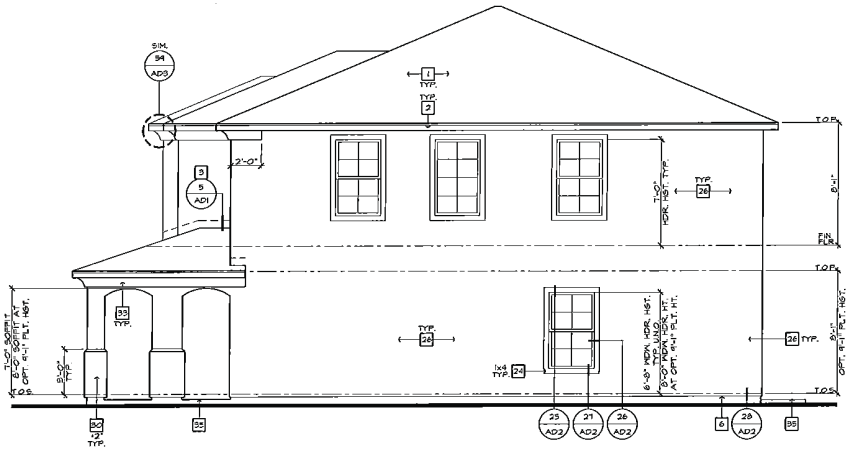
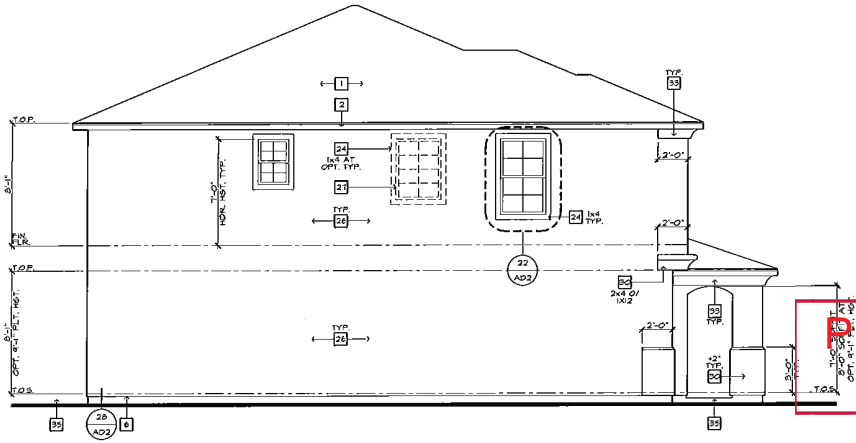
MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



RIGHT ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



LEFT ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 2B/AD2.
7. RESERVED.
8. 140"x20" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 15/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 8S & 8B/AD5
16. GAS SERVICE METER - REFER TO DTLS. 8S & 8B/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 9A/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 3B/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY "OMEGA PRODUCTS INTERNATIONAL, INC." OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1916).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 9T/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 4" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

KB HOME

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TEL: (702) 266-8400
FAX: (702) 266-8603

ISSUE DATE: 12/01/10
PROJECT No.: 853045
DIVISION MGR.: J.C.
REVISIONS:

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REVISED BY:		
1	DRB Rev.	11/26/10
2	DRB Final	11/3/10
3	2nd Rev.	01/20/10
4	Comp. Rev.	12/13/10
5		
6		

PLAN: 235.2075

SHEET: 3.10

HENDERSON
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PRJ-50797
08/27/13

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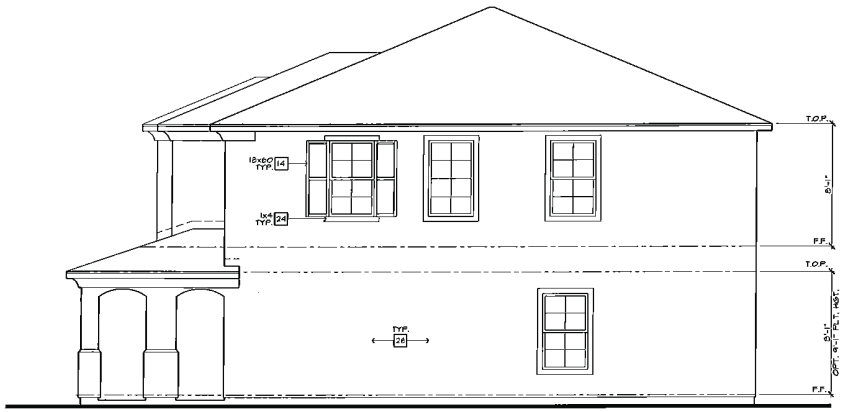
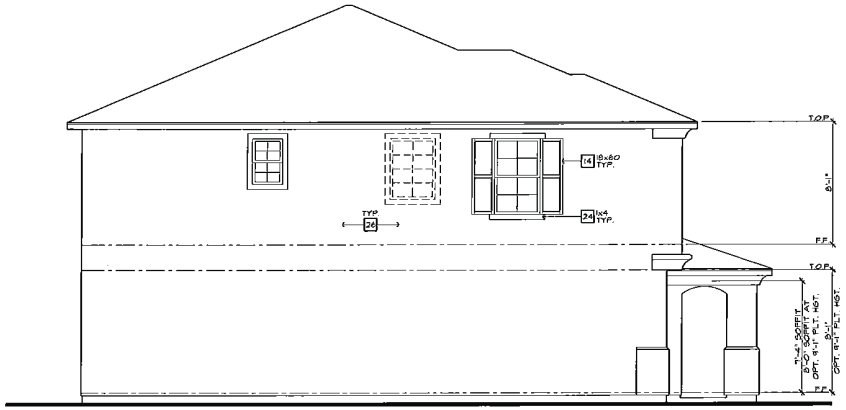


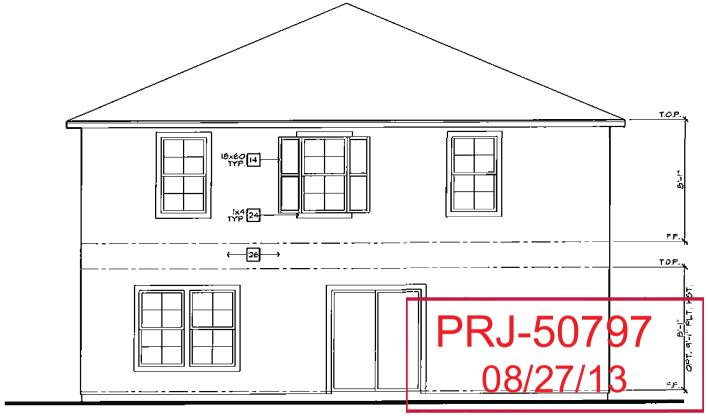
ENHANCED RIGHT ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



ENHANCED LEFT ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



ENHANCED REAR ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 28/AD2.
7. RESERVED.
8. 14"x10" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 75/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 85 & 86/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 85 & 86/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 84/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 88/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY OMEGA PRODUCTS INTERNATIONAL, INC. OVER SIXTY (60) MINTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1972).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 91/AD3.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 4" X DEE STUCCO CHANNEL, U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/8 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

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3	Pre. Rev.	01/20/10
4	Comp. Rev.	12/02/10
5		
6		

PLAN: 235.2075

SHEET: 3.11

HENDERSON
SPEC LEVEL E
OPEN SERIES

PRJ-50797
08/27/13

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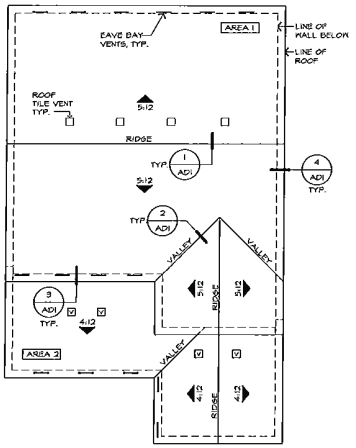
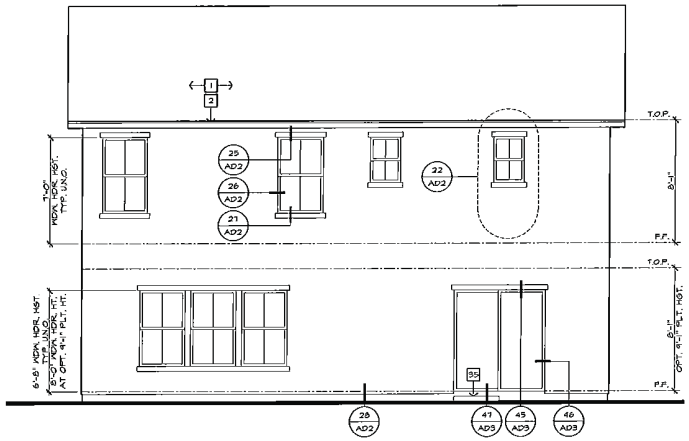
MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



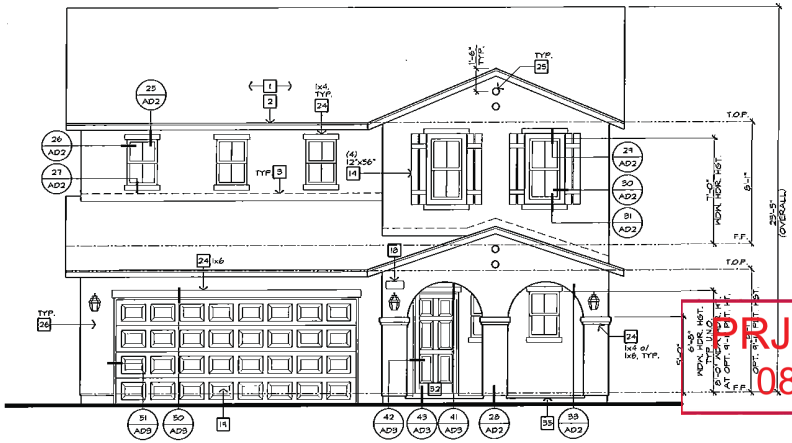
ROOF PLAN 'A'

SCALE: 1/8"=1'-0" (22"x34") - 1/16"=1'-0" (11"x17")



REAR ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



FRONT ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

HACIENDA

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 3B/AD2.
7. RESERVED.
8. 14"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 7B/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 8B & 8B/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 8B & 8B/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 9A/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 9B/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY OMEGA PRODUCTS INTERNATIONAL, INC. OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (CC-ES REPORT ESR-1196).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 9A/AD2
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO OVER SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 4" RIDE STUCCO CHANNEL, U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

ROOF PLAN NOTES

5:12 INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: CONCRETE "S" TILE MONIER LIFETILES (CC-ES REPORT ESR-1641).

12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, U.N.O.

12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, U.N.O.

LOCATE EAVE/ RAFTER VENTS EQUALLY BALANCED AROUND HOUSE EXCEPT ABOVE SHEARWALL PANELS.

ATTIC VENT CALCULATIONS

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC, (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER I.R.C. SEC. R806.2

* CALCULATION BY U/SO, HIGH/LOW VENTING NOT REQUIRED.

AREA 1 / MAIN

VENTILATION REQUIRED:

ATTIC AREA	1307	SQ. FT. /300 =	4.35 SQ. FT.
		X 144 =	626 SQ. IN.
		X 50% =	313 SQ. IN.

VENTILATION PROVIDED:

HIGH

(4)	ROOF TILE VENT(S) AT	85 SQ. IN. EA. =	340 SQ. IN.

LOW

(10)	EAVE VENT BAY(S) AT	34 SQ. IN. EA. =	340 SQ. IN.
TOTAL VENTILATION PROVIDED:			680 SQ. IN.

AREA 2 / GARAGE / PORCH

VENTILATION REQUIRED:

ATTIC AREA	468	* SQ. FT. / 150 =	3.12 SQ. FT.
		X 144 =	449 SQ. IN.

VENTILATION PROVIDED:

(4)	ROOF TILE VENT(S) AT	85 SQ. IN. EA. =	340 SQ. IN.
(5)	EAVE VENT BAY(S) AT	34 SQ. IN. EA. =	170 SQ. IN.
TOTAL VENTILATION PROVIDED:			510 SQ. IN.

NOTES:

ALL VENT OPENINGS SHALL BE COVERED WITH 1/4" CORROSION RESISTANT METAL MESH.

FRAMER SHALL BE RESPONSIBLE FOR COORDINATING WITH TRUSS MANUFACTURER TO ACCOMODATE ALL ATTIC VENTS.

ALL VENTS SHALL BE INSTALLED SO AS TO MAKE THEM WATER-PROOF & WALL MOUNTED LOUVERS SHALL BE SEALED & FLASHED W/ "MOISTOP" IN THE SAME MANNER PRESCRIBED FOR WINDOW INSTALLATION.

PROVIDE APPROVED INSULATION DAMS (BAFFLES) WHERE VENT BLOCKS ARE USED BETWEEN ROOF FRAMING MEMBERS TO PREVENT VENT HOLES FROM BEING BLOCKED BY INSULATION.

LOCATE HIGH VENTING MINIMUM 3'-0" VERTICAL DISTANCE ABOVE EAVES.

PROVIDE SOLID BLOCKING BETWEEN RAFTERS AT ENDWALLS TO BLOCK GABLE END VENTS. BLOCK AND ADJACENT ADDITIONAL VENTILATION BY MEANS OF ROOF TILE VENTS.

PRJ-50707
08/27/13

KB HOME
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KB HOME
LAS VEGAS, INC.

5655 BADURA AVENUE
LAS VEGAS, NV 89118
TEL: (702) 266-8400
FAX: (702) 266-8603

ISSUE DATE: 02/06/10
PROJECT No.: 853045
DIVISION MGR.: J.C.
REVISIONS:

FOR INTERNAL USE ONLY

REVISED BY		
1	DRD Rev.	11/08/10
2	DRD Final	11/3/10
3	Div. Rev.	01/20/10
4	Comp. Rev.	12/03/10
5		
6		

PLAN: 235.2394

SHEET: 3.1

HENDERSON
SPEC LEVEL E
OPEN SERIES

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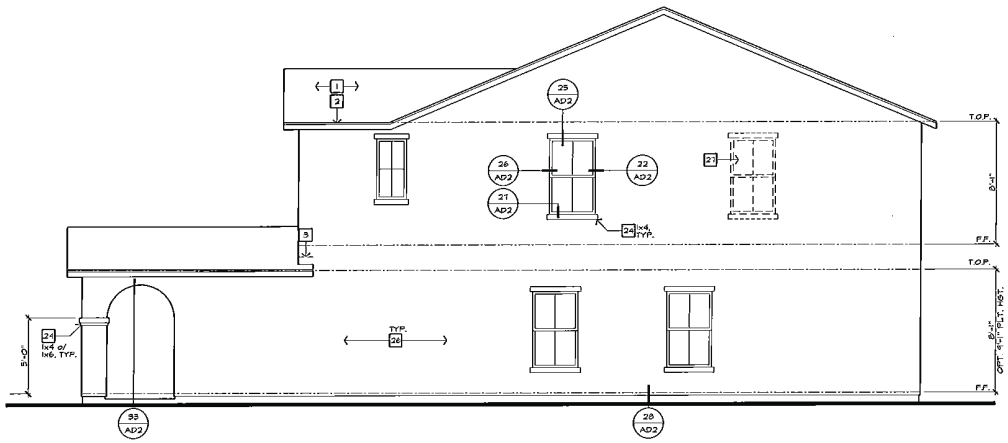
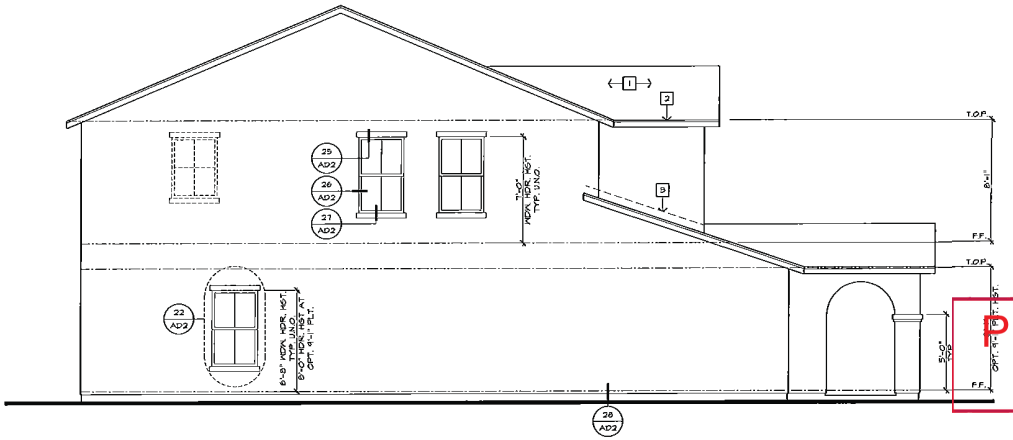
MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



RIGHT ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



LEFT ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 2B/AD2.
7. RESERVED.
8. 10"x10" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x8" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 7B/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DT.L.S. 8B & 8B/AD5.
16. GAS SERVICE METER - REFER TO DT.L.S. 8B & 8B/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 9A/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 9B/AD2.
26. 1-COAT OMEGA DIAMOND MALL INSULATING EXTERIOR STUCCO SYSTEM BY OMEGA PRODUCTS INTERNATIONAL, INC.: OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1916).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. ASSESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 9T/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. ¼" RIDE STUCCO CHANNEL U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED S/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

KB HOME

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ISSUE DATE: 02/06/10
PROJECT No.: 853045
DIVISION MGR.: J.C.
REVISIONS:

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REVISED BY:		
1	DRB Rev.	11/08/10
2	DRB Final	11/30/10
3	Dist. Rev.	01/20/10
4	Comp. Rev.	12/03/10
5		
6		

PLAN: 235.2394

SHEET: 3.2

HENDERSON
SPEC LEVEL E
OPEN SERIES

PRJ-50797
08/27/13

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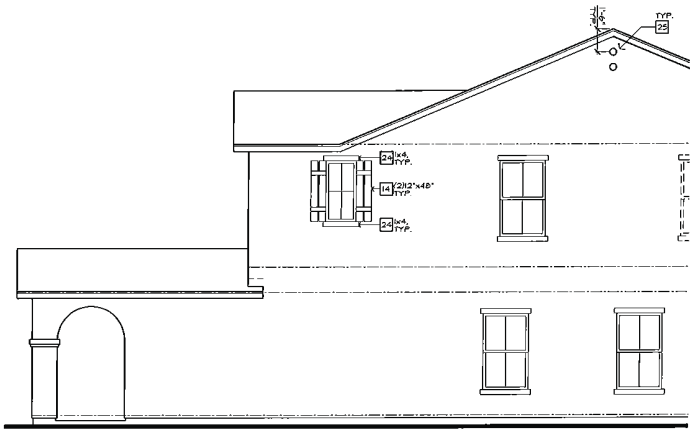
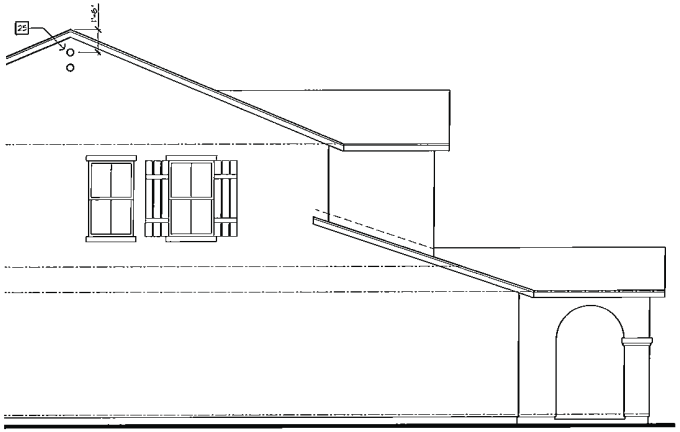
MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



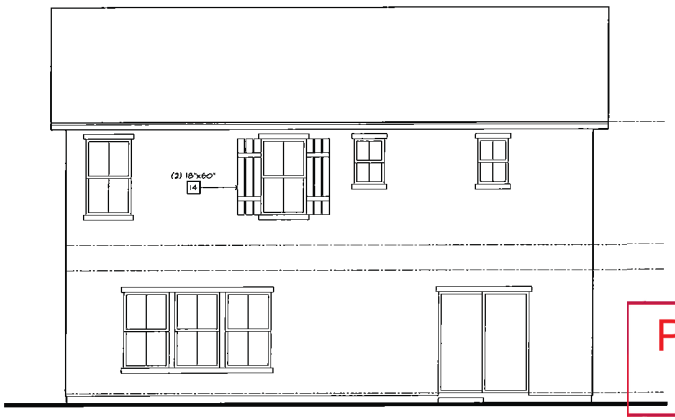
PARTIAL ENHANCED RIGHT ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



PARTIAL ENHANCED LEFT ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



ENHANCED REAR ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 28/AD2.
7. RESERVED.
8. 14"x7" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 75/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 85 & 86/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 85 & 86/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 34/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 38/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY OMEGA PRODUCTS INTERNATIONAL, INC. - OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (CC-ES REPORT ESR-1964)
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 37/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 4" RIDE STUCCO CHANNEL U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.

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ISSUE DATE: 02/05/10
PROJECT No.: 853015
DIVISION MGR.: J.C.
REVISIONS:

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REVISED BY:		
1	DRB Rev.	11/20/10
2	DRB Final	11/30/10
3	Min. Rev.	01/20/10
4	Comp. Rev.	12/03/10
5		
6		

PLAN: 235.2394
SHEET: 3.3

HENDERSON
SPEC LEVEL E
OPEN SERIES

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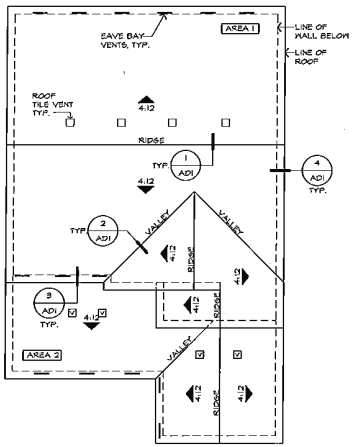
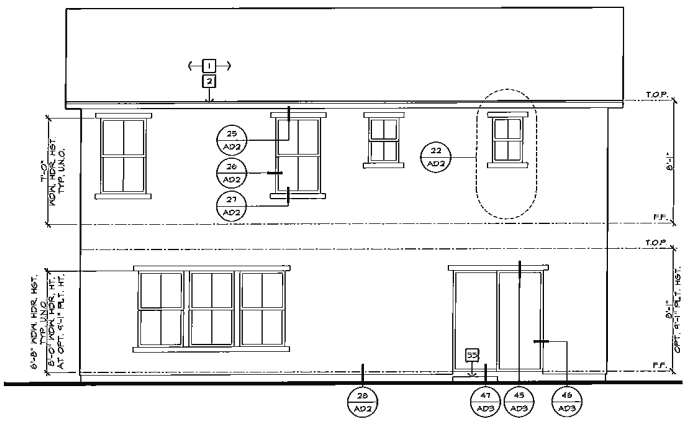
PRJ-50797
08/27/13

MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



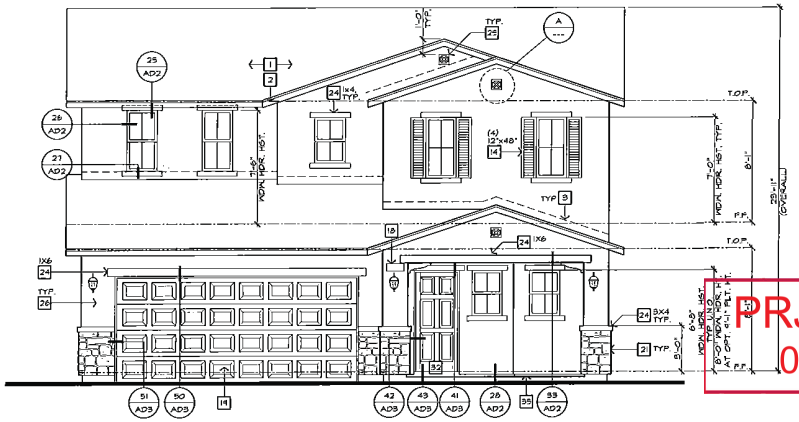
ROOF PLAN 'B'

SCALE: 1/8"=1'-0" (22"x34") - 1/16"=1'-0" (11"x17")



REAR ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



FRONT ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

NORTHERN EUROPEAN

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 2B/AD2.
7. RESERVED.
8. 14"x5" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 7B/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 8B & 8B/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 8B & 8B/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 9A/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 8B/AD2.
26. I-CODE OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY OMEGA PRODUCTS INTERNATIONAL, INC. OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ER-1416).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 9A/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN
36. 4" WIDE STUCCO CHANNEL U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.

ROOF PLAN NOTES

4:12 INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: CONCRETE "FLAT" TILE MONIER LIFETILES (ICC-ES REPORT ER-3636).

12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, U.N.O.

12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, U.N.O.

LOCATE EAVE/ RAFTER VENTS EQUALLY BALANCED AROUND HOUSE EXCEPT ABOVE SHEARWALL PANELS.

ATTIC VENT CALCULATIONS

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC. (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER I.R.C. SEC. R806.2

* CALCULATION BY H/50, HIGH/LOW VENTING NOT REQUIRED.

AREA 1 / MAIN

VENTILATION REQUIRED.

ATTIC AREA	1299	SQ. FT. /300 =	4.33 SQ. FT.
		X 144 =	624 SQ. IN.
		X 50% =	312 SQ. IN.

VENTILATION PROVIDED.

HIGH

(4) ROOF TILE VENT(S) AT	85 SQ. IN. EA. =	340 SQ. IN.

LOW

(4) EAVE VENT BAY(S) AT	34 SQ. IN. EA. =	306 SQ. IN.
TOTAL VENTILATION PROVIDED:		646 SQ. IN.

AREA 2 / GARAGE / PORCH

VENTILATION REQUIRED.

ATTIC AREA	474	* SQ. FT. / 150 =	3.16 SQ. FT.
		X 144 =	455 SQ. IN.

VENTILATION PROVIDED.

(4) ROOF TILE VENT(S) AT	85 SQ. IN. EA. =	340 SQ. IN.
(5) EAVE VENT BAY(S) AT	34 SQ. IN. EA. =	170 SQ. IN.
TOTAL VENTILATION PROVIDED:		510 SQ. IN.

NOTES:

ALL VENT OPENINGS SHALL BE COVERED WITH 1/4" CORROSION RESISTANT METAL MESH.

FRAMER SHALL BE RESPONSIBLE FOR COORDINATING WITH TRUSS MANUFACTURER TO ACCOMODATE ALL ATTIC VENTS.

ALL VENTS SHALL BE INSTALLED SO AS TO MAKE THEM WATER-PROOF & WALL MOUNTED LOUVERS SHALL BE SEALED & FLASHED W/ "GOTSTOP" IN THE SAME MANNER PRESCRIBED FOR WINDOW INSTALLATION.

PROVIDE APPROVED INSULATION DAMS (BAFFLES) WHERE VENT BLOCKS ARE USED BETWEEN ROOF FRAMING MEMBERS TO PREVENT VENT HOLES FROM BEING BLOCKED BY INSULATION.

LOCATE HIGH VENTING MINIMUM 3'-0" VERTICAL DISTANCE ABOVE EAVES.

WHEN GABLE END TRUSS MEMBERS BLOCK GABLE END VENTS PROVIDE ASSEMBLY AS ADDITIONAL VENTILATION BY MEANS OF ROOF TILE VENTS.

PRJ-50797
08/27/13

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KB HOME
LAS VEGAS, INC.

6855 BADURA AVENUE
LAS VEGAS, NV 89118
TEL: (702) 266-8400
FAX: (702) 266-8603

ISSUE DATE: 02/06/10
PROJECT No.: 853045
DIVISION MGR.: J.C.
REVISIONS:

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REVISED BY:		
1	DRB Rev.	11/23/10
2	DRB Final	12/3/10
3	Dev. Rev.	01/20/10
4	Comp. Rev.	12/02/10
5		
6		
7		
8		

PLAN: 235.2394
SHEET: 3.5

HENDERSON
SPEC LEVEL E
OPEN SERIES

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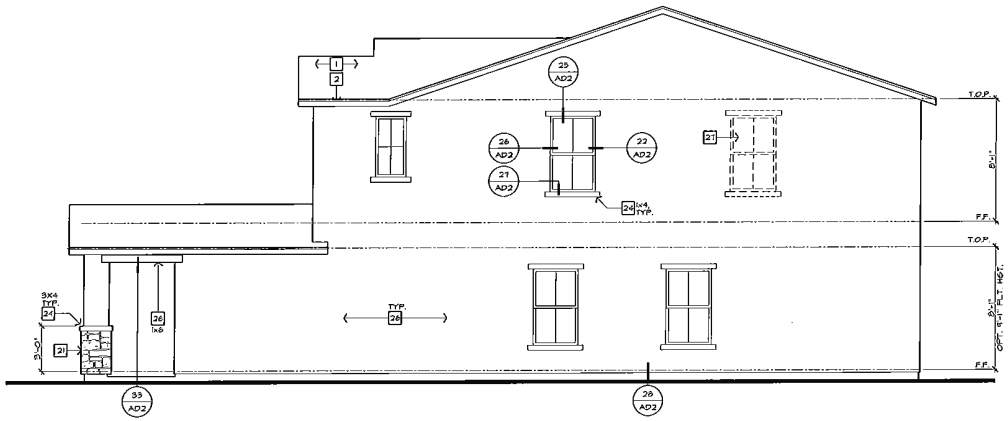
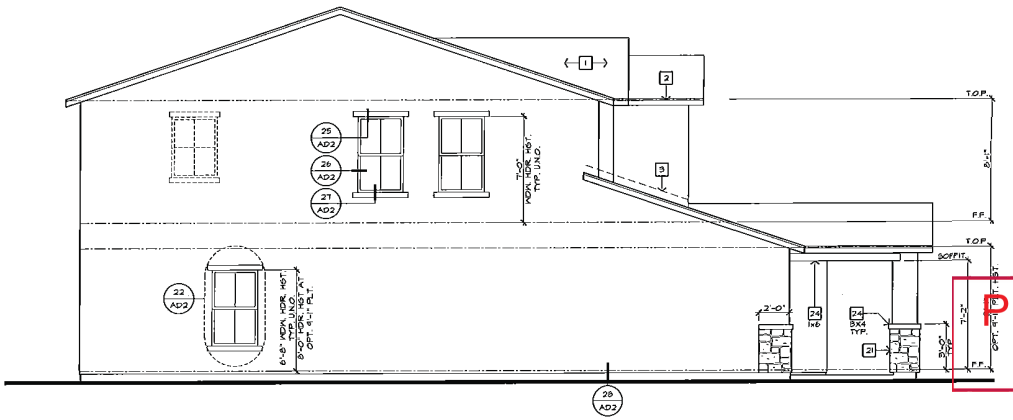
MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



RIGHT ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



LEFT ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING & SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 28/AD2.
7. RESERVED.
8. 14"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 75/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 85 & 86/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 83 & 86/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 34/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 38/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY "OMEGA PRODUCTS INTERNATIONAL, INC." OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (CC-ES REPORT ESR-1194).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 37/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 1/4" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.

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PLAN: 235.2394

SHEET: 3.6

HENDERSON
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PRJ-50797
08/27/13

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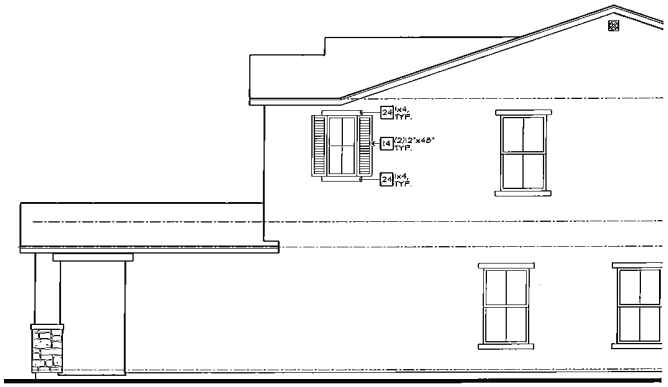
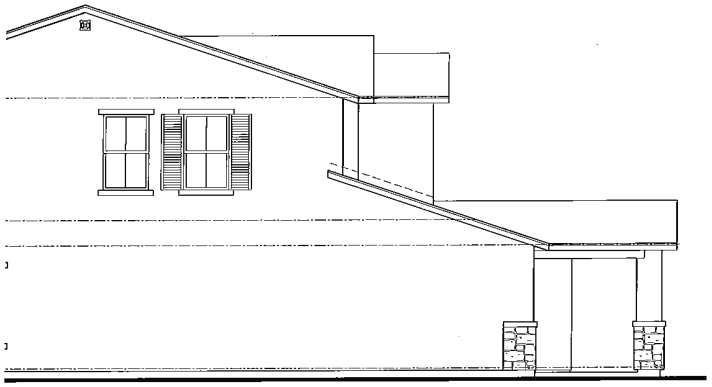


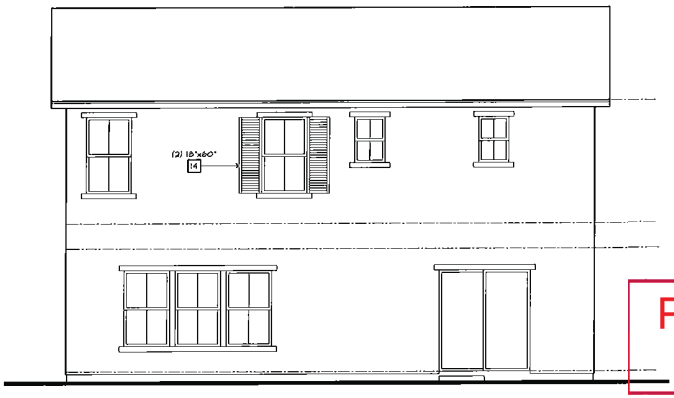
PARTIAL ENHANCED RIGHT ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



PARTIAL ENHANCED LEFT ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



ENHANCED REAR ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 2B/AD2.
7. RESERVED.
8. 14"X2" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"X8" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 7B/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 8B & 8B/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 8B & 8B/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. B4/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. B2/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATIVA EXTERIOR STUCCO SYSTEM BY: OMEGA PRODUCTS INTERNATIONAL, INC.: OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1194).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. B1/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 4" WIDE STUCCO CHANNEL U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1) PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.

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SHEET: 3.7

HENDERSON
SPEC LEVEL E
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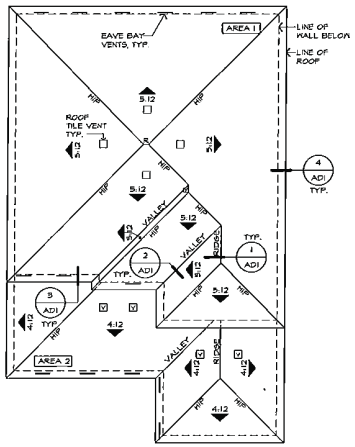
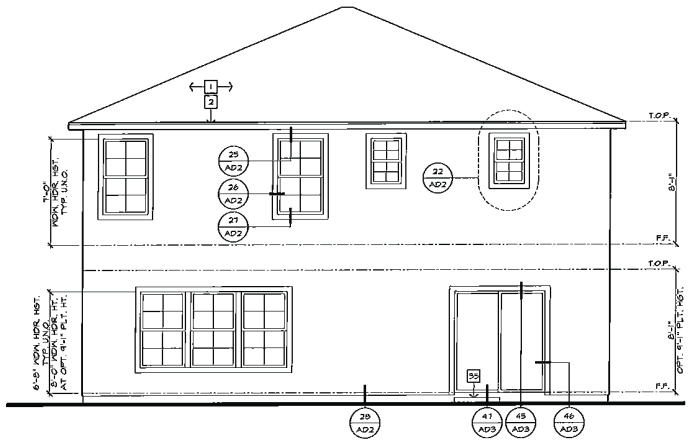


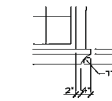
ROOF PLAN 'E'

SCALE: 1/8"=1'-0" (22"x34") - 1/16"=1'-0" (11"x17")



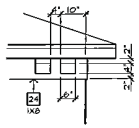
REAR ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



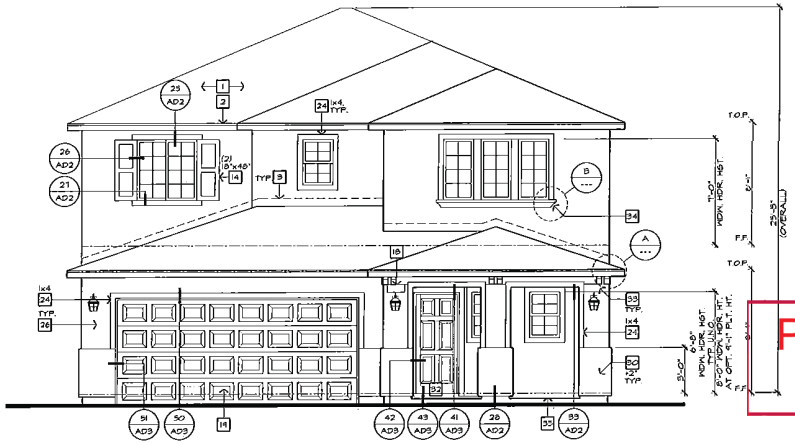
DETAIL 'B'

N.T.S.



DETAIL 'A'

N.T.S.



FRONT ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

SOUTHERN EUROPEAN

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 2B/AD2.
7. RESERVED
8. 14"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 7/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 8/5 & 8B/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 8/5 & 8B/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 9/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED MIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 3B/AD2.
26. LOCAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY OMEGA PRODUCTS INTERNATIONAL, INC. OVER SIXTY (60) POUND ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (CC-ES REPORT ESR-1194).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 9/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 4" WIDE STUCCO CHANNEL U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1) PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.

ROOF PLAN NOTES

5:12 INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: CONCRETE 'FLAT' TILE MONIER LIFETILES (ICC-ES REPORT ER-2656).

12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, U.N.O.

12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, U.N.O.

LOCATE EAVE/ RAFTER VENTS EQUALLY BALANCED AROUND HOUSE EXCEPT ABOVE SHEARWALL PANELS.

ATTIC VENT CALCULATIONS

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC, (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER I.R.C. SEC. R806.2

* CALCULATION BY WSO, HIGH/LOW VENTING NOT REQUIRED.

INDICATES ENCLOSED STUCCO SOFFITS SEE ELEVATIONS FOR ADDITIONAL INFORMATION

AREA 1 / MAIN

VENTILATION REQUIRED:

ATTIC AREA	1300	SQ. FT. /300 =	4.33 SQ. FT.
		X 144 =	624 SQ. IN.
		X 50% =	312 SQ. IN.

VENTILATION PROVIDED:

HIGH

(4)	ROOF TILE VENT(S) AT	85 SQ. IN. EA. =	340 SQ. IN.

LOW

(4)	EAVE VENT BAY(S) AT	34 SQ. IN. EA. =	306 SQ. IN.
TOTAL VENTILATION PROVIDED.			646 SQ. IN.

AREA 3 / GARAGE / PORCH

VENTILATION REQUIRED:

ATTIC AREA	414	# SQ. FT. / 150 =	3.16 SQ. FT.
		X 144 =	455 SQ. IN.

VENTILATION PROVIDED.

(4)	ROOF TILE VENT(S) AT	85 SQ. IN. EA. =	340 SQ. IN.
(5)	EAVE VENT BAY(S) AT	34 SQ. IN. EA. =	170 SQ. IN.
TOTAL VENTILATION PROVIDED.			510 SQ. IN.

NOTES:

ALL VENT OPENINGS SHALL BE COVERED WITH 1/4" CORROSION RESISTANT METAL MESH.

FRAMER SHALL BE RESPONSIBLE FOR COORDINATING WITH TRUSS MANUFACTURER TO ACCOMMODATE ALL ATTIC VENTS.

ALL VENTS SHALL BE INSTALLED SO AS TO MAKE THEM WATER-PROOF IN WALL MOUNTED LOUVERS SHALL BE SEALED & FLASHED TO SHED IN THE SAME MANNER PRESCRIBED FOR WINDOW INSTALLATION.

PROVIDE ALL RAFTER BAYS WITH VENT BAFFLES (BAFFLES) WHERE VENT BLOCKS ARE USED BETWEEN ROOF FRAMING MEMBERS TO PREVENT VENT HOLES FROM BEING BLOCKED BY INSULATION.

PROVIDE HIGH VENTING MINIMUM 3'-0" VERTICAL DISTANCE ABOVE EAVE VENTS.

PROVIDE GABLE END TRUSS MEMBERS BLOCK GABLE END VENTS. PROVIDE ADEQUATE ADDITIONAL VENTILATION BY MEANS OF ROOF TILE VENTS.

PRJ-50907
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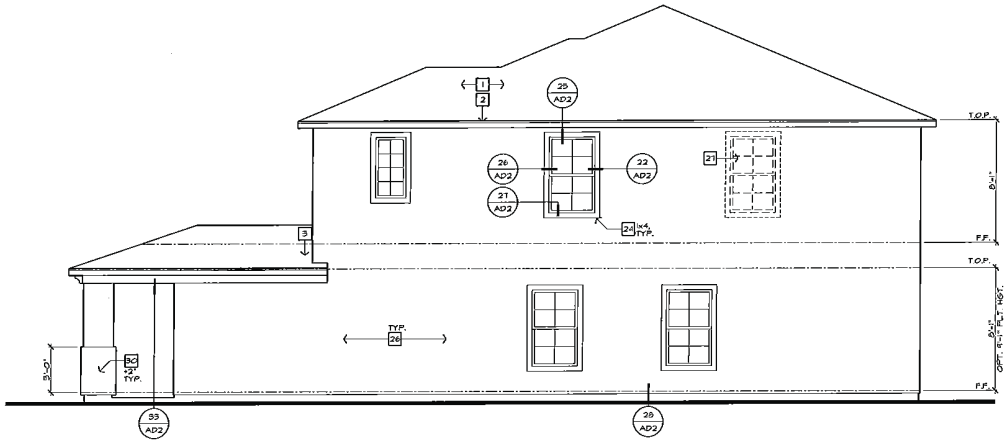
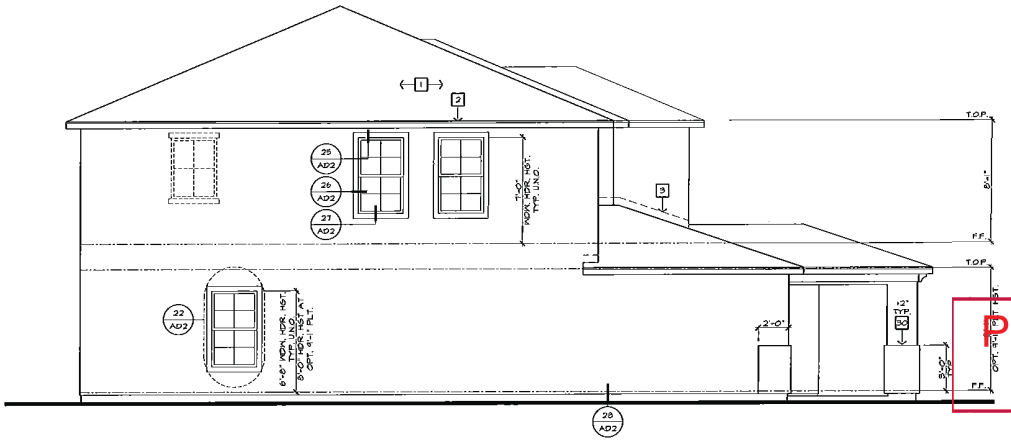


RIGHT ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



LEFT ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 2B/AD2.
7. RESERVED.
8. 14"x2" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 7B/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 8B & 8B/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 8B & 8B/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. B4/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 3B/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY "OMEGA PRODUCTS INTERNATIONAL, INC." OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (CC-ES REPORT ESR-1164).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 5'/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 4" RIDE STUCCO CHANNEL U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.

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1	DRB Rev.	11/08/10
2	DRB Final	11/5/10
3	Div. Rev.	09/20/10
4	Comp. Rev.	12/03/10
5		
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PLAN: 235.2394
SHEET: 3.10

HENDERSON
SPEC LEVEL E
OPEN SERIES

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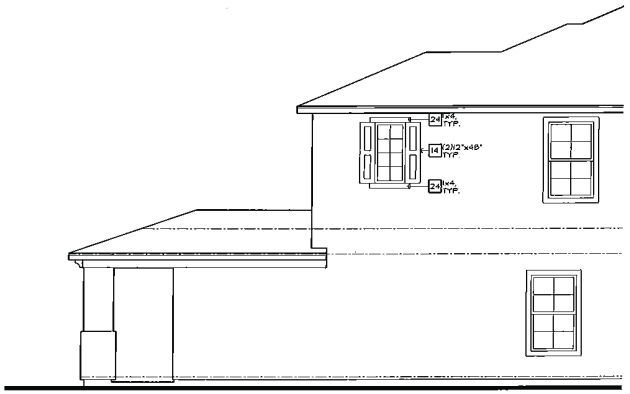
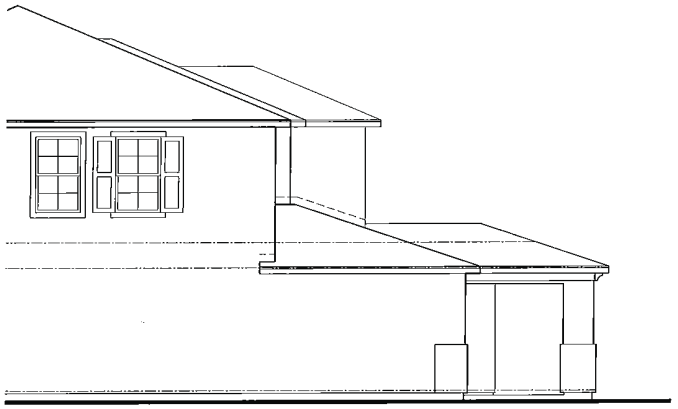
PRJ-50797
08/27/13

MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



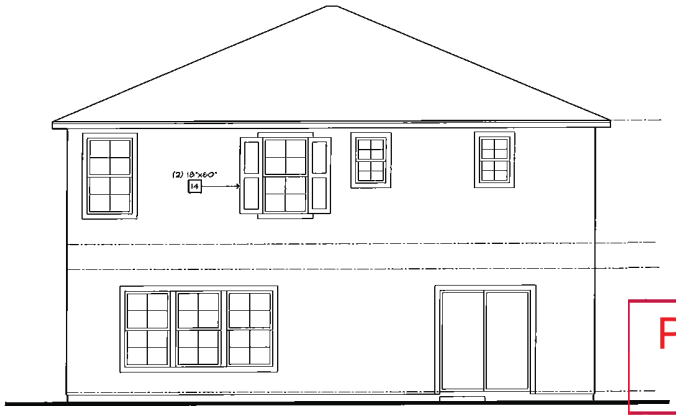
PARTIAL ENHANCED RIGHT ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



PARTIAL ENHANCED LEFT ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



ENHANCED REAR ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 2B/AD2.
7. RESERVED.
8. 14"x10" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 7/S/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 8S & 8B/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 8S & 8B/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. B4/AD3.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 3B/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY OMEGA PRODUCTS INTERNATIONAL, INC.; OVER SIXTY (60) MINTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1916).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. S1/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 4" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.

KB HOME

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ISSUE DATE: 02/08/10
PROJECT No.: 653045
DIVISION MGR.: J.C.
REVISIONS:

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REVISED BY		
1	DRB Rev.	11/08/10
2	DRB Final	11/15/10
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4	Comp. Rev.	12/02/10
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6		

PLAN: 235.2394

SHEET: 3.11

HENDERSON
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OPEN SERIES

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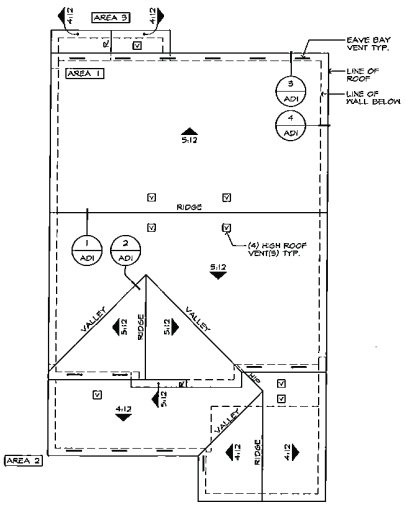
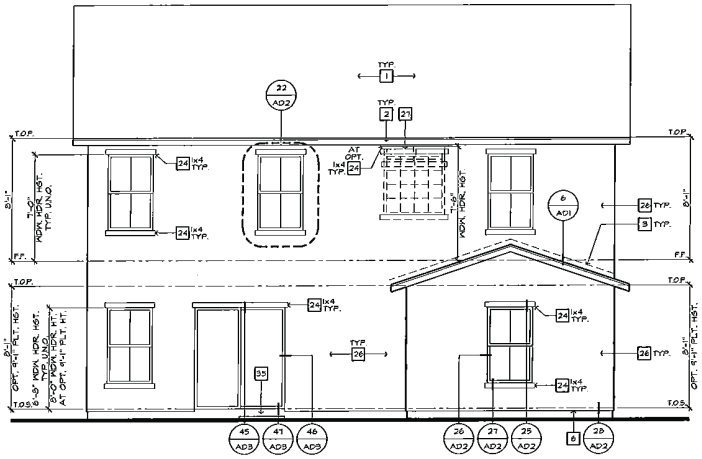


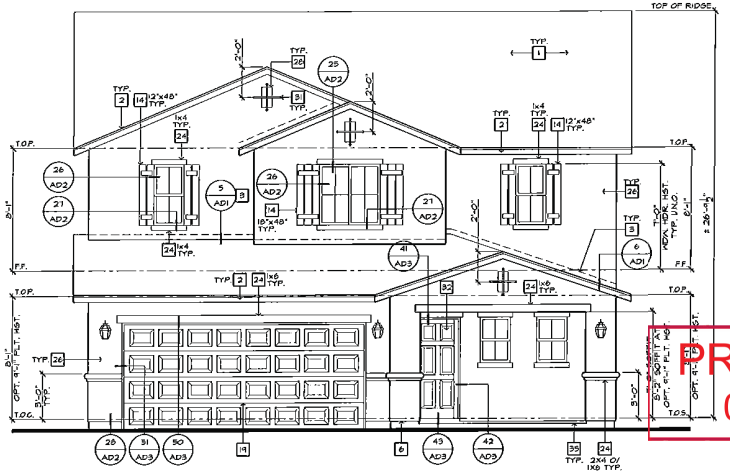
ROOF PLAN 'A'

SCALE: 1/8"=1'-0" (22"x34") - 1/16"=1'-0" (11"x17")



REAR ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



FRONT ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

HACIENDA

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 2B/AD2.
7. RESERVED.
8. 16"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 7B/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 8B & 8B/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 8B & 8B/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 9A/AD3.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 9B/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY OMEGA PRODUCTS INTERNATIONAL, INC.- OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1944).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 9A/AD2
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 4" MYDE STUCCO CHANNEL, U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (4/) PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

ROOF PLAN NOTES

5:12 INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: CONCRETE 'S' TILE MONIER LIFETILES (ICC-ES REPORT ESR-1641).

12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, U.N.O.

12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, U.N.O.

LOCATE EAVE/ RAFTER VENTS EQUALLY BALANCED AROUND HOUSE EXCEPT ABOVE SHEARWALL PANELS.

ATTIC VENT CALCULATIONS

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC. (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER I.R.C. SEC. R806.2

* CALCULATION BY I/50, HIGH/LOW VENTING NOT REQUIRED.

AREA 1 / MAIN
VENTILATION REQUIRED:
ATTIC AREA 1408 SQ. FT. /300 = 4.69 SQ. FT.
X 144 = 676 SQ. IN.
X 50% = 338 SQ. IN.
VENTILATION PROVIDED:
HIGH
(4) ROOF TILE VENT(S) AT 85 SQ. IN. EA. = 340 SQ. IN.
LOW
(6) EAVE VENT BAY(S) AT 34 SQ. IN. EA. = 340 SQ. IN.
TOTAL VENTILATION PROVIDED: 680 SQ. IN.

AREA 2 / GARAGE / PORCH
VENTILATION REQUIRED:
ATTIC AREA 381 * SQ. FT. / 150 = 2.38 SQ. FT.
X 144 = 342 SQ. IN.
VENTILATION PROVIDED:
(3) ROOF TILE VENT(S) AT 85 SQ. IN. EA. = 255 SQ. IN.
(4) EAVE VENT BAY(S) AT 34 SQ. IN. EA. = 136 SQ. IN.
TOTAL VENTILATION PROVIDED 341 SQ. IN.

AREA 3 / BAY AT DEN
VENTILATION REQUIRED:
ATTIC AREA 42 * SQ. FT. / 150 = 0.28 SQ. FT.
X 144 = 40 SQ. IN.
VENTILATION PROVIDED:
(1) ROOF TILE VENT(S) AT 85 SQ. IN. EA. = 85 SQ. IN.
TOTAL VENTILATION PROVIDED 85 SQ. IN.

NOTES:
ALL VENT OPENINGS SHALL BE COVERED WITH 1/4" CORROSION RESISTANT METAL MESH.
FRAMER SHALL BE RESPONSIBLE FOR COORDINATING WITH TRUSS MANUFACTURER TO INSURE ADEQUATE ATTIC VENTS.
ALL VENTS SHALL BE INSTALLED SO AS TO MAKE THEM WATER-TIGHT. ROOF VENTS SHALL COVERS SHALL BE SEALED & FLASHED AND SHALL BE INSTALLED IN THE MANNER PRESCRIBED FOR WINDOW FLASHING.
ALL FIRE APPROVED INSULATION DAMS (BAFFLES) WHERE VENT BLOCKING ARE USED BETWEEN ROOF FRAMING MEMBERS TO PREVENT VENT HOLES FROM BEING BLOCKED BY INSULATION.
ALL RIDGES HAVING MINIMUM 3'-0" VERTICAL DISTANCE ABOVE EAVES.
OPEN GABLE END TRUSS MEMBERS BLOCK GABLE END VENTS. PROVIDE ADEQUATE ADDITIONAL VENTILATION BY MEANS OF ROOF TILE VENTS.

PRJ-50907
08/25/2013

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ISSUE DATE: 02/06/10
PROJECT No.: 853045
DIVISION MGR.: J.C.
REVISIONS:

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2	DRB Final	11/5/10
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PLAN: 235.2568
SHEET: 3.1

HENDERSON
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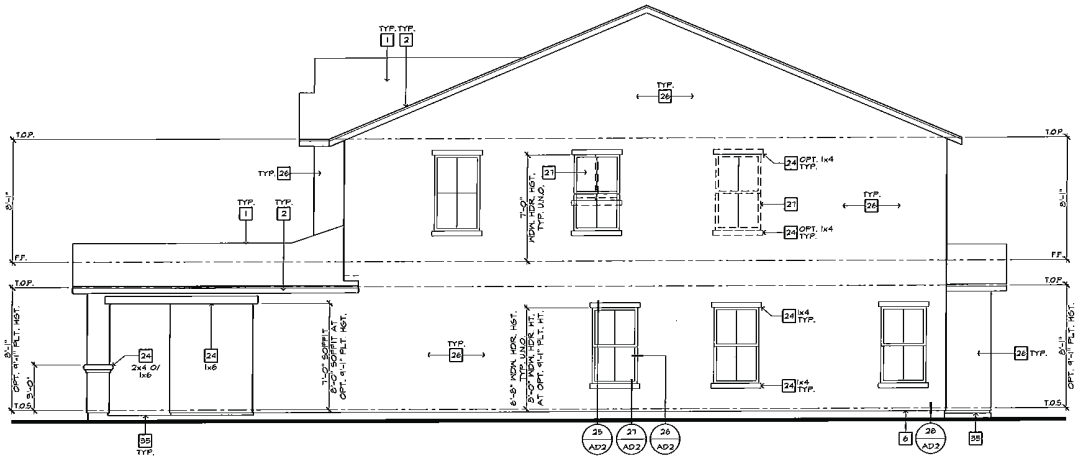
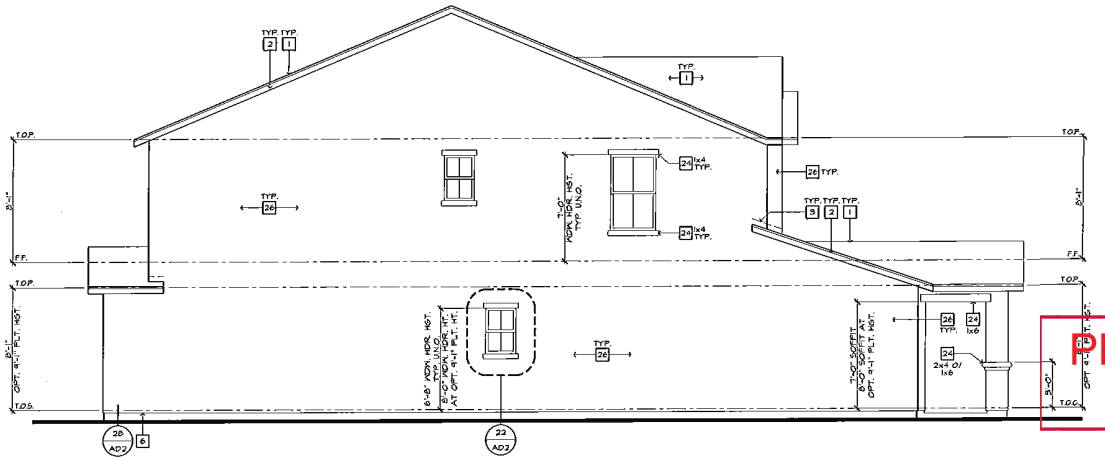


RIGHT ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



LEFT ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING & SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 28/AD2.
7. RESERVED.
8. 14"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 73/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 85 & 86/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 85 & 86/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 34/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 38/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY OMEGA PRODUCTS INTERNATIONAL, INC. OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1194).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 37/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 1/4" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.

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ISSUE DATE: 02/06/10
PROJECT No.: 853045
DIVISION MGR.: J.C.
REVISIONS:

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REVIEWED BY:

1.	DRB Rev.	11/06/10
2.	DRB Final	12/5/10
3.	Div. Rev.	01/20/10
4.	Comp. Rev.	12/02/10
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6.		

PLAN: 235.2568

SHEET: 3.2

HENDERSON
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PRJ-50797
08/27/13

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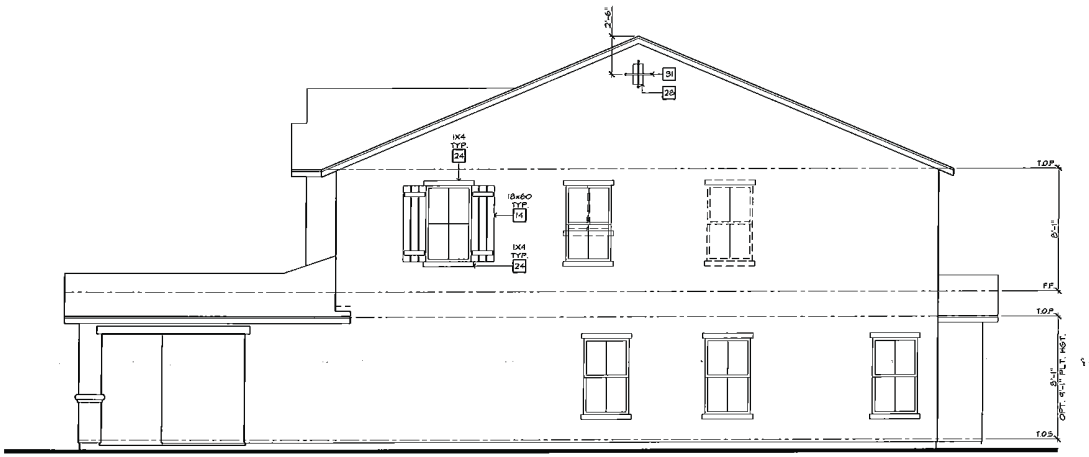
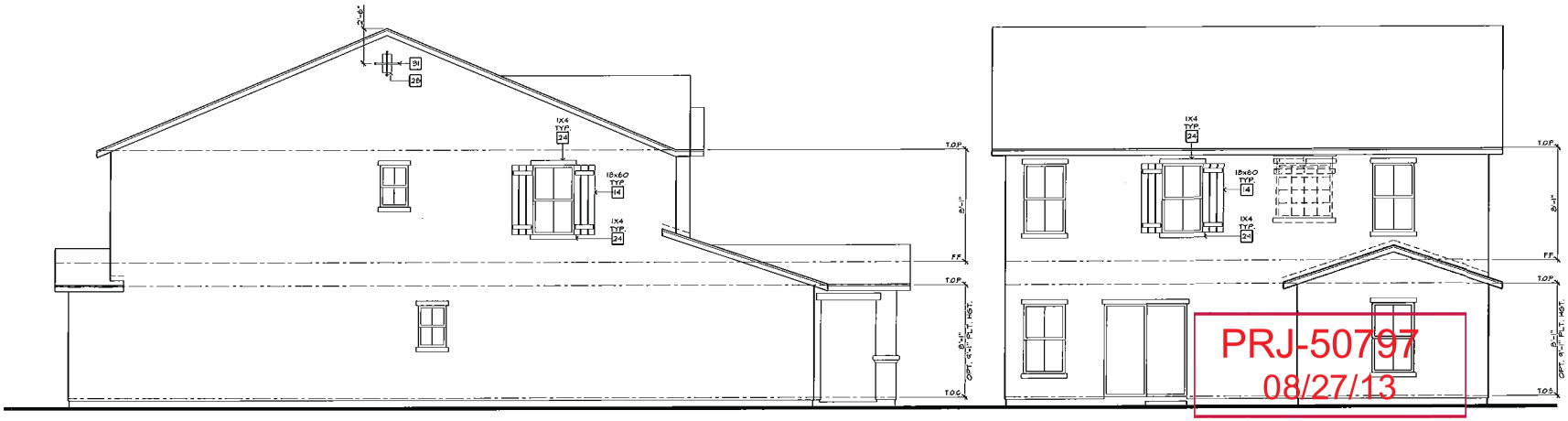


ENHANCED RIGHT ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



ENHANCED LEFT ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

ENHANCED REAR ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 2B/AD2.
7. RESERVED.
8. 14"X12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"X18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 7B/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. B5 & B6/AD5.
16. GAS SERVICE METER - REFER TO DTLS. B5 & B6/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. B4/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 3B/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY OMEGA PRODUCTS INTERNATIONAL, INC. OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (CC-ES REPORT ESR-1164).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 3B/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 4" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMESTRM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

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ISSUE DATE: 02/06/10
PROJECT No.: 853015
DIVISION MGR.: J.C.
REVISIONS:

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3	Str. Rev.	03/30/10
4	Comp. Rev.	10/01/10
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PRJ-50797
08/27/13

PLAN: 235.2568

SHEET: 3.3

HENDERSON
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OPEN SERIES

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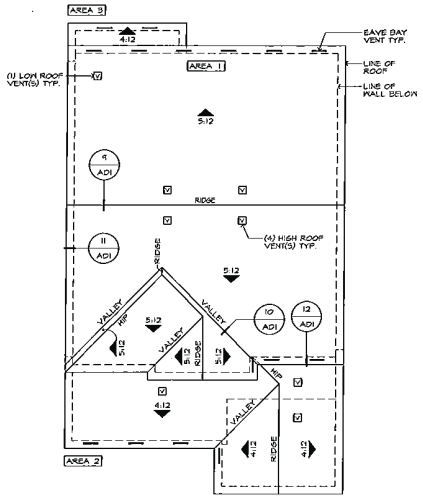
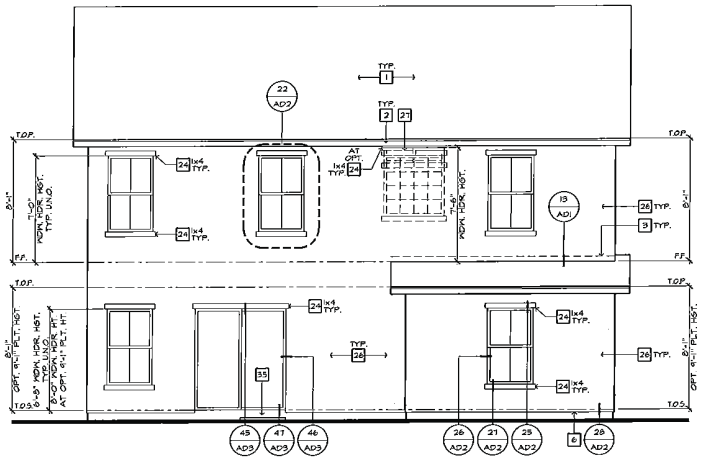
MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



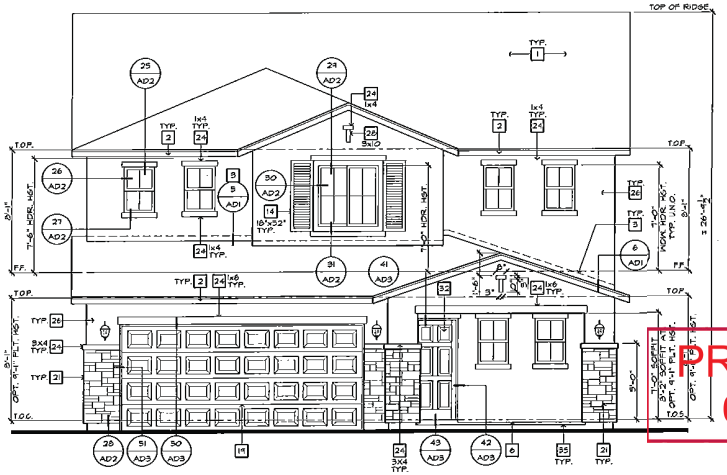
ROOF PLAN 'B'

SCALE: 1/8"=1'-0" (22"x34") - 1/16"=1'-0" (11"x17")



REAR ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



FRONT ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

TUSCAN

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 2B/AD2.
7. RESERVED.
8. 14"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 11B/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 8B & 8B/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 8B & 8B/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 9A/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 9B/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY OMEGA PRODUCTS INTERNATIONAL, INC.; OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1494).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 9A/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO 'J' SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. ¼" KYDE STUCCO CHANNEL, U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.

ROOF PLAN NOTES

6:12 INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL - CONCRETE FLAT TILE - MONIER LIFETILES (ICC-ES REPORT ESR-1641).

12" (INCHES) TYPICAL ROOF OVERHANGS AT RAKE, U.N.O.

12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, U.N.O.

LOCATE EAVE/ RAFTER VENTS EQUALLY BALANCED AROUND HOUSE EXCEPT ABOVE SHEANWALL PANELS.

ATTIC VENT CALCULATIONS

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC. (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER I.R.C. SEC. R806.2

* CALCULATION BY HISO, HIGH/LOW VENTING NOT REQUIRED.

AREA 1 / MAIN

VENTILATION REQUIRED:

ATTIC AREA	1410	SQ. FT. /300 =	4.70 SQ. FT.
		X 144 =	678 SQ. IN.
		X 50% =	339 SQ. IN.

VENTILATION PROVIDED:

HIGH

(4) ROOF TILE VENT(S) AT	85 SQ. IN. EA. =	340 SQ. IN.

LOW

(1) ROOF TILE VENT(S) AT	85 SQ. IN. EA. =	85 SQ. IN.
(4) EAVE VENT BAY(S) AT	34 SQ. IN. EA. =	306 SQ. IN.
TOTAL VENTILATION PROVIDED.		731 SQ. IN.

AREA 2 / GARAGE / PORCH

VENTILATION REQUIRED:

ATTIC AREA	387	* SQ. FT. / 150 =	258 SQ. FT.
		X 144 =	372 SQ. IN.

VENTILATION PROVIDED:

(3) ROOF TILE VENT(S) AT	85 SQ. IN. EA. =	255 SQ. IN.
(4) EAVE VENT BAY(S) AT	34 SQ. IN. EA. =	136 SQ. IN.
TOTAL VENTILATION PROVIDED.		391 SQ. IN.

AREA 3 / BAY AT DEN

VENTILATION REQUIRED:

ATTIC AREA	42	* SQ. FT. / 150 =	0.28 SQ. FT.
		X 144 =	40 SQ. IN.

VENTILATION PROVIDED:

(2) EAVE VENT BAY(S) AT	34 SQ. IN. EA. =	68 SQ. IN.
TOTAL VENTILATION PROVIDED.		68 SQ. IN.

NOTES:

ALL VENT OPENINGS SHALL BE COVERED WITH 1/4" CORROSION RESISTANT METAL MESH.

ROOF TRUSS SYSTEM TO BE ENGINEERED AND COORDINATED WITH TRUSS MANUFACTURER TO ACCOMMODATE ALL ATTIC VENTS.

ATTIC VENTING TO BE INSTALLED SO AS TO MAKE THEM WATER-RESISTANT AND WEATHER-TIGHT. ROOF OPENINGS SHALL BE SEALED & FLASHED AS REQUIRED IN A WORKMANLIKE MANNER PREScRIBED FOR WINDOW INSTALLATION.

PROVIDE APPROVED INSULATION DAMS (BAFFLES) WHERE VENT BLOCKS ARE USED BETWEEN ROOF FRAMING MEMBERS TO PREVENT VENT HOLES FROM BEING BLOCKED BY INSULATION.

LOCATE HIGH VENTS A MINIMUM 3'-0" VERTICAL DISTANCE ABOVE EAVE VENTS.

WHEN TILE CLIP TRUSS MEMBERS BLOCK GABLE END VENTS, PROVIDE ADEQUATE ADDITIONAL VENTILATION BY MEANS OF ROOF TILE VENTS.

PRJ-50901
08/27/13

KB HOME
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LAS VEGAS, INC.

5665 BADURA AVENUE
LAS VEGAS, NV 89118
TEL: (702) 266-8400
FAX: (702) 266-8603

ISSUE DATE: 02/05/10
PROJECT No.: 853045
DIVISION MGR.: J.C.
REVISIONS:

FOR INTERNAL USE ONLY

RECEIVED BY:		
1	DRB Rev.	11/08/10
2	DRB Final	11/30/10
3	BV Rev.	01/20/10
4	Comp. Rev.	12/6/10
5		
6		

PLAN: 235.2568

SHEET: 3.5

HENDERSON
SPEC LEVEL E
OPEN SERIES

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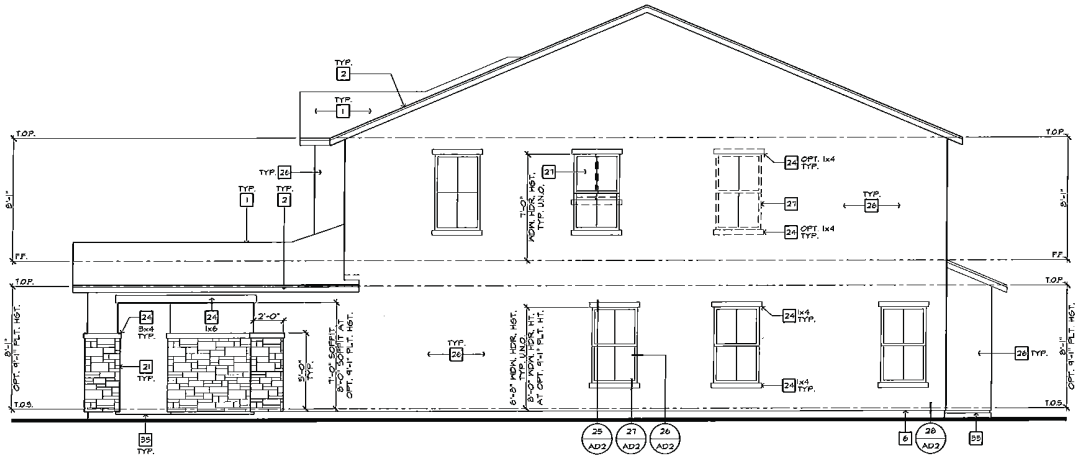
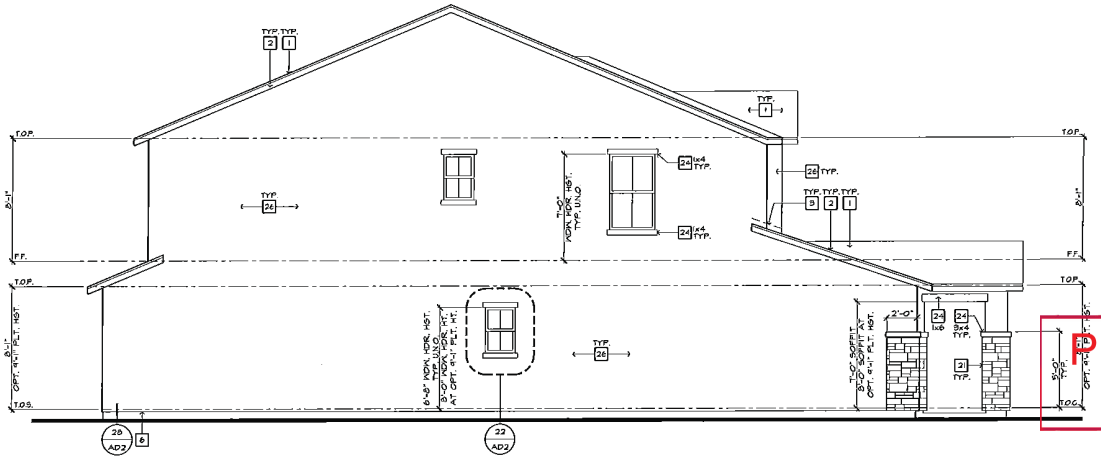


RIGHT ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



LEFT ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING & SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 28/AD2.
7. RESERVED.
8. 14"x10" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 7S/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 8S & 8S/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 8S & 8S/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 9A/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 8B/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY OMEGA PRODUCTS INTERNATIONAL, INC., OVER SIXTY (60) MINUTE ASPHALT SATURATED, GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1194)
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 9A/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. ¼" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (5") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.

KB HOME

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5655 BADURA AVENUE
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TEL: (702) 266-8400
FAX: (702) 266-8603

ISSUE DATE: 02/05/10
PROJECT No.: 853045
DIVISION MGR.: J.C.
REVISIONS:

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REVISED BY:		
1	DRB Rev.	8/06/10
2	DRB Final	11/3/10
3	Plan Rev.	01/20/10
4	Comp. Rev.	12/21/10
5		
6		
7		
8		

PLAN: 235.2568

SHEET: 3.6

HENDERSON
SPEC LEVEL E
OPEN SERIES

PRJ-50797
08/27/13

MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909

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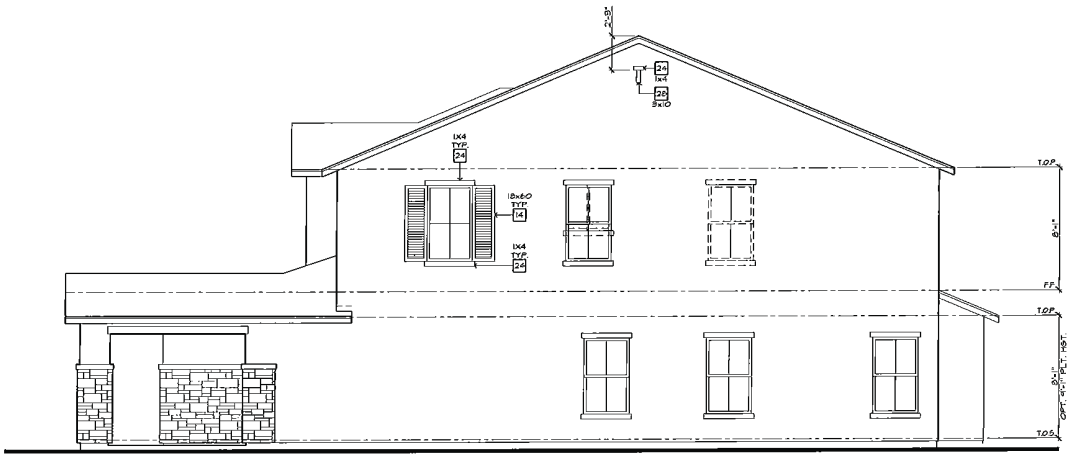
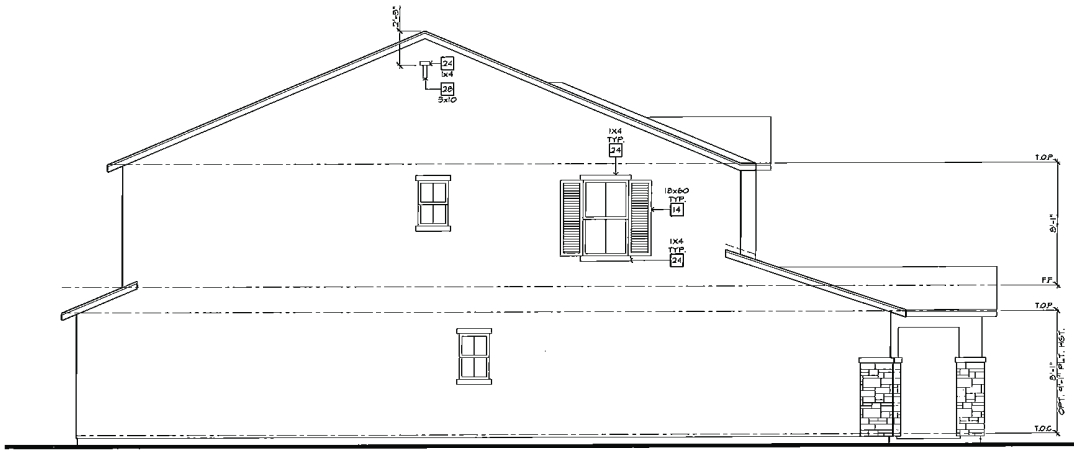


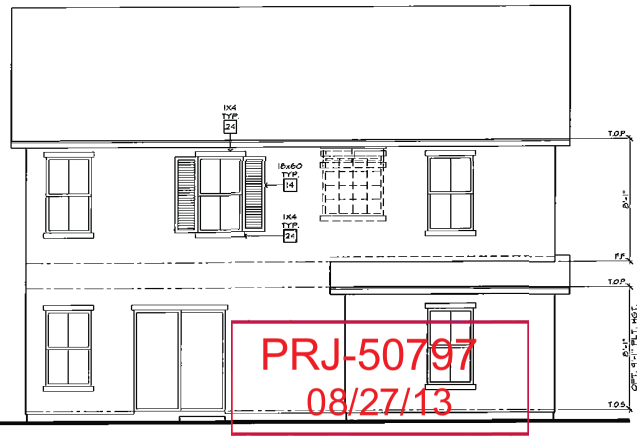
ENHANCED RIGHT ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



ENHANCED LEFT ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



ENHANCED REAR ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING + SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 28/AD2.
7. RESERVED.
8. 14"X12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 19/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 85 & 86/AD5
16. GAS SERVICE METER - REFER TO DTLS. 85 & 86/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 34/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED X-RE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 30/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY OMEGA PRODUCTS INTERNATIONAL, INC. OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1964).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 31/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO OR SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 4" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

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DIVISION MGR.: J.C.
REVISIONS:
2 DIVISION REVISIONS 10/01/10

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REVISED BY:
1. DRB Rev. 10/08/10
2. DRB Final 11/5/10
3. Div. Rev. 01/20/10
4. Comp. Rev. 12/02/10
5.
6.

PLAN: 235.2568
SHEET: 3.11

HENDERSON
SPEC LEVEL E
OPEN SERIES

PRJ-50797
08/27/13

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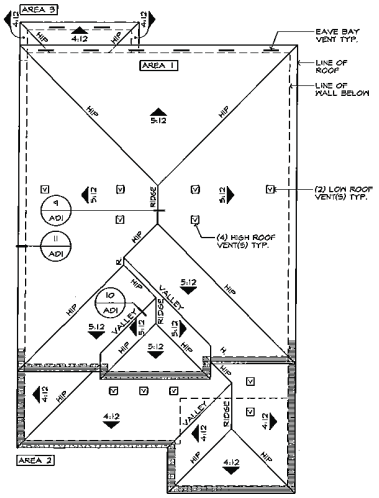
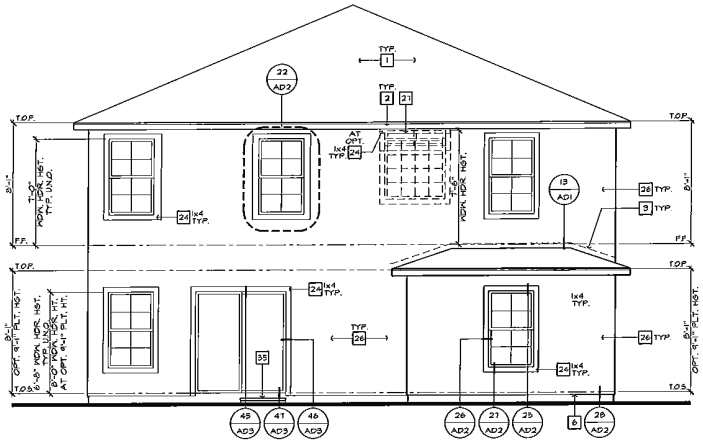


ROOF PLAN 'E'

SCALE: 1/8"=1'-0" (22"x34") - 1/16"=1'-0" (11"x17")



REAR ELEVATION 'E'

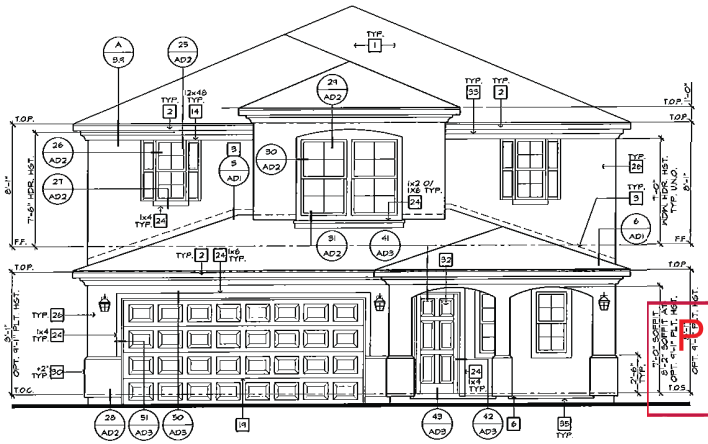
SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

SOUTHERN ITALIAN



DETAIL 'A'

N.T.S.



FRONT ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

SOUTHERN ITALIAN

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 2B/AD2.
7. RESERVED.
8. 14"x2" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 15/AD4
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 8S & 8B/AD5.
16. GAS SERVICE METER - REFER TO DTLS 8S & 8B/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 34/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED MIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 38/AD2.
26. I-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY TOMEGA PRODUCTS INTERNATIONAL, INC. OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1494).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 33/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO BY SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 14" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.

ROOF PLAN NOTES

4:12 — INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: CONCRETE FLAT TILE MONIER LIFETILES (ICC-ES REPORT ESR-1641).

12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, U.N.O.

12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, U.N.O.

LOCATE EAVE/ RAFTER VENTS EQUALLY BALANCED AROUND HOUSE EXCEPT ABOVE SHEARWALL PANELS.

ATTIC VENT CALCULATIONS

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC. (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER I.R.C. SEC. R806.2

* CALCULATION BY 1/150, HIGH/LOW VENTING NOT REQUIRED.

INDICATES ENCLOSED STUCCO SOFFITS SEE ELEVATIONS FOR ADDITIONAL INFORMATION

AREA 1 / MAIN

VENTILATION REQUIRED:

ATTIC AREA	1408	SQ. FT. /300 =	4.69 SQ. FT.
		X 144 =	676 SQ. IN.
		X 50% =	338 SQ. IN.

VENTILATION PROVIDED:

HIGH

(4) ROOF TILE VENT(S) AT	85 SQ. IN. EA. =	340 SQ. IN.
LOW		
(6) EAVE VENT BAY(S) AT	34 SQ. IN. EA. =	204 SQ. IN.
TOTAL VENTILATION PROVIDED:		680 SQ. IN.

AREA 2 / GARAGE / PORCH

VENTILATION REQUIRED:

ATTIC AREA	387	K SQ. FT. / 150 =	2.58 SQ. FT.
		X 144 =	372 SQ. IN.

VENTILATION PROVIDED:

(5) ROOF TILE VENT(S) AT	85 SQ. IN. EA. =	425 SQ. IN.
TOTAL VENTILATION PROVIDED:		425 SQ. IN.

AREA 3 / BAY AT DEN

VENTILATION REQUIRED:

ATTIC AREA	42	K SQ. FT. / 150 =	0.28 SQ. FT.
		X 144 =	40 SQ. IN.

VENTILATION PROVIDED:

(2) EAVE VENT BAY(S) AT	34 SQ. IN. EA. =	68 SQ. IN.
TOTAL VENTILATION PROVIDED:		68 SQ. IN.

NOTES:

ALL VENT OPENINGS SHALL BE COVERED WITH 1/4" CORROSION RESISTANT METAL MESH.

FRAMER SHALL BE RESPONSIBLE FOR COORDINATING WITH TRUSS MANUFACTURER TO ACCOMMODATE ALL ATTIC VENTS.

ALL OPENINGS SHALL BE SEALED SO AS TO MAKE THEM WATER-TIGHT. ALL PENETRATIONS COVERED SHALL BE SEALED & FLASHED OR CAULKED IN A WATERTIGHT MANNER PRESCRIBED FOR WINDOW INSTALLATION.

PROVIDE APPROVED INSULATION BAFFLES (BAFFLES) WHERE VENT BLOCKS ARE USED BETWEEN ROOF FRAMING MEMBERS TO ENSURE THAT VENTING IS FREE FROM BEING BLOCKED BY INSULATION.

PROVIDE HIGH VENTING MINIMUM 3'-0" VERTICAL DISTANCE ABOVE EAVE VENTS.

WHEN GABLE END TRUSS MEMBERS BLOCK GABLE END VENTS, PROVIDE ADEQUATE ADDITIONAL VENTILATION BY MEANS OF ROOF RIDGE VENTS.

PRJ-50901
08/27/10

KB HOME
BUILT TO ORDER

VERSANTE

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LAS VEGAS, INC.

5655 BADURA AVENUE
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TEL: (702) 266-8400
FAX: (702) 266-8603

ISSUE DATE: 02/05/10
PROJECT No.: 853045
DIVISION MGR.: J.C.
REVISIONS:

FOR INTERNAL USE ONLY
REVISED BY:

1.	ORB Rev.	11/05/10
2.	ORB Final	1/3/10
3.	Str. Rev.	01/20/10
4.	Comp. Rev.	12/02/10
5.		
6.		
7.		
8.		

PLAN: 235.2568

SHEET: 3.9

HENDERSON
SPEC LEVEL E
OPEN SERIES

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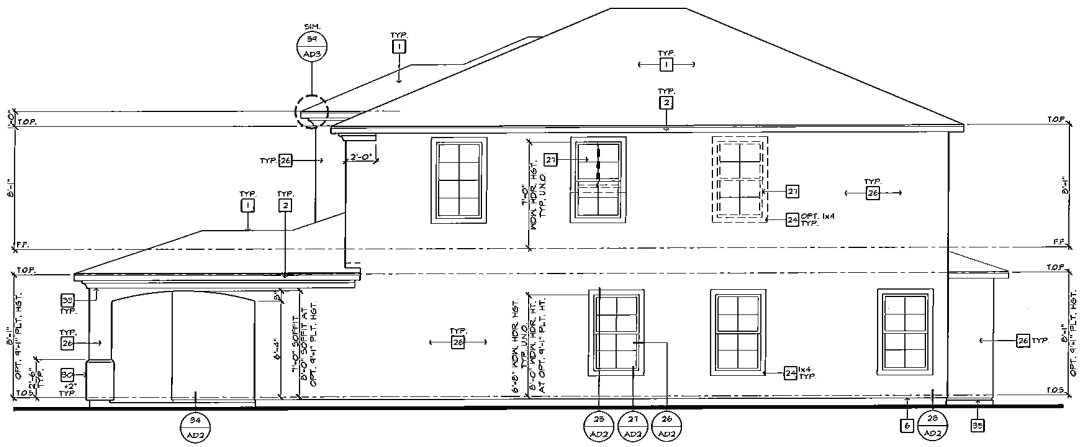
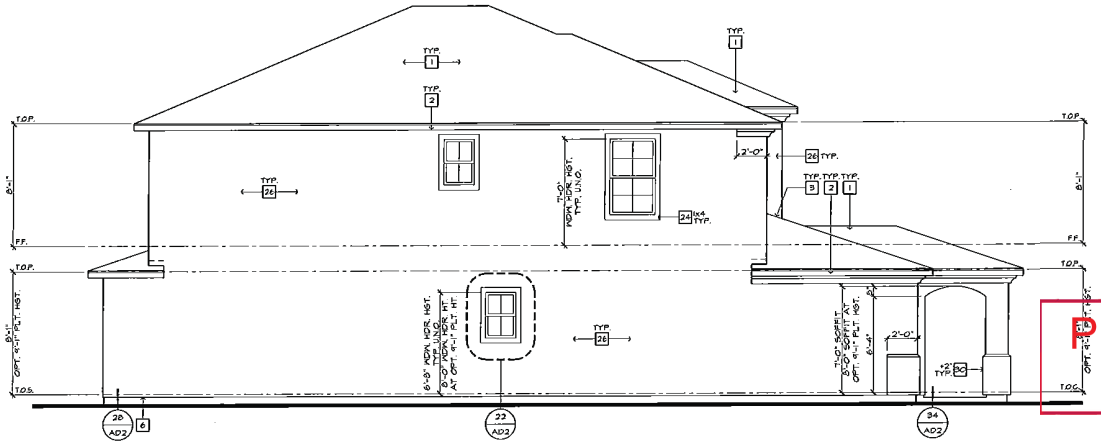
MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



RIGHT ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



LEFT ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING & SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 28/AD2.
7. RESERVED.
8. 14"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 75/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 85 & 86/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 85 & 86/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 84/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 38/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY OMEGA PRODUCTS INTERNATIONAL, INC. OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1194).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 37/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 1/4" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 3/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.

KB HOME

BUILT TO ORDER

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ISSUE DATE: 02/05/10
PROJECT No.: 653045
DIVISION MGR.: J.C.
REVISIONS:

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REVISED BY:

1.	DRB Rev.	11/05/10
2.	DRB Final	11/15/10
3.	Div. Rev.	01/20/10
4.	Comp. Rev.	12/02/10
5.		
6.		

PLAN: 235.2568

SHEET: 3.10

HENDERSON

SPEC LEVEL E

OPEN SERIES

DRJ-50797
08/27/13

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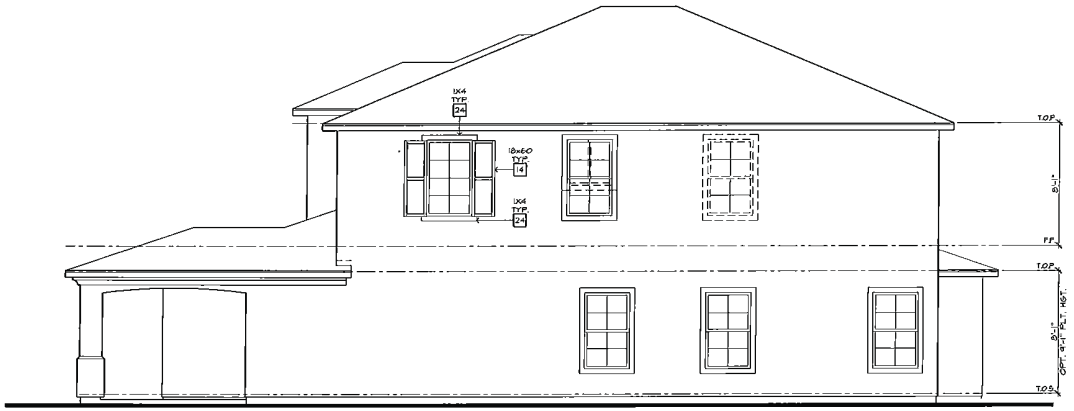
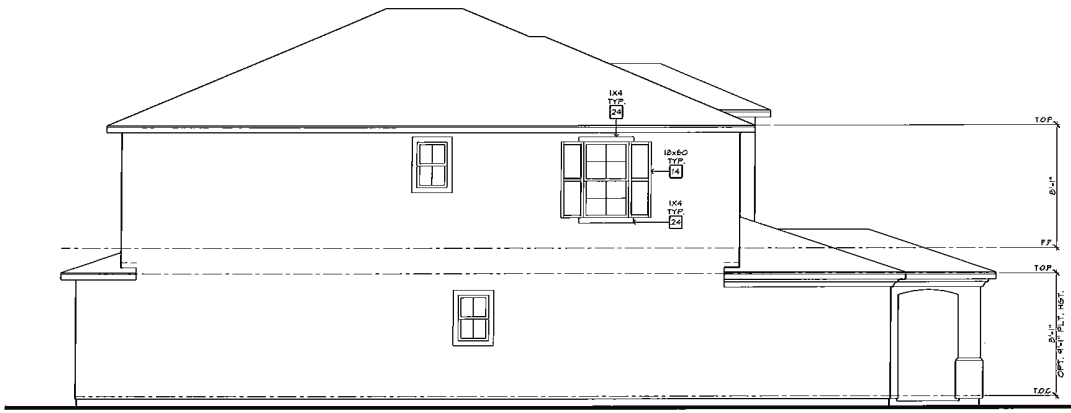
MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



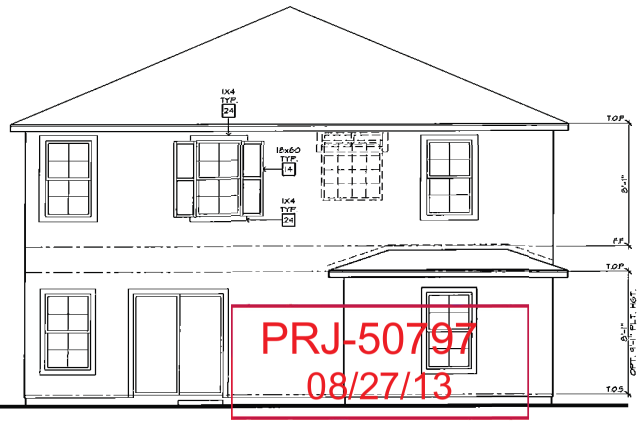
ENHANCED RIGHT ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



ENHANCED LEFT ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



ENHANCED REAR ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 28/AD2.
7. RESERVED.
8. 14"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 19/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 85 & 86/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 85 & 86/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 84/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED W.R.E LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 38/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY OMEGA PRODUCTS INTERNATIONAL, INC. OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1994).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 97/AD3
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO OVER SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. ¼" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

KB HOME

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FAX: (702) 266-8603

ISSUE DATE: 02/05/10
PROJECT No.: 853045
DIVISION MGR.: J.C.
REVISIONS:
2 DIVISION REVISIONS 10/11/10

FOR INTERNAL USE ONLY
REVISED BY:

1.	DRB Rev.	11/08/10
2.	DRB Rev.	1/13/10
3.	Plan Rev.	01/20/10
4.	Comp. Rev.	12/21/10
5.		
6.		

PLAN: 235.2568
SHEET: 3.11

HENDERSON
SPEC LEVEL E
OPEN SERIES

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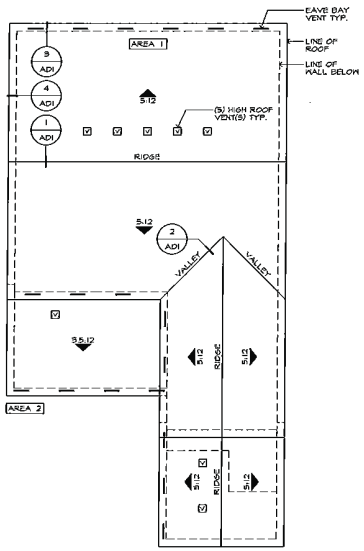
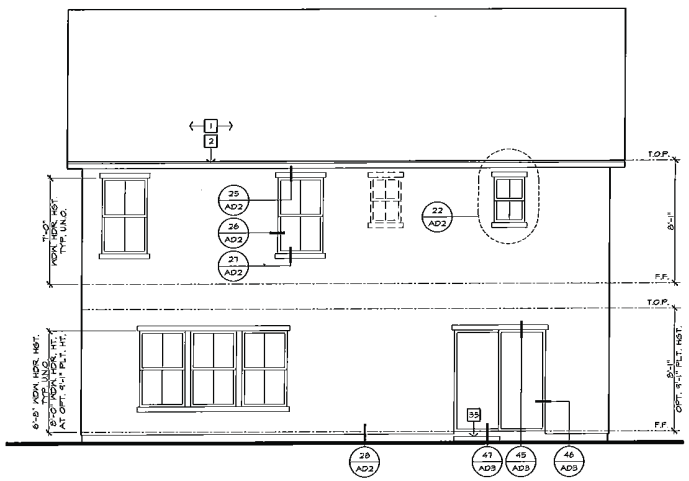
PRJ-50797
08/27/13

MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



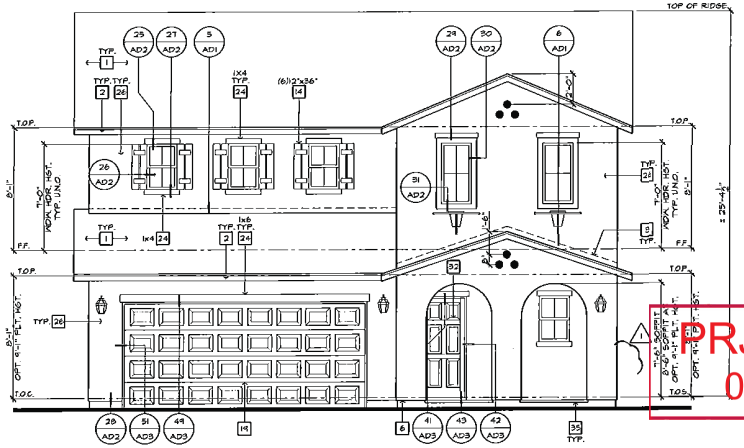
ROOF PLAN 'A'

SCALE: 1/8"=1'-0" (22"x34") - 1/16"=1'-0" (11"x17")



REAR ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



FRONT ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

HACIENDA

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 2B/AD2.
7. RESERVED.
8. 14"x9" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 7B/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 8B & 8B/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 8B & 8B/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. B4/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 3B/AD3.
26. LOCAT OMEGA DIAMOND MALL INSULATING EXTERIOR STUCCO SYSTEM BY OMEGA PRODUCTS INTERNATIONAL, INC.: OVER SIXTY, 60 MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (CC-ES REPORT ESR-1194).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. B3/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 4" WIDE STUCCO CHANNEL U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRINESTRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.

ROOF PLAN NOTES

5:12 INDICATES ROOF SLOPE AND DIRECTION U.N.O.

ROOF MATERIAL: CONCRETE "S" TILE MONIER LIFETILES (CC-ES REPORT ESR-1641).
12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, U.N.O.
12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, U.N.O.
LOCATE EAVE/ RAFTER VENTS EQUALLY BALANCED AROUND HOUSE EXCEPT ABOVE SHEARWALL PANELS.

ATTIC VENT CALCULATIONS

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER I.R.C. SEC. R806.2

* CALCULATION BY U/SO, HIGH/LOW VENTING NOT REQUIRED.

AREA 1 / MAIN
VENTILATION REQUIRED:
ATTIC AREA 1477 SQ. FT. /300 = 4.92 SQ. FT.
X 144 = 708 SQ. IN.
X 50% = 354 SQ. IN.
VENTILATION PROVIDED:
HIGH
(5) ROOF TILE VENT(S) AT 85 SQ. IN. EA. = 425 SQ. IN.
LOW
(11) EAVE VENT BAY(S) AT 34 SQ. IN. EA. = 374 SQ. IN.
TOTAL VENTILATION PROVIDED: 799 SQ. IN.

AREA 2 / GARAGE
VENTILATION REQUIRED:
ATTIC AREA 228 * SQ. FT. / 150 = 1.52 SQ. FT.
X 144 = 219 SQ. IN.
VENTILATION PROVIDED:
(1) ROOF TILE VENT(S) AT 85 SQ. IN. EA. = 85 SQ. IN.
(4) EAVE VENT BAY(S) AT 34 SQ. IN. EA. = 136 SQ. IN.
TOTAL VENTILATION PROVIDED: 221 SQ. IN.

AREA 3 / PORCH
VENTILATION REQUIRED:
ATTIC AREA 210 * SQ. FT. / 150 = 1.40 SQ. FT.
X 144 = 202 SQ. IN.
VENTILATION PROVIDED:
(2) ROOF TILE VENT(S) AT 85 SQ. IN. EA. = 170 SQ. IN.
(3) EAVE VENT BAY(S) AT 34 SQ. IN. EA. = 102 SQ. IN.
TOTAL VENTILATION PROVIDED: 272 SQ. IN.

NOTES:
ALL VENT OPENINGS SHALL BE COVERED WITH 1/4" CORROSION RESISTANT METAL MESH.
ROOF TRUSSES TO BE DESIGNED AND COORDINATED WITH TRUSS MANUFACTURER TO ACCOMMODATE ALL ATTIC VENTS.
ROOF VENTS SHALL BE INSTALLED SO AS TO MAKE THEM WATER-TIGHT. ALL ROOF VENTS COVERED SHALL BE SCALED & FLASHED IN A WATERTIGHT MANNER PRESCRIBED FOR WINDOWS.
PROVIDE APPROVED INSULATION DAMS (BAFFLES) WHERE VENT BLOCKS ARE USED BETWEEN ROOF FRAMING MEMBERS TO PREVENT VENT HOLES FROM BEING BLOCKED BY INSULATION
ALL ATTIC VENTS TO BE A MINIMUM 3'-0" VERTICAL DISTANCE ABOVE EAVE VENTS.
WHEN TILE OR TRUSS MEMBERS BLOCK GABLE END VENTS, PROVIDE ADEQUATE ADDITIONAL VENTILATION BY MEANS OF ROOF TILE VENTS.

PRJ-50707
08/27/13

KB HOME
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ISSUE DATE: 02/05/10
PROJECT No.: 853045
DIVISION MGR.: J.C.
REVISIONS:

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REVISED BY:		
1	DRB Rev.	10/28/10
2	DRB Final	11/3/10
3	Rev. Rev.	12/20/10
4	Comp. Rev.	12/23/10
5		
6		

PLAN: 235.2712
SHEET: 3.1

HENDERSON
SPEC LEVEL E
OPEN SERIES

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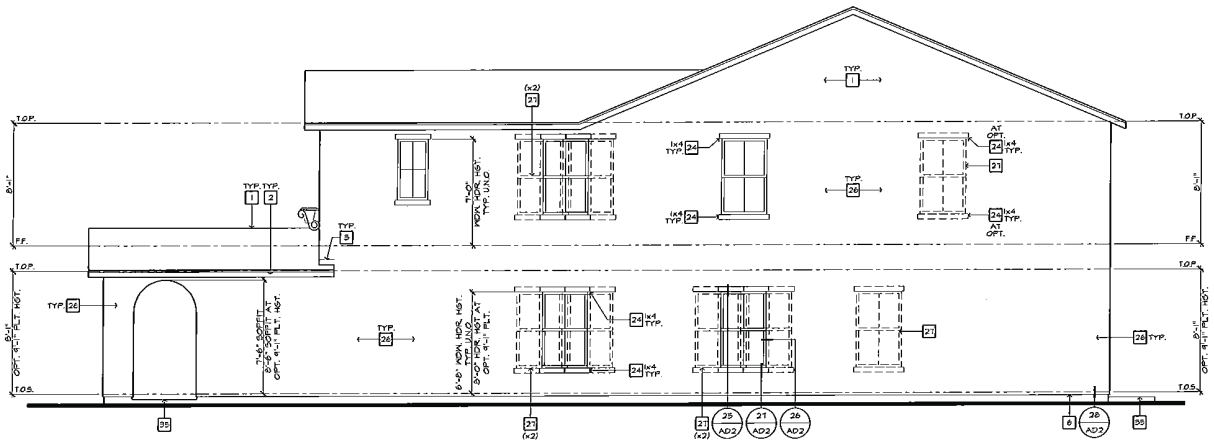
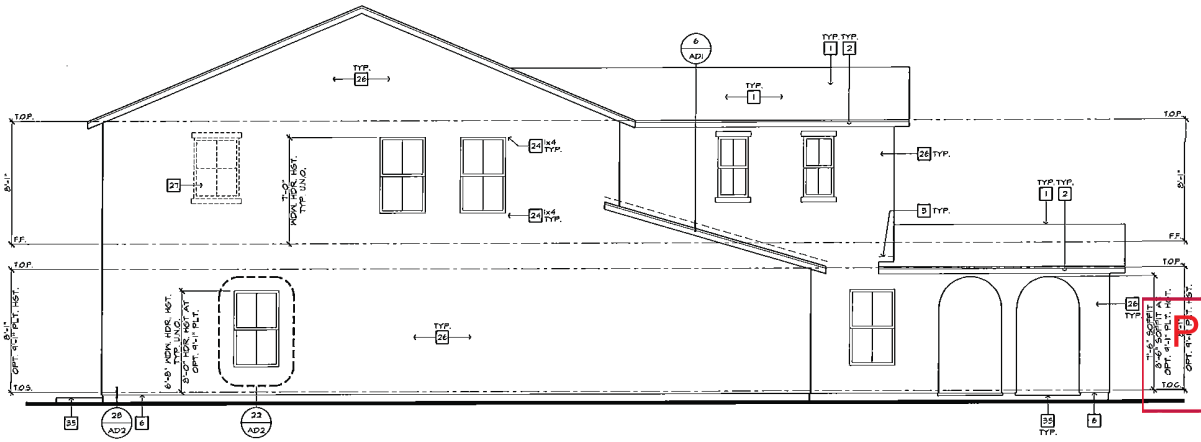
MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



RIGHT ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



LEFT ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING & SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 28/AD2.
7. RESERVED.
8. 14"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 75/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 85 & 86/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 85 & 86/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 84/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 88/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY "OMEGA PRODUCTS INTERNATIONAL INC." OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1194).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 37/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. ¼" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.

KB HOME

BUILT TO ORDER

VERSANTE

KB HOME
LAS VEGAS, INC.

5655 BADURA AVENUE
LAS VEGAS, NV 89118
TEL: (702) 266-8400
FAX: (702) 266-8603

ISSUE DATE: 02/08/10
PROJECT No.: 853045
DIVISION MGR.: J.C.
REVISIONS:

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REVISED BY:

1.	DRB Rev.	11/08/10
2.	DRB Final	11/5/10
3.	Div. Rev.	01/20/10
4.	Comp. Rev.	12/02/10
5.		
6.		

PLAN: 235.2712

SHEET: 3.2

HENDERSON
SPEC LEVEL E
OPEN SERIES

PRJ-50797
08/27/13

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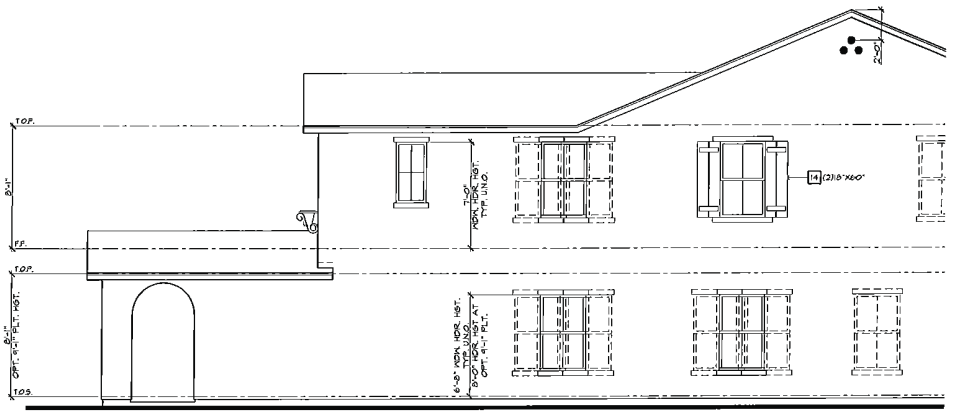
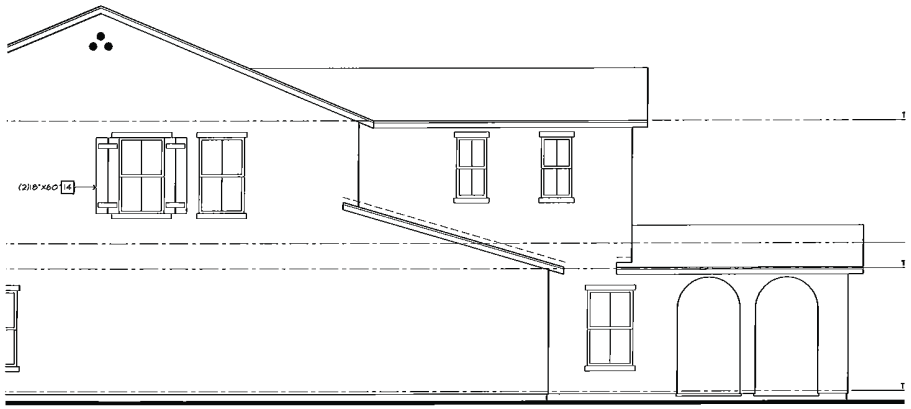
MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



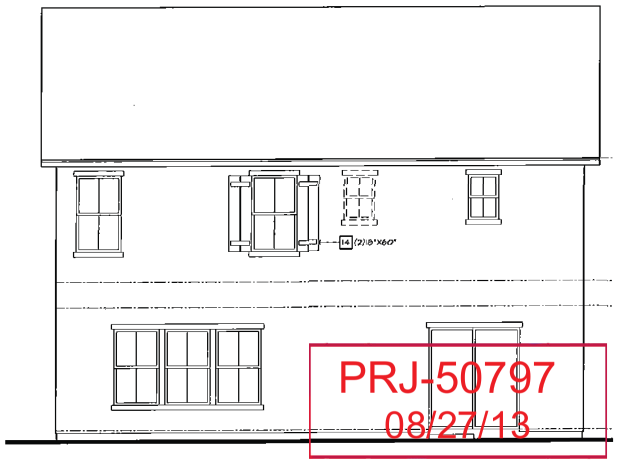
PARTIAL ENHANCED RIGHT ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



PARTIAL ENHANCED LEFT ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



ENHANCED REAR ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 28/AD2.
7. RESERVED.
8. 14"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 19/AD4
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 85 & 86/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 85 & 86/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 34/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 38/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY "OMEGA PRODUCTS INTERNATIONAL, INC." OVER SIXTY (60) MINTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1974).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 31/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 4" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

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DIVISION MGR.: J.C.
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REVISED BY:		
1	DRB Rev.	11/08/10
2	DRB Final	1/25/10
3	Dir. Rev.	03/01/10
4	Comp. Rev	12/02/10
5		
6		

PLAN: 235.2712

SHEET: 3.4

HENDERSON
SPEC LEVEL E
OPEN SERIES

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PRJ-50797
08/27/13

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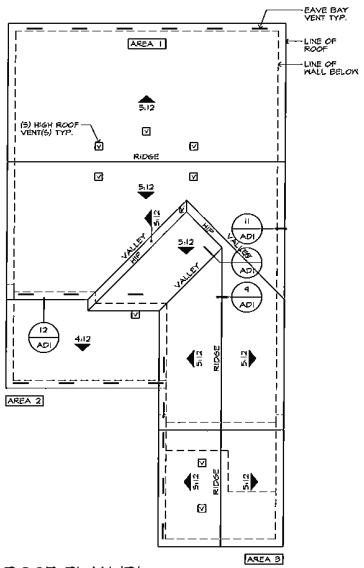
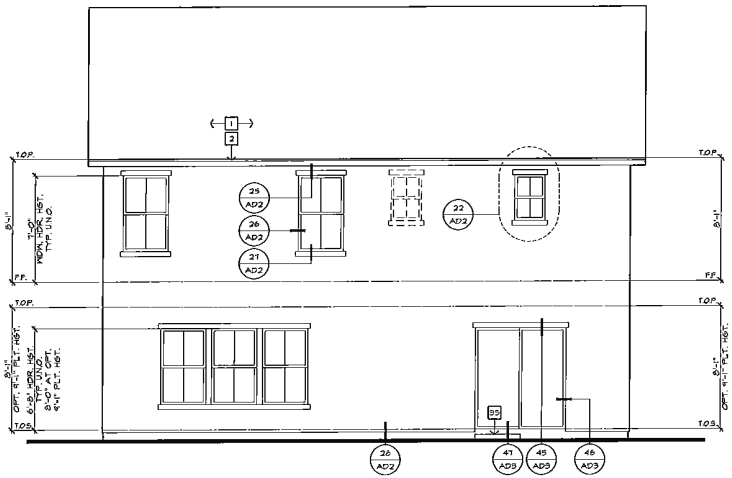


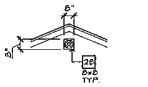
ROOF PLAN 'B'

SCALE: 1/8"=1'-0" (22"x34") - 1/16"=1'-0" (11"x17")

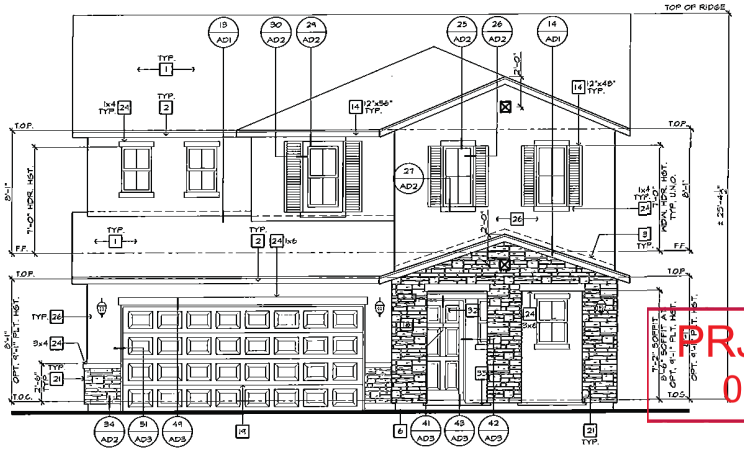


REAR ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



DETAIL "A"



FRONT ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

NORTHERN EUROPEAN

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 2B/AD2.
7. RESERVED.
8. 16"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x8" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 7B/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 8B & 8B/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 8B & 8B/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 9A/AD3.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 3B/AD2.
26. LOCAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY TOMEGA PRODUCTS INTERNATIONAL, INC. OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1194).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 9A/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 4" WIDE STUCCO CHANNEL U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.

ROOF PLAN NOTES

6:12 INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: CONCRETE "FLAT" TILE MONIER LIFETILES (ICC-ES REPORT ER-3656)

12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, U.N.O.

12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, U.N.O.

LOCATE EAVE/ RAFTER VENTS EQUALLY BALANCED AROUND HOUSE EXCEPT ABOVE SHEARWALL PANELS.

ATTIC VENT CALCULATIONS

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER I.R.C. SEC. R806.2

* CALCULATION BY I/SO, HIGH/LOW VENTING NOT REQUIRED.

AREA 1 / MAIN

VENTILATION REQUIRED:

ATTIC AREA	1465	SQ. FT. /300 =	4.88	SQ. FT.
		X 144 =	704	SQ. IN.
		X 50% =	352	SQ. IN.

VENTILATION PROVIDED:

HIGH

(5) ROOF TILE VENT(S) AT	85	SQ. IN. EA. =	425	SQ. IN.

LOW

(11) EAVE VENT BAY(S) AT	94	SQ. IN. EA. =	974	SQ. IN.
TOTAL VENTILATION PROVIDED:			199	SQ. IN.

AREA 2 / GARAGE

VENTILATION REQUIRED:

ATTIC AREA	226	* SQ. FT. / 150 =	1.51	SQ. FT.
		X 144 =	211	SQ. IN.

VENTILATION PROVIDED:

(1) ROOF TILE VENT(S) AT	85	SQ. IN. EA. =	85	SQ. IN.
(4) EAVE VENT BAY(S) AT	34	SQ. IN. EA. =	136	SQ. IN.
TOTAL VENTILATION PROVIDED:			221	SQ. IN.

AREA 3 / PORCH

VENTILATION REQUIRED:

ATTIC AREA	224	* SQ. FT. / 150 =	1.49	SQ. FT.
		X 144 =	215	SQ. IN.

VENTILATION PROVIDED:

(2) ROOF TILE VENT(S) AT	85	SQ. IN. EA. =	170	SQ. IN.
(3) EAVE VENT BAY(S) AT	34	SQ. IN. EA. =	102	SQ. IN.
TOTAL VENTILATION PROVIDED:			272	SQ. IN.

NOTES:

ALL VENT OPENINGS SHALL BE COVERED WITH 1/4" CORROSION RESISTANT METAL MESH.

MANUFACTURER TO ADD/ MODIFY/ COORDINATING WITH TRUSS MANUFACTURER TO ACCOMODATE ALL ATTIC VENTS.

ROOF SHEATHING SHALL BE FILLED SO AS TO MAKE THEM WATER-TIGHT. ALL ROOF LOUVERS SHALL BE SEALED & FLASHED AS TO COMPLY IN A SAFE MANNER PRESCRIBED FOR WINDOW INSTALLATION.

PROVIDE APPROVED INSULATION DAMS/ BAFFLES) WHERE VENT BLOCKS ARE USED BETWEEN ROOF FRAMING MEMBERS TO PREVENT VENT HOLES FROM BEING BLOCKED BY INSULATION.

LOCATE HIGH VENTING MINIMUM 3'-0" VERTICAL DISTANCE ABOVE EAVE.

WHERE TILE END LOSS MEMBERS BLOCK GABLE END VENTS, PROVIDE ADEQUATE ADDITIONAL VENTILATION BY MEANS OF ROOF TILE VENTS.

PRJ-50707
08/27/13

MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909

KB HOME

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LAS VEGAS, INC.

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ISSUE DATE: 02/05/10
PROJECT No.: 853045
DIVISION MGR.: J.C.
REVISIONS:

FOR INTERNAL USE ONLY

REVISED BY:		
1	DRB Rev.	11/08/10
2	DRB Final	1/5/10
3	Div. Rev.	03/09/10
4	Cust. Rev.	03/23/10
5		
6		
7		
8		

PLAN: 235.2712

SHEET: 3.5

HENDERSON
SPEC LEVEL E
OPEN SERIES

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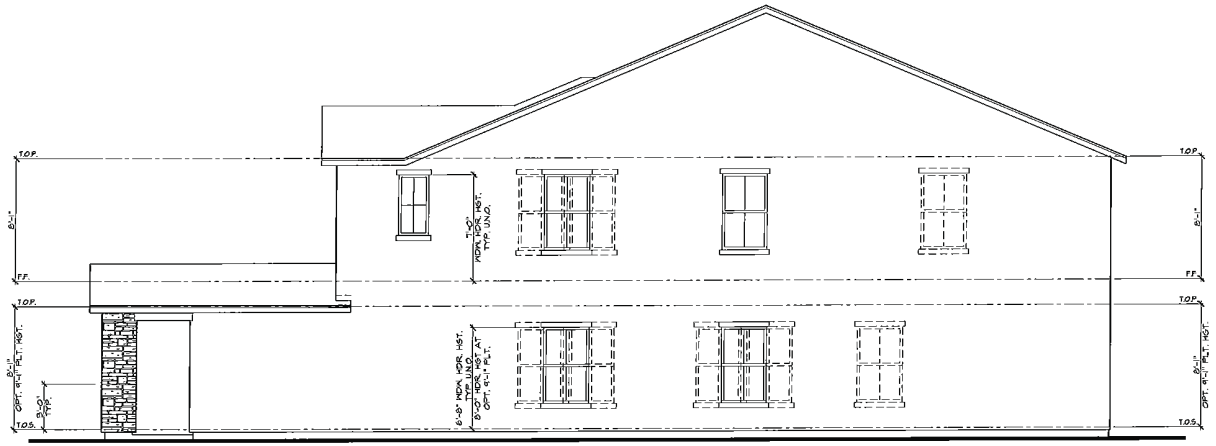
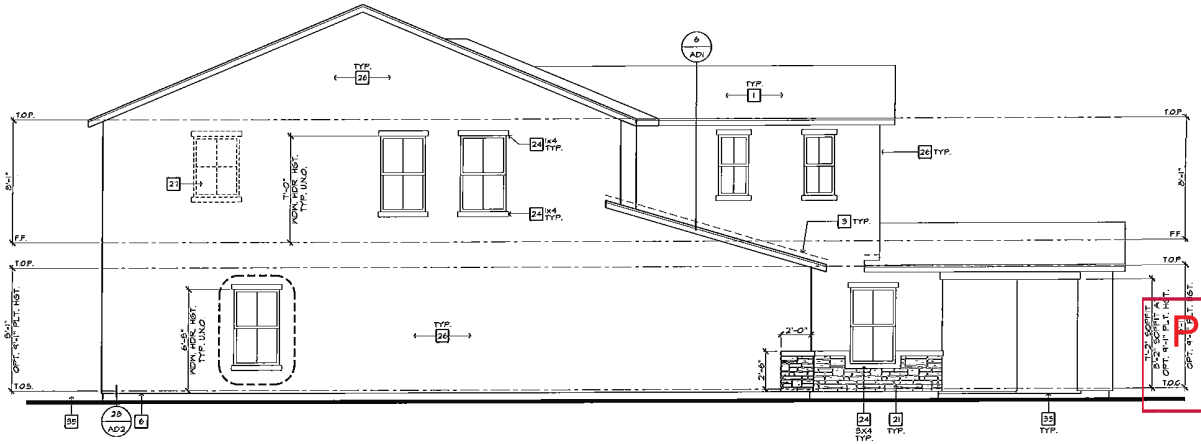


RIGHT ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



LEFT ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 28/AD2.
7. RESERVED.
8. 14"X12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 18/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 85 & 86/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 83 & 86/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 84/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 30/AD2.
26. 1-COAT OMEGA DIAMOND MALL INSULATING EXTERIOR STUCCO SYSTEM BY "OMEGA PRODUCTS INTERNATIONAL, INC." OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1194).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 93/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO OVER SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 4" WIDE STUCCO CHANNEL U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") FRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

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DIVISION MGR.: J.C.
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FOR INTERNAL USE ONLY		
REVIEWED BY:		
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2	DRB Final	11/30/10
3	Div. Rev.	01/07/11
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5		
6		
7		
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PLAN: 235.2712

SHEET: 3.6

HENDERSON
SPEC LEVEL E
OPEN SERIES

PRJ-50797
08/27/13

MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909

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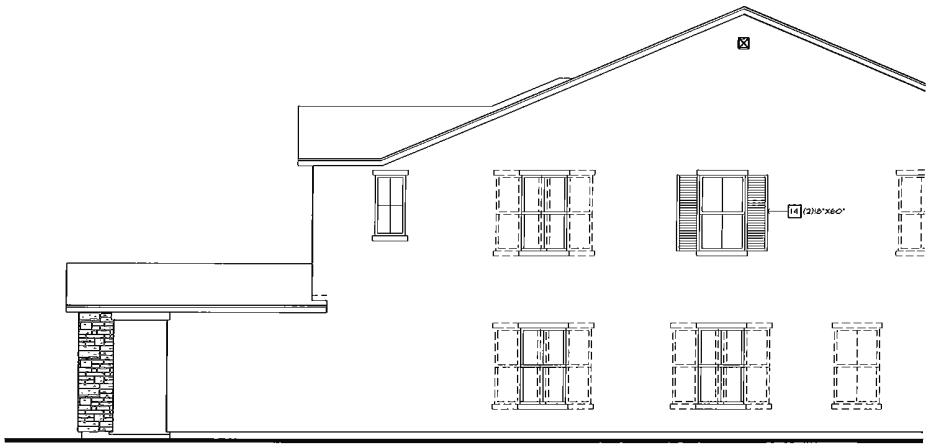
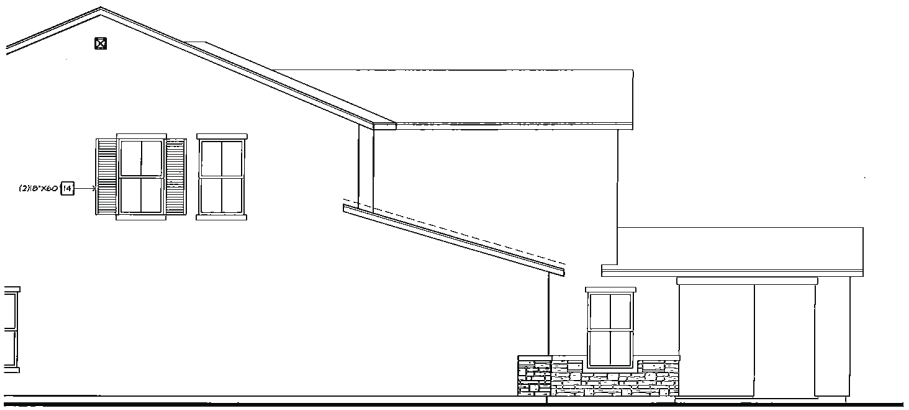


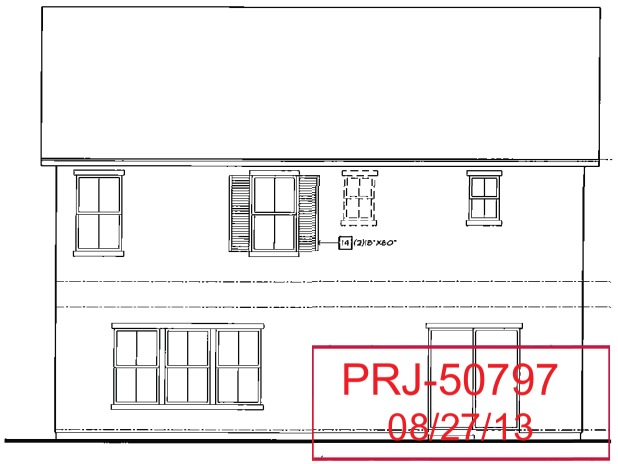
PARTIAL ENHANCED RIGHT ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



PARTIAL ENHANCED LEFT ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



ENHANCED REAR ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

PRJ-50797
08/27/13

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 2B/AD2.
7. RESERVED.
8. 14"x10" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 7B/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 8B & 8E/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 8B & 8E/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 5A/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 3B/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY "OMEGA PRODUCTS INTERNATIONAL, INC." OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1194).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 9J/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO OVER SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. ¼" X-DE STUCCO CHANNEL, U.N.O.
37. RESERVED.
38. GEORGIA-PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.

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ISSUE DATE: 02/05/10
PROJECT No.: 853015
DIVISION MGR.: J.C.
REVISIONS:

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REVISIONS REV.		
1	DRB Rev.	11/08/10
2	DRB Final	11/30/10
3	Div. Rev.	01/20/10
4	Comp. Rev.	12/02/10
5		
6		
7		

PLAN: 235.2712
SHEET: 3.7

HENDERSON
SPEC LEVEL E
OPEN SERIES

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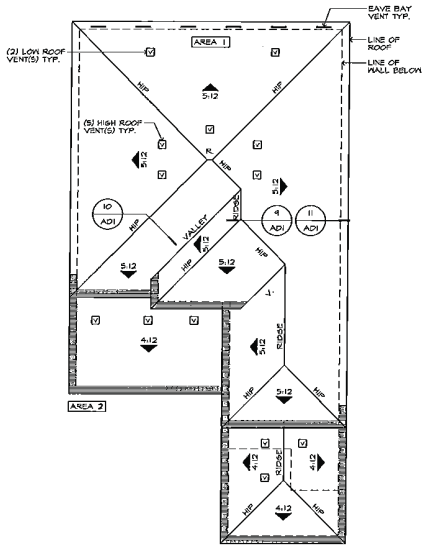
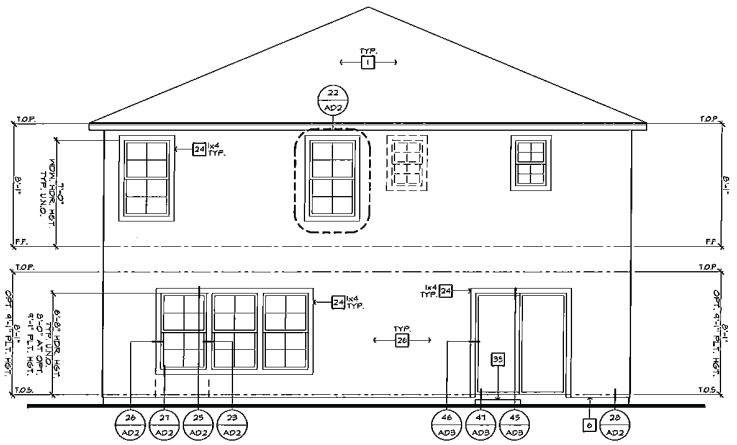
MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



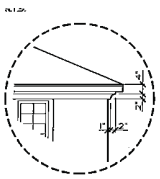
ROOF PLAN 'E'

SCALE: 1/8"=1'-0" (22"x34") - 1/16"=1'-0" (11"x17")



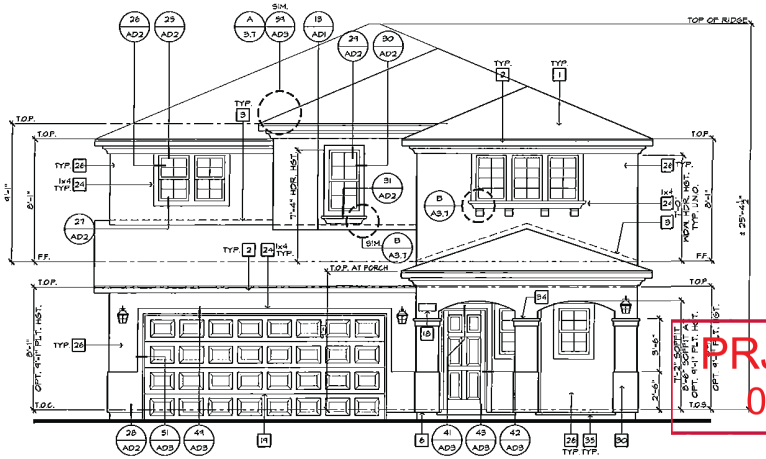
REAR ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



DETAIL 'A'

N.T.S.



FRONT ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

SOUTHERN EUROPEAN

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 28/AD2.
7. RESERVED.
8. 14"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 15/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 85 & 86/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 85 & 86/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 34/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED #26 LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 38/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY "OMEGA PRODUCTS INTERNATIONAL, INC." OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1194)
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 91/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. ¼" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

ROOF PLAN NOTES

4:12 — INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: CONCRETE "FLAT" TILE
MONIER LIFETILES (ICC-ES REPORT ER-2636)

12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, U.N.O.

12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, U.N.O.

LOCATE EAVE/ RAFTER VENTS EQUALLY BALANCED AROUND HOUSE EXCEPT ABOVE SHEARWALL PANELS.

ATTIC VENT CALCULATIONS

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC. (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS. (LOW VENTING) PER I.R.C. SEC. R806.2

* CALCULATION BY V/SO, HIGH/LOW VENTING NOT REQUIRED.

INDICATES ENCLOSED STUCCO SOFFITS. SEE ELEVATIONS FOR ADDITIONAL INFORMATION

AREA 1 / MAIN
VENTILATION REQUIRED:
ATTIC AREA 1462 SQ. FT. /300 = 4.87 SQ. FT.
X 144 = 702 SQ. IN.
X 50% = 351 SQ. IN.

VENTILATION PROVIDED:
HIGH
(5) ROOF TILE VENT(S) AT 85 SQ. IN. EA. = 425 SQ. IN.
LOW
(2) ROOF TILE VENT(S) AT 85 SQ. IN. EA. = 170 SQ. IN.
(6) EAVE VENT BAY(S) AT 34 SQ. IN. EA. = 204 SQ. IN.
TOTAL VENTILATION PROVIDED. 799 SQ. IN.

AREA 2 / GARAGE
VENTILATION REQUIRED:
ATTIC AREA 228 * SQ. FT. / 150 = 1.52 SQ. FT.
X 144 = 219 SQ. IN.

VENTILATION PROVIDED:
(3) ROOF TILE VENT(S) AT 85 SQ. IN. EA. = 255 SQ. IN.
TOTAL VENTILATION PROVIDED 255 SQ. IN.

AREA 3 / PORCH
VENTILATION REQUIRED:
ATTIC AREA 224 * SQ. FT. / 150 = 1.49 SQ. FT.
X 144 = 215 SQ. IN.

VENTILATION PROVIDED:
(3) ROOF TILE VENT(S) AT 85 SQ. IN. EA. = 255 SQ. IN.
(-) EAVE VENT BAY(S) AT 34 SQ. IN. EA. = -- SQ. IN.
TOTAL VENTILATION PROVIDED. 255 SQ. IN.

NOTES:
ALL VENT OPENINGS SHALL BE COVERED WITH 1/4" CORROSION RESISTANT METAL MESH.

ROOFING CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH TRUSS MANUFACTURER TO ACCOMODATE ALL ATTIC VENTS.

ALL ROOF SEALS (IF INSTALLED) SO AS TO MAKE THEM WATER-PROOF. ROLL MOUNTED LOUVERS SHALL BE SEALED & FLASHED W/ "MOISTOP" IN THE SAME MANNER PRESCRIBED FOR WINDOW INSTALLATION.

PROVIDE APPROVED INSULATION DAMS (BAFFLES) WHERE VENT SPACE ARE LIMITED BETWEEN ROOF FRAMING MEMBERS TO PREVENT VENTILATION BY FROM BEING BLOCKED BY INSULATION.

LOCATE HIGH VENTING MINIMUM 3'-0" VERTICAL DISTANCE ABOVE EAVES.

JOINT GABLE END TRUSS MEMBERS BLOCK GABLE END VENTS. PROVIDE ADEQUATE ADDITIONAL VENTILATION BY MEANS OF ROOF TILE VENTS.

PRJ-50901
08/07/10

MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909

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ISSUE DATE: 02/05/10
PROJECT No.: 853045
DIVISION MGR.: J.C.
REVISIONS:

NO.	DESCRIPTION	RECORDED BY	DATE
1	DRB Rev.		5/28/10
2	DRB Final		6/15/10
3	Pre Rev.		07/01/10
4	Comp. Rev.		10/07/10
5			
6			

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PLAN: 235.2712
SHEET: 3.7

HENDERSON
SPEC LEVEL E
OPEN SERIES

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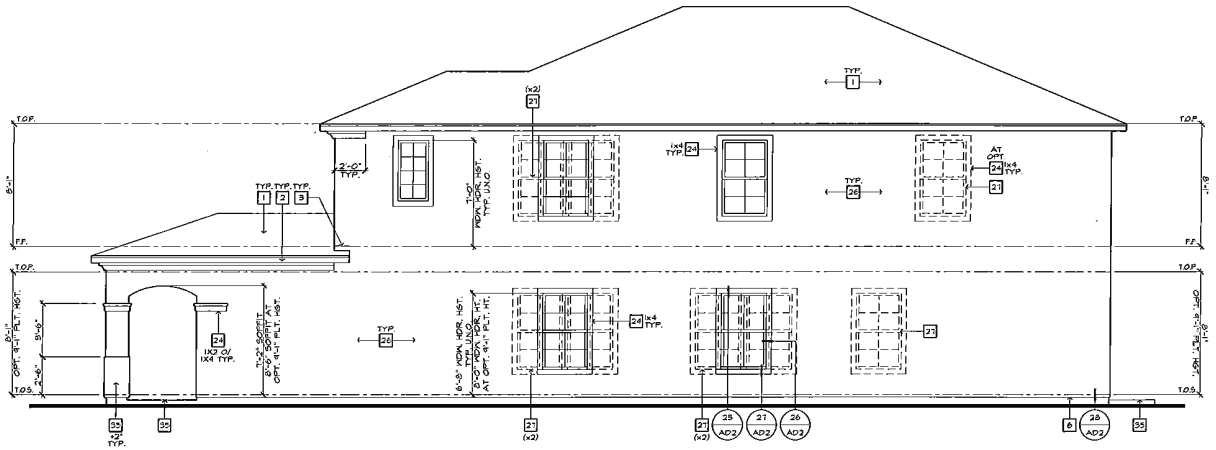
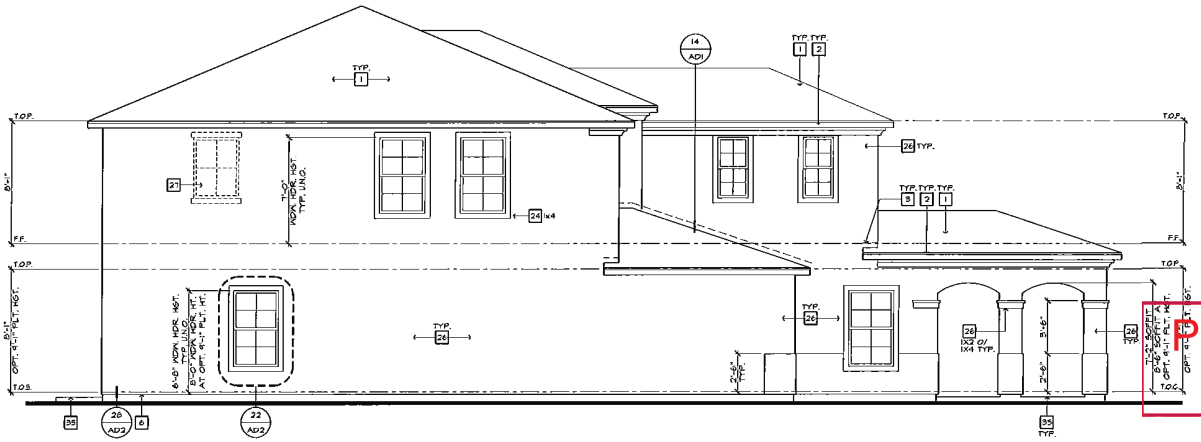


RIGHT ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



LEFT ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING + SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 28/AD2.
7. RESERVED.
8. 14"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE + REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 15/AD4
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 8/3 & 8/6/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 8/3 & 8/6/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 34/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED #LRB LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 30/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY "OMEGA PRODUCTS INTERNATIONAL, INC." OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1164).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 33/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO OVER SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 4" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.

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ISSUE DATE: 02/06/10
PROJECT No.: 853045
DIVISION MGR.: J.C.
REVISIONS:

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REVISED BY:		
1	DRB Rev.	11/08/10
2	DRB Final	11/30/10
3	Plan Rev.	07/20/10
4	Comp. Rev.	12/03/10
5		
6		

PLAN: 235.2712

SHEET: 3.10

HENDERSON
SPEC LEVEL E
OPEN SERIES

PRJ-50797
08/27/13

MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909

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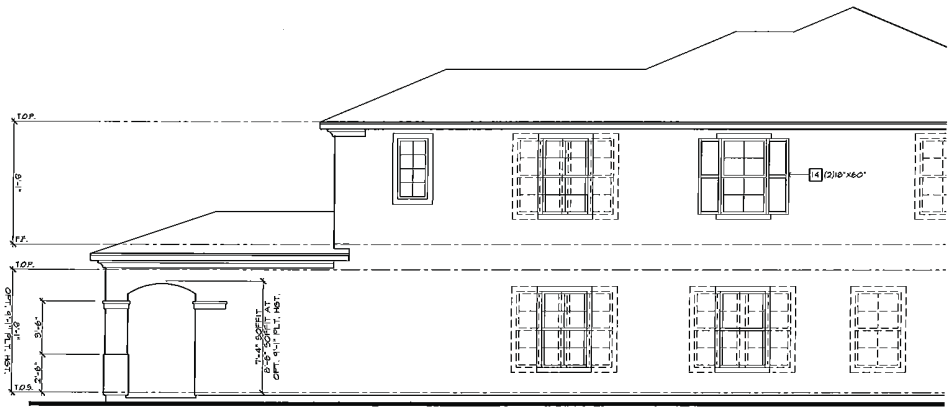
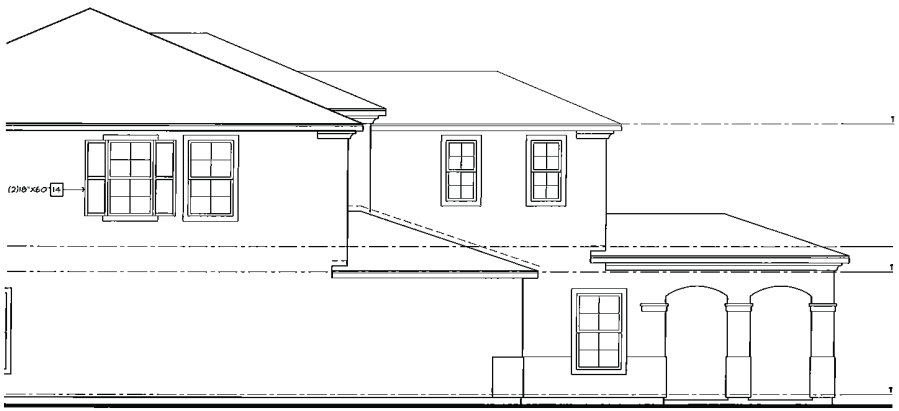


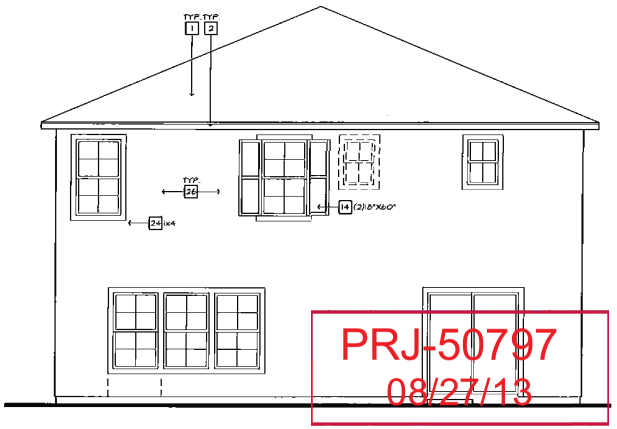
PARTIAL ENHANCED RIGHT ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



PARTIAL ENHANCED LEFT ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



PRJ-50797
08/27/13

ENHANCED REAR ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING & SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 28/AD2.
7. RESERVED.
8. 14"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 75/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 85 & 86/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 85 & 86/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 34/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 38/AD2.
26. 1-COAT OMEGA DIAMOND HALL INSULATING EXTERIOR STUCCO SYSTEM BY "OMEGA PRODUCTS INTERNATIONAL, INC." OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1194).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 37/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. ¼" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 3/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.

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FOR INTERNAL USE ONLY
REVIEWED BY:

1.	DRB Rev.	11/08/10
2.	DRB Final	11/13/10
3.	Div. Rev.	01/20/10
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5.		
6.		

PLAN: 235.2712

SHEET: 3.11

HENDERSON
SPEC LEVEL E
OPEN SERIES

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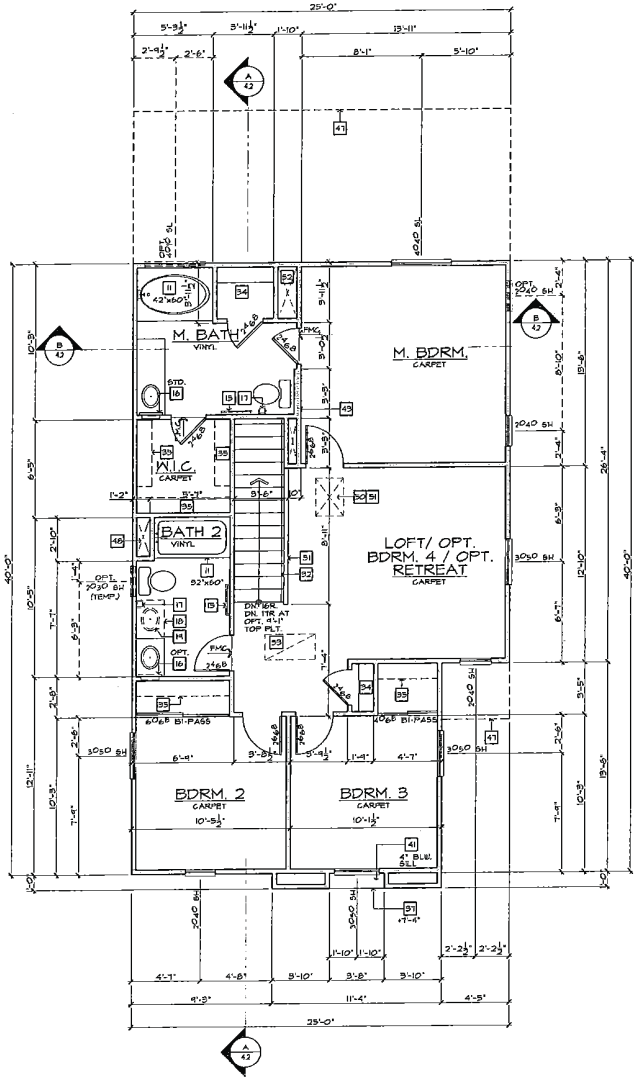
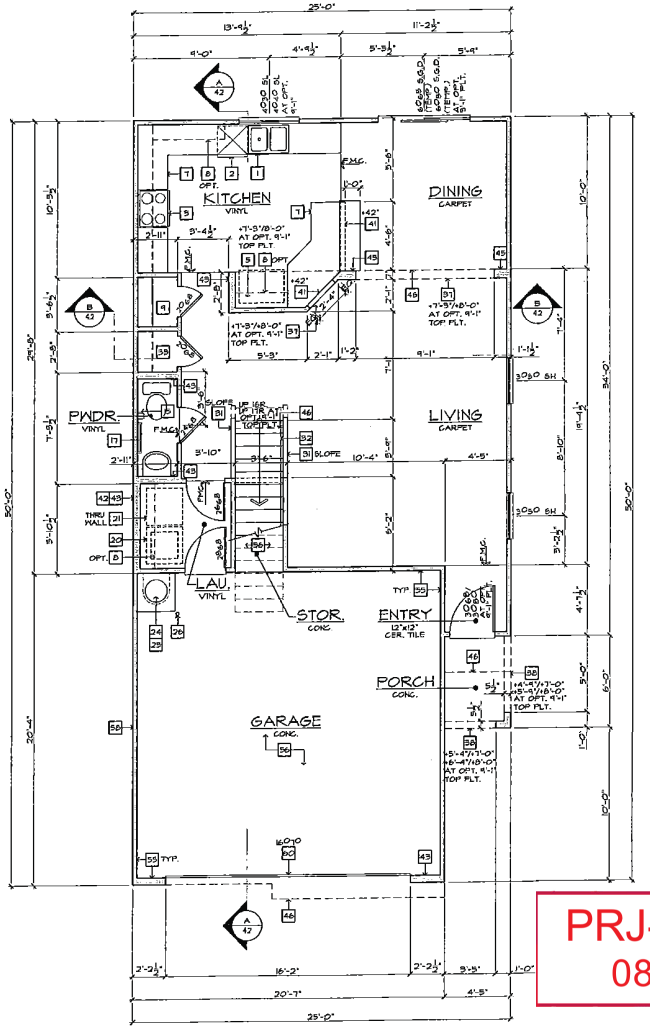


SECOND FLOOR PLAN

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

BASIC PLAN



FIRST FLOOR PLAN

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

BASIC PLAN

FLOOR PLAN NOTES

1. SINK WITH GARBAGE DISPOSAL - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
2. DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
3. SLIDE-IN RANGE - OVEN COMBINATION W/ VENTED HOOD ABOVE - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
4. 30" COOKTOP - W/ BUILT-IN HOOD W/ LIGHT & FAN (VENT TO OUTSIDE AIR) - VERIFY W/ MANUFACTURER SPEC'S.
5. 36" CLEAR REFRIGERATOR SPACE W/ PLUMBING FOR ICEMAKER (RECESSED IN WALL)
6. DOUBLE OVEN - VERIFY W/ MANUFACTURER SPEC'S.
7. BASE CABINETS - REFER TO INTERIOR ELEVATIONS
8. UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
9. PANTRY WITH (5) 12" DEEP WIRE SHELVES AT 16", +42" & +68"
10. ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
11. TUB/ SHOWER COMBINATION W/ GLUED WASTE & VENT SYSTEM AND PLANSCOT TO 6 FEET ABOVE THE FLOOR PER I.R.C. SEC. R3072 - VERIFY DIMENSIONS WITH MFG. SPEC'S.
12. OVAL ACRYLAGLAS TUB WITH GLUED WASTE & VENT SYSTEM - VERIFY DIMENSIONS W/ MFG. SPEC'S. NOTE: PROVIDE 12"X12" ACCESS PANEL WHEN SPA MOTOR OPTION IS SELECTED)
13. SHOWER PAN W/ WAINSCOT TO 6 FEET ABOVE THE FLOOR - VERIFY DIMENSIONS W/ MFG. (I.R.C. SEC. R307.2)
14. SHATTERPROOF TEMPERED GLASS SHOWER ENCLOSURE W/ TOWEL BAR PER I.R.C. SEC. R308.4(8)
15. TOWEL BAR - PROVIDE 2x SOLID BACKING
16. RECESSED MEDICINE CABINET (MIRRORED) 150" A.F.F.
17. TOILET PAPER HOLDER
18. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS
19. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS
20. PROVIDE WATER & WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN WALL)
21. DRYER VENT TO OUTSIDE AIR (U.M.C. SEC. 504.3)
22. PROVIDE DRAIN PAN BELOW WASHER WITH OVERFLOW DRAIN TO OUTSIDE - TERMINATE AT FLOOR LEVEL WITH ELBOW DOWN (SLOPE 1/4" PER FOOT) - DTL. 42/AD5
23. RESERVED
24. WATER HEATER - LOCATE ON AN 18" PLATFORM, PROVIDE SEISMIC BRACING (U.P.C. SEC. 508.2) - DTL. 83/AD5
25. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS
26. 9" DIA. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE PER U.P.C. SEC. 508.14(2) - REFER TO DETAIL 85/AD5
27. SOFT WATER LOOP
28. RESERVED
29. RESERVED
30. RESERVED
31. 36" GUARDRAIL/WALL (I.R.C. SEC. R312.1 & R312.2) - DTL. 66 & 88/AD4
32. 34"-38" HIGH HANDRAIL (I.R.C. SEC. R311.7.7.1) - DTL. 69/AD4
33. GOATS W/ WIRE SHELF - DTL. 55/AD5
34. LINEN WITH (5) 12" DEEP WIRE SHELVES AT +16", +42" & +68"
35. WARDROBE W/ WIRE SHELF - DTL. 55/AD5
36. MEDIA NICHE - REFER TO INTERIOR ELEVATIONS
37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT
38. ANGLED SOFFIT - REFER TO PLAN FOR HEIGHT
39. LINE OF CEILING BREAK
40. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
43. 2x6 WALL
44. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
45. DOUBLE 2x4 WALL
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW
48. ROUTE OF KH. 'B' VENT FROM BELOW (U.P.C. TABLE 5-B)
49. F.A.U. 'B' VENT TO OUTSIDE AIR (U.M.C. TABLE 6-2)
50. 30" X 22" ATTIC ACCESS (I.R.C. SEC. R307.1, AMENDED) - DTL. 54/AD5
51. F.A.U. IN ATTIC - PROVIDE ATTIC ACCESS PANEL (U.M.C. SEC. 904.11) - REFER TO UTILITY PLAN - DTL. 81/AD5
52. DUST CHASE - DTL. 43 & 44/AD5 - REFER TO MECH. PLAN
53. RETURN AIR GRILL (R.A.G.) - REFER TO MECH. PLAN
54. ½" GYPSUM BOARD ON CEILING & WALLS AT USEABLE SPACE UNDER STAIRS PER I.R.C. SEC. R302.7
55. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN ½" GYP. BOARD APPLIED TO THE GARAGE SIDE PER I.R.C. TABLE R302.6
56. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN ⅝" TYPE 'X' GYP. BOARD PER I.R.C. TABLE R302.6 NOTE: THE STRUCTURE SUPPORTING THE SEPARATION SHALL BE PROTECTED BY NOT LESS THAN ½" GYP. BOARD
57. MATERIAL TO ROOF SHEATHING
58. 14"x10" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CLEAR HEIGHT
59. PROVIDE 100 SQ. IN. FOR MAKE-UP AIR (U.M.C. SEC. 504.9.2)
60. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
61. RAILING/ GUARDRAIL - PROSSETT RAILING OR WOOD (SEE PLAN) - REFER TO DTL. 66 & 88/AD4 (COMPLY WITH I.R.C. TABLE R301.5)

GENERAL PLAN NOTES

ALL CEILING HEIGHTS PER SECTION AND ELEVATION PLATE HEIGHTS, U.N.O.

ALL INTERIOR DOORS TO BE HOLLOW CORE 1⅜" THICK, U.N.O. - REFER TO PLAN FOR SIZE.

ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1⅜" THICK EXTERIOR GRADE - REFER TO PLAN FOR SIZE.

ALL HORSE TO GARAGE DOORS TO BE SOLID CORE 1⅜" THICK W/ SELF CLOSER AND TIGHT FITTINGS - REFER TO PLAN FOR SIZE.

ALL ENTRY DOORS AND EXTERIOR FRENCH DOOR STILES & RAILS TO BE SOLID CORE 1⅜" THICK - REFER TO PLAN FOR SIZE.

ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTER OF DOOR JAMBS, U.N.O.

INTERIOR KEY

SQUARE FOOTAGE/ PLAN: 225.1644

FIRST FLOOR AREA	743	SQ.FT.
SECOND FLOOR AREA	901	SQ.FT.
TOTAL AREA	1644	SQ.FT.
GARAGE AREA	436	SQ.FT.
PORCH AREA (ELEVATION A,B & E)	21	SQ.FT.
OPTIONAL PATIO	80	SQ.FT.

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08/23/13

KB HOME
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KB HOME
LAS VEGAS, INC.

5555 BADURA AVENUE
LAS VEGAS, NV 89118
TEL: (702) 266-8400
FAX: (702) 266-8603

ISSUE DATE: 07/23/12
PROJECT No.: 853065
DIVISION MGR.: J.C.
REVISIONS:

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REVISED BY:
1
2
3
4
5

PLAN: 225.1644
SHEET: 1.1

CLARK COUNTY
SPEC LEVEL C
25' OPEN SERIES

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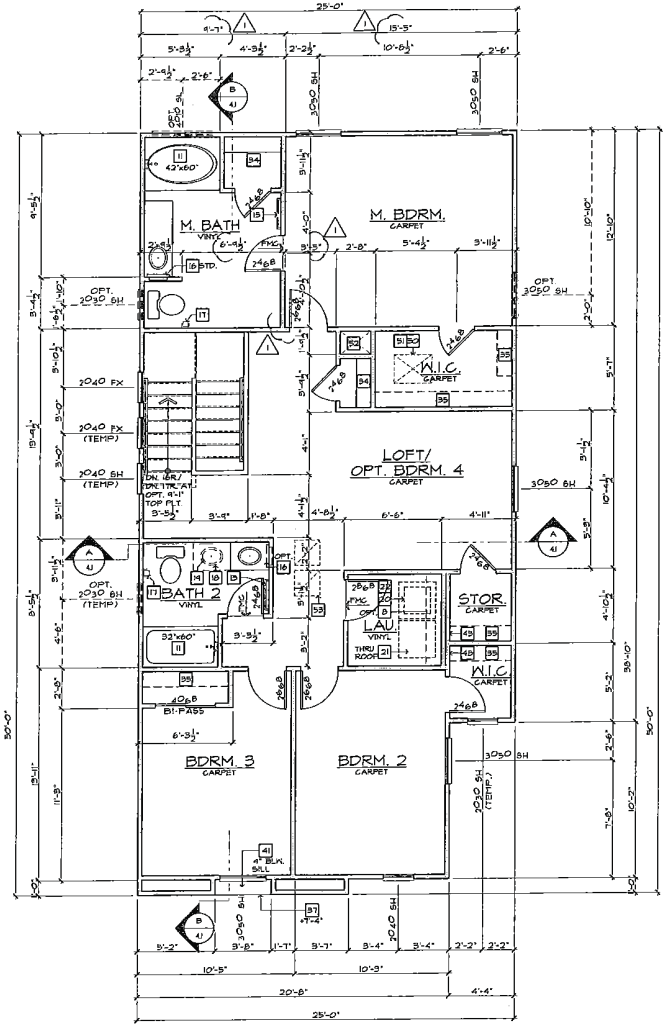
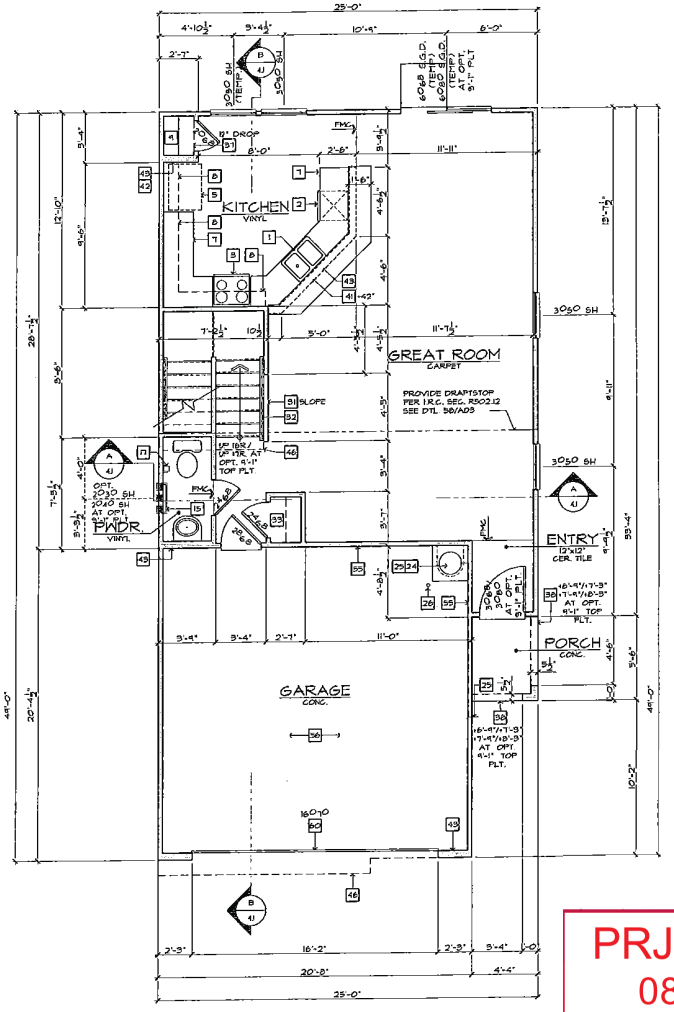
F:\DATA\ARCH\PROJECT\Southwest Region\Nevada\(850) Clark County Communities\Landings at Sunset (West 57th)\Plan 1644_2251\1644 Plot 1644_01_BASE.dwg Jul 21, 2012 - 2:46pm

MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



SECOND FLOOR PLAN 'A'

SCALE 1/4"=1'-0"



FIRST FLOOR PLAN 'A'

SCALE 1/4"=1'-0"

FLOOR PLAN NOTES

1. SINK WITH GARBAGE DISPOSAL - VERIFY DIMENSIONS W/ MANUFACTURER SPECS.
2. DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VERIFY DIMENSIONS W/ MANUFACTURER SPECS.
3. SLIDE-IN RANGE - OVEN COMBINATION W/ VENTED HOOD ABOVE - VERIFY DIMENSIONS W/ MANUFACTURER SPECS.
4. 30" COOKTOP - W/ BUILT-IN HOOD W/ LIGHT & FAN. (VENT TO OUTSIDE AIR) - VERIFY W/ MANUFACTURER SPECS.
5. 36" CLEAR REFRIGERATOR SPACE W/ PLUMBING FOR ICEMAKER (RECESSED IN WALL)
6. DOUBLE OVEN - VERIFY W/ MANUFACTURER SPECS.
7. BASE CABINETS - REFER TO INTERIOR ELEVATIONS
8. UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
9. PANTRY WITH (5) 12" DEEP WIRE SHELVES AT +16", +42" & +68"
10. ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
11. TUB/ SHOWER COMBINATION W/ RECESSED WASTE & VENT SYSTEM AND MAINSHOT TO 6 FEET ABOVE THE FLOOR PER I.R.C. SEC. R307.2 - VERIFY DIMENSIONS WITH MFG. SPECS.
12. OVAL/ROUND GLASS TUB WITH RECESSED WASTE & VENT SYSTEM - VERIFY DIMENSIONS W/ MFG. SPECS. (NOTE: PROVIDE 12"X12" ACCESS PANEL WHEN SPA MOTOR OPTION IS SELECTED)
13. SHOWER PAN W/ MAINSHOT TO 6 FEET ABOVE THE FLOOR - VERIFY DIMENSIONS W/ MFG. (I.R.C. SEC. R307.2)
14. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR PER I.R.C. SEC. R308.4(5)
15. TOWEL BAR - PROVIDE 2x SOLID BACKING
16. RECESSED MEDICINE CABINET (MIRRORED) +50" A.F.F.
17. TOILET PAPER HOLDER
18. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS
19. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS
20. PROVIDE WATER & WASTE FOR WASHER (WASHER CONTROL VALVES) RECESSED IN WALL)
21. DRYER VENT TO OUTSIDE AIR (U.M.C. SEC. 504.3)
22. PROVIDE DRAIN PAN BELOW WASHER WITH OVERFLOW DRAIN TO OUTSIDE - TERMINATE AT FLOOR LEVEL WITH ELBOW DOWN (SLOPE 14" PER FOOT) - DTL. 62/AD5
23. RESERVED
24. WATER HEATER - LOCATE ON AN 18" PLATFORM. PROVIDE SEISMIC BRACING (UPC. SEC. 508.2) - DTL. 82/AD5
25. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS
26. 3" DIA. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE PER U.P.C. SEC. 508.1.4(2) - REFER TO DETAIL 83/AD5
27. SOFT WATER LOOP
28. RESERVED
29. RESERVED
30. RESERVED
31. 42" GUARDRAIL/WALL (I.R.C. SEC. R312.1 & R312.2) - DTL. 66 & 66/AD4
32. 34"-38" HIGH HANDRAIL (I.R.C. SEC. R311.7.7.1) - DTL. 69/AD4
33. COATS W/ WIRE SHELF - DTL. 85/AD5
34. LINEN WITH (5) 12" DEEP WIRE SHELVES AT +16", +42" & +68"
35. WARDROBE W/ WIRE SHELF - DTL. 85/AD5
36. MEDIA NICHE - REFER TO INTERIOR ELEVATIONS
37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT
39. LINE OF CEILING BREAK
40. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
43. 2x6 WALL
44. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
45. DOUBLE 2x4 WALL
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW
48. ROUTE OF MIN. 13" VENT FROM BELOW (U.P.C. TABLE 5-5)
49. F.A.U. 13" VENT TO OUTSIDE AIR (U.M.C. TABLE 5-3)
50. 22"x30" ATTIC ACCESS (I.R.C. SEC. R807), AMENDED) - DTL. 84/AD5
51. F.A.U. IN ATTIC - PROVIDE ATTIC ACCESS PANEL (U.M.C. SEC. 904.11) - REFER TO MECH. PLAN - DTL. 81/AD5
52. DUCT CHASE - DTL. 43 & 44/AD5 - REFER TO MECH. PLAN
53. RETURN AIR GRILL (R.A.G.) - REFER TO MECH. PLAN
54. 5/8" GYPSUM BOARD ON CEILING & WALLS AT USEABLE SPACE UNDER STAIRS PER I.R.C. SEC. R302.7
55. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN ½" GYP. BOARD APPLIED TO THE GARAGE SIDE PER I.R.C. TABLE R302.6
56. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE 'X' GYP. BOARD PER I.R.C. TABLE R302.6 NOTE: THE STRUCTURE SUPPORTING THE SEPARATION SHALL BE PROTECTED BY NOT LESS THAN ½" GYP. BOARD
57. MATERIAL TO ROOF SHEATHING
58. 16"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CARB HEIGHT
59. PROVIDE 100 SQ. IN. FOR MAKE-UP AIR (U.M.C. SEC. 504.3.2)
60. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
61. RAILING/ GUARDRAIL - WROUGHT IRON OR WOOD (SEE PLAN) - REFER TO DTL. 66 & 66/AD4 (COMPLY WITH I.R.C. TABLE R301.5)

GENERAL PLAN NOTES

ALL CEILING HEIGHTS PER SECTION AND ELEVATION PLATE HEIGHTS, U.N.O.

ALL INTERIOR DOORS TO BE HOLLOW CORE 1⅜" THICK, U.N.O. - REFER TO PLAN FOR SIZE

ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1⅜" THICK EXTERIOR GRADE - REFER TO PLAN FOR SIZE.

ALL HOUSE TO GARAGE DOORS TO BE SOLID CORE 1⅜" THICK W/ SELF CLOSER AND TIGHT FITTINGS - REFER TO PLAN FOR SIZE.

ALL ENTRY DOORS AND EXTERIOR FRENCH DOOR STILES & RAILS TO BE SOLID CORE 1⅜" THICK - REFER TO PLAN FOR SIZE.

ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTER OF DOOR JAMBS, U.N.O.

INTERIOR KEY



SQUARE FOOTAGE/ PLAN: 225.1855

FIRST FLOOR AREA	737	SQ.FT.
SECOND FLOOR AREA	1118	SQ.FT.
TOTAL AREA	1855	SQ.FT.
GARAGE AREA	420	SQ.FT.
PORCH AREA	24	SQ.FT.
ELEVATION "A"	24	SQ.FT.
ELEVATION "B"	24	SQ.FT.
ELEVATION "E"	24	SQ.FT.
OPT. COVERED PATIO	80	SQ.FT.

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LANDINGS

KB HOME
LAS VEGAS, INC.

5655 BADURA AVENUE
LAS VEGAS, NV 89118
TEL: (702) 266-8400
FAX: (702) 266-8603

ISSUE DATE: 07/23/12
PROJECT No.: 653085
DIVISION MGR.: J.C.
REVISIONS:
1 MODEL WALK REVISIONS 10/15/12

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2
3
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PLAN: 225.1855
SHEET: 1.1

CLARK COUNTY
SPEC LEVEL C
25' OPEN SERIES

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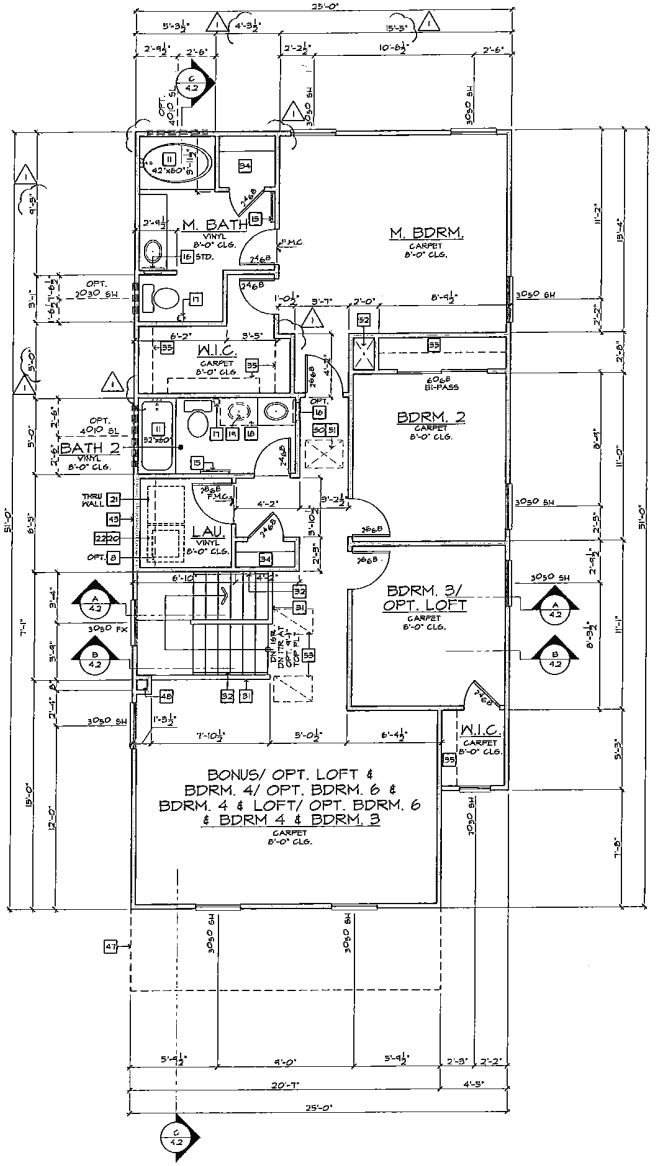
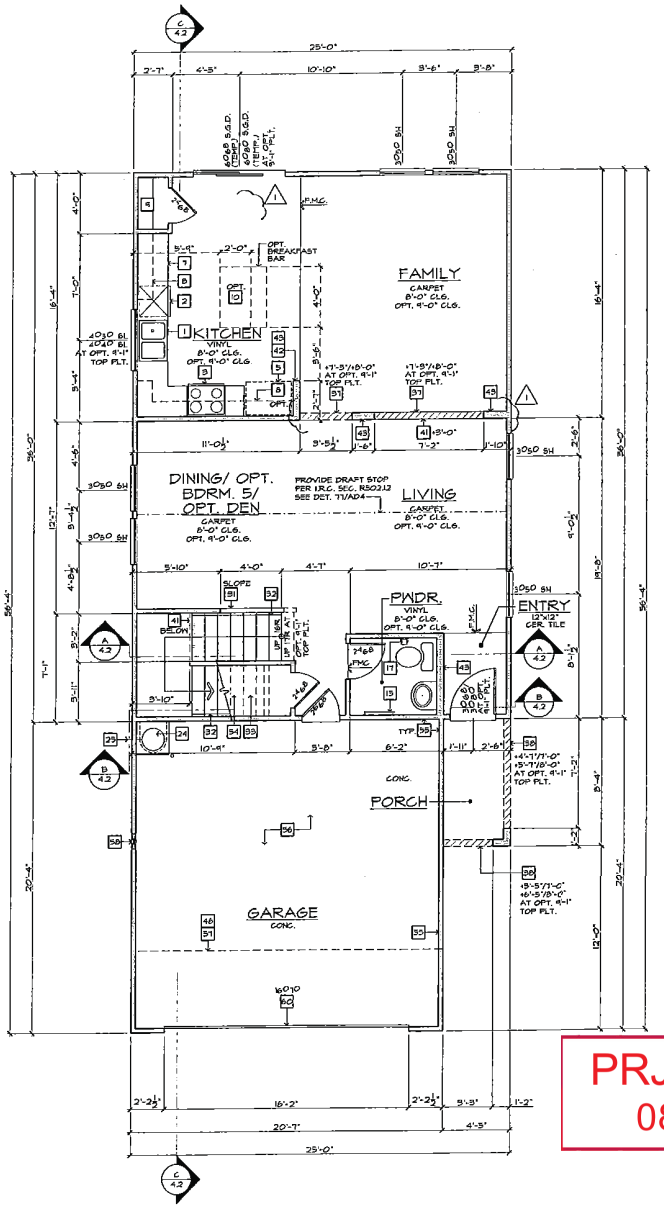
F:\DATA\ARCH\PROJECT\Southwest Region\Nevada\[650] Clark County Communities\Landings at Sunset (West 5th)\Plan 1855_2251\1855 Plot 1855_01_BASE.DWG Oct 10, 2012 - 7:40am

MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



SECOND FLOOR PLAN 'A'

SCALE 1/4"=1'-0"



FIRST FLOOR PLAN 'A'

SCALE 1/4"=1'-0"

FLOOR PLAN NOTES

1. SINK WITH GARBAGE DISPOSAL - VERIFY DIMENSIONS W/ MANUFACTURER SPECS.
2. DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VERIFY DIMENSIONS W/ MANUFACTURER SPECS.
3. SLIDE-IN RANGE - OVEN COMBINATION W/ VENTED HOOD ABOVE - VERIFY DIMENSIONS W/ MANUFACTURER SPECS.
4. 30" COOKTOP - W/ BUILT-IN HOOD W/ LIGHT & FAN (VENT TO OUTSIDE AIR) - VERIFY W/ MANUFACTURER SPECS.
5. 24" CLEAR REFRIGERATOR SPACE W/ PLUMBING FOR ICEMAKER (RECESSED IN WALL)
6. DOUBLE OVEN - VERIFY W/ MANUFACTURER SPECS.
7. BASE CABINETS - REFER TO INTERIOR ELEVATIONS
8. UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
9. PANTRY WITH (3) 12" DEEP WIRE SHELVES AT +16", +42" & +68"
10. ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
11. TUB/ SHOWER COMBINATION W/ GLUED WASTE & VENT SYSTEM AND PAINTBOOT TO 6 FEET ABOVE THE FLOOR PER I.R.C. SEC. R3073 - VERIFY DIMENSIONS WITH MFG. SPECS.
12. DUAL-ANCHORING LAV'S WITH GLUED WASTE & VENT SYSTEM - VERIFY DIMENSIONS W/ MFG. SPECS. (NOTE: PROVIDE 12"X12" ACCESS PANEL WHEN SPA FACTOR OPTION IS SELECTED)
13. SHOWER PAN W/ RAINSCOT TO 6 FEET ABOVE THE FLOOR - VERIFY DIMENSIONS W/ MFG. (I.R.C. SEC. R3071.2)
14. SHATTERPROOF (TEMPERED) SLIDING SHOWER ENCLOSURE W/ TOWEL BAR PER I.R.C. SEC. R308.4(5)
15. TOWEL BAR - PROVIDE 2x SOLID BACKING
16. RECESSED MEDICINE CABINET (MIRRORED) +50" A.F.F.
17. TOILET PAPER HOLDER
18. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS
19. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS
20. PROVIDE WATER & WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN WALL)
21. DRYER VENT TO OUTSIDE AIR (U.M.C. SEC. 504.3)
22. PROVIDE DRAIN PAN BELOW WASHER WITH OVERFLOW DRAIN TO OUTSIDE - TERMINATE AT FLOOR LEVEL WITH ELBOW DOWN (SLOPE ¼" PER FOOT) - DTL. 93/AD5
23. RESERVED
24. WATER HEATER - LOCATE ON AN 18" PLATFORM, PROVIDE SEISMIC BRACING (STRAPS) (I.R.C. SEC. 509.2) - DTL. 82/AD5
25. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS - DETAILS
26. 8" DIA. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE PER U.P.C. SEC. 508.1.4(2) - REFER TO DETAIL 83/AD5
27. SOFT WATER LOOP
28. RESERVED
29. RESERVED
30. RESERVED
31. +36" GUARDRAIL/WALL (I.R.C. SEC. R312.1 & R312.2) - DTL. 86 & 88/AD4
32. 34"-38" HIGH HANDRAIL (I.R.C. SEC. R311.7.7.1) - DTL. 63/AD4
33. COATS W/ WIRE SHELF - DTL. 55/AD3
34. LINEN WITH (5) 12" DEEP WIRE SHELVES AT +16", +42" & +68"
35. WARDROBE W/ WIRE SHELF - DTL. 55/AD3
36. MEDIA NICHE - REFER TO INTERIOR ELEVATIONS
37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT
38. LOWERED SOFFIT - REFER TO PLAN FOR HEIGHT
39. LINE OF CEILING BREAK
40. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
43. 2x6 WALL
44. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
45. DOUBLE 2x4 WALL
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW
48. ROUTE OF NH "B" VENT FROM BELOW (U.P.C. TABLE 5-5)
49. F.A.U. "B" VENT TO OUTSIDE AIR (U.M.C. TABLE 6-2)
50. F.A.U. 30"x30" ATTIC ACCESS (I.R.C. SEC. R807.1, AMENDED) - DTL. 94/AD5
51. F.A.U. IN ATTIC - PROVIDE ATTIC ACCESS PANEL (U.M.C. SEC. 904.11) - REFER TO UTILITY PLAN - DTL. 81/AD5
52. DUCT CHASE - DTL. 43 & 44/AD5 - REFER TO MECH. PLAN
53. RETURN AIR GRILL (R.A.G.) - REFER TO MECH. PLAN
54. ½" GYPSUM BOARD ON CEILING & WALLS AT USEABLE SPACE UNDER STAIRS PER I.R.C. SEC. R302.7
55. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN ½" GYP. BOARD APPLIED TO THE GARAGE SIDE PER I.R.C. TABLE R302.6
56. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN ⅝" TYPE 'X' GYP. BOARD PER I.R.C. TABLE R302.6 NOTE: THE STRUCTURE SUPPORTING THE SEPARATION SHALL BE PROTECTED BY NOT LESS THAN ½" GYP. BOARD
57. MATERIAL TO ROOF SHEATHING
58. 14"x12", 6:1, SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE DOOR HEIGHT
59. PROVIDE 100 SQ. IN. FOR MAKE-UP AIR (U.M.C. SEC. 504.3.2)
60. SECTIONAL GARAGE DOOR - VERIFY W/ DOOR OPTION
61. RAILING/ HANDRAIL - WROUGHT IRON OR WOOD (SEE PLAN) - REFER TO DTL. 66 & 88/AD4 (COMPLY WITH I.R.C. TABLE R305.1)

GENERAL PLAN NOTES

ALL CEILING HEIGHTS FOR SECTION AND ELEVATION PLATE HEIGHTS, U.N.O.

ALL INTERIOR DOORS TO BE HOLLOW CORE 1⅜" THICK, U.N.O. - REFER TO PLAN FOR SIZE.

ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1⅜" THICK EXTERIOR GRADE - REFER TO PLAN FOR SIZE.

ALL HOUSE TO GARAGE DOORS TO BE SOLID CORE 1⅜" THICK W/ SELF CLOSER AND TIGHT FITTINGS - REFER TO PLAN FOR SIZE.

ALL ENTRY DOORS AND EXTERIOR FRENCH DOOR STILES & RAILS TO BE SOLID CORE 1¾" THICK - REFER TO PLAN FOR SIZE.

ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTER OF DOOR JAMBS, U.N.O.

INTERIOR KEY

DET. 4/AD3

SQUARE FOOTAGE/ PLAN: 225.2080

FIRST FLOOR AREA	900	SQ.FT.
SECOND FLOOR AREA	1180	SQ.FT.
TOTAL AREA	2080	SQ.FT.
GARAGE AREA	418	SQ.FT.
PORCH AREA	51	SQ.FT.
OPT. PATIO AREA	112	SQ.FT.

PRJ-50797
08/23/2013

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LANDINGS

KB HOME
LAS VEGAS, INC.

5655 BADURA AVENUE
LAS VEGAS, NV 89118
TEL: (702) 266-8400
FAX: (702) 266-8603

ISSUE DATE: 07/23/12
PROJECT No.: 853065
DIVISION MGR.: J.C.
REVISIONS:
1 MODEL WALK REVISIONS (CM)11/2

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PLAN: 225.2080
SHEET: 1.1

CLARK COUNTY
SPEC LEVEL C
25' OPEN SERIES

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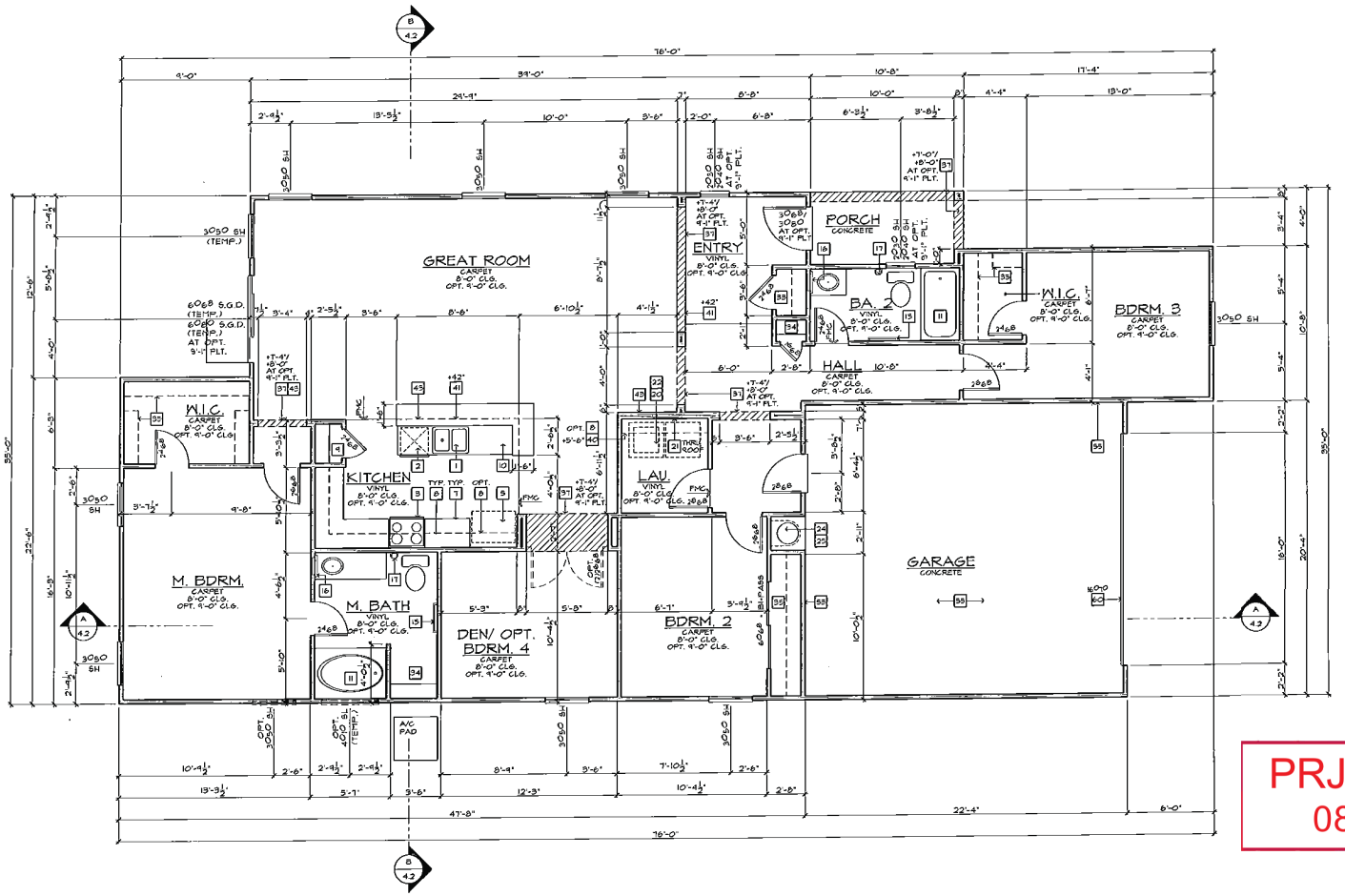
F:\DATA\ARCH\PROJECT\Southwest Region\Nevada\(850) Clark County Communities\Landings at Sunset (West 57th)\Plan 2080_225\2080 Plot 2080_01_BASE.DWG Oct 30, 2012 - 11:39am

MOD-50901 VAR-50904 WVR-50908 SUP-50906 &
SDR-50909



FLOOR PLAN

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

BASIC PLAN

FLOOR PLAN NOTES

1. SINK WITH GARBAGE DISPOSAL - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
2. DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
3. SLIDE-IN RANGE - GIVEN COMBINATION W/ VENTLESS HOOD ABOVE - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
4. 30" COOKTOP - W/ BUILT-IN HOOD W/ LIGHT & FAN (VENT TO OUTSIDE AIR) - VERIFY W/ MANUFACTURER SPEC'S.
5. 3'H" CLEAR REFRIGERATOR SPACE W/ PLUMBING FOR ICEMAKER (RECESSED IN WALL)
6. DOUBLE OVEN - VERIFY W/ MANUFACTURER SPEC'S.
7. BASE CABINETS - REFER TO INTERIOR ELEVATIONS
8. UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
9. PANTRY WITH (5) 12" DEEP WIRE SHELVES AT +16", +42" & +68"
10. ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
11. TUB/ SHOWER COMBINATION W/ OLVED WASTE & VENT SYSTEM AND WAINSCOT TO 6 FEET ABOVE THE FLOOR PER I.R.C. SEC. R307.2 - VERIFY DIMENSIONS WITH MFG. SPEC'S
12. OVAL/RECTANGLE TUB WITH OLVED WASTE & VENT SYSTEM - VERIFY DIMENSIONS W/ MFG. SPEC'S. (NOTE: PROVIDE 12"X12" ACCESS PANEL WHEN SPA MOTOR OPTION IS SELECTED)
13. SHOWER PAN W/ WAINSCOT TO 6 FEET ABOVE THE FLOOR - VERIFY DIMENSIONS W/ MFG. (I.R.C. SEC. R307.2)
14. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR PER I.R.C. SEC. R308.4(5).
15. TOWEL BAR - PROVIDE 2x SOLID BACKING
16. OPT. RECESSED MEDICINE CABINET (MIRRORED) +50" A.F.F.
17. TOILET PAPER HOLDER
18. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS.
19. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS.
20. PROVIDE WATER & WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN WALL).
21. DRYER VENT TO OUTSIDE AIR (U.M.C. SEC. 504.3)
22. PROVIDE DRAIN PAN BELOW WASHER WITH OVERFLOW DRAIN TO OUTSIDE - TERMINATE AT FLOOR LEVEL WITH ELBOW DOWN (SLOPE ¼" PER FOOT) - DTL. 42/AD5
23. RESERVED.
24. WATER HEATER - LOCATE ON AN 18" PLATFORM. PROVIDE SEISMIC BRACING (U.P.C. SEC. 508.2, 1H) - DTL. 83/AD5
25. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS
26. 9" DIA. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE PER U.P.C. SEC. 508.1.4(2) - REFER TO DETAIL 83/AD5
27. SOFT WATER LOOP
28. RESERVED.
29. RESERVED.
30. RESERVED.
31. 18" GUARDRAIL/WALL (I.R.C. SEC. R312.1 & R312.2) - DTL. 66 & 68/AD4.
32. 34"-38" HIGH HANDRAIL (I.R.C. SEC. R311.5.6.1) - DTL. 69/AD4.
33. COATS W/ WIRE SHELF - DTL. 55/AD5.
34. LINEN WITH (5) 12" DEEP WIRE SHELVES AT +16", +42" & +68"
35. WARDROBE W/ WIRE SHELF - DTL. 55/AD5.
36. MEDIA NICHE - REFER TO INTERIOR ELEVATIONS.
37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT.
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT.
39. LINE OF CEILING BREAK.
40. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
43. 2x6 WALL
44. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
45. DOUBLE 2x4 WALL
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW
48. ROUTE OF VH. 'B' VENT FROM BELOW (U.P.C. TABLE 5-5)
49. F.A.U. 'B' VENT TO OUTSIDE AIR (U.M.C. TABLE 5-2)
50. 22"X30" ATTIC ACCESS (I.R.C. SEC. R807.1, AMENDED) - DTL. 54/AD3.
51. F.A.U. IN ATTIC - PROVIDE ATTIC ACCESS PANEL (U.M.C. SEC. 904.11) - REFER TO UTILITY PLAN - DTL. 81/AD5
52. DUCT CHASE - DTL. 43 & 44/AD5 - REFER TO MECH. PLAN
53. RETURN AIR GRILL (R.A.G.) - REFER TO MECH. PLAN
54. ½" GYPSUM BOARD ON CEILING & WALLS AT USEABLE SPACE UNDER STAIRS PER I.R.C. SEC. R311.2.2
55. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN ½" GYP. BOARD APPLIED TO THE GARAGE SIDE PER SEC. R309.2
56. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN ⅝" TYPE 'X' GYP. BOARD PER I.R.C. SEC. R309.2 NOTE: THE STRUCTURE SUPPORTING THE SEPARATION SHALL BE PROTECTED BY NOT LESS THAN ⅝" GYP. BOARD.
57. MATERIAL TO ROOF SHEATHING
58. 140 SQ. IN. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CORD HEIGHT
59. PROVIDE 100 SQ. IN. FOR MAKE-UP AIR (U.M.C. SEC. 504.3.2)
60. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
61. RAILING/ GUARDRAIL - PROVIDE IRON OR WOOD (SEE PLAN) - REFER TO DTL. 66 & 68/AD4 (COMPLY WITH I.R.C. TABLE R301.5)

GENERAL PLAN NOTES

ALL CEILING HEIGHTS PER SECTION AND ELEVATION PLATE HEIGHTS, U.N.O.

ALL INTERIOR DOORS TO BE HOLLOW CORE 1⅜" THICK, U.N.O. - REFER TO PLAN FOR SIZE.

ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1⅜" THICK EXTERIOR GRADE - REFER TO PLAN FOR SIZE

ALL HOUSE TO GARAGE DOORS TO BE SOLID CORE 1⅜" THICK W/ SELF CLOSER AND TIGHT FITTING - REFER TO PLAN FOR SIZE.

ALL ENTRY DOORS AND EXTERIOR FRENCH DOOR STILES & RAILS TO BE SOLID CORE 1¾" THICK - REFER TO PLAN FOR SIZE.

ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTER OF DOOR JAMBS, U.N.O.

INTERIOR KEY



PRJ-50797
08/27/13

SQUARE FOOTAGE

PLAN 135.1849

FLOOR AREA		1849	SQ.FT.
TOTAL AREA		1849	SQ.FT.
GARAGE AREA		484	SQ.FT.
PORCH AREA	ELEVATION 'A'	53	SQ.FT.
	ELEVATION 'B'	53	SQ.FT.
	ELEVATION 'E'	53	SQ.FT.
OPT. PATIO AREA		115	SQ.FT.

KB HOME
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ISSUE DATE: 02/06/10
PROJECT No.: 853045
DIVISION MGR.: J.C.
REVISIONS:

FOR INTERNAL USE ONLY
REVISED BY:

1	DRB Rev.	11/08/10
2	DRB Final	11/5/10
3	Dr. Rev.	02/25/10
4	Comp. Rev.	12/09/10
5		
6		

PLAN: 135.1849
SHEET: 1.1

HENDERSON
SPEC LEVEL E
OPEN SERIES

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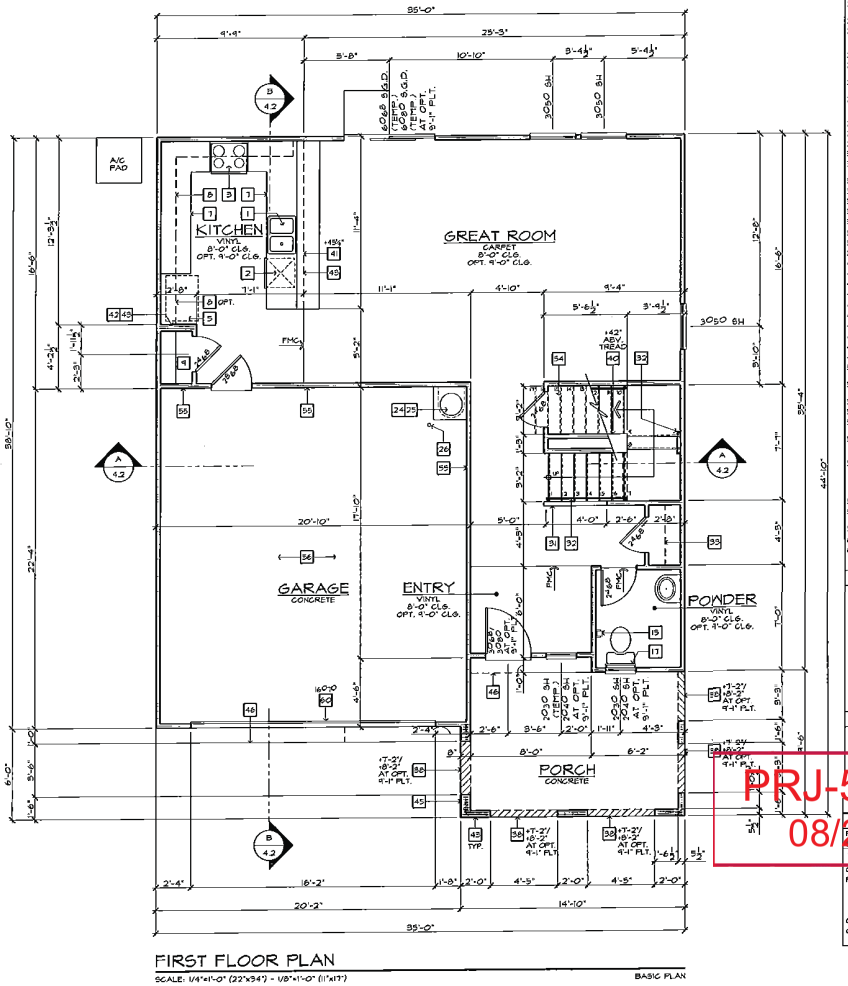
MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



FIRST FLOOR PLAN

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

BASIC PLAN

FLOOR PLAN NOTES

1. SINK WITH GARBAGE DISPOSAL - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
2. DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
3. SLIDE-IN RANGE - OVEN COMBINATION W/ VENTLESS HOOD ABOVE - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
4. 30" COOKTOP - W/ BUILT-IN HOOD W/ LIGHT & FAN (VENT TO OUTSIDE AIR) - VERIFY W/ MANUFACTURER SPEC'S.
5. 54" CLEAR REFRIGERATOR SPACE W/ PLUMBING FOR ICEMAKER (RECESSED IN WALL)
6. DOUBLE OVEN - VERIFY W/ MANUFACTURER SPEC'S.
7. BASE CABINETS - REFER TO INTERIOR ELEVATIONS
8. UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
9. PANTRY WITH (8) 12" DEEP WIRE SHELVES AT 16", +42" & +68"
10. ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
11. TUB/ SHOWER COMBINATION W/ GLUED WASTE & VENT SYSTEM AND WAINSCOT TO 6 FEET ABOVE THE FLOOR PER I.R.C. SEC. R307.2 - VERIFY DIMENSIONS WITH MFG. SPEC'S.
12. OVAL/ROUND/ASS TUB WITH GLUED WASTE & VENT SYSTEM - VERIFY DIMENSIONS W/ MFG. SPEC'S. (NOTE: PROVIDE 12"X12" ACCESS PANEL WHEN SPA MOTOR OPTION IS SELECTED)
13. SHOWER PAN W/ WAINSCOT TO 6 FEET ABOVE THE FLOOR - VERIFY DIMENSIONS W/ MFG. (I.R.C. SEC. R307.2)
14. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR PER I.R.C. SEC. R308.4(5).
15. TOWEL BAR - PROVIDE 2x SOLID BACKING
16. OPT. RECESSED MEDICINE CABINET (MIRRORED) +50" A.F.F.
17. TOILET PAPER HOLDER
18. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS.
19. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS.
20. PROVIDE WATER & WASTE FOR WASHER (WASHER CONTROL VALVES) RECESSED IN WALL)
21. DRYER VENT TO OUTSIDE AIR (U.M.C. SEC. 504.3)
22. PROVIDE DRAIN PAN BELOW WASHER WITH OVERFLOW DRAIN TO OUTSIDE - TERMINATE AT FLOOR LEVEL WITH ELBOW DOWN (SLOPE 1/8" PER FOOT) - DTL. 42/AD5
23. RESERVED.
24. WATER HEATER - LOCATE ON AN 18" PLATFORM, PROVIDE SEISMIC BRACING (U.P.C. SEC. 508.3, 14) - DTL. B2/AD5
25. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS
26. 3" DIA. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE PER U.P.C. SEC. 508.14(2) - REFER TO DETAIL B3/AD5
27. SOFT WATER LOOP
28. RESERVED.
29. RESERVED.
30. RESERVED.
31. +28" GUARDRAIL/WALL (I.R.C. SEC. R312.1 & R312.2) - DTL. B6 & 66/AD4.
32. 34"-38" HIGH HANDRAIL (I.R.C. SEC. R315.8.1) - DTL. 63/AD4.
33. COATS W/ WIRE SHELF - DTL. 55/AD5.
34. LINEN WITH (5) 12" DEEP WIRE SHELVES AT 16", +42" & +68"
35. WARDROBE W/ WIRE SHELF - DTL. 55/AD5.
36. MEDIA NICHE - REFER TO INTERIOR ELEVATIONS.
37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT.
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT.
39. LINE OF CEILING BREAK.
40. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
43. 2x6 WALL
44. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
45. DOUBLE 2x4 WALL
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW
48. ROUTE OF PVC 'D' VENT FROM BELOW (U.P.C. TABLE 5-5)
49. F.A.U. 'D' VENT TO OUTSIDE AIR (U.M.C. TABLE 6-2)
50. 22"x30" ATTIC ACCESS (I.R.C. SEC. R807), AMENDED) - DTL. 54/AD3.
51. F.A.U. IN ATTIC - PROVIDE ATTIC ACCESS PANEL (U.M.C. SEC. 904.11) - REFER TO UTILITY PLAN - DTL. B1/AD5
52. DUCT CHASE - DTL. 93 & 94/AD5 - REFER TO MECH. PLAN
53. RETURN AIR GRILL (N.A.G.) - REFER TO MECH. PLAN
54. ½" GYPSUM BOARD ON CEILING & WALLS AT USEABLE SPACE UNDER STAIRS PER I.R.C. SEC. R311.2.2
55. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN ½" GYP. BOARD APPLIED TO THE GARAGE SIDE PER SEC. R309.2
56. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN ⅝" TYPE 'X' GYP. BOARD PER I.R.C. SEC. R309.2. NOTE: THE STRUCTURE SUPPORTING THE SEPARATION SHALL BE PROTECTED BY NOT LESS THAN ½" GYP. BOARD.
57. MATERIAL TO ROOF SHEATHING
58. 14"x12" @ SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT
59. PROVIDE 100 SQ. IN. FOR MAKE-UP AIR (U.M.C. SEC. 504.3.2)
60. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
61. RAILING/ GUARDRAIL - WROUGHT IRON OR WOOD (SEE PLAN) - REFER TO DTL. 66 & 66/AD4 (COMPLY WITH I.R.C. TABLE R301.5).

GENERAL PLAN NOTES

ALL CEILING HEIGHTS PER SECTION AND ELEVATION PLATE HEIGHTS, U.N.O.

ALL INTERIOR DOORS TO BE HOLLOW CORE 1⅜" THICK, U.N.O. - REFER TO PLAN FOR SIZE.

ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1⅜" THICK EXTERIOR GRADE - REFER TO PLAN FOR SIZE.

ALL HOUSE TO GARAGE DOORS TO BE SOLID CORE 1⅜" THICK W/ SELF CLOSER AND TIGHT FITTINGS - REFER TO PLAN FOR SIZE.

ALL ENTRY DOORS AND EXTERIOR FRENCH DOOR STILES & RAILS TO BE SOLID CORE 1⅜" THICK - REFER TO PLAN FOR SIZE.

ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTER OF DOOR JAMBS, U.N.O.

INTERIOR KEY

SQUARE FOOTAGE

PLAN 235.2075

1ST. FLOOR AREA		842	SQ. FT.
SECOND FLOOR AREA		1233	SQ. FT.
TOTAL AREA		2075	SQ. FT.
GARAGE AREA		460	SQ. FT.
PORCH AREA			
	ELEVATION 'A'	146	SQ. FT.
	ELEVATION 'B'	93	SQ. FT.
	ELEVATION 'E'	93	SQ. FT.
OPT. PATIO		128	SQ. FT.
OPT. BALCONY	AT M. BDRM.	128	SQ. FT.

PRJ-50797
08/27/13

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ISSUE DATE: 12/04/10
PROJECT No.: 853045
DIVISION MGR.: J.C.
REVISIONS:

FOR INTERNAL USE ONLY

REVISED BY:		
1	DRB Rev.	11/08/10
2	DRB Final	1/25/10
3	1st Rev.	05/20/10
4	Comp. Rev.	10/20/10
5		
6		

PLAN: 235.2075
SHEET: 1.1

HENDERSON
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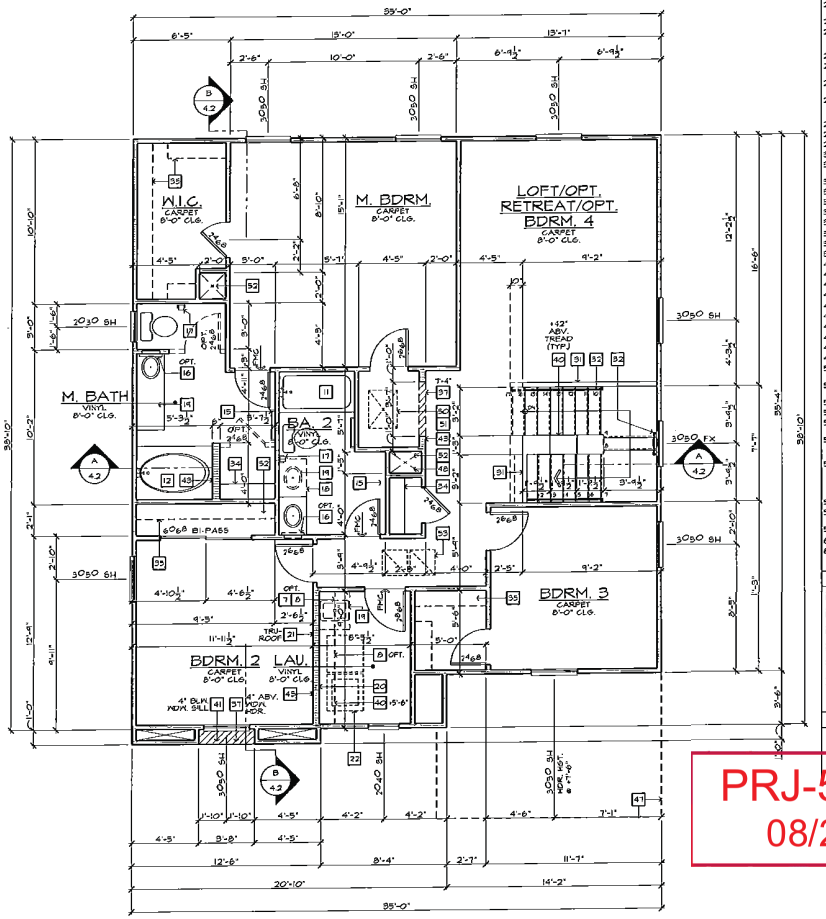
MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



SECOND FLOOR PLAN

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

BASIC PLAN

FLOOR PLAN NOTES

1. SINK WITH GARBAGE DISPOSAL - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
2. DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
3. SLIDE-IN RANGE - OVEN COMBINATION W/ VENTLESS HOOD ABOVE - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
4. 30" COOKTOP - W/ BUILT-IN HOOD W/ LIGHT & FAN (VENT TO OUTSIDE AIR) - VERIFY W/ MANUFACTURER SPEC'S.
5. 24" CLEAR REFRIGERATOR SPACE W/ PLUMBING FOR ICEMAKER (RECESSED IN WALL)
6. DOUBLE OVEN - VERIFY W/ MANUFACTURER SPEC'S.
7. BASE CABINETS - REFER TO INTERIOR ELEVATIONS
8. UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
9. PANTRY WITH (5) 12" DEEP WIRE SHELVES AT 16", 42" & 68"
10. ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
11. TUB/ SHOWER COMBINATION W/ GLUED WASTE & VENT SYSTEM AND WAINSCOT TO 6 FEET ABOVE THE FLOOR PER I.R.C. SEC. R307.2 - VERIFY DIMENSIONS WITH MFG. SPEC'S.
12. OVAL/HOURGLASS TUB WITH GLUED WASTE & VENT SYSTEM - VERIFY DIMENSIONS W/ MFG. SPEC'S. (NOTE: PROVIDE 12"X12" ACCESS PANEL WHEN SPA MOTOR OPTION IS SELECTED)
13. SHOWER PAN W/ WAINSCOT TO 6 FEET ABOVE THE FLOOR - VERIFY DIMENSIONS W/ MFG. (I.R.C. SEC. R307.2).
14. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR PER I.R.C. SEC. R308.4(3).
15. TOWEL BAR - PROVIDE 2x SOLID BACKING
16. OPT. RECESSED MEDICINE CABINET (MIRRORED) +50" A.F.F.
17. TOILET PAPER HOLDER
18. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS
19. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS.
20. PROVIDE WATER & WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN WALL)
21. DRYER VENT TO OUTSIDE AIR (U.M.C. SEC. 504.3)
22. PROVIDE DRAIN PAN BELOW WASHER WITH OVERFLOW DRAIN TO OUTSIDE - TERMINATE AT FLOOR LEVEL WITH ELBOW DOWN (SLOPE ¼" PER FOOT) - DTL. #2/AD5
23. RESERVED.
24. WATER HEATER - LOCATE ON AN 18" PLATFORM, PROVIDE SEISMIC BRACING (U.P.C. SEC. 508.2, 14) - DTL. 82/AD5
25. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS
26. 9" DIA. CONCRETE FILLED PIPE BOLLARD 96" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE PER U.P.C. SEC. 508.14(2) - REFER TO DETAIL 83/AD5
27. SOFT WATER LOOP
28. RESERVED.
29. RESERVED.
30. RESERVED.
31. +36" GUARDRAIL/WALL (I.R.C. SEC. R312.1 & R312.2) - DTL. 66 & 66/AD4.
32. 34"-38" HIGH HANDRAIL (I.R.C. SEC. R311.5.6.1) - DTL. 63/AD4.
33. COATS W/ WIRE SHELF - DTL. 55/AD5.
34. LINEN WITH (3) 12" DEEP WIRE SHELVES AT +16", +42" & +68"
35. WARDROBE W/ WIRE SHELF - DTL. 55/AD5.
36. MEDIA NICHE - REFER TO INTERIOR ELEVATIONS.
37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT.
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT.
39. LINE OF CEILING BREAK.
40. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
43. 2x6 WALL
44. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
45. DOUBLE 2x4 WALL
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW
48. ROUTE OF MIN. 8" VENT FROM BELOW (U.P.C. TABLE 5-3)
49. F.A.U. 8" VENT TO OUTSIDE AIR (U.M.C. TABLE 8-2)
50. 22"x30" ATTIC ACCESS (I.R.C. SEC. R807.1, AMENDED) - DTL. 84/AD3.
51. F.A.U. IN ATTIC - PROVIDE ATTIC ACCESS PANEL (U.M.C. SEC. 904.11) - REFER TO UTILITY PLAN - DTL. 81/AD5.
52. DUCT CHASE - DTL. 93 & 94/AD5 - REFER TO MECH PLAN
53. RETURN AIR GRILL (R.A.G.) - REFER TO MECH PLAN
54. ½" GYPSUM BOARD ON CEILING & WALLS AT USEABLE SPACE UNDER STAIRS PER I.R.C. SEC. R311.2.2
55. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN ½" GYP. BOARD APPLIED TO THE GARAGE SIDE PER SEC. R309.2
56. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN ⅝" TYPE 'X' GYP. BOARD PER I.R.C. SEC. R309.2. NOTE: THE CEILING JOISTS SUPPORTING THE SEPARATION SHALL BE PROTECTED BY NOT LESS THAN ½" GYP. BOARD.
57. MATERIAL TO ROOF SHEATHING
58. 14"x10" @ EL. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT
59. PROVIDE 100 SQ. IN. FOR MAKE-UP AIR (U.M.C. SEC. 504.3.2)
60. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
61. RAILING/ GUARDRAIL - WROUGHT IRON OR WOOD (SEE PLAN) - REFER TO DTL. 66 & 66/AD4 (COMPLY WITH I.R.C. TABLE R301.5)

GENERAL PLAN NOTES

ALL CEILING HEIGHTS PER SECTION AND ELEVATION PLATE HEIGHTS, U.N.O.

ALL INTERIOR DOORS TO BE HOLLOW CORE 1⅜" THICK, U.N.O. - REFER TO PLAN FOR SIZE

ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1⅜" THICK EXTERIOR GRADE - REFER TO PLAN FOR SIZE.

ALL HOUSE TO GARAGE DOORS TO BE SOLID CORE 1⅜" THICK W/ SELF CLOSER AND TIGHT FITTINGS - REFER TO PLAN FOR SIZE.

ALL ENTRY DOORS AND EXTERIOR FRENCH DOOR STILES & RAILS TO BE SOLID CORE 1¾" THICK - REFER TO PLAN FOR SIZE.

ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTER OF DOOR JAMBS, U.N.O.

INTERIOR KEY



PRJ-50797
08/27/13

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FAX: (702) 266-8603

ISSUE DATE: 12/04/10
PROJECT No.: 053045
DIVISION MGR.: J.C.
REVISIONS:

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REVISIONS:		
1	DRB Rev.	11/08/10
2	DRB Final	12/3/10
3	2nd Rev.	01/20/10
4	Comp. Rev.	12/03/10
5		
6		
7		

PLAN: 235.2075
SHEET: 1.2

HENDERSON
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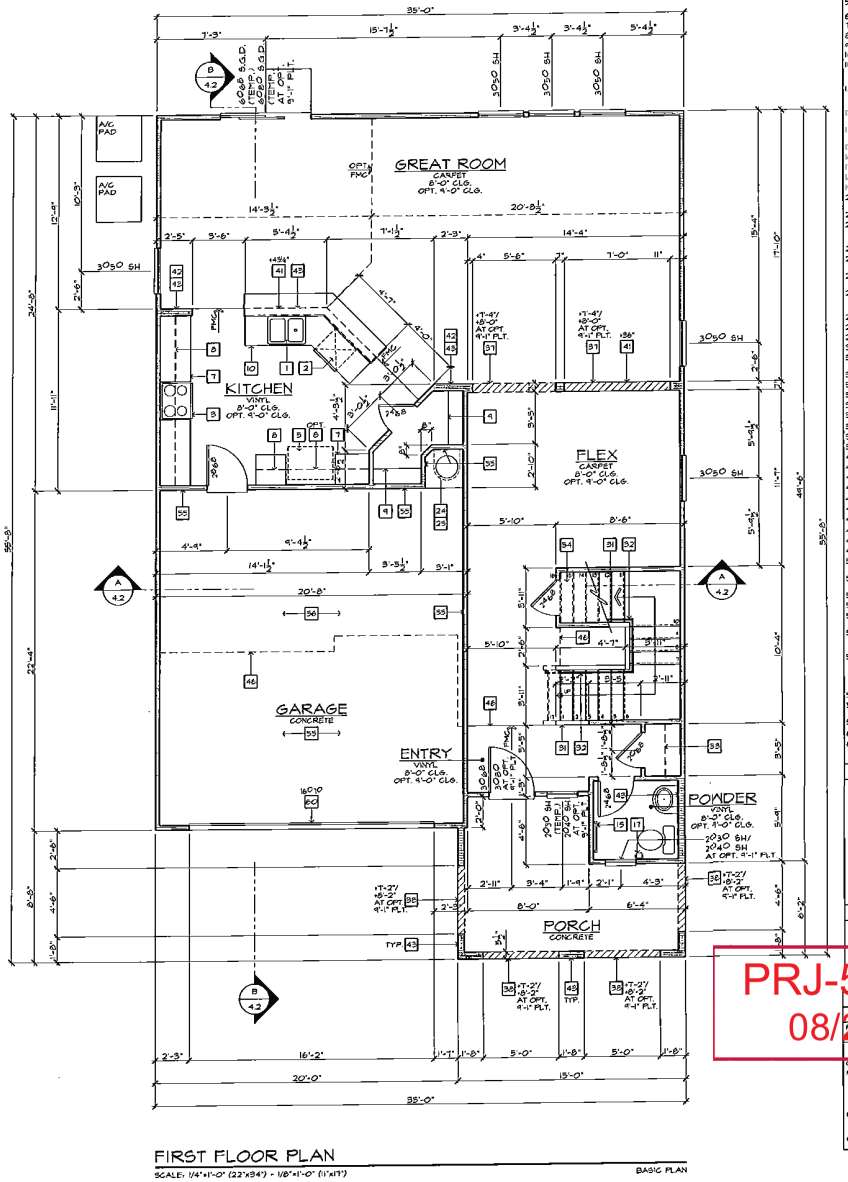
MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



FIRST FLOOR PLAN

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

BASIC PLAN

FLOOR PLAN NOTES

1. SINK WITH GARBAGE DISPOSAL - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
2. DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
3. SLIDE-IN RANGE - OVEN COMBINATION W/ VENTLESS HOOD ABOVE - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
4. 30" COOKTOP - W/ BUILT-IN HOOD W/ LIGHT & FAN. (VENT TO OUTSIDE AIR) - VERIFY W/ MANUFACTURER SPEC'S.
5. 36" CLEAR REFRIGERATOR SPACE W/ PLUMBING FOR ICEMAKER (RECESSED IN WALL)
6. DOUBLE OVEN - VERIFY W/ MANUFACTURER SPEC'S.
7. BASE CABINETS - REFER TO INTERIOR ELEVATIONS
8. UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
9. PANTRY WITH (5) 12" DEEP WIRE SHELVES AT +16", +42" & +68"
10. ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
11. TUB/ SHOWER COMBINATION W/ GLUED MASTIC & VENT SYSTEM AND WAINSCOT TO 6 FEET ABOVE THE FLOOR PER I.R.C. SEC. R3012 - VERIFY DIMENSIONS WITH MFG. SPEC'S
12. OVAL/MORGLASS TUB WITH GLUED MASTIC & VENT SYSTEM - VERIFY DIMENSIONS W/ MFG. SPEC'S. (NOTE: PROVIDE 12"X12" ACCESS PANEL WHEN SPA MOTOR OPTION IS SELECTED)
13. SHOWER PAN W/ WAINSCOT TO 6 FEET ABOVE THE FLOOR - VERIFY DIMENSIONS W/ MFG. (I.R.C. SEC. R3012)
14. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR PER I.R.C. SEC. R308.4(5).
15. TOWEL BAR - PROVIDE 2x SOLID BACKING
16. OPT. RECESSED MEDICINE CABINET (MIRRORED) +50" A.F.F.
17. TOILET PAPER HOLDER
18. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS.
19. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS.
20. PROVIDE WATER & WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN WALL).
21. DRYER VENT TO OUTSIDE AIR (U.M.C. SEC. 504.3)
22. PROVIDE DRAIN PAN BELOW WASHER WITH OVERFLOW DRAIN TO OUTSIDE - SEPARATE AT FLOOR LEVEL WITH ELBOW DOWN (SLOPE ¼" PER FOOT) - DTL. 42/AD5
23. RESERVED.
24. WATER HEATER - LOCATE ON AN 18" PLATFORM. PROVIDE SEISMIC BRACING (U.P.C. SEC. 508.2, 14) - DTL. 82/AD5
25. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS
26. 3" DIA. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE PER U.P.C. SEC. 508.1.4.2) - REFER TO DETAIL 83/AD5
27. SOFT WATER LOOP
28. RESERVED.
29. RESERVED.
30. RESERVED.
31. +38" GUARDRAIL/WALL (I.R.C. SEC. R312.1 & R312.2) - DTL. 66 & 80/AD4.
32. 34"-38" HIGH HANDRAIL (I.R.C. SEC. R311.5.6.1) - DTL. 69/AD4.
33. COATS W/ WIRE SHELF - DTL. 55/AD5.
34. LINEN WITH (3) 12" DEEP WIRE SHELVES AT +16", +42" & +68"
35. WARDROBE W/ WIRE SHELF - DTL. 55/AD5.
36. MEDIA NICHE - REFER TO INTERIOR ELEVATIONS.
37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT.
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT.
39. LINE OF CEILING BREAK.
40. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
43. 2x6 WALL
44. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
45. DOUBLE 2x4 WALL
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW
48. ROUTE OF MECH. 'B' VENT FROM BELOW (U.P.C. TABLE 5-5)
49. F.A.U. 'B' VENT TO OUTSIDE AIR (U.M.C. TABLE 8-2)
50. 22"x30" ATTIC ACCESS (I.R.C. SEC. R807.1, AMENDED) - DTL. 54/AD3
51. F.A.U. IN ATTIC - PROVIDE ATTIC ACCESS PANEL (U.M.C. SEC. 904.11) - REFER TO UTILITY PLAN - DTL. 81/AD5
52. DUCT CHASE - DTL. 43 & 44/AD5 - REFER TO MECH. PLAN
53. RETURN AIR GRILL (R.A.G.) - REFER TO MECH. PLAN
54. ½" GYPSUM BOARD ON CEILING & WALLS AT USEABLE SPACE UNDER STAIRS PER I.R.C. SEC. R311.2.2
55. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN ½ GYP. BOARD APPLIED TO THE GARAGE SIDE PER SEC. R309.2
56. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN ½" TYPE 'X' GYP. BOARD PER I.R.C. SEC. R309.3. NOTE: THE STRUCTURE SUPPORTING THE SEPARATION SHALL BE PROTECTED BY NOT LESS THAN ½" GYP. BOARD.
57. MATERIAL TO ROOF SHEATHING
58. 14"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT
59. PROVIDE 100 SQ. IN. FOR MAKE-UP AIR (U.M.C. SEC. 504.3.2)
60. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
61. RAILING/ GUARDRAIL - WROUGHT IRON OR WOOD (SEE PLAN) - REFER TO DTL. 66 & 80/AD4 (COMPLY WITH I.R.C. TABLE R301.5)

GENERAL PLAN NOTES

ALL CEILING HEIGHTS PER SECTION AND ELEVATION PLATE HEIGHTS U.N.O.

ALL INTERIOR DOORS TO BE HOLLOW CORE 1⅜" THICK, U.N.O. - REFER TO PLAN FOR SIZE.

ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1⅜" THICK EXTERIOR GRADE - REFER TO PLAN FOR SIZE.

ALL HOUSE TO GARAGE DOORS TO BE SOLID CORE 1⅜" THICK W/ SELF CLOSER AND TIGHT FITTINGS - REFER TO PLAN FOR SIZE.

ALL ENTRY DOORS AND EXTERIOR FRENCH DOOR STILES & RAILS TO BE SOLID CORE 1¾" THICK - REFER TO PLAN FOR SIZE.

ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTER OF DOOR JAMBS, U.N.O.

INTERIOR KEY

SQUARE FOOTAGE

PLAN 235.2394

FIRST FLOOR AREA		1183	SQ. FT.
SECOND FLOOR AREA		1211	SQ. FT.
TOTAL AREA		2394	SQ. FT.
GARAGE AREA		421	SQ. FT.
PORCH AREA			
	ELEVATION 'A'	191	SQ. FT.
	ELEVATION 'B'	181	SQ. FT.
	ELEVATION 'E'	191	SQ. FT.
OPT. PATIO	PATIO 'A'	196	SQ. FT.
	PATIO 'D' W/ OPT. BALCONY ONLY	144	SQ. FT.
OPT. BALCONY	AT M. BDRM.	144	SQ. FT.

KB HOME

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ISSUE DATE: 02/08/10
PROJECT No.: 853045
DIVISION MGR.: J.C.
REVISIONS:

FOR INTERNAL USE ONLY

REVISED BY		
1.	DRB Rev.	10/2010
2.	DRB Final	11/3/10
3.	Str. Rev.	12/27/10
4.	Comp. Rev.	12/17/10
5.		
6.		

PLAN: 235.2394

SHEET: 1.1

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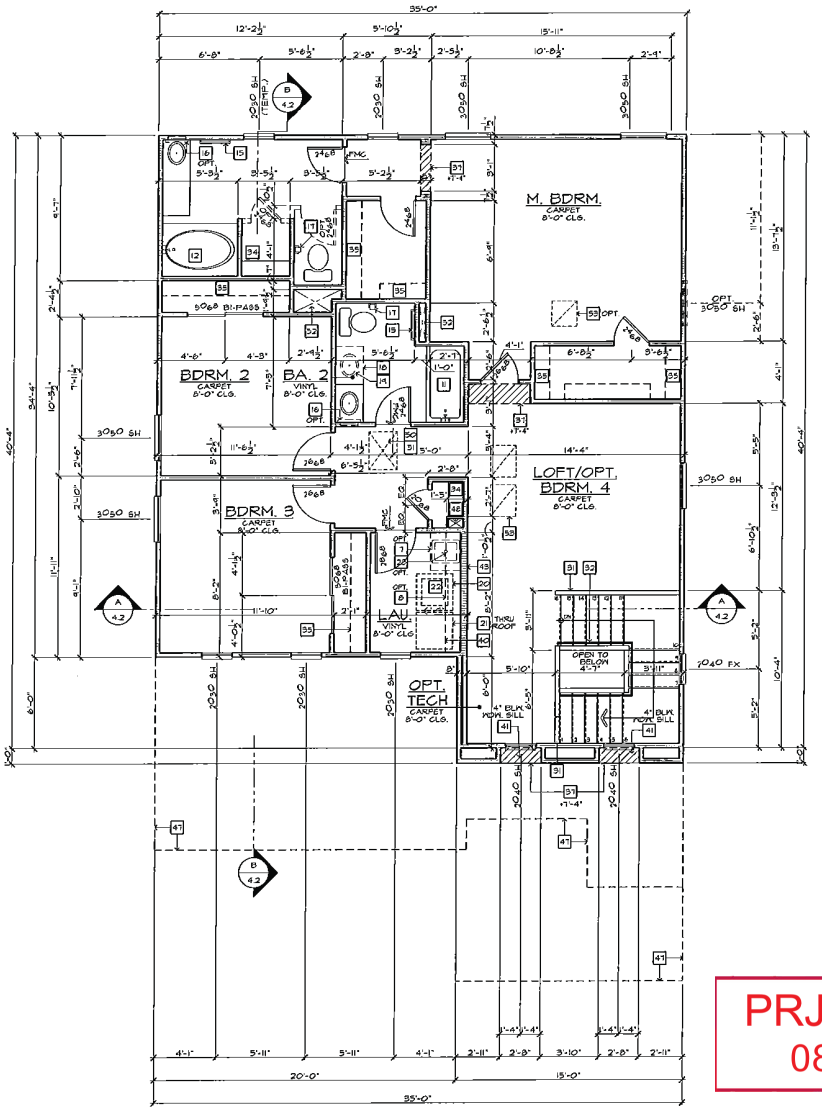
PRJ-50797
08/27/10

MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



SECOND FLOOR PLAN

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

BASIC PLAN

FLOOR PLAN NOTES

1. SINK WITH GARBAGE DISPOSAL - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
2. DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
3. SLIDE-IN RANGE - OVEN COMBINATION W/ VENTLESS HOOD ABOVE - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
4. 30" COOKTOP - W/ BUILT-IN HOOD W/ LIGHT & FAN. (VENT TO OUTSIDE AIR) - VERIFY W/ MANUFACTURER SPEC'S.
5. 9.8" CLEAR REFRIGERATOR SPACE W/ PLUMBING FOR ICEMAKER (RECESSED IN WALL)
6. DOUBLE OVEN - VERIFY W/ MANUFACTURER SPEC'S.
7. BASE CABINETS - REFER TO INTERIOR ELEVATIONS
8. UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
9. PANTRY WITH (5) 12" DEEP WIRE SHELVES AT +16", +42" & +68"
10. ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
11. TUB/ SHOWER COMBINATION W/ GLUED WASTE & VENT SYSTEM AND WAINSCOT TO 6 FEET ABOVE THE FLOOR PER I.R.C. SEC. R3072 - VERIFY DIMENSIONS WITH MFG. SPEC'S.
12. OVAL/MOURSLASS TUB WITH GLUED WASTE & VENT SYSTEM - VERIFY DIMENSIONS W/ MFG. SPEC'S. (NOTE: PROVIDE 12"X12" ACCESS PANEL WHEN SPA MOTOR OPTION IS SELECTED)
13. SHOWER PAN W/ WAINSCOT TO 6 FEET ABOVE THE FLOOR - VERIFY DIMENSIONS W/ MFG. (I.R.C. SEC. R307.2).
14. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR PER I.R.C. SEC. R308.4(8).
15. TOWEL BAR - PROVIDE 2x SOLID BACKING
16. OPT. RECESSED MEDICINE CABINET (MIRRORED) +50" A.F.F.
17. TOILET PAPER HOLDER
18. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS.
19. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS.
20. PROVIDE WATER & WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN WALL)
21. DRYER VENT TO OUTSIDE AIR (U.M.C. SEC. 504.3)
22. PROVIDE DRAIN PAN BELOW WASHER WITH OVERFLOW DRAIN TO OUTSIDE - TERMINATE AT FLOOR LEVEL WITH ELBOW DOWN (SLOPE ¼" PER FOOT) - DTL. 42/AD5
23. RESERVED.
24. WATER HEATER - LOCATE ON AN 18" PLATFORM, PROVIDE SEISMIC BRACING (U.P.C. SEC. 508.2, 14) - DTL. 62/AD5
25. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS
26. 3" DIA. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE PER U.P.C. SEC. 508.14(3) - REFER TO DETAIL 63/AD5
27. SOFT WATER LOOP
28. RESERVED.
29. RESERVED.
30. RESERVED.
31. +30" GUARDRAIL/WALL (I.R.C. SEC. R312.1 & R312.2) - DTL. 66 & 68/AD4.
32. 34"-38" HIGH HANDRAIL (I.R.C. SEC. R311.5.6.1) - DTL. 63/AD4.
33. COATS W/ WIRE SHELF - DTL. 55/AD3.
34. LINEN WITH (3) 12" DEEP WIRE SHELVES AT +16", +42" & +68"
35. WARDROBE W/ WIRE SHELF - DTL. 55/AD3.
36. MEDIA NICHE - REFER TO INTERIOR ELEVATIONS.
37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT.
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT.
39. LINE OF CEILING BREAK.
40. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
43. 2x6 WALL
44. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
45. DOUBLE 2x4 WALL
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW
48. ROUTE OF PLH 'B' VENT FROM BELOW (U.P.C. TABLE 5-3)
49. F.A.U. 'B' VENT TO OUTSIDE AIR (U.M.C. TABLE 8-2)
50. 22"x30" ATTIC ACCESS (I.R.C. SEC. R807), AMENDED) - DTL. 54/AD3
51. F.A.U. IN ATTIC - PROVIDE ATTIC ACCESS PANEL (U.M.C. SEC. 1204.1) - REFER TO UTILITY PLAN - DTL. 61/AD5
52. DUCT CHASE - DTL. 43 & 44/AD5 - REFER TO MECH. PLAN
53. RETURN AIR GRILL (R.A.G.) - REFER TO MECH. PLAN
54. ½" GYPSUM BOARD ON CEILING & WALLS AT USEABLE SPACE UNDER STAIRS PER I.R.C. SEC. R311.2.2.
55. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN ½" GYP. BOARD APPLIED TO THE GARAGE SIDE PER SEC. R302.6
56. GARAGES BOVE HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN ⅝" TYPE 'X' GYP. BOARD PER I.R.C. SEC. R302.6 NOTE: WHERE THE STRUCTURE SUPPORTING THE SEPARATION SHALL BE PROTECTED BY NOT LESS THAN ½" GYP. BOARD.
57. MATERIAL TO ROOF SHEATHING
58. 14"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CARD HEIGHT
59. PROVIDE 100 SQ. IN. FOR MAKE-UP AIR (U.M.C. SEC. 504.3.2)
60. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
61. RAILING/ GUARDRAIL - WROUGHT IRON OR WOOD (SEE PLAN) - REFER TO DTL. 66 & 68/AD4 (COMPLY WITH I.R.C. TABLE R301.5).

GENERAL PLAN NOTES

ALL CEILING HEIGHTS PER SECTION AND ELEVATION PLATE HEIGHTS, U.N.O.

ALL INTERIOR DOORS TO BE HOLLOW CORE 1⅜" THICK, U.N.O. - REFER TO PLAN FOR SIZE.

ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1⅜" THICK EXTERIOR GRADE - REFER TO PLAN FOR SIZE.

ALL HOUSE TO GARAGE DOORS TO BE SOLID CORE 1⅜" THICK W/ SELF CLOSER AND TIGHT FITTINGS - REFER TO PLAN FOR SIZE.

ALL ENTRY DOORS AND EXTERIOR FRENCH DOOR STILES & RAILS TO BE SOLID CORE 1¾" THICK - REFER TO PLAN FOR SIZE.

ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTER OF DOOR JAMBS, U.N.O.

INTERIOR KEY



PRJ-50797
08/27/13

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ISSUE DATE: 02/06/10
PROJECT No.: 853045
DIVISION MGR.: J.C.
REVISIONS:

FOR INTERNAL USE ONLY

REVISED BY:		
1	DRD Rev.	11/05/10
2	DRB Final	1/19/10
3	Div. Rev.	02/25/10
4	Comp. Rev.	03/09/10
5		
6		

PLAN: 235.2394
SHEET: 1.2

HENDERSON
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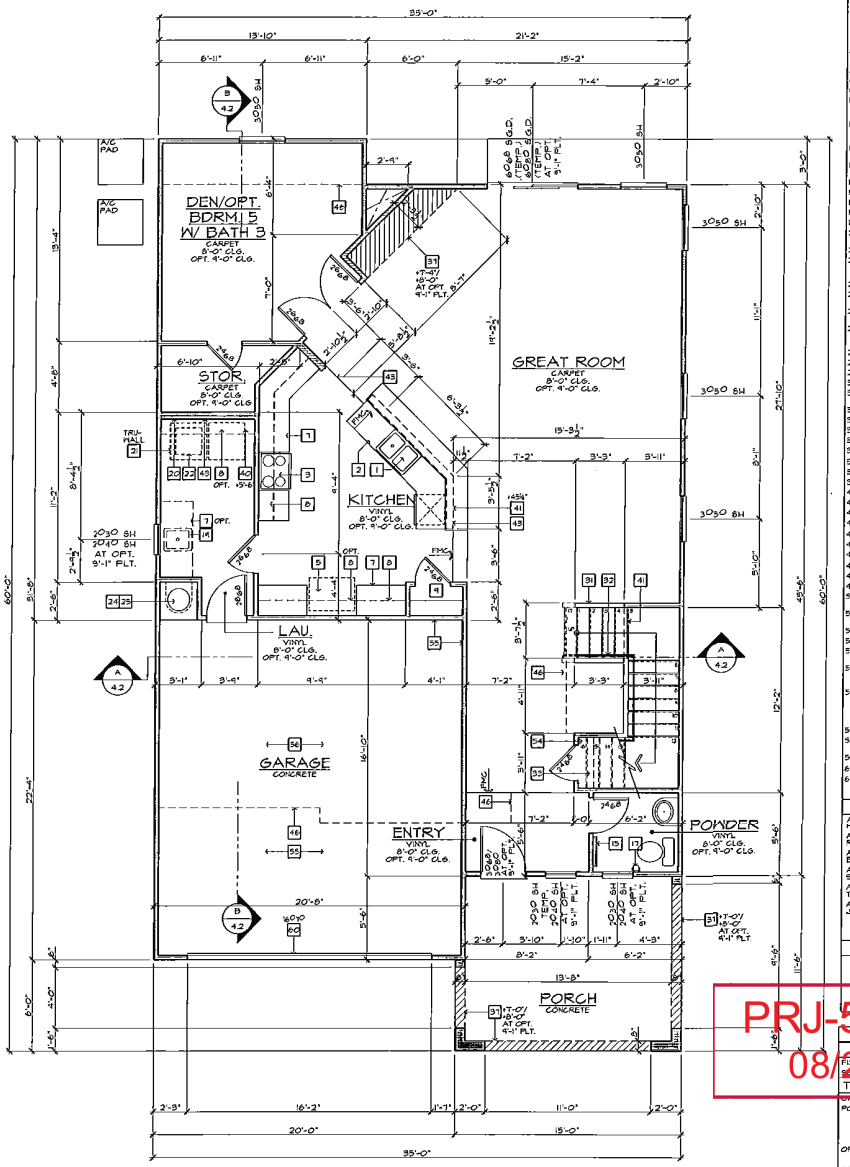
MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



FIRST FLOOR PLAN

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

BASIC PLAN

FLOOR PLAN NOTES

1. SINK WITH GARBAGE DISPOSAL - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
2. DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
3. SLIDE-IN RANGE - OVEN COMBINATION W/ VENTLESS HOOD ABOVE - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
4. 30" COOKTOP - W/ BUILT-IN HOOD W/ LIGHT & FAN (VENT TO OUTSIDE AIR) - VERIFY W/ MANUFACTURER SPEC'S.
5. 24" CLEAR REFRIGERATOR SPACE W/ PLUMBING FOR ICEMAKER (RECESSED IN WALL).
6. DOUBLE OVEN - VERIFY W/ MANUFACTURER SPEC'S.
7. BASE CABINETS - REFER TO INTERIOR ELEVATIONS
8. UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
9. PANTRY WITH (3) 12" DEEP WIRE SHELVES AT +18", +42" & +68"
10. ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
11. TUB/ SHOWER COMBINATION W/ GLUED MASTE & VENT SYSTEM AND WAINSCOT TO 6 FEET ABOVE THE FLOOR PER I.R.C. SEC. R307.2 - VERIFY DIMENSIONS WITH MFG. SPEC'S
12. OVAL/HOURGLASS TUB WITH GLUED MASTE & VENT SYSTEM - VERIFY DIMENSIONS W/ MFG. SPEC'S. (NOTE: PROVIDE 12"X12" ACCESS PANEL WHEN SPA MOTOR OPTION IS SELECTED)
13. SHOWER PAN W/ WAINSCOT TO 6 FEET ABOVE THE FLOOR - VERIFY DIMENSIONS W/ MFG. (I.R.C. SEC. R307.2)
14. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR PER I.R.C. SEC. R308.4(5).
15. TOWEL BAR - PROVIDE 2x SOLID BACKING
16. OPT. RECESSED MEDICINE CABINET (MIRRORED) +50" A.F.F.
17. TOILET PAPER HOLDER
18. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS.
19. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS.
20. PROVIDE WATER & WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN WALL).
21. DRYER VENT TO OUTSIDE AIR (U.M.C. SEC. 504.3)
22. PROVIDE DRAIN PAN BELOW WASHER WITH OVERFLOW DRAIN TO OUTSIDE - TERMINATE AT FLOOR LEVEL WITH ELBOW DOWN (SLOPE ¼" PER FOOT) - DTL. 92/AD5
23. RESERVED.
24. WATER HEATER - LOCATE ON AN 18" PLATFORM; PROVIDE SEISMIC BRACING (U.P.C. SEC. 508.3, 14) - DTL. 82/AD5
25. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS
26. 9" DIA. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE PER U.P.C. SEC. 508.14(2) - REFER TO DETAIL 88/AD5
27. SOFT WATER LOOP
28. RESERVED.
29. RESERVED.
30. RESERVED.
31. +36" GUARDRAIL/WALL (I.R.C. SEC. R312.1 & R312.2) - DTL. 66 & 68/AD4.
32. 34"-38" HIGH HANDRAIL (I.R.C. SEC. R311.5.6.1) - DTL. 69/AD4.
33. COATS W/ WIRE SHELF - DTL. 55/AD3.
34. LINEN WITH (3) 12" DEEP WIRE SHELVES AT +18", +42" & +68"
35. WARDROBE W/ WIRE SHELF - DTL. 55/AD3.
36. MEDIA NICHE - REFER TO INTERIOR ELEVATIONS.
37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT.
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT.
39. LINE OF CEILING BREAK.
40. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
43. 2x6 WALL
44. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
45. DOUBLE 2x4 WALL
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW
48. ROUTE OF PLM. 'B' VENT FROM BELOW (U.P.C. TABLE 5-3)
49. P.A.U. 'B' VENT TO OUTSIDE AIR (U.M.C. TABLE 8-2)
50. 22"x30" ATTIC ACCESS (I.R.C. SEC. R807.1, AMENDED) - DTL. 54/AD3.
51. P.A.U. IN ATTIC - PROVIDE ATTIC ACCESS PANEL (U.M.C. SEC. 904.11) - REFER TO UTILITY PLAN - DTL. 81/AD5
52. DUCT CHASE - DTL. 43 & 44/AD5 - REFER TO MECH. PLAN
53. RETURN AIR GRILL (R.A.G.) - REFER TO MECH. PLAN
54. ½" GYPSUM BOARD ON CEILING & WALLS AT USEABLE SPACE UNDER STAIRS PER I.R.C. SEC. R311.2.2
55. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN ½" GYP. BOARD APPLIED TO THE GARAGE SIDE PER SEC. R309.2
56. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN ⅝" TYPE 'X' GYP. BOARD PER I.R.C. SEC. R309.2. NOTE: THE STRUCTURE SUPPORTING THE SEPARATION SHALL BE PROTECTED BY NOT LESS THAN ½" GYP. BOARD.
57. MATERIAL TO ROOF SHEATHING
58. 14"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT
59. PROVIDE 100 SQ. IN. FOR MAKE-UP AIR (U.M.C. SEC. 504.3.2)
60. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
61. RAILING/ GUARDRAIL - WROUGHT IRON OR WOOD (SEE PLAN) - REFER TO DTL. 66 & 68/AD4 (COMPLY WITH I.R.C. TABLE R301.5).

GENERAL PLAN NOTES

ALL CEILING HEIGHTS PER SECTION AND ELEVATION PLATE HEIGHTS, U.N.O.

ALL INTERIOR DOORS TO BE HOLLOW CORE 1⅜" THICK, U.N.O. - REFER TO PLAN FOR SIZE

ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1⅜" THICK EXTERIOR GRADE - REFER TO PLAN FOR SIZE.

ALL HOUSE TO GARAGE DOORS TO BE SOLID CORE 1⅜" THICK W/ SELF CLOSER AND TIGHT FITTINGS - REFER TO PLAN FOR SIZE.

ALL ENTRY DOORS AND EXTERIOR FRENCH DOOR STILES & RAILS TO BE SOLID CORE 1⅜" THICK - REFER TO PLAN FOR SIZE.

ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTER OF DOOR JAMBS, U.N.O.

INTERIOR KEY

SQUARE FOOTAGE

PLAN 235.2568

FIRST FLOOR AREA		1247	SQ. FT.
SECOND FLOOR AREA		1321	SQ. FT.
TOTAL AREA		2568	SQ. FT.
GARAGE AREA		423	SQ. FT.
PORCH AREA		145	SQ. FT.
	ELEVATION 'J'	145	SQ. FT.
	ELEVATION 'K'	145	SQ. FT.
	ELEVATION 'L'	145	SQ. FT.
OPT. PATIO		128	SQ. FT.
OPT. BALCONY	AT M. BDRM.	128	SQ. FT.

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1	DRB Rev.	10/08/10
2	DRB Final	11/3/10
3	Div. Rev.	03/31/10
4	Comp. Rev.	12/02/10
5		
6		

PLAN: 235.2568

SHEET: 1.1

HENDERSON
SPEC LEVEL E
OPEN SERIES

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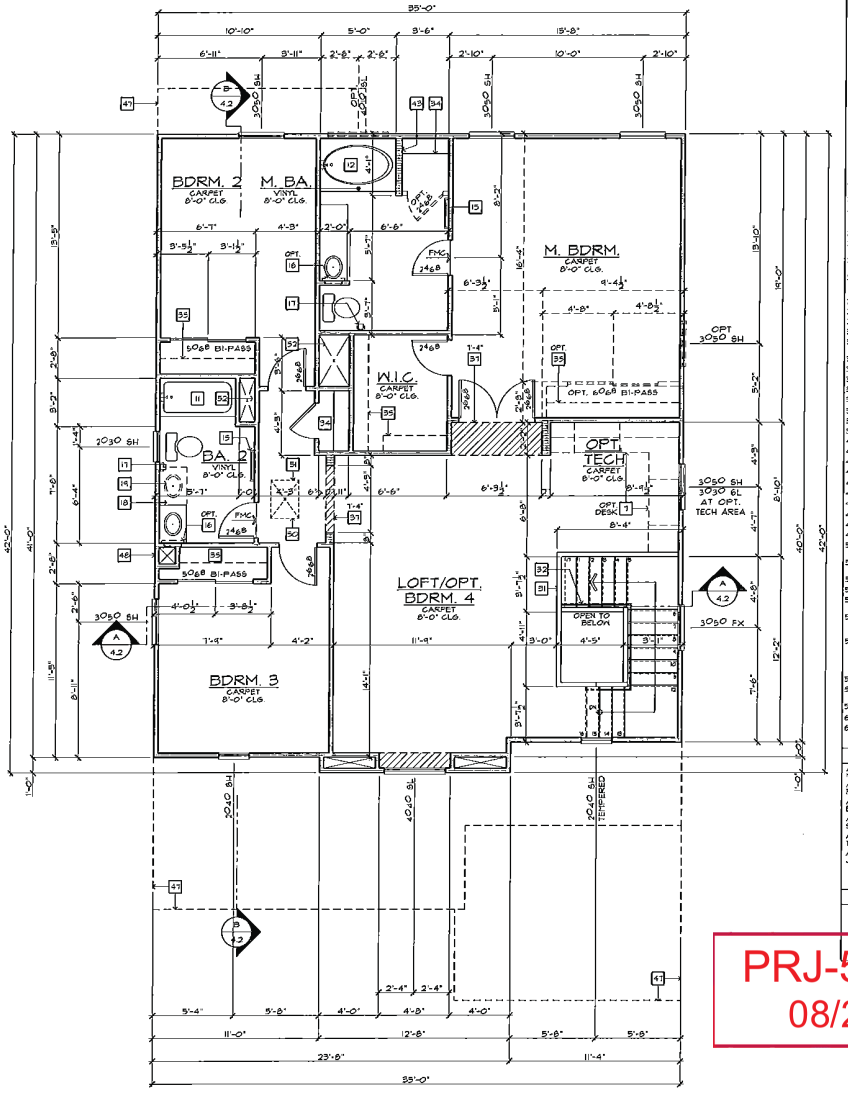
PRJ-50797
08/27/10

MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



SECOND FLOOR PLAN

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

BASIC PLAN

FLOOR PLAN NOTES

1. SINK WITH GARBAGE DISPOSAL - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
2. DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
3. SLIDE-IN RANGE - OVEN COMBINATION W/ VENTLESS HOOD ABOVE - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
4. 30" COOKTOP - W/ BUILT-IN HOOD W/ LIGHT & FAN. (VENT TO OUTSIDE AIR) - VERIFY W/ MANUFACTURER SPEC'S.
5. 36" CLEAR REFRIGERATOR SPACE W/ PLUMBING FOR ICEMAKER (RECESSED IN WALL)
6. DOUBLE OVEN - VERIFY W/ MANUFACTURER SPEC'S.
7. BASE CABINETS - REFER TO INTERIOR ELEVATIONS
8. UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
9. PANTRY WITH (3) 12" DEEP WIRE SHELVES AT +16", +42" & +68"
10. ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
11. TUB/ SHOWER COMBINATION W/ GLUED KASTILE & VENT SYSTEM AND WAINSCOT TO 6 FEET ABOVE THE FLOOR PER I.R.C. SEC. R307.2 - VERIFY DIMENSIONS WITH MFG. SPEC'S
12. OVAL/HOURGLASS TUB WITH GLUED KASTILE & VENT SYSTEM - VERIFY DIMENSIONS W/ MFG. SPEC'S. (NOTE: PROVIDE 12"X12" ACCESS PANEL WHEN SPA MOTOR OPTION IS SELECTED)
13. SHOWER PAN W/ WAINSCOT TO 6 FEET ABOVE THE FLOOR - VERIFY DIMENSIONS W/ MFG. (I.R.C. SEC. R307.2).
14. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR PER I.R.C. SEC. R308.4(5).
15. TOWEL BAR - PROVIDE 2x SOLID BACKING
16. OPT. RECESSED MEDICINE CABINET (MIRRORED) +50" A.F.F.
17. TOILET PAPER HOLDER
18. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS.
19. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS.
20. PROVIDE WATER & WASTE FOR WASHER (WASHER CONTROL VALVES (RECESSED IN WALL)
21. DRYER VENT TO OUTSIDE AIR (U.M.C. SEC. 504.3)
22. PROVIDE DRAIN PAN BELOW WASHER WITH OVERFLOW DRAIN TO OUTSIDE - TERMINATE AT FLOOR LEVEL WITH ELBOW DOWN (SLOPE ¼" PER FOOT) - DTL. 42/AD5
23. RESERVED.
24. WATER HEATER - LOCATE ON AN 18" PLATFORM. PROVIDE SEISMIC BRACING (U.P.C. SEC. 508.2, 14) - DTL. 82/AD5
25. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS
26. 9" DIA. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE PER (U.P.C. SEC. 508H(2)) - REFER TO DETAIL 83/AD5
27. SOFT WATER LOOP
28. RESERVED.
29. RESERVED.
30. RESERVED.
31. +36" GUARDRAIL/WALL (I.R.C. SEC. R312.1 & R312.2) - DTL. 66 & 68/AD4.
32. 34"-38" HIGH HANDRAIL (I.R.C. SEC. R311.5.6.1) - DTL. 68/AD4.
33. COATS W/ WIRE SHELF - DTL. 55/AD5.
34. LINEN WITH (3) 12" DEEP WIRE SHELVES AT +16", +42" & +68"
35. WARDROBE W/ WIRE SHELF - DTL. 55/AD5.
36. MEDIA NICHE - REFER TO INTERIOR ELEVATIONS.
37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT.
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT.
39. LINE OF CEILING BREAK.
40. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
43. 2x6 WALL
44. 2x8 BALLOON FRAMED WALL - REFER TO STRUCTURAL
45. DOUBLE 2x4 WALL
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW
48. ROUTE OF PLH 'B' VENT FROM BELOW (U.P.C. TABLE 5-3)
49. F.A.U. 'B' VENT TO OUTSIDE AIR (U.M.C. TABLE 6-2)
50. 22"x30" ATTIC ACCESS (I.R.C. SEC. R807), AMENDED) - DTL. 54/AD5
51. F.A.U. IN ATTIC - PROVIDE ATTIC ACCESS PANEL (U.M.C. SEC. 904.11) - REFER TO UTILITY PLAN - DTL. 81/AD5
52. DUCT CHASE - DTL. 43 & 44/AD5 - REFER TO MECH. PLAN
53. RETURN AIR GRILL (R.A.G.) - REFER TO MECH. PLAN
54. ½" GYPSUM BOARD ON CEILING & WALLS AT USEABLE SPACE UNDER STAIRS PER I.R.C. SEC. R311.2.2
55. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN ½" GYP. BOARD APPLIED TO THE GARAGE SIDE PER I.R.C. R302.6
56. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN ⅝" TYPE 'X' GYP. BOARD PER I.R.C. SEC. R302.2. NOTE: THE STRUCTURE SUPPORTING THE SEPARATION SHALL BE PROTECTED BY NOT LESS THAN ½" GYP. BOARD.
57. MATERIAL TO ROOF SHEATHING
58. 14"x12" SCREENED, LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT
59. PROVIDE 100 SQ. IN. FOR MAKE-UP AIR (U.M.C. SEC. 504.3.2)
60. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
61. RAILING/ GUARDRAIL - WROUGHT IRON OR WOOD (SEE PLAN) - REFER TO DTL. 66 & 68/AD4 (COMPLY WITH I.R.C. TABLE R301.5).

GENERAL PLAN NOTES

ALL CEILING HEIGHTS PER SECTION AND ELEVATION PLATE HEIGHTS, U.N.O.

ALL INTERIOR DOORS TO BE HOLLOW CORE 1⅜" THICK, U.N.O. - REFER TO PLAN FOR SIZE.

ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1⅜" THICK EXTERIOR GRADE - REFER TO PLAN FOR SIZE.

ALL HOUSE TO GARAGE DOORS TO BE SOLID CORE 1⅜" THICK W/ SELF CLOSER AND TIGHT FITTINGS - REFER TO PLAN FOR SIZE.

ALL ENTRY DOORS AND EXTERIOR FRENCH DOOR STILES & RAILS TO BE SOLID CORE 1¾" THICK - REFER TO PLAN FOR SIZE.

ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTER OF DOOR JAMBS, U.N.O.

INTERIOR KEY

PRJ-50797
08/27/13

KB HOME
BUILT TO ORDER

VERSANTE

KB HOME
LAS VEGAS, INC.

5655 BADURA AVENUE
LAS VEGAS, NV 89118
TEL: (702) 266-8400
FAX: (702) 266-8603

ISSUE DATE: 02/08/10
PROJECT No.: 853045
DIVISION MGR.: J.C.
REVISIONS:

FOR INTERNAL USE ONLY

REVISED BY:		
1	SPEC Rev.	11/20/10
2	SPEC Final	2/15/10
3	Div. Rev.	03/09/10
4	Comp. Rev.	12/23/10
5		
6		

PLAN: 235.2568
SHEET: 1.2

HENDERSON
SPEC LEVEL E
OPEN SERIES

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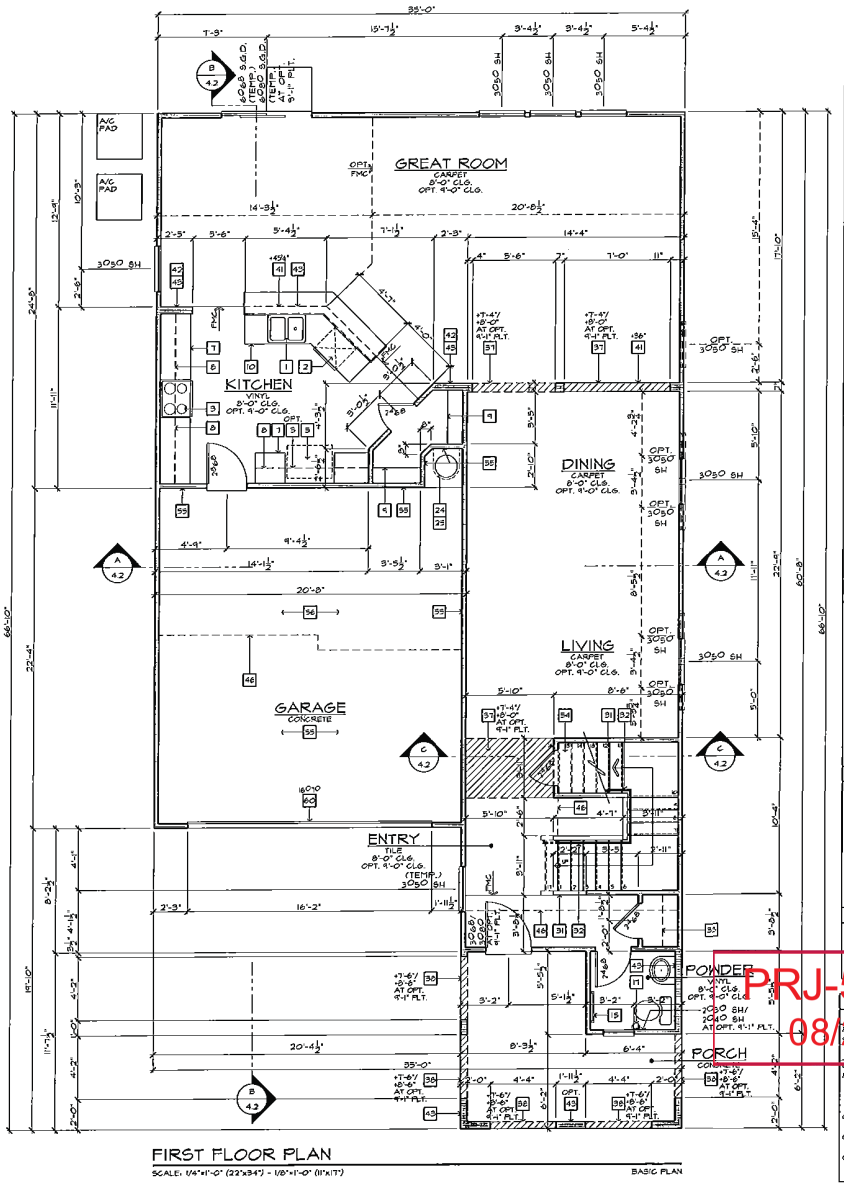
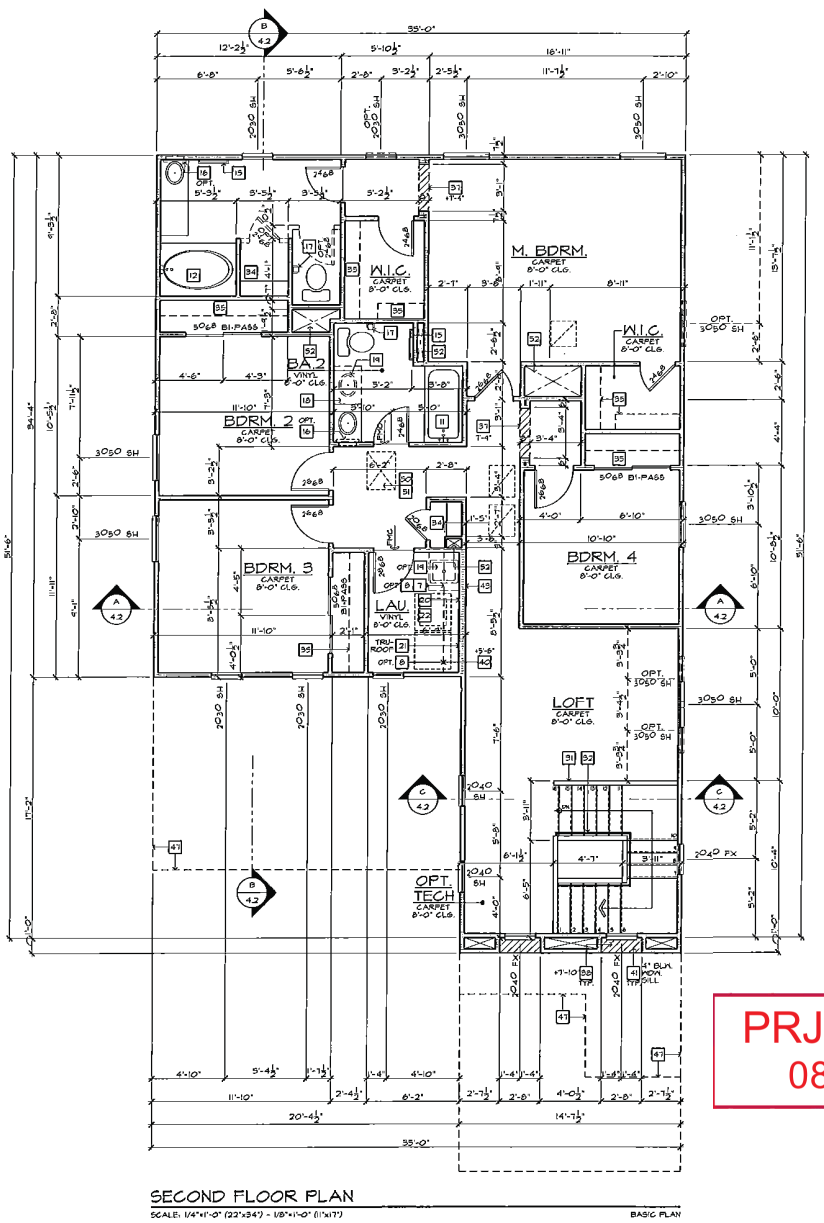
MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909


GREAT ROOM
CARPET
8'-0" CLG.
OPT. 9'-0" CLG.
KITCHEN
VINYL
8'-0" CLG.
OPT. 9'-0" CLG.
DINING
CARPET
8'-0" CLG.
OPT. 9'-0" CLG.
LIVING
CARPET
8'-0" CLG.
OPT. 9'-0" CLG.
GARAGE
CONCRETE
ENTRY
TILE
8'-0" CLG.
OPT. 9'-0" CLG.
(TEMP.)
POWDER
VINYL
8'-0" CLG.
OPT. 9'-0" CLG.
PORCH
CONC.
A/C PAD
A/C PAD
OPT. FMC
OPT. 3050 SH
3050 SH
FMC
OPT. PL.
OPT. 42" PL.
OPT. 9'-1" PL.
+7'-4"/ 10'-0" AT OPT. 9'-1" PLT.
+7'-6"/ 10'-6



SECOND FLOOR PLAN

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

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4. 30" COOKTOP - W/ BUILT-IN HOOD W/ LIGHT & FAN (VENT TO OUTSIDE AIR) - VERIFY W/ MANUFACTURER SPEC'S.
5. 36" CLEAR REFRIGERATOR SPACE W/ PLUMBING FOR ICEMAKER (RECESSED IN WALL)
6. DOUBLE OVEN - VERIFY W/ MANUFACTURER SPEC'S.
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8. UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
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10. ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
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13. SHOWER PAN W/ WAINSCOT TO 6 FEET ABOVE THE FLOOR - VERIFY DIMENSIONS W/ MFG. (I.R.C. SEC. R307.2)
14. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR PER I.R.C. SEC. R308.4(5).
15. TOWEL BAR - PROVIDE 2x SOLID BACKING
16. OPT. RECESSED MEDICINE CABINET (MIRRORED) +50" A.F.F.
17. TOILET PAPER HOLDER
18. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS.
19. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS.
20. PROVIDE WATER & WASTE FOR WASHER (WASHER CONTROL VALVES RECESSED IN WALL)
21. DRYER VENT TO OUTSIDE AIR (U.M.C. SEC. 504.3)
22. PROVIDE DRAIN PAN BELOW WASHER WITH OVERFLOW DRAIN TO OUTSIDE - TERMINATE AT FLOOR LEVEL WITH ELBOW DOWN (SLOPE ¼" PER FOOT) - DTL. 92/AD5
23. RESERVED.
24. WATER HEATER - LOCATE ON AN 18" PLATFORM, PROVIDE SEISMIC BRACING (U.P.C. SEC. 508.2 (4) - DTL. 83/AD5
25. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS
26. 3" DIA. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE PER U.P.C. SEC. 508.1(#2) - REFER TO DETAIL 89/AD5
27. SOFT WATER LOOP
28. RESERVED.
29. RESERVED.
30. RESERVED.
31. +36" GUARDRAIL/WALL (I.R.C. SEC. R312/ & R312.2) - DTL. 66 & 68/AD4.
32. 34"-38" HIGH HANDRAIL (I.R.C. SEC. R311.5.6.1) - DTL. 63/AD4.
33. COATS W/ WIRE SHELF - DTL. 55/AD3.
34. LINEN WITH (3) 12" DEEP WIRE SHELVES AT +16", +42" & +68"
35. WARDROBE W/ WIRE SHELF - DTL. 55/AD3.
36. MEDIA NICHE - REFER TO INTERIOR ELEVATIONS.
37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT.
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT.
39. LINE OF CEILING BREAK.
40. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
43. 2x6 WALL
44. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
45. DOUBLE 2x4 WALL
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW
48. ROUTE OF MIN. 'B' VENT FROM BELOW (U.P.C. TABLE 5-5)
49. F.A.U. 'B' VENT TO OUTSIDE AIR (U.M.C. TABLE 6-2)
50. 22"x30" ATTIC ACCESS (I.R.C. SEC. R807), AMENDED) - DTL. 54/AD3.
51. F.A.U. IN ATTIC - PROVIDE ATTIC ACCESS PANEL (U.M.C. SEC. 904.11) - REFER TO UTILITY PLAN - DTL. 81/AD5
52. DUCT CHASE - DTL. 93 & 94/AD5 - REFER TO MECH. PLAN
53. RETURN AIR GRILL (R.A.G.) - REFER TO MECH. PLAN
54. ½" GYPSUM BOARD ON CEILING & WALLS AT USEABLE SPACE UNDER STAIRS PER I.R.C. SEC. R311.2.2
55. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN ½" GYP. BOARD APPLIED TO THE GARAGE SIDE PER SEC. R309.2
56. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN "5/8" TYPE 'X' GYP. BOARD PER I.R.C. SEC. R309.2. NOTE: THE STRUCTURE SUPPORTING THE SEPARATION SHALL BE PROTECTED BY NOT LESS THAN ½" GYP. BOARD.
57. MATERIAL TO ROOF SHEATHING
58. 14"x12" GI. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE GURB HEIGHT
59. PROVIDE 100 SQ. IN. FOR MAKE-UP AIR (U.M.C. SEC. 504.3.2)
60. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
61. RAILING/ GUARDRAIL - WROUGHT IRON OR WOOD (SEE PLAN) - REFER TO DTL. 66 & 68/AD4 (COMPLY WITH I.R.C. TABLE R301.5).

GENERAL PLAN NOTES

ALL CEILING HEIGHTS PER SECTION AND ELEVATION PLATE HEIGHTS, U.N.O.

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ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1⅜" THICK EXTERIOR GRADE - REFER TO PLAN FOR SIZE.

ALL HOUSE TO GARAGE DOORS TO BE SOLID CORE 1⅜" THICK W/ SELF CLOSER AND TIGHT FITTINGS - REFER TO PLAN FOR SIZE.

ALL ENTRY DOORS AND EXTERIOR FRENCH DOOR STILES & RAILS TO BE SOLID CORE 1⅜" THICK - REFER TO PLAN FOR SIZE.

ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTER OF DOOR JAMBS, U.N.O.

INTERIOR KEY

PRJ-50797
08/27/13

KB HOME
BUILT TO ORDER

VERSANTE

KB HOME
LAS VEGAS, INC.

5665 BADURA AVENUE
LAS VEGAS, NV 89118
TEL: (702) 266-8400
FAX: (702) 266-8603

ISSUE DATE: 02/06/10
PROJECT No.: 853015
DIVISION MGR.: J.C.
REVISIONS:

FOR INTERNAL USE ONLY

REVISIONS BY:		
1	DRB Rev.	11/05/10
2	DRB Final	11/5/10
3	Dev. Rev.	12/20/10
4	Comp. Rev.	12/27/10
5		
6		

PLAN: 235.2712
SHEET: 1.2

HENDERSON
SPEC LEVEL E
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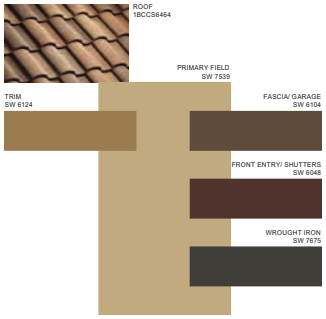
MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909

KB HOME BUILT TO ORDER

LAS VEGAS DIVISION
REV. OCTOBER 15, 2012

"A" SPANISH COLONIAL ELEVATION

SCHEME 1



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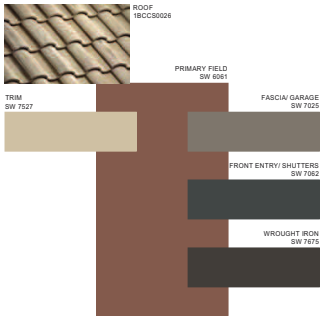

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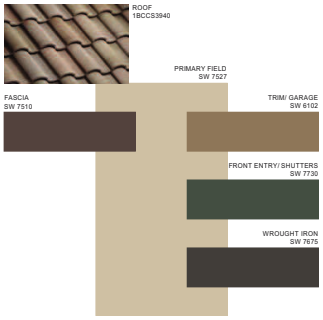

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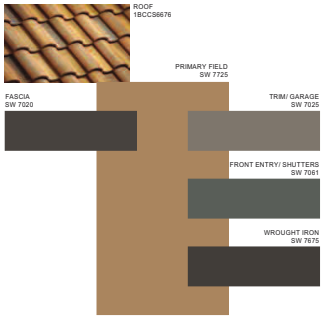
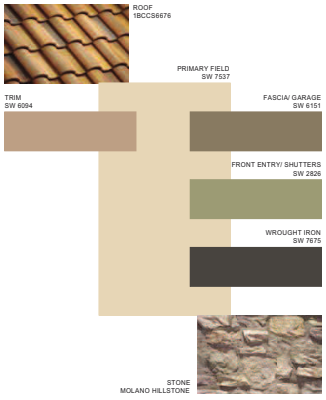


"B" TUSCAN ELEVATION

SCHEME 5



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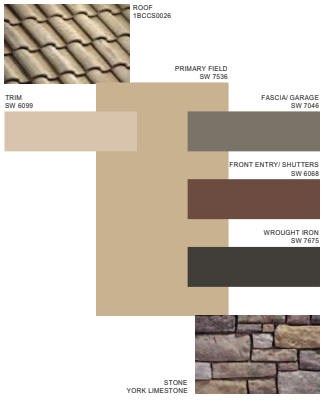

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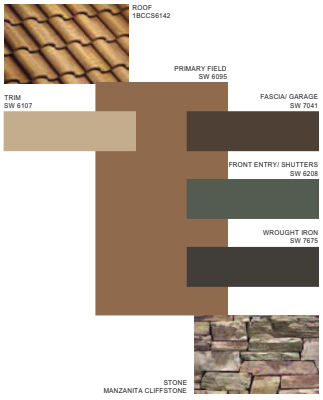
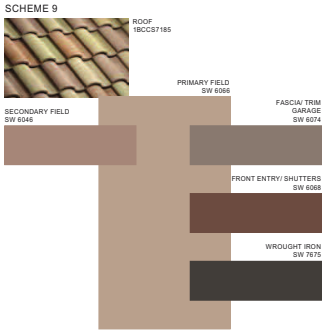


SCHEME 8

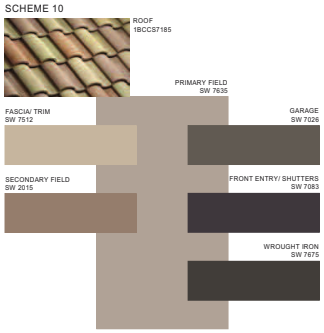


"E" SOUTHERN ITALIAN ELEVATION

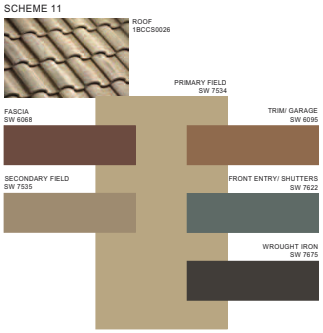
SCHEME 9



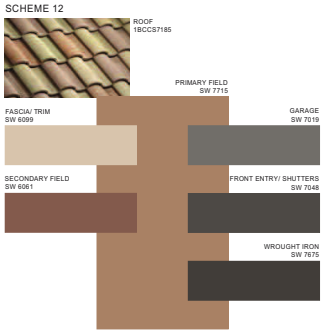
SCHEME 10



SCHEME 11



SCHEME 12



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MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909

PRJ-50797
08/27/13



MOD-50901, VAR-50904, WVR-50908, SUP-50906 & SDR-50909 - APPLICANT: K B HOME - OWNER: MARY BARTSAS 20, LLC

EAST SIDE OF GRAND MONTECITO PARKWAY, APPROXIMATELY 455 FEET SOUTH OF CENTENNIAL CENTER BOULEVARD

08/29/13

RCI Engineering

July 27, 2013

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

RE: Justification Letter Major Modification, SDR, SUP, and Waiver for APN 125-28-101-008 – Centennial and Grand Montecito

On behalf of our client KB Home we have prepared the following justification letter in support of a Major Modification to the Town Center Master Plan for the above referenced parcel. The subject landholding consists of a 37.21 acre parcel located on the east side of Grand Montecito Parkway and south of Centennial Parkway. The subject landholding is currently undeveloped.

Major Modification

The proposed request is for a modification to the Town Center Master Plan for the subject Parcel, which currently has a land use plan designation of GC-TC (General Commercial). This application will reserve the GC-TC land use for the northern most 250 feet, the Centennial Parkway frontage consisting of approximately 8.6 acres, and modify the land use for the balance of the site, approximately 28.6 acres, to SX-TC. The goal of this modification is to provide a General Commercial development site at the intersection of Centennial Parkway frontage while creating an opportunity to introduce a residential component on the balance of the site, while preserving the right to develop the site with Service Commercial uses if market demands warrant.

Based upon development trends within the area the requested modification is in accordance with the changing nature of the Town Center Master Plan to include increased residential development opportunities. The subject site was initially planned with a General Commercial designation based upon the parcels Centennial Parkway frontage. The subject site is also along the gateway transitioning from residential uses to the south and west to the more intense commercial core of the Town Center Master Plan adjacent to the US-95 freeway and its interchange system. Based upon this gateway frontage, Centennial Parkway, the proposal has been structured to maintain the commercial use along the Centennial Parkway frontage while providing residential uses transitioning away from the Town Center Core. Furthermore the proposed density of the residential development will act to provide transitional zoning from the adjacent commercial uses to the east to the less intense

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08/27/13

MOD-50901, VAR-50904, WVR-50908, SUP-50906, SDR-50909

residential uses to the south and west. Additionally the subject sites proximity to the Thunderbird Family Sports complex and City of Las Vegas Raptor Play Park justify the intended use appropriate.

Along with the above referenced Major Modification application an accompanying Site Development Review Application, Special Use Permit and Waiver Application have been filed. These applications will work to facilitate the proposed 200 lot single family residential development proposed by the applicant.

Site Development Review

The proposed development will consist of a single family detached residential subdivision containing 200 residential lots and 14 common element open spaces lots, for a gross density of 7.34 dwelling units per acre. The development will be accessed directly from Grand Montecito Parkway via a private median divided and gated entry road, with a secondary emergency and pedestrian access provided at the southwest corner of the development via an emergency access gate located at the terminus of the cul-de-sac to Grand Montecito Parkway. The internal roadway system will consist of a system of 45' wide private streets which will have a four foot (4') wide sidewalk located along both sides and will include the code required five foot (5') wide amenity zone adjacent to both sides of the roadway. The internal roadway system will have a connectivity index score of 1.09, and will provide 1 pedestrian access links.

The projects Grand Montecito frontage improvements will include a two and a half foot amenity zone and a detached five foot sidewalk, in accordance with the Town Center Primary Arterial roadway requirements. Additionally there will be a 10 foot wide landscape buffer along the projects Grand Montecito Frontage to provide enhanced landscape buffering.

The development will contain two separate standard lot sizes. The first being a standard 35 feet wide and 95 feet deep lot and the second being a standard 45 foot wide by 105 foot deep lot . A standard 18 foot long driveway along with 10 foot rear and 5 foot side setbacks will be used for home plotting for all homes.

The Town Center Development Standards require open space in the amount of 20%. Based upon this the 11.85 acre site will require open space totaling 237,227 square feet. With the proposed development plan 63,949 square feet of dedicated open space will provided, for a total open space amount of 5.4%. An accompanying variance application has been included with this application for the reduced open space being provided and will be discussed at length later within this justification.

The development will offer two separate home product lines. The first product line, for the 35 foot wide standard lots, will provide four separate floor plans with three distinct

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SDR-50909

elevations offered for each plan. This product line will consist of all two story floor plans and will range in size from 1,644 s.f. to 2,080 s.f. The second product line, for the 45 foot wide standard lots will consist of four separate floor plans with three distinct elevations offered for each plan. This product line will consist of one single story and three two story floor plans and will range in size from 1,849 s.f. to 2,712 s.f.

Special Use Permit

The proposed development will require a use permit to allow private streets within the Town Center Master Plan. The development will be served by a system of 45' foot wide private roadways, served by a single gated entry from Grand Montecito Parkway. The proposed roadway section will include the code required 5 foot wide amenity zone, located immediately adjacent to the private roadways 4 foot wide sidewalk.

Waiver

In order to facilitate development with the applicant proposed 42 foot wide gated private roadway section a waiver of Title 19.04, complete street standards, will be requires. Through the creation of private, rather than public streets the financial obligation along with the associated liability can be transferred from the City of the Communities Home Owners Association. This will allow the community to be developed in accordance with the programming goals of KB home while saving the City of Las Vegas the perpetual maintenance fees associated with public roadways.

Variance

As previously discussed the Town Center Development Standards require open space in the amount of 20% for development within the SX-TC Land Use district. Based upon this the 11.85 acre site will require open space totaling 237,227 square feet. With the proposed development plan 63,949 square feet of dedicated open space will provided, for a total open space amount of 5.4%. Since the project has been proposed as a gated community the possibility to utilize a more traditional Town Center residential land use, ML-TC for example, is not afforded Since the Town Center Development Standards Manual strictly prohibits gated communities within the residential land use districts. The desire to provide a gated community has forced the applicant to utilize the SX-TC land Use, driving the requirements for the 20% open space. Were this development allowed to utilize the residential land use the open space requirement would reduce to 7% of the sites total developed area. Since the proposed development will develop completely as single family detached residential, without multi family or other mixed use components the SX-TC Land Use requirement of 20% is excessive. The proposed open space, 5.4 % has been configured to provide a central open space amenity which can be programmed with varied uses which will provide appeal to all members within the community. At this time park/open space programming has not been determined but a combination of passive and active recreation

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SDR-50909

facilities as well as dogpark are being considered. We feel that the overall density of the project, which is relatively low for the Town Center Master Plan at 7.34 du/ac, does not warrant the required 20%, or even the would be required 7% if a residential land use were being pursued. Additional consideration for the requested variance should be the developments close proximity to the Thunderbird sports complex, 1200 feet away, and the City of Las Vegas Raptor Park, 700 feet away.

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

Sincerely,

RCI Engineering

Chris Thompson, P.E.
Principal

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

PRJ-50797
08/27/13

MOD-50901, VAR-50904, WVR-50908, SUP-50906
SDR-50909

City of Las Vegas Agenda Item No.: **30.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

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

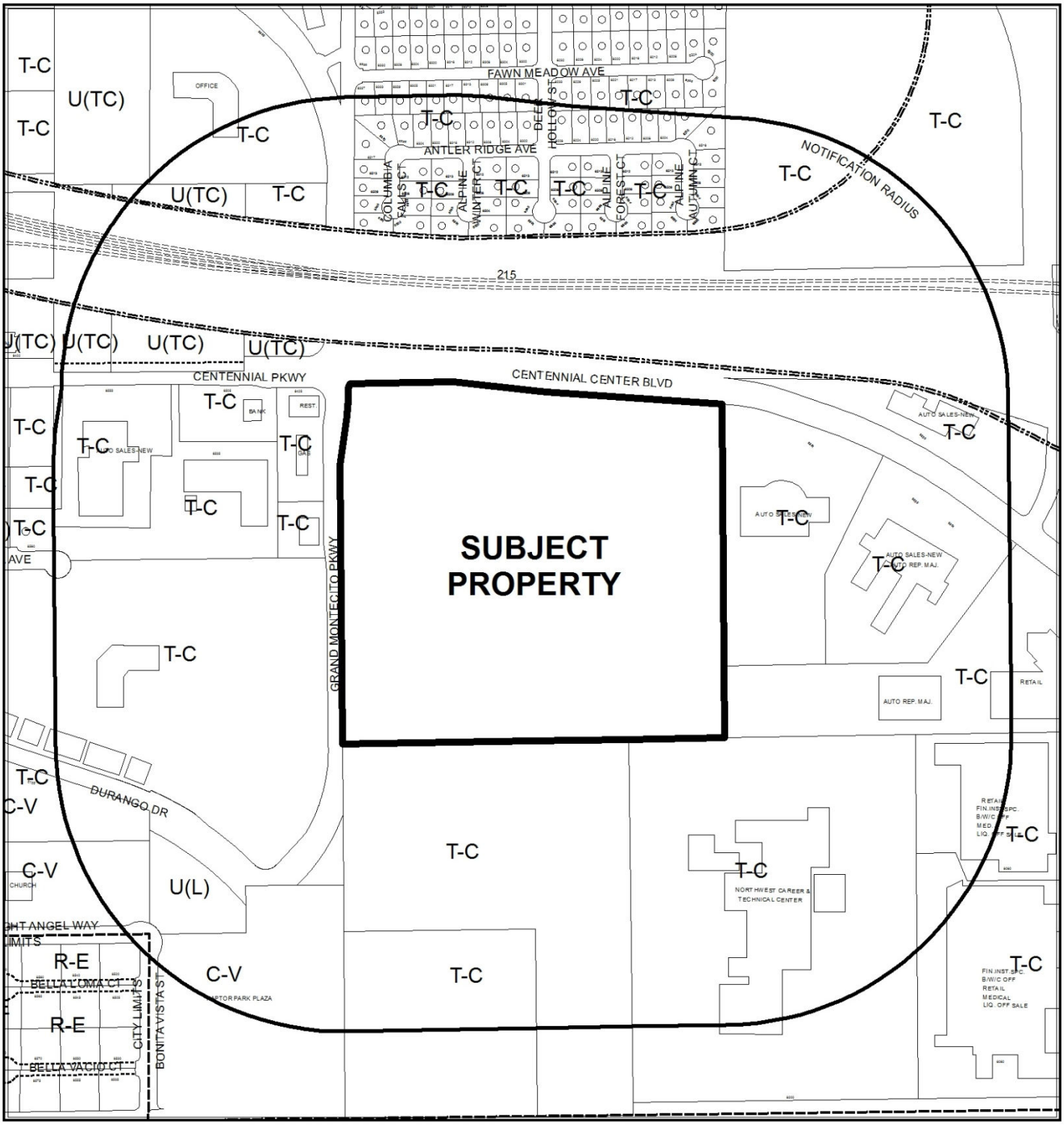
SUBJECT:
VAR-50904 - VARIANCE RELATED TO MOD-50901 - PUBLIC HEARING - APPLICANT: KB HOME - OWNER: MARY BARTSAS 20, LLC - For possible action on a request for a Variance TO ALLOW 63,949 SQUARE FEET OF OPEN SPACE WHERE 237,227 SQUARE FEET IS REQUIRED on 27.23 acres of a 37.21 acre parcel adjacent to the east side of Grand Montecito Parkway, approximately 455 feet south of Centennial Center Boulevard (APN 125-28-101-008), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation] [PROPOSED: SX-TC (Suburban Mixed Use - Town Center)], Ward 6 (Ross) [PRJ-50797]. Staff recommends DENIAL.

C.C.: 11/20/2013

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 - VAR-50904, WVR-50908, SUP-50906 and SDR-50909
3. Supporting Documentation



CASE: **VAR-50904, SUP-50906, WVR-50908 AND SDR-50909 (PRJ-50797)**

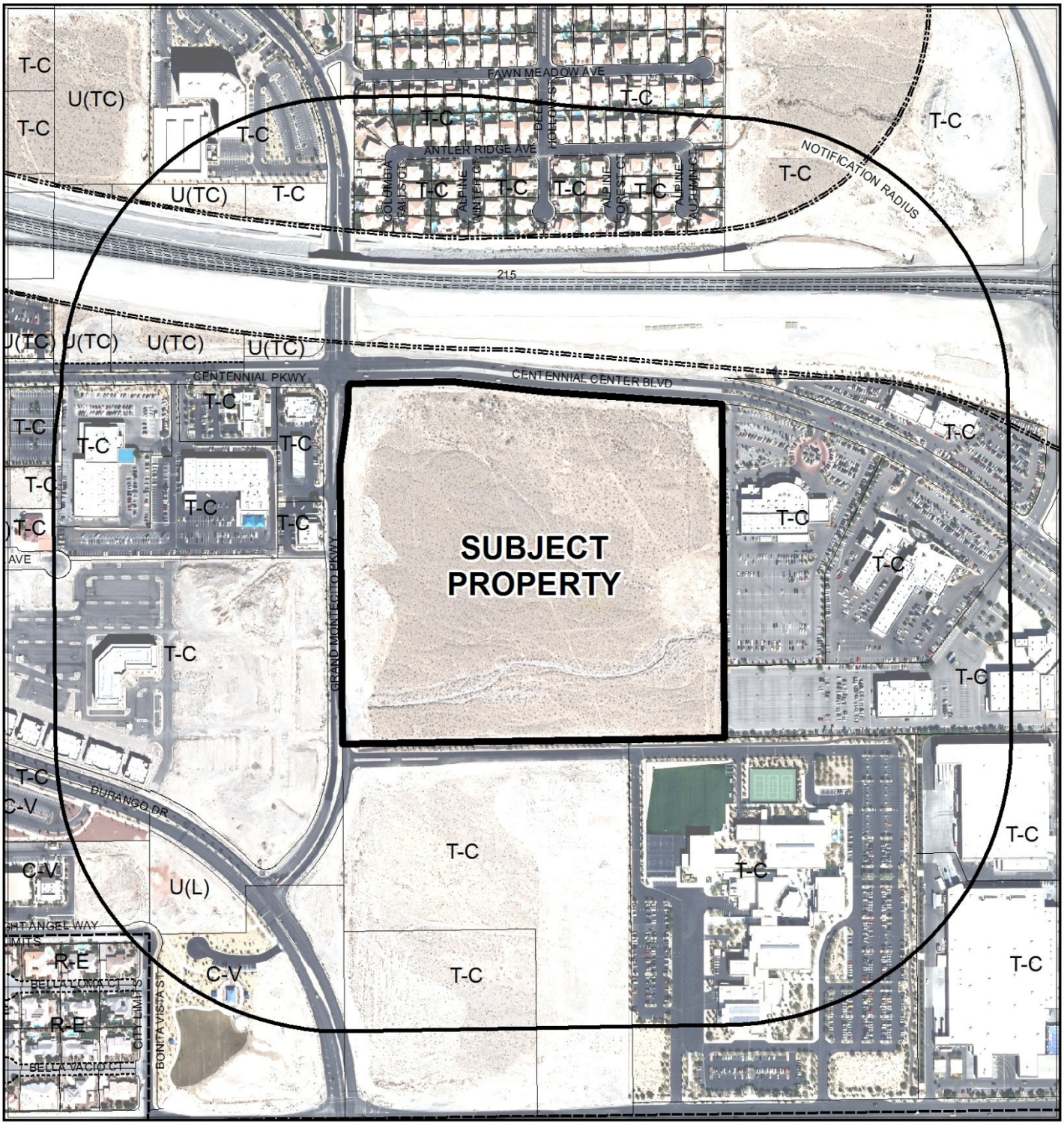
RADIUS: 1000 FEET

SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:

T-C (TOWN CENTER) [GC-TC (GENERAL COMMERCIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

PROPOSED SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:

SX-TC (SUBURBAN MIXED USE - TOWN CENTER)



CASE: **VAR-50904, SUP-50906, WVR-50908 AND SDR-50909 (PRJ-50797)**

0 400 800 Feet

RADIUS: 1000 FEET

SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:

T-C (TOWN CENTER) [GC-TC (GENERAL COMMERCIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

PROPOSED SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:

SX-TC (SUBURBAN MIXED USE - TOWN CENTER)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-50904 APN: 125-28-101-008

Name of Property Owner: Bartsas Mary 20, LLC

Name of Applicant: KB Home

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: Sharron B. Prusse

Print Name: SHARRON B. PRUSSE

Subscribed and sworn before me

This 24 day of July, 2013

Notary Public in and for said County and State

AARON M LOWERY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134001511
MY COMMISSION EXPIRES FEBRUARY 1, 2017

PRJ-50797
08/27/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE

Project Address (Location) SEC Grand Montecito Parkway and Centennial Parkway

Project Name Centennial and Grand Montecito Residential **Proposed Use** Residential

Assessor's Parcel #(s) a portion of 125-28-101-008 **Ward #** 6

General Plan: existing T-C **proposed** T-C **Zoning: existing** GC-TC **proposed** SX-TC

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

Gross Acres 27.23 **Lots/Units** 200 **Density** 7.30

Additional Information SEE JUSTIFICATION LETTER

PROPERTY OWNER Bartsas Mary 20, LLC **Contact**

Address 601 S. Rancho Drive, #23C **Phone:** **Fax:**

City Las Vegas **State** NV **Zip** 89106

E-mail Address

APPLICANT KB Home **Contact** Bobby Williamson

Address 5655 Badura Avenue **Phone:** (702) 266-8556 **Fax:** (702) 266-8623

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

E-mail Address bwilliamson@kbhome.com

REPRESENTATIVE RCI Engineering **Contact** Chris Thompson

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

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

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* Sharon B. Prusse

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

Print Name Sharon B Prusse

Subscribed and sworn before me

This 24 day of July, 20 13.

Notary Public in and for said County and State

AARON M LOWERY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134001511
MY COMMISSION EXPIRES FEBRUARY 1, 2017

FOR DEPARTMENT USE ONLY	
Case #	VAR-50904
Meeting Date:	10/08/13 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-50797
08/27/13

City of Las Vegas Agenda Item No.: **31.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

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

SUBJECT:
WVR-50908 - WAIVER RELATED TO MOD-50901 AND VAR-50904 - PUBLIC HEARING - APPLICANT: KB HOME - OWNER: MARY BARTSAS 20, LLC - For possible action on a request for a Waiver of Title 19.04 TO ALLOW 45-FOOT WIDE PRIVATE STREETS WITH FOUR-FOOT SIDEWALKS IN A GATED DEVELOPMENT WHERE COMPLETE STREETS STANDARDS REQUIRE 47-FOOT WIDE PRIVATE STREETS WITH FIVE-FOOT SIDEWALKS on 27.23 acres of a 37.21 acre parcel adjacent to the east side of Grand Montecito Parkway, approximately 455 feet south of Centennial Center Boulevard (APN 125-28-101-008), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation] [PROPOSED: SX-TC (Suburban Mixed Use - Town Center)], Ward 6 (Ross) [PRJ-50797]. Staff recommends DENIAL.

C.C.: 11/20/2013

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: WVR-50908 APN: 125-28-101-008

Name of Property Owner: Bartsas Mary 20, LLC

Name of Applicant: KB Home

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: Sharron B. Prusse

Print Name: SHARRON B. PRUSSE

Subscribed and sworn before me

This 24 day of July, 2013

Notary Public in and for said County and State

AARON M LOWERY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134001511
MY COMMISSION EXPIRES FEBRUARY 1, 2017

PRJ-50797
08/27/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: WAIVER

Project Address (Location) SEC Grand Montecito Parkway and Centennial Parkway

Project Name Centennial and Grand Montecito Residential **Proposed Use** Residential

Assessor's Parcel #(s) a portion of 125-28-101-008 **Ward #** 6

General Plan: existing T-C **proposed** T-C **Zoning: existing** GC-TC **proposed** SX-TC

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

Gross Acres 27.23 **Lots/Units** 200 **Density** 7.30

Additional Information SEE JUSTIFICATION LETTER

PROPERTY OWNER Bartsas Mary 20, LLC **Contact**

Address 601 S. Rancho Drive, #23C **Phone:** **Fax:**

City Las Vegas **State** NV **Zip** 89106

E-mail Address

APPLICANT KB Home **Contact** Bobby Williamson

Address 5655 Badura Avenue **Phone:** (702) 266-8556 **Fax:** (702) 266-8623

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

E-mail Address bwilliamson@kbhome.com

REPRESENTATIVE RCI Engineering **Contact** Chris Thompson

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

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

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* Shawn B. Prusse

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

Print Name Shawn B Prusse

Subscribed and sworn before me

This 24 day of June, 20 13.

Notary Public in and for said County and State

AARON M LOWERY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134001511
MY COMMISSION EXPIRES FEBRUARY 1, 2017

FOR DEPARTMENT USE ONLY

Case #	WVR-50908
Meeting Date:	10/08/13 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-50797
08/27/13

City of Las Vegas Agenda Item No.: **32.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

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

SUBJECT:
SUP-50906 - SPECIAL USE PERMIT RELATED TO MOD-50901, VAR-50904 AND WVR-50908 - PUBLIC HEARING - APPLICANT: KB HOME - OWNER: MARY BARTSAS 20, LLC - For possible action on a request for a Special Use Permit FOR PRIVATE STREETS WITHIN TOWN CENTER adjacent to the east side of Grand Montecito Parkway, approximately 455 feet south of Centennial Center Boulevard (portion of APN 125-28-101-008), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation] [PROPOSED: SX-TC (Suburban Mixed Use - Town Center)], Ward 6 (Ross) [PRJ-50797]. Staff recommends DENIAL.

C.C.: 11/20/2013

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-50906 APN: 125-28-101-008

Name of Property Owner: Bartsas Mary 20, LLC

Name of Applicant: KB Home

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: Sharron B. Prusse

Print Name: SHARRON B. PRUSSE

Subscribed and sworn before me

This 24 day of July, 2013

Notary Public in and for said County and State

AARON M LOWERY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134001511
MY COMMISSION EXPIRES FEBRUARY 1, 2017

PRJ-50797
08/27/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT

Project Address (Location) SEC Grand Montecito Parkway and Centennial Parkway

Project Name Centennial and Grand Montecito Residential **Proposed Use** Residential

Assessor's Parcel #(s) a portion of 125-28-101-008 **Ward #** 6

General Plan: existing T-C proposed T-C **Zoning:** existing GC-TC proposed SX-TC

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

Gross Acres 27.23 **Lots/Units** 200 **Density** 7.30

Additional Information SEE JUSTIFICATION LETTER

PROPERTY OWNER Bartsas Mary 20, LLC **Contact**

Address 601 S. Rancho Drive, #23C **Phone:** **Fax:**

City Las Vegas **State** NV **Zip** 89106

E-mail Address

APPLICANT KB Home **Contact** Bobby Williamson

Address 5655 Badura Avenue **Phone:** (702) 266-8556 **Fax:** (702) 266-8623

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

E-mail Address bwilliamson@kbhome.com

REPRESENTATIVE RCI Engineering **Contact** Chris Thompson

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

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

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* Sharon B. Prusse

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

Print Name Sharon B Prusse

Subscribed and sworn before me

This 24 day of July, 20 13.

Notary Public in and for said County and State

AARON M LOWERY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134001511
MY COMMISSION EXPIRES FEBRUARY 1, 2017

FOR DEPARTMENT USE ONLY

Case #	SUP-50906
Meeting Date:	10/08/13 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-50797
08/27/13

City of Las Vegas Agenda Item No.: **33.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

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

SUBJECT:
SDR-50909 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-50901, VAR-50904, WVR-50908 AND SUP-50906 - PUBLIC HEARING - APPLICANT: KB HOME - OWNER: MARY BARTSAS 20, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 200-UNIT SINGLE FAMILY (MEDIUM-LOW) RESIDENTIAL DEVELOPMENT WITH A WAIVER TO ALLOW A 10-FOOT PERIMETER LANDSCAPE BUFFER ALONG THE WEST PROPERTY LINE WHERE 15 FEET IS REQUIRED on 27.23 acres of a 37.21 acre parcel adjacent to the east side of Grand Montecito Parkway, approximately 455 feet south of Centennial Center Boulevard (APN 125-28-101-008), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation] [PROPOSED: SX-TC (Suburban Mixed Use - Town Center)], Ward 6 (Ross) [PRJ-50797]. Staff recommends DENIAL.

C.C.: 11/20/2013

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-50909 APN: 125-28-101-008

Name of Property Owner: Bartsas Mary 20, LLC

Name of Applicant: KB Home

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: Sharron B. Prusse

Print Name: SHARRON B. PRUSSE

Subscribed and sworn before me

This 24 day of July, 2013

Notary Public in and for said County and State

AARON M LOWERY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134001511
MY COMMISSION EXPIRES FEBRUARY 1, 2017

PRJ-50797
08/27/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SITE DEVELOPMENT REVIEW

Project Address (Location) SEC Grand Montecito Parkway and Centennial Parkway

Project Name Centennial and Grand Montecito Residential **Proposed Use** Residential

Assessor's Parcel #(s) a portion of 125-28-101-008 **Ward #** 6

General Plan: existing T-C proposed T-C **Zoning:** existing GC-TC proposed SX-TC

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

Gross Acres 27.23 **Lots/Units** 200 **Density** 7.30

Additional Information SEE JUSTIFICATION LETTER

PROPERTY OWNER Bartsas Mary 20, LLC **Contact**

Address 601 S. Rancho Drive, #23C **Phone:** **Fax:**

City Las Vegas **State** NV **Zip** 89106

E-mail Address

APPLICANT KB Home **Contact** Bobby Williamson

Address 5655 Badura Avenue **Phone:** (702) 266-8556 **Fax:** (702) 266-8623

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

E-mail Address bwilliamson@kbhome.com

REPRESENTATIVE RCI Engineering **Contact** Chris Thompson

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

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

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* Sharon B. Prusse

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

Print Name Sharon B Prusse

Subscribed and sworn before me

This 24 day of July, 20 13.

Notary Public in and for said County and State

AARON M LOWERY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134001511
MY COMMISSION EXPIRES FEBRUARY 1, 2017

FOR DEPARTMENT USE ONLY

Case #	SDR-50909
Meeting Date:	10/08/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

Revised 10/27/08

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

PRJ-50797
08/27/13

SDR 50909
KB Home

East Side of Grand Montecito Pkwy. south of Centennial Center Blvd.

Proposed 200 unit single-family dwelling development.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	200	9.57	1,914
AM Peak Hour			0.75	150
PM Peak Hour			1.01	202

Existing traffic on all nearby streets:

Grand Montecito Parkway	
Average Daily Traffic (ADT)	5,288
PM Peak Hour (heaviest 60 minutes)	423

Centennial Center Boulevard	
Average Daily Traffic (ADT)	11,013
PM Peak Hour (heaviest 60 minutes)	881

Durango Drive	
Average Daily Traffic (ADT)	10,850
PM Peak Hour (heaviest 60 minutes)	868

	Adjacent Street ADT Capacity
Grand Montecito Parkway	34,500
Centennial Center Boulevard	34,500
Durango Drive	51,800

This project is expected to add about 1,914 trips per day on Grand Montecito Pkwy., Centennial Center Blvd. & Durango Dr. Currently, Grand Montecito is at about 15 percent of capacity, Centennial Center is at about 32 percent of capacity and Durango is at about 21 percent of capacity. With this project, Grand Montecito is expected to be at about 21 percent of capacity, Centennial Center is expected to be at about 37 percent of capacity and Durango to be at about 25 percent of capacity.

Based on Peak Hour use, this project will add about 202 trips in the peak hour, or about three every minute.

Note that this report assumes all traffic from this development uses all named streets.

City of Las Vegas Agenda Item No.: **34.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

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

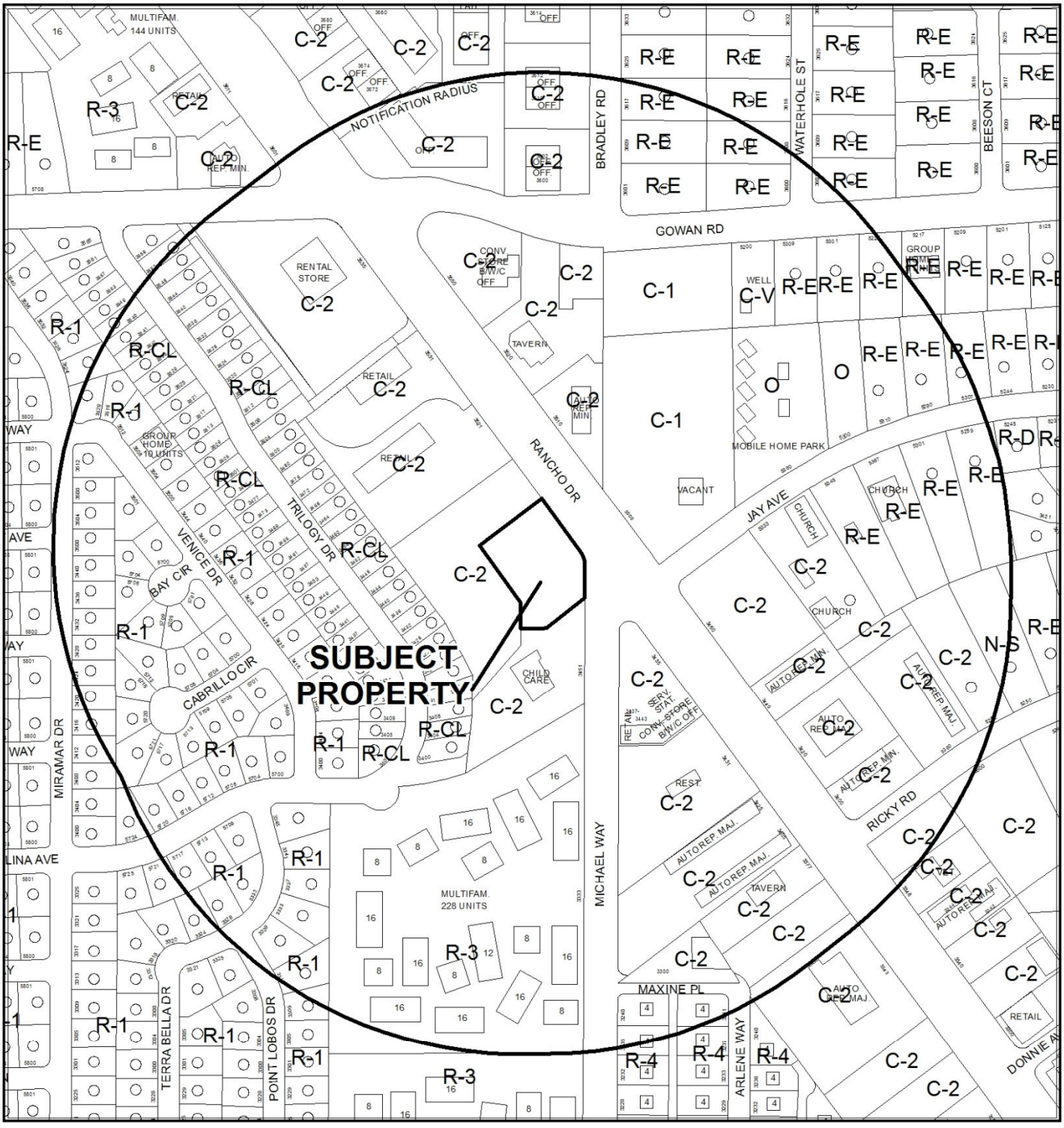
SUBJECT:
VAR-50841 - VARIANCE - PUBLIC HEARING - APPLICANT: V & V TACK AND FEED - OWNER: MARY BARTSAS 13, LLC - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE A 10-FOOT SIDE YARD SETBACK IS REQUIRED AND TO ALLOW A FIVE-FOOT REAR YARD SETBACK WHERE A 20-FOOT SETBACK IS REQUIRED on 1 acre at the northwest corner of Rancho Drive and Michael Way (APN 138-12-301-016), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-50625]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 11/20/2013
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.

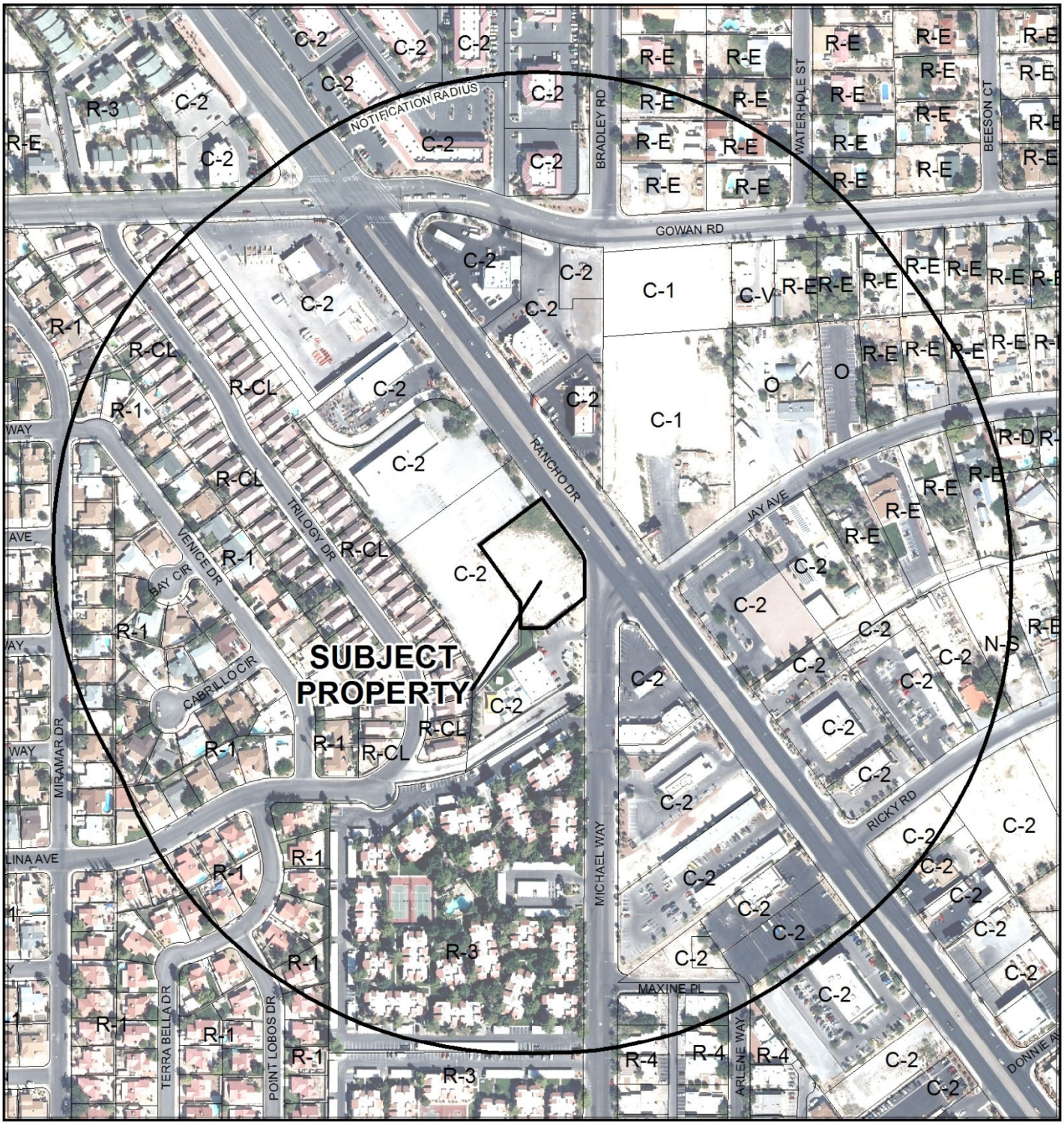
BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-50841, VAR-50842 and SDR-50840
2. Conditions and Staff Report - VAR-50841, VAR-50842 and SDR-50840
3. Supporting Documentation
4. Photos - VAR-50841, VAR-50842 and SDR-50840
5. Justification Letter - V AR-50841, VAR-50842 and SDR-50840



CASE: **VAR-50841, VAR-50842 AND SDR-50840 (PRJ-50625)**

RADIUS: 1000 FEET

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



0 300 600 Feet

CASE: **VAR-50841, VAR-50842 AND SDR-50840 (PRJ-50625)**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: V & V TACK AND FEED - OWNER: BARTSAS MARY 13, LLC

** STAFF RECOMMENDATIONS **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-50841	Staff recommends DENIAL, if approved subject to conditions:	SDR-50841
VAR-50842	Staff recommends DENIAL, if approved subject to conditions:	SDR-50841
SDR-50840	Staff recommends DENIAL, if approved subject to conditions:	VAR-50841 VAR-50842

** CONDITIONS **

VAR-50841 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-50840) 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.

VAR-50942 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-50840) 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.

SDR-50840 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-50841) and Variance (VAR-50842) 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. The applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Clark County Director of Aviation a “Property Owner’s Shielding Determination Statement” and request written concurrence from the Clark County Department of Aviation prior to the issuance of any building permits.

4. All development shall be in conformance with the combined site and landscape plan and floor plan, date stamped 08/22/13, and building elevations, date stamped 10/30/13, except as amended by conditions herein."

5. A Waiver from Title 19.08.080 is hereby approved, to allow a zero-foot buffer along the north, south, and west property lines where eight feet is required.

6. An Exception from Title 19.08.110 is hereby approved, to allow no parking lot trees islands at the ends of parking rows where a total of five 24-inch box shade trees are required.

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. 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 specifying of tree species and the inclusion of four 5-gallon shrubs per tree.

10. 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.

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

Public Works

12. Construct all incomplete half-street improvements (sidewalk) adjacent to this site, and remove all existing substandard street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards as required by the Department of Public Works.

13. Connect to the public sewer line in Michael Way. Alternatively, coordinate sewer connection requirements on Rancho Drive with the Sanitary Sewer Section of the Department of Public Works prior to connecting to the public sewer line in Rancho Drive.

14. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all driveways or other private improvements in the Rancho Drive public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.

15. 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.

16. 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. Fire Department access shall be maintained at all times per Fire Department Standards.

17. 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 requesting a Site Development Plan Review for a proposed 12,400 square-foot commercial development located on one acre, adjacent to the northwest corner of Rancho Drive and Michael Way. The commercial development consists of an 18-foot tall, 12,400 square-foot steel panel structure that will serve as a feed and tack store and an 18-foot tall 1,880 square-foot open-sided steel panel structure that will serve as outside storage for hay and bulk materials. This development proposal is accompanied with a Waiver request to allow a zero-foot wide landscape buffer along the north, south, and west interior property lines where an eight-foot wide landscape buffer is required. In addition, an exception to deviate from the parking lot landscape requirements is proposed. The applicant has also requested a Variance (VAR-50841) to allow a zero-foot side yard setback and a five-foot rear yard setback where a 10-foot side yard and a 20-foot rear yard setback is required, respectively, and a Variance (VAR-50842) to allow 17 parking spaces where 71 spaces are required for and reduction in parking. Due to the self-imposed hardships from overdeveloping the site and the lack of aesthetic treatment, the site cannot be developed in accordance with the development standards. Therefore, staff recommends denial of the requested Site Development Plan Review and accompanying Waiver and Variance requests.

ISSUES

- A Variance has been requested to allow a zero-foot side yard setback where 10 feet is required and a five-foot rear yard setback where 20 feet is required.
- A Variance for parking has been requested to allow 17 parking spaces where 71 parking spaces are required.
- A Waiver of the Title 19.08.080 perimeter landscape requirement has been requested to allow a zero-foot landscape buffer along the north, south, and west property lines where an eight-foot buffer is required. A waiver is not needed along the south property line if the requested side yard setback variance is approved.
- Exceptions of Title 19.08.110 are required to allow no parking lot trees in islands or at ends of new parking rows; otherwise, a further reduction in the provided onsite parking will occur.
- The project is located within 30 feet of the North Las Vegas Municipal Airport, which will require the applicant to file a FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, or submit a “Property Owner’s Shielding Determination Statement” to the Clark County Director of Aviation.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
10/01/03	The City Council approved a request to amend (GPA-2516) portions of the Centennial Hills Sector Plan Map from: GC (General Commercial), SC (Service Commercial) and DR (Desert Rural) to: GC (General Commercial), O (Office), SC (Service Commercial), PF (Public Facilities), and DR (Desert Rural) on property located on, or in close proximity to, both sides of Rancho Drive from Cheyenne Avenue to Gowan Road. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
12/09/03	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no building permits or business licenses related to this property

Pre-Application Meeting	
08/06/13	During a routine field check staff found the site undeveloped but is enclosed on the north, south, and west sides by existing walls on neighboring properties. The site is adjacent to a Child Care Facility to the south.

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

Field Check	
08/29/13	Staff visited the site and found an undeveloped lot with existing six-foot walls along the north, south, and west property lines wire. No issues are noted.

Details of Application Request	
Site Area	
Net Acres	1.0

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Undeveloped	GC (General Commercial)	C-2 (General Commercial)
North	Undeveloped	GC (General Commercial)	C-2 (General Commercial)
South	(Child Care Facility)	SC (Service Commercial)	C-2 (General Commercial)
East	Auto Repair Garage, Minor	GC (General Commercial)	C-2 (General Commercial)
	Undeveloped	SC (Service Commercial)	
West	Undeveloped	GC (General 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
A-O (Airport Overlay) District	Y
Rural Preservation Overlay District	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 19.08.060, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	181 Feet	Y
Min. Setbacks			
• Front	10 Feet	41 Feet	Y
• Side	10 Feet	0 Feet	N
• Corner	10 Feet	10 Feet	Y
• Rear	20 Feet	5 Feet	N
Max. Lot Coverage	50 %	32 %	Y
Max. Building Height	-	18 Feet	N/A
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Not Shown	Y*

**By condition of approval.*

Pursuant to Title 19.08.060, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 30 Linear Feet	6 Trees	0 Trees	N
• South	1 Tree / 30 Linear Feet	7 Trees	0 Trees	N
• East	1 Tree / 20 Linear Feet	6 Trees	11 Trees	Y
• West	1 Tree / 30 Linear Feet	7 Trees	0 Trees	N
TOTAL PERIMETER TREES		**26 Trees**	**11 Trees**	**N**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	5 Trees	0 Trees	N
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		0 Feet	N
• South	8 Feet		0 Feet	N
• East	10 Feet		10 Feet	Y
• West	8 Feet		0 Feet	N
Wall Height	6 to 8 Feet Adjacent to Residential		Existing 6-Foot Wall	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Rancho Drive	Primary Arterial	Planned Streets and Highways Map	100	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, Other Than Listed	12,400 SF	1:175SF					
TOTAL SPACES REQUIRED			71				
Regular and Handicap Spaces Required							N
Loading Spaces	12,400 SF	1:10K SF	2		2		Y

MH

Percent Deviation	76%	N

Waivers		
Requirement	***Request***	***Staff Recommendation***
8-foot perimeter landscape buffer along the east property line	Zero-foot buffer	Denial
10-foot perimeter landscape buffer along the south property line	4-foot buffer	Denial

Exceptions		
Requirement	***Request***	***Staff Recommendation***
A five-foot wide landscape island with two 24-inch box sized trees.	No landscape islands at the ends of the rows of parking spaces that surround the building.	Denial
A five-foot wide landscape island with two 24-inch box sized trees is required for every six uncovered spaces.	No landscape islands between the rows of parking spaces located at the north end of the property or the row adjacent to the front entrance of the building.	Denial

ANALYSIS

The site's development is proposed within the C-2 (Limited Commercial) zoning district. The propose General Retail, Other Than Listed use is appropriated for this location; however, the Variance for required parking, the requested Variance for the reduction in building setbacks, and the waivers and exceptions to reduce the required amount of landscaping demonstrates the proposed development is overbuilt. In addition, the lack of any fenestration and façade treatment will create a commercial development that is not aesthetically compatible with the commercial land uses along Rancho Drive.

The proposed development will exceed the 100:1 notice requirement for the North Las Vegas Airport (VGT). Therefore, as required by 14 CFR Part 77, the FAA must be notified of the proposed construction or alteration. The Clark County Department of Aviation (CCDOA) submitted comment to the City of Las Vegas regarding the following:

The applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Clark County Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Clark County Department of Aviation;

No building permit or other construction permit shall be issued for any structure greater than 35 feet above the surface of land that, based upon the FAA's 7460 airspace determination (the outcome of filing the FAA Form 7460-1) would (a) constitute a hazard to air navigation, (b) would result in an increase to minimum flight altitudes during any phase of flight (unless approved by the Department of Aviation), or (c) would otherwise be determined to pose a significant adverse impact on airport or aircraft operations. The applicant is advised that FAA's airspace determinations are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments.

The applicant is advised that the FAA's airspace determinations include expiration dates and that the separate airspace determinations will be needed for construction cranes or other temporary equipment.

The placement and size of the proposed buildings, both the central commercial building and the open-sided storage structure, require Variances for both the onsite parking requirement and setbacks along with Waivers and Exceptions to the Title 19.08 Commercial Development Standards, as demonstrated in the above tables. Because a reduction in the proposed floor area and the relocation of the proposed building would bring the development in conformance with the C-2 (General Commercial) zoning district development standards, the proposed development is not appropriate. Therefore, staff recommends denial.

FINDINGS (VAR-50841)

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 structure too large and too close to the required side and rear yard setbacks. An alternative design with a reduced floor area, along with the location of the primary structure at the front of the property 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.

FINDINGS (VAR-50842)

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 commercial structure that is oversized for the available lot. An alternative design featuring a reduced floor plan would allow conformance to the Title 19 requirements by reducing the amount of required parking while making more land available for a parking lot. 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 (SDR-50840)

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, Other Than Listed use is compatible with the adjacent commercial uses to the north and south of this proposal; however, it is not compatible in appearance and scale with the commercial development standards for which the C-2 (General Commercial) zoning district falls under. The associated Variances (VAR-50841 and VAR-50842) further demonstrate that the proposed development is overbuilt for the subject site.

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 commercial development is not is in compliance with the C-2 (General Commercial) development standards for building setbacks, building placement or orientation. Also, the proposed site plan does not provide the required amount of onsite parking. The applicant has requested a Waiver to the required interior landscape buffer and an exception from Title 19.08.110(C)(12)(a) to address the deficiency in required parking lot landscaping.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   Access to the site is adequately provided by Rancho Drive, classified as a 100-foot wide Primary Arterial by the Master Plan of Streets and Highways. The interior circulation is provided by means of a one-way clockwise parking lot that surrounds the proposed primary structure. The site plan shows a gate that will negatively affect the egress of the site in the event that someone enters site and gate is closed. When considering the proposed parking-deficient plan and the single driveway providing vehicle ingress and egress, staff finds that the proposed interior circulation for the commercial development is problematic.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The building materials shown in the provided elevations and materials board are atypical of the adjacent commercial developments and are more in context with light industrial or agricultural land uses. The proposed landscaping materials along Rancho Drive are desert-appropriate and suitable for this type of development; however, there is no additional landscaping provided within the required landscape buffers or the parking lot.

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 provided building elevations demonstrate design characteristics that are not in compliance with the Title 19.08.040 Commercial Design Standards. Additional concern is raised regarding the significant lack of fenestration or architectural detail to the proposed building elevations, resulting in a commercial property that appears to be nothing more than a plain steel shed that would be more suited for a rural agricultural land use.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   The proposed facility will be subject to the required reviews for building permits and a final inspection prior to the issuance for a Certificate of Occupancy, and therefore will not compromise the health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

NOTICES MAILED 199

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

VAR-50841

Case Number: PRJ-50625 APN: 138-12-301-016

Name of Property Owner: BARTSAS MARY 13, LLC

Name of Applicant: FRANK VEILLEUX

Name of Representative: CHI-YING SETO

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: Aaron Hansen

Subscribed and sworn before me

This 19th day of August, 2013

Dorothea M Sherwood

Notary Public in and for said County and State

DOROTHEA M. SHERWOOD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20084033715
My Commission Expires September 26, 2016

PRJ-50625
08/22/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE

Project Address (Location) RANCHO DR. & MICHAEL WY.

Project Name V & V TACK AND FEED STORE **Proposed Use** GEN. RETAIL

Assessor's Parcel #(s) 138-12-301-016 **Ward #** 5

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

Commercial Square Footage 12,400 **Floor Area Ratio** 29%

Gross Acres 1.00 **Lots/Units** N/A **Density** N/A

Additional Information

PROPERTY OWNER BARTSAS MARY 13 LLC **Contact** AARON HANSEN

Address 601 RANCHO DR. #C23 **Phone:** (702) 3660103 **Fax:** (702) 3669413

City LAS VEGAS **State** NV **Zip** 89106

E-mail Address

APPLICANT V & V TACK AND FEED **Contact** FRANK VEILLEUX

Address 3696 N. RANCHO DR. **Phone:** (702) 7681538 **Fax:**

City LAS VEGAS **State** NV **Zip** 89130

E-mail Address tackfeed@gmail.com

REPRESENTATIVE ZONE ENGINEERING **Contact** CHI-YING SETO

Address 4550 W. OAKEY BLVD., SUITE 102 **Phone:** (702) 877-3005 **Fax:** (702) 877-3007

City LAS VEGAS **State** NV **Zip** 89102

E-mail Address cseto@zoneengineering.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 AARON HANSEN

Subscribed and sworn before me

This 19th day of August, 2013.

Dorothea M Sherwood

Notary Public in and for said County and State

DOROTHEA M. SHERWOOD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20084033715
My Commission Expires September 26, 2016

Revised 10/27/08

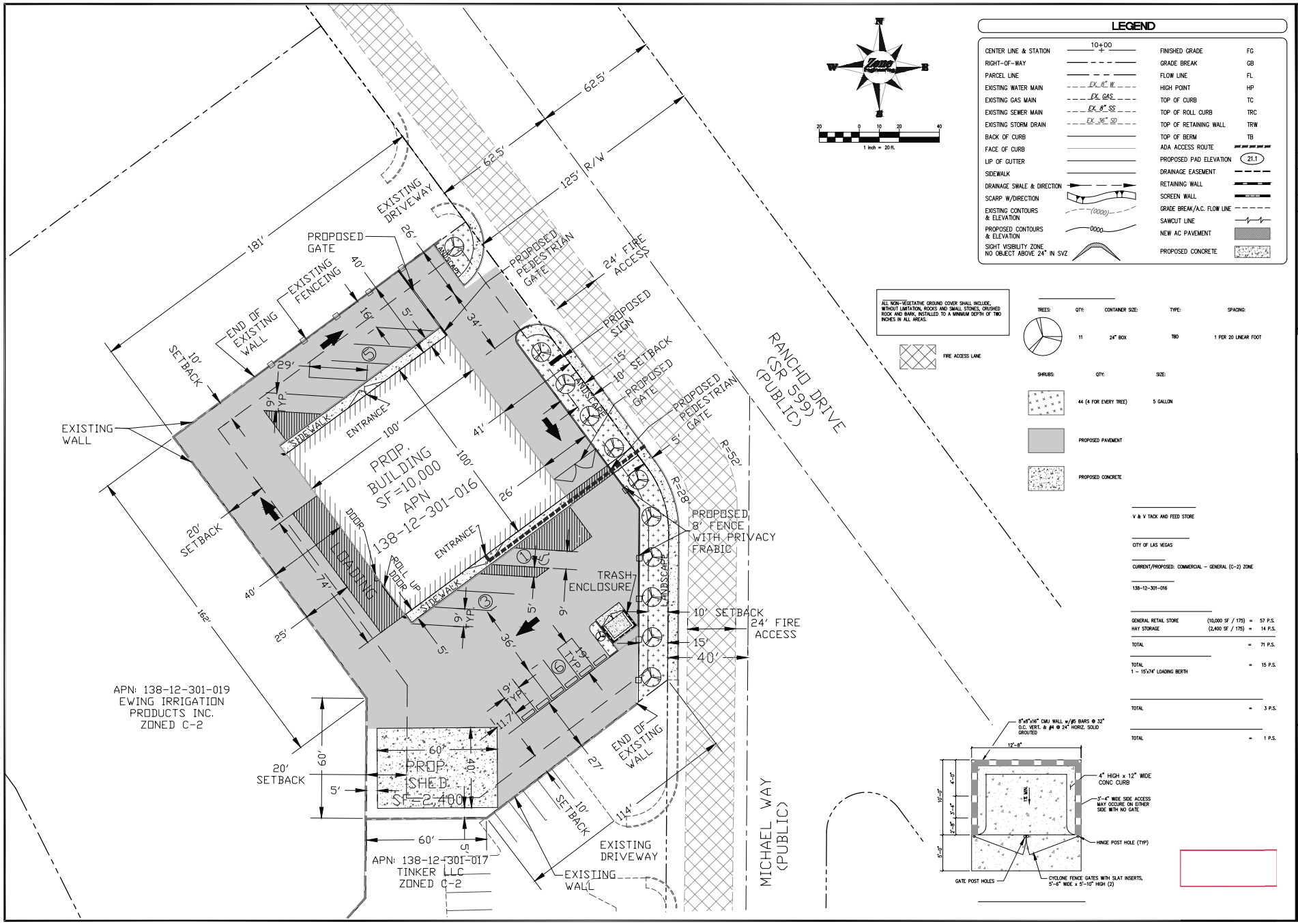
FOR DEPARTMENT USE ONLY

Case #	VAR-50841
Meeting Date:	10/08/13 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 conformance with applicable sections of the Zoning Ordinance.

PRJ-50625
08/22/13

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



VAR-50841 VAR-50842
SDR-50840

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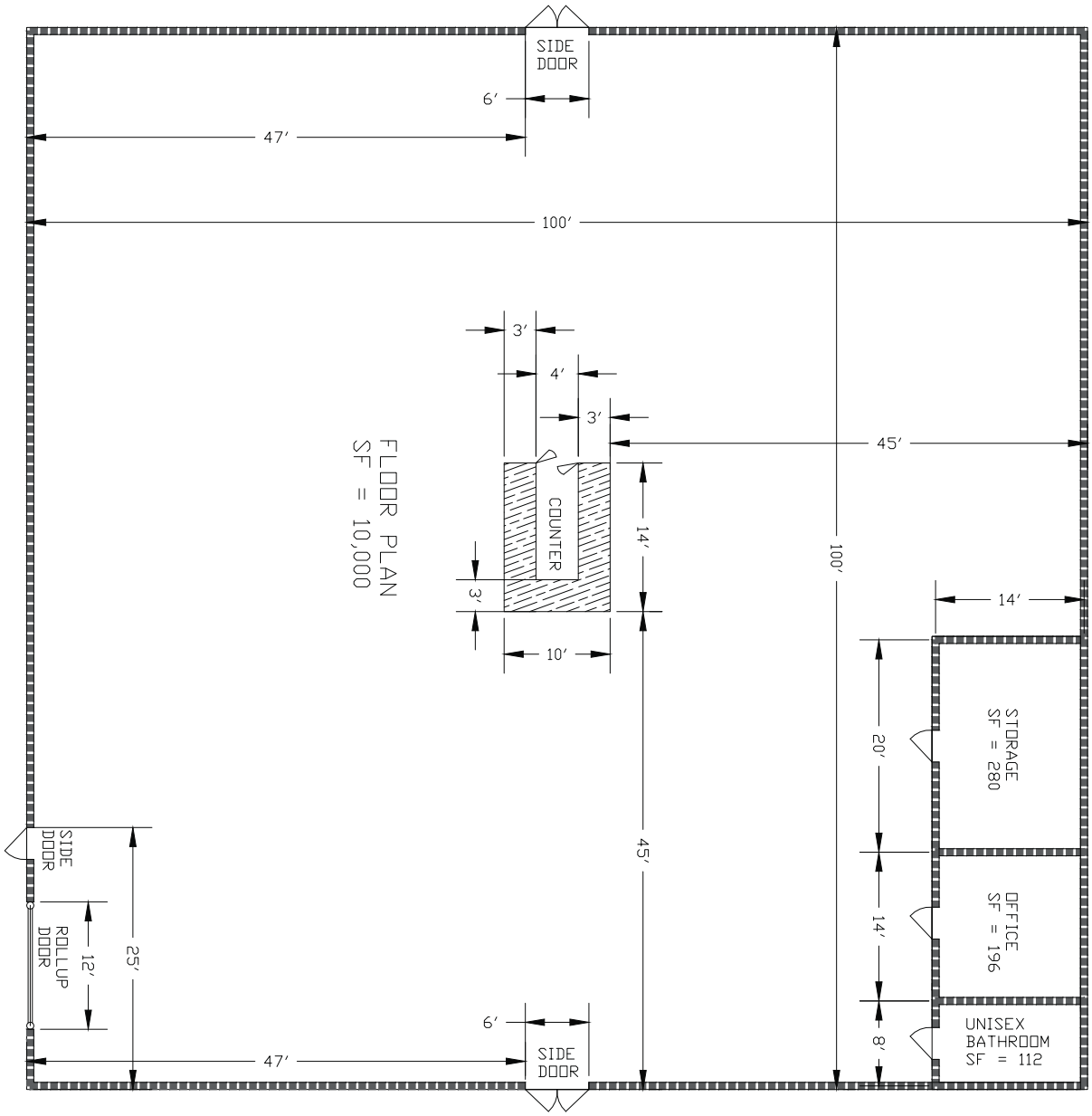
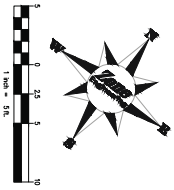


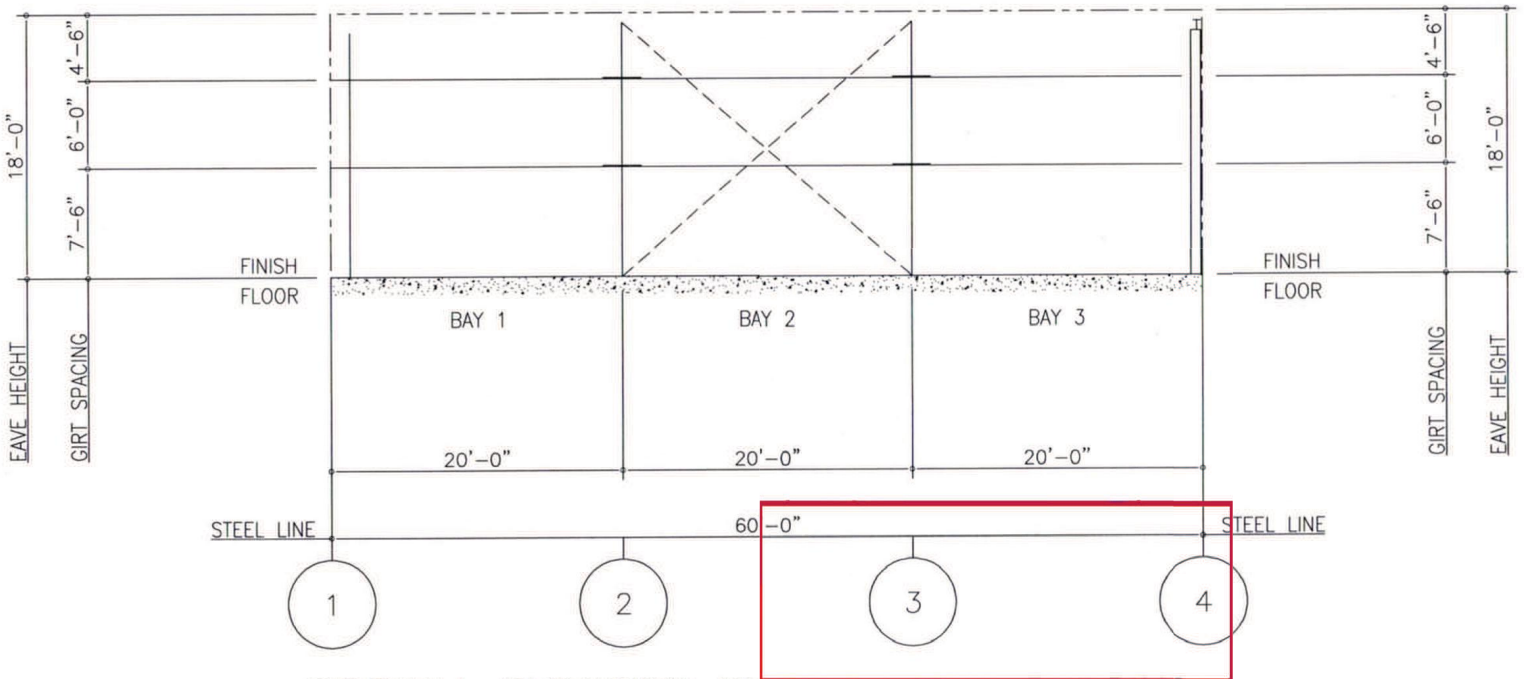


VAR-50841 VAR-50842 SDR-50840

SHEET No. 1 of 1	DRAWN BY: AK DATE: 7-3-13 DESIGNED BY: AK DATE: 7-3-13 CHECKED BY: CS DATE: 7-3-13 PROJECT NO: 13-1001	SHEET TITLE: FLOOR PLAN V & V TACK AND FEED STORE CITY OF LAS VEGAS, NV	ZONE ENGINEERING CIVIL ENGINEERING & LAND PLANNING

4550 W. OAKEY BLVD., SUITE 102
LAS VEGAS, NEVADA 89102
PHONE: 702.877.3005
FAX: 702.877.3007
WWW.ZONEENGINEERING.COM

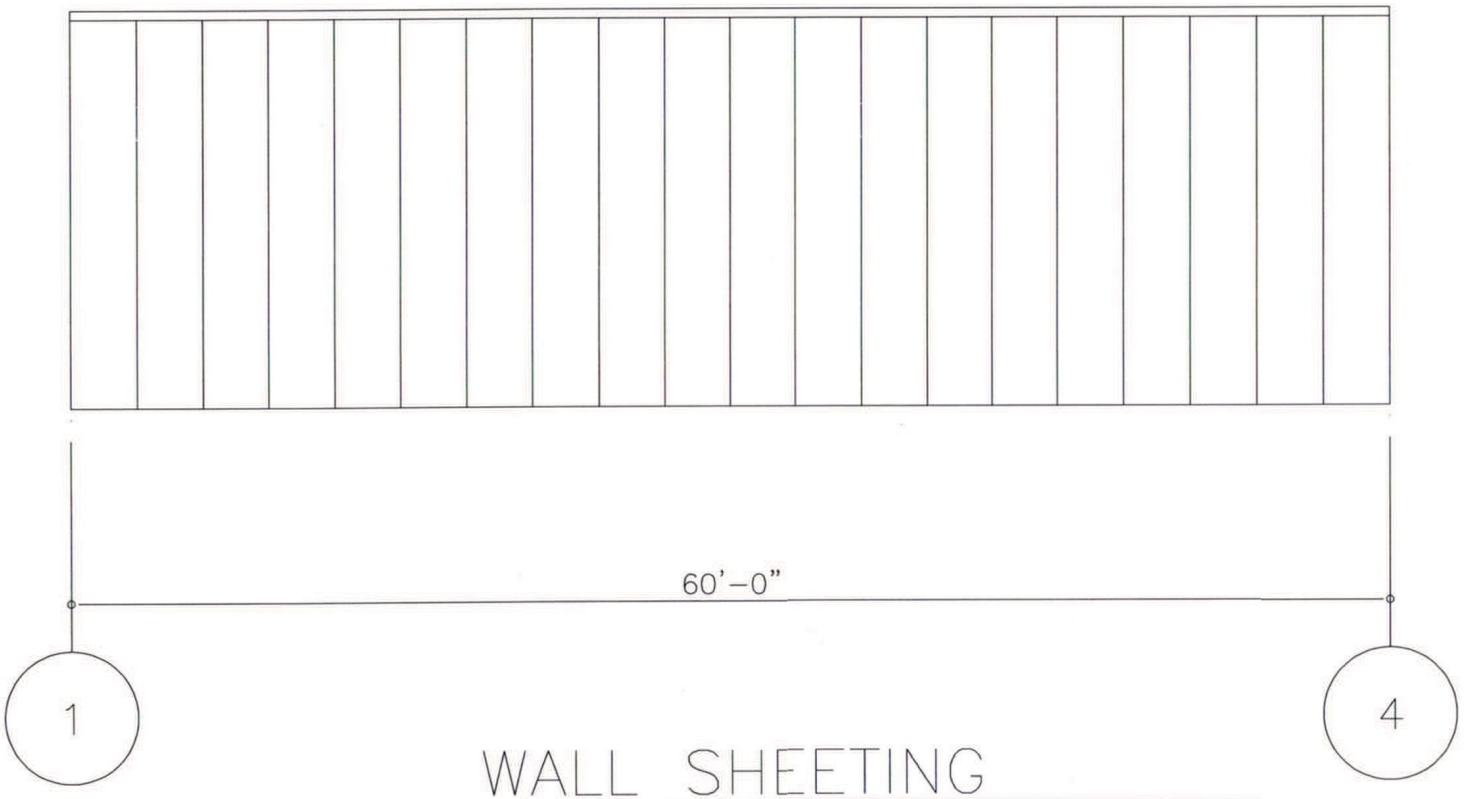
REV.:	DATE:	BY:	DESCRIPTION:



SIDEWALL ELEVATION AT LINE C FOR BUILDING 1

**ALL GIRT SPACINGS ARE SUBJECT TO CHANGE AT TIME OF FINAL DESIGN, UNLESS NOTED OTHERWISE IN THE SPECIAL USER NOTES SECTION.

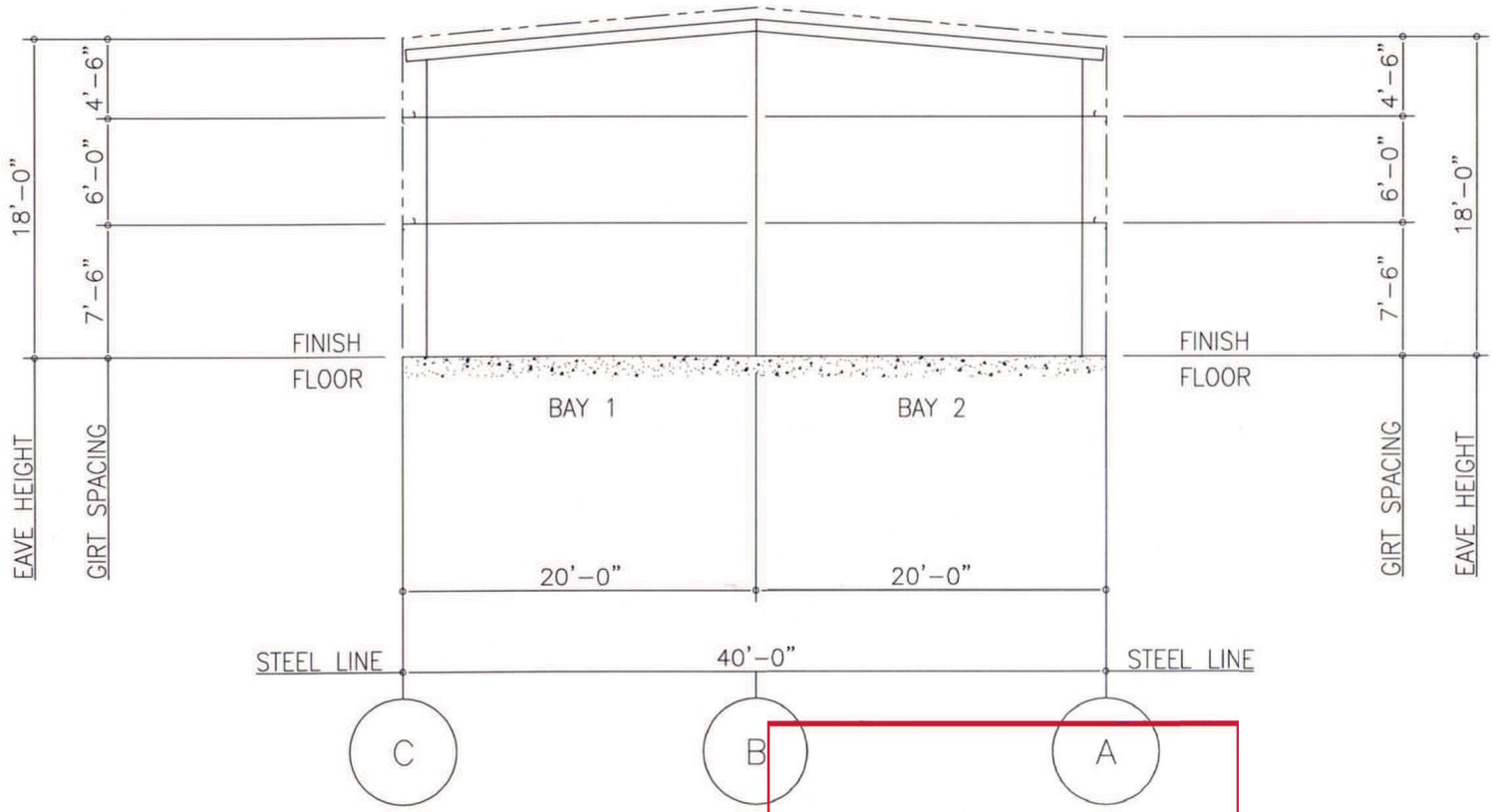
VAR-50841
VAR-50842
SDR-50840
REVISED



WALL SHEETING

PANELS: 26 GA. CLASSIC WALL – COLOR:

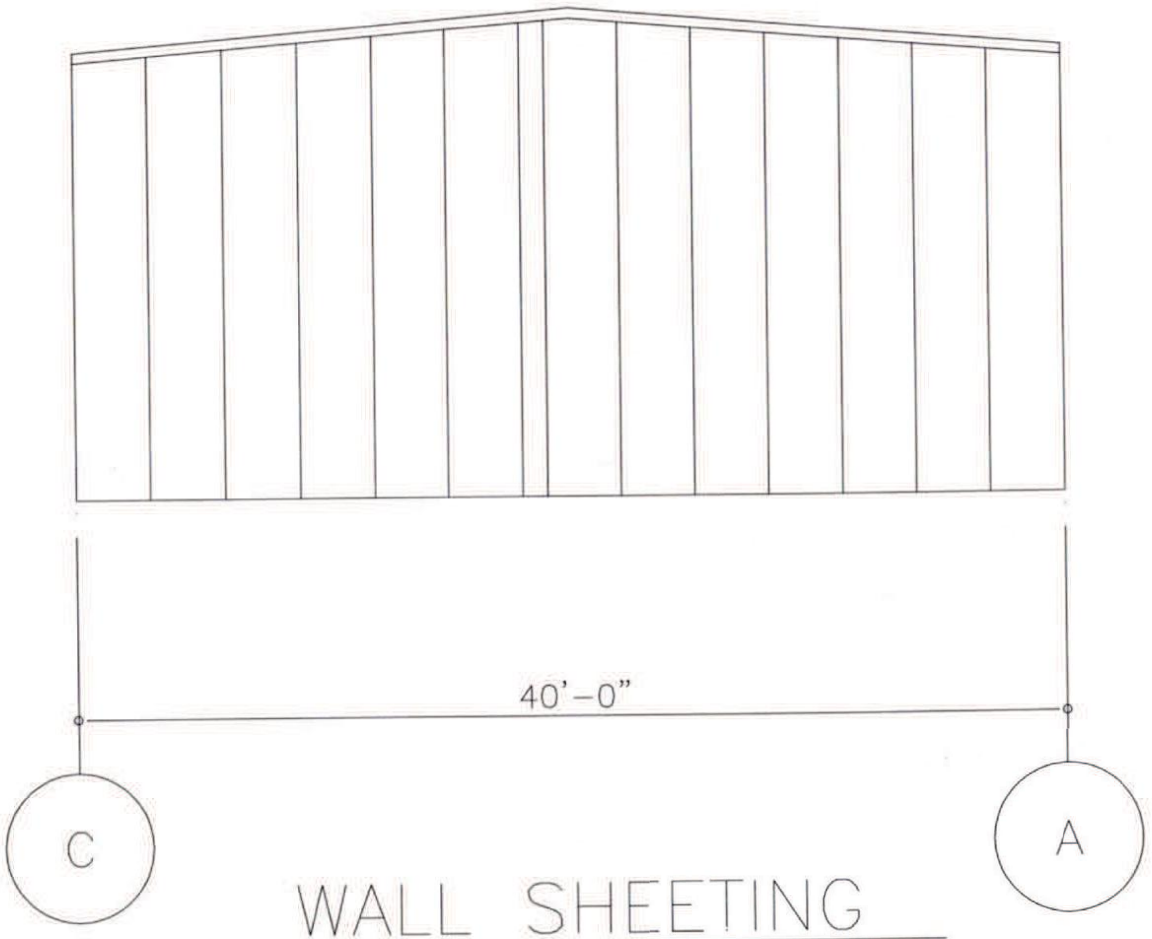
VAR-50841
VAR-50842
SDR-50840
REVISED



ENDWALL ELEVATION AT LINE 4 FOR BUILDING 1

**ALL GIRT SPACINGS ARE SUBJECT TO CHANGE AT TIME OF FINAL DESIGN, UNLESS NOTED OTHERWISE IN THE SPECIAL USER NOTES SECTION.

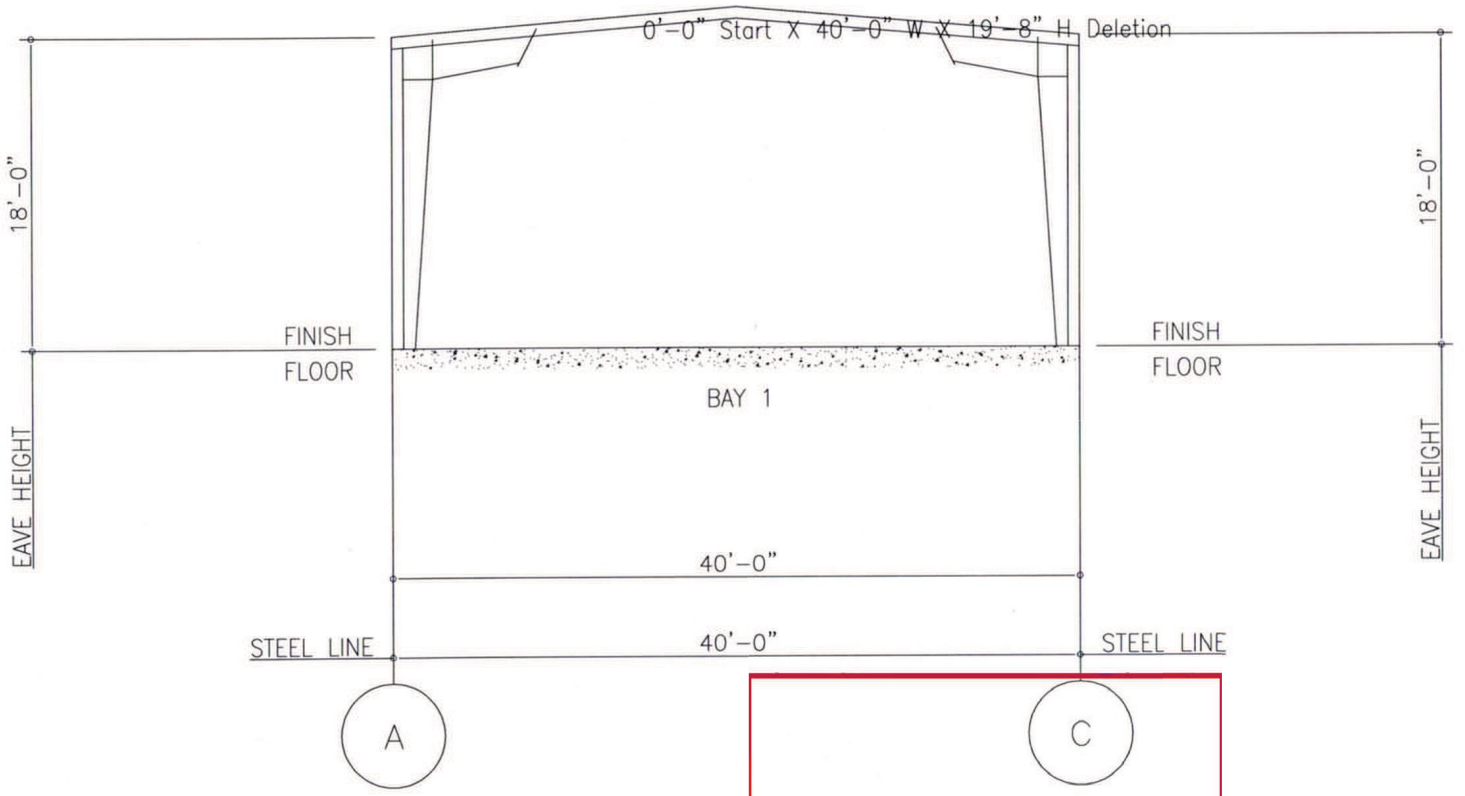
VAR-50841
VAR-50842
SDR-50840
REVISED



WALL SHEETING

PANELS: 26 GA. CLASSIC WALL – COLOR:

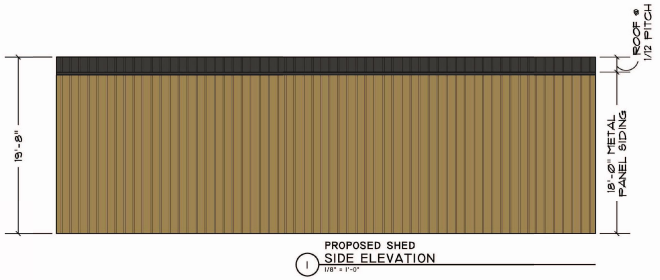
VAR-50841
VAR-50842
SDR-50840
REVISED



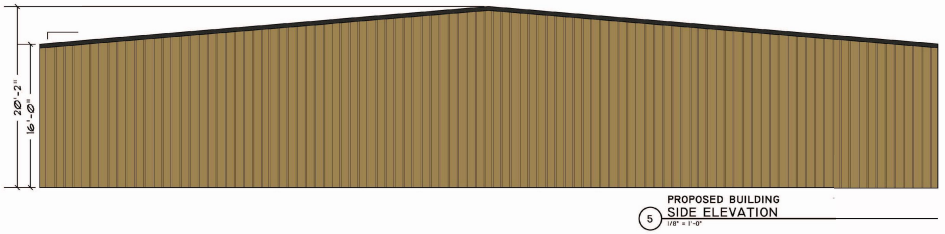
ENDWALL ELEVATION AT LINE 1 FOR BUILDING 1

**ALL GIRT SPACINGS ARE SUBJECT TO CHANGE AT TIME OF FINAL DESIGN, UNLESS NOTED OTHERWISE IN THE SPECIAL USER NOTES SECTION.

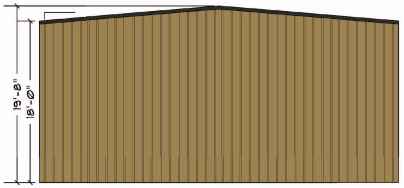
VAR-50841
VAR-50842
SDR-50840
REVISED



1 PROPOSED SHED SIDE ELEVATION
1/8" = 1'-0"



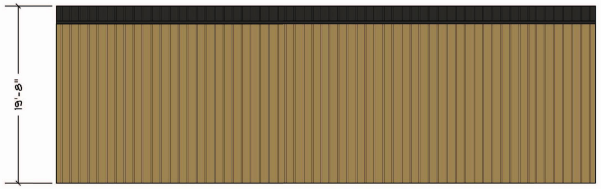
5 PROPOSED BUILDING SIDE ELEVATION
1/8" = 1'-0"



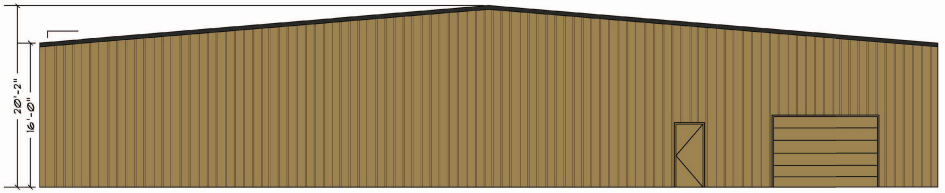
2 PROPOSED SHED REAR ELEVATION
1/8" = 1'-0"



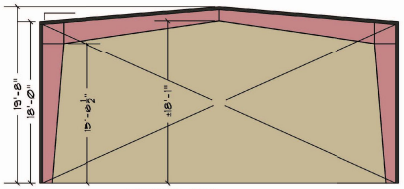
6 PROPOSED BUILDING REAR ELEVATION
1/8" = 1'-0"



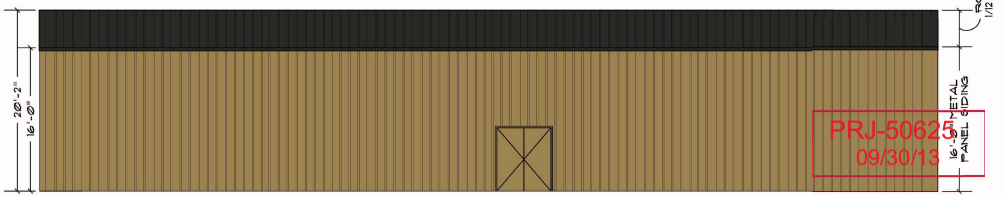
3 PROPOSED SHED SIDE ELEVATION
1/8" = 1'-0"



7 PROPOSED BUILDING SIDE ELEVATION
1/8" = 1'-0"



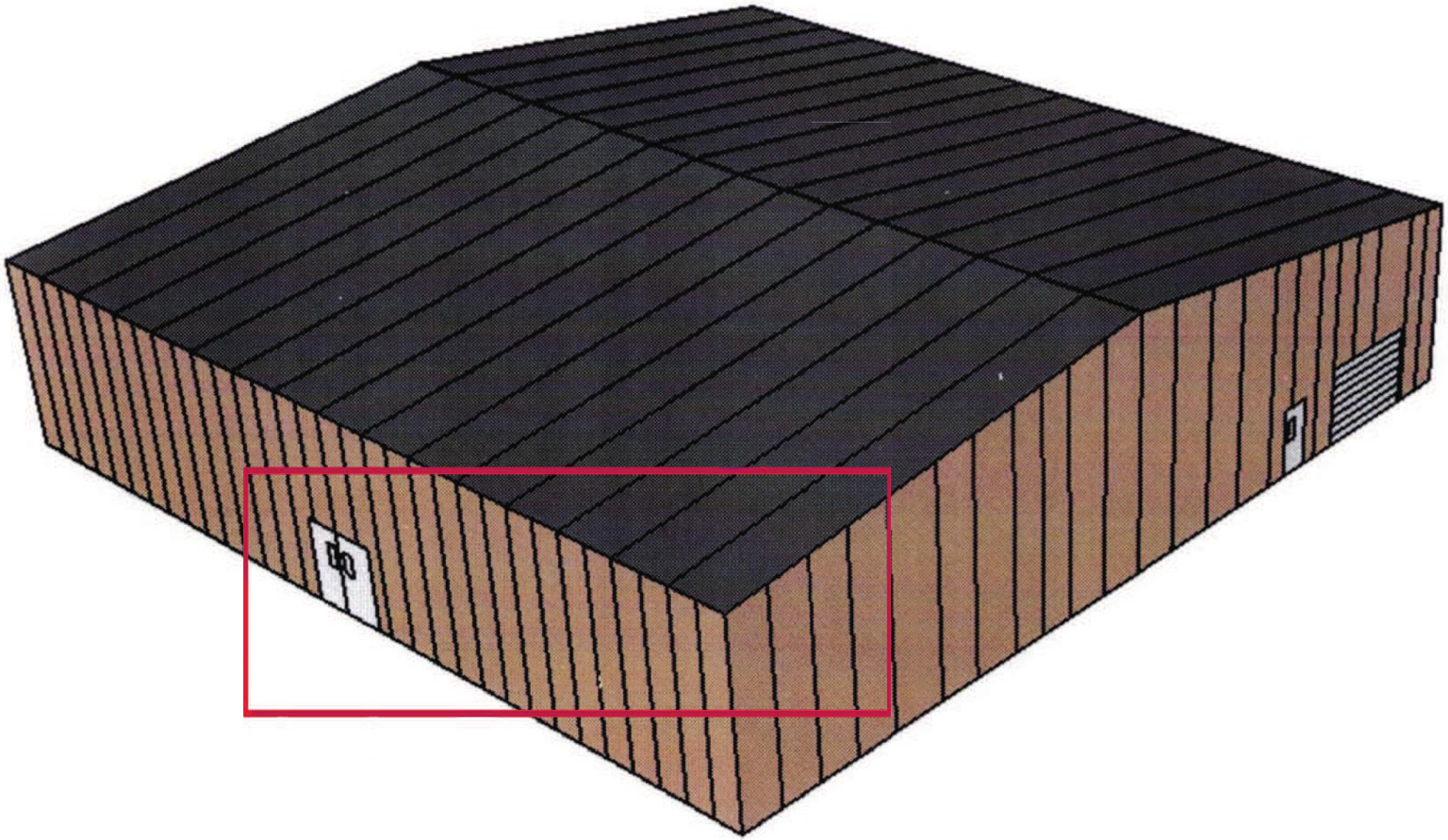
4 PROPOSED SHED FRONT ELEVATION
1/8" = 1'-0"



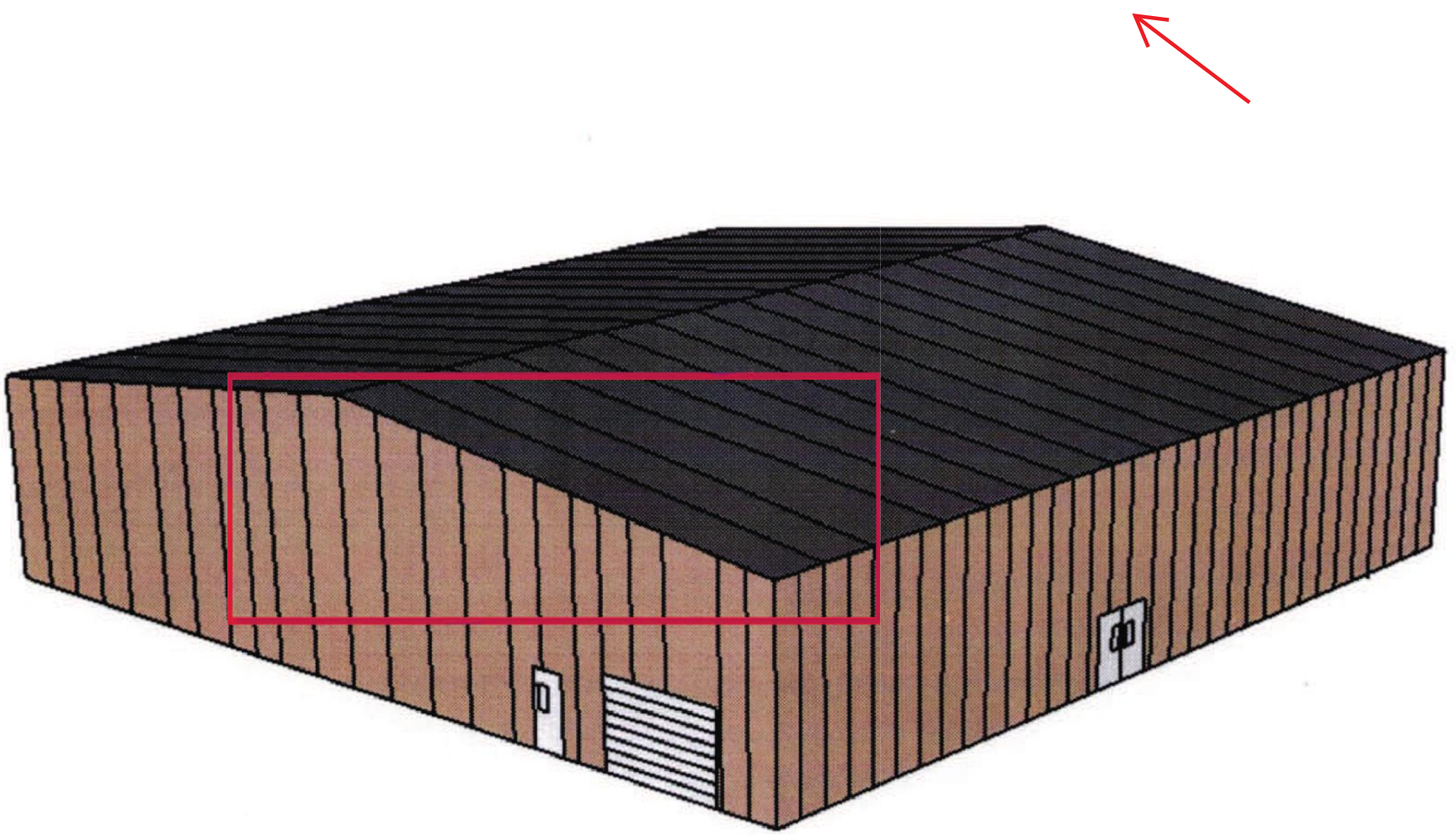
8 PROPOSED BUILDING FRONT ELEVATION
1/8" = 1'-0"

PRJ-50625
09/30/13

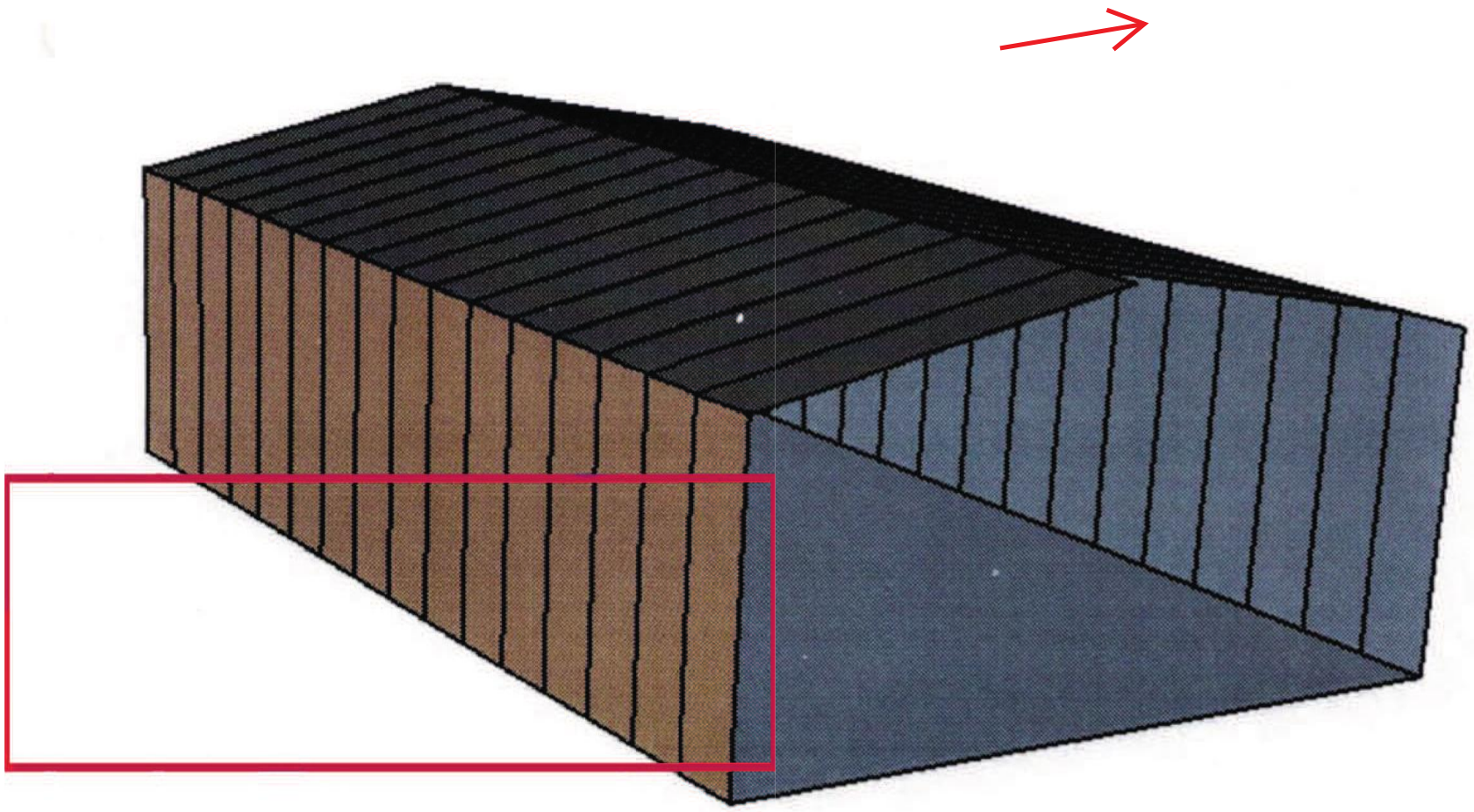
VAR-50841 VAR-50842 & SDR-50840 REVISED



VAR-50841 VAR-50842 SDR-50840



VAR-50841 VAR-50842 SDR-50840



VAR-50841 VAR-50842 SDR-50840

BURNISHED SLATE
(BS)

EVERGREEN
(EG)

AZTEC BLUE
(AB)

BRICK RED
(BR)

SAGEBRUSH TAN
(SB)

FOX GRAY
(FG)

LIGHTSTONE
(LS)

POLAR WHITE
(PW)

Color Samples



VAR-50841 VAR-50842 SDR-50840

1-800-292-0111

The proposed 8’ Chainlink Fence with Privacy Frabic will be similar to the once shown in the picture



VAR-50841 VAR-50842 SDR-50840

PHOTO SAMPLE OF PROPOSED BUILDING



PHOTO SAMPLE OF PROPOSED BUILDING



PHOTO SAMPLE OF PROPOSED BUILDING

VAR-50841 VAR-50842 SDR-50840





PHOTO SAMPLE OF PROPOSED HAY SHED



PHOTO SAMPLE OF PROPOSED HAY SHED



PHOTO SAMPLE OF PROPOSED HAY SHED



VAR-50841, VAR-50842 & SDR-50840 – APPLICANT: V & V TACK AND FEED - OWNER: BARTSAS MARY 13, LLC

NORTHWEST CORNER OF RANCHO DRIVE AND MICHAEL WAY

08/29/13



VAR-50841, VAR-50842 & SDR-50840 – APPLICANT: V & V TACK AND FEED - OWNER: BARTSAS MARY 13, LLC

NORTHWEST CORNER OF RANCHO DRIVE AND MICHAEL WAY

08/29/13



VAR-50841, VAR-50842 & SDR-50840 – APPLICANT: V & V TACK AND FEED - OWNER: BARTSAS MARY 13, LLC

NORTHWEST CORNER OF RANCHO DRIVE AND MICHAEL WAY

08/29/13



VAR-50841, VAR-50842 & SDR-50840 – APPLICANT: V & V TACK AND FEED - OWNER: BARTSAS MARY 13, LLC

NORTHWEST CORNER OF RANCHO DRIVE AND MICHAEL WAY

08/29/13



VAR-50841, VAR-50842 & SDR-50840 – APPLICANT: V & V TACK AND FEED - OWNER: BARTSAS MARY 13, LLC

NORTHWEST CORNER OF RANCHO DRIVE AND MICHAEL WAY

08/29/13

ZONE ENGINEERING
4550 W. Oakey Boulevard, Suite 102
Las Vegas, Nevada 89102
Tel: (702) 877-3005
Fax: (702) 877-3007

August 22, 2013

Department of Planning
City of Las Vegas
333 N. Rancho Dr.
Las Vegas, NV 89106
Tel: (702) 229-6301
Fax: (702) 474-0352

RE: Request for Site Development Review for V&V Tack and Feed Store at Rancho & Michael, (APN 138-12-301-016)

Dear Sir or Madam,

This letter is being submitted on behalf of the property owner, Bartsas Mary 13 LLC, as a request for Site Development Review (SDR) for the referenced parcel above. The subject site is approximately one (1) acre in size located at the southwest corner of Rancho Drive and Michael Way; and is presently defined by APN 138-12-301-016 within Section 12, Township 20 South and Range 60 East. The proposed development is a tack and feed store that will include a 10,000 ft^2 metal warehouse/retail building and a 2,400 ft^2 hay storage shed. There is one (1) proposed driveway off of Rancho Drive for this development. The location of the proposed driveway has already been reviewed and approved by Mr. Michael Yates with Nevada Department of Transportation (NDOT). The current and proposed zoning for the subject parcel is C-2 (General Commercial); therefore, the proposed development should satisfied as a permitted use under the current Unified Development Code (Title 19). The operation hours for the proposed store are Monday thru Saturday from 9am to 7pm and Sunday from 10am to 6pm.

In accordance to the Las Vegas Zoning Code Chapter 19.04, the required parking for General Retail Store (3,500 ft^2 or more) is one (1) space for every 175 square feet of gross floor area and 1 handicap space for every twenty-five (25) required parking spaces. Therefore, the total required parking spaces will be Seventy-one (71) with a minimum of 3 handicap spaces with at least one (1) of those be van accessible. The proposed development will provide fifteen (15) parking spaces and one (1) handicap van accessible space. As such, a variance of parking spaces is being requested as part of this SDR submittal. A table is provided on the next page showing the average hourly customer count during normal operating hours from August 2012 to August 2013. As shown, the parking as proposed is more than adequate to support the proposed development.

PRJ-50625
08/22/13
VAR-50841 VAR-50842
SDR-50840

Average Customer Count per hour from 8/2012 to 8/2013	
Store Hours	# of Customer per hour
9am – 10am	2
10am – 11am	3
11am – 12pm	3
12pm – 1pm	3
1pm – 2pm	4
2pm – 3pm	4
3pm – 4pm	4
4pm – 5pm	4
5pm – 6pm	3
6pm – 7pm	3

The proposed hay storage shed will be situated at the southwest corner of the site, roughly five (5) feet away from the south and west property line. The shed will be a three (3) sided shed with the opening side facing east. A variance is being requested as part of this SDR submittal for the proposed shed to be situated within the required setback pursuant to Title 19.08.080. The developer is also requesting a second variance with this SDR submittal requesting the elimination of the required landscape buffers along the south, west and north side of the site pursuant to Title 19.08.080. These variance are needed to allow for proper traffic circulation and to provide the best functionality of the site for the proposed business.

The variance and wavier as requested in this SDR submittal is vital for the development of this project and are needed in order for the business to function properly on a daily basis. Without approval of the variance and wavier it will not be economically feasible for the site to be developed. The site as proposed allows the developer to provide the highest service to customers with little to no negative impact to adjacent properties and City of Las Vegas.

All other plans and documents is submitted along with this letter for your review. Should you have any questions or need any additional information, please feel free to contact me. Thank you.

Sincerely,

Chi-Ying Seto

Chi-Ying Seto, P.E.
Project Manager

PRJ-50625
08/22/13
VAR-50841 VAR-50842
SDR-50840

City of Las Vegas Agenda Item No.: **35.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

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

SUBJECT:
VAR-50842 - VARIANCE - PUBLIC HEARING - APPLICANT: V & V TACK AND FEED - OWNER: MARY BARTSAS 13, LLC - For possible action on a request for a Variance TO ALLOW 17 PARKING SPACES WHERE 71 SPACES ARE REQUIRED on 1 acre at the northwest corner of Rancho Drive and Michael Way (APN 138-12-301-016), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-50625]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 11/20/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

VAR-50842

Case Number: PRJ-50625 APN: 138-12-301-016

Name of Property Owner: BARTSAS MARY 13, LLC

Name of Applicant: FRANK VEILLEUX

Name of Representative: CHI-YING SETO

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: Aaron Hansen

Subscribed and sworn before me

This 19th day of August, 2013

Dorothea M Sherwood

Notary Public in and for said County and State

DOROTHEA M. SHERWOOD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20084033715
My Commission Expires September 26, 2016

PRJ-50625
08/22/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE

Project Address (Location) RANCHO DR. & MICHAEL WY.

Project Name V & V TACK AND FEED STORE **Proposed Use** GEN. RETAIL

Assessor's Parcel #(s) 138-12-301-016 **Ward #** 5

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

Commercial Square Footage 12,400 **Floor Area Ratio** 29%

Gross Acres 1.00 **Lots/Units** N/A **Density** N/A

Additional Information

PROPERTY OWNER BARTSAS MARY 13 LLC **Contact** AARON HANSEN

Address 601 RANCHO DR. #C23 **Phone:** (702)3660103 **Fax:** (702)3669413

City LAS VEGAS **State** NV **Zip** 89106

E-mail Address

APPLICANT V & V TACK AND FEED **Contact** FRANK VEILLEUX

Address 3696 N. RANCHO DR. **Phone:** (702)7681538 **Fax:**

City LAS VEGAS **State** NV **Zip** 89130

E-mail Address tackfeed@gmail.com

REPRESENTATIVE ZONE ENGINEERING **Contact** CHI-YING SETO

Address 4550 W. OAKEY BLVD., SUITE 102 **Phone:** (702) 877-3005 **Fax:** (702) 877-3007

City LAS VEGAS **State** NV **Zip** 89102

E-mail Address cseto@zoneengineering.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 AARON HANSEN

Subscribed and sworn before me

This 19th day of August, 2013.

Dorothea M Sherwood

Notary Public in and for said County and State

DOROTHEA M. SHERWOOD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20084033715
My Commission Expires September 26, 2016

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAR-50842
Meeting Date:	10/08/13 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-50625
08/22/13

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

City of Las Vegas Agenda Item No.: **36.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

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

SUBJECT:
SDR-50840 - SITE DEVELOPMENT PLAN REVIEW RELATED VAR-50842 AND VAR-50841 - PUBLIC HEARING - APPLICANT: V & V TACK AND FEED - OWNER: MARY BARTSAS 13, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 12,400 SQUARE-FOOT COMMERCIAL DEVELOPMENT AND 1,880 SQUARE-FOOT OUTSIDE STORAGE AREA WITH A WAIVER TO ALLOW A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG THE NORTH, SOUTH, AND WEST INTERIOR PROPERTY LINES WHERE AN EIGHT-FOOT WIDE LANDSCAPE BUFFER IS REQUIRED on 1 acre at the northwest corner of Rancho Drive and Michael Way (APN 138-12-301-016), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-50625]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 11/20/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SDR-50840

Case Number: PRJ-50625 APN: 138-12-301-016

Name of Property Owner: BARTSAS MARY 13, LLC

Name of Applicant: FRANK VEILLEUX

Name of Representative: CHI-YING SETO

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: Aaron Hansen

Subscribed and sworn before me

This 19th day of August, 2013

Dorothea M Sherwood

Notary Public in and for said County and State

DOROTHEA M. SHERWOOD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20084033715
My Commission Expires September 26, 2016

PRJ-50625
08/22/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SITE DEVELOPMENT REVIEW

Project Address (Location) RANCHO DR. & MICHAEL WY.

Project Name V & V TACK AND FEED STORE **Proposed Use** GEN. RETAIL

Assessor's Parcel #(s) 138-12-301-016 **Ward #** 5

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

Commercial Square Footage 12,400 **Floor Area Ratio** 29%

Gross Acres 1.00 **Lots/Units** N/A **Density** N/A

Additional Information

PROPERTY OWNER BARTSAS MARY 13 LLC **Contact** AARON HANSEN

Address 601 RANCHO DR. #C23 **Phone:** (702)3660103 **Fax:** (702)3669413

City LAS VEGAS **State** NV **Zip** 89106

E-mail Address

APPLICANT V & V TACK AND FEED **Contact** FRANK VEILLEUX

Address 3696 N. RANCHO DR. **Phone:** (702)7681538 **Fax:**

City LAS VEGAS **State** NV **Zip** 89130

E-mail Address tackfeed@gmail.com

REPRESENTATIVE ZONE ENGINEERING **Contact** CHI-YING SETO

Address 4550 W. OAKEY BLVD., SUITE 102 **Phone:** (702) 877-3005 **Fax:** (702) 877-3007

City LAS VEGAS **State** NV **Zip** 89102

E-mail Address cseto@zoneengineering.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 AARON HANSEN

Subscribed and sworn before me

This 19th day of August, 2013.

Dorothea M Sherwood

Notary Public in and for said County and State

DOROTHEA M. SHERWOOD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20084033715
My Commission Expires September 26, 2016

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-50840
Meeting Date:	10/08/13 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 conformance with applicable sections of the Zoning Ordinance.

PRJ-50625
08/22/13

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

SDR 50840
V & V Tack and Feed

SWC Rancho Drive & Michael Way

Proposed 12.4 square foot retail store.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER/GENERAL RETAIL [1000 SF]	12.4	42.94	532
AM Peak Hour			1.00	12
PM Peak Hour			3.73	46

Existing traffic on all nearby streets:

Rancho Drive	
Average Daily Traffic (ADT)	31,689
PM Peak Hour (heaviest 60 minutes)	2,535

Michael Way	
Average Daily Traffic (ADT)	3,775
PM Peak Hour (heaviest 60 minutes)	302

	Adjacent Street ADT Capacity
Rancho Drive	51,800
Michael Way	16,300

This project is expected to add about 532 trips per day on Rancho Dr. & Michael Wy. Currently, Rancho is at about 61 percent of capacity and Michael is at about 23 percent of capacity. With this project, Rancho is expected to be at about 62 percent of capacity and Michael to be at about 26 percent of capacity.

Based on Peak Hour use, this project will add about 46 trips in the peak hour, or about three every four minutes.

Note that this report assumes all traffic from this development uses all named streets.

City of Las Vegas Agenda Item No.: **37.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

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

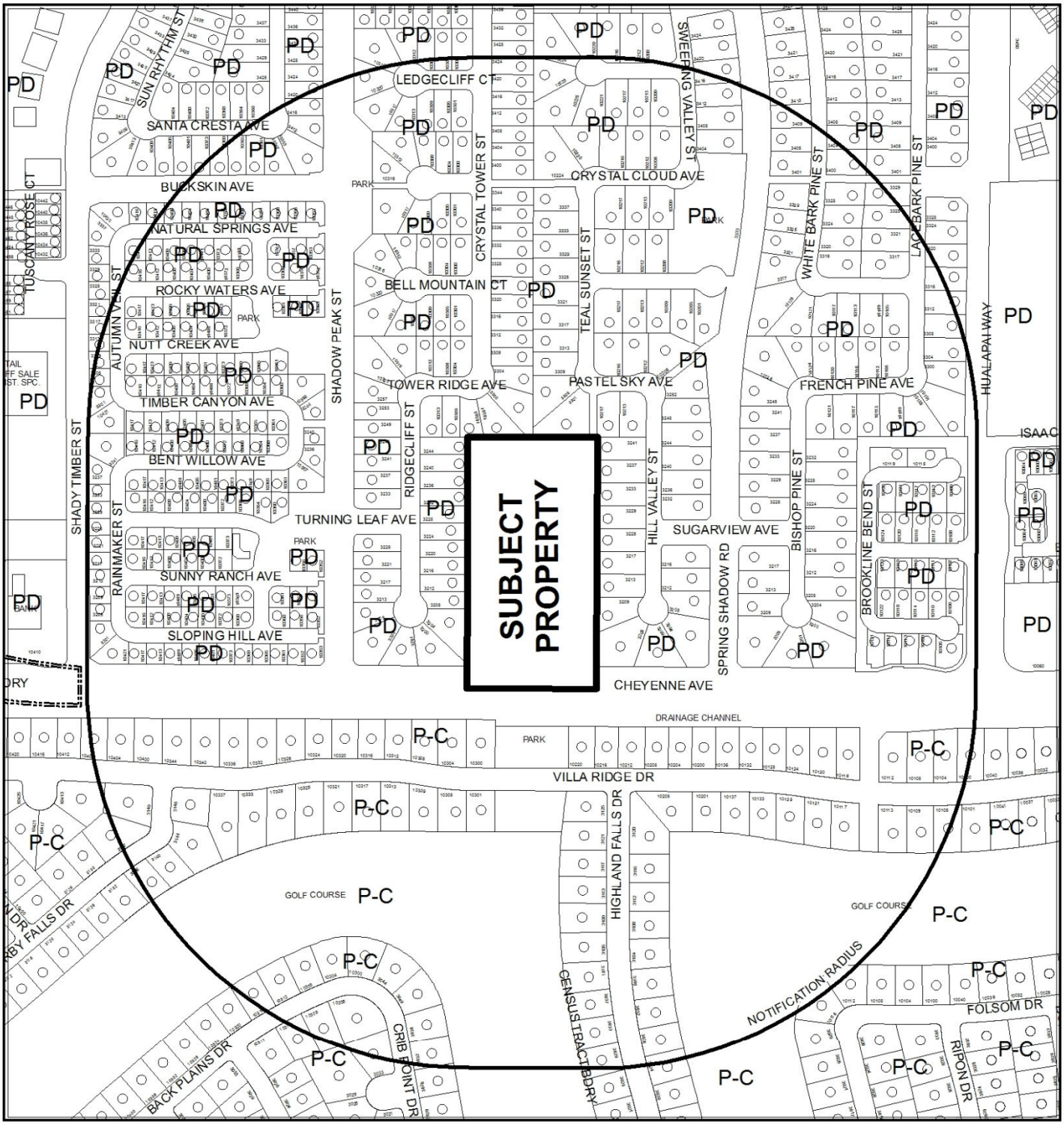
SUBJECT:
VAR-50848 - VARIANCE - PUBLIC HEARING - APPLICANT: ADAVEN HOMES, LLC - OWNER: J M J CHEYENNE PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW NO SIDEWALKS ALONG THE EAST AND NORTH PERIMETERS WHERE SIDEWALKS ARE REQUIRED on 5.18 acres at 10302 West Cheyenne Avenue (APN 137-12-801-004), PD (Planned Development) Zone, Ward 4 (Anthony) [PRJ-50740]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 11/20/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-50848 and TMP-50847
2. Conditions and Staff Report - VAR-50848 and TMP-50847
3. Supporting Documentation
4. Photos - VAR-50848 and TMP-50847
5. Justification Letter - VAR-50848 and TMP-50847



CASE: **VAR-50848 AND TMP-50847 (PRJ-50740)**

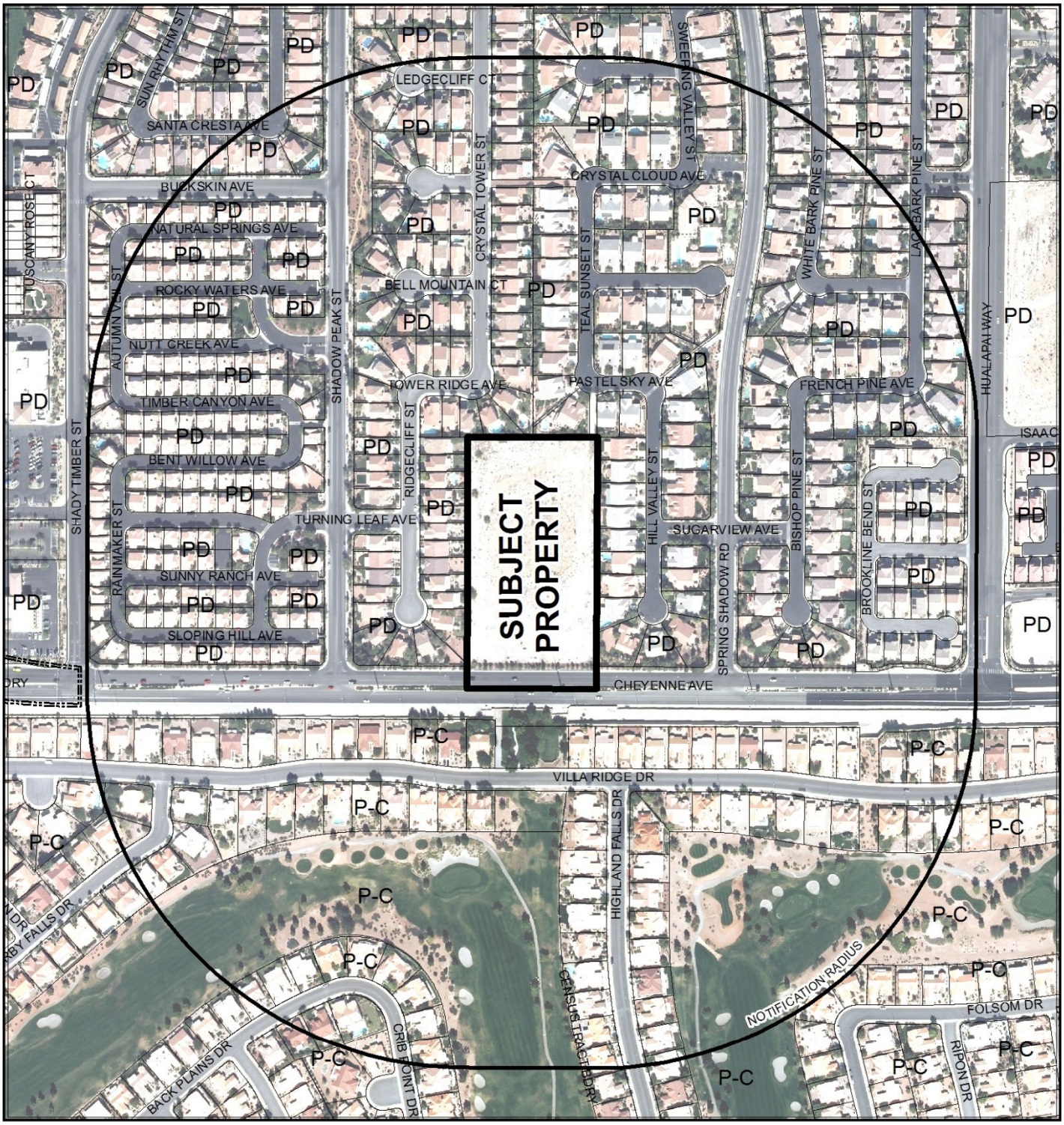
0 300 600 Feet

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: **VAR-50848 AND TMP-50847 (PRJ-50740)**

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 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*
VAR-50848	Staff recommends APPROVAL, subject to conditions:	
TMP-50847	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

VAR-50848 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Major Modification (MOD-49621), Rezoning (ZON-49622), Variance (VAR-49623), Waiver (WVR-49624), Site Development Plan Review (SDR-49625) 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. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

TMP-50847 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 within four (4) years of the approval of the Tentative Map, this action is void.

2. All development shall conform to the Conditions of Approval for Major Modification (MOD-49621), Rezoning (ZON-49622), Variance (VAR-49623), Variance (VAR-50848), Waiver (WVR-49624), Site Development Plan Review (SDR-49625), and the Lone Mountain Master Development Plan, as well as conformance to the 08/22/13 date stamped plans.

3. Street names must be provided in accordance with the City's Street Naming and Addressing Regulations, 2009 Edition.

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. Per Condition #13 of SDR-49625, dedicate 50 feet of right-of-way on Cheyenne Avenue adjacent to this site with appropriate dedications at internal street intersections on the Final Map for this site. Dedication of internal public streets shall be to the back of sidewalk where sidewalk is proposed and to the back of curb where no sidewalk is proposed.

8. On the Final Map for this site, add the document number for the existing public sewer easement. Also, add a note to the proposed public sewer easement stating that "No trees or vegetation higher than 3 feet shall be allowed within any Public Sewer Easement."

9. A Homeowner's Association or other similar Maintenance Organization shall be established to maintain all public easements and common areas created with this development. 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.

10. A working sanitary sewer connection shall be in place prior to final inspection of any units within this development. Full permanent improvements on all major access streets, including all required landscaped areas between the perimeter wall and adjacent public street, shall be constructed and accepted by the City prior to issuance of any building permits beyond 50% of all units within this development. All off-site improvements adjacent to this site, including all required landscaped areas between the perimeter walls and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75%. The above thresholds notwithstanding, all required improvements shall be constructed in accordance with Title19.02.130.

11. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. The Drainage Study required by SDR-49625 may be used to satisfy this condition.

12. Site development to comply with all applicable conditions of approval for SDR-49625 and all other applicable site-related actions.

13. 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 requested Tentative Map for Cheyenne West of Hualapai consists of a 36-lot single family residential subdivision on 5.18 acres located at 10302 West Cheyenne Avenue. This map is accompanied by a Variance (VAR-50848) to allow no sidewalks along the east and north perimeters where five-foot sidewalks are required. Eliminating the sidewalks will reduce the right-of-way width from 47 feet to 42 feet. None of the proposed single family homes are fronting the east and north sidewalks. In addition, removal of this portion of the sidewalk will allow for increased landscaping and open space area, which will serve as a buffer between the existing single-family homes to the north and east, and is supported by staff.

ISSUES

- The proposed map is located within the ML (Medium Low Density Residential) use district of the Lone Mountain Master Development Plan with a density of 7.4 dwelling units per acre, which is less than the allowable density of eight dwelling units per acre.

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).
09/18/13	The City Council approved a request 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 (WVR-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. Planning Commission recommended approval. Staff recommended approval on the Major Modification, Rezoning, Variance and Waiver requests. Staff recommended denial of the Site Development Plan Review request.

Most Recent Change of Ownership	
07/12/10	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
02/11/05	A code enforcement citation (#25922) was issued at the subject site regarding trash and debris on the undeveloped parcel. The citation was resolved on 03/08/05.
04/18/05	A code enforcement citation (#28908) was issued at the subject site regarding trash and debris on the undeveloped parcel. The citation was resolved on 07/19/05.
04/14/06	A code enforcement citation (#40248) was issued at the subject site regarding trash and debris on the undeveloped parcel. The citation was resolved on 05/17/06.

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 development at this location. It was determined that a Major Modification was required to add the parcel to the Lone Mountain Master Development Plan, a Rezoning application was required to change the zoning from U (Undeveloped) to ML (Medium Low Density Residential), a Variance was required to allow six-foot tall retaining walls where 3.5 feet is the maximum allowed, a Waiver was required to allow 5,173 square feet of open space where 13,200 square feet is required, and a Site Development Plan Review was required for the 40-lot single family residential development. Furthermore, it was determined that the aforementioned cases be approved by City Council prior to Planning Commission hearing requests for a required Tentative Map.

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

Field Check	
08/29/13	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	
Net 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)
North	Single Family Residential	PCD (Planned Community Development)	PD (Planned Development)
South	Single Family Residential	ML (Medium Low Density Residential)	P-C (Planned Community)
	Park	PR/OS (Park/ Recreation/Open Space)	
East	Single Family Residential	PCD (Planned Community Development)	PD (Planned Development)
West	Single Family Residential	PCD (Planned Community Development)	PD (Planned Development)

Master Plan Areas	***Compliance***
Lone Mountain	Y
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 the Lone Mountain Development Standards, there are no set standards that apply. The following is what is being provided:

Standard	*Provided*
Min. Lot Size	3,184 SF
Min. Lot Width	36.57 Feet
Min. Setbacks • Front • Garage • Side • Corner • Rear	 10 Feet 18 Feet 5 Feet 10 Feet 10 Feet
Max. Building Height	35 Feet
Mech. Equipment	Screened

Lone Mountain Open Space Standards

Total Acreage	*Required*		*Provided*	*Compliance*
	Ratio	*Area*	*Area*	
5.00	330 SF per Unit	12,210	15,312	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 and Highways	100	Y

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.*

GK

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	36	2 Spaces per Unit	72				
TOTAL SPACES REQUIRED			72		72		Y
Regular and Handicap Spaces Required			72	N/A	72	N/A	Y

ANALYSIS

The proposed Tentative Map for a 36-lot single-family subdivision covers a 5.18 acre site within the Lone Mountain Master Development Plan. The subject site is located adjacent to the north side of Cheyenne Avenue, approximately 960 feet west of the Cheyenne Avenue and Hualapai Way intersection. The proposed subdivision is accessed solely from Cheyenne Avenue. The connectivity ratio of 1.25 is below the standard of 1.30, however the minimum connectivity ratio is not required in the Lone Mountain Master Development Plan and is only provided as a reference.

Internal access to the residential lots will be provided via a 47-foot and 42-foot wide public street with "L" curbs as well as five-foot sidewalks located on either side of the street. The proposed streets are in compliance with the Lone Mountain standards, but are not in conformance with the standards described in Title 19.02.040 for sidewalk requirements. A Variance (VAR-50848) has been requested to allow no sidewalks along the north and east perimeters where a five-foot sidewalk is required. Eliminating the sidewalks in this area will reduce the right-of-way width from 47 feet to 42 feet. Staff has recommended approval of this request, as the elimination of the sidewalk area was recommended by the Planning Commission. There are no proposed single-family homes fronting this section of right-of-way. Furthermore, eliminating the sidewalks will allow for additional landscaping to be used as a buffer between the existing single family subdivisions to the north and east. The provided sidewalks still create a logical and continuous path within the development.

The submitted east-west cross sections illustrate an approximate 4% slope that requires retaining walls for any type of development. The applicant is severely limited in grading options, as all four sides of the site have been fully developed. As such, the applicant received approval for increased retaining wall heights under Variance (VAR-49623).

The floor plan, as approved under Site Development Plan Review (SDR-49625), shows two floor plans for this project. These plans range from 1,800 square feet up to 2,124 square feet. Both plans are two story homes with street facing two-car garages. One floor plan in particular will exceed the 50% lot coverage standard.

FINDINGS (VAR-50848)

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."

Eliminating the sidewalks along the north and east perimeters will allow for additional landscaping to be used as a buffer between the existing single family subdivisions to the north and east. The elimination of the sidewalks in this area will reduce the right-of-way width from 47 feet to 42 feet. Staff can support the request as the provided sidewalks still create a logical and continuous path within the development.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

NOTICES MAILED 513

APPROVALS 0

PROTESTS 0

GK

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-50848 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-50740
08/22/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance - to remove Sidewalk

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 #	VAR-50848
Meeting Date:	10/08/13 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 conformance with applicable sections of the Zoning Ordinance.

PRJ-50740
08/22/13

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

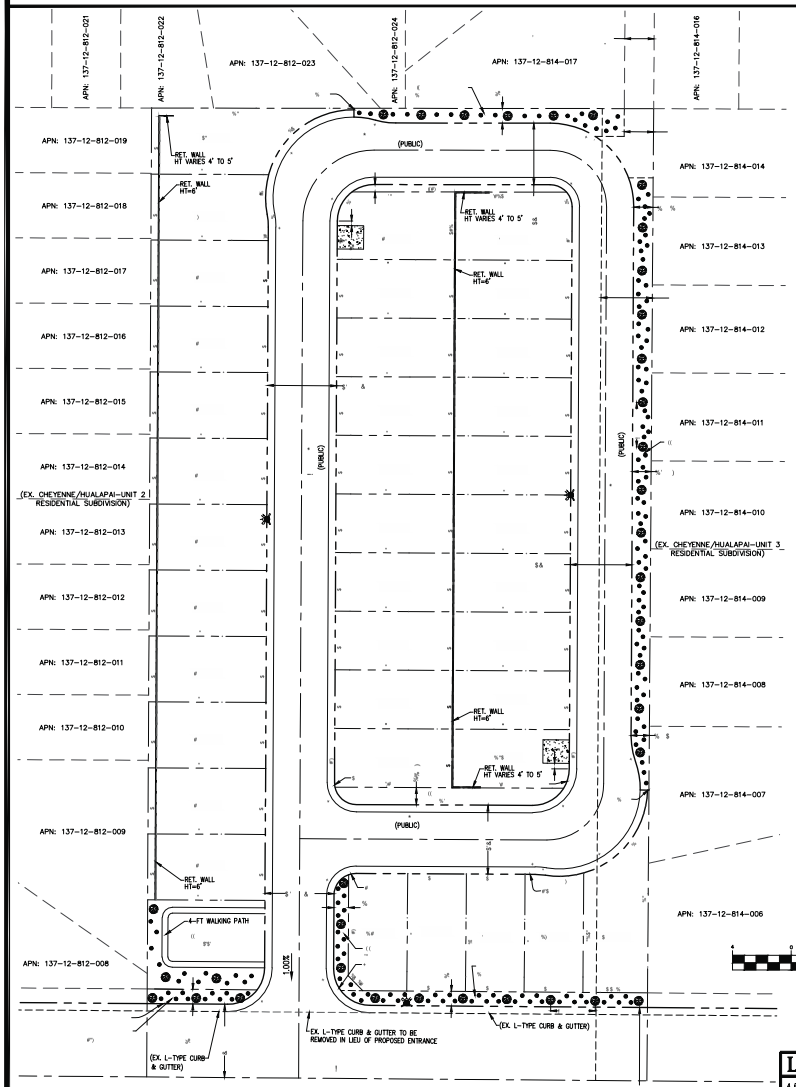
INSTRUCTIONS FOR COMPLETING THIS FORM

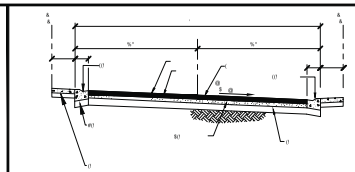
Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any 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

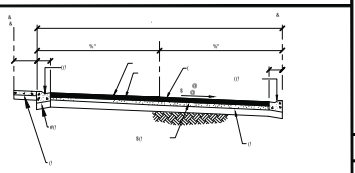
PRJ-50740
08/22/13

SITE PLAN OF CHEYENNE WEST OF HUALAPAI

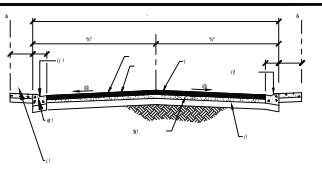




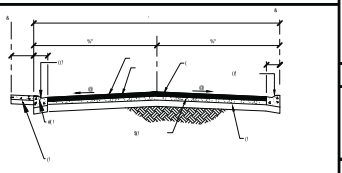
SECTION A
TYPICAL 47' CROSS-FALL
STREET SECTION



SECTION B
TYPICAL 42' CROSS-FALL
STREET SECTION



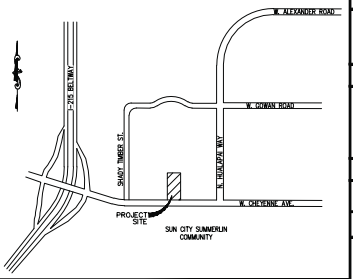
SECTION C
TYPICAL 47' NORMAL CROWN
STREET SECTION



SECTION D
TYPICAL 42' NORMAL CROWN
STREET SECTION

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

LOCATION MAP

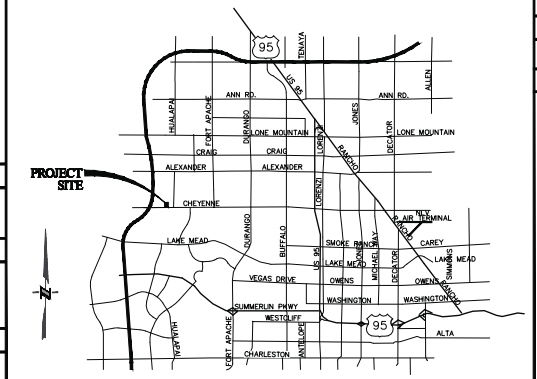


UTILITY DISTRIBUTION SYSTEM

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



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 89 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.
853.656m/2801.36FT (NAVD 88 DATUM)

SITE INFORMATION

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, 229-6276

LAS VEGAS VALLEY WATER DISTRICT (WATER)
1001 SOUTH VALLEY VIEW BLVD, 870-2011

OWNERS

APN: 137-12-801-004
JMJ CHEYENNE PARTNERS LLC
112 CASA MONTANA COURT
BOULDER 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 DILENTA AVENUE
LAS VEGAS, NV 89129
PHONE: 702-365-8588
FAX: 702-998-9885

FLOOD ZONE

THE PROJECT SITE IS IN ZONE X, AN AREA OUTSIDE THE 500-YEAR FLOOD PLAIN. FIRM PANEL 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	SL	STREETLIGHT
CC	CLARK COUNTY	TC	TOP OF CURB
CO	CLEAN OUT	TYP	TYPICAL
CY	CUBIC YARD	VERT	VERTICAL
DI	DROP INLET	VC	VERTICAL CURVE
DG	DESIGN GRADE	VG	VALLEY GUTTER
EP	EDGE OF PAVEMENT	VCP	VITRIFIED CLAY PIPE
EC	END OF CURVE	W	WATER
EVC	END OF VERTICAL CURVE	WM	WATER METER
EX	EXISTING		
FG	FINISH GRADE		
FF	FINISH FLOOR ELEVATION		
FT	FEET		
FH	FIRE HYDRANT		
FL	FLOW LINE		
GB	GRADE BREAK		
HP	HIGH POINT		
INV	INVERT		
LFF	LOWER FINISH FLOOR ELEVATION		
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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		

NO.	DESCRIPTION	DATE	APPR.

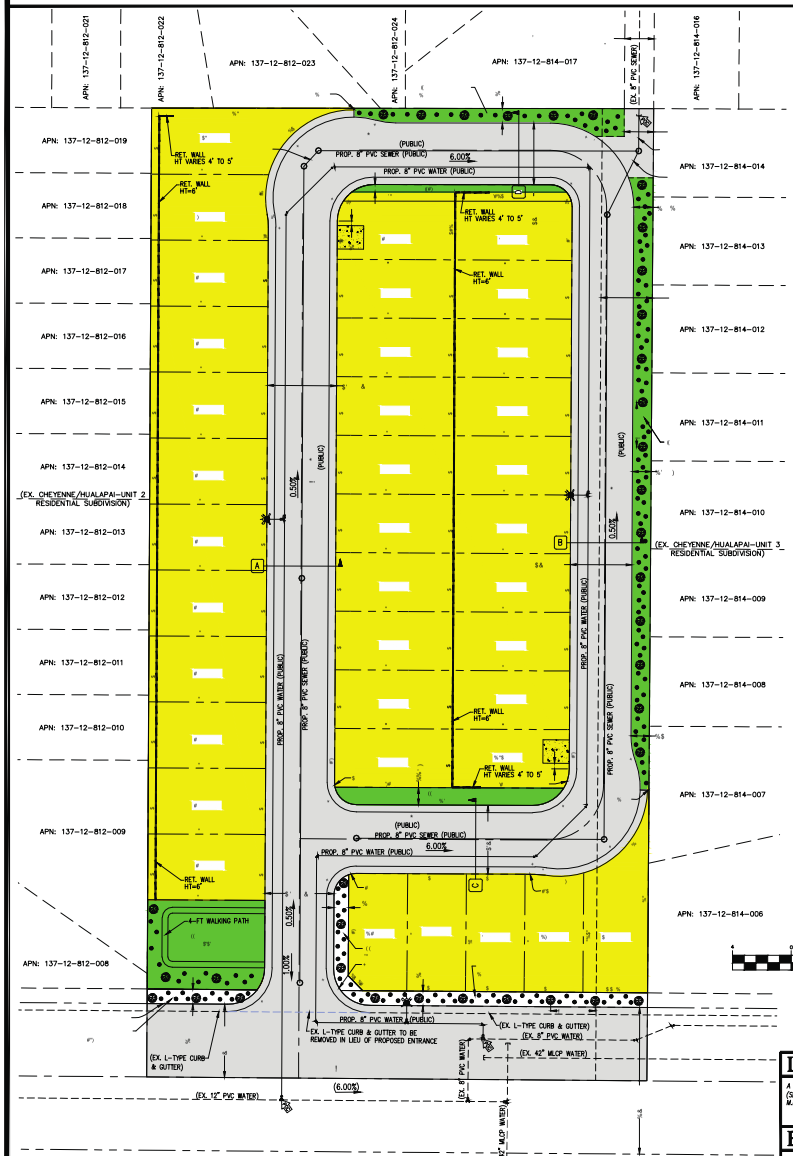
ROBERT D. CUNNINGHAM
Exp. 12-31-14
CIVIL
No. 15726

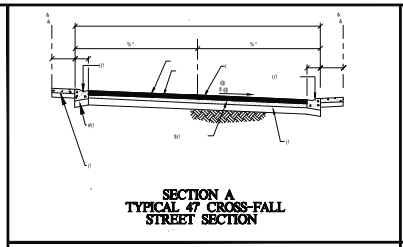
Call Two Working Days Before You Dig!
Dig | Safely. Dig | Safely
1-800-227-2600

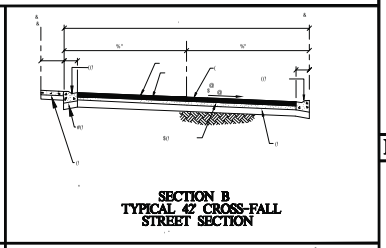
DATE:	08.14.13
SCALE:	1"=40'
JOB NO:	ADV-13-002
DESIGNED BY:	RDC
DRAWN BY:	ADB
SHEET NAME:	
SHEET:	

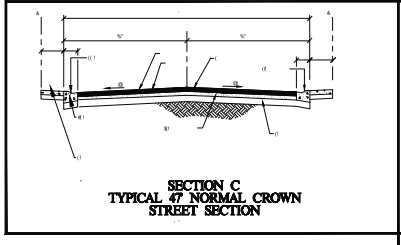
VAR-50848 & TMP-50847

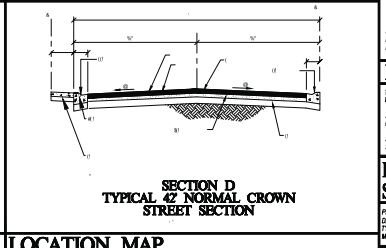
SITE PLAN OF CHEYENNE WEST OF HUALAPAI











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(IN FEET)
1 inch = 40 ft.

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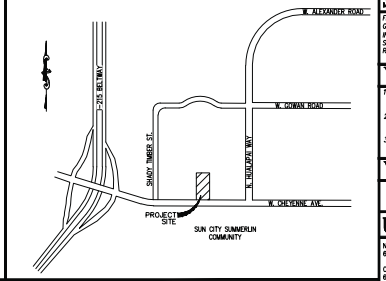

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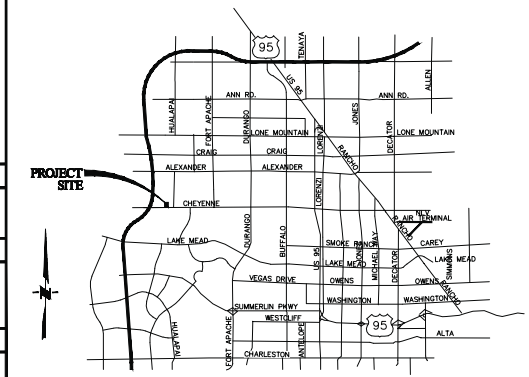

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CENTRAL TELEPHONE COMPANY DBA CENTURY LINK
6650 VIA AUSTI PARKWAY, 244-7400

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, 229-6276

LAS VEGAS VALLEY WATER DISTRICT (WATER)
1001 SOUTH VALLEY VIEW BLVD, 870-2011

OWNERS

APN: 137-12-801-004
J&J CHEYENNE PARTNERS LLC
112 CASA MONTANA COURT
BOULDER 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 DILENTA AVENUE
LAS VEGAS, NV 89129
PHONE: 702-365-8588
FAX: 702-998-9885

FLOOD ZONE

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DRAINAGE NOTE

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CENTERLINE	
RIGHT-OF-WAY	
CUT LINE-ASPHALT	
EASEMENT	
BOUNDARY LINE	
SEWER LINE	
WATER LINE	
PROPERTY LINE	
FIRE HYDRANT	

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ABBREVIATIONS

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EVC	END OF VERTICAL CURVE	WM	WATER METER
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GB	GRADE BREAK		
HP	HIGH POINT		
INV	INVERT		
LFF	LOWER FINISH FLOOR ELEVATION		
LF	LINEAR FEET		
LVVWD	LAS VEGAS VALLEY WATER DISTRICT		
MH	MANHOLE		
MAX	MAXIMUM		
MIN	MINIMUM		
NTS	NOT TO SCALE		
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PT	POINT OF TANGENCY		
PCC	POINT OF COMPOUND CURVE		
PP	POWER POLE		
PL	PROPERTY LINE		
PB	PULL BOX		
R	RADIUS		

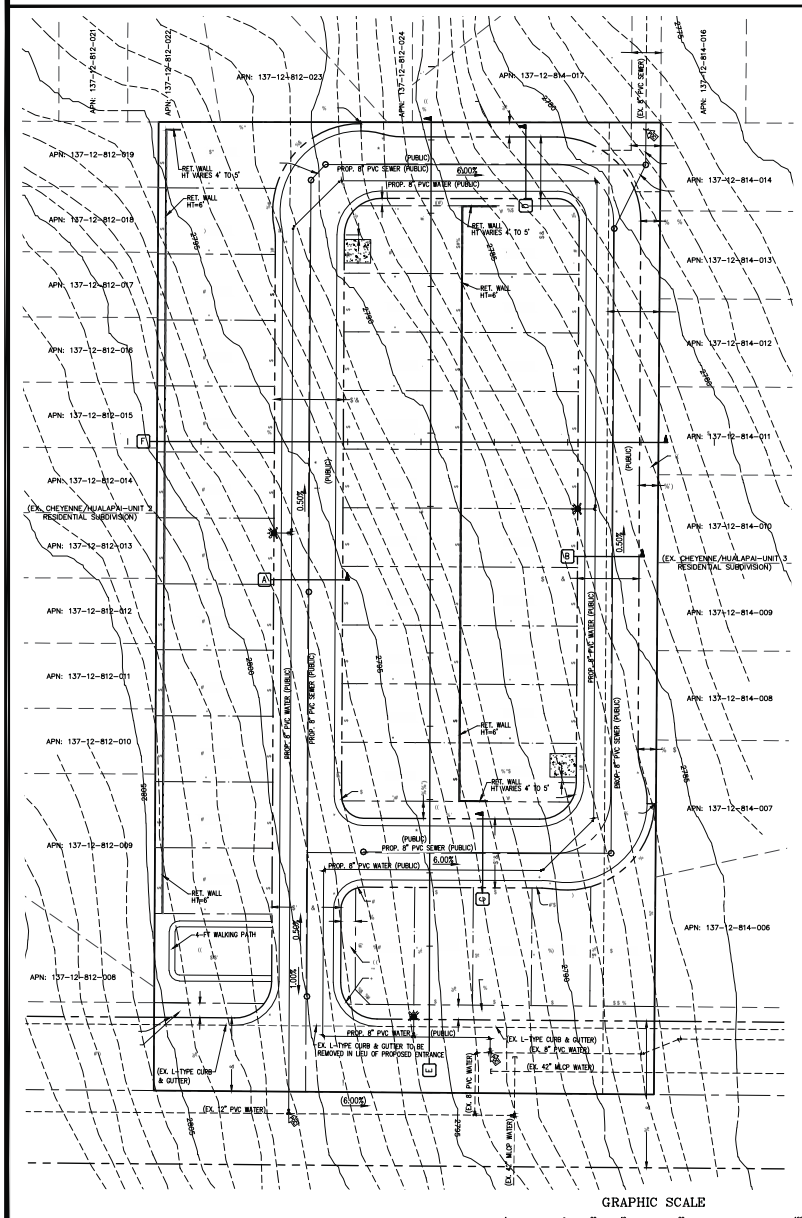
Call Two Working Days Before You Dig!
Dig | Safely. Dig | Safely
1-800-227-2600

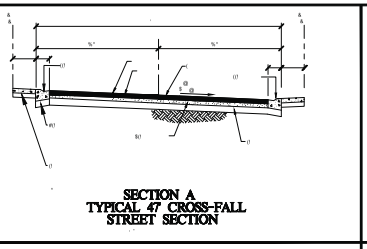
NO.	DESCRIPTION	DATE	BY	APPR.

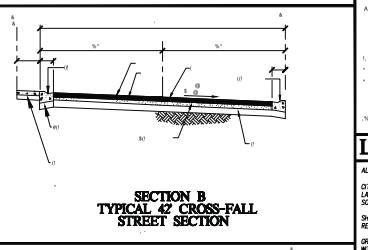
DATE: 08.14.13
SCALE: 1"=40'
JOB NO: ADV-13-002
DESIGNED BY: RDC
DRAWN BY: ADB
SHEET NAME:
SHEET:

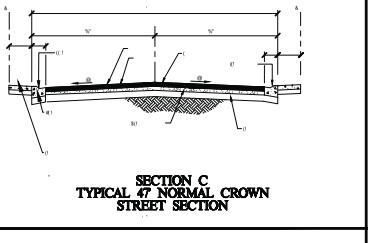
VAR-50848 & TMP-50847

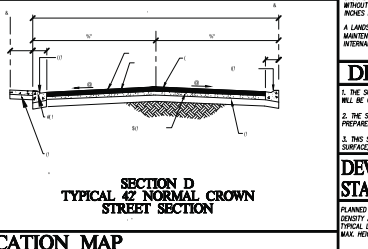
TENTATIVE MAP OF CHEYENNE WEST OF HUALAPAI



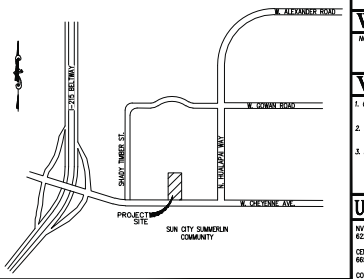








LOCATION MAP



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



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

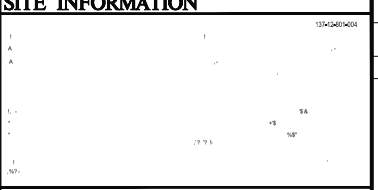
BASIS OF BEARING

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 89 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)

SITE INFORMATION



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

OWNERS

APN: 137-12-801-004
JMJ CHEYENNE PARTNERS LLC
112 CASA MONTANA COURT
BOUNDER CITY, NV 89005

ENGINEER

TANEY ENGINEERING — PHONE: 702-362-8844
6050 S. JONES BLVD, SUITE #100 — FAX: 702-362-5233
LAS VEGAS, NEVADA 89118

WAIVERS

NONE

SUBDIVIDER/DEVELOPER

ADAVEN HOMES — PHONE: 702-365-8588
MR. NATHAN WHITE — FAX: 702-998-9885
9112 OLDENTA AVENUE
LAS VEGAS, NV 89129

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.

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.

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, 229-6276

LAS VEGAS VALLEY WATER DISTRICT (WATER)
1001 SOUTH VALLEY VIEW BLVD, 870-2011

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	SL	STREETLIGHT
CC	CLARK COUNTY	TC	TOP OF CURB
CO	CLEAN OUT	TYP	TYPICAL
CY	CUBIC YARD	VERT	VERTICAL
DI	DROP INLET	VC	VERTICAL CURVE
DG	DESIGN GRADE	VCP	VITRIFIED CLAY PIPE
EP	EDGE OF PAVEMENT	W	WATER
EC	END OF CURVE	WM	WATER METER
EVC	END OF VERTICAL CURVE		
EX	EXISTING		
FG	FINISH GRADE		
FF	FINISH FLOOR ELEVATION		
FT	FEET		
FH	FIRE HYDRANT		
FL	FLOW LINE		
GB	GRADE BREAK		
HP	HIGH POINT		
INV	INVERT		
LFF	LOWER FINISH FLOOR ELEVATION		
LF	LINEAR FEET		
LVWD	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		

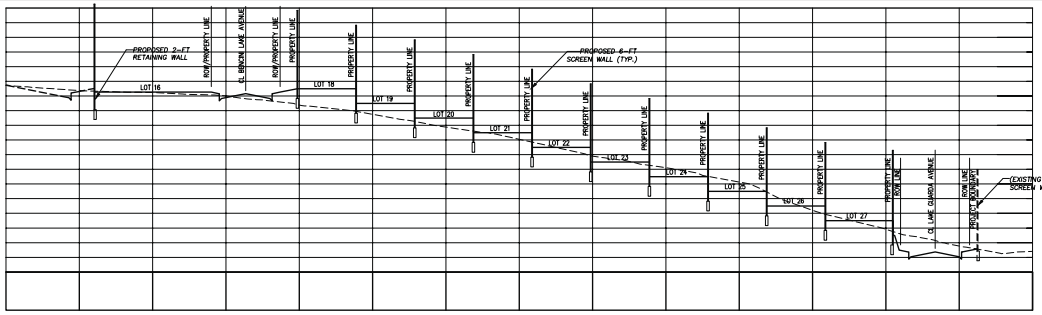
NO.	DESCRIPTION	BY	DATE	APPR.

ROBERT D. CUNNINGHAM
Exp. 12-31-14
CIVIL
No. 15726

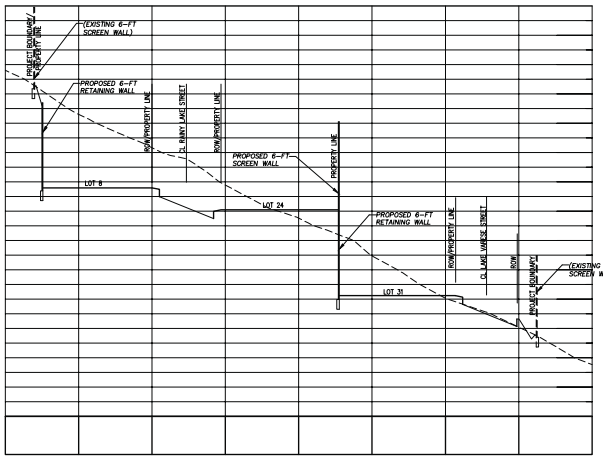
Call Two Working Days Before You Dig
Dig | Safely. Dig | Safely
1-800-227-2600

DATE:	08.21.13
SCALE:	1"=40'
JOB NO:	ADV-13-002
DESIGNED BY:	RDC
DRAWN BY:	ADB
SHEET NAME:	
SHEET:	

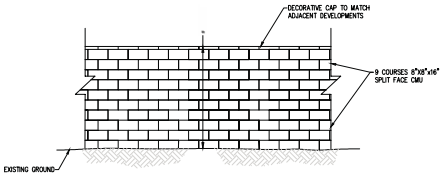
VAR-50848 & TMP-50847



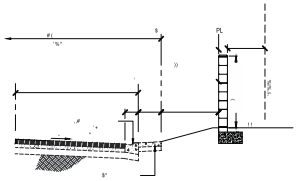
SECTION E
SCALE: 1"=40' HORIZ., 1"=4' VERT.



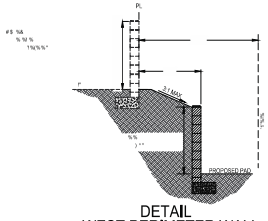
SECTION F
SCALE: 1"=40' HORIZ., 1"=4' VERT.



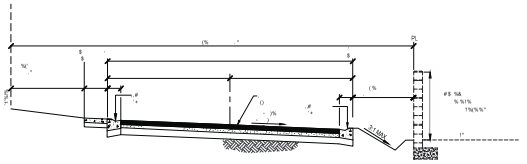
PERIMETER DECORATIVE BLOCK WALL SECTION
(ADJACENT TO CHEYENNE AVENUE)



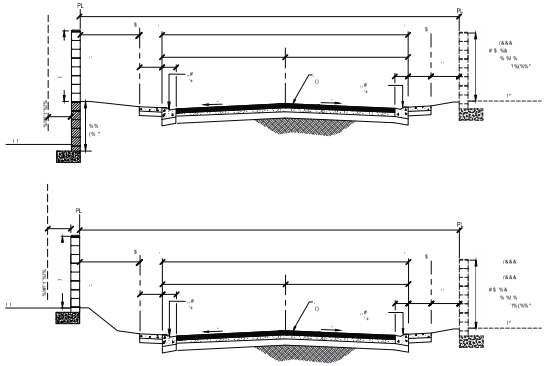
DETAIL
SOUTH PERIMETER WALL



DETAIL
WEST PERIMETER WALL



DETAIL
EAST PERIMETER WALL



DETAILS
NORTH PERIMETER WALL

NO.	DESCRIPTION	BY	DATE	APPR.

ROBERT D. CUNNINGHAM
Exp. 12-31-14
CIVIL
No. 15726

DATE:	08.21.13
SCALE:	1"=40'
JOB NO:	ADV-13-002
DESIGNED BY:	RDC
DRAWN BY:	ADB
SHEET NAME:	
SHEET:	

FILE NAME:

VAR-50848 & TMP-50847



VAR-50848 & TMP-50847 – APPLICANT: ADAVEN HOMES, LLC - OWNER: J M J CHEYENNE PARTNERS, LLC
10302 WEST CHEYENNE AVENUE

08/29/13



VAR-50848 & TMP-50847 - APPLICANT: ADAVEN HOMES, LLC - OWNER: J M J CHEYENNE PARTNERS, LLC
10302 WEST CHEYENNE AVENUE

08/29/13



VAR-50848 & TMP-50847 - APPLICANT: ADAVEN HOMES, LLC - OWNER: J M J CHEYENNE PARTNERS, LLC
10302 WEST CHEYENNE AVENUE

08/29/13



VAR-50848 & TMP-50847 – APPLICANT: ADAVEN HOMES, LLC - OWNER: J M J CHEYENNE PARTNERS, LLC
10302 WEST CHEYENNE AVENUE

08/29/13

TANEY ENGINEERING
6030 SOUTH JONES BLVD. #100
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

August 22, 2013

City of Las Vegas Planning Department
333 North Rancho Drive
Las Vegas, NV 89106
Phone: (702) 229-5410

RE: Justification letter for Sidewalk Variance

To Whom It May Concern:

Taney Engineering, on behalf of the applicant, Adaven Homes, respectfully submits this Tentative Map for Cheyenne and Hualapai, a residential subdivision proposed in the City of Las Vegas. Along with this project we a requesting a variance for removing a portion of sidewalk and reducing the width of the right-of-way from 47-ft to 42-ft within the proposed subdivision adjacent to Open Space Area "B." This is being removed in accordance with comments made by Richard Bonar at the Planning Commission meeting held on 08/13/13.

The removal of the sidewalk in this area was suggested due to the fact that no homes will front this portion of the sidewalk, so the maintenance of sidewalk in this area would be an unnecessary expense for the City. Also, this allows greater landscape and open space area which will expand the buffer between the existing and proposed subdivisions.

We are hopeful that this letter satisfactorily describes our intent. If you have any questions or need any additional information please do not hesitate to contact this office.

Sincerely,

Rebecca Chiriboga
Taney Engineering

PRJ-50740
08/22/13
VAR-50848 & TMP-50847

City of Las Vegas Agenda Item No.: **38.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

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

SUBJECT:
TMP-50847 - TENTATIVE MAP RELATED TO VAR-50848 - CHEYENNE WEST OF HUALAPAI - PUBLIC HEARING - APPLICANT: ADAVEN HOMES, LLC - OWNER: J M J CHEYENNE PARTNERS, LLC - For possible action on a request for a Tentative Map FOR A 37-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 5.18 acres at 10302 West Cheyenne Avenue (APN 137-12-801-004), PD (Planned Development) Zone, Ward 4 (Anthony) [PRJ-50740]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 11/20/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 7 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. 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: TMP-50847 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-50740
08/22/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) 10302 W Cheyenne

Project Name Cheyenne West of Hualapai **Proposed Use** Single Family

Assessor's Parcel #(s) 137-12-801-004 **Ward #** 4

General Plan: existing _____ proposed _____ **Zoning:** existing U(PCD) proposed PD

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

Gross Acres 5.0 **Lots/Units** 40 **Density** 8/per ac

Additional Information _____

PROPERTY OWNER JMJ Cheyenne Partners, LLC **Contact** _____

Address 4429 Village Rd **Phone:** _____ **Fax:** _____

City Long Beach **State** CA **Zip** 90808

E-mail Address _____

APPLICANT Adaven Homes **Contact** Nathan White

Address 9112 Dolente Ave **Phone:** (702) 526-9919 **Fax:** _____

City Las Vegas **State** NV **Zip** 89129

E-mail Address nathanw@adavenhomes.com

REPRESENTATIVE Taney Engineering **Contact** Amber Dolce

Address 6030 S Jones Blvd, Suite 100 **Phone:** (702) 362-8844 **Fax:** (702) 362-5233

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

E-mail Address amberd@taneycorp.com

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

Property Owner Signature* James M Cormick

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

Print Name JAMES McCORMICK

Subscribed and sworn before me

This 14th day of MAY, 20 13.

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 #	TMP-50847
Meeting Date:	10/08/13 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-50740
08/22/13

f:\depot\Application Packet\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)
NOTARY PUBLIC SIGNATURE

OPTIONAL INFORMATION

THIS OPTIONAL INFORMATION SECTION IS NOT REQUIRED BY LAW BUT MAY BE BENEFICIAL TO PERSONS RELYING ON THIS NOTARIZED DOCUMENT.

TITLE OR TYPE OF DOCUMENT APPLICATION/PETITION - TENTATIVE MAP

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-50740
08/22/13

To order supplies, please contact McGlone Insurance Services, Inc. at (916) 484 0804

City of Las Vegas Agenda Item No.: **39.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

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

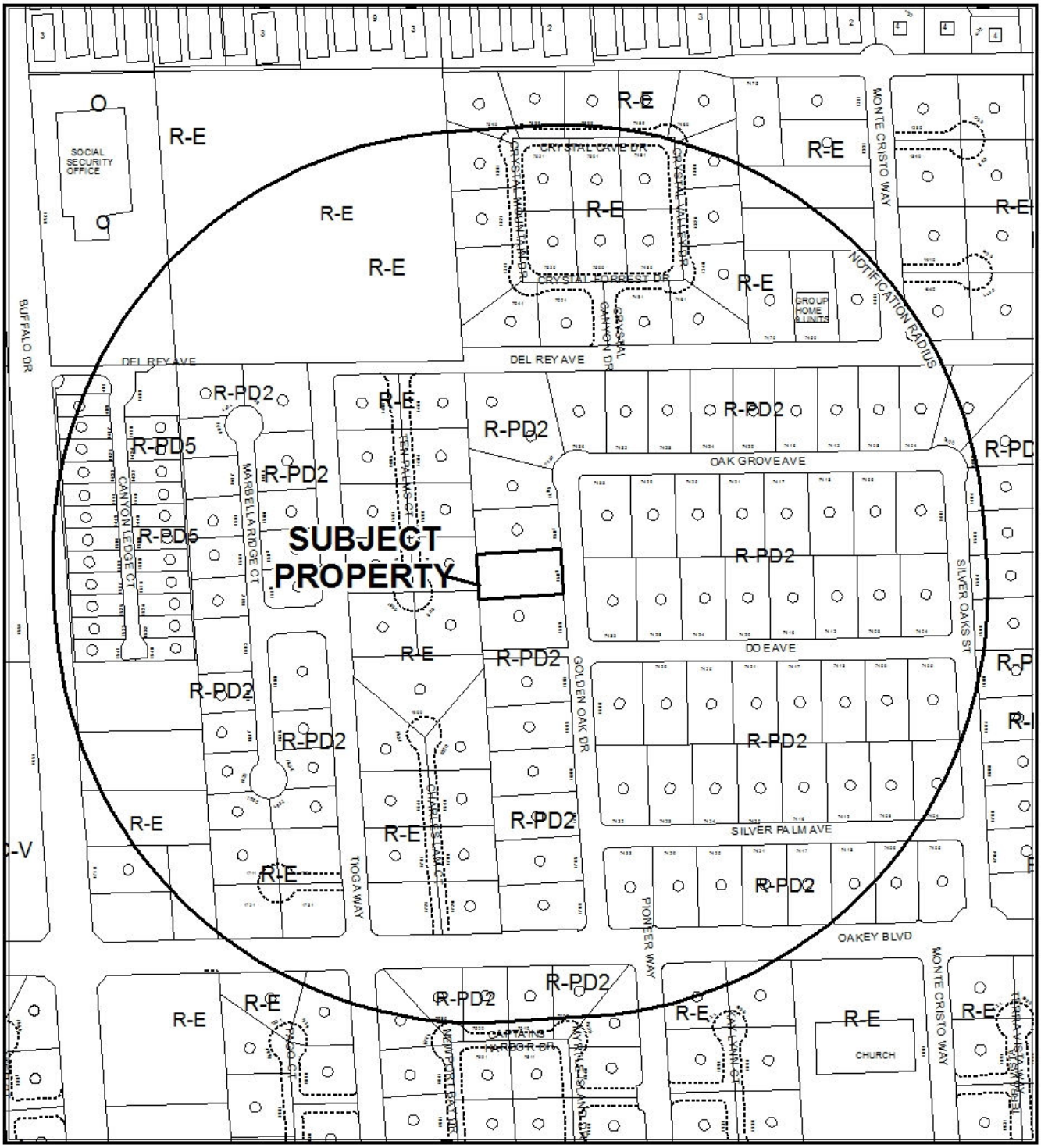
SUBJECT:
VAR-51072 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: WESLEY CHRISTIAN PROPERTIES, LLC - For possible action on a request for a Variance TO ALLOW A SEVEN-FOOT, SIX-INCH SIDE YARD SETBACK AT THE SOUTH PROPERTY LINE WHERE A 10-FOOT SIDE YARD SETBACK IS REQUIRED; AND TO ALLOW A 48-FOOT REAR YARD SETBACK WHERE A 50-FOOT REAR YARD SETBACK IS REQUIRED on 0.48 acres at 1505 Golden Oak Drive (APN 162-03-210-008), R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 1 (Tarkanian) [PRJ-50971]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 11/20/2013
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.

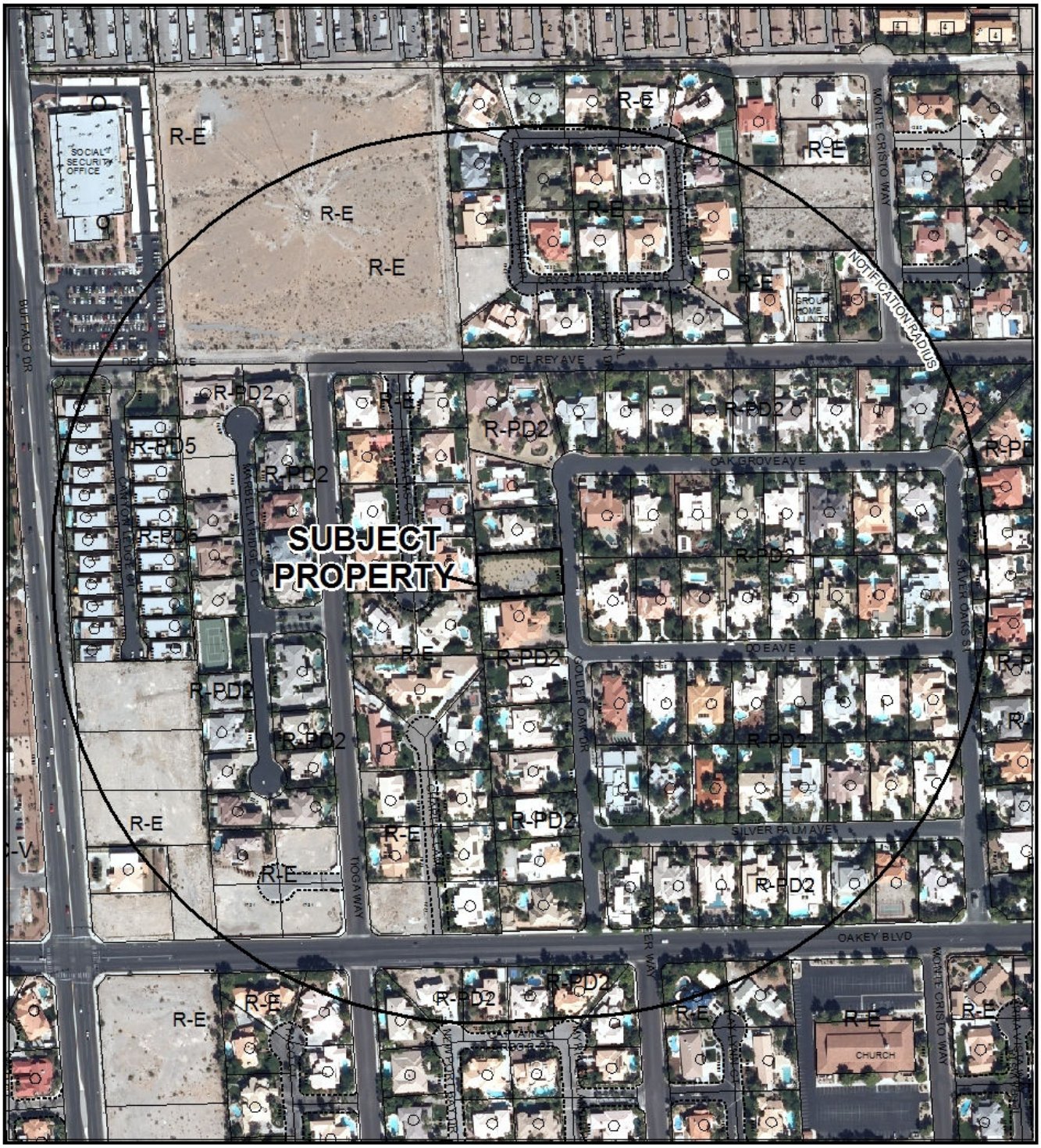
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Ten Oaks Estates Homeowners Association Architectural Review Committee Conditional Approval Letter
6. Justification Letter



CASE: **VAR-51072 (PRJ-50971)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)



CASE: **VAR-51072 (PRJ-50971)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: WESLEY CHRISTIAN PROPERTIES, LLC

**** STAFF RECOMMENDATION ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-51072	Staff recommends DENIAL, if approved subject to conditions:	N/A

**** CONDITIONS ****

VAR-51072 CONDITIONS

Planning

1. Conformance to the approved conditions for Rezoning (Z-0072-88).

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. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting a Variance to allow a seven-foot, six-inch side yard setback along the southern property line where a 10-foot setback is required and to allow a 48-foot rear yard setback where a 50-foot setback is required for proposed single-story, 5,346 square-foot single-family dwelling. The submitted plans show an architectural feature (bay window) located at the southwest corner of the proposed dwelling that is setback 46 feet from the rear property line, which is allowed a two-foot projection in the setback area as outlined in Title 19.06.040(B)(1)(a). Staff recommends denial, with conditions if approved, as the Variance request is preferential in nature.

ISSUES

- The development standards for the Ten Oaks Estates subdivision were established by approval of the Rezoning (Z-0072-88) to the R-PD2 (Residential Planned Development District – 2 Units per Acre) zoning district.
- The Design Review Committee for the Homeowner's Association for the Ten Oaks Estates residential subdivision has approved the proposed floor plan and site layout; however, the authority for the granting of Variances to development standards is held by the City of Las Vegas.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
08/11/88	The City Council approved the Reclassification of Property (Z-0072-88) located west of Tenaya Way, between Del Rey Avenue and Oakey Boulevard, from the R-E (Residence Estates) zoning district to the R-PD2 (Residential Planned Development District – 2 Units per Acre) zoning district. The Planning Commission and staff recommended approval.
09/29/89	The Planning Commission approved a Plot Plan Review (Z-0072-88) to allow one residential lot to be used as a common area for a proposed tennis court and park facilities on the northwest corner of Oakey Boulevard and Silver Oaks Street.
01/11/90	The City Council approved a Review of Condition to amend Condition Number Three of the approved Rezoning (Z-0072-98) to allow a minimum front building setback of 55 feet measured from the centerline of the private street. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
10/12/12	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
08/14/13	A building permit (#242777) was submitted for review for a 5,346 square-foot single-family dwelling at 1505 Golden Oak Drive. This permit has not been issued, pending the result of the requested Variance for a side and rear yard setback.

Pre-Application Meeting	
09/02/13	A pre-application meeting was held with the applicant to discuss the requirements for submitting a Variance request to allow a seven-foot, six-inch side yard setback and a 48-foot rear yard setback (46-foot setback with an allowable two-foot projection into the setback area).

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

Field Check	
09/10/13	A routine field check was conducted by staff and the subject lot was found to be undeveloped, but with ample landscaping to appear and function as a small pocket park. All remaining properties within the subdivision have been developed.

Details of Application Request	
Site Area	
Net Acres	0.48

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	DR (Desert Rural)	R-PD2 (Residential Planned Development – 2 Units per Acre)
North	Single-Family, Detached	DR (Desert Rural)	R-PD2 (Residential Planned Development – 2 Units per Acre)

South	Single-Family, Detached	DR (Desert Rural)	R-PD2 (Residential Planned Development – 2 Units per Acre)
East	Single-Family, Detached	DR (Desert Rural)	R-PD2 (Residential Planned Development – 2 Units per Acre)
West	Single-Family, Detached	DR (Desert Rural)	R-E (Residential Estates)

Master Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
R-PD (Residential Planned Development) 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 Z-0072-88, the following development standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Setbacks			
• Front	55 Feet	55 Feet	Y
• Side	10 Feet	7 Foot, 6 Inches	N
• Rear	50 Feet	46 Feet	N*
Max. Lot Coverage	-	36 %	N/A
Max. Building Height	-	18 Feet	N/A

**Per Title 19.06.040(B)(1)(a), a two-foot projection into the setback area for architectural features is allowed. The 46-foot rear yard setback is measured from a proposed bay window.*

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 Space per Unit					
TOTAL SPACES REQUIRED			2		3		Y

MH

ANALYSIS

The proposed 5,346 square-foot dwelling is located in the "Ten Oaks Estates" planned residential subdivision, within the R-PD2 (Residential Planned Development – 2 Units per Acre). The development standards for this planned development were established by the approval of the Rezoning (Z-0072-88), as required in Title 19.10.050. The initial required building setbacks were later modified by a review of condition to require the 55-foot front yard setback to be measured from the street centerline with the 50-foot rear yard setback, and a 10-foot side yard setback remaining unchanged.

The provided site plan shows a proposed 5,346 square-foot single-family dwelling, with a total building footprint of 7,714 square feet (when including the garage and covered patios), centrally located on a 0.48-acre lot. The proposed structure shows a seven-foot, six-inch side yard setback where a 10-foot setback is required on the south property line and a 46-foot rear yard setback where a 50-foot setback is required. Per Title 19.18.030, setbacks are measured from the nearest lot line and the foundation of the building or structure along a line at right angles to the lot line. In regards to the rear setback, the rear bay window located at southwest corner of the house may project two-feet into the rear setback, as allowed in Title 19.06.040(B)(1)(a), thus providing a 48-foot rear yard setback where 50 feet is required.

Due to the substantial size of the proposed single-family dwelling on the subject lot, the requested Variance is preferential in nature; therefore staff recommends denial of this request.

FINDINGS (VAR-51072)

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 an oversized house for the subject parcel. An alternative floor plan utilizing a reduced footprint 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 21

NOTICES MAILED 174

APPROVALS 0

PROTESTS 0

MH

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

VAR-51072

Case Number: PRJ-50971 APN: 163-03-210-008

Name of Property Owner: Wesley Christian Properties, LLC

Name of Applicant: Kevin C Steiner

Name of Representative: Kevin C Steiner

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 C Steiner

Subscribed and sworn before me

This 6th day of September, 2013

_____

Notary Public in and for said County and State

WILLIAM LEWIS
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 12-03-2013
Certificate No: 04-90429-1

PRJ-50971
09/09/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Side Yard Setback Variance

Project Address (Location) 1505 Golden Oak Dr. Las Vegas, NV 89117

Project Name 1505 Golden Oak Variance (PRJ-50971) **Proposed Use** _____

Assessor's Parcel #(s) 163-03-210-008 **Ward #** _____

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

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

Gross Acres .48 **Lots/Units** 1 **Density** SFR

Additional Information _____

PROPERTY OWNER Wesley Christian Properties, LLC **Contact** Kevin C Steiner

Address 875 E. Silverado Ranch Blvd. #2197 **Phone:** (801) 472-6922 **Fax:** _____

City Las Vegas **State** NV **Zip** 89183

E-mail Address ksteiner.wcp@gmail.com

APPLICANT Kevin C Steiner **Contact** Kevin C Steiner

Address 875 E. Silverado Ranch Blvd. #2197 **Phone:** (801) 472-6922 **Fax:** _____

City Las Vegas **State** NV **Zip** 89183

E-mail Address ksteiner.wcp@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 Kevin C Steiner

Subscribed and sworn before me

This 6th day of September, 2013.

_____

Notary Public in and for said County and State

WILLIAM LEWIS
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 12-03-2013
Certificate No: 04-90429-1

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAR-51072
Meeting Date:	10/08/13 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-50971
09/09/13

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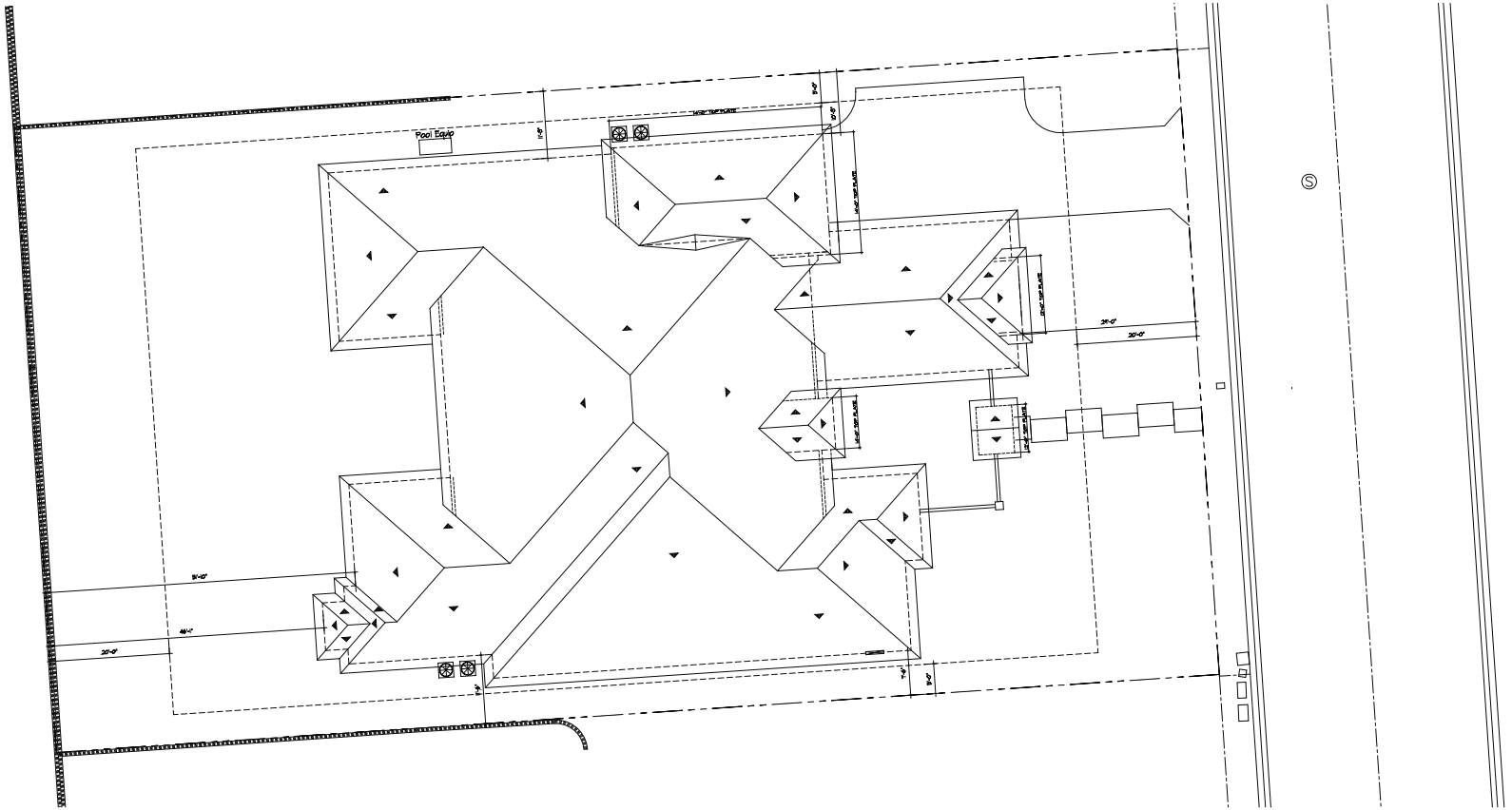
Existing Site

Not to Scale



Site Plan

1/8" = 1'-0"

NORTH

1505 Golden Oak Dr

PRJ-50971
09/05/13

Site Plan

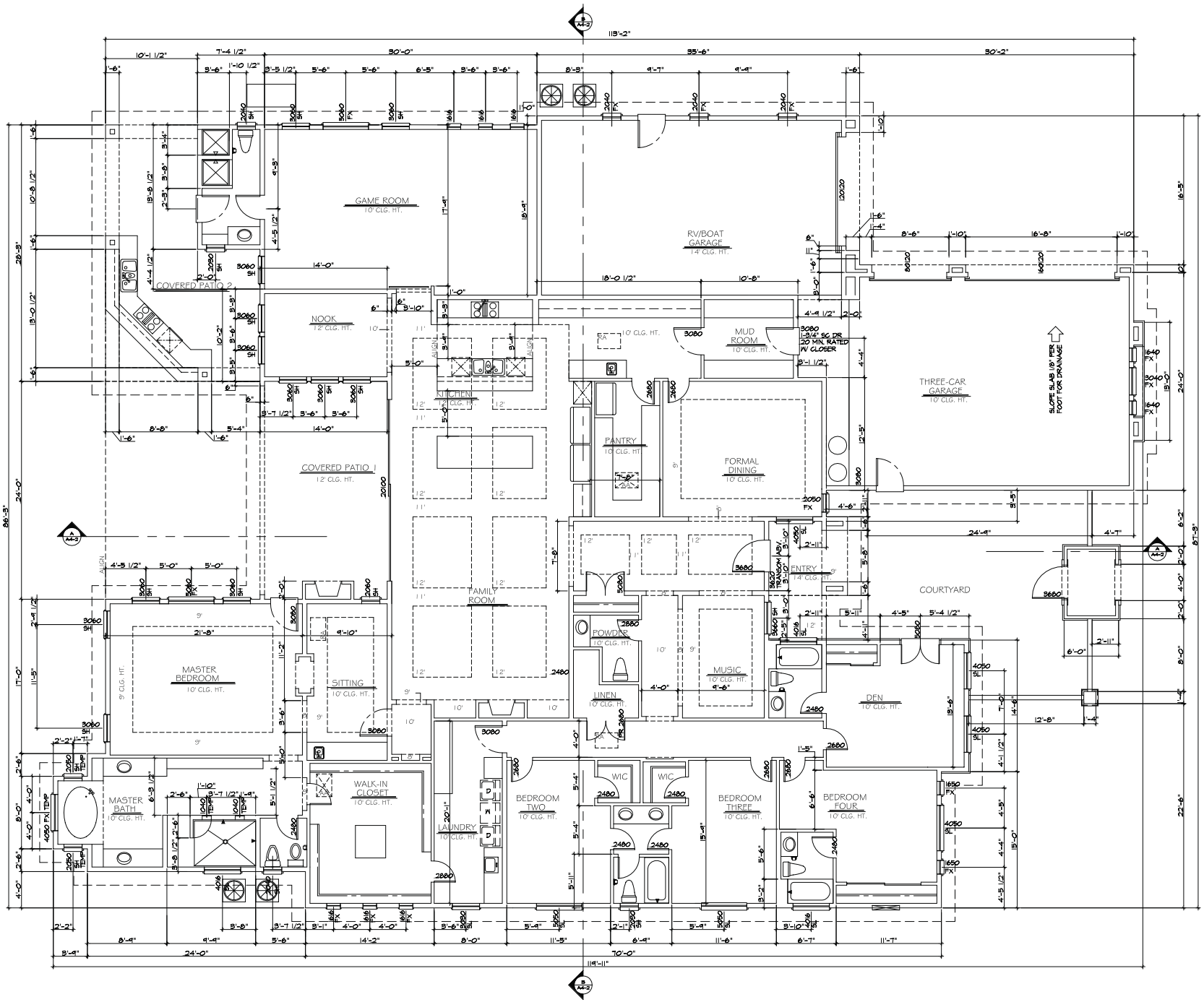
REVISIONS

DATE:
July 31, 2013

SHEET No:
A-1.1

OF x SHTS

VAR-51072



Floor Plan

1/4" = 1'-0"

GENERAL PLAN NOTES

ALL CEILING HEIGHTS PER SECTION AND ELEVATION PLATE HEIGHTS U.N.O.

ALL INTERIOR DOORS TO BE HOLLOW CORE 1 3/8" THICK, U.N.O. • REFER TO PLAN FOR SIZE.

ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1 3/4" THICK EXTERIOR GRADE • REFER TO PLAN FOR SIZE.

ALL HOUSE TO GARAGE DOORS TO BE SOLID CORE 1 3/8" THICK W/ SELF CLOSER AND SEAT (BETWEEN), 20 MIN. RATED • REFER TO PLAN FOR SIZE.

ALL ENTRY DOORS AND EXTERIOR FRENCH DOOR STILES & RAILS TO BE 1 3/4" THICK • REFER TO PLAN FOR SIZE.

ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTER OF DOOR UNDER, U.N.O.

FLOOR PLAN NOTES

1. KITCHEN SINK WITH GARBAGE DISPOSAL • VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S PER OWNER
2. DISHWASHER • PROVIDE SURFACE MOUNT ANTI GAP • VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S PER OWNER.
3. GAS RANGE/OVEN COMBINATION W/ HOOD ABOVE W/ LIGHT & FAN, VENT TO OUTSIDE AIR • VERIFY W/ MFG. SPECS PER OWNER. MANUFACTURER SPEC'S, PER OWNER
4. 39" CLEAR REFRIGERATOR SPACE • PROVIDE PLUMBING FOR ICEMAKER, RECESSED IN WALL
5. NATURAL OAK BASE CABINETS • REFER TO INTERIOR ELEVATIONS
6. NATURAL OAK UPPER CABINETS • REFER TO INTERIOR ELEVATIONS
7. LAMINATE COUNTERTOPS, COLOR BY OWNER.
8. PANTRY WITH (5) 16" DEEP SHELVES, U.N.O.
9. TUB/ SHOWER COMBINATION W/ CALLED WASTE & VENT SYSTEM AND WAINSCOT TO 70" ABOVE DRAIN OUTLET PER U.P.C. SEC. R307.2, ABANDONED • VERIFY DIMENSIONS WITH MFG. SPECS.
10. TOILET
11. BIDET
12. BATH SINK
13. BATH FAUCETS
14. TOWEL BAR • PROVIDE 2x SOLID BACKING
15. RECESSED MEDICINE CABINET (MIRRORED)
16. TOILET PAPER HOLDER
17. PROVIDE WATER & WASTE FOR WASHER (WASHER CONTROL VALVES) RECESSED IN WALL.
18. DRYER VENT TO OUTSIDE AIR (PER U.M.C.)
19. FLOORING MATERIAL, COLOR AND SELECTION BY OWNER. BASE TRIM TO BE SELECTED BY OWNER.
20. ENTRY DOOR SELECTION BY OWNER
21. INTERIOR DOORS (NATURAL PINE AND/OR DOUGLAS FIR) No.2, HOLLOW CORE, STAIN GRADE.
22. WINDOWS, DUAL PANE, LOW E/ MFG SELECTION BY OWNER.
23. PROVIDE DRAIN PAN BELOW WASHER WITH OVERFLOW DRAIN TO OUTSIDE • TERMINATE AT FLOOR DRAIN WITH ELBOW DOWN (SLOPE 1/4" PER FOOT) • DTL ##
24. WATER HEATER • LOCATE ON AIR 18" PLATFORM, PROVIDE SEISMIC BRACING (PER U.P.C.) • DTL ##
25. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS
26. SOFT WATER LOOP
27. +36" GUARDRAIL/WALL (PER 2009 I.R.C. AND AMENDMENTS) • DTL ##
28. 34"-38" HIGH HANDRAIL (PER 2009 I.R.C., SEC., AND AMENDMENTS) DTL ##
29. ELEVATOR, REFER TO DTL##
30. LINEN WITH (5) 16" DEEP WIRE SHELVES, U.N.O.
31. WARDROBE W/ WIRE SHELF • DTL ##
32. NICHE/ NICHE
33. FLAT SOFFIT • REFER TO PLAN FOR HEIGHT.
34. ARCHED SOFFIT • REFER TO PLAN FOR HEIGHT.
35. LINE OF CEILING BREAK.
36. INTERIOR SHELF • REFER TO PLAN FOR HEIGHT
37. LOW WALL • REFER TO PLAN FOR HEIGHT
38. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
39. 2x6 WALL
40. 2x6 BALLOON FRAMED WALL • REFER TO STRUCTURAL
41. DOUBLE 2x4 WALL
42. LINE OF FLOOR ABOVE
43. LINE OF FLOOR BELOW
44. ROUTE OF HVAC "B" VENT FROM BELOW (PER U.M.C.)
45. FLAT, IN CLOSET, "B" VENT TO OUTSIDE AIR (PER U.M.C.), SEE MECH.
46. 22"x30" ATTIC ACCESS (PER 2009 I.R.C., SEC.) • DTL ##
47. DUCT CHASE • DTL ##, REFER TO MECH. PLAN
48. RETURN AIR GRILL/LOUVER, REFER TO MECH. PLAN
49. 5/8" TYPE 'X' GYPSUM BOARD ON CEILING & WALLS AT USEABLE SPACE UNDER STAIRS PER U.B.C. AND AMENDMENTS
50. CEILING AND ALL WALLS OF THE GARAGE TO BE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD • SEPARATION PER U.M.C.
51. 14"x12" CLR. SCREENED ALL WEATHER EXHAUST VENT • LOCATE ABOVE GARAGE CURB HEIGHT
52. PROVIDE 100 SQ. IN. FOR MAKEUP AIR (PER U.M.C.)
53. INSULATED SECTIONAL GARAGE DOOR, STYLE AND DESIGN PER OWNER
54. +36" GUARDRAIL/WALL (PER 2009 I.R.C.) • REFER TO DTL ## • MUST COMPLY WITH I.R.C. AND AMENDMENTS) AMENDMENTS.
55. LINE OF SYNTHETIC STONE VENEER
56. A/C CONDENSOR LOCATION, REFER TO MECHANICAL

INTERIOR KEY

SQUARE FOOTAGE

FLOOR AREA:	5,346	SQ.FT.
TOTAL LIVING AREA	5,346	SQ.FT.
GARAGE AREA	1,021	SQ.FT.
ENTRY AREA	109	SQ.FT.
COVERED PATIO 1	335	SQ.FT.
COVERED PATIO 2	368	SQ.FT.
		SQ.FT.
TOTAL UN-CONDITIONED SPACE:	2,368	SQ.FT.
TOTAL AREA UNDER ROOF	7,714	SQ.FT.

WALL LEGEND

2x6 HOUSE/ ELEVATOR/ GARAGE WALL: 5/8" TYPE 'X" AT GARAGE SIDE. 5/8" GYPSUM AT INTERIOR. SEE KEYNOTE 49.

2x6 EXTERIOR WALL. REFER TO ELEVATIONS FOR EXTERIOR WALL MATERIALS. SEE KEYNOTE 47.

2x4 INTERIOR WALL. 5/8" GYPSUM EA. SIDE. USE MOISTURE RESISTANT BOARD AT ALL BATHS, SHOWERS, AND WET AREAS.

1505 Golden Oak Dr

PRJ-50971
09/05/13

FLOOR PLAN

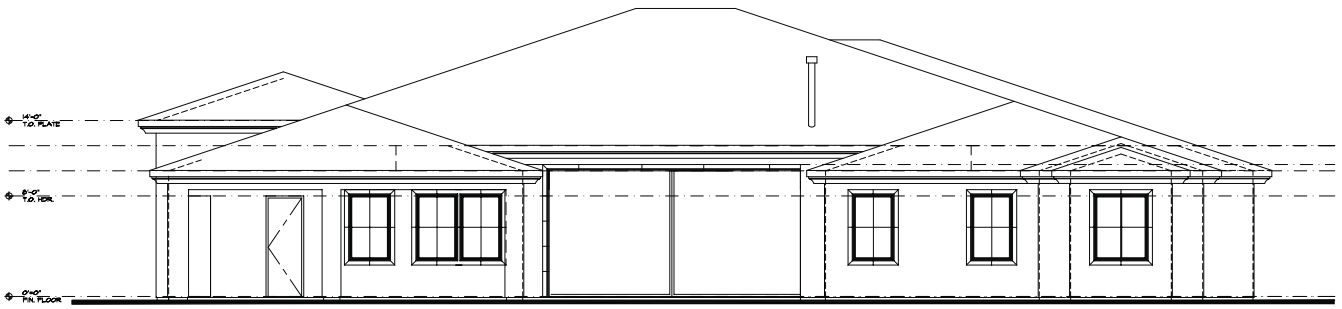
REVISIONS

DATE: July 31, 2013

SHEET No: A-2.1

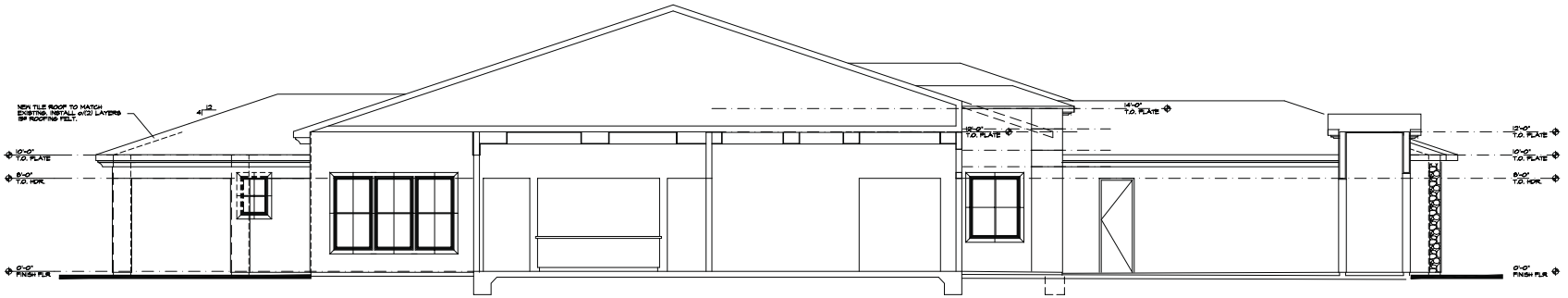
OF x SHTS

VAR-51072



Rear Elevation

1/4" = 1'-0"



Building Section A

1/4" = 1'-0"

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF PLAN.
2. FASCIA DESIGN PER DETAIL #/#
3. G.I. WEEP SCREED
4. 1-COAT STUCCO, FINISH SELECTION BY OWNER
5. CORBELS PER DETAIL #/#
6. PRE-CAST WINDOW / DOOR TRIM PER DETAIL #/#
7. PRE-CAST WINDOW SILL PER DETAIL #/#
8. 14"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. CHIMNEY CAP TO COMPLY WITH IRC AMD IECC REPORT.
11. IRON GATE
12. -
13. SERVICE PANEL - REFER TO ELECTRICAL PLANS.
14. GAS SERVICE METER - REFER TO PLUMBING PLANS.
15. ADDRESS SIGN - VISIBLE FROM STREET
16. INSULATED SECTIONAL GARAGE DOOR PER OWNER.
17. 2" THICK SYNTHETIC STONE VENEER PER OWNER.
18. ENTRY DOOR.
19. EXTERIOR STAIRS/ RETAINING WALLS/ HARDSCAPE/ PORCH/ PATIO DESIGN AND LOCATION PER LANDSCAPE PLANS BY OTHERS.

1505 Golden Oak Dr

PRJ-50971
09/05/13

Exterior Elevations / Building Sections

REVISIONS

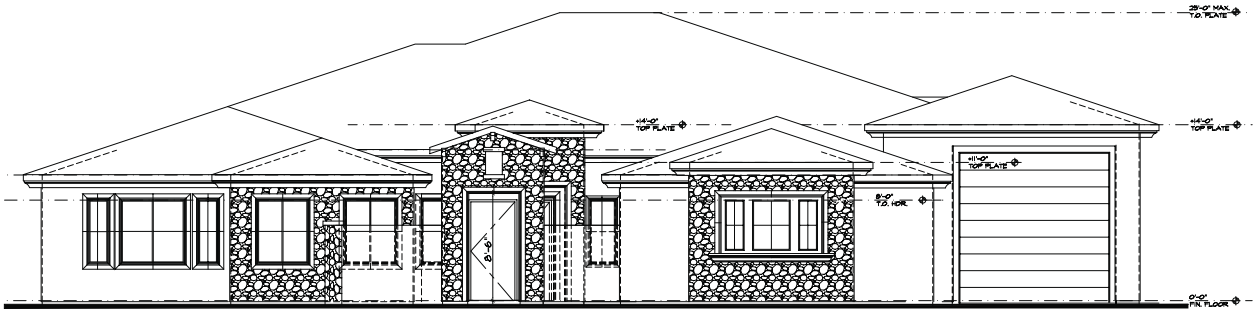
1	x	x
2		
3		
4		

DATE:
July 31, 2013

SHEET No:
A-4.2

OF x SHTS

VAR-51072



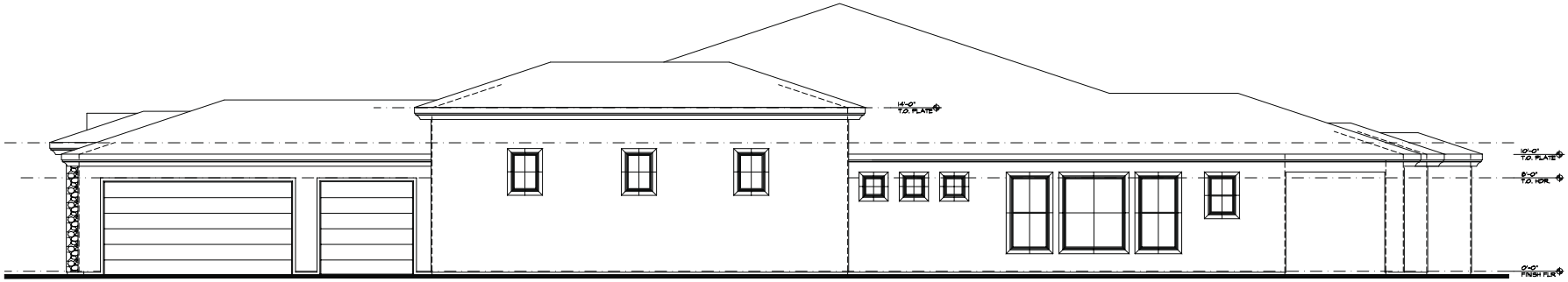
Front Elevation

1/4" = 1'-0"



Front Elevation at Courtyard

1/4" = 1'-0"

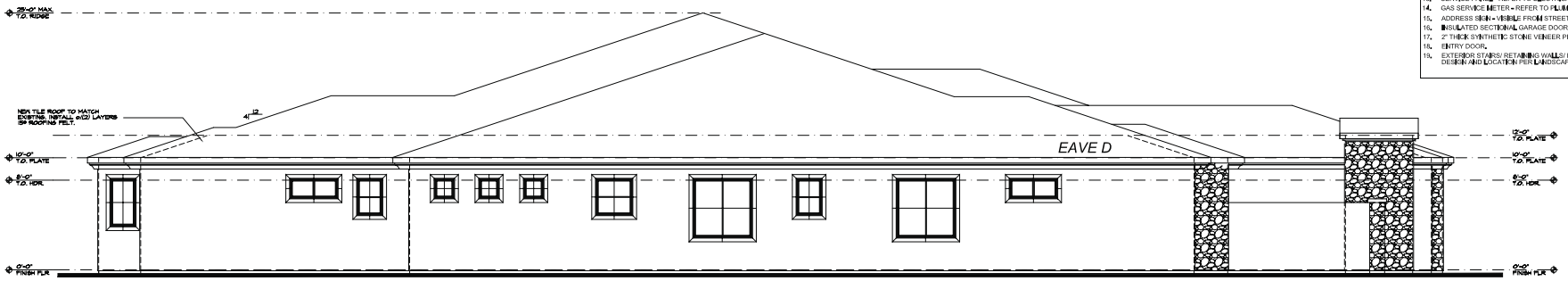


Right Elevation

1/4" = 1'-0"

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF PLAN.
2. FASCIA DESIGN PER DETAIL ##
3. GJL WEEP SCREED
4. 1-COAT STUCCO. FINISH SELECTION BY OWNER
5. CORBELS PER DETAIL ##
6. PRE-CAST WINDOW / DOOR TRIM PER DETAIL ##
7. PRE-CAST WINDOW SILL PER DETAIL ##
8. 14"x12" GJL SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" GJL SCREENED & LOUVERED COMBUSTION AIR VENT.
10. CHIMNEY CAP TO COMPLY WITH IRC AND IECC REPORT.
11. IRON GATE
12. -
13. SERVICE PANEL - REFER TO ELECTRICAL PLANS.
14. GAS SERVICE METER - REFER TO PLUMBING PLANS.
15. ADDRESS SIGN - VISIBLE FROM STREET
16. INSULATED SECTIONAL GARAGE DOOR PER OWNER.
17. 2" THICK SYNTHETIC STONE VENEER PER OWNER.
18. ENTRY DOOR.
19. EXTERIOR STAIRS/ RETAINING WALLS/ HARDSCAPE/ PORCH/ PATIO DESIGN AND LOCATION PER LANDSCAPE PLANS BY OTHERS.



Left Elevation

1/4" = 1'-0"

1505 Golden Oak Dr

PRJ-50971
09/05/13

Exterior Elevations

REVISIONS

DATE:
July 18, 2013

SHEET No:
A-4.1

OF x SHTS

VAR-51072

Ten Oaks Estates Homeowners Association

Regal Property Management
3945 W. Reno Ave. Suite I
Las Vegas, NV 89118
Phone (702) 262-9091
Fax (702) 262-9094
E-mail: mailbox@regalhoamgmtlv.com

July 29, 2013

TEN018
Wesley Christian Properties
Kevin Steiner and John Burk
875 E. Silverado Ranch Blvd. #2197
Las Vegas, NV 89117

Sent via: email and regular mail
Email: ksteiner.wcp@gmail.com

Re: **ARC Request for Construction of Home at 1505 Golden Oak**

Dear Gentlemen,

We recently received your architectural submittal for the above referenced property within the Ten Oaks Estates.

The ARC Committee has inspected and reviewed your ARC as presented.

The ARC Committee is sending this letter confirming their meeting with you on July 27th, and the following **conditions**:

1. A/C units on south side need to be moved back so that they are located in the area that is approximately 10 feet wide between the house and the south wall.

2. Adjust footprint of house 18" to the north to increase the width of the south side from eaves to wall to 6'. This is a variance from the CC&Rs which requires 10% of lot line, or 105 feet x 10% or 10.5 feet to 6'.

3. With the moving of the footprint by 18", the north side will not be 10.5 feet, but will be 10'. This is a variance from the CC&Rs which requires 10.5' to allow 10'.

4. Front set back is 30 feet with the exception of 29' decorative area on window on garage. This is a variance from the CC&Rs of 1 foot.

5. Backyard set back is required to be 50 feet. The back of the house, in one area is 46 feet. This is a variance from the CC&Rs.

   NOTE: All variances listed above are **approved** by both the ARC Committee and the Board of Ten Oaks **contingent** upon neighbor approvals of these variances.

PRJ-50971
09/09/13

VAR-51072

Ten Oaks Estates Homeowners Association

Regal Property Management
3945 W. Reno Ave. Suite I
Las Vegas, NV 89118
Phone (702) 262-9091
Fax (702) 262-9094
E-mail: mailbox@regalhoamgmtlv.com

6. The ARC Committee MUST receive your ARC Package with neighbor awareness forms.

7. The Association MUST receive your $2,000.00 Construction Deposit.

8. The ARC Committee will need to approve the following:

   Stone
   Stucco
   Decorative Caps
   Paint Color
   Roof Tile
   Pavers
   Wall Brick
   Gates
   Front Doors
   RV Garage Door
   Garage Doors
   Windows
   Landscape

9. Construction must start within 6 months of approval.

10. Porta-potty (if used) must be set back away from street and out of view as much as possible.

11. All equipment and materials must be contained within the owner's property, not on the common areas.

12. All construction debris is to be cleaned daily from the lot and any common areas.

13. If a drop-box is used, please place it on your property. If placed on the street, please secure the under-part (feet) of the drop-box in order that it will not cause damage to the asphalt.

14. This approval is for the above items only. If changes are needed, you must submit those changes to the ARC Committee for additional approval.

Your deposit will be refunded once work is completed and an inspection confirms no damage to the common areas has occurred.

PRJ-50971
09/09/13

VAR-51072

Ten Oaks Estates Homeowners Association

Regal Property Management
3945 W. Reno Ave. Suite I
Las Vegas, NV 89118
Phone (702) 262-9091
Fax (702) 262-9094
E-mail: mailbox@regalhoamgmtlv.com

Thank you for your cooperation and compliance in submitting your plans to the Association. If you have any questions, please direct them to the ARC Committee in writing in care of Regal Management.

Regards,

Stephanie Swain, SUPERCAM
for Ten Oaks Estates
Board of Directors
and ARC Committee

cc: ARC Committee
Board of Directors

PRJ-50971
09/09/13

VAR-51072



VAR-51072 - APPLICANT/OWNER: WESLEY CHRISTIAN PROPERTIES, LLC
1505 GOLDEN OAK DRIVE

09/10/13



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1505 GOLDEN OAK DRIVE

09/10/13

Wesley Christian Properties, LLC

875 E. Silverado Ranch Blvd. #2197

Las Vegas, NV 89183

To whom it may concern:

Wesley Christian Properties, LLC is hoping to build a custom single-story home in the guard gated community of Ten Oaks. Our plan, home size, and architectural detail are in accord with the current neighborhood expectations. The side yard variance is required in order to maintain our side loaded garages for a more aesthetically pleasing front elevation. We understand the city has a side yard setback restriction of 10' in the Ten Oaks Development, initially established by the community developers. There is one, final vacant lot in our neighborhood: 1505 Golden Oak. We, as owners of 1505 Golden Oak have submitted plans to the HOA. The HOA and the Ten Oaks Architectural Committee have reviewed and approved all aspects of the plan including a 30" variance on the south side yard of the lot. This makes the south side yard of 1505 Golden Oak 7.5' in lieu of 10'. All neighbors have been notified and have approved the HOA variance for the side yard as well. Thus, the City need not worry about upsetting bordering neighbors nor setting a design criteria that may change the development standard already established for the community. The HOA is very pleased with the house plan, elevations and design and has expressed much anticipation for the construction of 1505 Golden Oak. We would like to respectfully request the City of Las Vegas to approve the HOA and neighbor approved 30" variance to the south side yard of 1505 Golden Oak, as it has for others within Ten Oaks. Again, the HOA is very pleased with the community as a whole and neither they nor we feel this 30" variance will affect the community in an undesirable manner.

We feel based on the information above, the planning commission can comfortably rule on our side yard variance and we respectfully request final action during our October 8, 2013 meeting with the planning commission. Our original schedule was to complete this home before Thanksgiving so our original owners could spend the holiday with family and relatives. We were hoping to provide the same courtesy to the next prospective owners. This will not be possible due to the variance timetable but with final action on October 8, 2013 we can accelerate the schedule and have the home prepared for any new owner before the Christmas Holiday.

Sincerely,

Kevin C Steiner

Managing Member

PRJ-50971
09/23/13

VAR-51072 REVISED

City of Las Vegas Agenda Item No.: **40.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

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

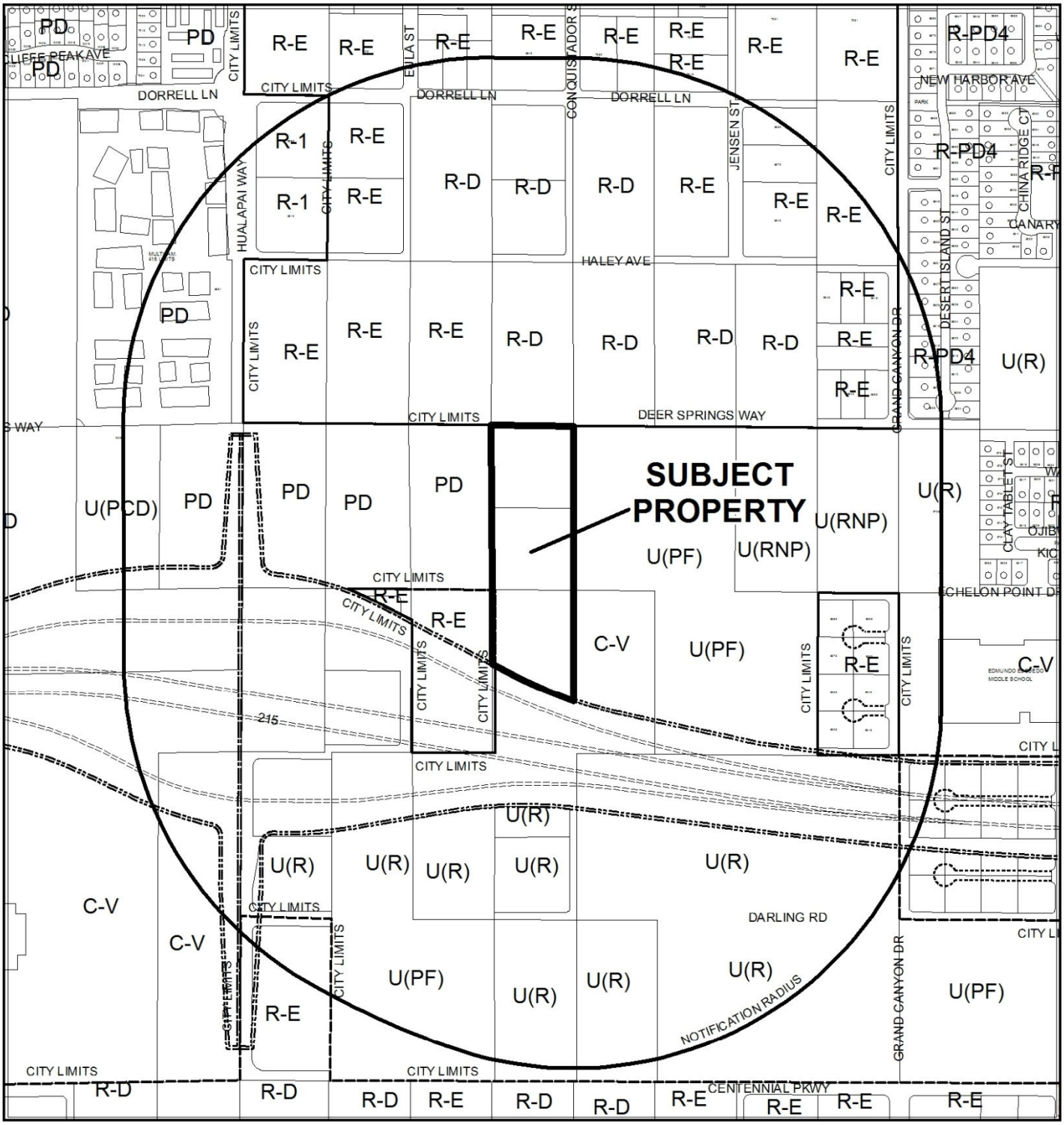
SUBJECT:
TMP-50852 - TENTATIVE MAP - BRISTLE FALLS - PUBLIC HEARING - APPLICANT: RYLAND HOMES - OWNER: DEER SPRINGS WAY TRUST, ET AL - For possible action on a request for a Tentative Map FOR A 62-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 7.97 acres adjacent to the south side of Deer Springs Way, approximately 1,010 feet east of Hualapai Way (APNs 125-19-301-004, 005 and 013), R-CL (Single Family Compact-Lot) Zone, Ward 6 (Ross) [PRJ-49909]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 11/20/2013
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 - TMP-50852 and VAC-50851
3. Supporting Documentation
4. Photos - TMP-50852 and VAC-50851
5. Justification Letter - TMP-50852 and VAC-50851



0 400 800 Feet

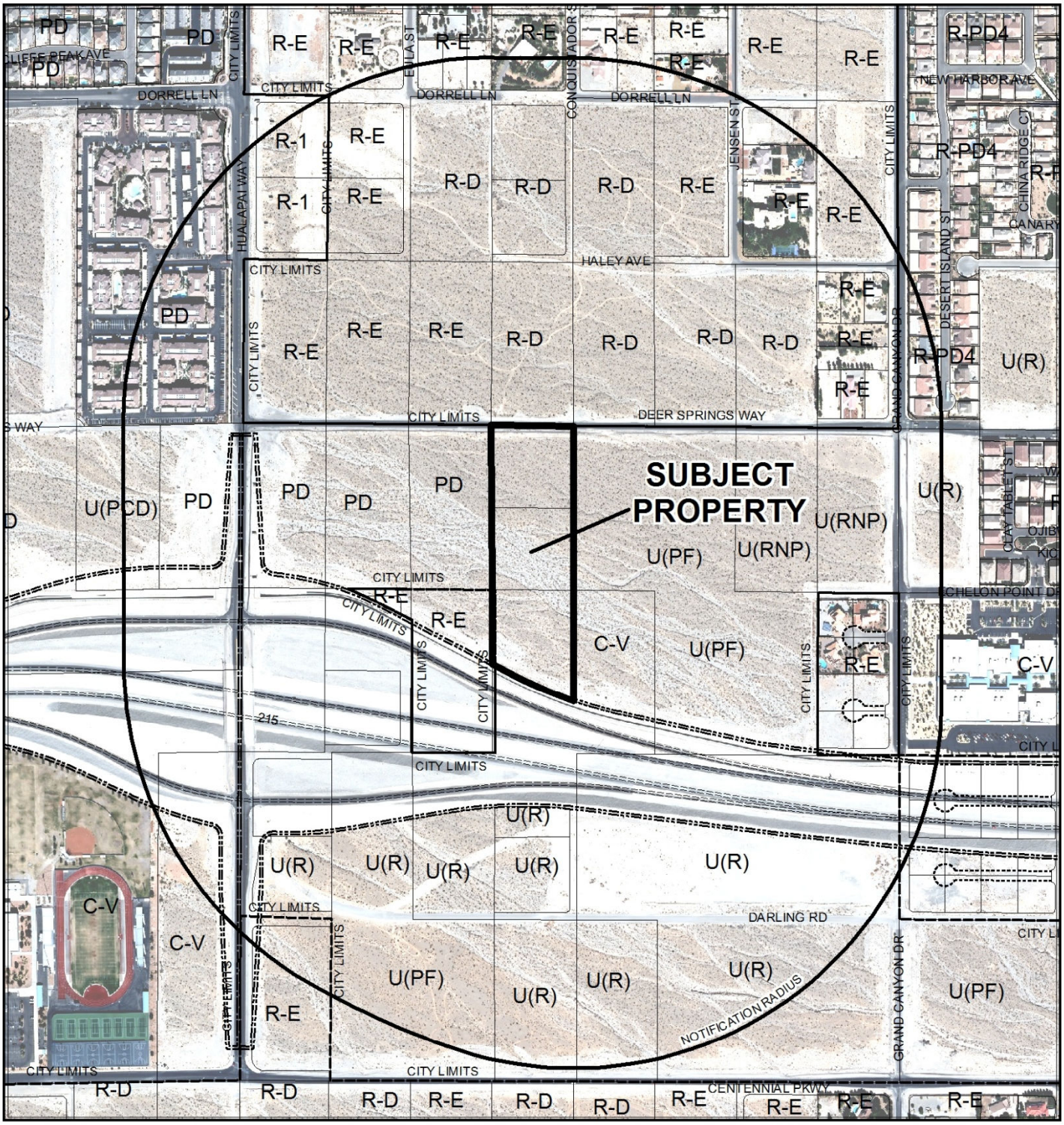
CASE: **TMP-50852 (PRJ-49909)**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

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

N



0 400 800 Feet

CASE: **TMP-50852 (PRJ-49909)**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: RYLAND HOMES NEVADA, LLC - OWNER: DEER SPRINGS WAY TRUST, ET AL

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
TMP-50852	Staff recommends DENIAL.	
VAC-50851	Staff recommends DENIAL, if approved subject to conditions:	

**** CONDITIONS ****

VAC-50851 CONDITIONS

1. Petition of Vacation VAC-50851 shall record prior to the recordation of a Final Map for this site.

2. Dedicate 40 feet of right-of-way adjacent to this site for Deer Springs Way concurrent with the recordation of a Final Map for this site.

3. Construct half-street improvements including appropriate overpaving and pavement transitions on Deer Springs Way adjacent to this site concurrent with development 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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.

TMP-50852 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 within four (4) years of the approval of the Tentative Map, this action is void.

2. All development shall conform to the Conditions of Approval for General Plan Amendment (GPA-49489) and Rezoning (ZON-49494), as well as conformance to the 09/10/13 date stamped plans.

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

** STAFF REPORT **

PROJECT DESCRIPTION

The requested Tentative Map for Bristle Falls consists of a 62-lot single family residential subdivision on 7.97 acres located adjacent to the south side of Deer Springs Way, approximately 1,010 feet east of Hualapai Way. This map is accompanied by a Vacation request (VAC-50851) to vacate U.S. Government Patent Easements for future public rights-of-way.

The development of this parcel as presented is not compatible with the surrounding area. The adjacent parcel to the west of the subject site is a part of the Providence Square Master Development Plan, which has designated the site for commercial uses. The requested Tentative Map proposes a shared right-of-way with this future commercial development to the west. Furthermore, the Tentative Map proposes 19 lots to directly front the future commercial development with no mitigation. As such staff cannot support this request for a 62-lot single family residential subdivision, nor can staff support the accompanied Vacation request which will create a landlocked parcel to the east. If denied, the site will remain undeveloped.

ISSUES

- Staff is reviewing an Administrative Deviation (DVN-50854) to allow a connectivity ratio of 1.25 where 1.30 is the minimum required.

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 southwest 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.
09/18/13	The City Council will hear a request for a General Plan Amendment (GPA-49489) 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. The Planning Commission recommended approval; staff recommended denial.
	The City Council will hear a request for a Rezoning (ZON-49494) 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. The Planning Commission recommended approval; staff recommended denial.

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	
07/29/13	Staff met with the applicant and reviewed the options available to develop a 62-lot single family residential development at this location. The submittal requirements for a Tentative Map and Vacation were discussed. Also, it was determined that either a Variance or Administrative Deviation was required for the connectivity ratio of 1.25 where 1.30 is required.

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

Field Check	
08/29/13	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 Development)	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***
No Applicable Master Plan Area	N/A
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***	***Provided***	***Compliance***
Min. Lot Size	3,000 SF	3,318 SF	Y
Min. Lot Width	35 Feet	35 Feet	Y
Min. Setbacks			
• Front (to dwelling)	14 Feet	14 Feet	Y
• Front (to garage face)	18 Feet	18 Feet	Y
• Side	10 Feet (Combined)	10 Feet	Y
• Corner	10 Feet	10 Feet	Y
• Rear	10 Feet	10 Feet	Y
Max. Lot Coverage	70 %	70 %	Y
Max. Building Height	2 Stories/35 Feet	2 Stories/ 29 Feet	Y

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 Highway Map	30	N

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**	

GK

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	62	2 Spaces per Unit	124				
TOTAL SPACES REQUIRED			124		124		Y
Regular and Handicap Spaces Required			124	N/A	124	N/A	Y

ANALYSIS

The subject site is located adjacent to the south side of Deer Springs Way, approximately 1,010 feet east of Hualapai Way. The proposed Tentative Map for a 62-lot single-family subdivision covers a 7.97 acre site with a land use designation of ML (Medium Low Density Residential) and a zoning designation of R-CL (Single Family Compact-Lot). This General Plan designation generally permits single-family detached homes, including compact lots and zero lot lines, mobile home parks and two-family dwellings at up to 8.49 units per acre.

The submitted plans show 62 single-family detached homes with a density of 7.8 units per acre. There are six floor plans for this project. These plans range from 2,192 square feet up to 2,573 square feet. All six plans are two stories with street facing two-car garages. As proposed, 19 of the 62 single-family residential lots have been designed to face west, towards an undeveloped parcel planned for future commercial development. In fact, the 19 lots will share right-of-way with the future commercial development. As such, the development of this parcel as presented is not compatible with the surrounding area.

The Clark County School District has submitted a School Development Tracking Form. The document indicates that the proposed residential project will add twelve students to nearby Bozarth Elementary School and eight students to nearby Centennial High School. Currently, both schools have an enrollment exceeding capacity. The school district has no new schools planned for the area.

The connectivity ratio of 1.25 is below the standard of 1.30, as outlined by Title 19.04.040. Connectivity is a measure of how efficiently a transportation network provides access between internal and external destinations. A well-connected street system has minimal dead-ends (cul-de-sacs). As connectivity increases, travel distances decrease and route options increase, allowing more direct travel between destinations. A higher connectivity ratio creates a transportation system that is more accessible, especially for pedestrians and bicyclists. A Variance is normally required to deviate from the 1.30 minimum requirement, however Title

19.04.040(B)(2)(a), allows the connectivity ratio to be reduced through the submittal of an Administrative Deviation application, with the advisement of the Director of Public Works. The Department of Public Works is supporting the Administrative Deviation. As such, an associated application for a Administrative Deviation (DVN-50854) has been requested to allow the 1.25 connectivity ratio where 1.30 is the minimum required.

The submitted cross sections illustrate a slope greater than 2%, which requires retaining walls for any type of development. The applicant is proposing perimeter and retaining walls in compliance with Title 19.06. The combination of perimeter walls and retaining walls will not exceed 12 feet in areas with a slope greater than 2%.

The proposed subdivision is accessed from Deer Springs Way and Wasatch Hill Street. Internal access to the residential lots will be provided via a 47-foot wide public street with "L" curbs, as well as five-foot sidewalks located on either side of the street. An associated Vacation (VAC-50851) has been requested to vacate U.S. Government Patent Easements for the future public right-of-way. Staff cannot support the vacation request as it will create a landlocked parcel adjacent to the east. The Public Works Department has provided the following comments:

The submitted east/west cross sections depict maximum natural grade greater than 2% across this site. Per the Tables in Subdivision Code 19.06.050 a development with natural slope greater than 2%, is allowed a maximum 6-foot retaining wall. Two 6 foot retaining walls are shown in the east/west cross section one of the retaining walls is interior to the subdivision the other is on east property line boundary.

The submitted north/south cross section depicts maximum natural grade greater than 2% across this site. Per the Tables in Subdivision Code 19.06.050 a development with natural slope greater than 2%, is allowed a maximum 6-foot retaining wall. Several retaining walls are shown in the north/south cross section, but none exceed 6-feet in height.

The applicant is proposing to construct a 62-lot residential subdivision and is proposing to vacate U.S. Government Patent Easements as well (VAC 50851). We note that this Tentative Map is also related to an Administrative Deviation (DVN-50854) to allow a 1.25 connectivity ratio where 1.3 is required. Public Works has no objections to DVN-50854; however we do object to VAC 50851 and have written a separate memorandum to address our objects to the proposed Vacation.

The combined action of this Tentative Map and the proposed Vacation will result in Assessor's Parcel #125-19-301-014 becoming a landlocked parcel. The parcel is currently owned by the Las Vegas Valley Water District. The Department of Public Works would like a guarantee that Assessor's Parcel #125-19-301-014 has a perpetual access right to a public roadway. Without this guarantee, the Department of Public Works recommends DENIAL of this application.

If approved Public Works recommends that this item go on to City Council as the implications of approving this overall project is the creation of a landlocked parcel.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 24

NOTICES MAILED 56 (TMP)
6 (VAC)

APPROVALS 0

PROTESTS 0

GK

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-50852 APN: 125-19-301-004 & 005

Name of Property Owner: Deer Springs Way Trust

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: Iyad William Haddad

Subscribed and sworn before me

This 6th day of June, 2013

Janet M. Savage

Notary Public in and for said County and State

NOTARY PUBLIC
JANET M. SAVAGE
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. APR. 4, 2015
No: 07-2584-1

PRJ-49909
08/22/13

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-50852 APN: 125-19-301-013

Name of Property Owner: Hualapai & 215 LLC

Name of Applicant: Ryland Homes

Name of Representative: VTN - 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 31st day of May, 2013

Yesenia Pastrano

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
YESENIA PASTRANO
Appt. No. 09-11017-1
My Appt. Expires Aug. 14, 2013

PRJ-49909
08/22/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) SW corner of Deer Springs and Conquistador

Project Name Bristle Falls **Proposed Use** SFR

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

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

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

Gross Acres 7.97+ **Lots/Units** 62 **Density** 7.8

Additional Information

PROPERTY OWNER Deer Springs Way Trust **Contact**

Address 900 S. Las Vegas Boulevard, Suite 810 **Phone:** **Fax:**

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

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 Keppie

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 Iyad William Haddad

Subscribed and sworn before me

This 6th day of June, 20 13.

Janet M. Savage

Notary Public in and for said County and State

NOTARY PUBLIC
JANET M. SAVAGE
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. APR. 4, 2015
No: 07-2584-1

Revised 10 27 08

FOR DEPARTMENT USE ONLY

Case #	TMP-50852
Meeting Date:	10/08/13 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-49909
08/22/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) SW corner of Deer Springs and Conquistador

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 7.97+ **Lots/Units** 62 **Density** 7.8

Additional Information

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

Address 2300 W. Sahara Ave. **Phone:** 873-5868 **Fax:** 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, 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* [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 31st day of May, 20 13.

Yesenia Pastrano

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
YESENIA PASTRANO
Appt. No. 08-11017-1
My Appt. Expires Aug. 14, 2013

Revised 10 27 08

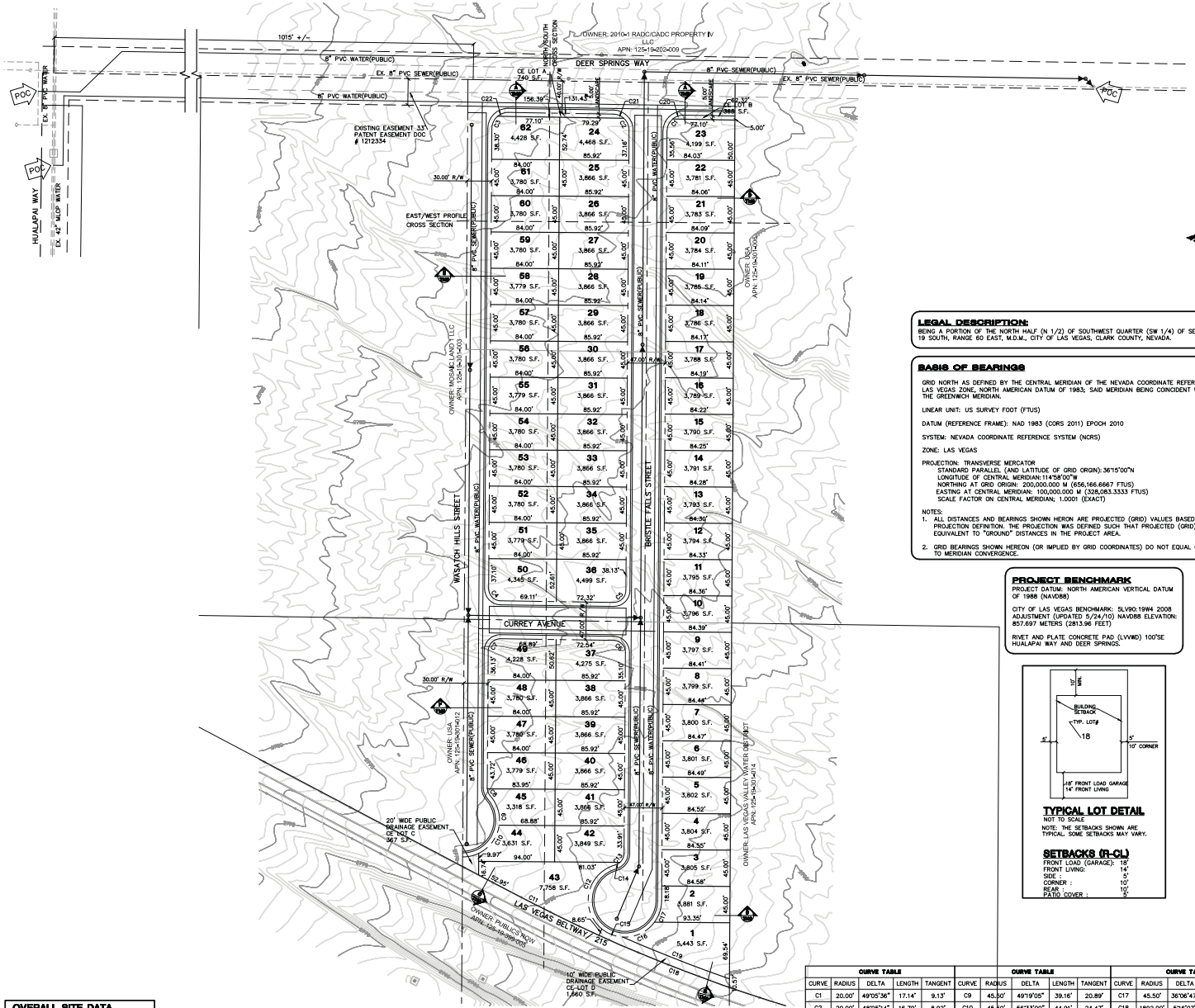
FOR DEPARTMENT USE ONLY

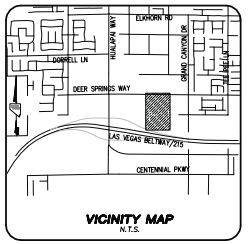
Case #	TMP-50852
Meeting Date:	10/08/13 PC
Total Fee:	
Date Received:*	
Received By:	

*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-49909
08/22/13





VICINITY MAP
N.T.S.

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

LEGAL DESCRIPTION:
BEING A PORTION OF THE NORTH HALF (N 1/2) OF SOUTHWEST QUARTER (SW 1/4) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

BASIS OF BEARINGS

GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE NEVADA COORDINATE REFERENCE SYSTEM (NCRS), LAS VEGAS ZONE, NORTH AMERICAN DATUM OF 1983; SAID MERIDIAN BEING CONCIDENT WITH 114°58' WEST OF THE GREENWICH MERIDIAN.

LINEAR UNIT: US SURVEY FOOT (FTUS)

DATUM (REFERENCE FRAME): NAD 1983 (CORS 2011) EPOCH 2010

SYSTEM: NEVADA COORDINATE REFERENCE SYSTEM (NCRS)

ZONE: LAS VEGAS

PROJECTION: TRANSVERSE MERCATOR
STANDARD PARALLEL (AND LATITUDE OF GRID ORGIN): 36°15'00"N
LONGITUDE OF CENTRAL MERIDIAN: 114°58'00"W
NORTHING AT GRID ORIGIN: 200,000.000 M (656,166.6667 FTUS)
EASTING AT CENTRAL MERIDIAN: 100,000.000 M (328,083.3333 FTUS)
SCALE FACTOR ON CENTRAL MERIDIAN: 1.0001 (EXACT)

NOTES:
1. ALL DISTANCES AND BEARINGS SHOWN HERON ARE PROJECTED (GRID) VALUES BASED ON THE PRECEDING PROJECTION DEFINITION. THE PROJECTION WAS DEFINED SUCH THAT PROJECTED (GRID) DISTANCES ARE EQUIVALENT TO "GROUND" DISTANCES IN THE PROJECT AREA.
2. GRID BEARINGS SHOWN HEREON (OR IMPLIED BY GRID COORDINATES) DO NOT EQUAL GEODETIC BEARINGS DUE TO MERIDIAN CONVERGENCE.

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

CITY OF LAS VEGAS BENCHMARK: 5LV90:19W4 2008 ADJUSTMENT (UPDATED 5/24/10) NAVD88 ELEVATION: 857.697 METERS (2813.96 FEET)

RIVET AND PLATE CONCRETE PAD (LVVWD) 100'SE HUALAPAI WAY AND DEER SPRINGS.

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

SETBACKS (R-CL)

FRONT LOAD (GARAGE):	18'
FRONT LIVING:	14'
SIDE :	5'
CORNER :	10'
REAR :	15'
PATIO COVER :	5'

LEGEND

	STREET CENTERLINE
	PARCEL BOUNDARY
	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

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 = 0.0155
   PEAK FLOW (3.6)= 0.0558
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. 32003C1745 E
8. ALL INTERIOR SEWER AND WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
9. ALL INTERIOR STREETS ARE 47' 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. THERE ARE NO OBSERVABLE FAULTS OR FISSURES ON OR NEAR THIS SITE.
13. SEEPS, SPRINGS, OR OTHER INDICATIONS OR HIGH GROUND WATER LEVELS LEVELS WERE NOT NOTED ON THE SUBJECT PROPERTY.
14. THERE ARE NO EXISTING STRUCTURES & OTHER PHYSICAL FEATURES.
15. THERE ARE NO PROPOSED RESERVATIONS OR DEDICATIONS FOR PARKS, SCHOOLS, OR OTHER PUBLIC OR QUASI-PUBLIC USES.

CURVE TABLE					CURVE TABLE					CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CURVE	RADIUS	DELTA	LENGTH	TANGENT	CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	20.00'	49°05'36"	17.14'	9.13'	C9	45.50'	49°19'05"	39.16'	20.89'	C17	45.50'	36°06'47"	28.68'	14.83'
C2	20.00'	48°05'14"	16.79'	8.92'	C10	45.50'	56°33'00"	44.91'	24.47'	C18	1892.00'	5°16'07"	173.98'	87.05'
C3	20.00'	49°05'36"	17.14'	9.13'	C11	1892.00'	3°27'04"	113.96'	57.00'	C19	1882.00'	4°19'30"	142.07'	71.07'
C4	15.00'	89°34'43"	23.45'	14.89'	C12	45.50'	125°40'20"	99.80'	88.67'	C20	20.00'	45°46'01"	15.98'	8.44'
C5	15.00'	84°56'16"	22.25'	13.74'	C13	15.00'	47°39'25"	12.48'	6.62'	C21	20.00'	37°10'29"	12.98'	6.73'
C6	15.00'	84°07'31"	22.02'	13.54'	C14	15.00'	26°30'59"	6.94'	3.53'	C22	20.00'	41°24'35"	14.45'	7.56'
C7	15.00'	90°25'17"	23.67'	15.11'	C15	45.50'	35°25'16"	28.13'	14.53'					
C8	45.50'	49°19'05"	39.16'	20.89'	C16	45.50'	56°58'00"	45.24'	24.69'					

OVERALL SITE DATA

CURRENT ZONING :	PD
PROPOSED ZONING :	R-CL
GROSS AREA :	7.97 AC
NUMBER OF LOTS :	62
PROPOSED DENSITY :	7.8 DUA
NUMBER OF COMMON ELEMENTS :	1
OPEN SPACE REQUIRED :	0 S.F.
USABLE OPEN SPACE PROVIDED :	0 S.F.

APN#: 125-19-301-004, 125-19-301-005
125-19-301-013

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

LOT DATA

CURRENT ZONING :	PD
PROPOSED ZONING :	R-CL
GROSS AREA :	7.97 AC
NUMBER OF LOTS :	62
PROPOSED DENSITY :	7.8 DUA

Call before you Dig 1-800-227-2600
Call before you Overhead 1-702-227-2929

NO.	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			
7			

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

TENTATIVE MAP

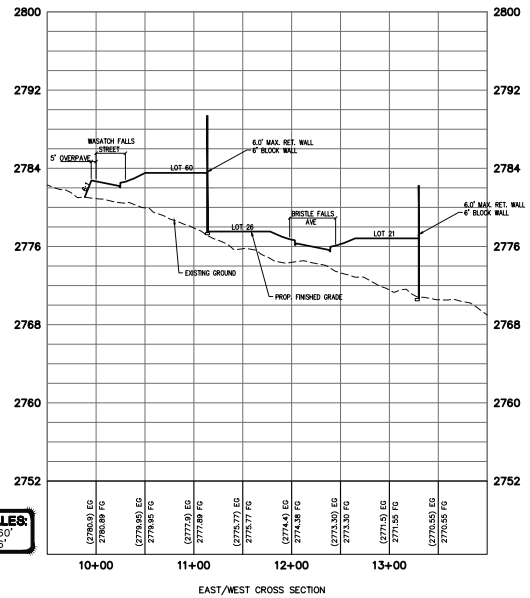
BRISTLE FALLS

DRAWN BY: DA — MAY, 2013
DESIGNED BY:
CHECKED BY: AC — MAY, 2013
PROJECT NO: 2393
SCALE: 1"=60' HORIZ. NA VERT.

EXPIRES 06-30-14
PROFESSIONAL ENGINEER — AARON M. YAMACHIKA — No. 16079 — CIVIL — STATE OF NEVADA

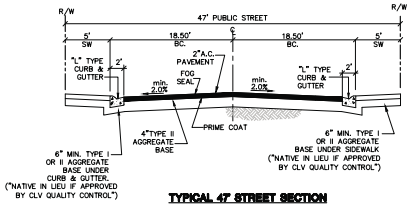
SHEET TM1
1 OF 2 SHEETS
DRAWING NO.

TMP-50852 REVISED

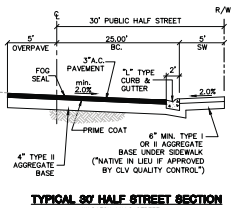


EAST/WEST CROSS SECTION

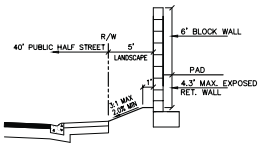
PROFILE SCALES:
HORZ. = 1"=60'
VERT. = 1"=6'



TYPICAL 47' STREET SECTION
CURREY AVENUE
N.T.S.



TYPICAL 30' HALF STREET SECTION
WASATCH HILLS STREET
N.T.S.



A NORTH PERIMETER SECTION
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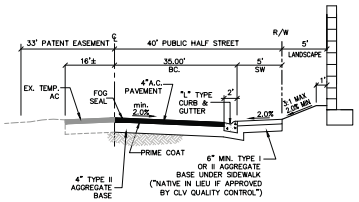
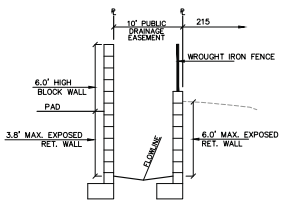


TYPICAL 40' HALF STREET SECTION
DEER SPRINGS WAY
N.T.S.



B SOUTH PERIMETER SECTION 1
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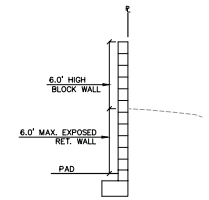

C SOUTH PERIMETER SECTION 2
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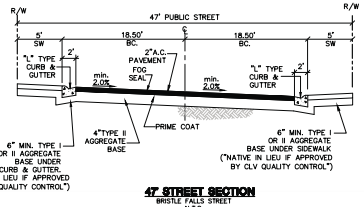
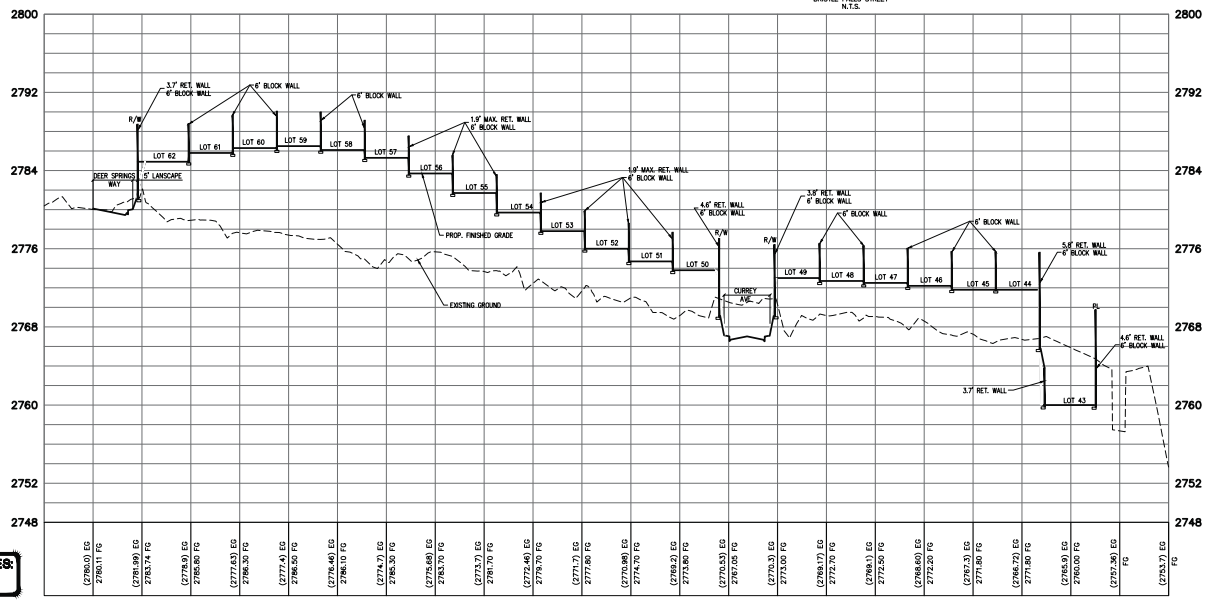
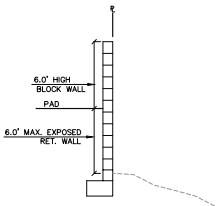


47 STREET SECTION
BRISTLE FALLS STREET
N.T.S.



NORTH/SOUTH CROSS SECTION

PROFILE SCALES:
HORZ. = 1"=60'
VERT. = 1"=6'



D EAST PERIMETER SECTION
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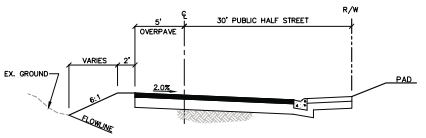

E WEST PERIMETER SECTION 1
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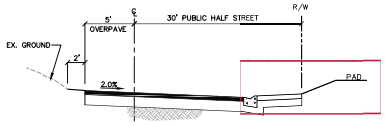


F WEST PERIMETER SECTION 2
N.T.S.

TMP-50852 REVISED

REV	DATE	BY	REVISION
7			
6			
5			
4			
3			
2			
1			

RYLAND HOMES
9823 N. RUSSELL ROAD, SUITE 220
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.CTINNV.COM
CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

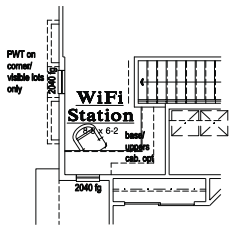
TENTATIVE MAP

BRISTLE FALLS

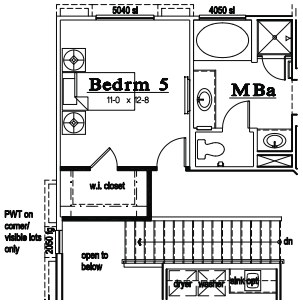
DRAWN BY: BM — MAY 2013
DESIGNED BY:
CHECKED BY: AY — MAY 2013
PROJECT NO: 2512
SCALE: HORZ. 1"=60' VERT. NA

EXPIRES 06-30-14
PROFESSIONAL ENGINEER — STATE OF NEVADA
AARON M. YAMACHIKA
No. 16079
CIVIL

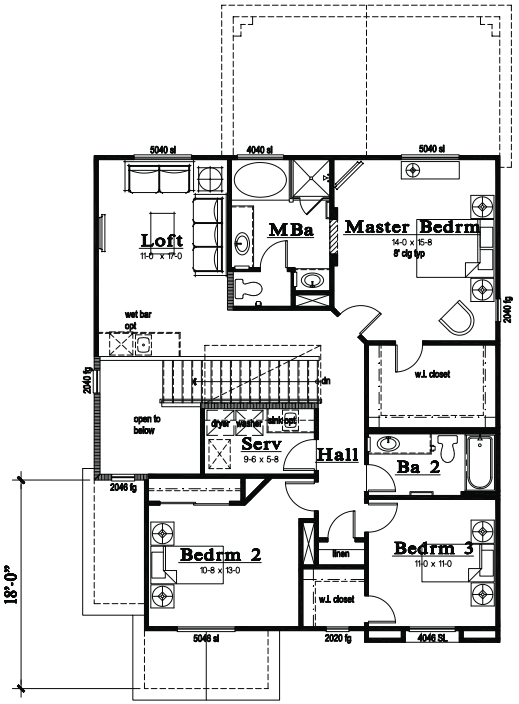
SHEET
TM2
2 OF 2 SHEETS
DRAWING NO.



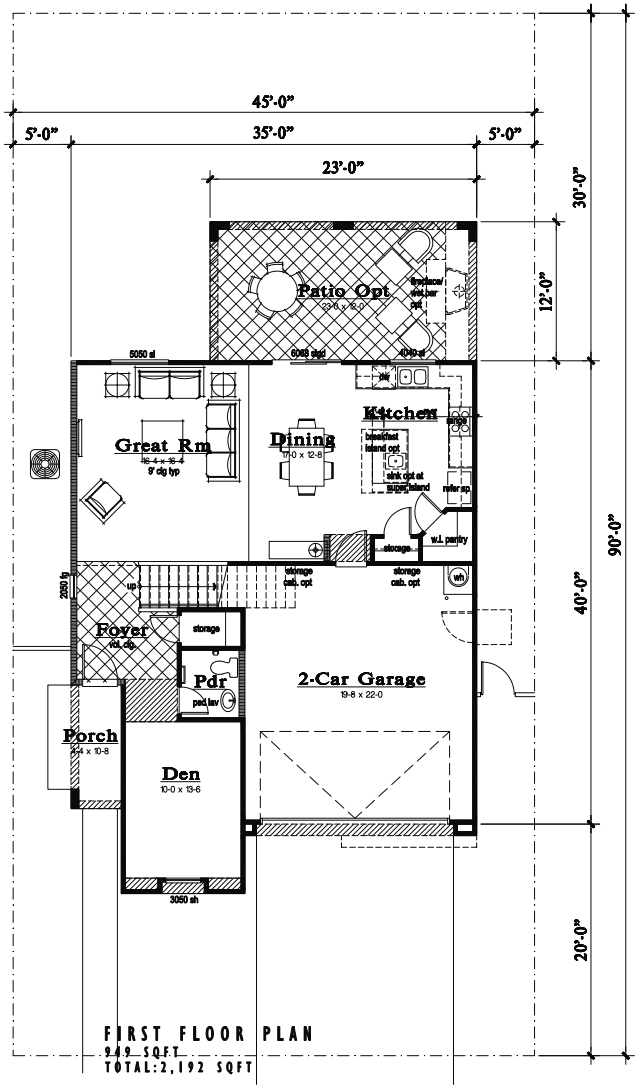
WiFi Station OPT



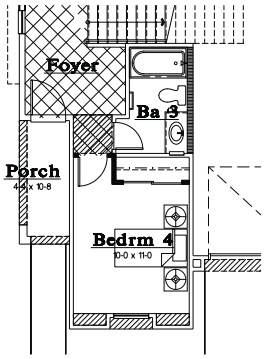
BEDROOM 5 OPT



SECOND FLOOR PLAN
1,243 SQFT



FIRST FLOOR PLAN
949 SQFT
TOTAL:2,192 SQFT



BEDROOM 4 OPT

TACINGA RIDGE

FLOOR PLAN 2192

A1.0

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Mountain's Edge
Clark County, NEVADA
ETGT# 2013-0013 DATE 02/04/2013

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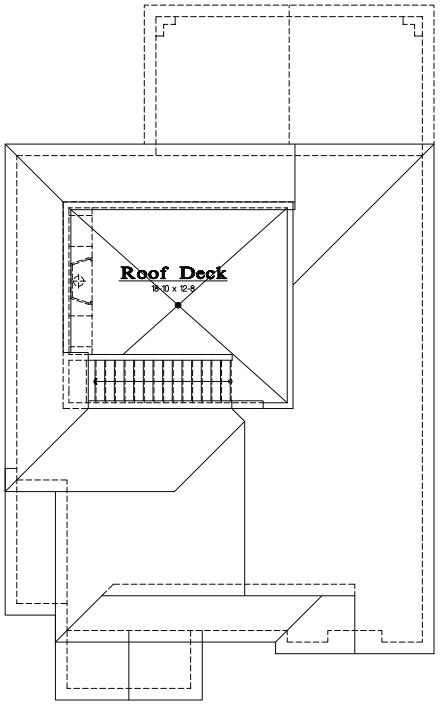
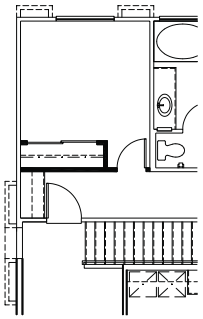
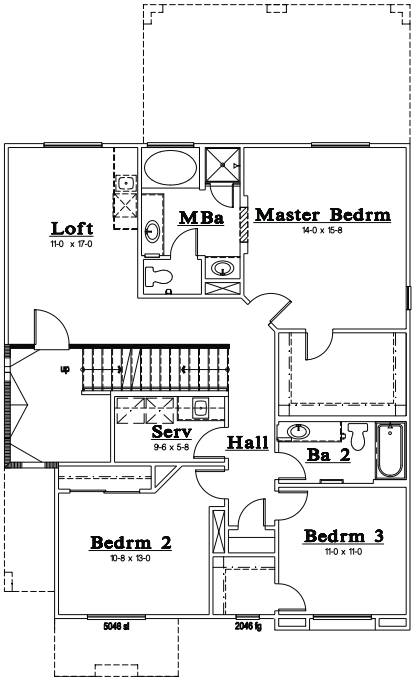


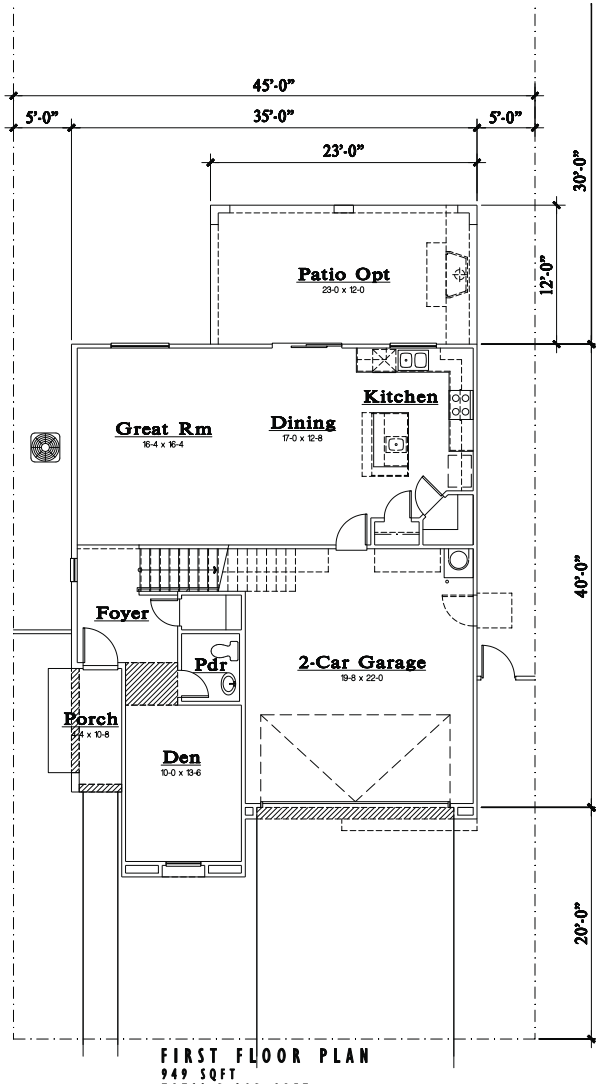
ROOF DECK PLAN
290 SQFT



BEDROOM 5 OPT



SECOND FLOOR PLAN
1,243 SQFT



FIRST FLOOR PLAN
949 SQFT
TOTAL:2,192 SQFT

TACINGA RIDGE

CONCEPTUAL FLOOR PLAN 2192 W/ ROOF DECK OPTION

A1.1

RYLAND HOMES®
Live Life. Even Better.™

1"
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Mountain's Edge
Clark County, NEVADA
K T G T # 2013-0013 DATE 02/04/2013

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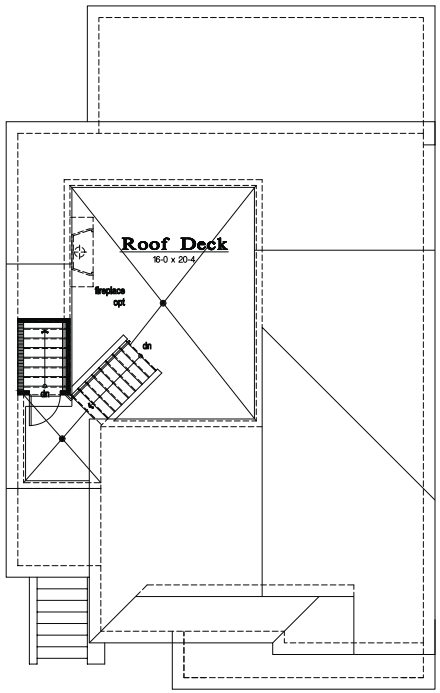
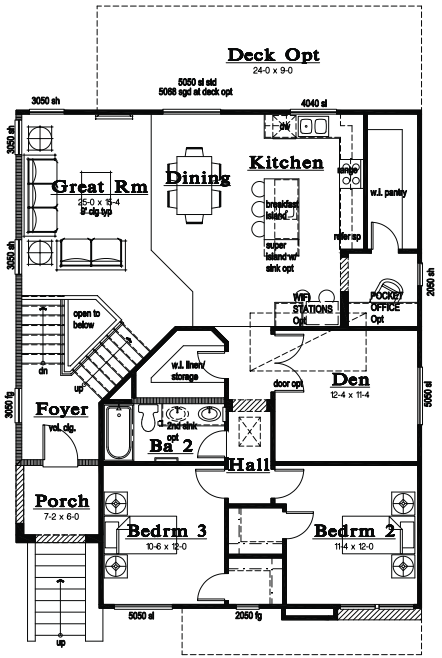


ROOF DECK OPT
306 SQFT



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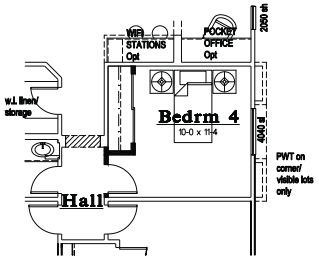
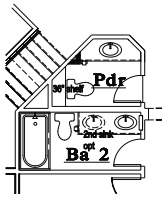
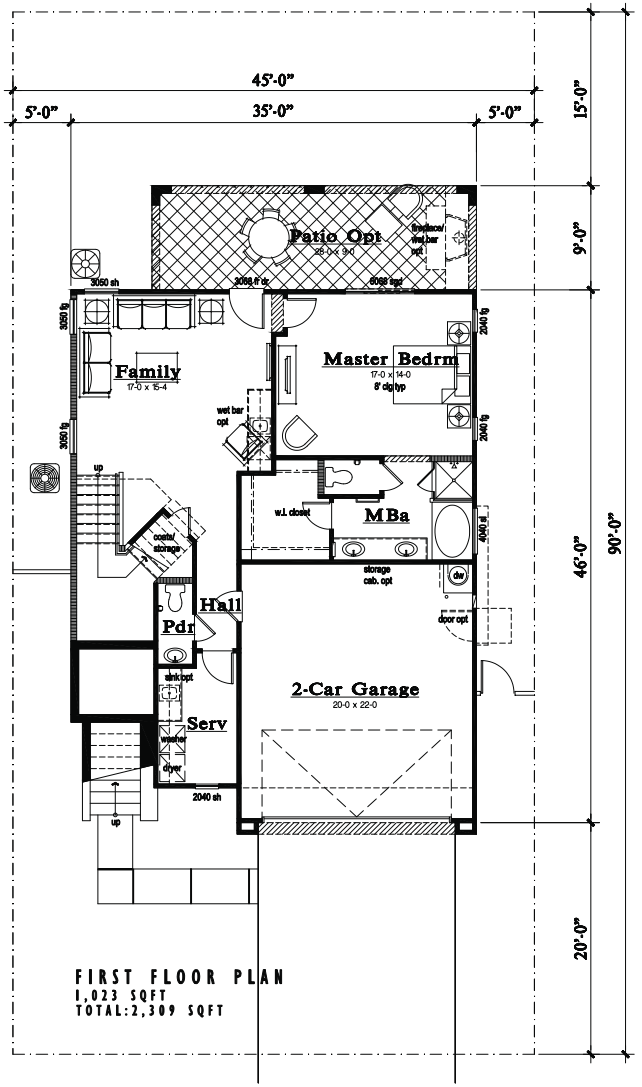
1,286 SQFT



BEDROOM 4 OPT



POWDER OPT



FIRST FLOOR PLAN
1,023 SQFT
TOTAL:2,309 SQFT

TACINGA RIDGE

FLOOR PLAN 2309

A2.0

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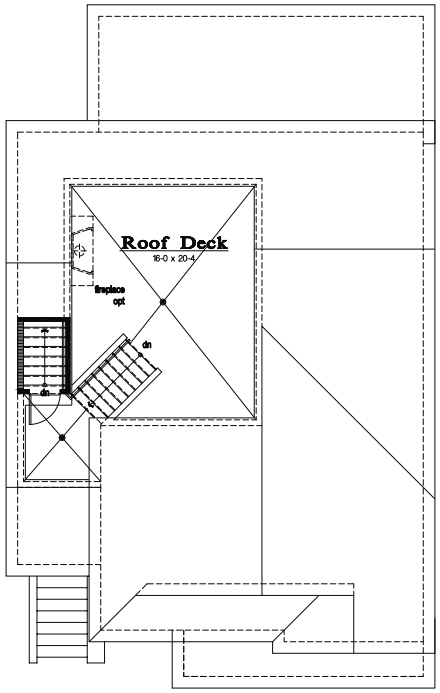
Mountain's Edge
Clark County, NEVADA
KTGY # 2013-0013
DATE 02/04/2013

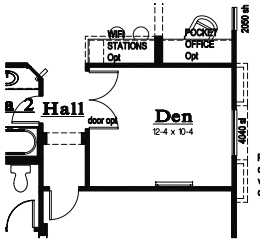
01

TMP-50852

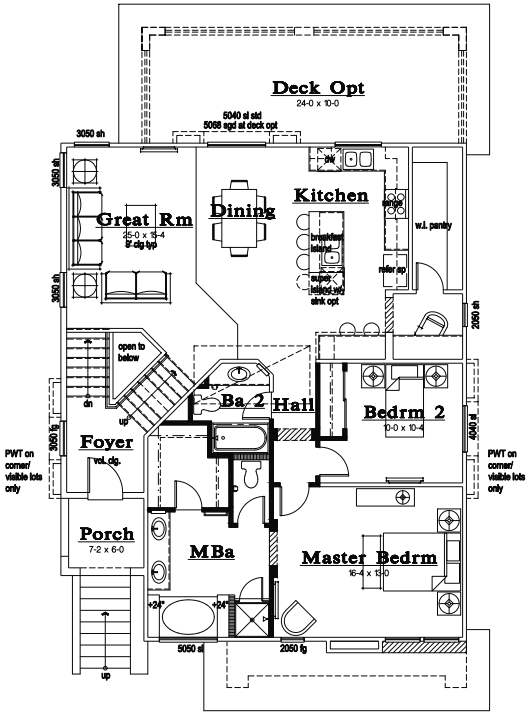


306 SQFT

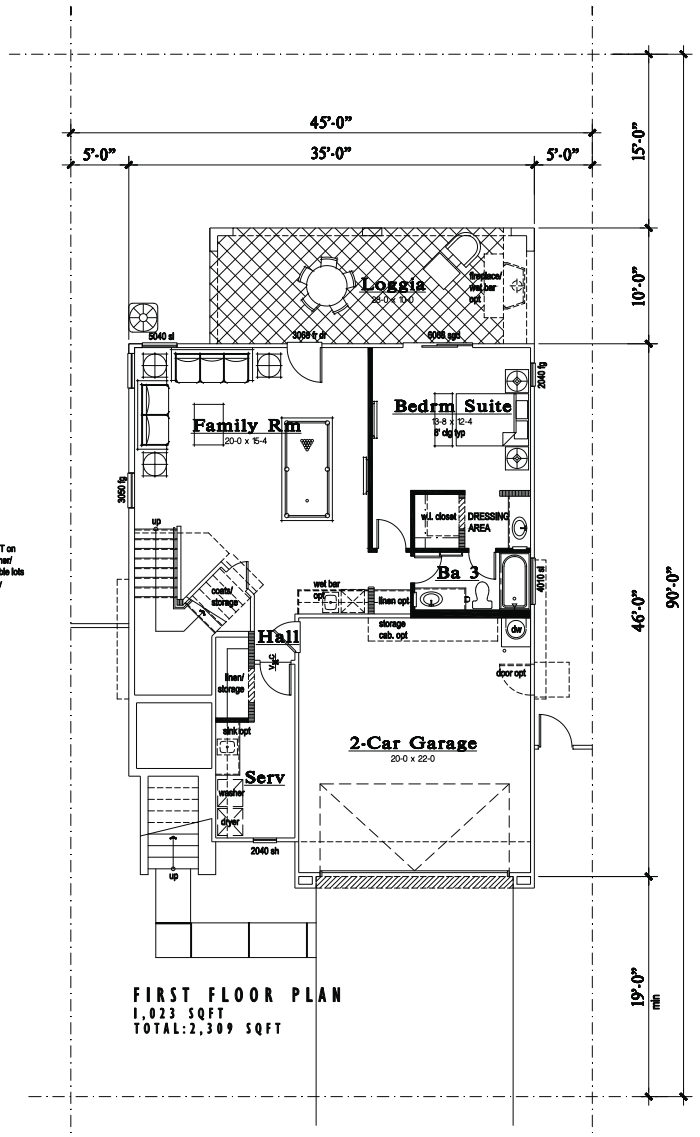
ROOF DECK OPT



DEN OPT



SECOND FLOOR PLAN
1,286 SQFT



FIRST FLOOR PLAN
1,023 SQFT
TOTAL:2,309 SQFT

TACINGA RIDGE

FLOOR PLAN 2309 - MASTER UP OPTION

A2.1

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Clark County, NEVADA
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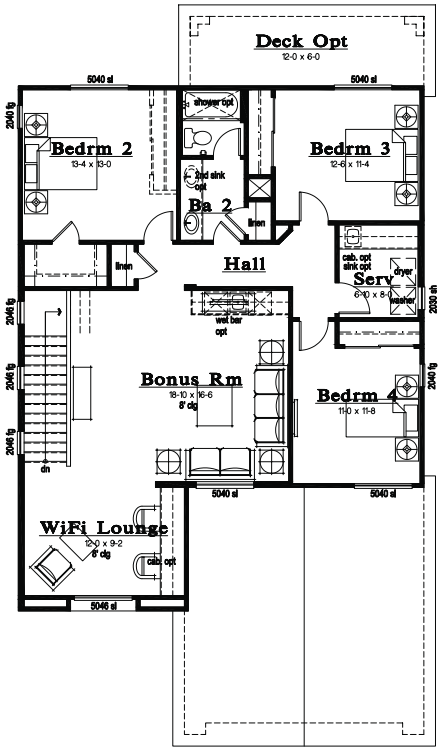
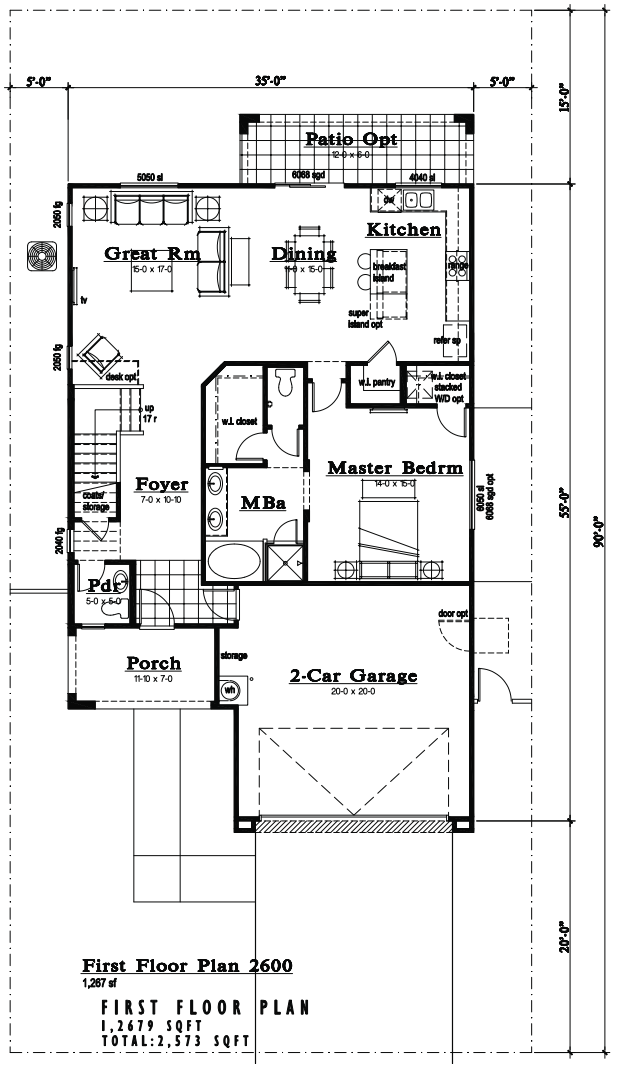


Second Floor Plan 2600
1,333 sf

SECOND FLOOR PLAN
1,306 SQFT



First Floor Plan 2600
1,267 sf

FIRST FLOOR PLAN
1,2679 SQFT
TOTAL:2,573 SQFT

TACINGA RIDGE

FLOOR PLAN 2600 A4.0

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Clark County, NEVADA
KTGY # 2013-0013 DATE 02/04/2013

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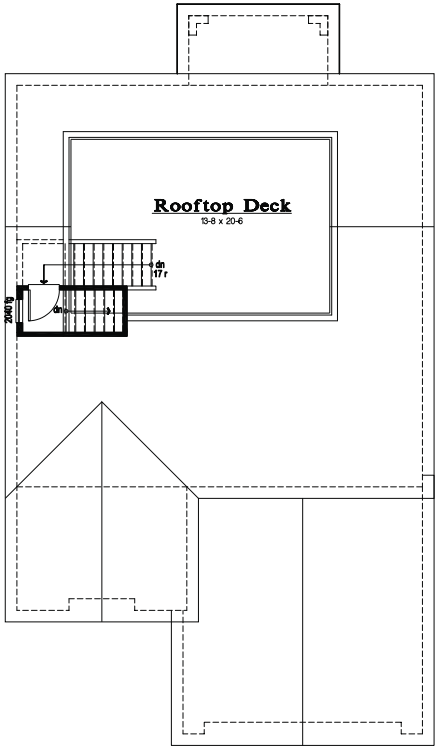
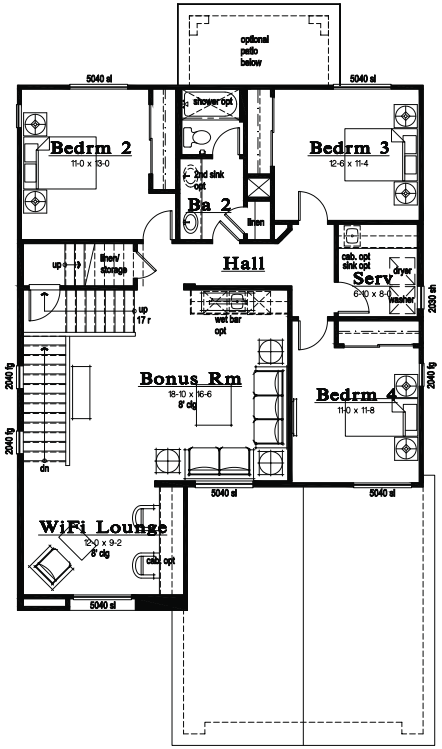
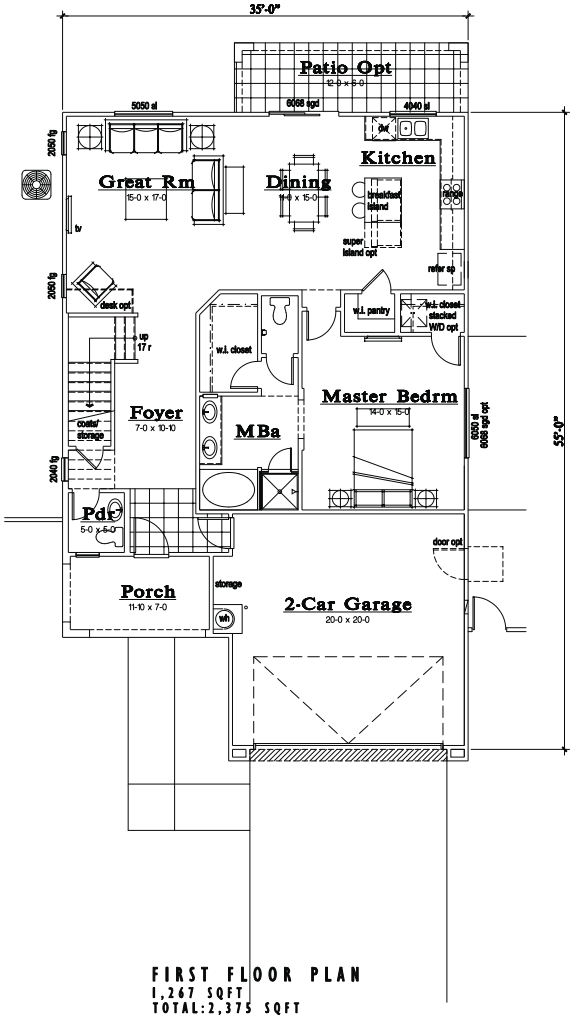


ROOF DECK PLAN
426 SQFT



Second Floor Plan 2573
w/ Rooftop Option
1,306 sf

SECOND FLOOR PLAN
1,306 SQFT



FIRST FLOOR PLAN
1,267 SQFT
TOTAL:2,375 SQFT

TACINGA RIDGE

CONCEPTUAL FLOOR PLAN 2600 W/ ROOF DECK OPTION

A4.1

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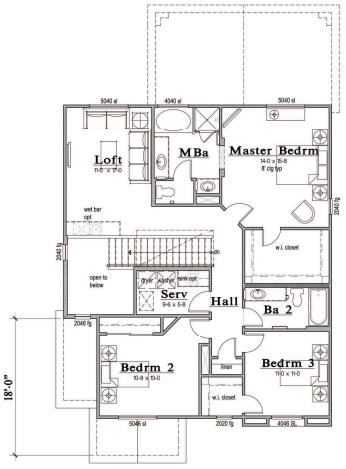
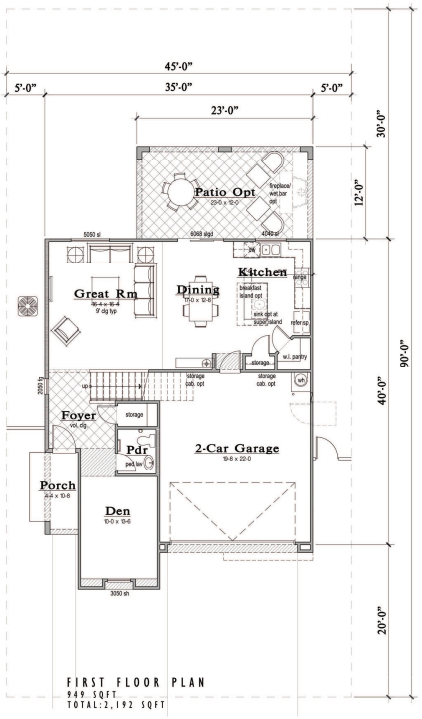


SECOND FLOOR PLAN
1,243 SQFT



FIRST FLOOR PLAN
949 SQFT
TOTAL:2,192 SQFT



2192A
Spanish Colonial



2192B
Southern Italian



2192C
Tuscany

ENCANTERRA

Plan 2192 - Conceptual Floor Plans & Elevations

Las Vegas, Nevada
Clark County

Project Contact: Brian Ratanakhom **Email:** brattana@ryland.com **Division President:** Dana Rogers

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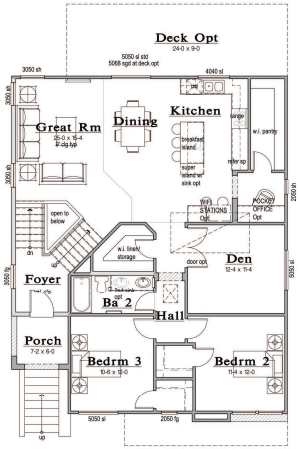
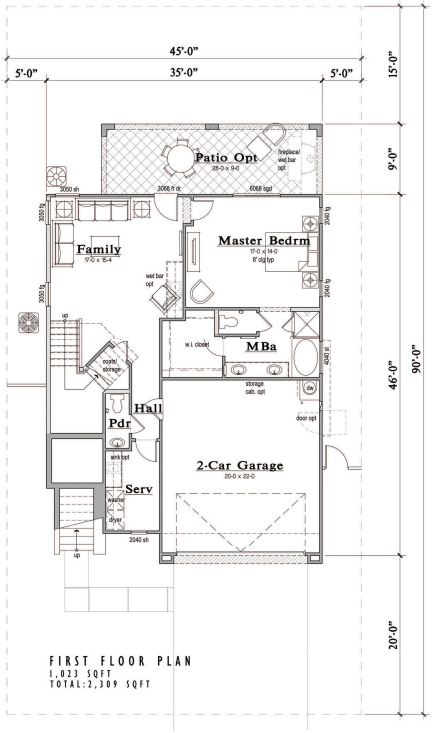
04-24-2013

TMP-50852 REVISED



SECOND FLOOR PLAN
1,286 SQFT



FIRST FLOOR PLAN
1,023 SQFT
TOTAL: 2,309 SQFT



2309A
Spanish Colonial



2309B
Southern Italian



2309C
Tuscany

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ENCANTERRA

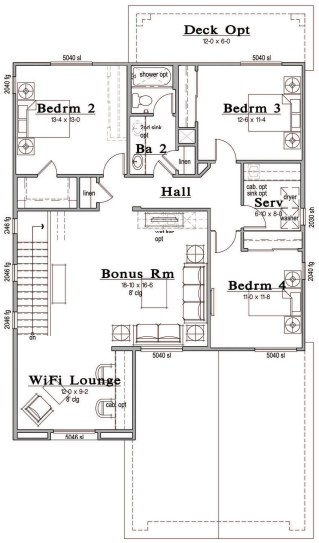
Plan 2309 - Conceptual Floor Plans & Elevations

Las Vegas, Nevada
Clark County

Project Contact: Brian Ratanakhom **Email:** brattana@ryland.com **Division President:** Dana Rogers

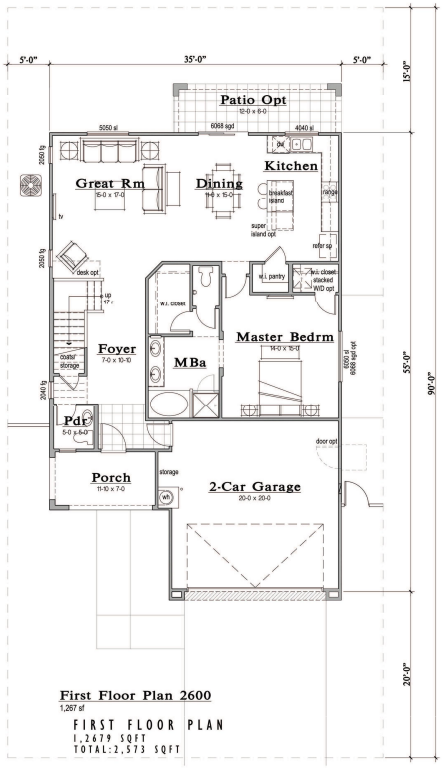
04-24-2013

TMP-50852



Second Floor Plan 2600
1,333 sf

SECOND FLOOR PLAN
1,306 SQFT



First Floor Plan 2600
1,267 sf

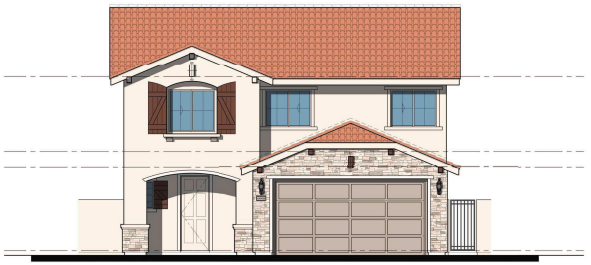
FIRST FLOOR PLAN
1,2679 SQFT
TOTAL:2,573 SQFT



2600A
Spanish Colonial



2600B
Southern Italian



2600C
Tuscany

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ENCANTERRA

Plan 2600 - Conceptual Floor Plans & Elevations

Las Vegas, Nevada
Clark County

Project Contact: Brian Ratanakhom **Email:** brattana@ryland.com **Division President:** Dana Rogers

04-24-2013

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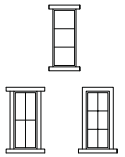
2192A
Spanish Colonial



Window Trim Detail



2192B
Southern Italian



2192C
Tuscany

Building Materials List

1. Not Used
2. "Flat" Conc. Roof Tile
3. Stucco - dash finish
4. Stucco foam trim/sill - dash finish
5. Stucco foam corbel - dash finish
6. Optional court wall
7. 2x6 Exposed wood fascia
8. Shaped foam corbel
9. Metal reglet
10. Wrought iron gate/ guardrail
11. Scupper - color to match stucco
12. Carriage roll up garage door
13. Exterior lighting
14. Faux attic vent

TACINGA RIDGE

CONCEPTUAL FRONT ELEVATIONS - PLAN 2192

A1.2

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Clark County, NEVADA
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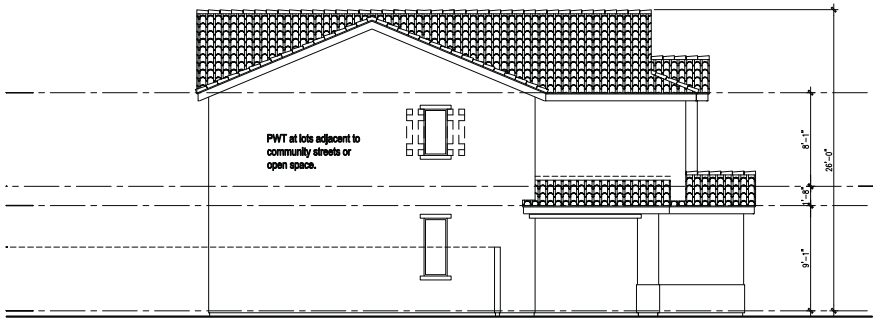

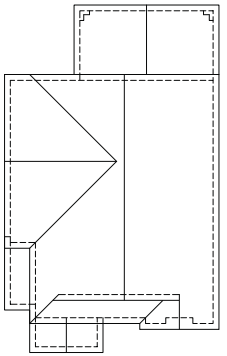

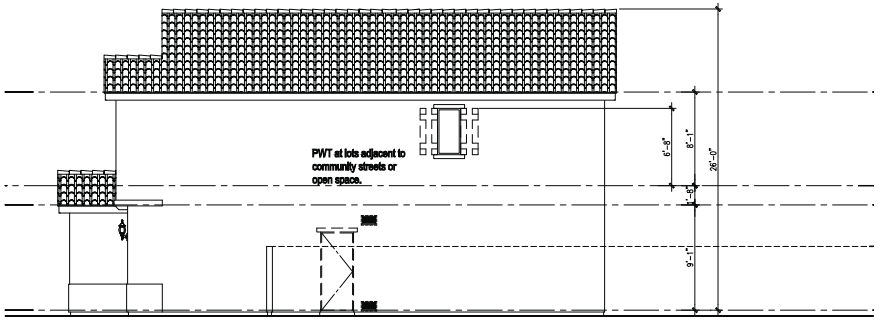



Building Materials List

1. Not Used
2. "Flat" Conc. Roof Tile
3. Stucco - dash finish
4. Stucco foam trim/sill - dash finish
5. Stucco foam corbel - dash finish
6. Optional court wall
7. 2x6 Exposed wood fascia
8. Shaped foam corbel
9. Metal reglet
10. Wrought iron gate/ guardrail
11. Scupper - color to match stucco
12. Carriage roll up garage door
13. Exterior lighting
14. Faux attic vent

TACINGA RIDGE

CONCEPTUAL EXTERIOR ELEVATIONS - PLAN 2192A

A1.3

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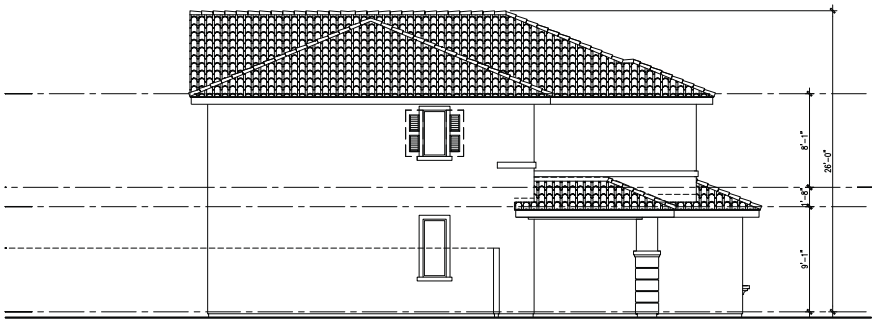

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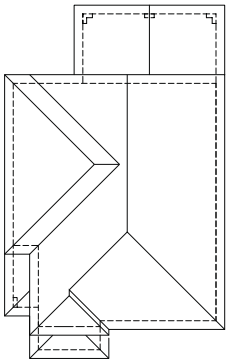

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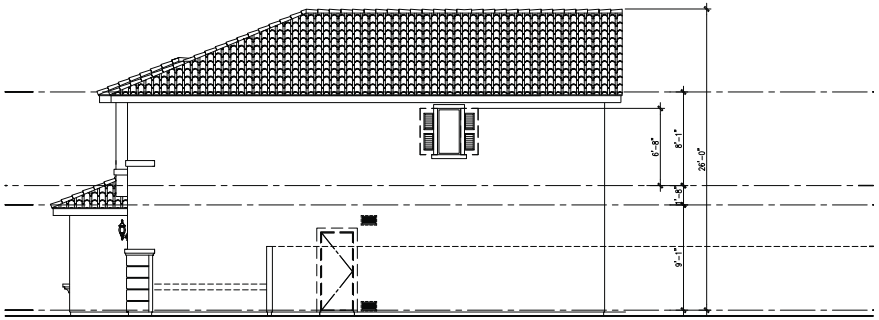

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Building Materials List

1. Not Used
2. "Flat" Conc. Roof Tile
3. Stucco - dash finish
4. Stucco foam trim/sill - dash finish
5. Stucco foam corbel - dash finish
6. Optional court wall
7. 2x6 Exposed wood fascia
8. Shaped foam corbel
9. Metal reglet
10. Wrought iron gate/ guardrail
11. Scupper - color to match stucco
12. Carriage roll up garage door
13. Exterior lighting
14. Faux attic vent

TACINGA RIDGE

CONCEPTUAL EXTERIOR ELEVATIONS - PLAN 2192B

A1.4

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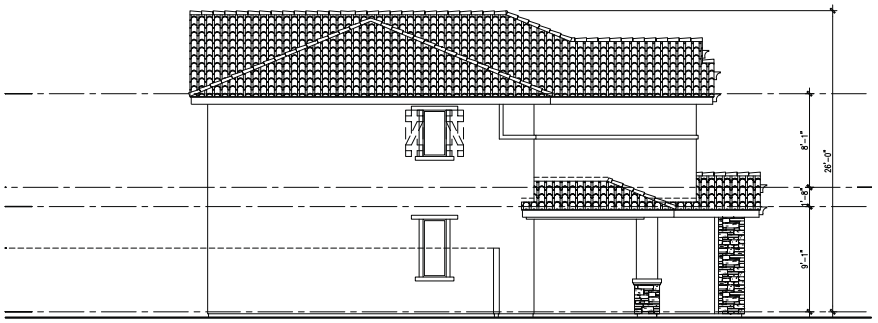

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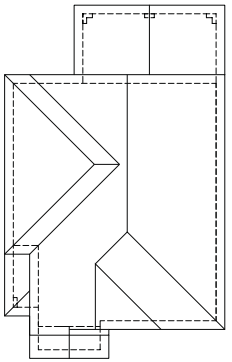

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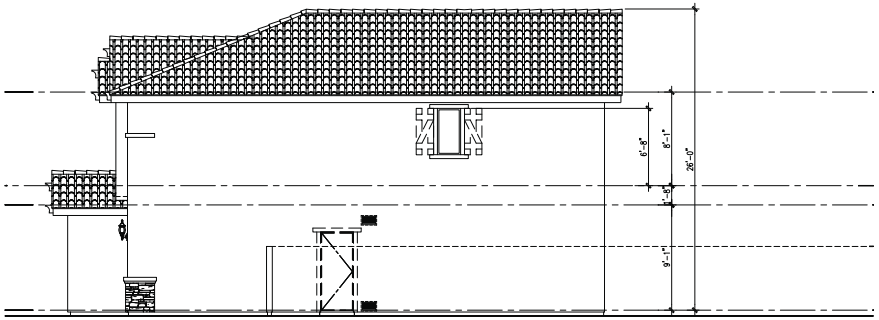

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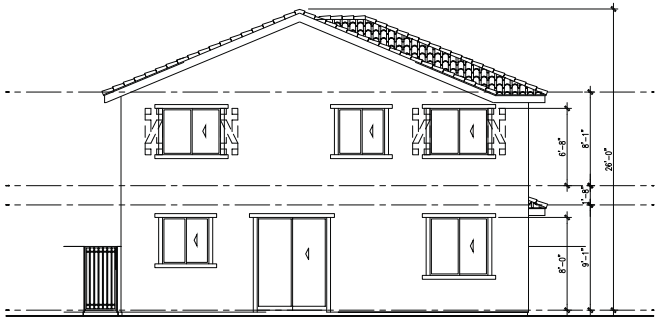

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Building Materials List

1. Not Used
2. "Flat" Conc. Roof Tile
3. Stucco - dash finish
4. Stucco foam trim/sill - dash finish
5. Stucco foam corbel - dash finish
6. Optional court wall
7. 2x6 Exposed wood fascia
8. Shaped foam corbel
9. Metal reglet
10. Wrought iron gate/ guardrail
11. Scupper - color to match stucco
12. Carriage roll up garage door
13. Exterior lighting
14. Faux attic vent

TACINGA RIDGE

CONCEPTUAL EXTERIOR ELEVATIONS PLAN - 2192C

A1.5

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KTGY # 2013-0013 DATE 02/04/2013

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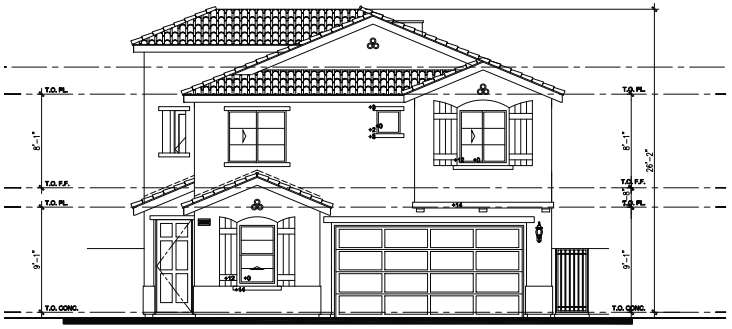
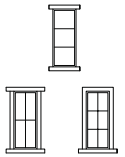


2192A
Spanish Colonial
with Roof Top Deck Option



Window Trim Detail



2192B
Southern Italian
with Roof Top Deck Option



2192C
Tuscany
with Roof Top Deck Option

Building Materials List

1. Not Used
2. "Flat" Conc. Roof Tile
3. Stucco - dash finish
4. Stucco foam trim/sill - dash finish
5. Stucco foam corbel - dash finish
6. Optional court wall
7. 2x6 Exposed wood fascia
8. Shaped foam corbel
9. Metal reglet
10. Wrought iron gate/ guardrail
11. Scupper - color to match stucco
12. Carriage roll up garage door
13. Exterior lighting
14. Faux attic vent

CONCEPTUAL FRONT ELEVATIONS - PLAN 2192 W/ ROOF DECK OPTION

TACINGA RIDGE

A1.6

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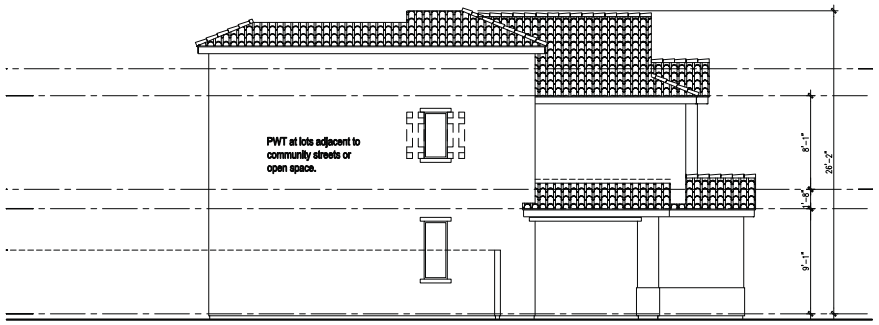

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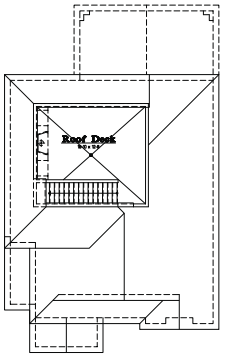

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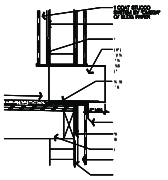
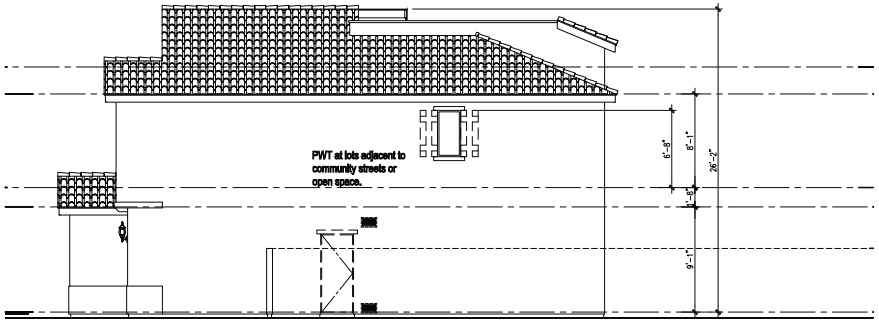


SCUPPER DETAIL



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Building Materials List

1. Not Used
2. "Flat" Conc. Roof Tile
3. Stucco - dash finish
4. Stucco foam trim/sill - dash finish
5. Stucco foam corbel - dash finish
6. Optional court wall
7. 2x6 Exposed wood fascia
8. Shaped foam corbel
9. Metal reglet
10. Wrought iron gate/ guardrail
11. Scupper - color to match stucco
12. Carriage roll up garage door
13. Exterior lighting
14. Faux attic vent

TACINGA RIDGE

CONCEPTUAL EXTERIOR ELEVATIONS - PLAN 2192A W/ ROOF DECK OPTION

A1.7

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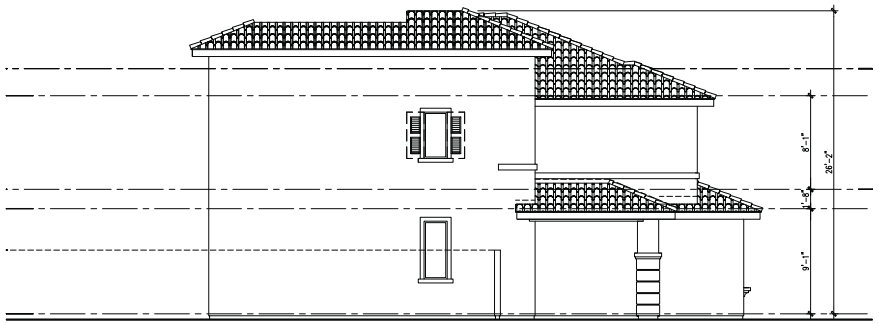
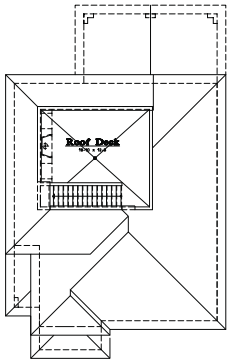
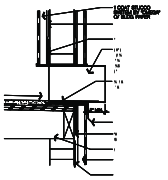
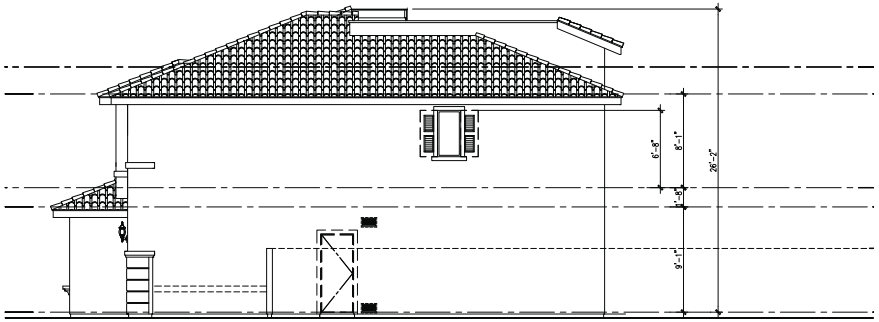






SCUPPER DETAIL





Building Materials List

1. Not Used
2. "Flat" Conc. Roof Tile
3. Stucco - dash finish
4. Stucco foam trim/sill - dash finish
5. Stucco foam corbel - dash finish
6. Optional court wall
7. 2x6 Exposed wood fascia
8. Shaped foam corbel
9. Metal reglet
10. Wrought iron gate/ guardrail
11. Scupper - color to match stucco
12. Carriage roll up garage door
13. Exterior lighting
14. Faux attic vent

TACINGA RIDGE

CONCEPTUAL EXTERIOR ELEVATIONS - PLAN 2192B W/ ROOF DECK OPTION

A1.8

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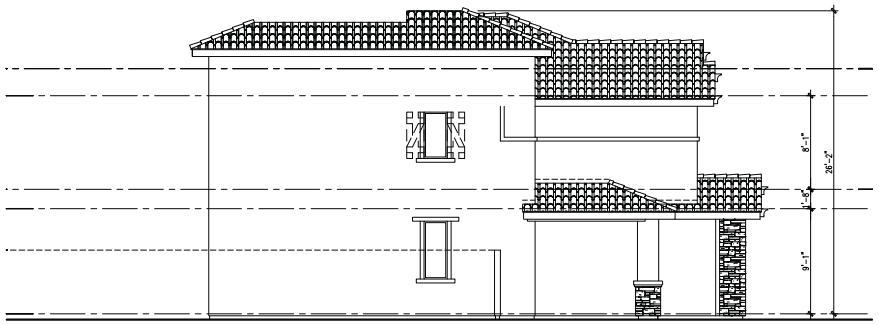

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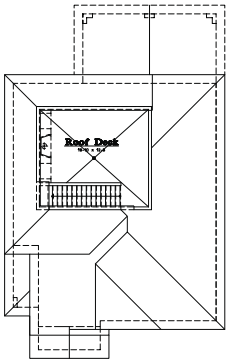

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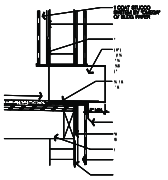
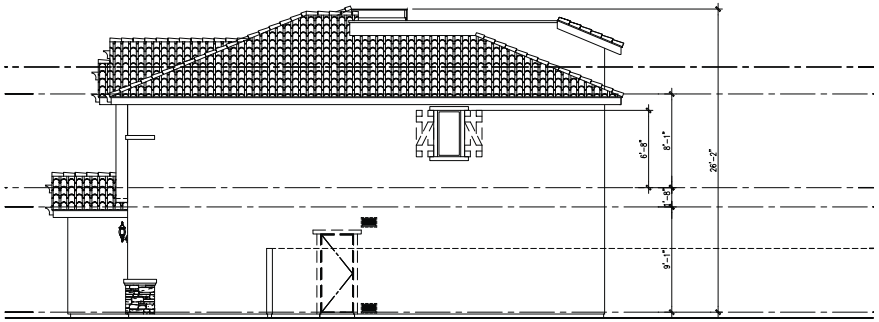


SCUPPER DETAIL



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Building Materials List

1. Not Used
2. "Flat" Conc. Roof Tile
3. Stucco - dash finish
4. Stucco foam trim/sill - dash finish
5. Stucco foam corbel - dash finish
6. Optional court wall
7. 2x6 Exposed wood fascia
8. Shaped foam corbel
9. Metal reglet
10. Wrought iron gate/ guardrail
11. Scupper - color to match stucco
12. Carriage roll up garage door
13. Exterior lighting
14. Faux attic vent

TACINGA RIDGE

CONCEPTUAL EXTERIOR ELEVATIONS - PLAN 2192C W/ ROOF DECK OPTION

A1.9

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KTGY # 2013-0013 DATE 02/04/2013

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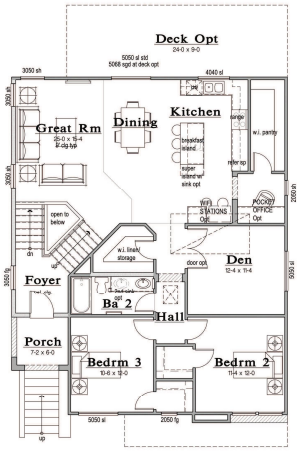
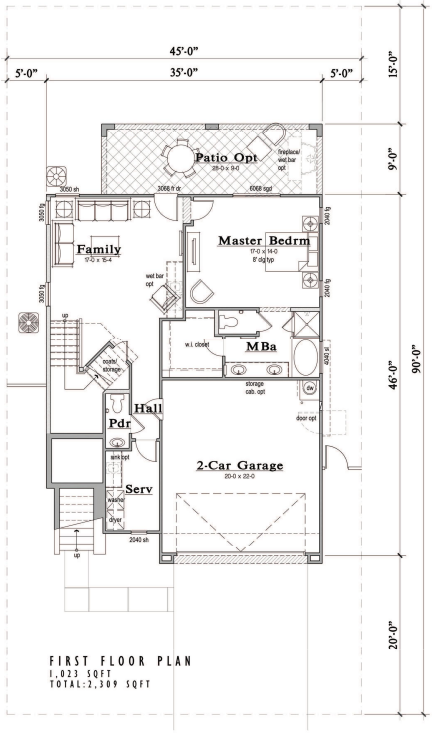


SECOND FLOOR PLAN
1,286 SQFT



FIRST FLOOR PLAN
1,023 SQFT
TOTAL: 2,309 SQFT



2309A
Spanish Colonial



2309B
Southern Italian



2309C
Tuscany

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ENCANTERRA

Plan 2309 - Conceptual Floor Plans & Elevations

Las Vegas, Nevada
Clark County

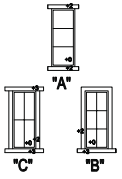
Project Contact: Brian Ratanakhom **Email:** brattana@ryland.com **Division President:** Dana Rogers

04-24-2013

TMP-50852 REVISED



2309A
Spanish Colonial



Window Trim Detail



2309B
Southern Italian



2309C
Tuscany

Building Materials List

1. Not Used
2. "Flat" Conc. Roof Tile
3. Stucco - dash finish
4. Stucco foam trim/sill - dash finish
5. Stucco foam corbel - dash finish
6. Optional court wall
7. 2x6 Exposed wood fascia
8. Shaped foam corbel
9. Metal reglet
10. Wrought iron gate/ guardrail
11. Scupper - color to match stucco
12. Carriage roll up garage door
13. Exterior lighting
14. Faux attic vent

TACINGA RIDGE

CONCEPTUAL FRONT ELEVATIONS - PLAN 2309

A2.2

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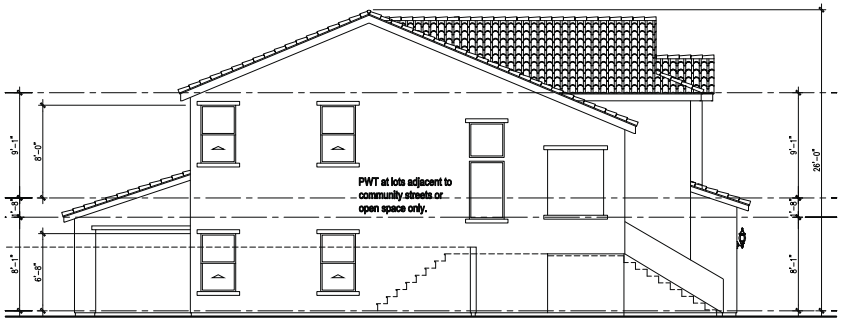

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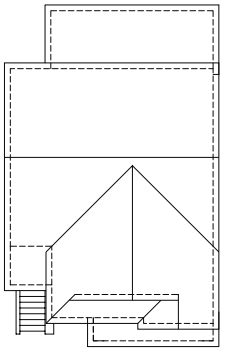

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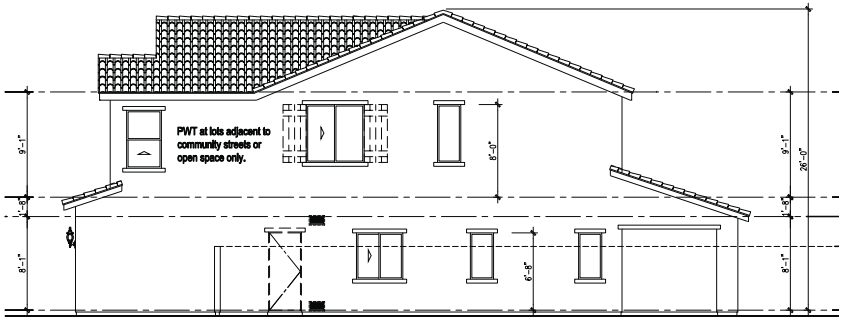

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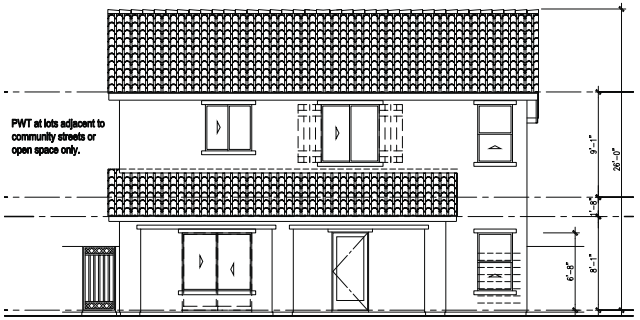

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Building Materials List

1. Not Used
2. "Flat" Conc. Roof Tile
3. Stucco - dash finish
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5. Stucco foam corbel - dash finish
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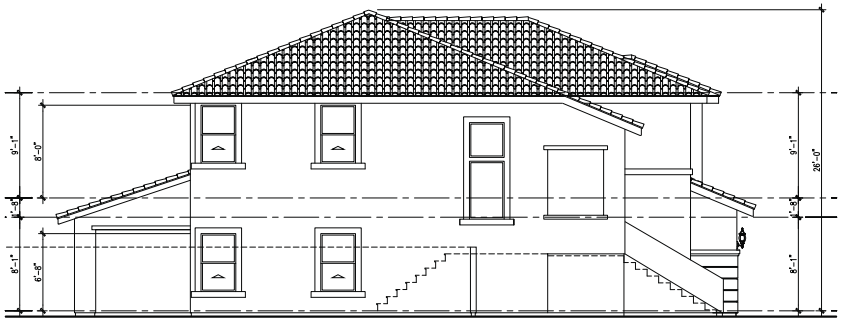
9. Metal reglet
10. Wrought iron gate/ guardrail
11. Scupper - color to match stucco
12. Carriage roll up garage door
13. Exterior lighting
14. Faux attic vent



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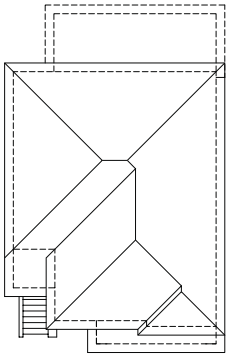

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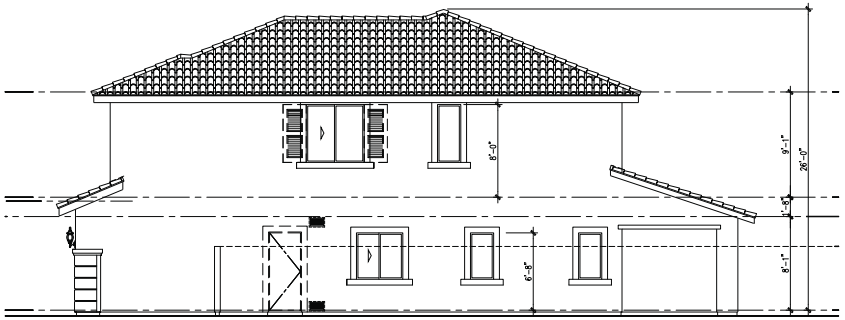

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Building Materials List

1. Not Used
2. "Flat" Conc. Roof Tile
3. Stucco - dash finish
4. Stucco foam trim/sill - dash finish
5. Stucco foam corbel - dash finish
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8. Shaped foam corbel
9. Metal reglet
10. Wrought iron gate/ guardrail
11. Scupper - color to match stucco
12. Carriage roll up garage door
13. Exterior lighting
14. Faux attic vent

TACINGA RIDGE

CONCEPTUAL EXTERIOR ELEVATIONS - PLAN 2309B

A2.4

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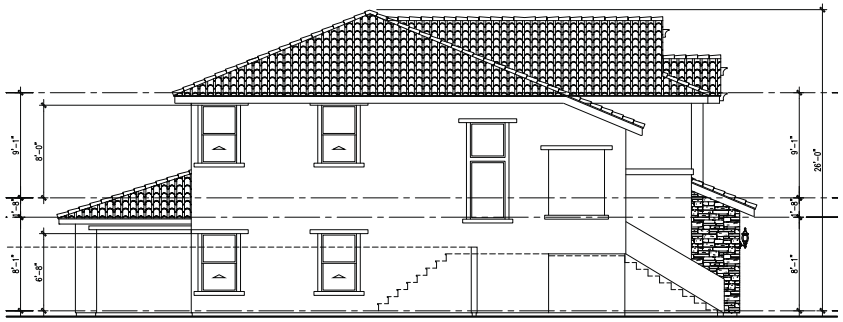

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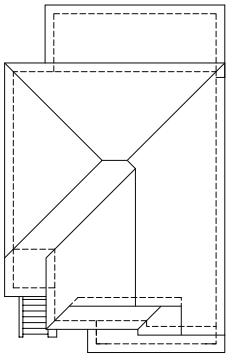

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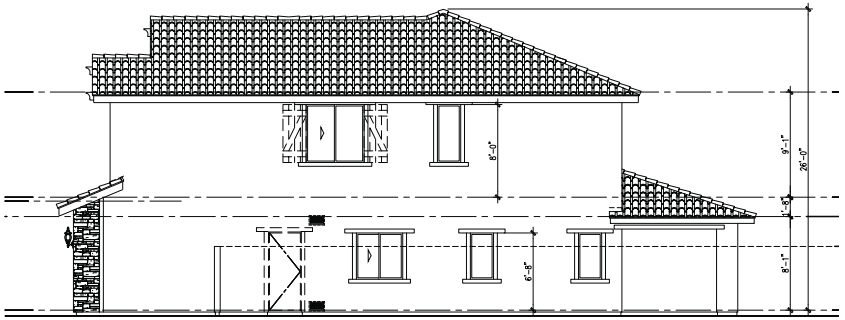

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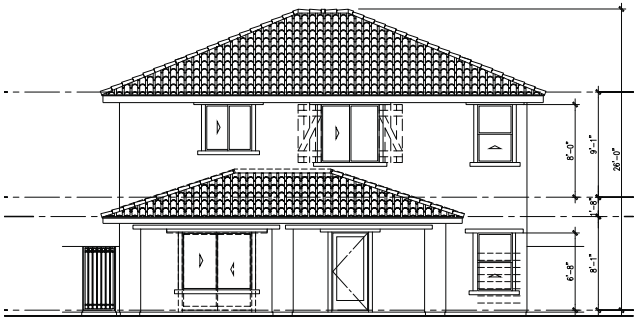

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Building Materials List

1. Not Used
2. "Flat" Conc. Roof Tile
3. Stucco - dash finish
4. Stucco foam trim/sill - dash finish
5. Stucco foam corbel - dash finish
6. Optional court wall
7. 2x6 Exposed wood fascia
8. Shaped foam corbel
9. Metal reglet
10. Wrought iron gate/ guardrail
11. Scupper - color to match stucco
12. Carriage roll up garage door
13. Exterior lighting
14. Faux attic vent

TACINGA RIDGE

CONCEPTUAL EXTERIOR ELEVATIONS - PLAN 2309C

A2.5

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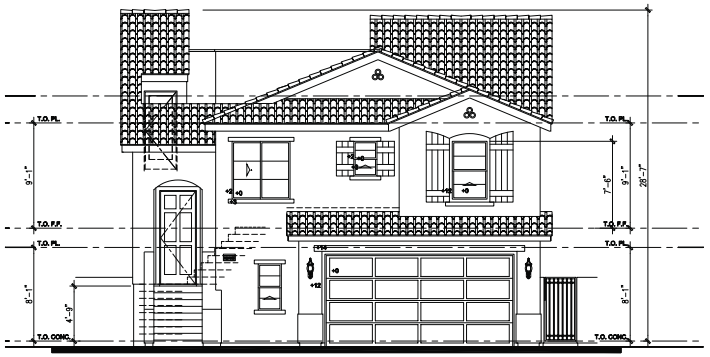
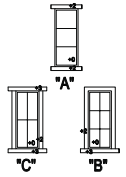


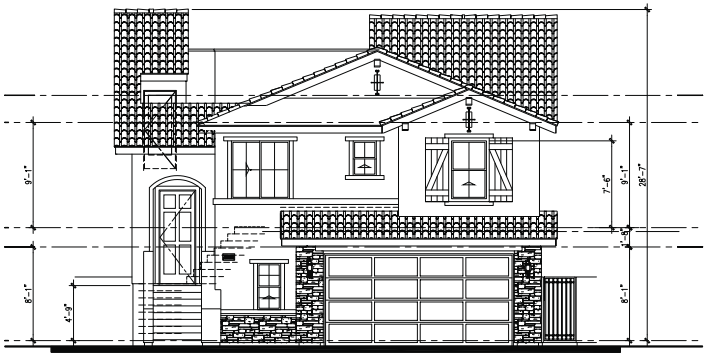
2309A
Spanish Colonial
with Roof Top Deck Option



Window Trim Detail



2309B
Southern Italian
with Roof Top Deck Option



2309C
Tuscany
with Roof Top Deck Option

Building Materials List

1. Not Used
2. "Flat" Conc. Roof Tile
3. Stucco - dash finish
4. Stucco foam trim/sill - dash finish
5. Stucco foam corbel - dash finish
6. Optional court wall
7. 2x6 Exposed wood fascia
8. Shaped foam corbel
9. Metal reglet
10. Wrought iron gate/ guardrail
11. Scupper - color to match stucco
12. Carriage roll up garage door
13. Exterior lighting
14. Faux attic vent

TACINGA RIDGE

CONCEPTUAL FRONT ELEVATIONS - PLAN 2309 W/ ROOF DECK OPTION

A2.6

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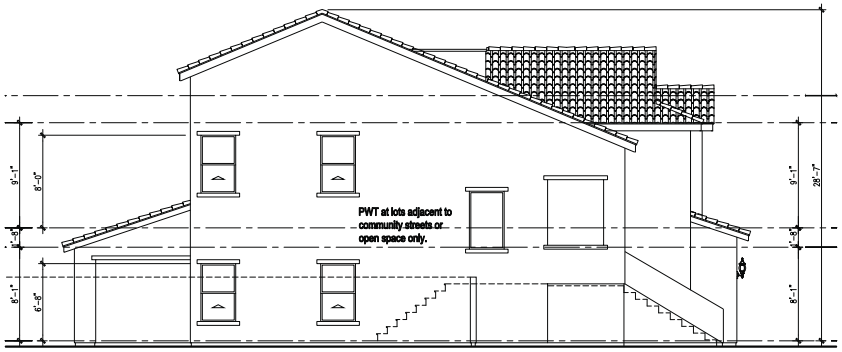

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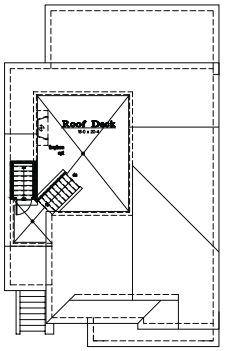

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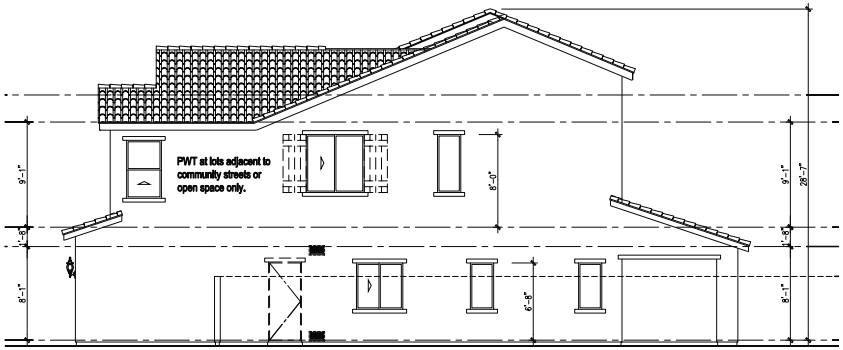

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Building Materials List

1. Not Used
2. "Flat" Conc. Roof Tile
3. Stucco - dash finish
4. Stucco foam trim/sill - dash finish
5. Stucco foam corbel - dash finish
6. Optional court wall
7. 2x6 Exposed wood fascia
8. Shaped foam corbel
9. Metal reglet
10. Wrought iron gate/ guardrail
11. Scupper - color to match stucco
12. Carriage roll up garage door
13. Exterior lighting
14. Faux attic vent

CONCEPTUAL EXTERIOR ELEVATIONS - PLAN 2309A W/ ROOF DECK OPTION

A2.7

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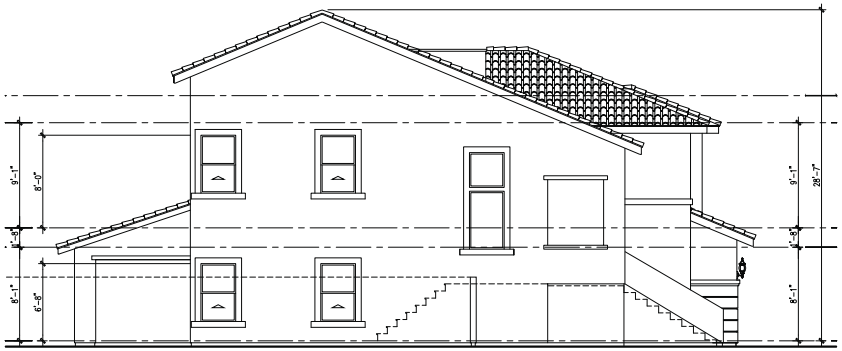

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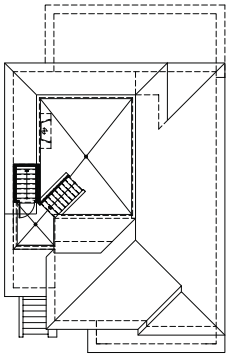

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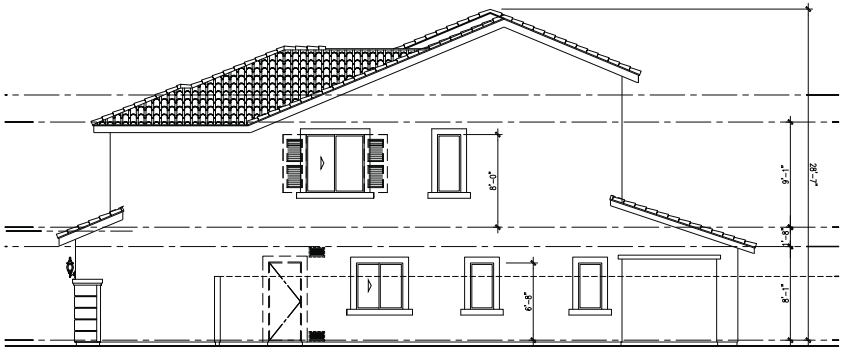

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Building Materials List

1. Not Used
2. "Flat" Conc. Roof Tile
3. Stucco - dash finish
4. Stucco foam trim/sill - dash finish
5. Stucco foam corbel - dash finish
6. Optional court wall
7. 2x6 Exposed wood fascia
8. Shaped foam corbel
9. Metal reglet
10. Wrought iron gate/ guardrail
11. Scupper - color to match stucco
12. Carriage roll up garage door
13. Exterior lighting
14. Faux attic vent

TACINGA RIDGE

CONCEPTUAL EXTERIOR ELEVATIONS - PLAN 2309B W/ ROOF DECK OPTION

A2.8

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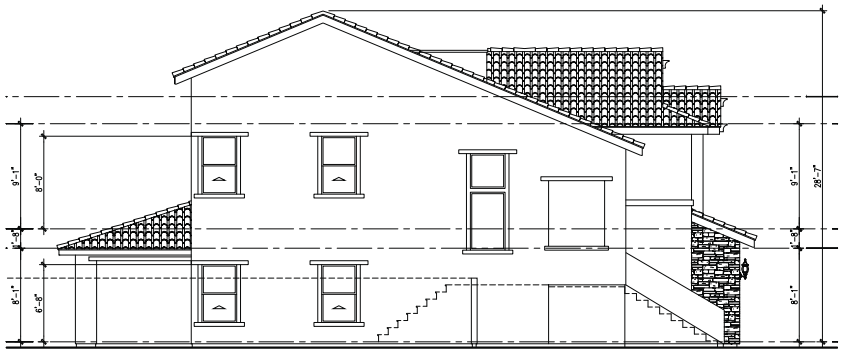

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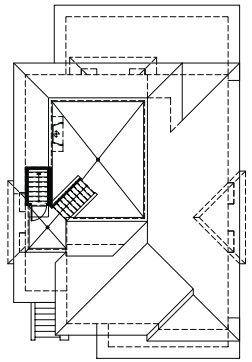

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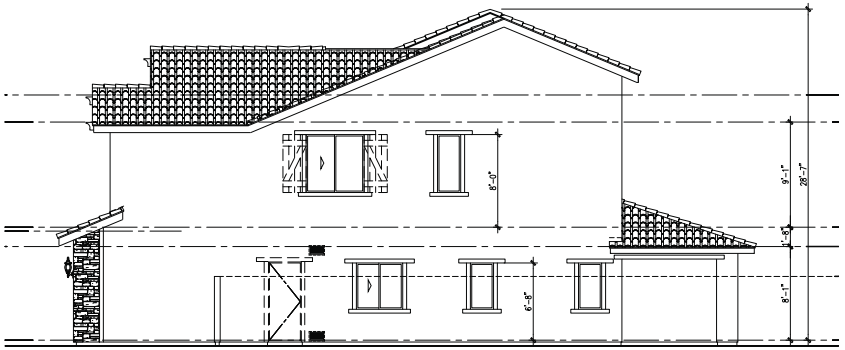

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Building Materials List

1. Not Used
2. "Flat" Conc. Roof Tile
3. Stucco - dash finish
4. Stucco foam trim/sill - dash finish
5. Stucco foam corbel - dash finish
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8. Shaped foam corbel
9. Metal reglet
10. Wrought iron gate/ guardrail
11. Scupper - color to match stucco
12. Carriage roll up garage door
13. Exterior lighting
14. Faux attic vent

TACINGA RIDGE

CONCEPTUAL EXTERIOR ELEVATIONS - PLAN 2309C W/ ROOF DECK OPTION

A2.9

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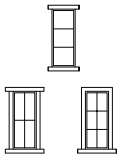
2600A
Spanish Colonial



Window Trim Detail



2600B
Southern Italian



2600C
Tuscany

TACINGA RIDGE

CONCEPTUAL FRONT ELEVATIONS - PLAN 2600

A4.2

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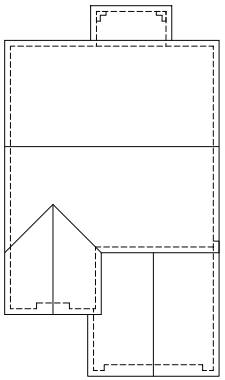

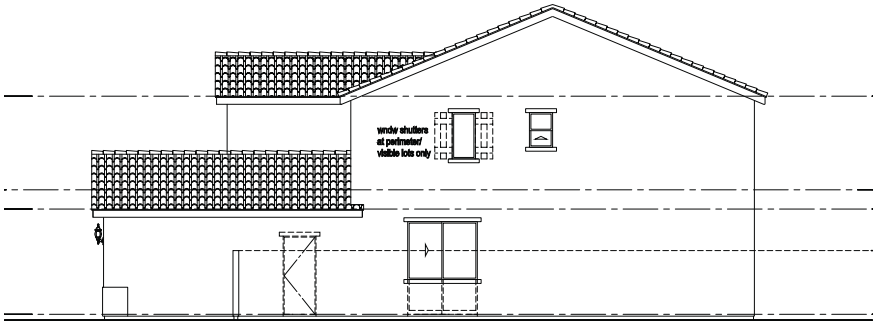

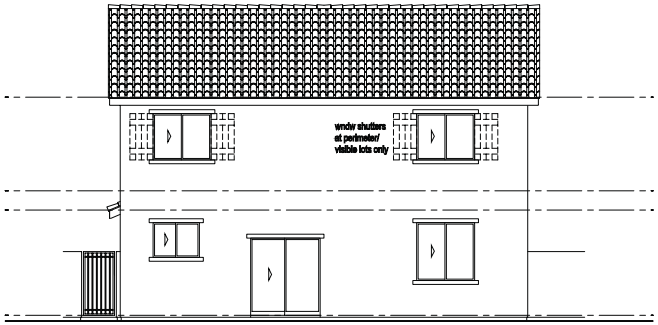

TACINGA RIDGE

CONCEPTUAL EXTERIOR ELEVATIONS - PLAN 2600A

A4.3

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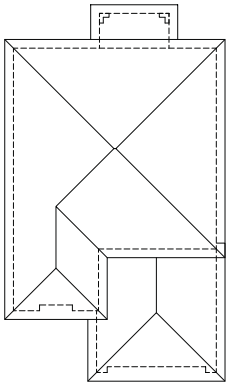

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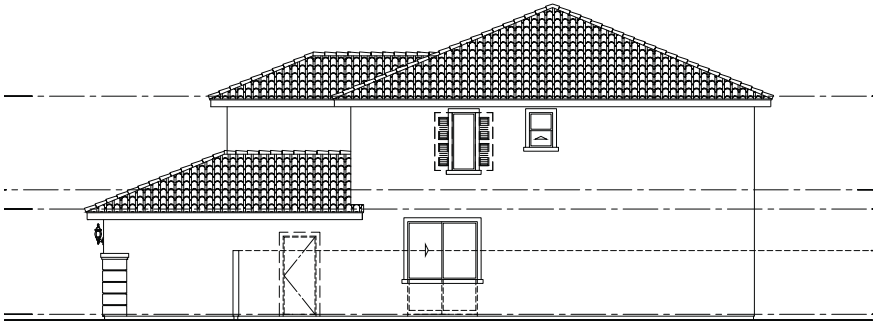

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TACINGA RIDGE

CONCEPTUAL EXTERIOR ELEVATIONS - PLAN 2600B

A4.4

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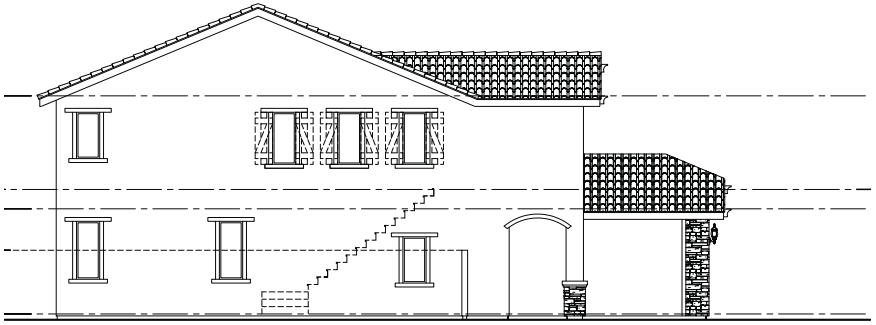

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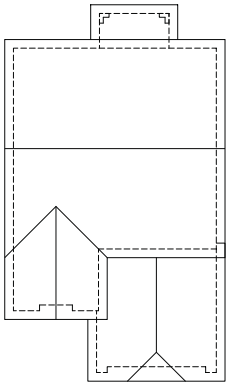

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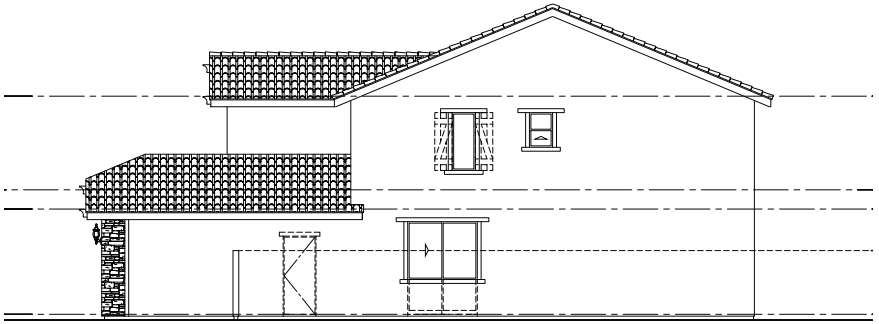

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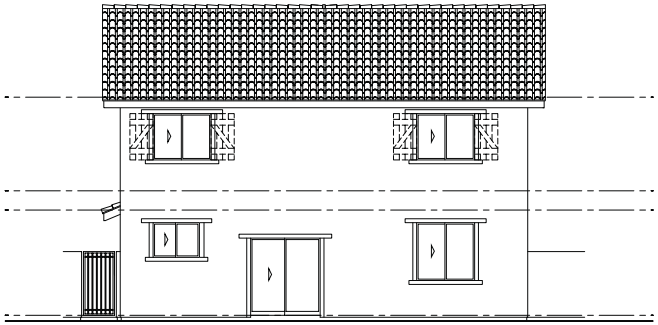

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TACINGA RIDGE

CONCEPTUAL EXTERIOR ELEVATIONS PLAN - 2600C

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Clark County, NEVADA
KTGY# 2013-0013 DATE 02/04/2013

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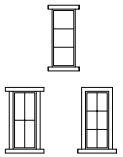
2600A
Spanish Colonial
with Roof Top Deck Option



Window Trim Detail



2600B
Southern Italian
with Roof Top Deck Option



2600C
Tuscany
with Roof Top Deck Option

CONCEPTUAL FRONT ELEVATIONS - PLAN 2600 W/ ROOF DECK OPTION

TACINGA RIDGE

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Clark County, NEVADA
KTGY # 2013-0013 DATE 02/04/2013

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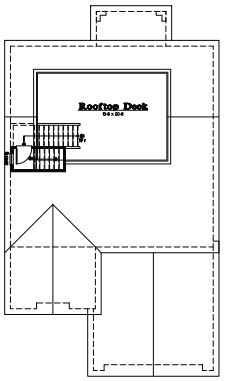

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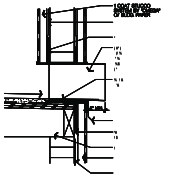

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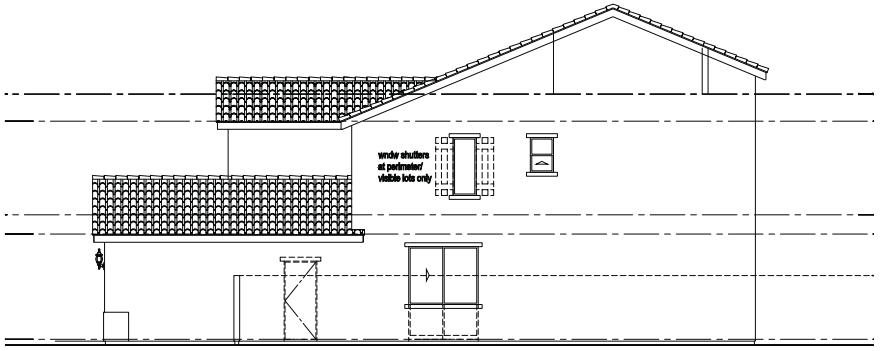

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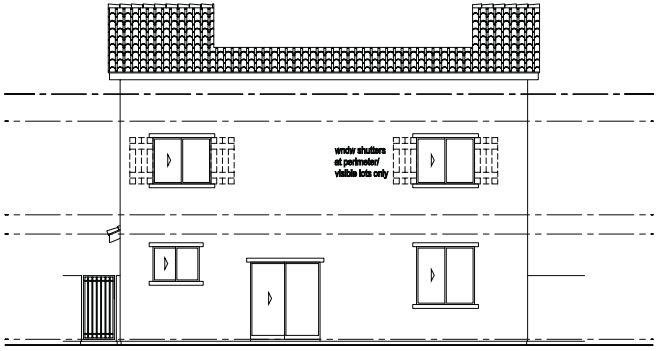

TACINGA RIDGE

CONCEPTUAL EXTERIOR ELEVATIONS - PLAN 2600A W/ ROOF DECK OPTION

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Clark County, NEVADA
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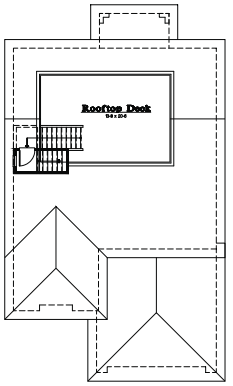

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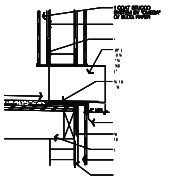

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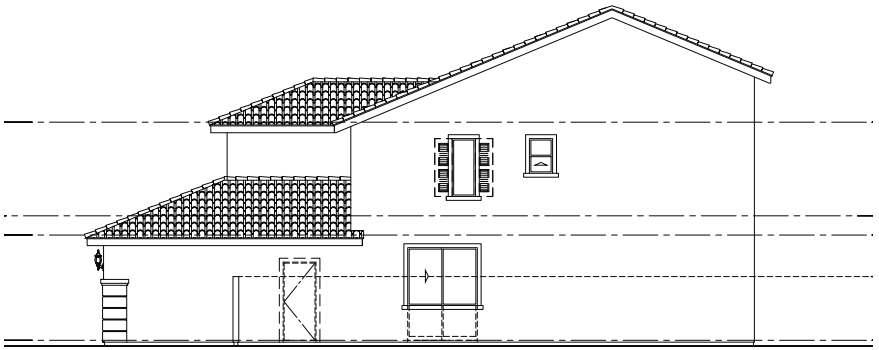

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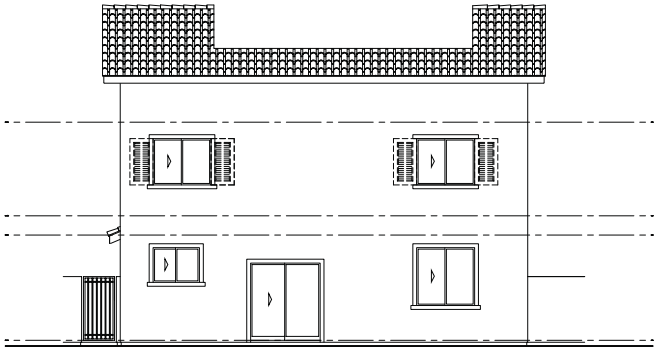

CONCEPTUAL EXTERIOR ELEVATIONS - PLAN 2600B W/ ROOF DECK OPTION

TACINGA RIDGE

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Mountain's Edge
Clark County, NEVADA
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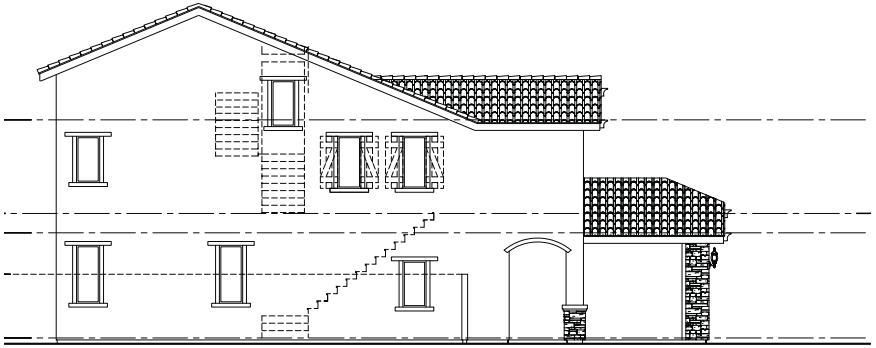

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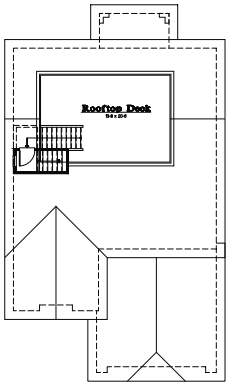

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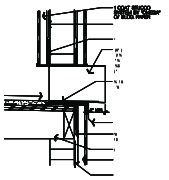

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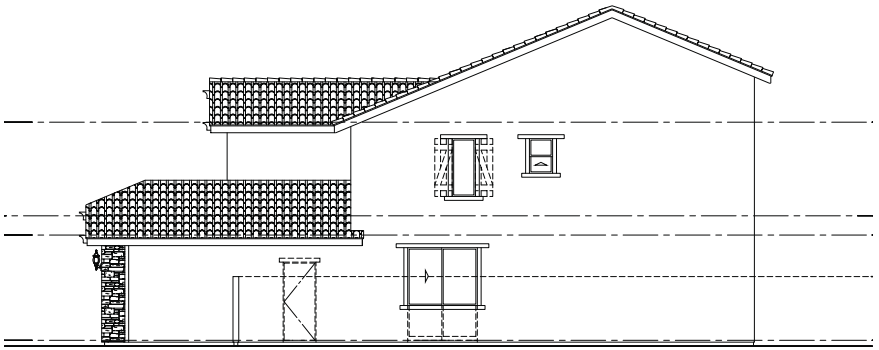

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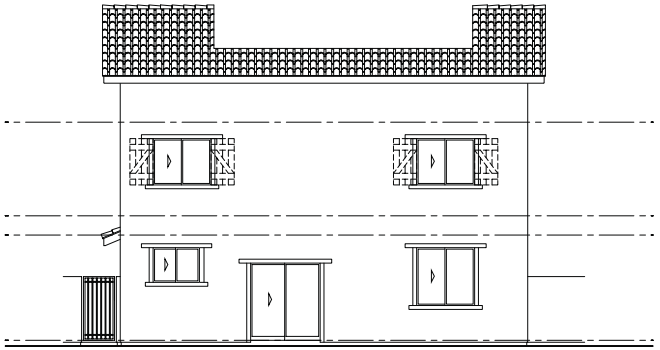

CONCEPTUAL EXTERIOR ELEVATIONS - PLAN 2600C W/ ROOF DECK OPTION

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TACINGA RIDGE

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Mountain's Edge
Clark County, NEVADA
KTGY # 2013-0013 DATE 02/04/2013

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TMP-50852



TMP-50852 & VAC-50851 - APPLICANT: RYLAND HOMES NEVADA, LLC - OWNER: DEER SPRINGS WAY TRUST, ET AL

SOUTH SIDE OF DEER SPRINGS WAY, APPROXIMATELY 1,010 FEET EAST OF HUALAPAI WAY

06/03/13



TMP-50852 & VAC-50851 - APPLICANT: RYLAND HOMES NEVADA, LLC - OWNER: DEER SPRINGS WAY TRUST, ET AL

SOUTH SIDE OF DEER SPRINGS WAY, APPROXIMATELY 1,010 FEET EAST OF HUALAPAI WAY

06/03/13



TMP-50852 & VAC-50851 - APPLICANT: RYLAND HOMES NEVADA, LLC - OWNER: DEER SPRINGS WAY TRUST, ET AL

SOUTH SIDE OF DEER SPRINGS WAY, APPROXIMATELY 1,010 FEET EAST OF HUALAPAI WAY

06/03/13

PROVIDING QUALITY PROFESSIONAL
SERVICES SINCE 1960

August 13, 2013
WO 7519

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

Attention: Planning Staff

SUBJECT: TENTATIVE MAP REQUEST FOR BRISTLE FALLS
APN 125-19-301-004, 005 AND 013

On behalf of our client, Ryland Homes Nevada LLC, VTN Nevada respectfully requests that City of Las Vegas consider this tentative map application. The location of the site is near the intersection of Deer Springs Way and Conquistador Street.

A single family residential subdivision is being proposed with 62 lots. A final map will be submitted after the approval of this tentative map.

VTN is also requesting an administrative deviation for the connectivity ratio. The connectivity ratio has been calculated to be 1.25 where 1.30 is required for R-CL. This is only 4% below the requirement.

Should you have any questions regarding the project, please do not hesitate to contact this office at 873-7550.

Sincerely,

VTN Nevada

Aaron Yamachika, P.E.
Principal

TMP-50852
PRJ-49909
08/22/13

City of Las Vegas Agenda Item No.: **41.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

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

SUBJECT:
VAC-50851 - VACATION RELATED TO TMP-50852 - PUBLIC HEARING - APPLICANT: RYLAND HOMES - OWNER: DEER SPRINGS WAY TRUST, ET AL - For possible action on a Petition to Vacate U.S. Government Patent Easements generally located south of Deer Springs Way, approximately 1,010 feet east of Hualapai Way, Ward 6 (Ross) [PRJ-49909]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 11/20/2013
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. 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: VAC-50851 (PRJ-49909)

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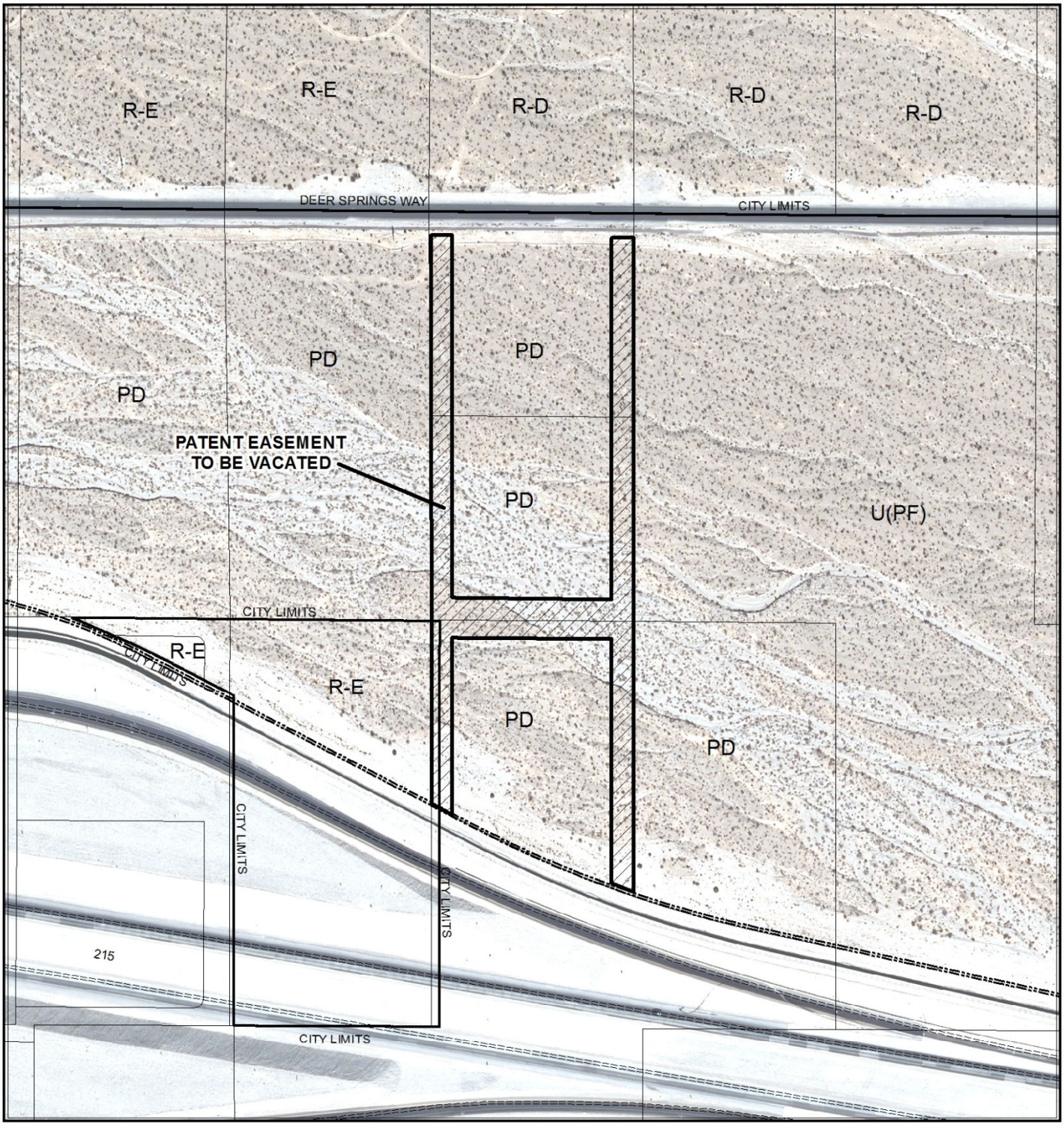

CASE: VAC-50851 (PRJ-49909)

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-50851 APN: 125-19-301-013

Name of Property Owner: Hualapai & 215 LLC

Name of Applicant: Ryland Homes

Name of Representative: VTN - 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 31st day of May, 2013

Yesenia Pastrano

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
YESENIA PASTRANO
Appt. No. 09-11017-1
My Appt. Expires Aug. 14, 2013

PRJ-49909
08/22/13

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-50851 APN: 125-19-301-004 & 005

Name of Property Owner: Deer Springs Way Trust

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: Iyad William Haddad

Subscribed and sworn before me

This 6th day of June, 2013

Janet M. Savage

Notary Public in and for said County and State

NOTARY PUBLIC
JANET M. SAVAGE
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. APR. 4, 2015
No: 07-2584-1

PRJ-49909
08/22/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Patent Easement Vacation

Project Address (Location) SW corner of Deer Springs and Conquistador

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 7.97+ **Lots/Units** 62 **Density** 7.8

Additional Information

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

Address 2300 W. Sahara Ave. **Phone:** 873-5868 **Fax:** 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, 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 Keppler

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* [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 31st day of May, 2013.

[signature] Yesenia Pastrano

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
YESENIA PASTRANO
Appt. No. 09-11017-1
My Appt. Expires Aug. 14, 2013

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAC-50851
Meeting Date:	10/08/13 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.

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PRJ-49909
08/22/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Patent Easement Vacation

Project Address (Location): SW corner of Deer Springs and Conquistador

Project Name: Bristle Falls **Proposed Use:** SFR

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

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

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

Gross Acres: 7.97+ **Lots/Units:** 62 **Density:** 7.8

Additional Information:

PROPERTY OWNER: Deer Sprihgs Way Trust **Contact:** Eddie Haddad

Address: 900 S. Las Vegas Boulevard, Suite 810 **Phone:** 474.5812 **Fax:**

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

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 Engineering Maps, and Parcel Maps

Print Name: Eddie Haddad

Subscribed and sworn before me

This 6 day of June, 20 13.

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
RUSSELL Z. SMITH
Appt. No 11-4309-1
My Appt. Expires Dec. 28, 2014

FOR DEPARTMENT USE ONLY

Case #	VAC-50851
Meeting Date:	10/08/13 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

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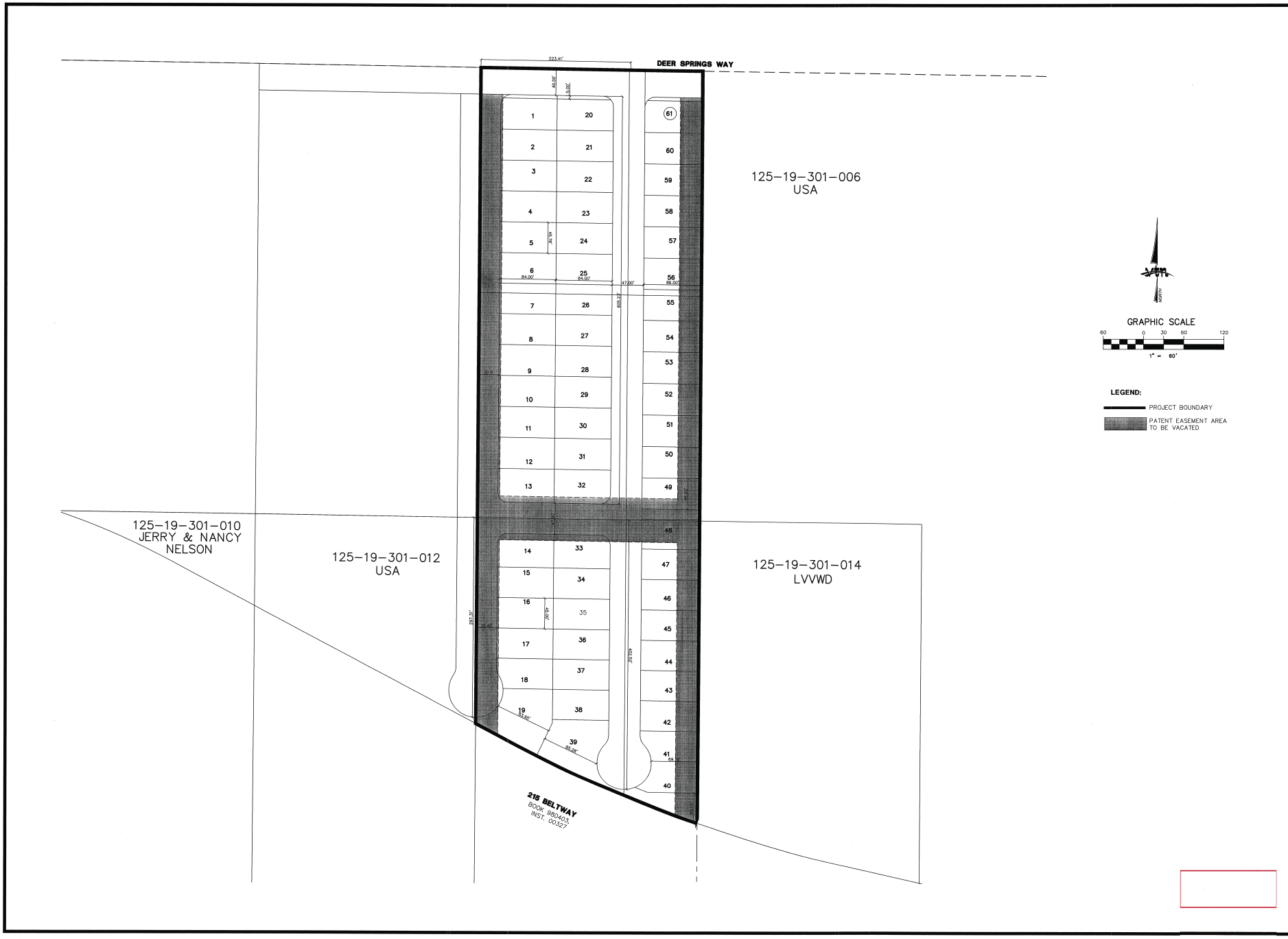
Revised 10 27 08

PRJ-49909
08/22/13



CITY OF LAS VEGAS

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

VACATION EXHIBIT

DEER SPRINGS / HUALAPAI

REV	DATE	BY	REVISION

DRAWN BY: VCL
DESIGNED BY:
CHECKED BY:
PROJECT NO: 7519-1
SCALE: HORZ. VERT.

PROFESSIONAL LAND SURVEYOR
VERNON C. LITTLE
Exp: 12-31-13
No. 13930

5-24-2013

SHEET
1 OF 1 SHEETS
DRAWING NO.

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VAC-50851

PROVIDING QUALITY PROFESSIONAL
SERVICES SINCE 1960

June 5, 2013
W.O. 7519

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

Attention: Planning Staff

SUBJECT: PATENT EASEMENT VACATION FOR BRISTLE FALLS

On behalf of our client Ryland Homes Nevada LLC, please consider the attached application to vacate Patent Easements. The Patent Easements are being vacated so it does not encumber future single family homes.

This site is located at the intersection of Deer Springs Way and Conquistador Street. It is currently being designed for a single-family residential development. Separate legal description and exhibits are attached for your convenience.

We appreciate your consideration of this application. Should you have any questions please do not hesitate to contact our office at (702) 873-7550.

Sincerely,

VTN Nevada

Aaron Yamachika, P.E.
Principal

PRJ-49909
08/22/13

VAC-50851

City of Las Vegas Agenda Item No.: **42.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

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

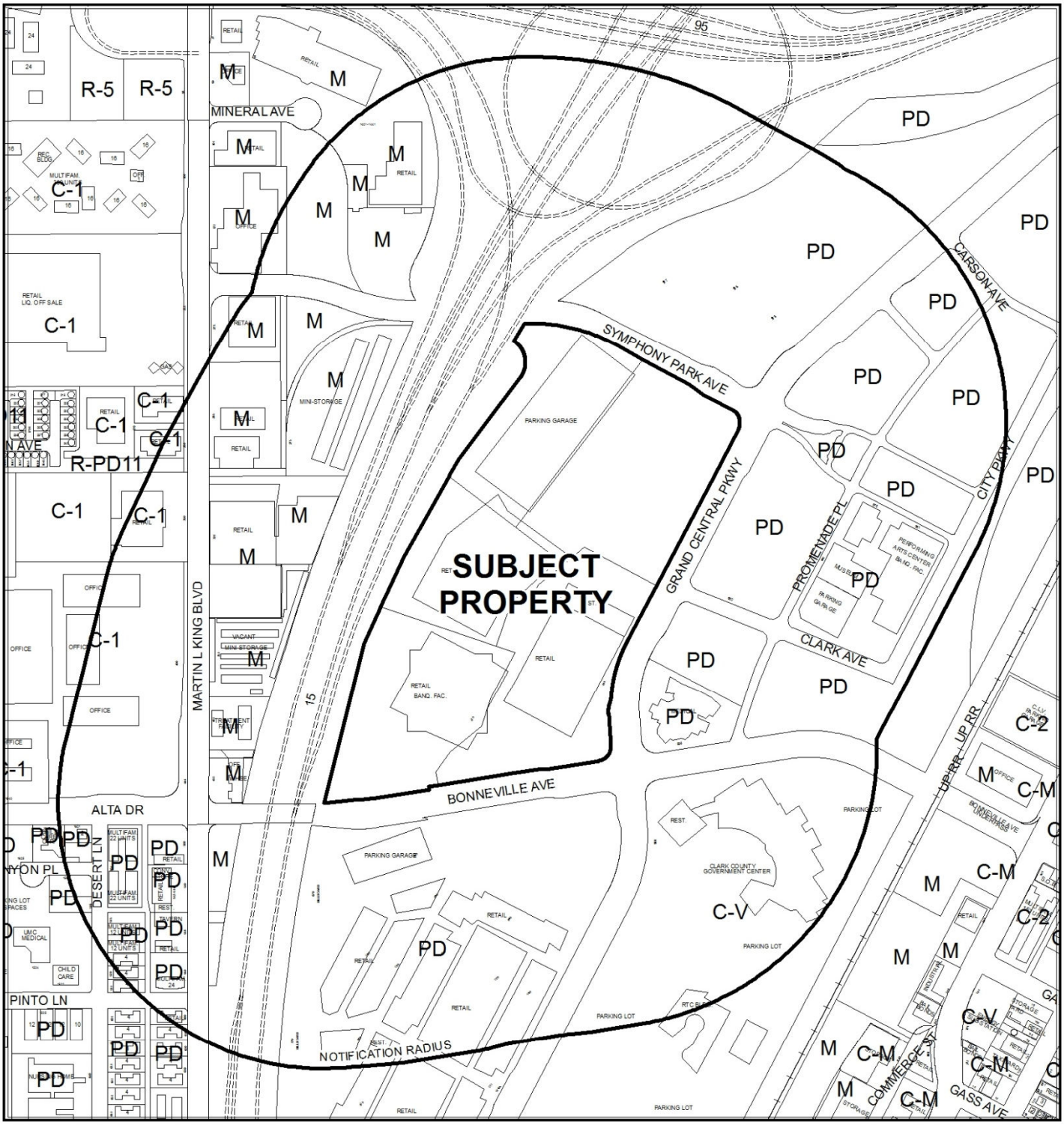
SUBJECT:
MSP-50453 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: WMCV PHASE 1, LLC, ET AL - For possible action on a Major Amendment to an approved Master Sign Plan (MSP-6344) TO ADD 14.68 ACRES TO THE SITE AREA; TO ADD ONE 30-FOOT TALL FREESTANDING SIGN WITH FOUR ELECTRONIC READER BOARDS; TO ADD SIX (6) 2,968 SQUARE-FOOT LED DISPLAY WALL SIGNS ON THE EXISTING PARKING GARAGE; AND TO ALLOW LED ON THE 11 EXISTING WALL SIGNS APPROVED BY MSP-40138 WHERE THEY WERE APPROVED ONLY FOR VINYL AND LAMINATE MATERIALS on 35.72 acres at 445, 455, 475, and 495 South Grand Central Parkway (APNs 139-33-511-011 and 012; and 139-33-610-014, 022 and 023), PD (Planned Development) Zone, Ward 5 (Barlow) [PRJ-49847]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 11/20/2013
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. City Council Approval Letter for MSP-6433
6. Planning Commission Approval Letter for MSP-40138
7. Justification Letter



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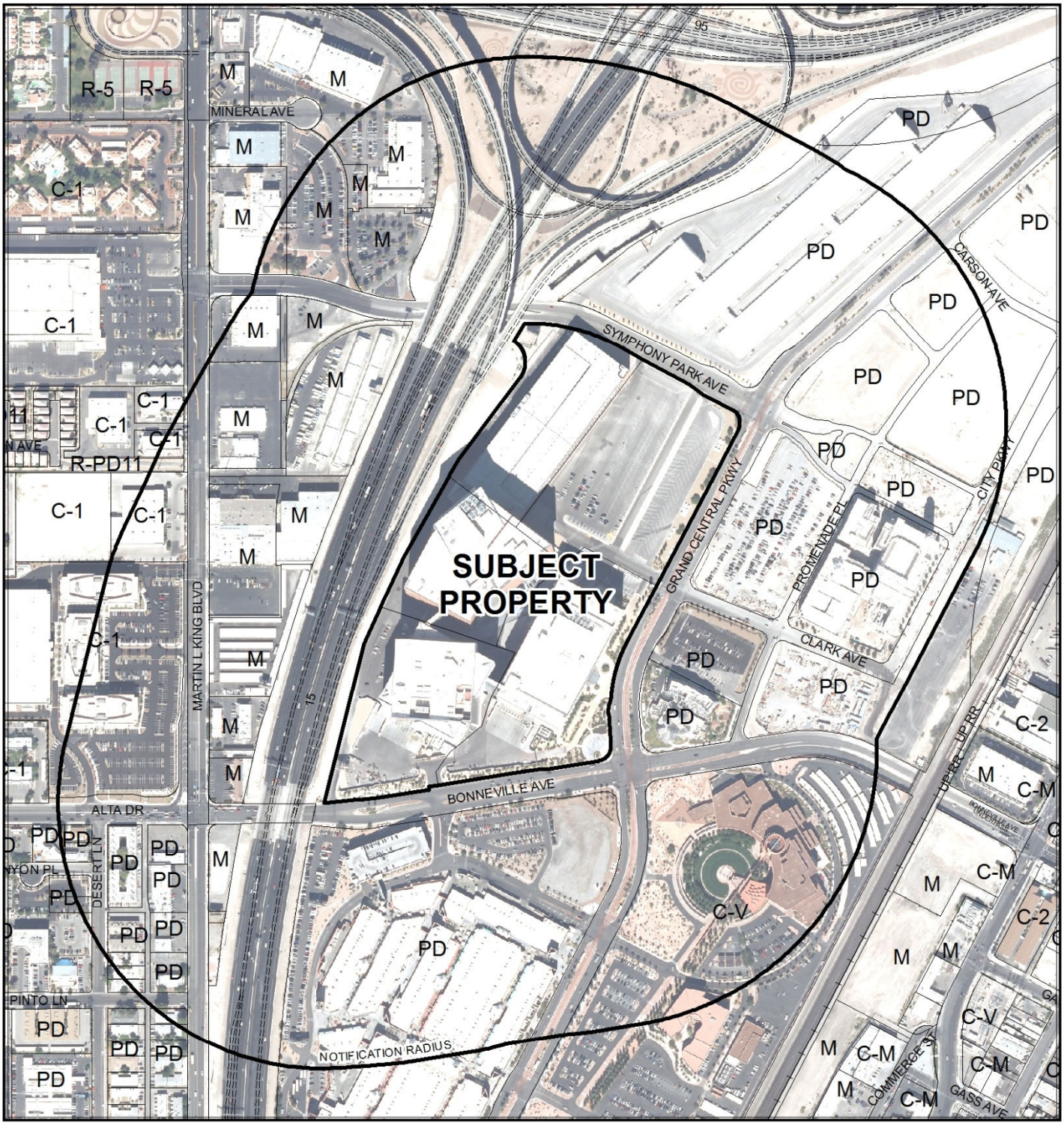
CASE: **MSP-50453 (PRJ-49847)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N



0 400 800 Feet

CASE: **MSP-50453 (PRJ-49847)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: WMCV PHASE I, LLC, ET AL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
MSP-50453	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

MSP-50453 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. Conformance with the site plan, sign elevations and documentation date stamped 08/15/13, except as amended by conditions herein.

3. All signs shall contain on-premise advertising only, as required by the Downtown Centennial Plan Parkway Center Standards.

4. All large wall signs included in this master sign plan using LED illumination shall be limited to static images that change no more frequently than once every six 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 governing the illumination of signs near federal and state highways and that are more restrictive than those listed in this condition.

5. Lighting fixtures for external illumination, if used, shall be shielded so that the light source is not directly visible from adjacent properties or rights-of-way.

6. 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.

7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

8. Any future amendments to the approved signage within the Master Sign Plan in conformance with the Master Sign Plan and new signage in conformance with Title 19 standards may be reviewed and approved administratively by the Department of Planning.

9. 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 to amend the existing sign plan for the World Market Center to add one, 30-foot tall freestanding sign, six 2,968 square-foot wall signs to the parking garage and to add the option of providing LED illumination on all of the approved and proposed large wall signs in the development. In addition, the 14.68 acres that contain the parking garage and surface parking area are proposed to be formally added to the master sign plan. Currently, none of the approved wall signs have been installed. The signs as proposed are in conformance with the previous master sign plan approvals and Title 19; therefore, staff recommends approval with conditions. If denied, the additional signs cannot be erected and no LED illumination would be allowed for the previously approved signage.

ISSUES

- A Major Amendment of an approved Master Sign Plan (MSP-6344) is required to add area to the sign plan site, to add six large LED illuminated wall signs to the east and south elevations of the parking garage and to allow LED on the 11 existing wall signs approved by the most recent master sign plan amendment (MSP-40138) where only vinyl and laminate materials were approved.
- The nearest single-family dwellings are located 1,320 feet to the northwest and 2,005 feet to the southeast. These measurements are taken from the nearest approved or proposed sign.
- Conditions of approval applicable to large, LED illuminated signs are recommended in order to protect adjacent properties from potential nuisances and hazards.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
11/23/98	The City Council approved a Rezoning (Z-0100-97) from M (Industrial) to PD (Planned Development) on 178 acres, including the subject property. The Planning Commission and staff recommended approval.
07/05/00	The City Council adopted Ordinance #5238, thereby adopting the Downtown Centennial Plan, which contains standards for the subject site.
05/16/01	The City Council approved a Site Development Plan Review [Z-0100-97(3)] for a proposed 1,000,000 square foot commercial development (World Market Center Phase I) and a waiver of off-street parking requirements at the southwest corner of Grand Central Parkway and Bonneville Avenue. The Planning Commission and staff recommended approval.

06/15/05	The City Council approved a Master Sign Plan (MSP-6344) for World Market Center Phase I at 495 South Grand Central Parkway. The Planning Commission, Parkway Center Architectural Review Committee (PC-ARC) and staff recommended approval.
07/06/05	The City Council approved a Site Development Plan Review (SDR-6593) for a 1,619,219 square-foot commercial center (World Market Center Phase II). The Planning Commission, PC-ARC and staff recommended approval of the request.
01/12/06	The Planning Commission approved a Site Development Plan Review (SDR-10427) for a proposed four level parking garage with 2,175 parking spaces and waivers of Parkway Center Development Standards at 475 Grand Central Parkway. The PC-ARC and staff recommended approval.
06/07/06	The City Council approved a Major Amendment (SDR-12636) of a previously approved Site Development Plan Review (SDR-10427) to add five levels to the approved parking garage and for the World Market Center Phase III development. The Planning Commission and staff recommended approval.
10/18/06	The City Council approved a Major Amendment (MSP-15823) to an approved Master Sign Plan (MSP-6344) to add signage for World Market Center Phase II at 475 and 495 South Grand Central Parkway. The Planning Commission and staff recommended approval.
03/26/08	Planning and Development Department staff approved the relocation of a 4,472 SF wall sign from the west elevation of Building 2 (475 South Grand Central Parkway) to the west elevation of Building 3 (455 South Grand Central Parkway).
01/29/09	Planning and Development Department staff approved a Temporary Sign Permit (TSP-33226) for the temporary installation of four (4) proposed 53-foot by 56-foot wall signs on the existing parking garage structure at 445 South Grand Central Parkway, from 01/30/09 to 02/28/09.
03/11/09	Planning and Development Department staff approved a Temporary Sign Permit (TSP-33790) for the temporary installation of one (1) proposed 62-foot by 55-foot wall sign on the existing parking garage structure at 445 South Grand Central Parkway, from 03/23/09 to 04/21/09.
06/11/09	Planning and Development Department staff approved a Minor Amendment (MSP-34474) of a previously approved Master Sign Plan (MSP-6344) for additional signage within the existing World Market Center commercial development.
12/03/09	The Planning Commission approved a Major Amendment (MSP-36336) to a previously approved Master Sign Plan (MSP-6344) to add wall signage on the existing parking structure at 445 South Grand Central Parkway, with waivers of the Downtown Centennial Plan Parkway Center Signage Standards. Staff recommended approval.

12/16/10	The Planning Commission approved a Major Amendment (MSP-40138) to an approved Master Sign Plan (MSP-6344) to add 11 on-premise wall signs totaling 232,400 square feet on eight building faces within an existing commercial development with waivers of the Downtown Centennial Plan Parkway Center Signage Standards on 21.04 acres at 455, 475 and 495 South Grand Central Parkway. Staff recommended denial.

Most Recent Change of Ownership	
05/04/11	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
05/23/05	A building permit (#05003496) was issued for exterior signage (directional, wall and freestanding signs) at 495 South Grand Central Parkway. A final inspection was completed on 10/04/05.
08/10/06	A building permit (#06005248) was issued for an eight-foot tall monument sign at 495 South Grand Central Parkway. A final inspection was completed on 09/26/06.
01/03/07	A building permit (#07000039) was issued for wall signage (1,440 square feet) at 495 South Grand Central Parkway. A final inspection was completed on 02/03/10.
03/27/08	A building permit (#08000042) was issued for exterior signage at 455 South Grand Central Parkway. A final inspection was completed on 07/11/08.

Pre-Application Meeting	
06/11/13	A pre-application meeting was held with the applicant to discuss submittal requirements for an amendment to the existing Master Sign Plan. No waivers or variances would be needed in conjunction with the request, as the proposed signs meet the criteria established through previous master sign plans.

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

Field Check	
08/29/13	The subject site contains three primary buildings and three off-premise signs facing Interstate 15. There are no large wall signs on any of the buildings; only the World Market Center name and logos. An existing four-sided freestanding sign is located south of the intersection of Grand Central Parkway and World Market Center Drive (private street, extension of Clark Avenue).

Details of Application Request	
Site Area	
Net Acres	35.72

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Trade Center/Wholesale Showroom	MXU (Mixed Use)	PD (Planned Development)
	Off-Premise Sign		
North	Warehouse	MXU (Mixed Use)	PD (Planned Development)
	Off-Premise Sign		
South	General Retail	MXU (Mixed Use)	PD (Planned Development)
East	Office, Medical	MXU (Mixed Use)	PD (Planned Development)
West	Freeway (I-15)	ROW (Right-of-Way)	ROW (Right-of-Way)

Master Plan Areas	***Compliance***
Downtown Centennial Plan	Y
Special Purpose and Overlay Districts	***Compliance***
DCP-O (Downtown Centennial Plan Overlay District) Parkway Center District	Y
A-O (Airport Overlay) District (175 Feet)	Y
DC-O (Downtown Casino Overlay District)	Y
PD (Planned Development) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	Y
Las Vegas Redevelopment Plan Area	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

New Signs

Pursuant to the approved Master Sign Plan (MSP-6344) as amended and the Downtown Centennial Plan Parkway Center Standards, the following standards apply:

Freestanding Signs: *[south of the intersection of Symphony Park Avenue and Grand Central Parkway]*		
Standards	***Allowed***	***Provided***
Maximum Area	264 SF (66 SF * 4 sides)	220 SF (55 SF * 4 sides)
Maximum Height	40 Feet	30 Feet
Minimum Setback	5 Feet	5 Feet
Illumination	Internal/external/animated	LED/animated 12,000 nits

Wall Signs: *[L1-L5, M (parking garage)]*		
Standards	***Allowed***	***Provided***
Maximum Area	4,472 SF	2,968 SF
Design	Signs should establish a façade rhythm, scale and proportion where not currently existing	Signs are in keeping with the large scale of the garage building
Material	Signs should be appropriate in color and texture to the building surface	Supreme Mesh or LED are appropriate for building
Illumination	Internal/External	Internal/LED

ANALYSIS

Sign Plan Details Summary (does not include names or logos)

Sign Key	***Location***	***Type***	***Setback (feet)***	***Height (feet)***	***Area (SF)***	***Illumination***	***Animation***
A	Bldg 3/W elev	wall	N/A	180	27,000	**Internal/ External/ LED**	**Yes**
B	Bldg 3/W elev	wall	N/A	180	27,000	**Internal/ External/ LED**	**Yes**
C	Bldg 3/S elev	wall	N/A	150	15,000	**Internal/ External/ LED**	**Yes**

Sign Key	*Location*	*Type*	*Setback (feet)*	*Height (feet)*	*Area (SF)*	*Illumination*	*Animation*
D	Bldg 2/W elev	wall	N/A	150	15,000	**Internal/ External/ LED**	**Yes**
E	Bldg 2/W elev	wall	N/A	150	18,000	**Internal/ External/ LED**	**Yes**
F	Bldg 2/S elev	wall	N/A	150	11,250	**Internal/ External/ LED**	**Yes**
G	Bldg 2/W elev	wall	N/A	150	18,000	Internal/ External/ LED	Yes
H	Bldg 1/E elev	wall	N/A	350	40,250	**Internal/ External/ LED**	**Yes**
I	Bldg 3/N elev	wall	N/A	300	45,000	**Internal/ External/ LED**	**Yes**
J	Bldg 1/S elev	wall	N/A	150	7,950	**Internal/ External/ LED**	**Yes**
K	Bldg 1/N elev	wall	N/A	150	7,950	**Internal/ External/ LED**	**Yes**
L1	**Garage/E elev**	**wall**	**N/A**	**56**	**2,968**	**Internal/ External/ LED**	**Yes**
L2	**Garage/E elev**	**wall**	**N/A**	**56**	**2,968**	**Internal/ External/ LED**	**Yes**
L3	**Garage/E elev**	**wall**	**N/A**	**56**	**2,968**	**Internal/ External/ LED**	**Yes**
L4	**Garage/E elev**	**wall**	**N/A**	**56**	**2,968**	**Internal/ External/ LED**	**Yes**
L5	**Garage/E elev**	**wall**	**N/A**	**56**	**2,968**	**Internal/ External/ LED**	**Yes**

Sign Key	*Location*	*Type*	*Setback (feet)*	*Height (feet)*	*Area (SF)*	*Illumination*	*Animation*
M	**Garage/S elev**	**wall**	**N/A**	**56**	**2,968**	**Internal/ External/ LED**	**Yes**
N	SW corner Grand Montecito and World Market Center Dr.	freestanding	5	40	264	Internal	No
O	**W side of Grand Central Pkwy, S of Symphony Park Ave.**	**freestanding**	**5**	**30**	**220**	**Internal/LED**	**Yes**

Proposed signs and sign elements are indicated in **boldface** type.

This sixth amendment to the original Master Sign Plan (MSP-6399), if approved, would allow optional internal LED illumination for each of the 11 previously approved large wall signs for Buildings 1, 2 and 3, as well as the six new signs proposed to be placed on the parking garage facades. The existing approval only allows vinyl and laminate materials to be used for the signs. The Parkway Center Standards are silent with regard to sign illumination and defer to Title 19.

Per Title 19.08.120, 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. The nearest property zoned for residential use is located 1,320 feet to the northwest of the west facades of Buildings 2 and 3. There are intervening buildings and a freeway (Interstate 15) between the existing single-family dwellings and the World Market Center buildings, although unobstructed views are possible. Another single-family dwelling is located 2,005 feet to the southeast of the east façade of Building 1; however, this property is zoned C-M (Commercial/Industrial).

The Parkway Center Standards prohibit new off-premise signs, allowing only the existing billboards approved before the buildings were constructed. Therefore, none of the new or approved signs may contain messages that advertise services or products not found within the master sign plan area. To further protect nearby properties, illuminated signs cannot change more than once every six seconds, and cannot display at a brightness exceeding 300 nits, which is roughly equivalent to standard computer monitors.

Freestanding signs are allowed through MSP-6399, which allowed a similar four-sided trapezoidal sign of up to 40 feet in height with a total area of 264 square feet (66 square feet per side). The proposed sign, to be located south of the southwest corner of Symphony Park Avenue and Grand Central Parkway, will not exceed these maximums. The structural support of the sign will be adequately screened, is aesthetically pleasing and compatible with the scale of the development and nearby development.

With the exception of one sign on the south elevation of the parking garage, which will face I-15, the new wall signs proposed will face Symphony Park, the Smith Center and a large surface parking lot. These signs are appropriate for the scale of the building and compatible with the surrounding land uses.

FINDINGS (MSP-50453)

The signs as proposed are in conformance with the previous master sign plan approvals and Title 19; therefore, staff recommends approval with conditions.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 36

NOTICES MAILED 46

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

MSP-50453

Case Number: PRJ49847 APN: 139335110 11, -012, 139336100 14, -022, -023

Name of Property Owner: WMCV Phase 1, LLC, WMCV Phase 2, LLC, WMCV Phase 3, LLC
WMC LI Associates, LLC

Name of Applicant: _____

Name of Representative: Jonathan Lelev

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: Robert J. Maricich

Print Name: Robert J. Maricich

Subscribed and sworn before me

This 8th day of July, 2013

KELLY T. HUNT
NOTARY PUBLIC, STATE OF NEVADA
My Commission Expires: 05-15-17
Certificate No: 09-10499-1

Notary Public in and for said County and State of Clark Nevada

Revised 11-14-06

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PRJ-49847
08/15/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Major amendment of approved Master Sign Plan

Project Address (Location) 495 S. Grand Central Pkwy.

Project Name World Market Center Las Vegas **Proposed Use** N/A

Assessor's Parcel #(s) 13933511011, 012, 13933610014, 022, (**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 N/A **Lots/Units** N/A **Density** N/A

Additional Information N/A

PROPERTY OWNER WMCV Phase 1, LLC, WMCV Ph **Contact** Jonathan Leleu

Address 495 S. Grand Central Pkwy., Suite 2203 **Phone:** 7025998105 **Fax:** 7025998170

City Las Vegas **State** NV **Zip** 89106

E-mail Address jleleu@imcenters.com

APPLICANT Same as Property Owner **Contact**

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

City **State** **Zip**

E-mail Address

REPRESENTATIVE Jonathan Leleu **Contact**

Address 495 S. Grand Central Pkwy., Suite 2203 **Phone:** 7025998105 **Fax:** 7025998170

City Las Vegas **State** NV **Zip** 89106

E-mail Address jleleu@imcenters.com

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

Property Owner Signature* Robert J. Maricich

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

Print Name Robert J. Maricich, CEO

Subscribed and sworn before me

This 11th day of July, 20 13.

Notary Public in and for said County and State

KELLY T. HUNT
NOTARY PUBLIC, STATE OF NEVADA
My Commission Expires: 05-15-17
Certificate No: 09-10499-1

FOR DEPARTMENT USE ONLY

Case #	MSP-50453
Meeting Date:	10/08/13 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-49847
08/19/13

Revised 10/27/08

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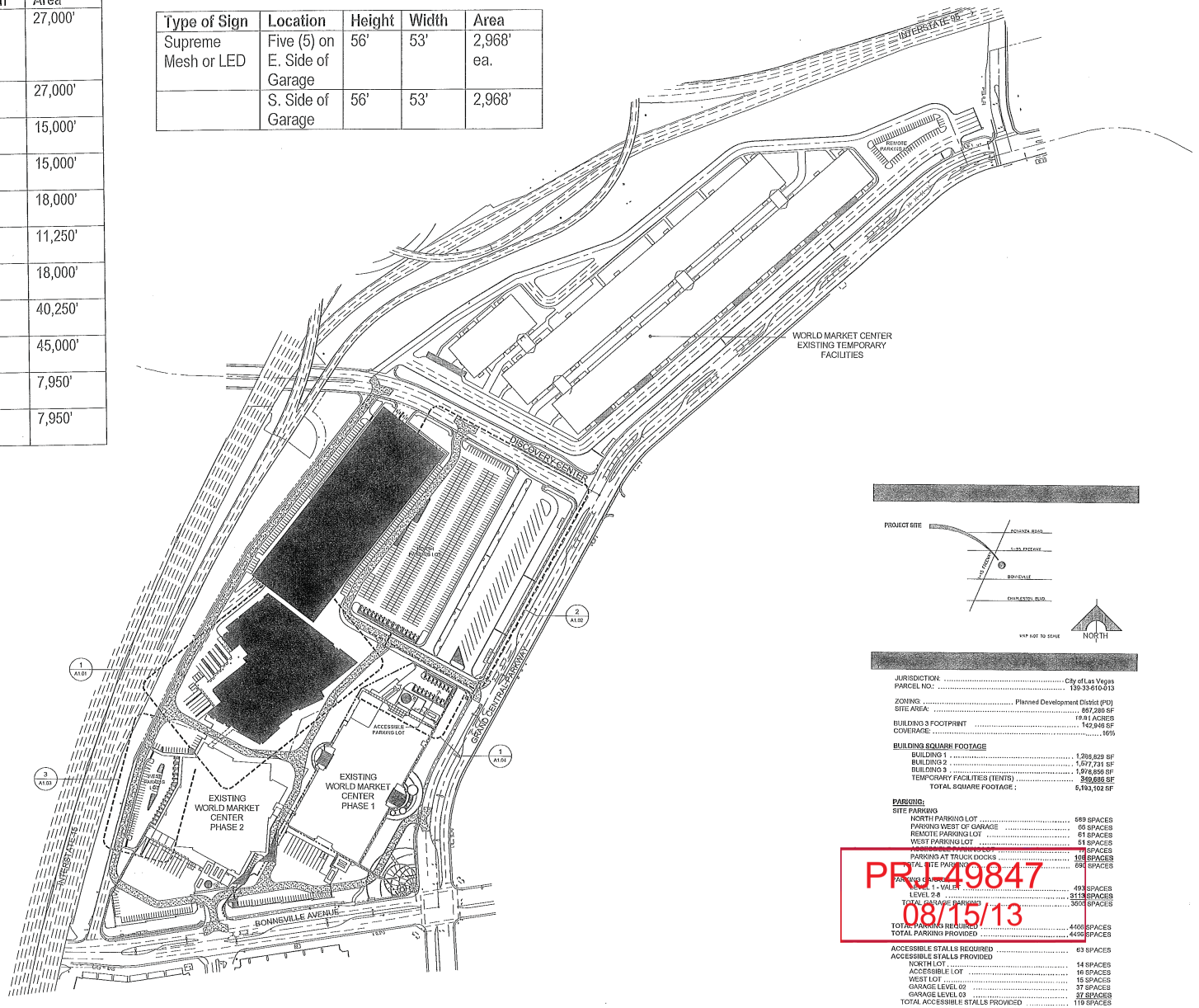
Building Signage

Type of Sign	Location	Height	Width	Area
On-Premise 3M Vinyl with Laminate or LED	W. Side of Building C	180'	150'	27,000'
	W. Side of Building C	180'	150'	27,000'
	S. Side of Building C	150'	100'	15,000'
	W. Side of Building B	150'	100'	15,000'
	W. Side of Building B	150'	120'	18,000'
	S. Side of Building B	150'	75'	11,250'
	W. Side of Building B	150'	120'	18,000'
	E. Side of Building A	350'	115'	40,250'
	N. Side of Building C	300'	150'	45,000'
	S. Side of Building A	150'	53'	7,950'
	N. Side of Building A	150'	53'	7,950'

Garage Signage

Type of Sign	Location	Height	Width	Area
Supreme Mesh or LED	Five (5) on E. Side of Garage	56'	53'	2,968' ea.
	S. Side of Garage	56'	53'	2,968'



JURISDICTION: City of Las Vegas
PARCEL NO.: 139-33-610-013

ZONING: Planned Development District (PD)
SITE AREA: 867,280 SF
19.91 ACRES
BUILDING 3 FOOTPRINT 142,946 SF
COVERAGE: 16%

BUILDING SQUARE FOOTAGE

BUILDING 1	1,266,829 SF
BUILDING 2	1,577,731 SF
BUILDING 3	1,976,856 SF
TEMPORARY FACILITIES (TENTS)	349,686 SF
TOTAL SQUARE FOOTAGE :	5,193,102 SF

PARKING:

SITE PARKING

NORTH PARKING LOT	589 SPACES
PARKING WEST OF GARAGE	66 SPACES
REMOTE PARKING LOT	61 SPACES
WEST PARKING LOT	51 SPACES
PARKING AT TRUCK DOCKS	106 SPACES
TOTAL SITE PARKING	893 SPACES

PARKING GARAGE

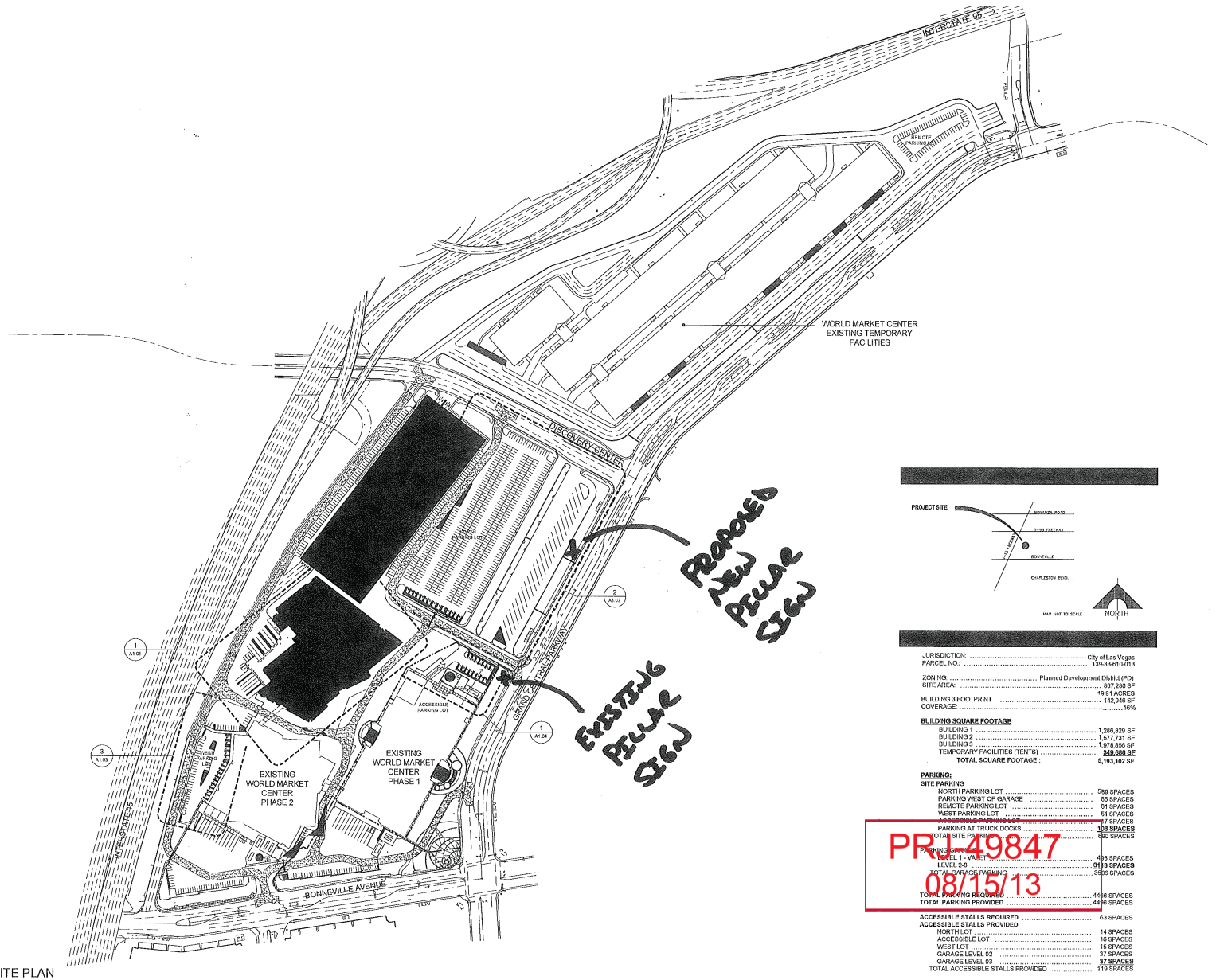
LEVEL 1 - VALET	493 SPACES
LEVEL 2-8	3113 SPACES
TOTAL GARAGE PARKING	3606 SPACES
TOTAL PARKING REQUIRED	4166 SPACES
TOTAL PARKING PROVIDED	4499 SPACES

ACCESSIBLE STALLS REQUIRED	93 SPACES
ACCESSIBLE STALLS PROVIDED	
NORTH LOT	14 SPACES
ACCESSIBLE LOT	16 SPACES
WEST LOT	15 SPACES
GARAGE LEVEL 02	37 SPACES
GARAGE LEVEL 03	37 SPACES
TOTAL ACCESSIBLE STALLS PROVIDED	119 SPACES

PRJ-49847
08/15/13

A MASTER SITE PLAN
Scale 1" = 120'

MSP-50453



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	19.91 ACRES
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COVERAGE:	16%

BUILDING SQUARE FOOTAGE

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BUILDING 2	1,577,731 SF
BUILDING 3	1,978,856 SF
TEMPORARY FACILITIES (TENTS)	349,686 SF
TOTAL SQUARE FOOTAGE :	5,193,102 SF

PARKING:

SITE PARKING

NORTH PARKING LOT	589 SPACES
PARKING WEST OF GARAGE	66 SPACES
REMOTE PARKING LOT	61 SPACES
WEST PARKING LOT	91 SPACES
PARKING AT TRUCK DOCKS	17 SPACES
PARKING AT TRUCK DOCKS	108 SPACES
TOTAL SITE PARKING	850 SPACES
PARKING GARAGE	
LEVEL 1 - VALET	403 SPACES
LEVEL 2-3	3133 SPACES
TOTAL GARAGE PARKING	3536 SPACES
TOTAL PARKING REQUIRED	4446 SPACES
TOTAL PARKING PROVIDED	4446 SPACES

ACCESSIBLE STALLS REQUIRED	63 SPACES
ACCESSIBLE STALLS PROVIDED	
NORTH LOT	14 SPACES
ACCESSIBLE LOT	16 SPACES
WEST LOT	15 SPACES
GARAGE LEVEL 02	37 SPACES
GARAGE LEVEL 03	37 SPACES
TOTAL ACCESSIBLE STALLS PROVIDED	119 SPACES

PR-49847
08/15/13

A MASTER SITE PLAN
Scale 1" = 120'

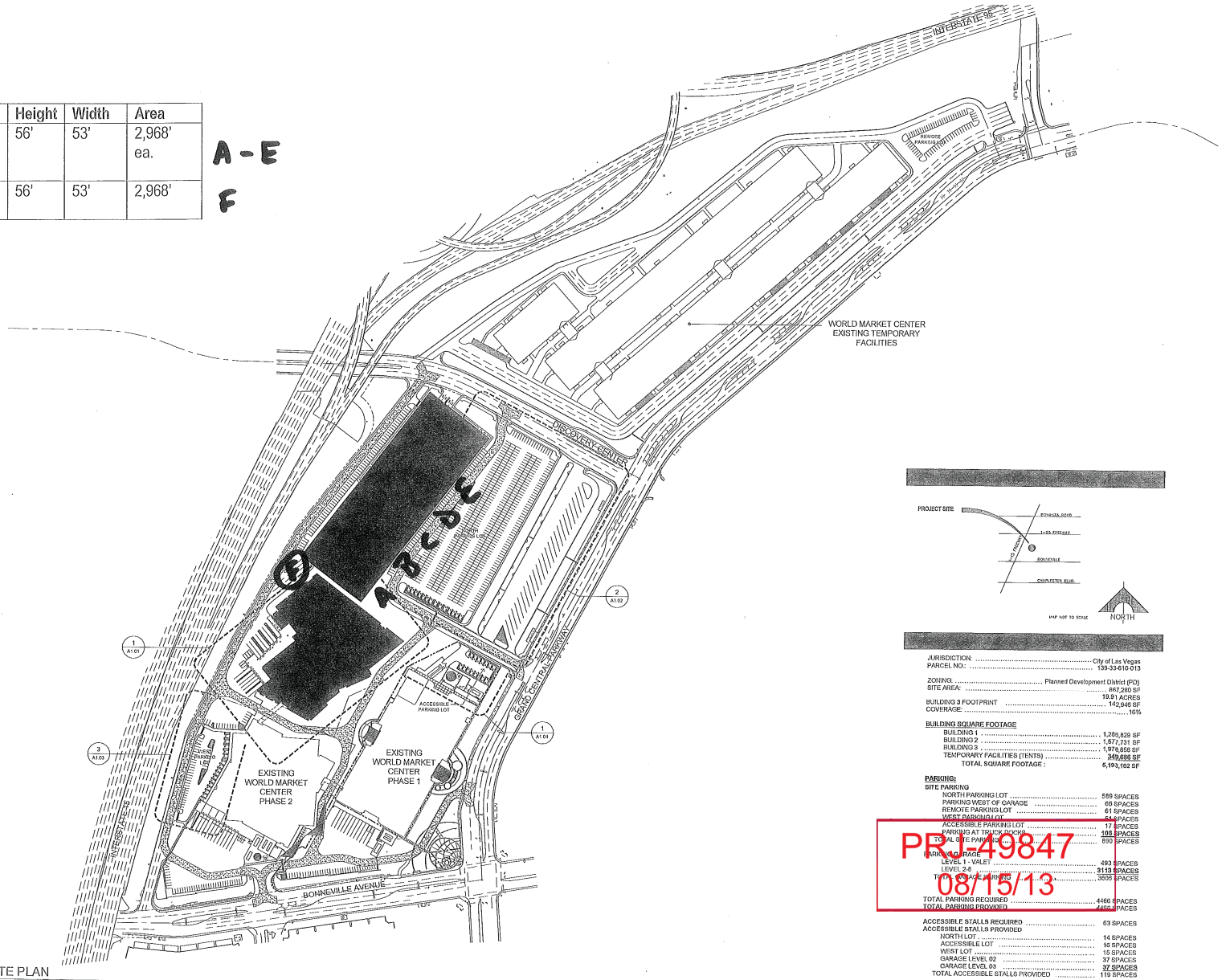
MSP-50453

Garage Signage

Type of Sign	Location	Height	Width	Area
Supreme Mesh or LED	Five (5) on E. Side of Garage	56'	53'	2,968' ea.
	S. Side of Garage	56'	53'	2,968'

A-E

F



JURISDICTION:	City of Las Vegas
PARCEL NO.:	139-33-610-013
ZONING:	Planned Development District (PD)
SITE AREA:	867,280 SF
	19.91 ACRES
BUILDING 3 FOOTPRINT	142,946 SF
COVERAGE:	16%

BUILDING SQUARE FOOTAGE

BUILDING 1	1,286,829 SF
BUILDING 2	1,577,731 SF
BUILDING 3	1,978,856 SF
TEMPORARY FACILITIES (TENTS)	349,686 SF
TOTAL SQUARE FOOTAGE :	6,193,102 SF

PARKING:

SITE PARKING

NORTH PARKING LOT	588 SPACES
PARKING WEST OF GARAGE	66 SPACES
REMOTE PARKING LOT	61 SPACES
WEST PARKING LOT	44 SPACES
ACCESSIBLE PARKING LOT	17 SPACES
PARKING AT TRUCK DOCKS	106 SPACES
TOTAL SITE PARKING	890 SPACES

PARKING GARAGE

LEVEL 1 - VALET	493 SPACES
LEVEL 2-8	3119 SPACES
TOTAL GARAGE PARKING	3606 SPACES
TOTAL PARKING REQUIRED	4466 SPACES
TOTAL PARKING PROVIDED	4496 SPACES

ACCESSIBLE STALLS REQUIRED	63 SPACES
ACCESSIBLE STALLS PROVIDED	
NORTH LOT	14 SPACES
ACCESSIBLE LOT	16 SPACES
WEST LOT	15 SPACES
GARAGE LEVEL 02	37 SPACES
GARAGE LEVEL 03	37 SPACES
TOTAL ACCESSIBLE STALLS PROVIDED	119 SPACES

PR-49847
08/15/13

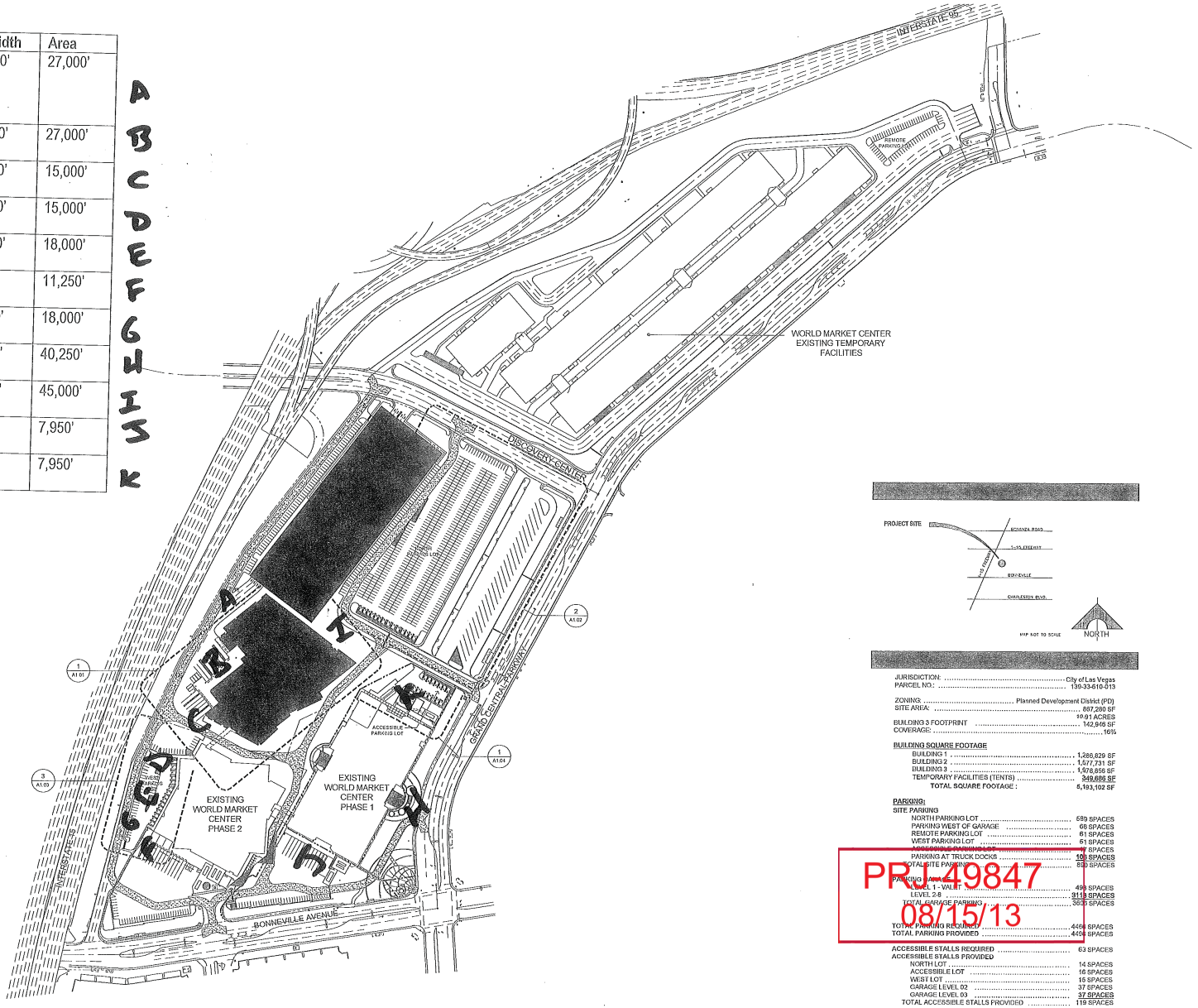
A MASTER SITE PLAN
Scale 1" = 120'

MSP-50453

Building Signage

Type of Sign	Location	Height	Width	Area
On-Premise 3M Vinyl with Laminate or LED	W. Side of Building C	180'	150'	27,000'
	W. Side of Building C	180'	150'	27,000'
	S. Side of Building C	150'	100'	15,000'
	W. Side of Building B	150'	100'	15,000'
	W. Side of Building B	150'	120'	18,000'
	S. Side of Building B	150'	75'	11,250'
	W. Side of Building B	150'	120'	18,000'
	E. Side of Building A	350'	115'	40,250'
	N. Side of Building C	300'	150'	45,000'
	S. Side of Building A	150'	53'	7,950'
	N. Side of Building A	150'	53'	7,950'

A B C D E F G H I J K



JURISDICTION: ..... City of Las Vegas
PARCEL NO.: 139-33-610-013

ZONING: ..... Planned Development District (PD)
SITE AREA: ..... 887,280 SF
..... 19.91 ACRES
BUILDING 3 FOOTPRINT ..... 142,946 SF
COVERAGE: 16%

BUILDING SQUARE FOOTAGE

BUILDING 1	1,286,829 SF
BUILDING 2	1,577,731 SF
BUILDING 3	1,976,856 SF
TEMPORARY FACILITIES (TENTS)	349,686 SF
TOTAL SQUARE FOOTAGE :	5,193,102 SF

PARKING:

SITE PARKING

NORTH PARKING LOT	689 SPACES
PARKING WEST OF GARAGE	66 SPACES
REMOTE PARKING LOT	61 SPACES
WEST PARKING LOT	61 SPACES
[illegible]	76 SPACES
PARKING AT TRUCK DOCKS	105 SPACES
TOTAL SITE PARKING	853 SPACES

PARKING GARAGE

LEVEL 1 - VALET	498 SPACES
LEVEL 2-8	3113 SPACES
TOTAL GARAGE PARKING	3611 SPACES
TOTAL PARKING REQUIRED	4464 SPACES
TOTAL PARKING PROVIDED	4464 SPACES

ACCESSIBLE STALLS REQUIRED	83 SPACES
ACCESSIBLE STALLS PROVIDED	
NORTH LOT	14 SPACES
ACCESSIBLE LOT	16 SPACES
WEST LOT	16 SPACES
GARAGE LEVEL 02	37 SPACES
GARAGE LEVEL 03	37 SPACES
TOTAL ACCESSIBLE STALLS PROVIDED	119 SPACES

PR-49847
08/15/13

A MASTER SITE PLAN
Scale 1" = 120'

MSP-50453



MSP-50453



MSP-50453


There's only one reason to choose a wireless company.
IT'S THE NETWORK
WORLD
PRJ-49847
08/15/13
MSP-50453
27 AUG 2008

LAS VEGAS **DESIGN** CENTER
at World Market Center Las Vegas

WORLD MARKET CENTER
LAS VEGAS



WORLD MARKET CENTER

LOCATION: South Facing on Building B
SIZE: 120 x 120 feet (estimate only)
TYPE OF SYSTEM: Vinyl Wrap
TYPE OF MATERIAL: 3M Temporary Concrete Vinyl with Laminate

PRJ-49847
08/15/13

MSP-50453

LAS VEGAS **DESIGN** CENTER
at World Market Center Las Vegas

WORLD MARKET CENTER
LAS VEGAS



WORLD MARKET CENTER

LOCATION: West Facing on Building C
SIZE: 150 x 150 feet
TYPE OF SYSTEM: Vinyl Wrap
TYPE OF MATERIAL: 3M Temporary Concrete Vinyl with Laminate

PRJ-49847
08/15/13

MSP-50453



PRJ-49847
08/15/13

MSP-50453

WORLD MARKET CENTER LAS VEGAS

PYLON SIGN

Project Address: WMC Las Vegas, NV
Date: Jan 8th 2013
View: Elevation
Sales Rep: B.P.
Designer: Erik G.
Design #: WMC010813-A

SCOPE

MANUFACTURE & INSTALL (1) FOUR SIDED PYLON SIGN WITH LED UNITS

REVISIONS

Rev (1): 3-13-13
Rev (2):
Rev (3):
Rev (4):
Rev (5):

FINAL APPROVALS

Client:
Estimate:
Design:
Sales Rep:
Page #: 1 of 1

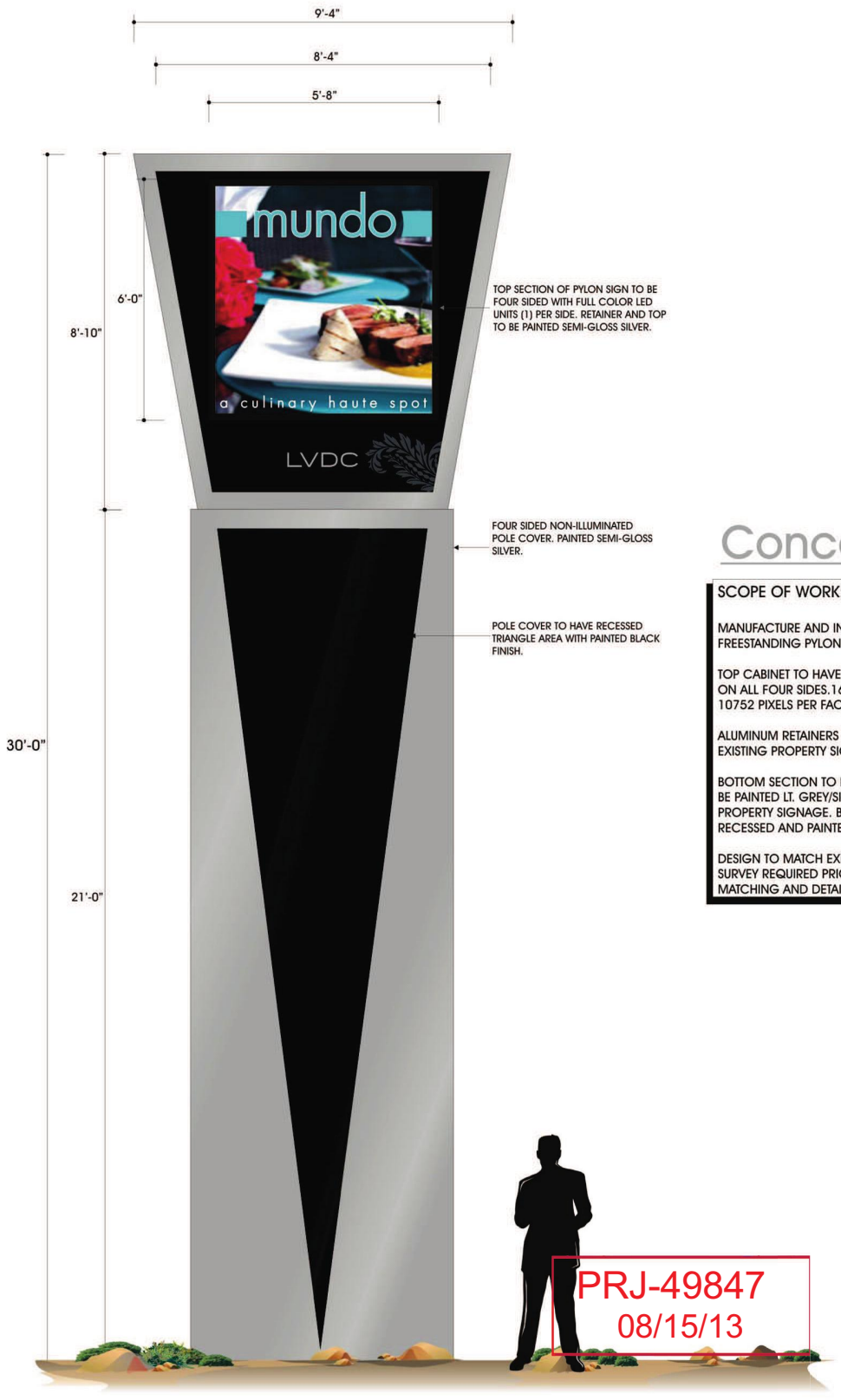
PATRICK'S SIGN COMPANY
5115 S. ARVILLE ST. • LAS VEGAS, NV 89118
ph: 702.873.4463 • f: 702-873-5657
www.PatricksSigns.com
NV LIC #62560

THIS SIGNAGE/ARTWORK IS FABRICATED TO MEET UL REQUIREMENTS AND WILL BE LABELED ACCORDING TO THE UL GUIDELINES

THIS DESIGN/ARTWORK WAS CREATED BY PATRICK'S SIGN COMPANY. IT IS NOT TO BE COPIED, REPRODUCED OR EXHIBITED IN ANY FASHION WITHOUT THE EXPRESSED WRITTEN CONSENT OF PATRICK'S SIGN COMPANY.

MSP-50453

30'-0" TALL OPTION



Concept Design

SCOPE OF WORK:

MANUFACTURE AND INSTALL (1) FOUR SIDED INTERNALLY FREESTANDING PYLON SIGN.

TOP CABINET TO HAVE FULL COLOR LED VIDEO DISPLAY UNITS ON ALL FOUR SIDES.16MM, RGB 281 TRILLION LEVELS, 10752 PIXELS PER FACE, 12000 NIT'S.

ALUMINUM RETAINERS PAINTED LT GREY/SILVER MATCHING EXISTING PROPERTY SIGNAGE.

BOTTOM SECTION TO BE NON-ILLUMINATED. METAL TO BE PAINTED LT. GREY/SILVER MATCHING EXISTING PROPERTY SIGNAGE. BLACK TRIANGLE FEATURE TO BE RECESSED AND PAINTED SEMI-GLOSS BLACK.

DESIGN TO MATCH EXISTING PROPERTY SIGNAGE. FIELD SURVEY REQUIRED PRIOR TO PRODUCTION FOR COLOR MATCHING AND DETAILED SPECS.

PRJ-49847
08/15/13

SIGN: A — FOUR SIDED PYLON SIGN WITH FULL COLOR LED UNITS — QTY 1

PROPOSED ELEVATION
SCALE: 3/8" = 1'



MSP-50453 – APPLICANT/OWNER: WMCV PHASE I, LLC, ET AL
495 SOUTH GRAND CENTRAL PARKWAY

09/08/13



MSP-50453 – APPLICANT/OWNER: WMCV PHASE I, LLC, ET AL
495 SOUTH GRAND CENTRAL PARKWAY

09/08/13



MSP-50453 – APPLICANT/OWNER: WMCV PHASE I, LLC, ET AL
495 SOUTH GRAND CENTRAL PARKWAY

09/08/13



MSP-50453 – APPLICANT/OWNER: WMCV PHASE I, LLC, ET AL
495 SOUTH GRAND CENTRAL PARKWAY

09/08/13



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09/08/13



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495 SOUTH GRAND CENTRAL PARKWAY

09/08/13



MSP-50453 – APPLICANT/OWNER: WMCV PHASE I, LLC, ET AL
495 SOUTH GRAND CENTRAL PARKWAY

09/08/13

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
STEVE WOLFSON
LOIS TARKANIAN

DOUGLAS A. SELBY
CITY MANAGER

June 16, 2005

Mr. Robert Holgate
WMC Phase 1, LLC
495 South Grand Central Parkway
Las Vegas, Nevada 89106

RE: MSP-6344 - MASTER SIGN PLAN
CITY COUNCIL MEETING OF JUNE 15, 2005

Dear Mr. Holgate:

The City Council at a regular meeting held June 15, 2005 APPROVED the request for a Master Sign Plan FOR A PROPOSED BUSINESS PARK at 495 South Grand Central Parkway (APN 139-33-610-005 and 006), PD (Planned Development) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on June 16, 2005. This approval is subject to:

Planning and Development

1. Conformance to the sign illustrations and documentation as submitted in conjunction with this request, dated 03/17/05, except as modified by conditions herein.

2. Any modifications to this Master Sign Plan as submitted, that are in compliance with the requirements of Title 19.14 and the Parkway Center Development Standards, may be reviewed and approved administratively by the Planning and Development Department for Phase I. Signage for any future buildings on the subject site shall require an amendment to the Master Sign Plan, to be reviewed and approved by the Parkway Center Architecture Review Committee (PC-ARC) and the Planning Commission.

3. All freestanding signage shall be have a minimum five-foot setback from the property line, in accordance with the requirements of Title 19.14.060(F)(5).

4. All signage shall have proper permits obtained through the Building and Safety Department.

Public Works

5. Signs shall not be located within the public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

18112-001-1-05
CLV 7009

PRJ-49847
08/15/13

MSP-50453

6. Site development to comply with all applicable conditions of approval Zoning Reclassification Z-100-97 and all other applicable site related actions.

Sincerely,

Angela Crolli

Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Mr. Joe DeJesus
Casino Lighting & Sign
3665 West Diablo Drive
Las Vegas, Nevada 89118

PRJ-49847
08/15/13

MSP-50453

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY 702-386-9108
www.lasvegasnevada.gov

December 17, 2010

Mr. Jonathan Leleu, Esq.
WMCV Phase 1, 2 & 3, LLC
495 South Grand Central Parkway, Suite #2203
Las Vegas, Nevada 89106

RE: MSP-40138 - MASTER SIGN PLAN AMENDMENT
PLANNING COMMISSION MEETING OF DECEMBER 16, 2010

Dear Mr. Leleu:

Your request for a Major Amendment to a previously approved Master Sign Plan (MSP-6344) TO ADD 11 ON-PREMISE WALL SIGNS TOTALING 232,400 SQUARE FEET ON EIGHT BUILDING FACES WITHIN AN EXISTING COMMERCIAL DEVELOPMENT WITH WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN PARKWAY CENTER SIGNAGE STANDARDS on 21.04 acres at 455, 475 and 495 South Grand Central Parkway (APNs 139-33-610-014, 022 and 023), PD (Planned Development) Zone, Ward 5 (Barlow), was considered by the Planning Commission on December 16, 2010.

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

Planning and Development

1. Conformance to the Conditions of Approval for Master Sign Plans MSP-6344, MSP-15823, MSP-34474 and MSP-36336.

2. Conformance to the sign elevations and documentation as submitted in conjunction with this request, date stamped 11/08/10 and 11/02/10, except as amended by conditions herein.

3. A Waiver of the Parkway Center Standards of the Downtown Centennial Plan is hereby approved, to allow 11 wall signs ranging in size from 7,950 to 45,000 square feet where 50 square feet is the maximum area allowed per sign.

4. A Waiver of the Parkway Center Standards of the Downtown Centennial Plan is hereby approved, to allow wall signs to extend above the bottom of the second floor window sill where such is not allowed.

Mayor
Oscar B. Goodman

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

City Manager
Elizabeth N. Fretwell

CITY OF LAS VEGAS NEVADA

PRJ-49847
08/15/13

5. All signage shall have proper permits obtained through the Building and Safety Department.

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.

This action by the Planning Commission on **December 16, 2010** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm, or contact the Department of Planning and Development at 702.229.6301 after ***January 3, 2011***. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: World Market Center Las Vegas
WMCV Phase 1, 2 & 3, LLC
495 South Grand Central Parkway, Suite #2203
Las Vegas, Nevada 89106

PRJ-49847
08/15/13

May 30, 2013

Mr. Steve Gebeke
City of Las Vegas Planning & Development
333 N. Rancho Dr.
Las Vegas, NV 89106

Re: Justification Letter – Master Sign Plan Amendment Application

WMCV Phase 1, LLC
APN : 139-33-610-023
Address : 495 S. Grand Central Pkwy.
WMCV Phase 2, LLC
APN : 139-33-610-014
Address : 475 S. Grand Central Pkwy.
WMCV Phase 3, LLC
APN : 139-33-610-022
Address : 455 S. Grand Central Pkwy.
WMC II Associates, LLC
APN : 139-33-511-011, -012
Address : 445 S. Grand Central Pkwy.

Dear Mr. Gebeke:

The application seeks approval of an amendment to its Master Sign Plan to allow for the use of Light Emitting Diode as an approved material for the signage previously approved as part of MSP-6344 at the World Market Center Las Vegas buildings located within the Las Vegas Downtown Centennial Plan.

By way of reference, MSP-6344 approved the installation of eleven (11) signs onto the existing World Market Center Las Vegas buildings. The approved signs are 180'W x 150'H (2), 150'W x 100'H (2), 150'W x 120'H (2), 150'W x 75'H (1), 300'W x 115'H (1), 300'W x 150'H (1) and 150'W x 53'H (2) and the approved material for the signs was "3M 3662 Pressure Sensitive Vinyl with 3M Laminate". Applicant contemplates installing the LED medium in stages following approval, and hopes to display at least some of the LED signage for its August, 2013 tradeshow event.

In addition, applicant seeks approval to install an additional 30' pylon sign on its property abutting Grand Central Pkwy., between World Market Center Dr. and Symphony Park Dr. Applicant proposes using LED material for this sign as well, and hopes to complete construction of this additional sign in time for its August, 2013 tradeshow event.

Thank you for your consideration. Should you have any questions or concerns, please do not hesitate to contact me at any time.

Very truly yours,

Jonathan P. Leleu
In-House Counsel for
International Market Centers, LP

PRJ-49847
08/15/13

MSP-50453

City of Las Vegas Agenda Item No.: **43.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

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

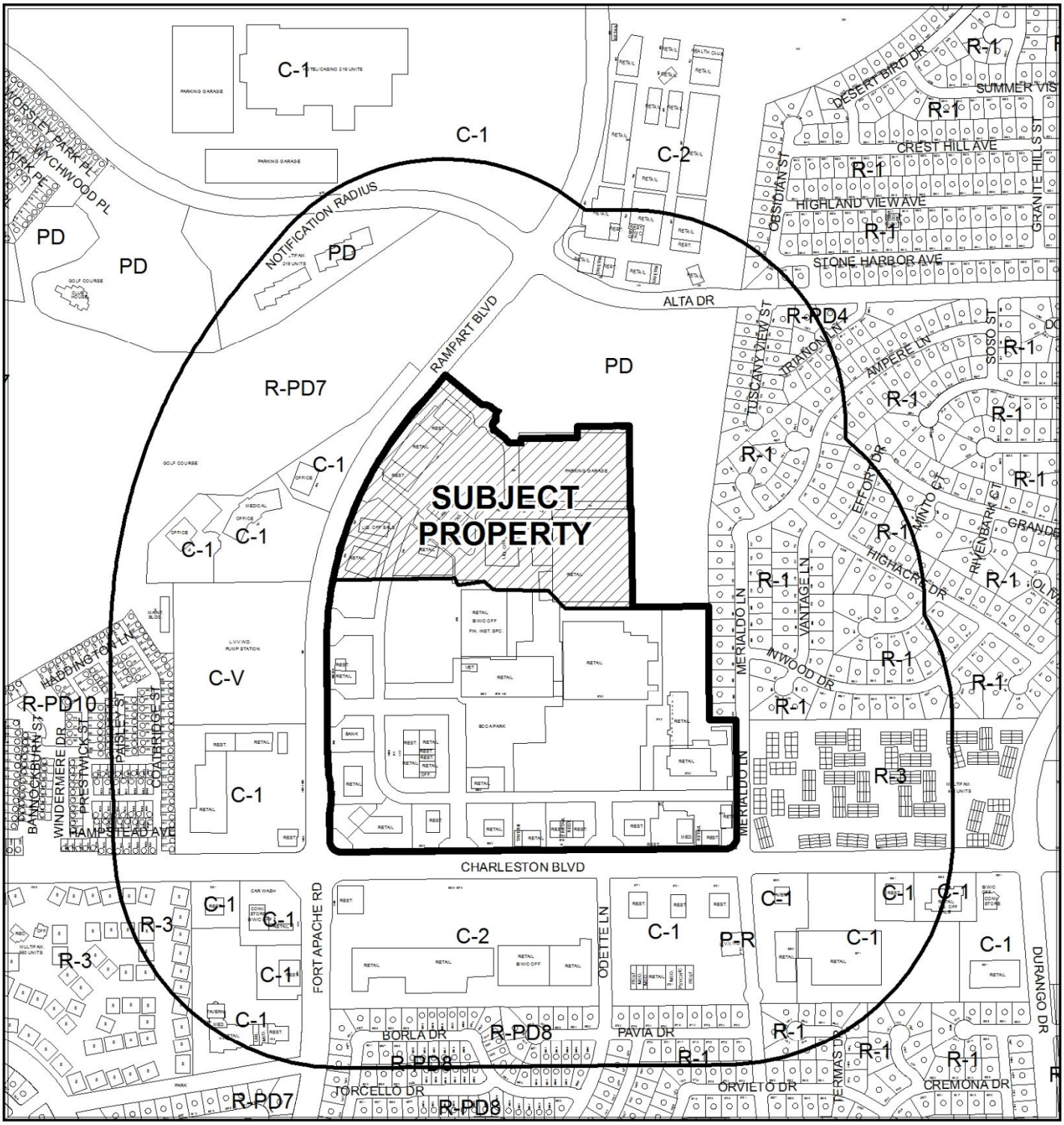
SUBJECT:
MSP-50845 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: NEW BOCA SYNDICATIONS GROUP, LLC - OWNER: NEW BOCA SYNDICATIONS GROUP, LLC, ET AL - For possible action on a request for a Major Amendment of an approved Master Sign Plan [Z-0012-98(3)] FOR AN EXISTING SHOPPING CENTER on 22.15 acres on the east side of Rampart Boulevard, approximately 1,250 feet north of Charleston Boulevard (APNs 138-32-312-001, 002, 005, 011 and a portion of 012; a portion of 138-32-412-008 and 029), PD (Planned Development) Zone, Ward 2 (Beers) [PRJ-50448]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 11/20/2013
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:

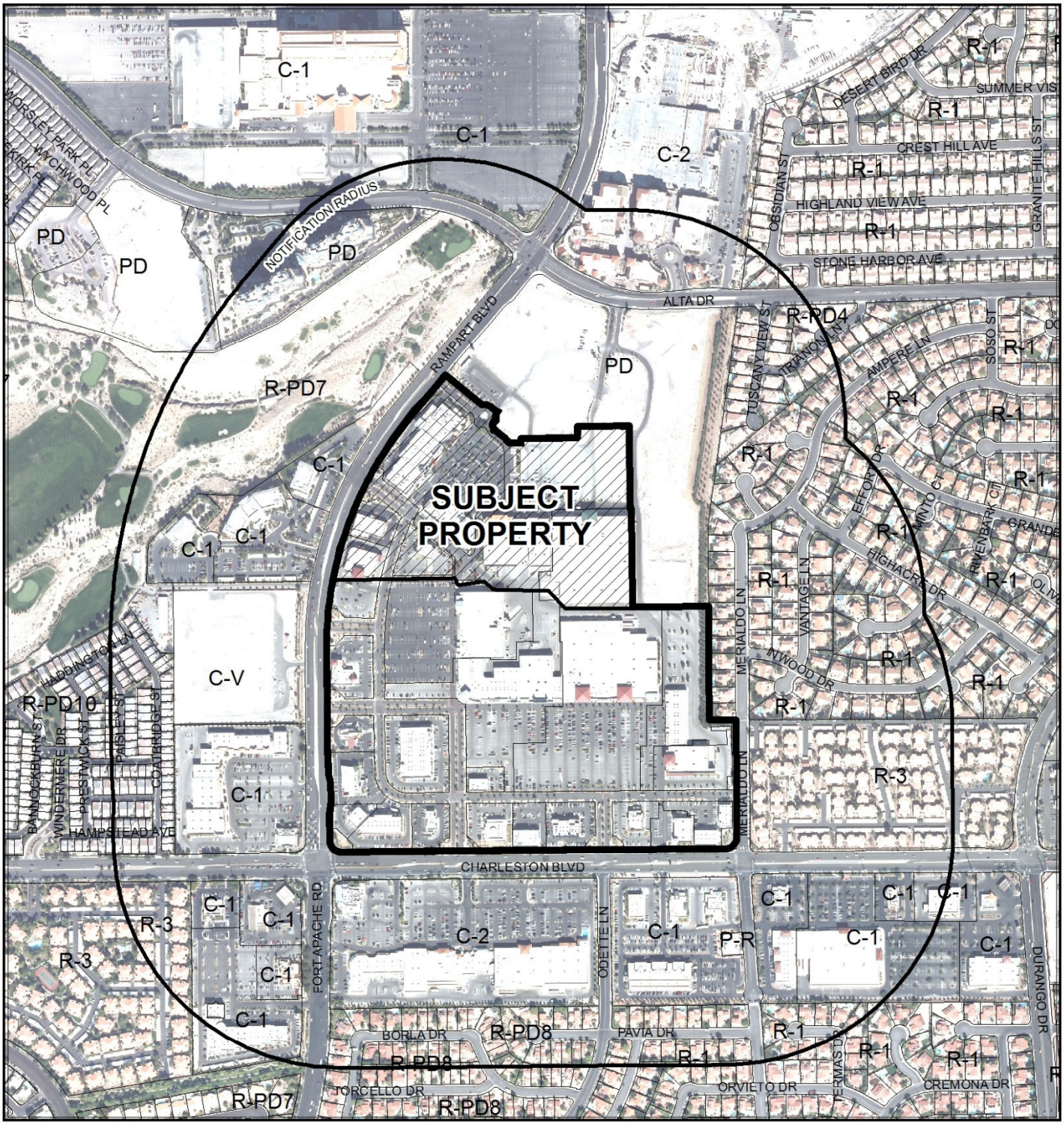
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. City Council Approval Letter for Z-12-98(3)
5. Master Sign Plan
6. Photo
7. Justification Letter



CASE: **MSP-50845 (PRJ-50448)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)



0 500 1,000 Feet

CASE: **MSP-50845 (PRJ-50448)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: NEW BOCA SYNDICATIONS GROUP, LLC - OWNER: NEW BOCA SYNDICATIONS GROUP, LLC, ET AL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
MSP-50845	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

MSP-50845 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. Conformance with the site plan, sign elevations and documentation date stamped 08/22/13, except as amended by conditions herein.

3. All signs shall contain on-premise advertising only.

4. 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.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

6. Any future amendments to the approved signage within the Master Sign Plan in conformance with the Master Sign Plan and new signage in conformance with Title 19 standards may be reviewed and approved administratively by the Department of Planning.

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

** STAFF REPORT **

PROJECT DESCRIPTION

The site contains an existing shopping center with existing internally illuminated freestanding entry signage along the Rampart Boulevard frontage. The applicant is requesting an amendment to the approved master sign plan for the shopping center to replace the existing 40-foot tall freestanding sign with a new 40-foot tall, 479 square-foot freestanding sign with a seven-foot LED display screen on both sides and space for multiple tenant advertising panels. The sign's message would be surrounded by black painted decorative aluminum scroll work. A new 28-foot tall arched identifying freestanding sign is also proposed on the interior of the site perpendicular to Rampart Boulevard, with the copy "Boca Park Fashion Village." This sign is of a similar design, using the same materials and scroll pattern as the sign along the Rampart frontage. As the proposed signage is in conformance with all Title 19 requirements for the C-1 (Limited Commercial) zoning district and is compatible with the existing commercial uses in the vicinity, staff recommends approval with conditions. If denied, a new sign plan would be required for any new signs proposed.

ISSUES

- A Major Amendment of the existing Master Sign Plan for Boca Park Phase III [Z-0012-98(3)] is required to add the requested signs.
- None of the signs are subject to Residential Protection Standards. The golf course to the west of Rampart Blvd. is zoned R-PD, but the previous approval has entitled illuminated signage for the Rampart frontage, and signage is oriented to Rampart, not to the golf course.
- The site is located within the Off-Premise Sign Exclusionary Zone. No off-premise signage is allowed on any of the signs within the development.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
04/27/98	The City Council approved a Rezoning (Z-0012-98) from U (Undeveloped) [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) to PD (Planned Development) on 47.4 acres at the southeast corner of Alta Drive and Rampart Boulevard. The Planning Commission recommended approval; staff recommended denial. This action established development standards for the Peccole Town Center Master Plan area as well as the shopping area to the south, designating the southern 49 acres (zoned C-1) as Phase I and the northern 47 acres (zoned PD) as Phase II. The site plan for Phase II included a five-story non-gaming hotel, 650-seat amphitheater, 592,800 square-feet of retail/office uses, 125 condominium units and two parking garages.

11/01/00	The City Council approved a Site Development Plan Review [Z-0012-98(1)] for a proposed 723,150 square-foot retail and office development (Boca Park Phase II) on 41.53 acres at the southeast corner of Alta Drive and Rampart Boulevard. This plan replaced the plan approved as part of Z-0012-98. (The applicant from this point forward refers to the Phase II area located at the southeast corner of Alta Drive and Rampart Boulevard as Phase III.) The Planning Commission and staff recommended approval.
	The City Council approved a Major Modification [Z-0012-98(2)] of the Peccole Town Center Master Development Plan and Development Standards to add additional development standards pertaining to Phase II. (The applicant from this point forward refers to the Phase II area located at the southeast corner of Alta Drive and Rampart Boulevard as Phase III.)
04/18/01	The City Council approved a Master Sign Plan [Z-0012-98(3)] for the Boca Park Phase III area, located at the southeast corner of Alta Drive and Rampart Boulevard. The Planning Commission and staff recommended approval.
06/21/01	Planning and Development Department staff administratively approved a Minor Amendment of a previously approved Site Development Plan Review [Z-0012-98(1)] for a proposed 626,005 square-foot development where 723,150 square feet was approved at the southeast corner of Alta Drive and Rampart Boulevard.

Most Recent Change of Ownership	
09/26/97	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
06/25/99	A building permit (#99012608) was issued for four double-faced illuminated freestanding signs and project identifier wall signs at 8740 West Charleston Boulevard. A final inspection was completed 02/09/00.
08/17/04	A building permit (#04019072) was issued for re-facing of four existing freestanding signs along the Charleston Boulevard and Rampart Boulevard frontages (at 8740 West Charleston Boulevard). A final inspection was not completed.

Pre-Application Meeting	
07/22/13	Staff and the applicant discussed Title 19.08 signage requirements as they pertained to the subject site. The applicant stated its intention to meet all Title 19 criteria while still updating the signs with changeable LED displays. The proposed archway would be visible from the public right-of-way but obstructed by intervening buildings on site. It was recommended that a photo

	simulation be submitted as viewed from Rampart Boulevard.

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

Field Check	
08/29/13	The site contains two illuminated freestanding signs with the shopping center logo and tenant panels on each frontage, as well as one temporary non-illuminated freestanding directional sign on the interior loop road facing each frontage. The corner of Charleston Boulevard and Rampart Boulevard contains an identifying wall sign that is located on a planter wall.

Details of Application Request	
Site Area	
Net Acres	22.15

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)	PD (Planned Development)
North	Undeveloped	SC (Service Commercial)	PD (Planned Development)
South	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
East	Undeveloped	SC (Service Commercial)	PD (Planned Development)
West	Office, Other Than Listed	SC (Service Commercial)	C-1 (Limited Commercial)
	Office, Medical or Dental		

Master Plan Areas	***Compliance***
Boca Park Phase III	Y
Special Purpose and Overlay Districts	***Compliance***
No Applicable Special Purpose or Overlay Districts	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

Sign Plan Details Summary

Sign Key	*Location*	*Type*	*Setback (feet)*	*Height (feet)*	*Area (SF)*	*Illumination*	*Animation*
Type 5	Rampart	existing freestanding	5	40	479	Internal/ LED	Yes
Type 6	interior	new freestanding	220	28	336	Internal/LED	No

DEVELOPMENT STANDARDS

Freestanding Signs: *[type in sign reference]*		
Standards	***Allowed***	***Provided***
Maximum Number	1 / 200 feet street frontage 5 total	2 total
Maximum Area	2 SF/linear foot of frontage 2,200 SF total	815 SF total
Maximum Height	40 feet	40 feet
Minimum Setback	5 feet	5 feet
Illumination	Internal/External/EMU	Internal/LED message unit

ANALYSIS

New signage is subject to Title 19.08.120 for sign design and zoning requirements and is restricted by the approved Master Sign Plan [Z-0012-98(3)] for Boca Park Phase III, now named Boca Park Fashion Village. The proposed amendment is intended to include a reconstruction of the existing freestanding sign along Rampart Boulevard and a new freestanding sign on the interior that arches over the existing driveway; all other sign criteria will remain as previously approved. No waivers or variances are required as a result of this amendment; however, any new signage outside of the Title 19 requirements or previous approvals will require a variance.

Sign Type 6 (arched sign) would be set back approximately 220 feet from Rampart, and would be largely obscured from view from the right-of-way.

With the addition of LED displays, there is a concern that products or services not offered on the site may be advertised. The site is located within the Off-Premise Sign Exclusionary Zone, which is generally situated west of Rainbow Boulevard south of Cheyenne Avenue and west of Decatur Boulevard north of Cheyenne Avenue, within the city limits. A condition of approval addresses this issue.

FINDINGS (MSP-50845)

The proposed new arched sign and altered existing sign conform to Title 19.08 sign requirements and are compatible with the shopping center and the existing adjacent commercial uses. Staff therefore recommends approval with conditions.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 21

NOTICES MAILED 892

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: MSP-50845 APN: 138-32-312-005 & 0011

Name of Property Owner: New Boca Syndications Group, llc

Name of Applicant: New Boca Syndications Group, llc

Name of Representative: James Grindstaff

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 P. Dragovich sec of Managing member

Subscribed and sworn before me

This 22nd day of August, 2013

_____

Notary Public in and for said County and State

BRADLEY Y. BANIAGA
Notary Public
State of Nevada
APPT. NO. 10-3289-1
My App. Expires 9-17-14

PRJ-50448
08/22/13

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: MSP-50845 APN: 138-32-312-005 & 0011

Name of Property Owner: New Boca Syndications Group, llc

Name of Applicant: New Boca Syndications Group, llc

Name of Representative: James Grindstaff

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 P. Dragovich sec of Managing member

Subscribed and sworn before me

This 22nd day of August, 2013

_____

Notary Public in and for said County and State

BRADLEY Y. BANIAGA
Notary Public
State of Nevada
APPT. NO. 10-3289-1
My App. Expires 9-17-14

PRJ-50448
08/22/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Master Sign Plan (Major)

Project Address (Location) 730-750 South Rampart Blvd.

Project Name Boca Fashion Village **Proposed Use** General Retail

Assessor's Parcel #(s) 138-32-312-005 & 011 **Ward #** 2

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

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

Gross Acres 14.68 **Lots/Units** 1 **Density** N/A

Additional Information Existing Shopping Center

PROPERTY OWNER New Boca Syndications Group, llc **Contact** Jeff Dragovich

Address 9440 W. Sahara Ave #240 **Phone:** (702) 430-5801 **Fax:** (702) 430-5810

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

E-mail Address Jeff.Dragovich@TripleFive.com

APPLICANT New Boca Syndications Group, llc **Contact** James Grindstaff

Address 9440 W. Sahara Ave #240 **Phone:** (702) 430-5831 **Fax:** (702) 430-5810

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

E-mail Address James.Grindstaff@TripleFive.com

REPRESENTATIVE New Boca Syndications Group, llc **Contact** James Grindstaff

Address 9440 W. Sahara Ave #240 **Phone:** (702) 275-2322 **Fax:** (702) 430-5810

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

E-mail Address James.Grindstaff@TripleFive.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 P Dragovich

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

Print Name Jeffrey P Dragovich sec of Manager member

Subscribed and sworn before me

This 22nd day of AUGUST, 20 13.

Bradley Y. Baniaga

Notary Public in and for said County and State

BRADLEY Y. BANIAGA
Notary Public
State of Nevada
APPT. NO. 10-3289-1
My App. Expires 9-17-14

FOR DEPARTMENT USE ONLY

Case #	MSP-50845
Meeting Date:	10/08/13 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.

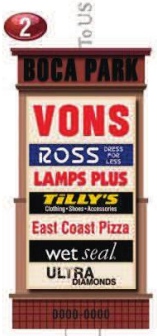
PRJ-50448 08/21/13

Revised 10/27/08

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

BOCA PARK LAYOUT SITE LOCATION











SITE PLAN SIGN LOCATION
SCALE: N.T.S.

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08/22/13

MSP-50845

BOCA PARK
900 S. RAMPART

SITE PLAN SIGN LOCATION

ALL MEASUREMENTS MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION
FIELD SURVEY REQ'D

VISION SIGN INC.
6630 Arroyo Springs Street Suite 600
Las Vegas, NV 89113
Phone: 702-895-7474

These plans are prepared and submitted by the contractor as an exemption to NRS 623.330 for work under contractor licensed category authorized under NRS 624.
NV CONTRACTOR LICENSE #42776

THIS ARTWORK WAS PREPARED BY AND IS THE PROPERTY OF VISION SIGN, INC. ANY UNAUTHORIZED USE OF SAME, IN WHOLE OR PART IS PROHIBITED.

"The signage indicate on this design is Fabricated to meet UL requirements and Will be labeled according to UL guidelines"

JOB NO.	15662A
DATE	09.27.12
DRAWN	DERRICK
SALES	DAVID S. / BRANDON S.
FILE NAME	BOCAPARKFASHIONVILLAGE15662A.CDR
FOLDER	

REVISIONS MADE

3-15-13 DN	DESIGN PYLON SIGNS
3-22-13 DN	REVISED SIGN PACKAGE

FINAL SIGN-OFF

DATE SOLD:	
SALES PERSON:	
DESIGNER:	
CUSTOMER:	

SHEET
SITE



PRJ-50448
08/22/13

FV 6 **ENTRY ARCHWAY CONCEPTUAL ONLY NOT FOR CONSTRUCTION**
SCALE: 3/16"=1'-0"

336 Total Sq Ft

BOCA PARK FASHION VILLAGE: (2 SETS REQ'D)
FABRICATED PRE-COAT BLACK ALUMINUM RETURNS.
WHITE ACRYLIC FACE – 1" BLACK TRIM CAP EDGE
ILLUMINATED w/ LUXEMBRIGHT WHITE 9000K LED's.
NOTE: OVERSIZE PANEL TO BACK BEHIND "BOCA PARK"
LETTERS PAINTED SEMI-GLOSS BLACK.

DECOR ROUND POLES:
PAINT SEMI-GLOSS BLACK
BASE & CAPS TO BE SQUARE IN SHAPE PAINTED
SEMI-GLOSS BLACK

DECOR SCROLLS / SUPPORT TUBE RACEWAY:
SQ. TUBE ARCH FRAME - PAINTED BLACK (SEMI-GLOSS)
w/ FLAT CUT OUT ¼" ALUMINUM SCROLL WORK
PAINTED BLACK (SEMI-GLOSS)

DECOR LAMPS & BALLS:
OPTIONAL OR T.B.D. BY CUSTOMER
ON STYLE OF LAMP FIXTURE.



EXISTING ELEVATION

BOCA PARK
900 S. RAMPART

S/F ARCHWAY SIGN DISPLAY

ALL MEASUREMENTS MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION
FIELD SURVEY REQ'D

VISION SIGN INC.
1630 Arroyo Springs Street Suite 600
Las Vegas, NV 89113
Phone: 702-895-7474

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NV CONTRACTOR LICENSE #42776

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JOB NO. 15662A
DATE 09.27.12
DRAWN DERRICK
SALES DAVID S. / BRANDON S.
FILE NAME BOCAPARKFASHIONVILLAGE15662A.CDR
FOLDER

REVISIONS MADE

3-15-13 DN	DESIGN PYLON SIGNS
3-22-13 DN	REVISED SIGN PACKAGE

FINAL SIGN-OFF
DATE SOLD:
SALES PERSON:
DESIGNER:
CUSTOMER:

SHEET
006

MSP-50845



NEW D/F PYLON SIGN (AFTER)
SCALE: 1/8"=1'-0"



EXISTING D/F PYLON SIGN (BEFORE)
SCALE: N.T.S.



FV MANUFACTURE & INSTALL NEW D/F PYLON SIGN
SCALE: 3/16"=1'-0" TOTAL (1) REQ'D.

NOTE: LOGOS TO BE PROVIDED IF NEEDED BY CUSTOMER

NOTE: ALL COLORS FOR SIGN TO BE PROVIDED BY CUSTOMER.

METAL CAP:
FABRICATED SHT/METAL SAND-FINISH TEX-COTE
PAINT T.B.D.

DECOR SCROLLS / SUPPORT TUBE RACEWAY:
SQ. TUBE ARCH FRAME - PAINTED BLACK (SEMI-GLOSS)
w/ FLAT CUT OUT ½" ALUMINUM SCROLL WORK
PAINTED BLACK (SEMI-GLOSS)

BOCA PARK FASHION VILLAGE: (2 SETS REQ'D)
FABRICATED PRE-COAT BLACK ALUMINUM RETURNS.
WHITE ACRYLIC FACE – 1" BLACK TRIM CAP EDGE
ILLUMINATED w/ LUXEMBRIGHT WHITE 9000K LED's.

LED AREA:
6p3 16 MM FULL COLOR – 110 X 264 – 5'-8" X 15'-3"

TENANT AREA:
WHITE ACRYLIC FACE OVERLAY w/ 3M FAWN #220-99 VINYL
FOR BKGD – H-TRACK DIVIDER BARS PAINT TO MATCH RETAINERS
T-12 FLUORESCENT LAMPS ILLUMINATION
NOTE: TENANT FACES INDIVIDUAL PANELS
(TENANT VINYL COPY TO BE DETERMINED)

METAL POP-OUT RETAINER:
PAINT T.B.D.

METAL CABINET:
FABRICATED SHT/METAL SAND-FINISH TEX-COTE
PAINT T.B.D.

DECOR ROUND POLES:
PAINT SEMI-GLOSS BLACK
BASE & CAPS TO BE SQUARE IN SHAPE PAINTED
SEMI-GLOSS BLACK

DECOR LAMPS & BALLS:
OPTIONAL OR T.B.D. BY CUSTOMER
ON STYLE OF LAMP FIXTURE.

METAL CAP:
FABRICATED SHT/METAL SAND-FINISH TEX-COTE
PAINT T.B.D.

BASE:
SAND FINISH TEX-COTE PAINT T.B.D. & SCORE LINES
FOR TILE EFFECT.

RANGE ADDRESS NUMBER:
¼" F.C.O. ALUMINUM PAINTED SEMI-GLOSS BLACK

515 Total Sq Ft
102 EMU Sq Ft

BOCA PARK
900 S. RAMPART

D/F PYLON SIGN DISPLAY

ALL MEASUREMENTS MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION
FIELD SURVEY REQ'D

VISION SIGN INC.
6630 Arroyo Springs Street Suite 600
Las Vegas, NV 89113
Phone: 702-895-7474

These plans are prepared and submitted by the contractor per exemption to NRS 623.330 for work under contractor license category authorized under NRS 624.
NV CONTRACTOR LICENSE #42778
THIS ARTWORK WAS PREPARED BY AND IS THE PROPERTY OF VISION SIGN, INC. ANY UNAUTHORIZED USE OF SAME, IN WHOLE OR PART IS PROHIBITED.

The signage indicated on this design is fabricated to meet UL requirements and will be installed according to UL guidelines

JOB NO. 15662A
DATE 09.27.12
DRAWN DERRICK
SALES DAVID S. / BRANDON S.
FILE NAME BOCA-PARK-FASHION-VILLAGE-15662A.CDR
FOLDER

REVISIONS MADE

3-15-13 DN	DESIGN PYLON SIGNS
3-22-13 DN	REVISED SIGN PACKAGE

FINAL SIGN-OFF
DATE SOLD:
SALES PERSON:
DESIGNER:
CUSTOMER:

SHEET
005

MSP-50845



MSP-50845 - APPLICANT: NEW BOCA SYNDICATIONS GROUP, LLC - OWNER: NEW BOCA SYNDICATIONS GROUP, LLC, ET AL

EAST SIDE OF RAMPART BOULEVARD, APPROXIMATELY 1,250 FEET NORTH OF CHARLESTON BOULEVARD

08/29/13

Shops at Boca Park
And the
Boca Park Fashion Village

Master Sign Plan

Prepared by

Perlman Architects, Inc.

555

TRIPLE FIVE DEVELOPMENT CORPORATION

And

Charleston Association, LLC

February 7, 2001
Rev. April 6, 2001

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08/22/13

Shops at Boca Park
Master Sign Plan Design Criteria
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EXHIBITS

1 Sign Review Application
2 Site Plan
3 Vicinity Map
4 Location Map
5 Sign Location Map
6 Pylon Sign
7 Monument Sign
8 Wall Sign Allowable Square Footage

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INTRODUCTION

The intent of this Master Sign Plan is to provide the guidelines necessary to achieve a visually coordinated, balanced and appealing signage environment.

The criteria set forth herein are established to facilitate orderly sign development while meeting the community's goal for appearance and safety. No signage shall be constructed or erected prior to the approval of the Boca Park ARC and the City of Las Vegas. The occupant or its sign contractor at their expense, upon demand by Developer or Developer's agent, shall remove any signs erected prior to or outside the approval perimeters of the Boca Park ARC approval letter.

Exceptions to these standards shall be reviewed by, and made only with the approval of the Developer or Developer's agent. These standards, however, have been set forth as criteria, based upon our field experience and deviations will generally result in serious inequities between Occupants. Accordingly, the Developer must and does retain full rights of approval on any signs used in the Shops at Boca Park, independent of and/or prior to review and approval by the City of Las Vegas, Nevada.

This Master Sign Plan contains restrictions regulating the construction and maintenance of all signs within the Shops at Boca Park and is enforceable in courts of law. They are subject to interpretation by the Developer. Developer may amend or augment the Design Criteria, set forth in Section 4 below, to meet specific site or temporal requirements of any sign consistent with the basic objectives of this program:

1.0 Conformance: Any sign erected, placed, established, relocated, painted, created or maintained in the City of Las Vegas and, in particular the Shops at Boca Park shall conform to all standards, procedures, exemptions, and all other requirements of the "City of Las Vegas Zoning Code" henceforth referred to as "Zoning Code."

2.0 Regulations: The Design Criteria and this Master Sign Plan are intended to conform to all applicable standards of the Codes. Any requests for exceptions or variances to the laws and regulations, or standards adopted by the City must be submitted to the appropriate agency of the City according to the established procedures for the granting of such exceptions. Neither the Developer nor its Architect assumes responsibility through Sign Review, as detailed in Section 5 below, to check for compliance with local codes or ordinances. Sign Review is intended to ensure that the signs meet the intent of this Master Sign Plan for the Shops at Boca Park.

3.0 Definitions: Words and phrases used in this Master Sign Plan shall have the meaning set forth in Section 3 and the "Zoning Code."

3.1 Developer: Developer shall mean Charleston Associates, LLC, an affiliate of Triple Five Nevada Development Corporation, 9510 W. Sahara Ave., Suite 200, Las Vegas, NV 89117, (702) 242-6937.

3.2 Architect: "Architect" shall mean Perlman Architects, Inc., Attention: James Grindstaff,

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2230 Corporate Circle, Suite 200, Henderson, NV 89014, (702) 990-9900, unless otherwise specified.

3.3 City: "City" shall mean City of Las Vegas, Nevada, 731 S. Fourth St., Las Vegas, NV 89101.

3.4 Occupant: "Occupant" shall mean any person or persons, including Developer, in rightful possession of a building or parcel, or a portion thereof, either owned or leased located at the Shops at Boca Park.

3.5 Shops at Boca Park shall mean that certain real property located in the City at the southeast comer of Alta Drive and Rampart Boulevard, comprising of approximately 42 acres of approved mixed use and being developed by the Developer.

3.6 Shops at Boca Park A.R.C. shall mean the Shops at Boca Park Architectural Review Committee.

DESIGN REVIEW AND APPROVAL PROCESS

4.0 Design Criteria

4.1 Parapet / Wall Signs

4.1.1 Signs shall consist of sheet metal, individual block or script letters, mounted flush on building fascia, indirectly illuminated with neon tubing, utilizing rows of neon as recommended by industry standards. Reverse channel letters, halo lit with neon and pegged out from fascia are acceptable. No wall cabinets will be accepted without the specific written approval of the Boca Park ARC.

4.1.2 Letter returns to be 5" in depth: returns and backs of 24-gauge paint grip sheet metal (no channelume or similar material).

4.1.3 Translucent plastic faces shall be 3/16" Plexiglas. Vinyl film to be 3M or equivalent.

4.1.4 Plastic faces to be trim capped with ¾" material.

4.1.5 All wiring shall be in conduit and transformers shall be housed in louvered sheet metal transformer boxes behind fascia wall. There shall be no exposed wiring or raceways on building fascia.

4.1.6 Following signs are prohibited:

Animated, flashing action and blinking of any kind
A-frame
Portable
Signs, which emit noise, produce odor, smoke, fire or such emission

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4.1.7 All fasteners shall be made on non-corrosive material.

4.1.8 Minimum height of individual or script letters shall be:

a) 12" minimum, 36" maximum at multi-tenant buildings
b) 12" minimum, 48" maximum at pad buildings
c) To be determined for major Occupant

4.1.9 In all instances, the maximum length of Occupant signage for in-line shops shall not exceed 75% of the frontage of such Occupant's suite, or be less than 40% of the frontage of such Occupant's suite. Occupant signs must be centered horizontally on the suite frontage. The total square footage of allowable signage shall be determined by the lineal footage (LF) of each eligible side of the tenant space, (See Exhibit 5 for sign eligibility by tenant space.) times the multiplier (see exhibit 9 for multiplier.) i.e. if a tenant has 20 LF of storefront and is allowed 4.0 sf of signage per LF the formula is 20 x 4.0 = 80 sf of signage. For increase building height above 30 feet (in increments of 10 feet) the multiplier is increased by 35% I.e. 40 foot high building will gain a 30% increase in the multiplier from 4.0 to 5.4 thus, increasing the allowable sign square footage per 20 LF to 108 sf. (5.4 x 20 = 108).
NOTE: This formula is calculated on a side-by-side basis, no "left over" square footage may be "added" to any other eligible side to increase that sides square footage over the maximum allowed. **This is not an aggregate formula.**

4.1.10 Building signage may be placed on one, two or three sides of any building (with Shops at Boca Park A.R.C. approval and by specific agreement with the Developer) provided that all sides are being used/leased by the Occupant requested the signage. The ability to have three sided signage would be dependent on the Occupant being an end unit suite on any specific building.

4.1.11 The use of corporate logos are encouraged, however, the use of logos, there design and colors must be, proven to the satisfaction of the Boca Park ARC, to be attractive, compatible and complementary to all architectural components (including other signage) the signage will effect. Due to the "Village" nature of Boca Park signs deemed appropriate in one location may not be acceptable in another location. This may even apply to side-by-side tenants. This determination will be made at the sole discretion of the Boca Park ARC.

4.2 Suite Identification Numbers

4.2.1 As required by the City building code, suite numbers will be placed in a window to the right of the main entrance door. Numbers will be 3" white vinyl with top edge numbers of 3' down from top of window.

4.3 Pylon Signs and Monument Signs

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4.3.1 Subject to written agreement with Developer, a limited number of Occupants may be permitted to install signage panel(s) upon the pylon signs or monument signs, if any, at the Shops at Boca Park. Proposed pylon or monument signage shall be submitted to the Shops at Boca Park A.R.C. for its review and approval. Nationally recognized businesses may, with the written agreement of the Developer and the Shops at Boca Park A.R.C., utilize their corporate logos upon their sign panels; otherwise, Occupant pylon or monument sign panels shall use standard Helvetica capital letters.

4.4 Building Signage

4.4.1 In-Line Building Signage: Occupants are permitted two signage faces, one on the front of the store and one on the rear of the store. Occupants on end-cap are permitted three signage faces.

4.5 Temporary Signs

4.5.1 A temporary construction sign naming the builder architect, etc. is allowed, subject to the time limits of construction, but not longer than 6 months, and shall not exceed 16 square feet.

4.5.2 Temporary signs/banners may be used to announce the arrival/opening of a new Occupant. These signs shall be in place no longer than 120 days unless a longer time is agreed to by the Shops at Boca Park A.R.C. If signs/banners are left longer than 120 days, the Developer, after a 10 day written notification and absent the prior consent of the Shops at Boca Park A.R.C. may remove signs/banners at such Occupant's expense. The Shops at Boca Park A.R.C. must approve all signs/banners.

5.0 Sign Review

5.1 Sign Improvements Requiring Review: All buildings sign improvements constructed by any Occupant or any other entity within the Shops at Boca Park will require the prior review and approval by the Shops at Boca Park A.R.C. Sign improvements include, but are not limited to wall, monument and window signs.

5.2 Plan Requirements: All plans for sign improvements shall be submitted by the Occupant in accordance with the procedures set forth below. A reputable state licensed sign contractor, architect or other approved designers, shall prepare all plans.

5.3 Application Response Time: After proper submission of all required plans and documents in accordance with the provisions herein, the Shops at Boca Park A.R.C.'s approval or disapproval shall be given, in writing, to the applicant within a reasonable time. The Shops at Boca Park A.R.C. will use its reasonable efforts to complete its review within fifteen (15) calendar days after receipt of a properly completed submittal.

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5.4 Standards of Review: The Shops at Boca Park A.R.C. shall review the design of each

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submission for its commitment to the overall development and adherence to these Design Criteria. The Shops at Boca Park A.R.C. will evaluate the form and placement of signs and other features in terms of scale and harmony. Such design review shall include, without limitations, architectural style, size, massing and proportions of visual sign improvements to the existing sign features and impacts to surrounding stores. More specific requirements and recommendations are detailed throughout this Master Sign Plan. The Architect may, with Developer's consent, exempt applicants from certain guidelines so long as the exemption does not adversely affect the visibility or harmony of other occupants.

5.5 Plan Submittal Procedures: Three copies of sign plans, in color, no larger than 24" x 36", no smaller than 11" x 17" and the appropriate completed application (Exhibit 1) and a check for $50 payable to the Shops at Boca Park A.R.C. shall be delivered to the Shops at Boca Park Architectural Review Committee, c/o Perlman Architects, Inc., 2230 Corporate Circle, Suite 200, Henderson, NV 89014.

5.6 Permit: Following receipt of the Shops at Boca Park A.R.C.'s written approval, the Occupant shall promptly submit, at the Occupant's expense, the Shops at Boca Park A.R.C.-approved sign drawings to the City for approval and issuance of the appropriate permit. The Occupant shall pay for the costs of obtaining the required permits.

6.0 Occupant Responsibilities

6.1 Occupant shall be responsible for informing its sign contractor of the limitations set forth in this Master Sign Plan and Occupant shall be responsible for the compliance by its sign contractor of the restrictions contained herein.

6.2 All penetrations of the building structure required for sign installation shall be sealed in a watertight condition and shall be patched to match adjacent finish.

6.3 Occupant is responsible for the manufacture, complete installation and maintenance of all of its signs. Occupant shall maintain its signs in like-new condition and fully working order, as is consistent with a first class shopping center.

6.4 Occupant's sign contractor shall promptly repair any damage to any portion of the structure and finish caused by their work.

6.5 Occupant shall remove its signage upon vacating its building or suite, and shall restore the surfaces upon which the signs were painted or mounted to their condition prior to occupancy, including repainting the entire surface.

6.6 A fascia sign in compliance with the above criteria shall be installed and operating within thirty (30) days of opening for business.

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6.7 No sign shall be permitted which is structurally unsafe or constitutes a hazard to safety

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or health by reason of design, construction, installation, inadequate maintenance, or dilapidation. Signs that create an unsafe condition, visual distraction, physical barrier or obstruct the view of motor vehicle operators or pedestrians shall not be permitted.

6.8 Signs built and/or installed without the Shops at Boca Park A.R.C.'s and/or City's approval and permit, or contrary to corrections made by the Shops at Boca Park A.R.C. or City, shall be altered to conform to these standards at the Occupant's expense. If Occupant sign has not been brought into conformance within fifteen (15) days after written notice from the Developer or the Shops at Boca Park A.R.C., then Developer shall have the right (but not the obligation) to correct said sign, invoice Occupant for the expense and collect same as additional rent under the terms of Occupant's lease.

7.0 Sign Contractor Responsibilities

7.1 All fabrication and installation to be done by a properly licensed electrical sign contractor.

7.2 Every sign contractor shall carry workman's compensation and public liability insurance against all damage suffered or done to any and all persons and/or property while engaged in construction or installation of signs, with minimum policy limits in the amount of $1,000,000. Sign contractor shall furnish evidence of said insurance showing Developer as beneficiary, prior to fabrication or installation.

7.3 Occupant's sign contractor shall completely install and connect sign display.

7.4 Occupant's sign contractor understands and agrees that the Occupant is solely responsible for payments of any kind to the sign contractor and further agrees not to make any claims or liens against the Developer for non-payment.

8.0 Fabrication

8.1 Fascia signs shall be composed of individual or script lettering mounted flush on building fascia. Sign boxes and cans are not permitted. Can style logos in addition to (but not in lieu of) the individual or script lettering will be considered on a case-by-case basis which shall be reviewed and, if acceptable, approved by the Shops at Boca Park A.R.C. (prior to any construction).

8.2 Letters shall be five inches (5") in depth, internally illuminated from within 30ma neon and include one-eighth inch (1/8") or better plastic faces. The Shops at Boca Park A.R.C must approve letter color, type/style and placement.

8.3 No exposed raceways, cabinets, crossovers, conduits, conductors, transformers or other equipment shall be permitted. All wiring shall be in conduit.

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8.4 No labels will be permitted on the exposed surface of signs except those required by

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local ordinance, which shall be applied in an inconspicuous location.

8.5 Location of all openings for conduits in building walls shall be indicated on sign drawings submitted to the Shops at Boca Park A.R.C.

8.6 All fasteners shall be made of non-corrosive material.

8.7 No exposed lamps or tubing outside of the illumination requirements specified herein will be permitted without written approval from the Shops at Boca Park A.R.C.

8.8 No animated, flashing or audible signs will be permitted.

9.0 General Specifications

9.1 It is intended that all finished work be of the highest quality to pass eye level examination and scrutiny by the Developer and the Shops at Boca Park A.R.C.

9.2 All work shall be constructed to eliminate burrs, cutting edges and sharp corners. Ease all corners and edges.

9.3 Finish welds on exposed surfaces to be imperceptible in the finished work.

9.4 Except at indicated or directed otherwise, finish all surfaces smooth. Surfaces, which are intended to be flat, shall be without bulges, oil canning, gaps or other physical deformities.

9.5 Surfaces, which are intended to be curved, shall be smoothly free flowing to required shapes.

9.6 Except where approved by the Shops at Boca Park A.R.C. conceal all fasteners.

9.7 Make access panels tight fitting, light proof, waterproof and flush with adjacent surfaces.

9.8 Conceal all identification labels and UL labels inside sign, including any insignias, decals or other manufacturer's marks.

9.9 Carefully follow manufacturer's recommended fabricating procedures regarding the expansion and contraction, the fastening and the restraining of acrylic plastics.

9.10 Sign contractors shall exercise care to assure that painted, polished and plated surfaces are unblemished in the finished work.

9.11 Isolate dissimilar materials. Sign contractors shall exercise particular care to isolate nonferrous metals from ferrous metals.

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9.12 Position illuminating elements within internally lighted signs at such spacing as will assure uniform light distribution across the portion of the sign faces intended to be illuminated. Sign faces, which exhibit "hot spots", will be unacceptable unless such "hot spots" are intended to be integral design features of the signs.

9.13 Provide disconnect switches for all illuminated signs in accordance with electrical code requirements. Locate disconnect and on/off switches in an accessible location, out of sight.

9.14 All Occupant signage and lighting must on and operating during hours prescribed by the Developer to ensure a cohesive, consistent, illuminated look for all parts of the Shops at Boca Park during all hours.

9.15 Provide timer and light sensor switch for all neon and illuminated signs. Locate switches in an accessible location, out of sight. Verify location of power provided by others prior to sign fabrication.

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MSP-50845

Agreement as of the _____ day of _____, 2001.

CHARLESTON ASSOCIATES, LLC

By_____

By_____

STATE OF NEVADA)
)ss.
COUNTY OF CLARK)

On the _____ day of _____, 2001, personally appeared before me, the undersigned notary public, personally known (or proved) to me to be the person who acknowledged to me that (s)he executed the above instrument, as Managing Partner of TRIPLE FIVE NEVADA DEVELOPMENT.

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Perlman Architects, Inc.

Sign Review Application
Shops at Boca Park
Exhibit 1

To: Shops at Boca Park Architectural Review Committee
2230 Corporate Circle, Suite 200
Henderson, NV 89014

Owner/Tenant Information

From: Owner/Tenant

Pad/Bldg. & Suite No.:

Owner/Tenant Address City/State/Zip Code

Contact Person Information

Name/Address Phone No. Fax No.

Sign Company

Name/Address Phone No. Fax No.

Review Criteria

Every application presented to the Boca Park A.R.C. is given full and careful review, with consideration given for the Sign and requested amenities. Each submission is judged on its own merit. What may be acceptable for one submittal, lot or pad, may not be acceptable to another.

Approval of plans is based on many factors. One of the most important factors is the relationship to the neighboring signs. Previously approved signs may impact the location and signs submitted at a later date. This document is fluid, and is subject to changes that the Owner an/or their representatives feel will enhance the appearance of the center in relationship to signage. It is intended solely for establishing and upholding the desires of the Owner, their representatives and all applicable codes in the City of Las Vegas.

Please include a check made out to the "Boca Park A.R.C." in the amount of $50.00 (fifty dollars) to partially cover the expenses incurred during the review of this sign package.

The Boca Park A.R.C. will issue a letter of approval/revision within 10 working days after the receipt of the application, check and appropriate exhibits.

The review of Boca Park A.R.C. is final, unless appealed by the applicant to the Boca Park A.R.C. within 21 days after the letter of approval/denial is issued.

Please enclose the following exhibits:

(1) Signed application
(2) Check in the amount of $50.00 made out to "Boca Park A.R.C."
(3) Color elevations of the signage, all sides. (No smaller than 11" x 17", no larger than 24" x 36").

- If wall mounted signage, it must be superimposed to scale on the elevation of the building with vertical and horizontal dimensions shown.
- If for a tenant on the pylon sign, please dimension the horizontal and vertical extents of the panel.
- If for monument sign, please supply cabinet and sign panel elevations with cut sheets.
- All exhibits must include material and finish call-outs.

By signing below the applicant acknowledges that they have reviewed and understand the Master Sign Plan for Boca Park.

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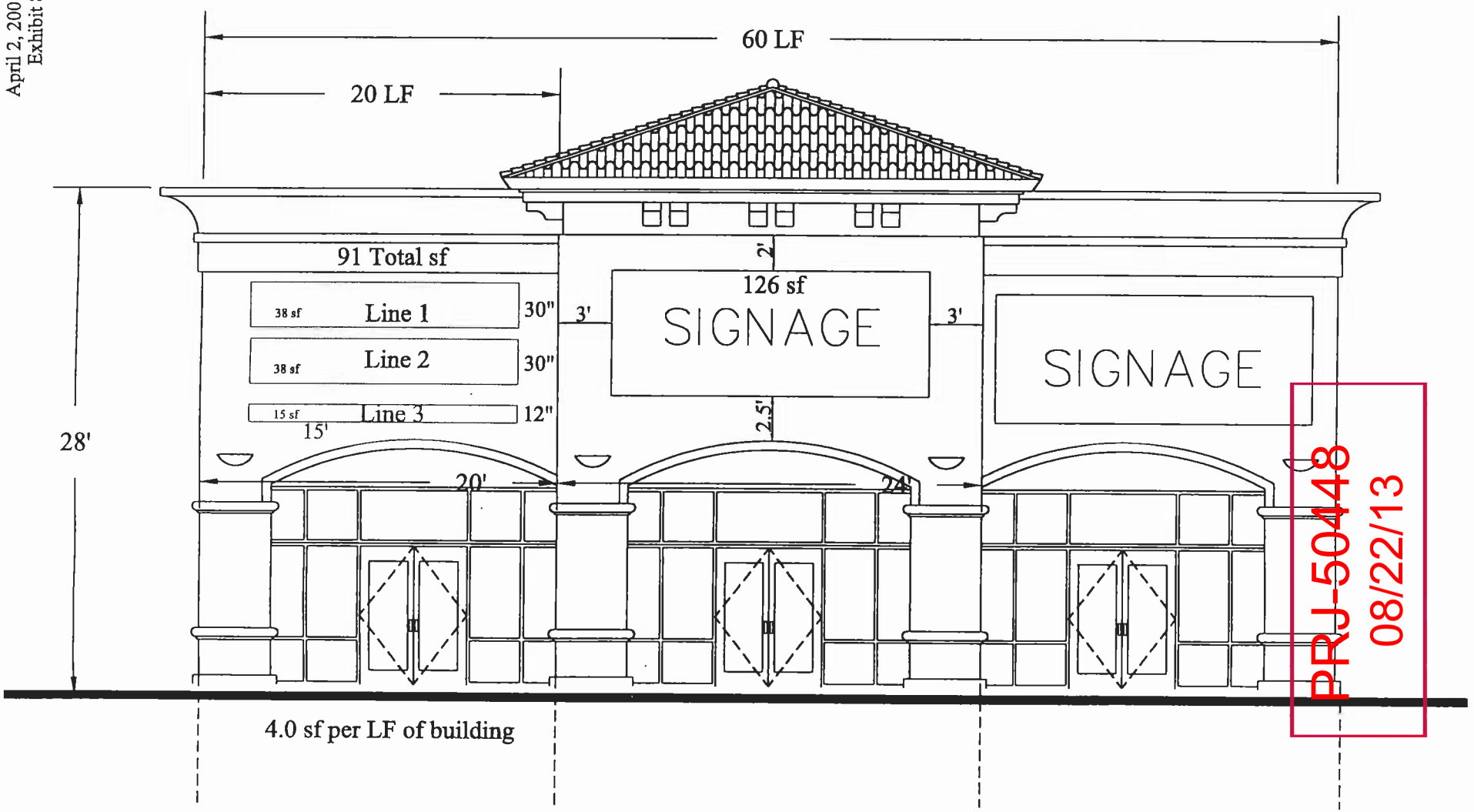
Signature:

Applicant Signature _____ Date _____

MSP-50845

April 2, 2001
Exhibit 8



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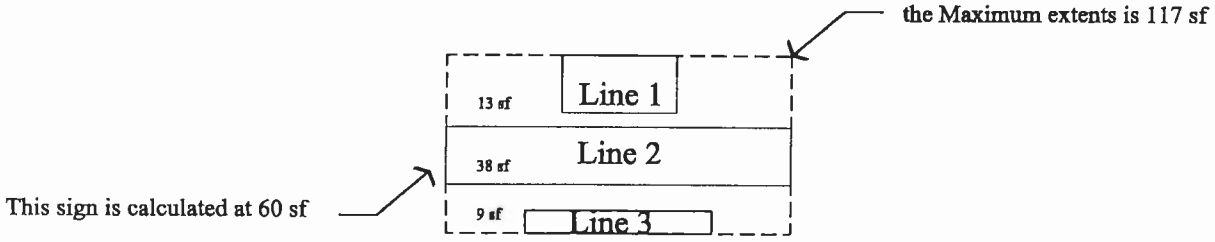
Note: All square footage shall be determined by measuring the smallest extents of each row of signage, not by a maximum extents. See example below.



Perlman
PERLMAN ARCHITECTS, INC.
2230 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89014
702.990.9900 702.932.3222 fax

March 28, 2001
Scale 1/8" = 1'

MSP-50845

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
MICHAEL J. McDONALD
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
VIRGINIA VALENTINE



April 19, 2001

Mr. Stacy Rush
Triple Five Nevada Development Corporation
9510 West Sahara Avenue, Suite 200
Las Vegas, Nevada 89117

RE: Z-0012-98(3) - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF APRIL 18, 2001

Dear Mr. Rush:

The City Council at a regular meeting held April 18, 2001, APPROVED the request for a Master Sign Plan Review for property located at the southeast corner of the intersection of Alta Drive and Rampart Boulevard (Boca Park, Phase III) (APN: 138-32-412-019, PD (Planned Development). The Notice of Final Action was filed with the Las Vegas City Clerk on April 19, 2001. This approval is subject to:

Planning and Development

1. Amend the Master Sign Plan Development Standards to allow a maximum of 20% any suite frontage to be used for wall signage, with the exception of the Great Indoors Big Box Retailer.

Sincerely,

ANGELA CROLLI
DEPUTY CITY CLERK II for
BARBARA JO RONEMUS, CITY CLERK

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services
Land Development Services

Mr. Barry Bender
Triple Five Nevada Development Corp.
9510 W. Sahara Avenue, Suite #200
Las Vegas, Nevada 89117

Mr. James Grindstaff
Perlman Architects
2230 Corporate Circle, Suite #200
Henderson, Nevada 89014

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

VOICE 702.229.6011
TDD 702.386.9108
www.ci.las-vegas.nv.us

8112-012-11/00

PRJ-50448
08/22/13

MSP-50845

New Boca Syndications Group, LLC

City of Las Vegas
Planning and Development
333 N. Rancho Drive
Las Vegas, Nevada 89101

August 22, 2013

RE: Master Sign Plan (Major)

On behalf of the applicant New Boca Syndications Group, LLC please accept this application for a Major Modification to the Master Sign plan (MSP).

The center is generally located at the Southeast corner of Rampart Boulevard and Alta Drive on approximately 14.68 acres.

This center was originally approved under application Z-12-98. Additional modifications were made under Z-12-98(3). Over 2 dozen related applications have been process since the original approval in 1998.

We are requesting the following modification to the Development Plan

1. Removal of the face of (1) existing pylon signs along Rampart Boulevard. The existing pole and foundation will be used in the re-construction of the pylon sign.
2. Construction of (1) new arch sign on an internal road.

Attached with this application is a color site plan showing the location of the existing pylon sign and the new arch.

Sincerely,

James Grindstaff
Vice President,
Planning & Development

TELEPHONE (702) 430-5800 • FAX (702) 430-5810
9440 W. SAHARA AVE SUITE 240 • LAS VEGAS, NEVADA 89117

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08/22/13

MSP-50845

City of Las Vegas Agenda Item No.: **44.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

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

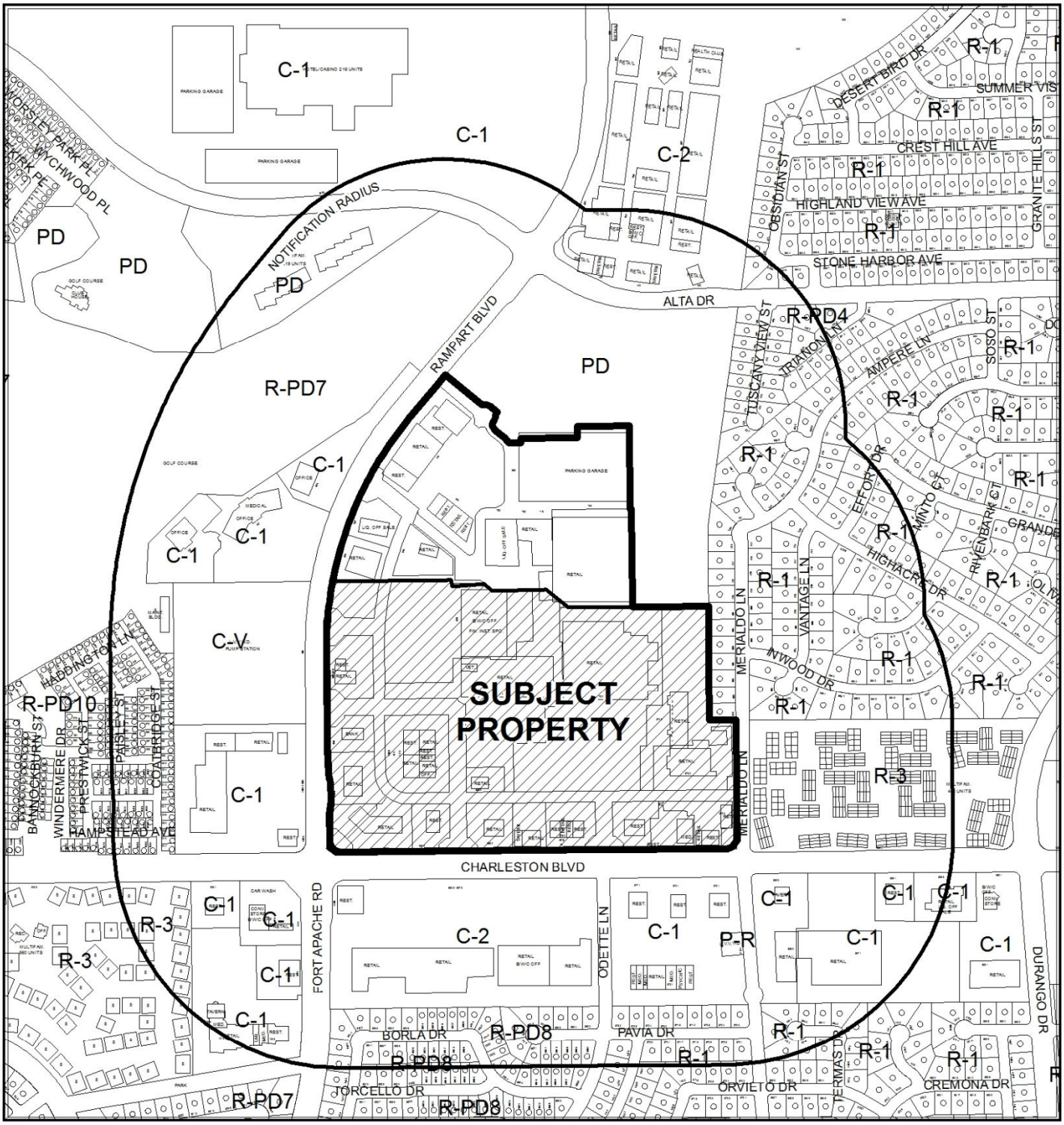
SUBJECT:
MSP-50849 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: BOCA PARK MARKETPLACE LV, LLC - OWNER: BOCA PARK MARKETPLACE LV, LLC, ET AL - For possible action on a request for a Master Sign Plan FOR AN EXISTING SHOPPING CENTER on 47.30 acres at the northeast corner of Charleston Boulevard and Rampart Boulevard (APNs 138-32-412-003, 005, 007, 011, 012, 014, 017, 018, 023, 024, 026, 027, 031 and a portion of 008 and 029; 138-32-818-001, 003, 005 and 011; and a portion of 138-32-312-012), C-1 (Limited Commercial) Zone, Ward 2 (Beers) [PRJ-50443]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 11/20/2013
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:

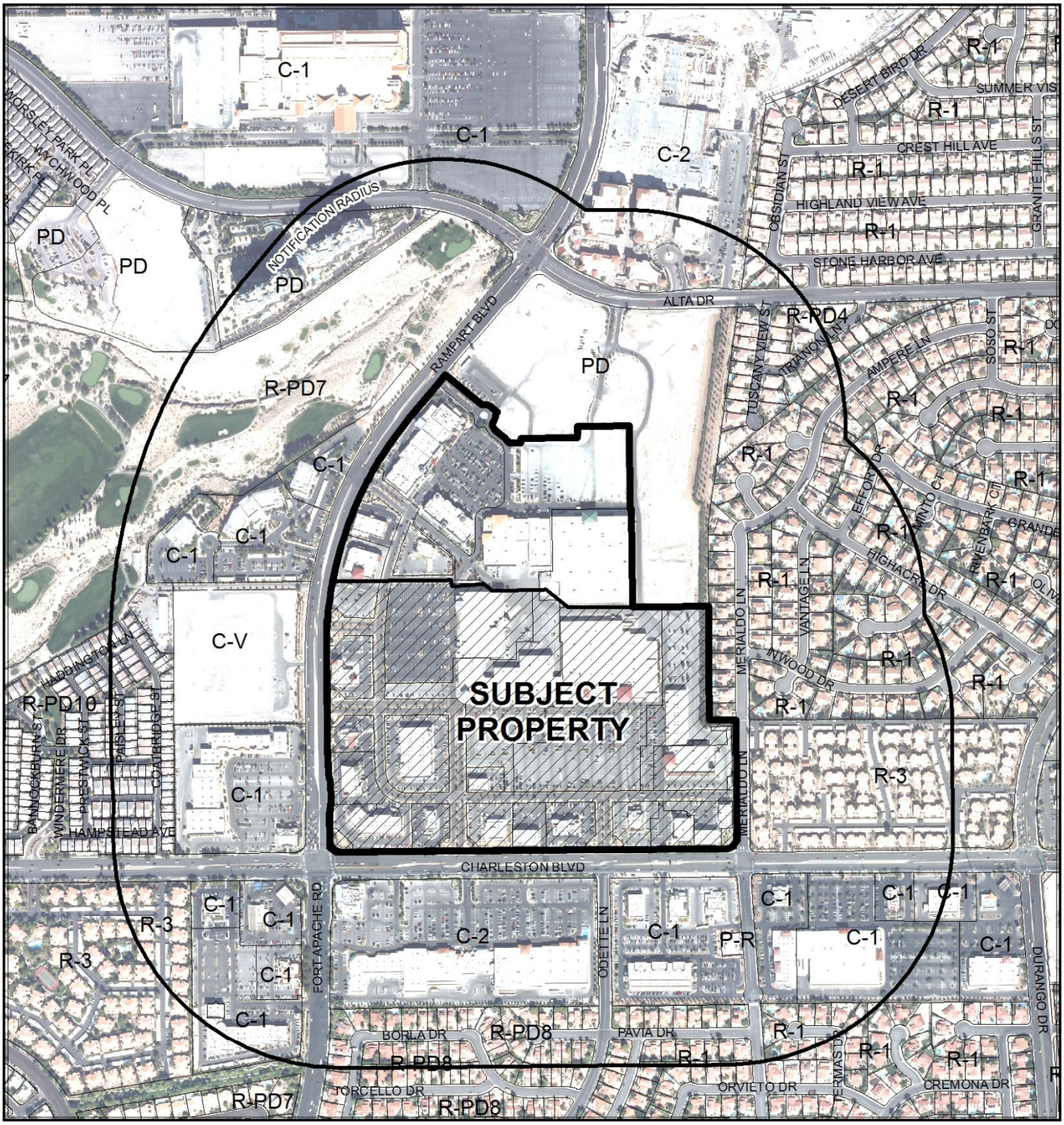
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Master Sign Plan
6. City Council Approval Letter for Z-30-92(5)
7. City Council Approval Letter for Z-30-92(7)
8. Justification Letter



CASE: **MSP-50849 (PRJ-50443)**

RADIUS: 1000 FEET

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



CASE: **MSP-50849 (PRJ-50443)**

RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: BOCA PARK MARKETPLACE, LLV - OWNER: BOCA PARK MARKETPLACE LV, LLC, ET AL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
MSP-50849	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

MSP-50849 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. Conformance with the site plan, sign elevations and documentation date stamped 08/22/13 and 09/25/13, except as amended by conditions herein.

3. All signs shall contain on-premise advertising only.

4. 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.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

6. Any future amendments to the approved signage within the Master Sign Plan in conformance with the Master Sign Plan and new signage in conformance with Title 19 standards may be reviewed and approved administratively by the Department of Planning.

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

Public Works

8. 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.

** STAFF REPORT **

PROJECT DESCRIPTION

The site contains an existing shopping center with existing internally illuminated freestanding entry signage along the Charleston Boulevard and Rampart Boulevard frontages, as well as non-illuminated directional signage on the interior loop road of the development. The applicant is requesting a master sign plan to add a four-sided, 40-foot tall freestanding sign with a 337 square-foot LED reader screen on each face at the corner of Charleston Boulevard and Rampart Boulevard and to replace the interior directional signs with internally illuminated single-faced monument signs. In addition, the four existing freestanding signs along both frontages are proposed to be reconstructed in place with larger tenant panels. As the proposed signage is in conformance with all Title 19 requirements for the C-1 (Limited Commercial) zoning district and is compatible with the existing commercial uses in the vicinity, staff recommends approval with conditions. If denied, a new sign plan would be required for any new signs proposed.

ISSUES

- The planter area on which the corner sign (Sign Type 1) is proposed is already raised up from the normal grade of the rest of the site.
- A formal master sign plan, which had been required as a condition of the original approval of Boca Park Marketplace, will be established through this action.
- None of the signs are subject to Residential Protection Standards. The golf course to the west of Rampart Blvd. is zoned R-PD, but the previous approval has entitled illuminated signage for the Rampart frontage, and signage is oriented to Rampart, not to the golf course.
- The site is located within the Off-Premise Sign Exclusionary Zone. No off-premise signage is allowed on any of the signs within the development.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
09/02/92	The City Council approved a Rezoning (Z-0030-92) to C-1 on this site as part of a larger request that included a Regional Mall. The Planning Commission and staff recommended approval.

04/27/98	The City Council approved a Rezoning (Z-0012-98) from U (Undeveloped) [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) to PD (Planned Development) on 47.4 acres at the southeast corner of Alta Drive and Rampart Boulevard. The Planning Commission recommended approval; staff recommended denial. This action established development standards for the Peccole Town Center Master Plan area as well as the shopping area, designating the southern 49 acres (zoned C-1) as Phase I and the northern 47 acres (zoned PD) as Phase II. The site plan for Phase II included a five-story non-gaming hotel, 650-seat amphitheater, 592,800 square-feet of retail/office uses, 125 condominium units and two parking garages.
04/27/98	The City Council approved a Site Development Plan Review [Z-0030-92(5)] for a proposed 433,240 square-foot retail Shopping Center, including 21 retail pad sites, on 48.7 acres at the northeast corner of Rampart Boulevard and Charleston Boulevard (Phase I). This was not a Major Amendment of the Rezoning case (Z-0030-92), but instead replaced that approved plan.
06/21/01	Planning and Development Department staff administratively approved a Minor Amendment of a previously approved Site Development Plan Review [Z-0012-98(1)] for a proposed 626,005 square-foot development where 723,150 square feet was approved at the southeast corner of Alta Drive and Rampart Boulevard.

Most Recent Change of Ownership	
09/26/97	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
06/25/99	A building permit (#99012608) was issued for four double-faced illuminated freestanding signs and project identifier wall signs at 8740 West Charleston Boulevard. A final inspection was completed 02/09/00.
08/17/04	A building permit (#04019072) was issued for refacing of four existing freestanding signs along the Charleston Boulevard and Rampart Boulevard frontages (at 8740 West Charleston Boulevard). A final inspection was not completed.

Pre-Application Meeting	
07/22/13	Staff and the applicant discussed Title 19.08 signage requirements as they pertained to the subject site. The applicant stated its intention to meet all Title 19 criteria while still updating the signs with changeable LED displays.

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

Field Check	
08/29/13	The site contains two illuminated freestanding signs with the shopping center logo and tenant panels on each frontage, as well as one temporary non-illuminated freestanding directional sign on the interior loop road facing each frontage. The corner of Charleston Boulevard and Rampart Boulevard contains an identifying wall sign that is located on a planter wall.

Details of Application Request	
Site Area	
Net Acres	47.30

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	Shopping Center	SC (Service Commercial)	PD (Planned Development)
South	Shopping Center	SC (Service Commercial)	C-2 (General Commercial)
	Shopping Center		C-1 (Limited Commercial)
East	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
	Multi-Family Residential (Condominiums)	M (Medium Density Residential)	R-3 (Medium Density Residential)
West	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
	Utility Pumping Station	PF (Public Facilities)	C-V (Civic)

Master Plan Areas	***Compliance***
Peccole Ranch Master Plan	Y
Special Purpose and Overlay Districts	***Compliance***
No Applicable Special Purpose or Overlay Districts	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

Sign Plan Details Summary

Sign Key	***Location***	***Type***	***Setback (feet)***	***Height (feet)***	***Area (SF)***	***Illumination***	***Animation***
Type 1	NE corner Charleston/Rampart	new freestanding	15	40	1,462	Internal/ LED	Yes
Type 2	Charleston	existing freestanding	5	32	313	Internal	No
Type 2	Charleston	existing freestanding	5	32	313	Internal	No
Type 2	Rampart	existing freestanding	5	32	313	Internal	No
Type 2	Rampart	existing freestanding	5	32	313	Internal	No
Type 3	Interior loop - Charleston	new monument	265	8	30	Internal	No
Type 3	Interior loop - Rampart	new monument	265	8	30	Internal	No

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.120, the following standards apply to the subject proposal:

Freestanding Signs: *[Sign Type 1 (northeast corner of Charleston Blvd. and Rampart Blvd.)] [Sign Type 2 (north side of Charleston Blvd. and east side of Rampart Blvd.)]*		
Standards	***Allowed***	***Provided***
Maximum Number (Charleston Blvd)	1 / 200 feet street frontage 9 total	3 total
Maximum Number (Rampart Blvd)	1 / 200 feet street frontage 6 total	2 total
Maximum Area (Charleston Blvd)	2 SF/linear foot of frontage 3,940 SF total	2,088 SF total

Freestanding Signs: *[Sign Type 1 (northeast corner of Charleston Blvd. and Rampart Blvd.)] [Sign Type 2 (north side of Charleston Blvd. and east side of Rampart Blvd.)]*		
Standards	***Allowed***	***Provided***
Maximum Area (Rampart Blvd)	2 SF/linear foot of frontage 2,440 SF total	626 SF total
Maximum Height	40 feet	40 feet
Minimum Setback	5 feet	5 feet
Min. Separation Distance	100 feet	380 feet
Illumination	Internal/External/EMU	Internal/LED message unit

Monument Signs: *[Sign Type 3 (interior loop road)]*		
Standards	***Allowed***	***Provided***
Maximum Number	1 / 200 feet street frontage 15 total	1 each facing Charleston Blvd. and Rampart Blvd.
Maximum Area	75 SF	30 SF
Maximum Height	10 feet	8 feet
Minimum Setback	5 feet	265 feet
Illumination	Direct/Internal	Internal

ANALYSIS

New signage in the development is subject to Title 19.08.120 for sign design and zoning requirements. The site development plan review approval for this site [Z-0030-92(5)] required a master sign plan to be submitted as a condition of approval; until the present, no formal sign plan had been established. Only the primary identifying and directional signage is proposed at this time. Future amendments to this sign plan may establish criteria for tenant signage going forward. Any new signage outside of the Title 19 requirements or previous approvals will require a variance.

The three sign types proposed to be constructed or altered meet the requirements of Title 19.08. With the addition of LED displays, there is a concern that products or services not offered on the site may be advertised. The site is located within the Off-Premise Sign Exclusionary Zone, which is generally situated west of Rainbow Boulevard south of Cheyenne Avenue and west of Decatur Boulevard north of Cheyenne Avenue, within the city limits. A condition of approval addresses this issue.

FINDINGS (MSP-50849)

The proposed new signs and altered existing signs conform to Title 19.08 sign requirements and are compatible with the shopping center and the existing adjacent commercial uses. Staff therefore recommends approval with conditions.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 21

NOTICES MAILED 892

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: MSP-50849 APN: 138-32-412-029

Name of Property Owner: Boca Park Marketplace LV, LLC

Name of Applicant: Charleston Associates, LLC

Name of Representative: James Grindstaff

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 P. Dragovich, sec of managing member

Subscribed and sworn before me

This 22nd day of August, 2013

_____

Notary Public in and for said County and State

BRADLEY Y. BANIAGA
Notary Public
State of Nevada
APPT. NO. 10-3289-1
My App. Expires 9-17-14

PRJ-50443
08/22/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Master Sign Plan (Major)

Project Address (Location) NEC Charleston and Rampart

Project Name Boca Market Place **Proposed Use** General Retail

Assessor's Parcel #(s) 138-32-412-018,027,029,031,& 818-005 **Ward #** 2

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

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

Gross Acres 47.30 **Lots/Units** N/A **Density** N/A

Additional Information existing Shopping center

PROPERTY OWNER Boca Park Marketplace LV, LLC **Contact** Jeff Dragovich

Address 9440 W. Sahara Ave # 240 **Phone:** (702) 430-5800 **Fax:** (702) 430-5810

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

E-mail Address jeff.dragovich@triplefive.com

APPLICANT Boca Park Marketplace LV, LLC **Contact** James Grindstaff

Address 9440 W. Sahara Ave # 240 **Phone:** (702) 430-5831 **Fax:** (702) 430-5810

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

E-mail Address james.grindstaff@triplefive.com

REPRESENTATIVE Boca Park Marketplace LV, LLC **Contact** James Grindstaff

Address 9440 W. Sahara Ave # 240 **Phone:** (702) 430-5831 **Fax:** (702) 430-5810

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

E-mail Address james.grindstaff@triplefive.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 Jeffrey P Dragovich sec of Manager member

Subscribed and sworn before me

This 22ND day of AUGUST, 20 13.

_____

Notary Public in and for said County and State

BRADLEY Y. BANTAGA
Notary Public
State of Nevada
APPT. NO. 10-3289-1
My App. Expires 9-17-14

FOR DEPARTMENT USE ONLY

Case #	MSP-50849
Meeting Date:	10/08/13 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-50443
08/22/13

Revised 10/27/08

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Master Sign Plan (Major)

Project Address (Location) NEC Charleston and Rampart

Project Name Boca Market Place **Proposed Use** General Retail

Assessor's Parcel #(s) 138-32-412-029 **Ward #** 2

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

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

Gross Acres 47.30 **Lots/Units** N/A **Density** N/A

Additional Information existing Shopping center

PROPERTY OWNER Charleston Associates, LLC **Contact** Martin Walrath

Address 9440 W. Sahara Ave # 240 **Phone:** (702) 430-5800 **Fax:** (702) 430-5810

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

E-mail Address martin.walrath@triplefive.com

APPLICANT Charleston Associates, LLC **Contact** Jeff Dragovich

Address 9440 W. Sahara Ave # 240 **Phone:** (702) 430-5811 **Fax:** (702) 430-5810

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

E-mail Address jeff.dragovich@triplefive.com

REPRESENTATIVE Charleston Associates, LLC **Contact** James Grindstaff

Address 9440 W. Sahara Ave # 240 **Phone:** (702) 430-5831 **Fax:** (702) 430-5810

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

E-mail Address james.grindstaff@triplefive.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* Martin Walrath

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

Print Name Martin Walrath

Subscribed and sworn before me

This 21st day of August, 2013.

A Patel

Notary Public in and for said County and State

RATNA R. PATEL
Commission # 2390547
Notary Public, State of New Jersey
My Commission Expires
October 26, 2014

FOR DEPARTMENT USE ONLY

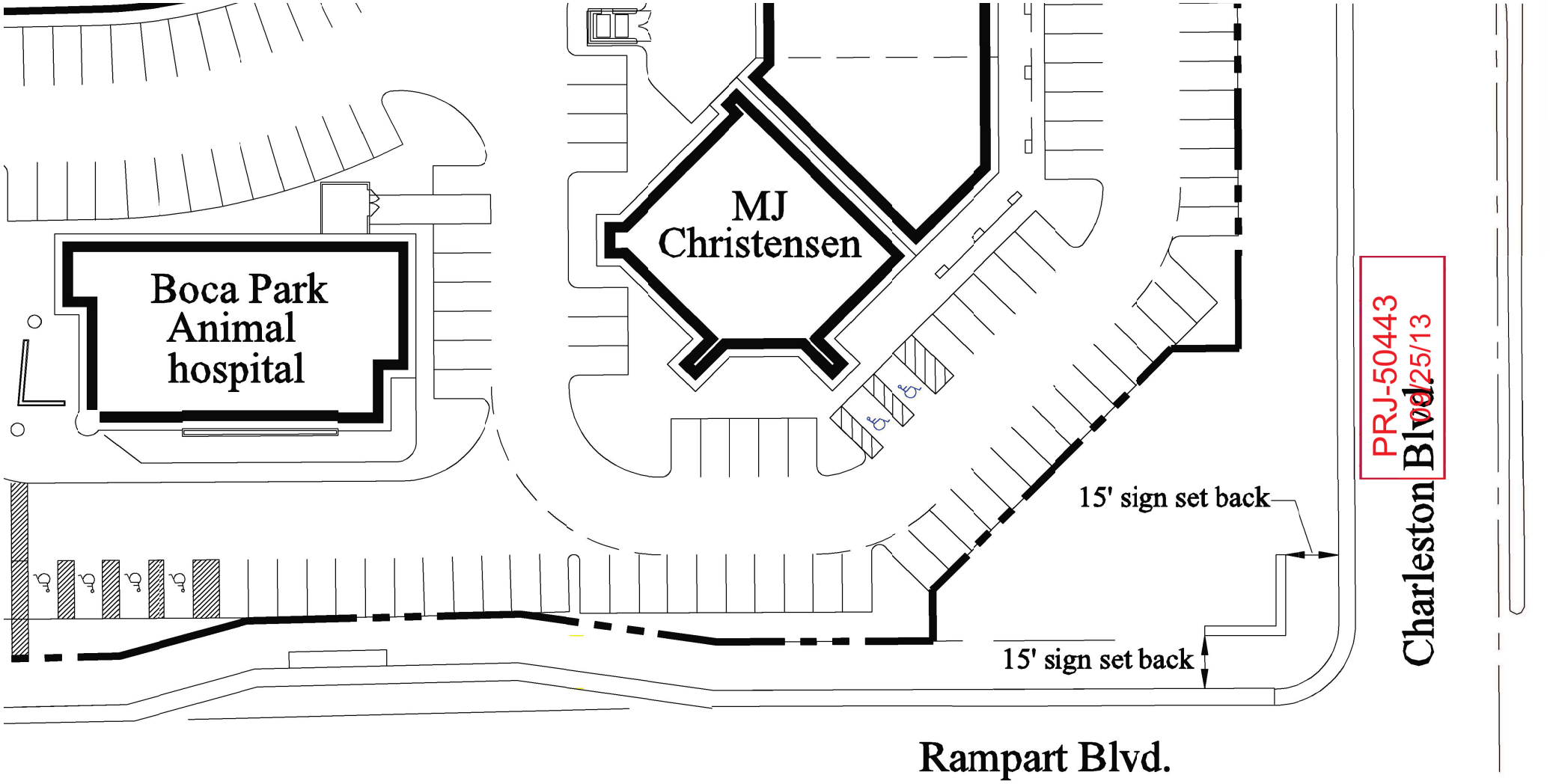
Case #	MSP-50849
Meeting Date:	10/08/13 PC
Total Fee:	
Date Received:*	
Received By:	

*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-50443
08/22/13

Revised 10/27/08

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



New 40' Pylon Sign Setback Exhibit

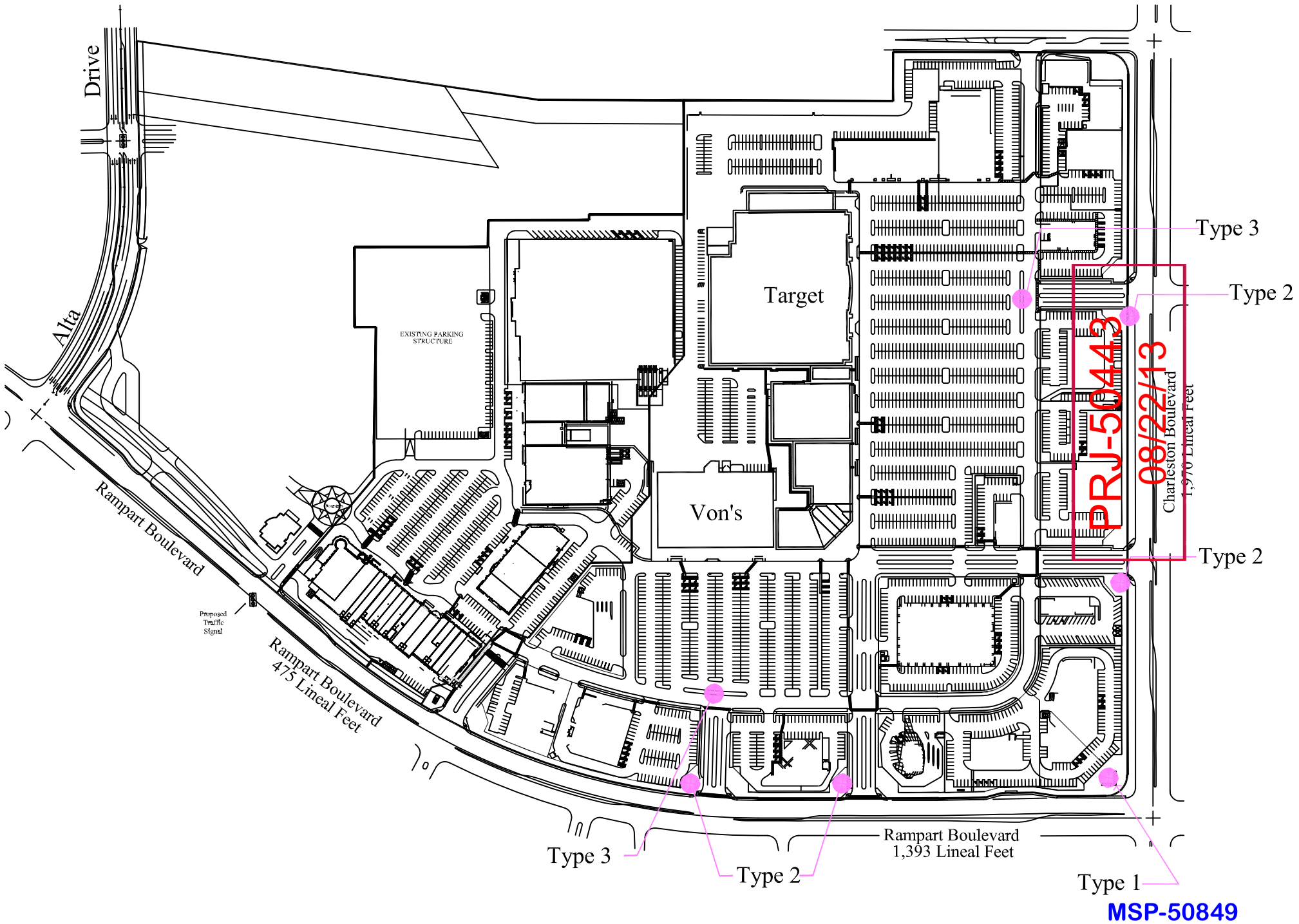
North

Scale 1'=80'

Boca Park Market Place

Date: September 9, 2013
Project Number: 100100

MSP-50849 REVISED


Drive
Alta
Rampart Boulevard
Proposed Traffic Signal
Rampart Boulevard
475 Lineal Feet
EXISTING PARKING STRUCTURE
Target
Von's
Type 3
Type 2
PRJ-50443
08/22/13
Charleston Boulevard
1,970 Lineal Feet
Type 2
Type 3
Type 2
Rampart Boulevard
1,393 Lineal Feet
Type 1
MSP-50849











BOCA PARK LAYOUT SITE LOCATION

SITE PLAN SIGN LOCATION
SCALE: N.T.S.

BOCA PARK
900 S. RAMPART

SITE PLAN SIGN LOCATION

ALL MEASUREMENTS MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION
FIELD SURVEY REQ'D

VISION SIGN INC.
6630 Arroyo Springs Street Suite 600
Las Vegas, NV 89113
Phone: 702-895-7474

These plans are prepared and submitted by the contractor as an exemption to NRS 623.330 for work under contractor license category authorized under NRS 624.
NV CONTRACTOR LICENSE #42776

THIS ARTWORK WAS PREPARED BY AND IS THE PROPERTY OF VISION SIGN, INC. ANY UNAUTHORIZED USE OF SAME, IN WHOLE OR PART IS PROHIBITED.

"The signage indicate on this design is Fabricated to meet UL requirements and Will be labeled according to UL guidelines"

JOB NO.	15662A
DATE	09.27.12
DRAWN	DERRICK
SALES	DAVID S. / BRANDON S.
FILE NAME	BOCAPARKFASHIONVILLAGE15662A.CDR
FOLDER	

REVISIONS MADE

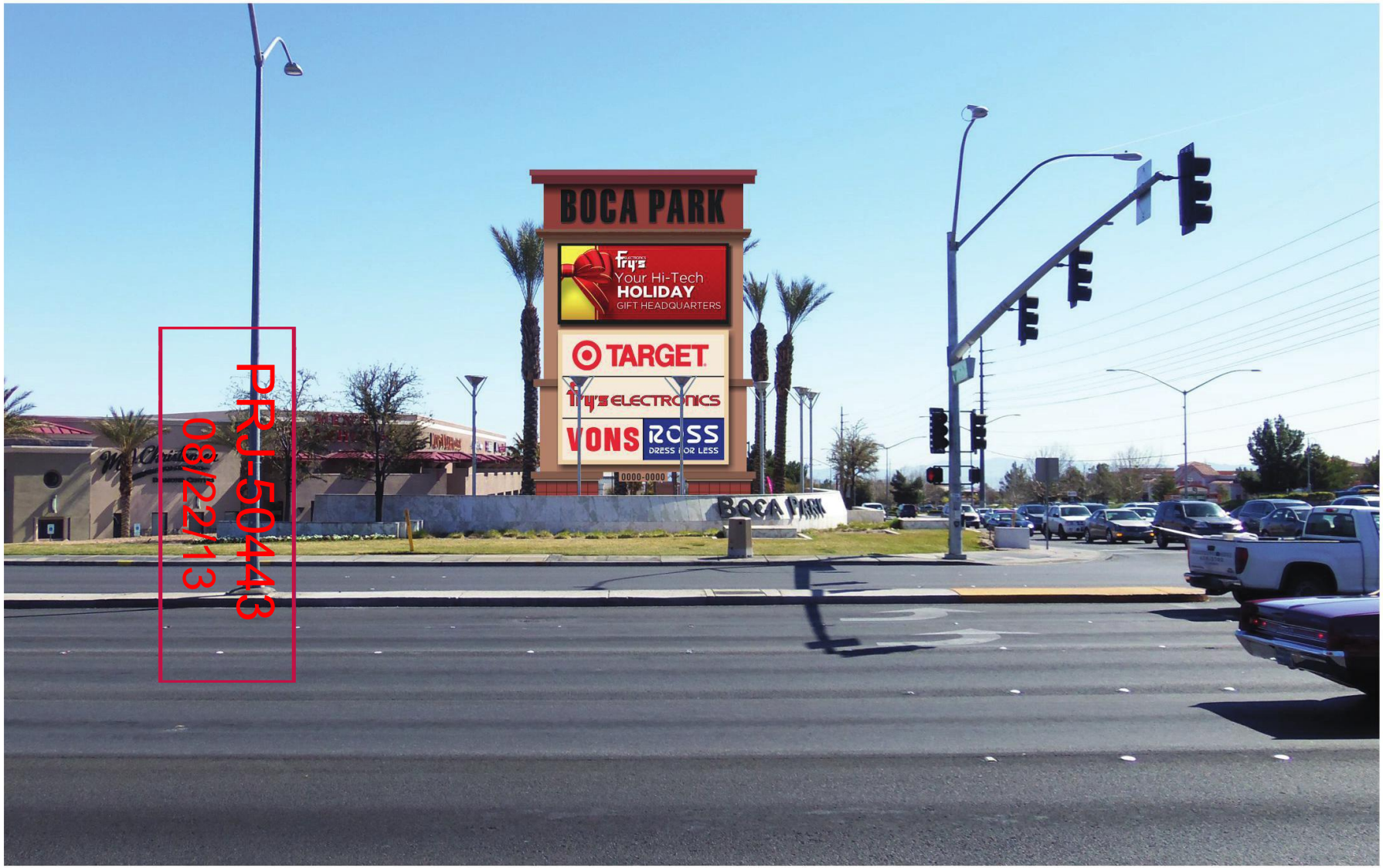
3-15-13 DN	DESIGN PYLON SIGNS
3-22-13 ON	REVISED SIGN PACKAGE

FINAL SIGN-OFF

DATE SOLD:
SALES PERSON:
DESIGNER:
CUSTOMER:

SHEET
SITE

MSP-50849



BP MAIN 1 40' 4-SIDED PYLON SIGN DISPLAY
SCALE: 3/32"=1'-0"

CONCEPTUAL ONLY
SEE PAGE 001E FOR DETAIL

WEST ELEVATION

BOCA PARK
900 S. RAMPART

4-SIDED PYLON SIGN DISPLAY

ALL MEASUREMENTS MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION
FIELD SURVEY REQ'D

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FILE NAME	BOCAPARKFASHIONVILLAGE15662A.CDR
FOLDER	

REVISIONS MADE

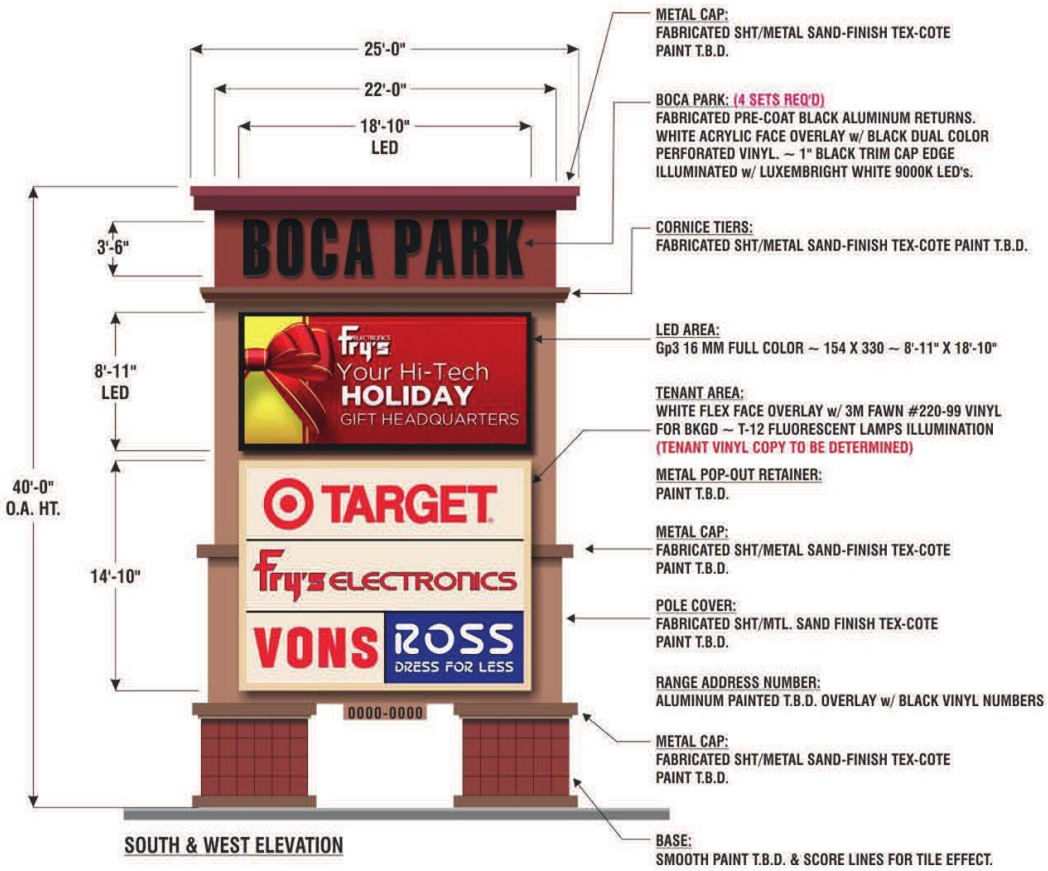
3-15-13 DN	DESIGN PYLON SIGNS
3-22-13 DN	REVISED SIGN PACKAGE
7-24-13 DN	REVISED to 40' HIGH

FINAL SIGN-OFF

DATE SOLD:	
SALES PERSON:	
DESIGNER:	
CUSTOMER:	

SHEET
001a

MSP-50849



SOUTH & WEST ELEVATION



NORTH & EAST ELEVATION

BP MAIN 1 **40' 4-SIDED PYLON SIGN DISPLAY**
SCALE: 1/8"=1'-0"
TOTAL (1) REQ'D.

NOTE: LOGOS TO BE PROVIDED IF NEEDED BY CUSTOMER

1130 Total Sq Ft
337 EMU Sq Ft

BOCA PARK
900 S. RAMPART

4-SIDED PYLON SIGN DISPLAY

ALL MEASUREMENTS MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION
FIELD SURVEY REQ'D

VISION SIGN INC.
6630 Arroyo Springs Street Suite 600
Las Vegas, NV 89113
Phone: 702-895-7474

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DATE 09.27.12
DRAWN DERRICK
SALES DAVID S. / BRANDON S.
FILE NAME BOCAPARKFASHIONVILLAGE15662A.CDR
FOLDER

REVISIONS MADE

3-15-13 DN	DESIGN PYLON SIGNS
3-22-13 DN	REVISED SIGN PACKAGE
7-24-13 DN	REVISED to 40' HIGH

FINAL SIGN-OFF
DATE SOLD:
SALES PERSON:
DESIGNER:
CUSTOMER:

SHEET
001e

MSP-50849



NEW D/F PYLON SIGN (AFTER)
SCALE: 1/8"=1'-0"

PRJ-50443
8/22/13



EXISTING D/F PYLON SIGN (BEFORE)
SCALE: N.T.S.



BP2 MANUFACTURE & INSTALL NEW TYP. D/F PYLON SIGN
SCALE: 3/16"=1'-0"
TOTAL (4) REQ'D.

NOTE: LOGOS TO BE PROVIDED IF NEEDED BY CUSTOMER

NOTE: ALL COLORS FOR SIGN TO BE PROVIDED BY CUSTOMER.

METAL CAP:
FABRICATED SHT/METAL SAND-FINISH TEX-COTE
PAINT T.B.D.

BOCA PARK: (2 SETS REQ'D)
FABRICATED PRE-COAT BLACK ALUMINUM RETURNS.
WHITE ACRYLIC FACE OVERLAY w/ BLACK DUAL COLOR
PERFORATED VINYL. ~ 1" BLACK TRIM CAP EDGE
ILLUMINATED w/ LUXEMBRIGHT WHITE 9000K LED's.

CORNICE TIERS:
FABRICATED SHT/METAL SAND-FINISH TEX-COTE PAINT T.B.D.

TENANT AREA:
WHITE ACRYLIC FACE OVERLAY w/ 3M FAWN #220-99 VINYL
FOR BKGD ~ H-TRACK DIVIDER BARS PAINT TO MATCH RETAINERS
T-12 FLUORESCENT LAMPS ILLUMINATION
NOTE: TENANT FACES INDIVIDUAL PANELS
(TENANT VINYL COPY TO BE DETERMINED)

METAL POP-OUT RETAINER:
PAINT T.B.D.

METAL CAP:
FABRICATED SHT/METAL SAND-FINISH TEX-COTE
PAINT T.B.D.

METAL CABINET:
FABRICATED SHT/METAL SAND-FINISH TEX-COTE PAINT T.B.D.

METAL CAP:
FABRICATED SHT/METAL SAND-FINISH TEX-COTE
PAINT T.B.D.

RANGE ADDRESS NUMBER:
¼" F.C.O. ALUMINUM PAINTED SEMI-GLOSS BLACK

BASE:
SMOOTH PAINT T.B.D. & SCORE LINES FOR TILE EFFECT.

301 Total Sq Ft

BOCA PARK
900 S. RAMPART

D/F PYLON
SIGN DISPLAY

ALL MEASUREMENTS
MUST BE VERIFIED
PRIOR TO ANY CONSTRUCTION
FIELD SURVEY REQ'D

VISION SIGN INC.
6630 Arroyo Springs Street Suite 600
Las Vegas, NV 89113
Phone: 702-895-7474

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SALES	DAVID S. / BRANDON S.
FILE NAME	BOCAPARKFASHIONVILLAGE15662A.CDR
FOLDER	

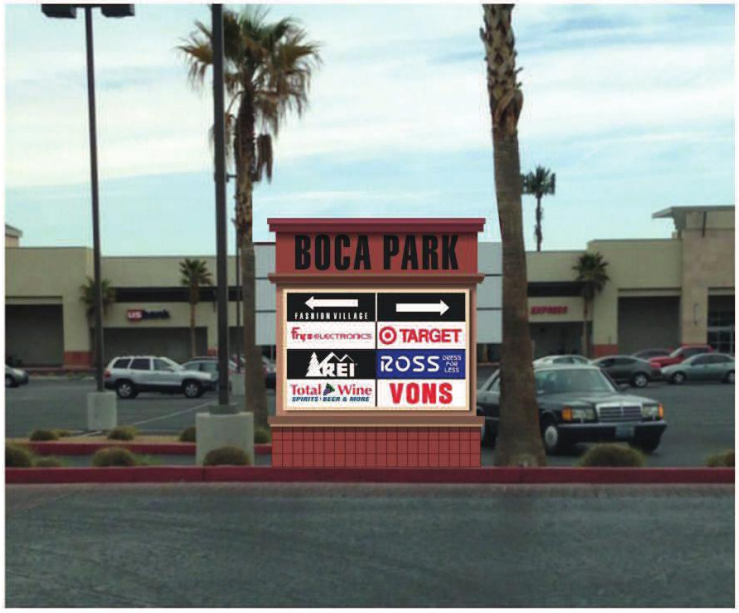
REVISIONS MADE

3-15-13 DN	DESIGN PYLON SIGNS
3-22-13 DN	REVISED SIGN PACKAGE

FINAL SIGN-OFF
DATE SOLD:
SALES PERSON:
DESIGNER:
CUSTOMER:

SHEET
002

MSP-50849

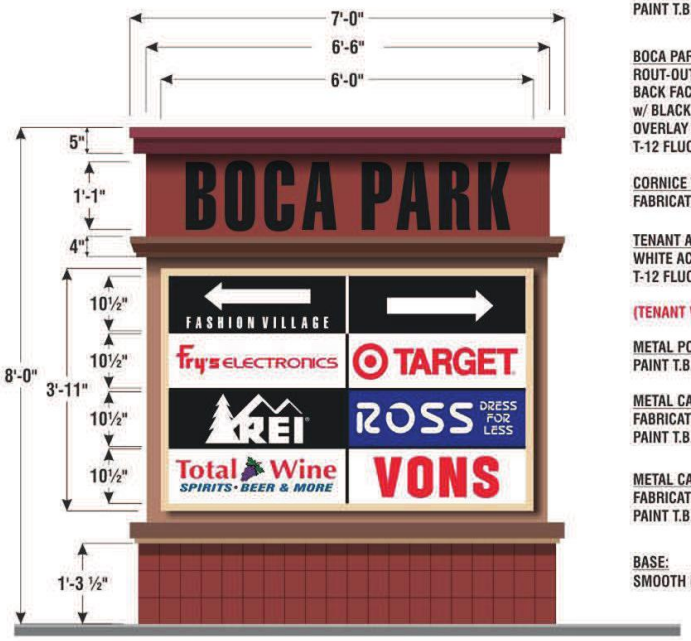


NEW S/F MONUMENT SIGN (AFTER)
SCALE: 1/4"=1'-0"

3A SHOWN
SEE SITE PLAN



EXISTING NON-ILLUM SIGN (BEFORE)
SCALE: N.T.S.



FV 3 MANUFACTURE & INSTALL NEW S/F MONUMENT SIGN
SCALE: 1/2"=1'-0"

TOTAL (2) REQ'D.

NOTE: LOGOS TO BE PROVIDED IF NEEDED BY CUSTOMER

NOTE: ALL COLORS FOR SIGN TO BE PROVIDED BY CUSTOMER.

METAL CAP:
FABRICATED SHT/METAL SAND-FINISH TEX-COTE
PAINT T.B.D.

BOCA PARK FASHION VILLAGE:
ROUT-OUT ALUMINUM FACE SAND-TEXCOTE PAINT T.B.D.
BACK FACE w/ WHITE ACRYLIC FACE OVERLAY "BOCA PARK"
w/ BLACK DUAL COLOR PERFORATED VINYL ~ "FASHION VILLAGE"
OVERLAY w/ BLACK VINYL TO SHOW-THRU WHITE COPY.
T-12 FLUORESCENT LAMPS ILLUMINATION.

CORNICE TIERS:
FABRICATED SHT/METAL SAND-FINISH TEX-COTE PAINT T.B.D.

TENANT AREA:
WHITE ACRYLIC FACE ~ BLACK DIVIDER LINES
T-12 FLUORESCENT LAMPS ILLUMINATION

(TENANT VINYL COPY TO BE DETERMINED)

METAL POP-OUT RETAINER:
PAINT T.B.D.

METAL CABINET:
FABRICATED SHT/METAL SAND-FINISH TEX-COTE
PAINT T.B.D.

METAL CAP:
FABRICATED SHT/METAL SAND-FINISH TEX-COTE
PAINT T.B.D.

BASE:
SMOOTH PAINT T.B.D. & SCORE LINES FOR TILE EFFECT.

29 Total Sq Ft

BOCA PARK
900 S. RAMPART

S/F MONUMENT SIGN DISPLAY

ALL MEASUREMENTS MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION
FIELD SURVEY REQ'D

VISION SIGN INC.
6630 Arroyo Springs Street Suite 600
Las Vegas, NV 89113
Phone: 702-895-7474
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NV CONTRACTOR LICENSE #42776

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FILE NAME	BOCAPARKFASHIONVILLAGE15662A.CDR
FOLDER	

REVISIONS MADE

3-15-13 DN	DESIGN PYLON SIGNS
3-22-13 DN	REVISED SIGN PACKAGE

FINAL SIGN-OFF
DATE SOLD:
SALES PERSON:
DESIGNER:
CUSTOMER:

SHEET
003

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Boca Park Signage	Square Footage Per Each	Total Sq. Ft.
Item 1 - Main Pylon	1462 Sq. Ft.	1462 Sq. Ft.
Item 1 - EMU Square Footage	337 Sq. Ft. (Included in O.A. Sq Ft)	
Item 2a - Secondary Pylon	312.5 Sq. Ft.	
Item 2b - Secondary Pylon	312.5 Sq. Ft.	
Item 2c - Secondary Pylon	312.5 Sq. Ft.	
Item 2d - Secondary Pylon	312.5 Sq. Ft.	
Item 2 Total		1250 Sq Ft.
Item 3a - Directory Monument Sign	33 Sq. Ft.	
Item 3b - Directory Monument Sign	33 Sq. Ft.	
Item 3 Total		66 Sq. Ft.
Total:		**2,778 Sq. Ft.**

PRJ-50443
08/22/13

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MSP-50849 - APPLICANT: NEW BOCA MARKETPLACE LV, LLC - OWNER: BOCA PARK MARKETPLACE LV, LLC, ET AL

NORTHEAST CORNER OF CHARLESTON BOULEVARD AND RAMPART BOULEVARD

08/29/13



MSP-50849 - APPLICANT: NEW BOCA MARKETPLACE LV, LLC - OWNER: BOCA PARK MARKETPLACE LV, LLC, ET AL

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NORTHEAST CORNER OF CHARLESTON BOULEVARD AND RAMPART BOULEVARD

08/29/13

CHARLESTON AND ASSOCIATES, LLC

Boca Park Market Place

Master Sign Plan

Sophia

7/25/2013

PRJ-50443
08/22/13

This master sign plan has been developed for the administration and enforcement of sign criteria as set forth in this Master Sign Plan and in accordance with applicable City of Las Vegas development code City Ordinances.

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Boca Park Market Place
Master Sign Plan Design Criteria
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3.6 Boca Park Architectural Review Committee (ARC) 2

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5.2 Plan Requirements 9
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5.4 Standards Review 10
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EXHIBITS
1 Master Sign location Plan
2 Vicinity/Location Map
3 Pylon Sign
4 Directional Sign

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INTRODUCTION

The intent of this Master Sign Plan is to provide the guidelines necessary to achieve a visually coordinated, balanced and appealing signage environment.

The criteria set forth herein are established to facilitate orderly sign development while meeting the community's goal for appearance and safety. No signage shall be constructed or erected prior to the approval of the Boca Park ARC, the City of Las Vegas and submittal of a copy of the Sign Certificate issued by the City of Las Vegas, to Boca Park ARC. The Tenant or its sign contractor at their expense, upon demand by Developer or Developer's agent, shall remove any signs erected prior to or outside the approval parameters of the Boca Park ARC approval letter.

Exceptions to these standards shall be reviewed by, and made only with the approval of the Developer or Developer's agent. These standards, however, have been set forth as criteria, based upon our field experience and deviations will generally result in serious inequities between Tenants. Accordingly, the Developer must and does retain full rights of approval on any signs used in the Shops at Boca Park, independent of and/or prior to review and approval by the City of Las Vegas, Nevada.

This Master Sign Plan contains restrictions regulating the construction and maintenance of all signs within the Boca Park Market Placeand is enforceable in courts of law. They are subject to interpretation by the Developer. Developer may amend or augment the Design Criteria, set forth in Section 4 below, to meet specific site or temporal requirements of any sign consistent with the basic objectives of this program:

1.0 Conformance: Any sign erected, placed, established, relocated, painted, created or maintained in the City of Las Vegas and, in particular the Boca Park market Place shall conform to all standards, procedures, exemptions, and all other requirements of the "City of Las Vegas Zoning Code" henceforth referred to as "Zoning Code."

2.0 Regulations: The Design Criteria and this Master Sign Plan are intended to conform to all applicable standards of the Codes. Any requests for exceptions or variances to the laws and regulations, or standards adopted by the City must be submitted to the appropriate agency of the City according to the established procedures for the granting of such exceptions. The Developer assumes no responsibility through Sign Review, as detailed in Section 5 below, to check for compliance with local codes or ordinances. Sign Review is intended to ensure that the signs meet the intent of this Master Sign Plan for the Shops at Boca Park.

3.0 Definitions: Words and phrases used in this Master Sign Plan shall have the meaning set forth in Section 3 and the "Zoning Code."

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3.1 Developer: Interchangeable with Owner; Developer shall mean Boca Park Marketplace LV , LLC (or its successors) , , 9440 W. Sahara Ave., Suite 240, Las Vegas, NV 89117, (702) 430-5800.

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3.2 Center: Shall be mean Boca Park Market Place, in whole or part.

3.3 City: "City" shall mean City of Las Vegas, Nevada, 333 N. Rancho Drive., Las Vegas, NV 89106.

3.4 Tenant: "Tenant" shall mean any person or persons, including Developer, in rightful possession of a building or parcel, or a portion thereof, either owned or leased located at the Shops at Boca Park.

3.5 Boca Park Market Place shall mean that certain real property located in the City at the southeast comer of Alta Drive and Rampart Boulevard, comprising of approximately 42 acres of approved mixed use and being developed by the Developer.

3.6 Boca Park Market Place ARC shall mean the Boca Park Market Place Architectural Review Committee and defined as "Boca ARC" here within.

3.7 A-Frame Signs: Small portable signs of height not to exceed 4 feet when deployed. For daily use; only during the operational business hours the business is open to the public and for special events and temporary in nature that are approved by the "Boca ARC".

DESIGN REVIEW AND APPROVAL PROCESS

4.0 Signage Design Criteria

4.1 Sign Type

4.1.1 Project Identification Signage

A) Pylon Signs

Subject to written agreement with Developer, a limited number of Tenants may be permitted to install signage panel(s) upon the pylon signs at the Center. Proposed pylon signage shall be submitted to the Boca Park Market Place ARC for its review and approval. Nationally recognized businesses may , with the written agreement of the Developer and the Boca Park Market Place ARC, utilize their corporate logos upon their sign panels; otherwise, Tennant pylon sign panels shall use standard capital letters.

Pylon signs shall be constructed, and owned by the Developer. The center will consist of four (4) two sided 32 feet tall pylon signs (1) two sided 40 feet tall pylon sign located at the corner of Charleston and Rampart with a 8'-11" x 18'-10" Full color LED electronic reader board.

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These signs shall be in accordance with
in accordance with the City of Las Vegas Unified development code section

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19.08.120, or as approved by the City Planning Commission to Council.

4.1.2 Directional Signage

A) Directional Signs
Two (2) 8' x 6' directional signs shall be installed at the locations per the attached site plan. They will be used to direct patrons to the locations of various tenants. Due to limited room for directional signage, quantities and locations will be determined by owner and/or ARC.

4.1.3 Tenant Building Signage

The design theme for the Boca Park Market Place encourages building signage criteria that adapts to a variety of building architecture. This criteria extends a range of signage options designed to complement the architectural style of each building and suite. This approach enables individual tenants some degree of flexibility in personalizing their own business and allowing for additional creativity in sign design.

At the Developers discretion, signs approved for any one location may not be adaptable or appropriate in another location. The Developer/Architect will be responsible for providing each tenant with signage options available for each building and suite.

Building signage may be placed on one, two or three sides of any building (with Boca Park Market Place ARC approval and by specific agreement with the Developer) provided that all sides are being used/leased by the Tenant requesting the signage. The ability to have three sided signage would be dependent on the Tenant being an end unit suite on any specific building.

A) Wall Signs
This is a sign displayed upon or against the wall, parapet or sign panel of a structure where the exposed face of the sign is in the plane parallel to the plane of the wall and extends not more than 12" inches from the face of the wall. No wall sign will be allowed that contains the phone number of the business and / or names of individuals unless they are part of the DBA name.

The total amount of wall signs allowed per building elevation shall not exceed 20% of the total area of the building elevation in accordance with the City of Las Vegas Unified development code section 19.08.120 (f) (19).

B) Awning Signs
Tenant may use awning for logos or business names only. At the discretion of owner and architect. Tenant accepts all responsibility and cost for maintenance, upkeep, replacement when necessary and replacement if vacating premises.

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Awing's shall not exceed 10% of the building elevation in accordance with the City of Las Vegas Unified development code section 19.08.120 (f) (15).

Owner/Leasing Management has the sole and absolute discretion to determine when awnings need maintenance or replacement or if they will be allowed by any tenant.

Color to be limited to the following palette with Owner/Architect discretion:
Black, red.

C) Blade Signs (Projecting)

A Tenant Blade sign is one, which is attached to a building and extends in whole or in part more than 12 inches horizontally beyond the surface of the building to which the sign is attached. Such signs may not project within 2 feet of sidewalk or higher than the wall of the building on which it is mounted to a maximum of 8 feet from grade. Blades shall be a maximum of 4 square feet in area. A Blade sign may not exceed 3 feet in length nor project more than 22 inches from the wall. Blade signs shall be of a non-corrosive metal with an architectural finish as specified by the Developer. in accordance with the City of Las Vegas Unified development code section 19.08.120 (f) (14).

D) Banner Signs (Projecting)

Projecting Banner signs are allowed with approval of the Boca ARC.

E) Tenant Space Identification (door and window signage)

Business, Trade Name, hours of operation and suite number may be applied in the form of a plaque. Application to glass of any type is forbidden including but not limited to doors, store fronts, windows. As per exhibit and approval by the ARC, due to the unique nature of the Boca Park Market Place and the individual architecture and personality of each building, permissible plaque installation on one building may not constitute permissible plaque on another. All final decisions are at the discretion of owners and the ARC

4.1.4 Temporary Signage

A temporary construction sign naming the builder architect, etc. is allowed, subject to the time limits of construction, but not longer than 3 months, and shall not exceed 16 square feet.

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08/22/13

Temporary signs/banners may be used to announce the arrival/opening of a new Tenant. These signs shall be in place no longer than 90 days unless a longer time is agreed to by the Boca Park ARC If signs/banners are left longer than 90 days, the Developer, after a 10 day written notification and absent the prior consent of the Boca Park ARC may remove signs/banners at such Tenant's expense. The Boca Park ARC must approve all

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signs/banners.

4.1.5 Monument Signs

4.2 General Regulations

4.2.1 Sign Area Measurement

In all instances, the maximum length of Tenant signage for in-line shops shall not exceed 75% of the horizontal frontage of such Tenant's suite, or be less than 40% of the horizontal frontage of such Tenant's suite. Tenant signs must be centered horizontally on the suite frontage. The total square footage of allowable signage

shall be based on lineal store front and not exceed 75% of the available store front. Example. A tenant with 20 LF store front installing the maximum allowed sign width may not install a sign wider than 15 feet. Sign must be centered in the sign ban area.

NOTE: This formula is calculated on a side-by-side basis, no "left over" square footage may be "added" to any other eligible side to increase that sides square footage over the maximum allowed. **This is not an aggregate formula**.

Minimum height of individual or script letters shall be:

a) 12" minimum, 36" maximum at multi-Tenant buildings
b) 12" minimum, 48" maximum at pad buildings

4.2.2 Prohibited Signs

Animated, flashing action and blinking of any kind
A-frame (unless approved by ARC for temporary use only)
Portable Sings
Mobile
Painted Wall signs and Murals
Signs which produce odor, smoke, fire or other such emissions
Roof mounted signs
Balloons or other inflatable advertising (unless approved by ARC prior to installation)
Flags, yard signs or other "attention getter" (unless approved by ARC prior to installation)

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4.2.3 Safety

No sign shall be permitted which is structurally unsafe or constitutes a hazard to safety or health by reason of design, construction, installation, inadequate maintenance, or

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dilapidation. Signs that create an unsafe condition, visual distraction, physical barrier or obstruct the view of motor vehicle operators or pedestrians shall not be permitted.

4.2.4 Logo Graphics, Typefaces, Approved Color

Tenants with national or regional recognized logos may use (subject to approval) their business identity graphics.

Tenants without a specific logo or business identity graphics must select a typeface(s) from the approved fonts.

Color for all signage/graphics will be limited to the following palette with Developer/Architect discretion: Bronze, Pewter, Gold, Black.

The typeface and graphics of all signs must be easily read and be in scale with the architectural design of the building, wall or sign area on which the typeface and graphics are mounted. Approval of typeface and graphics in this regard shall be by the Boca Park Architectural Review Committee (ARC).

4.3 Fabrication

4.3.1 Fascia signs shall be composed of individual or script lettering pegged out from building fascia. Sign boxes and cans are not permitted. Can style logos in addition to (but not in lieu of) the individual or script lettering will be considered on a case-by-case basis which shall be reviewed and, if acceptable, approved by the Boca Park Market Place ARC (prior to any construction).

4.3.2 Letter returns to be 5" in depth: internally illuminated from within 30ma neon, LED or other industry accepted lighting method, returns and backs of 24-gauge paint grip sheet metal (no channelume or similar material). The Boca Park Market Place ARC must approve letter color, type/style and placement.

4.3.3 Translucent plastic faces shall be 3/16" Plexiglas. Vinyl film to be 3M or equivalent.

4.3.4 Plastic faces to be trim capped with ¾" material.

4.3.5 All wiring shall be in conduit and transformers shall be housed in louvered sheet metal transformer boxes behind fascia wall. No exposed raceways, cabinets, cross-overs, conduits, conductors, transformers or other equipment shall be permitted.

4.3.6 All fasteners shall be made of non-corrosive material.

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4.3.7 No labels will be permitted on the exposed surface of signs except those required by local ordinance, which shall be applied in an inconspicuous location.

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4.3.8 Location of all openings for conduits in building walls shall be indicated on sign drawings submitted to the Boca Park Market Place ARC

4.3.9 No exposed lamps or tubing outside of the illumination requirements specified herein will be permitted without written approval from the Boca Park Market Place ARC

4.4 General Specifications

4.4.1 It is intended that all finished work be of the highest quality to pass eye level examination and scrutiny by the Developer and the Boca Park Market Place ARC

4.4.2 All work shall be constructed to eliminate burrs, cutting edges and sharp corners. Ease all corners and edges.

4.4.3 Finish welds on exposed surfaces to be imperceptible in the finished work.

4.4.4 Except as indicated or directed otherwise, finish all surfaces smooth. Surfaces, which are intended to be flat, shall be without bulges, oil canning, gaps or other physical deformities.

4.4.5 Surfaces, which are intended to be curved, shall be smoothly free flowing to required shapes.

4.4.6 Except where approved by the Boca Park Market Place ARC conceal all fasteners.

4.4.7 Make access panels tight fitting, light proof, waterproof and flush with adjacent surfaces.

4.4.8 Conceal all identification labels and UL labels inside sign, including any insignias, decals or other manufacturer's marks.

4.4.9 Carefully follow manufacturer's recommended fabricating procedures regarding the expansion and contraction, the fastening and the restraining of acrylic plastics.

4.4.10 Sign contractors shall exercise care to assure that painted, polished and plated surfaces are unblemished in the finished work.

4.4.11 Isolate dissimilar materials. Sign contractors shall exercise particular care to isolate nonferrous metals from ferrous metals.

4.4.12 Position illuminating elements within internally lighted signs at such spacing as will assure uniform light distribution across the portion of the sign faces intended to be illuminated. Sign faces, which exhibit "hot spots", will be unacceptable unless such "hot spots" are intended to be integral design features of the signs.

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4.4.13 Provide disconnect switches for all illuminated signs in accordance with electrical code

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requirements. Locate disconnect and on/off switches in an accessible location, out of sight.

4.4.14 All Tenant signage and lighting must on and operating during hours prescribed by the Developer to ensure a cohesive, consistent, illuminated look for all parts of the Boca Park Market Place during all hours.

4.4.15 Provide timer and light sensor switch for all neon and illuminated signs. Locate switches in an accessible location, out of sight. Verify location of power provided by others prior to sign fabrication.

4.5 Tenant Responsibility

4.5.1 Tenant shall be responsible for informing its sign contractor of the limitations set forth in this Master Sign Plan and Tenant shall be responsible for the compliance by its sign contractor of the restrictions contained herein.

4.5.2 All penetrations of the building structure required for sign installation shall be sealed in a watertight condition and shall be patched to match adjacent finish.

4.5.3 Tenant is responsible for the manufacture, complete installation and maintenance of all of its signs. Tenant shall maintain its signs in like-new condition and fully working order, as is consistent with a first class shopping center.

4.5.4 Tenant's sign contractor shall promptly repair any damage to any portion of the structure and finish caused by their work.

4.5.5 Tenant shall remove its signage upon vacating its building or suite, and shall restore the surfaces upon which the signs were painted or mounted to their condition prior to occupancy, including repainting the entire surface.

4.5.6 All signs in compliance with the above criteria shall be installed and operating within thirty (30) days of opening for business.

4.5.7 Signs built and/or installed without the Boca Park Market Place ARC's and/or City's approval and permit, or contrary to corrections made by the Boca Park Market Place ARC or City, shall be altered to conform to these standards at the Tenant's expense. If Tenant sign has not been brought into conformance within fifteen (15) days after written notice from the Developer or the Boca Park Market Place ARC, then Developer shall have the right (but not the obligation) to correct said sign, invoice Tenant for the expense and collect same as additional rent under the terms of Tenant's lease.

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4.6 Sign Contractor Responsibilities

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4.6.1 All fabrication and installation to be done by a properly licensed electrical sign contractor.

4.6.2 Every sign contractor shall carry workman's compensation and public liability insurance against all damage suffered or done to any and all persons and/or property while engaged in construction or installation of signs, with minimum policy limits in the amount of $1,000,000. Sign contractor shall furnish evidence of said insurance showing Developer as beneficiary, prior to fabrication or installation.

4.6.3 Tenant's sign contractor shall completely install and connect sign display.

4.6.4 Tenant's sign contractor understands and agrees that the Tenant is solely responsible for payments of any kind to the sign contractor and further agrees not to make any claims or liens against the Developer for non-payment.

5.0 Sign Review

5.1 Sign Improvements Requiring Review: All buildings sign improvements constructed by any Tenant or any other entity within the center will require the prior review and approval by the Boca Park Market Place ARC Sign improvements include, but are not limited to wall, monument and window signs.

5.2 Plan Requirements: All plans for sign improvements shall be submitted by the Tenant in accordance with the procedures set forth below. A reputable state licensed sign contractor, architect or other approved designers, shall prepare all plans.

5.3 Application Response Time: After proper submission of all required plans and documents in accordance with the provisions herein, the Boca Park Market Place ARC's approval or disapproval shall be given, in writing, to the applicant within a reasonable time. The Boca Park Market Place ARC will use its reasonable efforts to complete its review within fifteen (15) calendar days after receipt of a properly completed submittal.

5.4 Standards of Review: The Boca Park Market Place ARC shall review the design of each submission for its commitment to the overall development and adherence to these Design Criteria. The Boca Park Market Place ARC will evaluate the form and placement of signs and other features in terms of scale and harmony. Such design review shall include, without limitations, architectural style, size, massing and proportions of visual sign improvements to the existing sign features and impacts to surrounding stores. More specific requirements and recommendations are detailed throughout this Master Sign Plan. The Architect may, with Developer's consent, exempt applicants from certain guidelines so long as the exemption does not adversely affect the visibility or harmony of other Tenants.

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5.5 Plan Submittal Procedures: All plans shall be electronically submitted in color, with proposed sign super imposed on the store front(s) via email to:

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James.Grindstaff@triplefive.com

All plans shall include the construction material, method of installation, type of illumination and any other pertinent information to assist the ARC in review and approval.

5.6 Permit: Following receipt of the Boca Park Market PlaceARC's written approval, the Tenant shall promptly submit, at the Tenant's expense, the Boca Park Market PlaceARC-approved sign drawings to the City for approval and issuance of the appropriate permit. The Tenant shall pay for the costs of obtaining the required permits.

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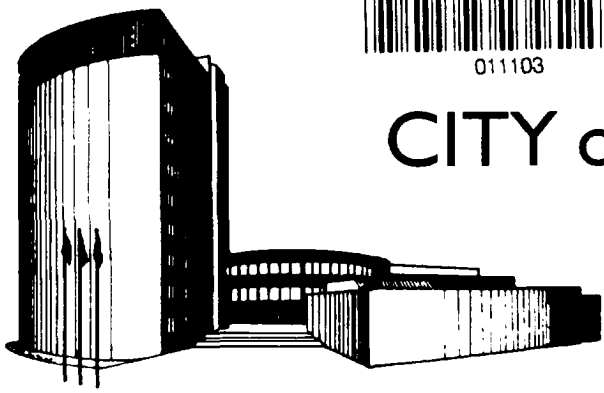
MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
MICHAEL J. MCDONALD
GARY REESE
LARRY BROWN

CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS

May 20, 1998

Mr. David Barksdale
Charleston Associates Limited Liability Company
9452 West Sahara Avenue
Las Vegas, Nevada 89117

RE: Z-30-92(5) - SITE DEVELOPMENT PLAN REVIEW [Related to Z-12-98]

Dear Mr. Barksdale:

The City Council at a regular meeting held April 27, 1998 APPROVED the request for a Site Development Plan Review on property located on the northeast corner of Rampart Boulevard and Charleston Boulevard FOR A PROPOSED 433,240 SQUARE FOOT RETAIL SHOPPING CENTER INCLUDING 21 RETAIL PAD SITES, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Size: 48.7 Acres. The Notice of Final Action was filed with the Las Vegas City Clerk on April 28, 1998. This approval is subject to:

1. Install a 15 foot wide landscape planter along Merialdo Lane from Charleston Boulevard to the southern boundary of the single family residential development and install a 45 foot wide landscape planter from that point to the north boundary of the site.

2. A bike staging area shall be incorporated into the final site design and bike racks shall be provided throughout the development. The bike racks and staging area shall be depicted on the final site plan submitted for Planning and Development Department review and approval prior to the issuance of any permits.

3. A six foot high decorative wall shall be constructed along the east property line where such does not exist.

4. The proposed garden center shall be designed with a screening material acceptable to the Planning and Development Department.

5. Outdoor storage and display outside of the garden center area shall be prohibited.

6. There shall be no storage of odor producing materials outside the buildings or the garden center enclosure.

7. The parking rows depicted along the sidewalk adjacent to the south and west side of the commercial strip building shall be removed and only handicapped parking and landscaping may be located in these areas.

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400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986
(702) 229-6011 (VOICE) • (702) 386-9108 (TDD)

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8. The proposed parking lots located along the north side of the commercial strip building shall be redesigned and landscaped to create more defined driving aisles and better relationship between clusters of parking spaces.

9. The location of all trash dumpsters and enclosures shall be depicted on the final site development plan and shall be approved by staff and Silver State Disposal Service.

10. Access to Marialdo shall be restricted to prevent left turn movements out of the project.

11. There shall be no food service in Building "N".

12. Distinctive entry features identifying the project shall be located at the intersections of Rampart Boulevard and Charleston Boulevard and Charleston Boulevard and Merialdo Lane.

13. Final site, landscape, and elevation plans shall be submitted for review and approval by the Planning and Development Department prior to the issuance of any permits.

14. The final design of the Site Development Plan shall be subject to the review and approval of the Metro Crime Prevention Office, with the Planning and Development Department having the final approval status prior to the issuance of any permits.

15. A final sign plan shall be submitted for review and approval by the Planning and Development Department prior to the issuance of any permits.

16. The developer shall work with the City and the owners of property adjacent to the west side of Rampart Boulevard to install landscaping within the right-of-way no later than upon completion of 50% of the site. A maintenance agreement shall be made, with maintenance of this landscaping being the responsibility of the property owners as required by the Planning and Development Department.

17. There shall be a 24-hour security provided 7 days a week throughout the project, with emphasis on the east property line.

18. Construction of the northern phase shall commence within a maximum of four years.

19. The submitted Reversionary Parcel Map, PM-1-98, shall record prior to the recordation of a Final Map as required by the Department of Public Works.

20. Construct all half-street improvements including full-width paving adjacent to this site on Alta Drive. Also, construct half-street improvements on Merialdo Lane and all incomplete half-street improvements on Rampart Boulevard (sidewalk) as required by the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Construction drawings for all required public street improvements on Alta Drive shall be submitted to the City within 180 days of City Council approval of this Site Development Plan Review, and construction of such improvements shall begin within 90 days of approval of the submitted construction drawings. Failure to comply with this condition shall result in this item being reconsidered by the City Council.

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21. 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 on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp as required by the Department of Public Works.

22. 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.

23. Contribute a total of $348,180.00 for the entire development site bounded by Alta Drive, Merialdo Lane, Charleston Boulevard and Rampart Boulevard per the approved Peccole Ranch Signal Participation Proposal prior to the issuance of building or off-site permits or the recordation of a Final Map on this site, whichever may occur first as required by the Department of Public Works. This amount may be reapportioned among any undeveloped parcels within the Peccole Ranch Signal Participation area or phased within this development site if an alternate proposal is submitted to and approved by the Department of Public Works.

24. A Traffic Impact Analysis for the overall Peccole Town Center site, including a Master Driveway Analysis and On-Site Circulation Plan for the overall Planned Development site shall be submitted to and approved by the Department of Public Works prior to the issuance of grading, building or off-site permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall determine any additional traffic signal contribution requirements needed for a secondary traffic signal at the intersection of Merialdo Lane and Charleston Boulevard to service this commercial site. The Traffic Impact Analysis shall also include a section addressing the addition of a median island on Merialdo Lane to prevent east to northbound traffic into the residential neighborhood, potential on-site and off-site bike paths connecting to the existing bike path network, and shall also include a section addressing Standard Drawings #201.1, #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. The Master Driveway Analysis shall determine the number and location of allowable driveways servicing this site; no other driveways shall be allowed to service this site unless authorized by the Traffic Engineer. The On-Site Circulation Plan shall specifically address the proposed circulation of delivery trucks through this site including appropriate turning radii. 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.

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25. The applicant shall work with the Traffic Engineer to install appropriate tonnage signs adjacent to the residential community.

26. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation, and parking lot layout prior to the issuance of any building or grading permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.

27. This overall commercial site shall have perpetual common access to all driveways connecting this site to the abutting streets, and a note to this effect shall appear on any Final Map or other map further subdividing this commercial site, if applicable, as required by the Department of Public Works.

28. Landscape and maintain all unimproved right-of-way on Charleston Boulevard adjacent to this site as required by the Department of Public Works.

29. Submit an application for an Occupancy Permit for all landscaping and private improvements in the Charleston Boulevard public right-of-way adjacent to this site prior to the issuance of any permits as required by the Department of Public Works.

30. Submit an encroachment agreement for all landscaping and private improvements., if any, located in the Rampart Boulevard or Alta Drive public right-of-way including landscaping within median islands, adjacent to the site as required by the Department of Public Works.

31. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities as required by the Department of Public Works.

32. A Drainage Plan and Technical Drainage Study for the overall Peccole Town Center site must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study; all public easements in conflict with this development site shall be vacated as required by the Department of Public Works.

33. Development of this site shall conform with the Peccole Town Center Master Development Plan and Development Standards established for Phase 1, except as modified above or when more restrictive regulations are required by City Code or Ordinance.

34. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

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35. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.

36. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).

37. All City Code requirements and design standards of all City departments must be satisfied.

38. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.

39. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.

40. 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.

41. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet to provide for transportation hazards.

42. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

43. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Planning and Development Department. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

Sincerely,

Barbara Jo Ronemus BKB

BARBARA JO RONEMUS
City Clerk

/ac

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services
Land Development Services

Mr. Steve Swisher
Swisher & Hall AIA, Limited
2801 North Tenaya Way, Suite C
Las Vegas, Nevada 89128

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08/22/13

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June 15, 1999 (Mailed July 19, 1999)

Mr. David Barksdale
Charleston Associates, Limited Liability Company
9510 West Sahara Avenue, Suite #200
Las Vegas, Nevada 89117

RE: Z-30-92(7) - SITE DEVELOPMENT PLAN REVIEW (Related to U-12-99 & U-43-99)

Dear Mr. Barksdale:

The City Council at a regular meeting held June 14, 1999 considered the Appeal filed by Kummer Kaempfer Bonner & Renshaw from the Denial by the Planning Commission of a request by Charleston Associates, Limited Liability Company for a Site Development Plan Review on property located on the northeast corner of Charleston Boulevard and Rampart Boulevard FOR A PROPOSED COMMERCIAL DEVELOPMENT CONSISTING OF 434,967 SQUARE FEET OF RETAIL AND 58,418 SQUARE FEET OF OFFICE USES WITHIN PHASE 1 OF THE PREVIOUSLY APPROVED BOCA PARK PHASE 1 SHOPPING CENTER, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Size: 51.07 Acres, Ward 2 (Adamsen), APN's: 138-32-412-002 and 003.

The City Council granted the Appeal; thereby APPROVING the Site Development Plan Review. The Notice of Final Action was filed with the Las Vegas City Clerk on June 15, 1999. This approval is subject to:

1. Site development to comply with all applicable Conditions of Approval for Z-30-92 (as modified by the District Court decision dated 12/11/92) and Z-30-92(5), the Peccole Town Center commercial subdivision, and all other site-related actions as required by the Departments of Public Works and Planning and Development. The following Conditions of Approval shall supersede all previously imposed Conditions of Approval for the related zoning actions which may be in conflict with this Site Development Plan Review.

2. From a point at the most southeast corner of the property (Charleston and Merialdo), beginning at the Charleston right-of-way line and extending north along the east property line for a distance of 600 feet, there shall be a landscape buffer area no less than 15 feet in width planted and maintained in a healthy condition with the customary trees and shrubs normally required under the City of Las Vegas Landscaping Standards. (See Attachment, Location A); from a point located along the eastern property line, beginning 600 feet north of the Charleston right-of-way and extending 525 feet north, there shall be a landscape buffer area no less than 30 feet in width planted and maintained in a healthy condition with the customary trees and shrubs normally required under City of Las Vegas Landscaping Standards. This section of the landscaped buffer area shall also include a 3 foot - 4 foot high berm with a decorative block wall to ensure that all parking, service areas, lighting and dumpsters are screened from view. (See Attachment, Location B); from a point located along the eastern property line, beginning 1,125 feet north of the Charleston right-of-way line, there shall be a landscape buffer area no less than 45 feet in width planted and maintained in a healthy condition with the customary trees and shrubs normally required under City of Las Vegas Landscaping Standards. (See Attachment, Location C).

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MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
MICHAEL J. McDONALD
(MAYOR PRO-TEM)
GARY REESE
LARRY BROWN
LYNETTE B. McDONALD

CITY MANAGER
VIRGINIA VALENTINE

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

VOICE 702.229.6011
TDD 702.386.9108
www.ci.las-vegas.nv.us

3. Extend three rows of trees further north along the boundary of the existing homes to the east and provide a very intense 37 foot wide landscaping buffer.

4. The exterior elevations of structures proposed for the development pads shall be architecturally compatible with the remainder of the shopping center, and shall contain the same design features such as sandstone veneer accents, and articulation along the roof line.

5. There shall be no parking along that portion of the east property line that is adjacent to single family development.

6. Establish a Homeowners' Council which will meet and discuss future development prior to submission to the Planning Commission.

7. Construct half-street improvements on Merialdo Lane and all incomplete half-street improvements on Rampart Boulevard and Alta Drive as required by the Department of Public Works.

8. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities as required by the Department of Public Works.

9. 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 on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp as required by the Department of Public Works.

10. 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.

11. Contribute $348,180.00 per the approved Peccole Ranch Signal Participation Proposal prior to the issuance of building or off-site permits or the recordation of a Final Map on this site, whichever may occur first as required by the Department of Public Works. This amount may be reapportioned among any undeveloped parcels within the Peccole Ranch Signal Participation area or phased within this development site if an alternate proposal is submitted to and approved by the Department of Public Works.

12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation, and parking lot layout prior to the issuance of any building or grading permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.

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13. All buildings, bays and pad sites within this overall commercial site shall have perpetual common access to all driveways connecting this site to the abutting streets as required by the Department of Public Works.

14. Landscape and maintain all unimproved right-of-way on Charleston Boulevard adjacent to this site as required by the Department of Public Works.

15. Submit an application for an Occupancy Permit for all landscaping and private improvements in the Charleston Boulevard public right-of-way adjacent to this site prior to the issuance of any permits as required by the Department of Public Works.

Sincerely,

BARBARA JO RONEMUS
City Clerk

/ac

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services
Land Development Services

Mr. Steve Swisher, AIA
Ms. Rebecca Feig
Swisher & Hall, AIA, Limited
2801 North Tenaya Way, Suite C
Las Vegas, Nevada 89128

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Charleston Associates, LLC
&
Boca Park Market Place LV, LLC

City of Las Vegas
Planning and Development
333 N. Rancho Drive
Las Vegas, Nevada 89101

August 22, 2013

RE: Master Sign Plan (Major)

On behalf of the Boca park Marketplace and Charleston Associates, LLC please accept this application for a Major Modification to the Master Sign plan (MSP).

The center is generally located at the Northeast corner of Charleston Boulevard and Rampart Boulevard on approximately 47.30 acres.

This center was originally approved under application Z-12-98. Additional modifications were made under Z-12-98(5)& (7). Over 2 dozen related applications have been process since the original approval in 1998.

As part of this request are submitting a Master Sign Plan to bring the sign program into conformance with title 19.

This application includes the following request:

1. Removal of the face of (4) existing pylon signs (2) along Charleston Boulevard and (2) Along Rampart Boulevard. The existing pole and foundation will be used in the re-construction of the pylon sign.
2. Construction of (2) new directional signs on an internal road.
3. Construction of (1) new 40' pylon sign at the intersection of Charleston Boulevard and Rampart Boulevard. This sign also includes a 9'x18' color electronic Message Unit similar in nature to several of the centers in the neighborhood.

We are requesting no variances or waivers of standards as part of this application.

Sincerely,

James Grindstaff
Vice President,
Planning & Development

TELEPHONE (702) 430-5800 • FAX (702) 430-5810
9440 W. SAHARA AVE SUITE 240 • LAS VEGAS, NEVADA 89117

PRJ-50443
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City of Las Vegas Agenda Item No.: **45.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

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

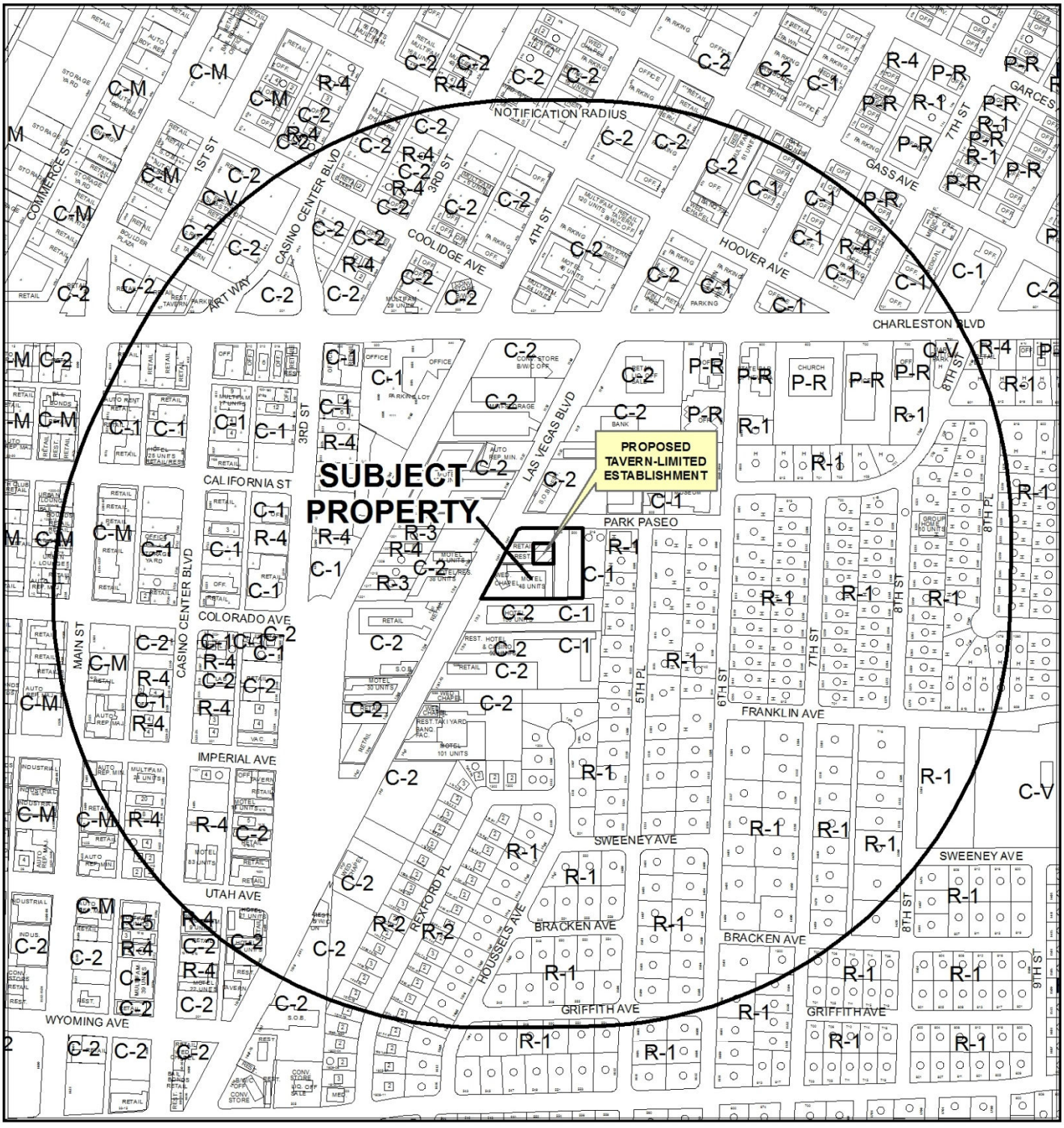
SUBJECT:
SUP-50774 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: DECAR ENTERPRISES, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 5,669 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT at 1201 South Las Vegas Boulevard, Suite #110 (APNs 162-03-112-023 through 027), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-50715].

MAY GO TO CITY COUNCIL ON 11/20/2013
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:
None

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



CASE: **SUP-50774 (PRJ-50715)**

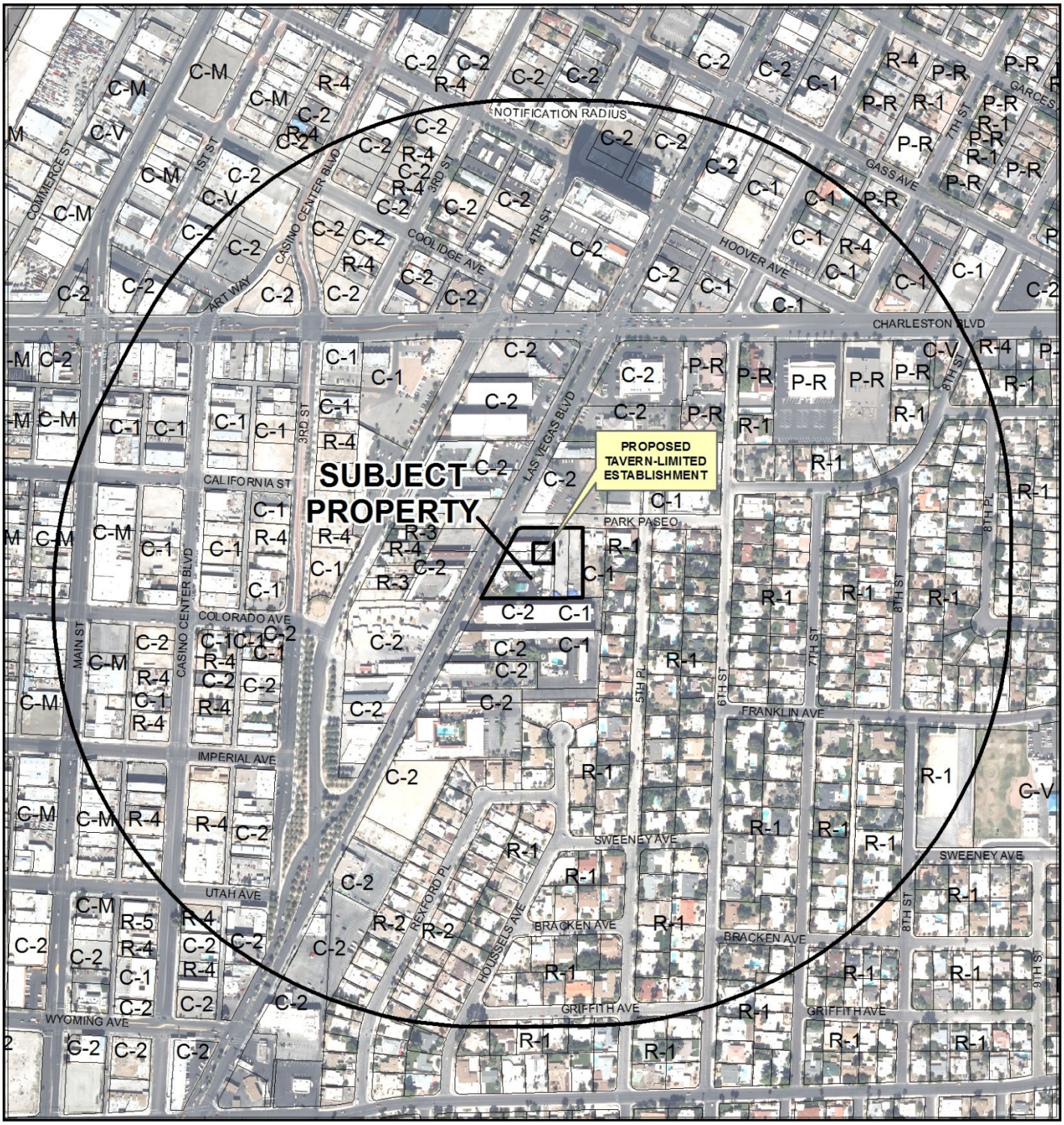
0 400 800 Feet

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL) AND C-2 (GENERAL COMMERCIAL)

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

N



CASE: **SUP-50774 (PRJ-50715)**

RADIUS: 1500 FEET

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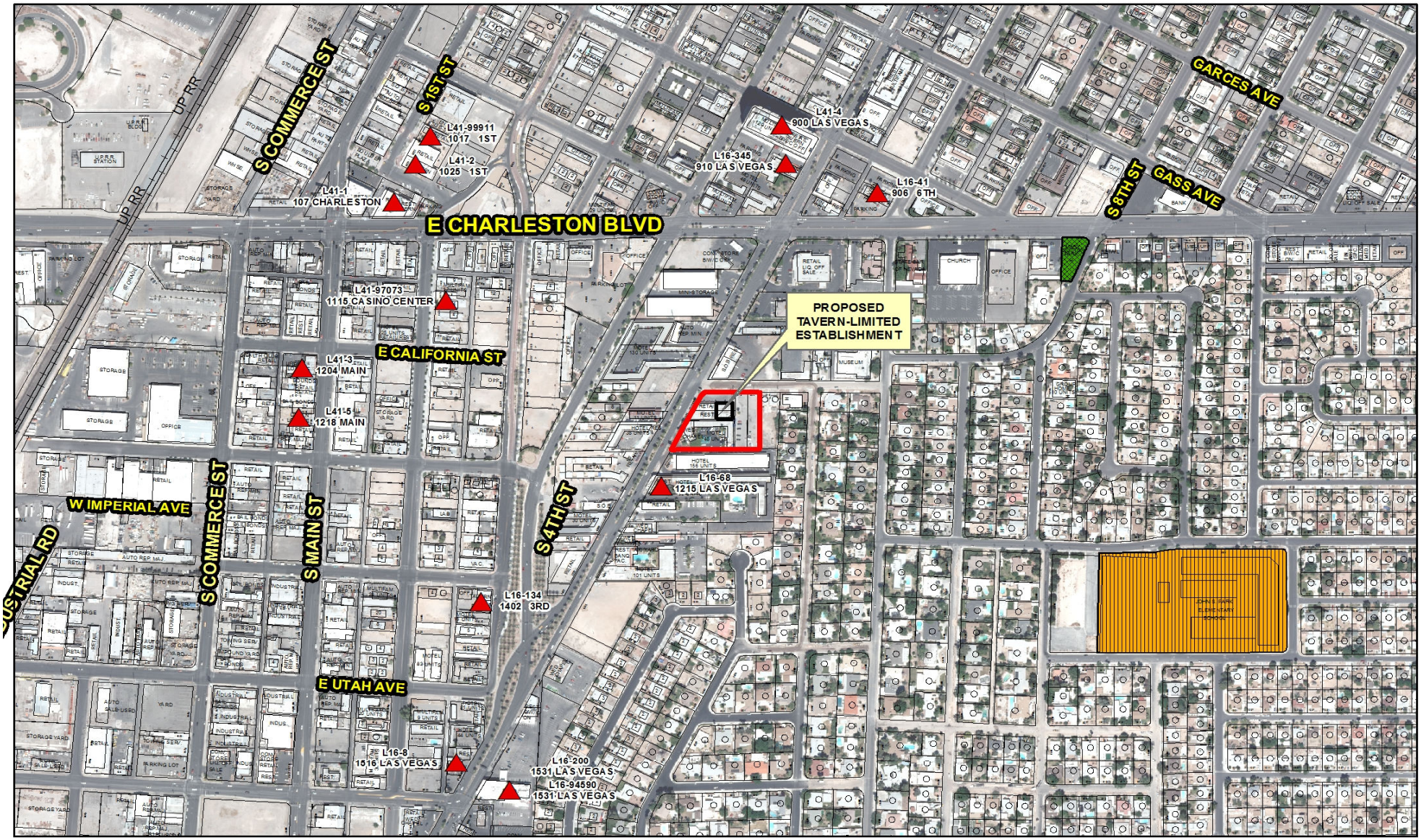


SUP-50774 (PRJ-50715)

Tavern-Limited Establishment

Business Licenses

- Tavern

Protected Uses

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Child Care/ Children Facility

- Subject Property
- 1500 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, August 28, 2013

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: DECAR ENTERPRISES, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-50774	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-50774 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, as well as submitted as part of any business license application.

4. 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.

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

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

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

YK

** STAFF REPORT **

PROJECT DESCRIPTION

This application is a request for a Special Use Permit for a proposed Tavern-Limited Establishment use within an existing 5,669 square-foot banquet facility located at 1201 South Las Vegas Boulevard, Suite #110. The proposed use meets all minimum code requirements and is compatible with the surrounding uses; therefore, staff recommends approval with conditions.

ISSUES

- The Tavern-Limited use is permitted in the C-2 (General Commercial) zoning district in the Downtown Centennial Plan Overlay Area with an approved Special Use Permit. Staff supports the request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
05/24/99	The City Council denied a request for Rezoning (Z-0019-99) from C-1 (Limited Commercial) and C-2 (General Commercial) to C-2 (General Commercial) for this property as part of a larger request. The Planning Commission and staff recommended denial.
12/21/94	The City Council approved a Special Use Permit (U-0263-94) for a Beer and Wine use within a proposed restaurant at 1201 South Las Vegas Boulevard. The Planning Commission and staff recommended approval.
04/19/95	The City Council approved a Special Use Permit (U-0004-95) for a Tavern use at 1201 South Las Vegas Boulevard. The Planning Commission and staff recommended approval.
12/11/12	The Planning Commission approved a Special Use Permit (SUP-47283) for a Beer/Wine/Cooler On-Sale Establishment within an existing 4,500 square-foot restaurant at 1201 South Las Vegas Boulevard. Staff recommended approval.
02/20/13	The Planning and Development staff administratively approved Site Development Plan Review (SDR-48193) for improvements to existing parking lots at 500 and 513 Park Paseo.

04/13/10	The Downtown Design Review Committee approved (ARC-37800) for a Master Sign Plan for an existing wedding chapel at 1205 South Las Vegas Boulevard. Staff recommended approval.
08/19/13	A request for a Final Map Technical Review For Reversion To Acreage of a 1.64-acre portion of one lot at the southeast corner of Park Paseo and Las Vegas Boulevard (APNs 162-03-112-023 through 027) was submitted. ***The map has not been recorded.***
09/10/13	The Planning Commission approved a Rezoning (ZON-50447) from C-1 (Limited Commercial) to C-2 (General Commercial for 500 and 513 Park Paseo. Staff recommended approval.

Most Recent Change of Ownership	
07/07/00	A deed was recorded for a change in ownership on parcel 162-03-112-027.
12/31/12	A deed was recorded for a change in ownership on parcels 162-03-112-023 through 026.

Related Building Permits/Business Licenses	
09/19/96	A business license (W01-00086) was issued for a Wedding Chapel at 1205 South Las Vegas Boulevard. It remains active.
11/01/12	A building permit (#223134) was issued for a Non Work Certificate of Occupancy at 1201 South Las Vegas Boulevard, Suite #100. The permit was finalized on 11/08/12.
12/20/12	A business license (B23-93136) was issued for a Banquet Facility at 1201 South Las Vegas Boulevard, Suite #110. It remains active.
12/20/12	A business license (L28-93135) was issued for a Banquet or Event Establishment-Liquor at 1201 South Las Vegas Boulevard, Suite #110. It remains active.
12/26/12	A business license (L09-3434) was issued for Beer/Wine/Cooler On-Sale for an existing restaurant at 1201 South Las Vegas Boulevard, Suite #100.
01/23/13	A business license (T07-00984) was issued for a Travel and Ticket Agency at 1205 South Las Vegas Boulevard. It remains active.
02/27/13	A building permit (#230562) was issued to repave and restripe an existing parking lot located at 500 and 513 Park Paseo. This permit was issued under the 1201 South Las Vegas Boulevard address of the business that utilizes the parking lot. The permit has not been finalized.
08/06/13	A business license (G50-8786) was issued for General Sales at 1205 South Las Vegas Boulevard. It remains active.
08/12/13	A business license (PO2-131506) was issued for a 65-stall commercial parking lot at 2105 South Las Vegas Boulevard. It remains active.

Pre-Application Meeting	
08/13/13	Staff met with the applicant and reviewed the requirements for a Tavern-Limited use in conjunction with an existing Banquet Facility. Staff indicated that some form of physical separation will be required between the bar area and the rest of the facility when minors are present.

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

Field Check	
08/29/13	Staff visited the site and found a new parking lot surface and landscape had been installed and the exterior elevations had been improved. The result is a much improved aesthetic for both the property and the area.

Details of Application Request	
Site Area	
Net Acres	1.64

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Banquet Facility Wedding Chapel Restaurant	C (Commercial)	C-2 (Limited Commercial)
North	General Retail Restaurant Sexually Oriented Business	C (Commercial)	C-2 (General Commercial)
South	Motel	C (Commercial)	C-2 (General Commercial)
East	Undeveloped	C (Commercial)	C-1 (Limited Commercial)
West	Wedding Chapel	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

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Las Vegas Boulevard	Primary Arterial	Planned Streets and Highways Map	100	Y
Park Paseo	N/A	N/A	50	Y

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	
Wedding Chapel	2,800 SF	1 per 150 SF of principal assembly space	19				
Banquet Facility	5,669 SF	1 per 100 SF	57				
Restaurant	4,500 SF	1 per 50 SF of seating and waiting area, plus 1 per 200 SF of remaining space	65				
Motel	48	1 per guest room	48				
TOTAL SPACES REQUIRED			189		78		Y*
Regular and Handicap Spaces Required			183	6	75	3	Y *

YK

**Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City.*

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.

The site is located on Las Vegas Boulevard, a major public transit route. The applicant states that the majority of clients for all the businesses located on site are tourists that arrive by taxi, bus or walk. The applicant also states, and business licensing records confirm, that the motel on site has not been in operation for over a decade. The applicant/owner also states that he has no desire to re-open the motel anytime in the near future. Although provided parking does not met the current code for parking requirements for these types of uses; parking code requirements are not automatically applied in the Downtown Centennial Plan Overlay. The applicant has provided ample evidence to the support the reduced number of parking spaces being provided. Staff concurs that given the location on Las Vegas Boulevard, the type of businesses and cliental that adequate parking is being provided on site.

The property is surrounded on all sides by other commercially zoned property that offers an effective buffer between the proposed Tavern-Limited use and the nearby residential properties. Since the Tavern-Limited Establishment will be operated in conjunction with an existing banquet facility, the use will be compatible with adjacent development. There will be minimal additional traffic as most customers will already be on site due to the banquet facility.

Staff finds that the proposed Tavern-Limited Establishment at this location is appropriate and compatible with the area and recommends approval.

FINDINGS (SUP-50774)

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 be in conjunction with an existing Banquet Facility on Las Vegas Boulevard. There are no protected uses within the required separation distance, and the use will provide added vitality to the exiting business.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The site is located within an existing commercial center with direct access off Las Vegas Boulevard. The site is suitable for a Tavern-Limited Establishment.

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 with secondary access off Park Paseo. No modifications are proposed to the existing driveways or parking lots as both have recently been updated via a separate application. The access is adequate to 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.**

   The proposed use will be subject to licensing requirements and inspections for compliance with applicable codes; 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 564

APPROVALS 0

PROTESTS 0

YK

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-50774

Case Number: PRJ-50715 APN: 162-03-112-023-026

Name of Property Owner: RONALD J POKRYWKA

Name of Applicant: RONALD J POKRYWKA

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: RONALD J POKRYWKA

Subscribed and sworn before me

This 15 day of August, 2013

_____

Notary Public in and for said County and State

SAVANAH GARCIA
Notary Public, State of Nevada
Appointment No. 10-2444-1
My Appt. Expires May 30, 2014

PRJ-50715
08/19/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: TAVERN LIMITED LICENSE

Project Address (Location) 1201 LAS VEGAS BLVD SOUTH

Project Name VIVA LAS VEGAS EVENT CENTER **Proposed Use** TAVERN LIMITED

Assessor's Parcel #(s) 162-03-112-023 THRU 026 **Ward #** 3/COFFIN

General Plan: existing C2 proposed NC **Zoning:** existing C2 proposed NC

Commercial Square Footage 5669 **Floor Area Ratio** _____

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

Additional Information _____

PROPERTY OWNER RONALD J POKRYWKA **Contact** RONALD POKRYWKA

Address 1404 MARIA ELENA DR **Phone:** 275-3628 **Fax:** 384-0190

City LAS VEGAS **State** NV **Zip** 89104

E-mail Address RONDECAN@COX.NET

APPLICANT RONALD POKRYWKA **Contact** RONALD POKRYWKA

Address 1404 MARIA ELENA **Phone:** 275-3628 **Fax:** 384-0190

City LAS VEGAS **State** NV **Zip** 89104

E-mail Address RONRONDECAN@COX.NET

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 RONALD J POKRYWKA

Subscribed and sworn before me

This 15 day of August, 20 13.

Notary Public in and for said County and State

SAVANAH GARCIA
Notary Public, State of Nevada
Appointment No. 10-2444-1
My Appt. Expires Mar 30, 2014

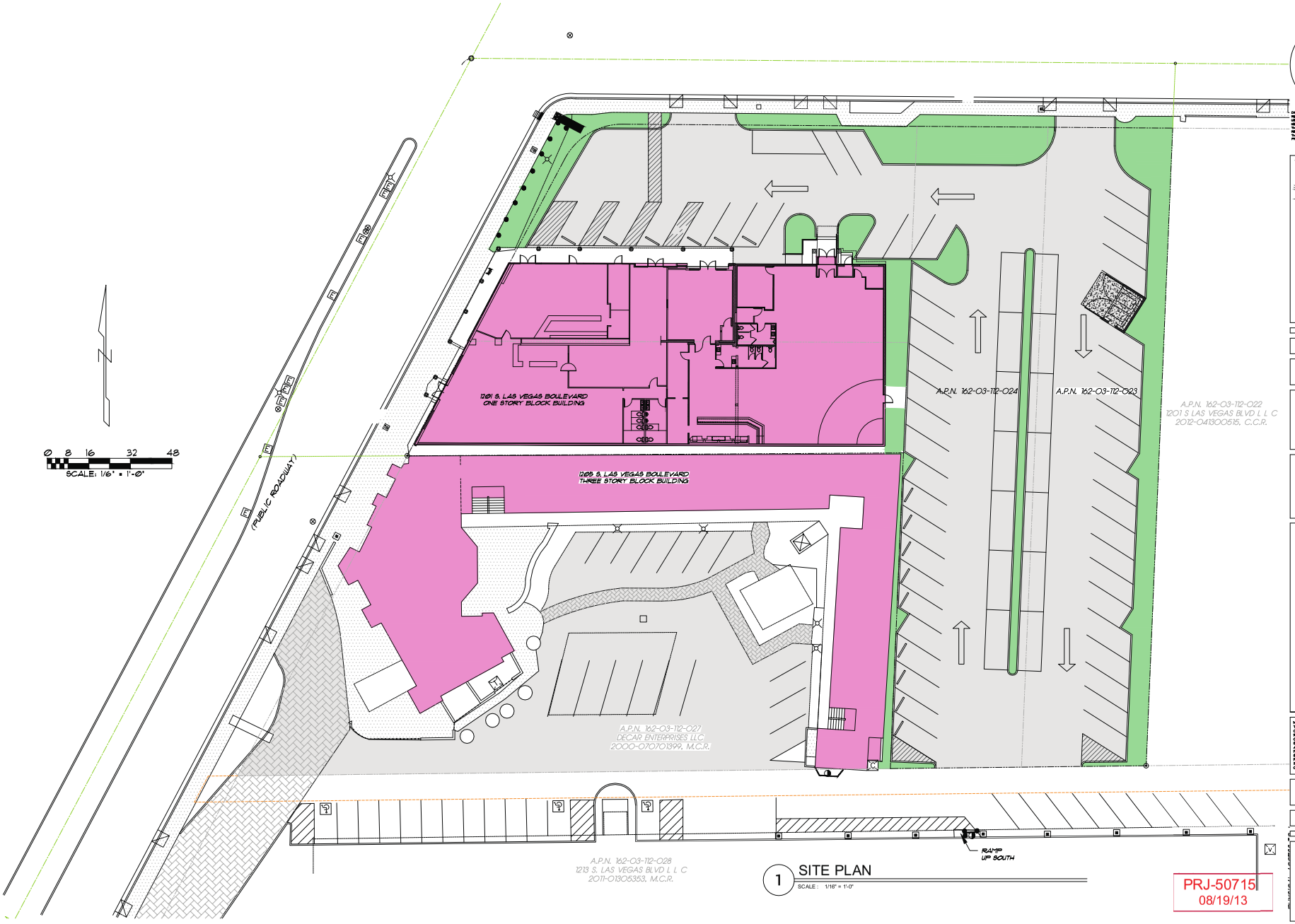
FOR DEPARTMENT USE ONLY

Case #	SUP-50774
Meeting Date:	10/08/13 PC
Total Fee:	
Date Received:*	
Received By:	

PRJ-50715
08/19/13

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

Revised 10/27/08



0 8 16 32 48
SCALE: 1/6" = 1'-0"
(PUBLIC ROADWAY)
1201 S. LAS VEGAS BOULEVARD
ONE STORY BLOCK BUILDING
1205 S. LAS VEGAS BOULEVARD
THREE STORY BLOCK BUILDING
A.P.N. 162-03-112-024
A.P.N. 162-03-112-023
A.P.N. 162-03-112-022
1201 S LAS VEGAS BLVD L L C
2012-041300515, C.C.R.
A.P.N. 162-03-112-027
DECAR ENTERPRISES LLC
2000-070701399, M.C.R.
A.P.N. 162-03-112-028
1213 S. LAS VEGAS BLVD L L C
2011-01305353, M.C.R.
RAMP
UP SOUTH
1 SITE PLAN
SCALE: 1/16" = 1'-0"
PRJ-50715
08/19/13
KC CAMIS ARCHITECT
BECAUSE ARCHITECTURE SHOULDN'T BE TORTURE
6512 MIDDLEGATE suite B
HENDERSON, NEVADA 89011
TEL 262-9473
FAX 253-1182
REVISIONS
JOB:
DATE: 8-14-2013
NEW BANQUET FACILITY PARKING LOT
at 1201 SOUTH LAS VEGAS BLVD
for VIVA LAS VEGAS WEDDING CHAPEL
CITY of LAS VEGAS NEVADA
AS-1
SHEET

SUP-50774

KEYNOTES

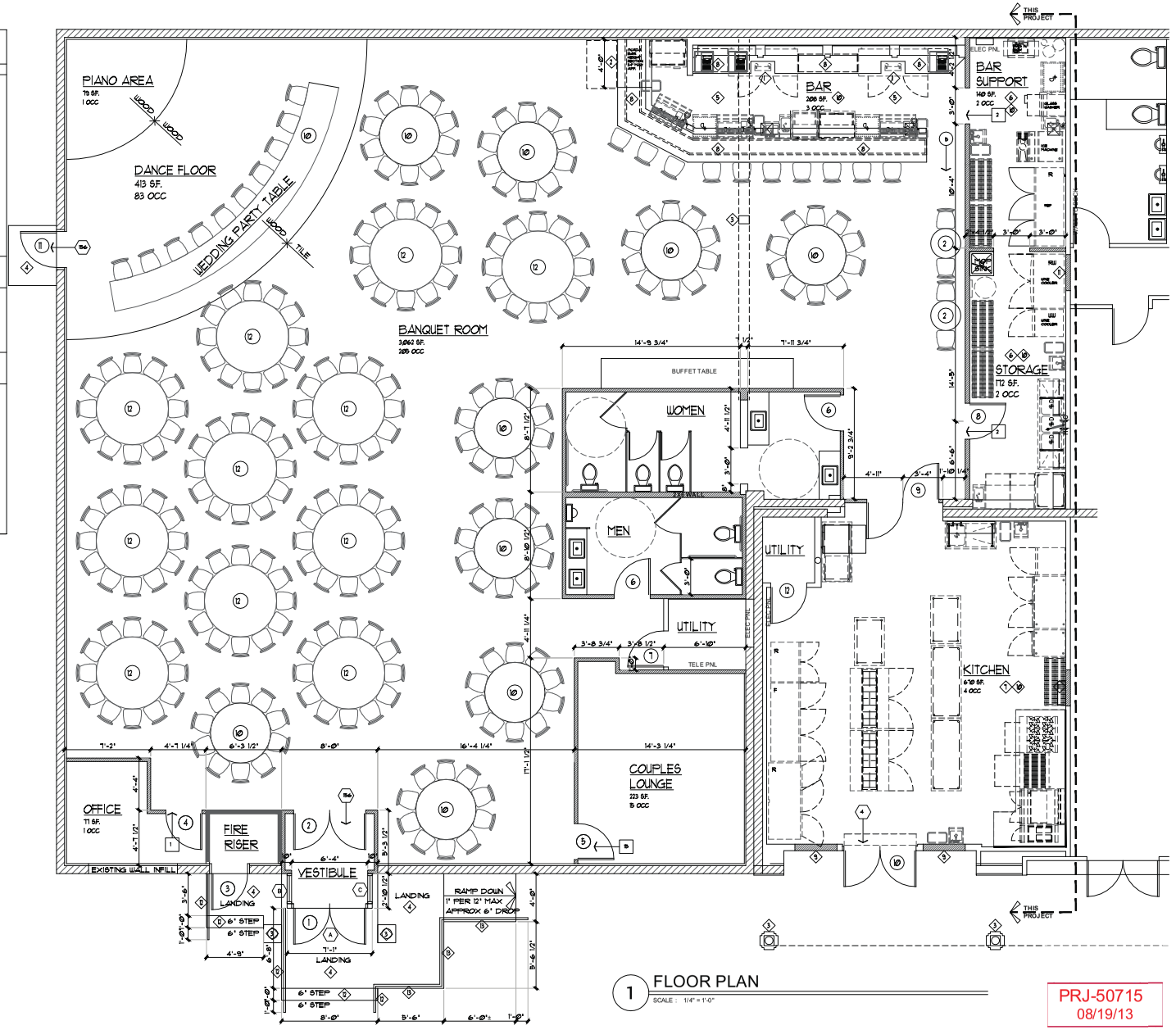
No.	DESCRIPTION
1	CUT OUT BAR TOP FOR BEER TAP - VERIFY EXACT SIZE IN FIELD
2	LOWER A 36" MIN LONG SECTION OF EXISTING BAR TO MAX 34" AFF. FOR ACCESSIBLE ACCESS PARALLEL APPROACHES AND ADJ. FIGURE 305.5(b) 30"X48" SPACE. SEE DETAIL 8/DT-2
3	EXISTING COLUMN TO REMAIN
4	NEW CONCRETE LANDING
5	PROVIDE BLACK FRP FINISH BEHIND BAR, WALLS BELOW BAR, BOTTOM SIDE OF BAR TOP BELOW ENTIRE BACK BAR & QUARRY TILE FLOORS
6	PROVIDE FRP WALL COVERING FROM FLOOR TO CEILING IN BAR SUPPORT & STORAGE ROOMS WITH QUARRY TILE FLOORS
7	PROVIDE FRP WALL COVERING FROM FLOOR TO CEILING IN ENTIRE KITCHEN EXCEPT BEHIND KITCHEN HOOD WALL WITH QUARRY TILE FLOORING
8	PROVIDE NEW SOLID SURFACE COUNTER TOP MATERIAL OVER EXISTING BAR & BACK BAR TOPS
9	REMOVE / EXTEND EXISTING WINDOWS & FRAME IN TO MATCH EXISTING
10	SEE KITCHEN DRAWINGS FOR EQUIPMENT LAYOUT & SPECIFICATIONS
11	INFILL EXISTING DOOR OPENINGS TO MATCH EXISTING
12	HANDRAIL & STEPS PER DETAIL 7 ON SHEET DT-2
13	HANDRAIL PER DETAIL 10 ON SHEET DT-2

EXITING LEGEND

- (x) → No. OF OCCUPANTS EXITING A ROOM
- (x) → No. OF OCCUPANTS EXITING AN AREA
- (x) → No. OF OCCUPANTS EXITING BUILDING

WALL LEGEND

- EXISTING 8" MASONRY WALL W/ NEW 2" INSULFOAM (ESR-1788) WITH METAL "Z" STUDS @ 24" O.C. FROM FLOOR TO BOTTOM OF ROOD DECK WITH 5/8" GYP BD TO BOTTOM OF ROOF DECK
- NEW 2X4 STUDS @ 16" O.C. FROM FLOOR TO BOTTOM TO ROOF TRUSSES W/ R-11 F.G. BATT INSULATION BETWEEN W/ 5/8" GYP. BD. ON BOTH SIDES UNLESS NOTED OTHERWISE ON PLANS
- EXISTING MASONRY WALL W/ EXISTING 2X4 STUD FURRING W/ EXISTING 5/8" GYP. BD. REPAIR AS REQUIRED TO MATCH EXISTING
- 1-HR WALL & CEILING - OCCURS @ FIRE RISER ROOM SIDES 2X4 STUDS WITH FINISH PER DETAILS WP-3514 & FC-5406 SEE SHEET DT1 FOR ASSEMBLY DETAILS



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

PRJ-50715
08/19/13

SUP-50774

KC CAMS ARCHITECT
BECAUSE ARCHITECTURE SHOULDN'T BE TORTURE
661 MISSION SAGE, #118
HENDERSON, NEVADA 89011
702.765.9673
FAX 765-1362

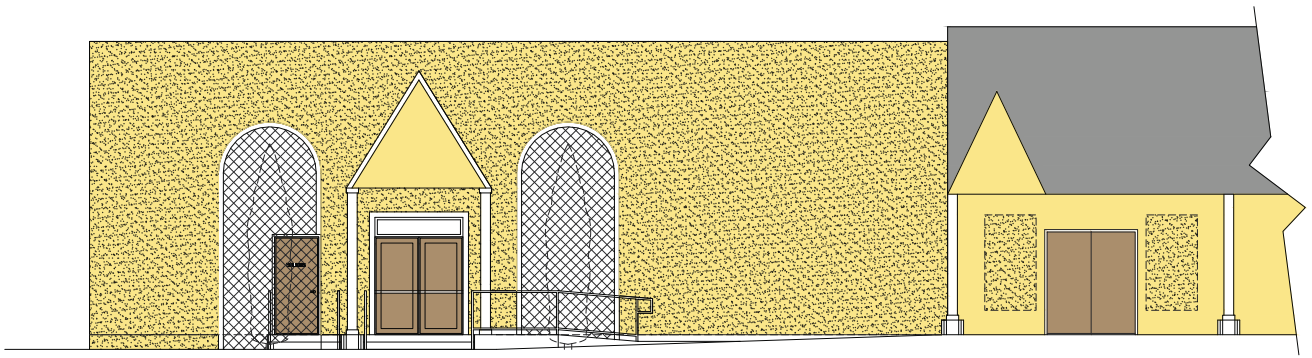
REVISIONS

JOB:

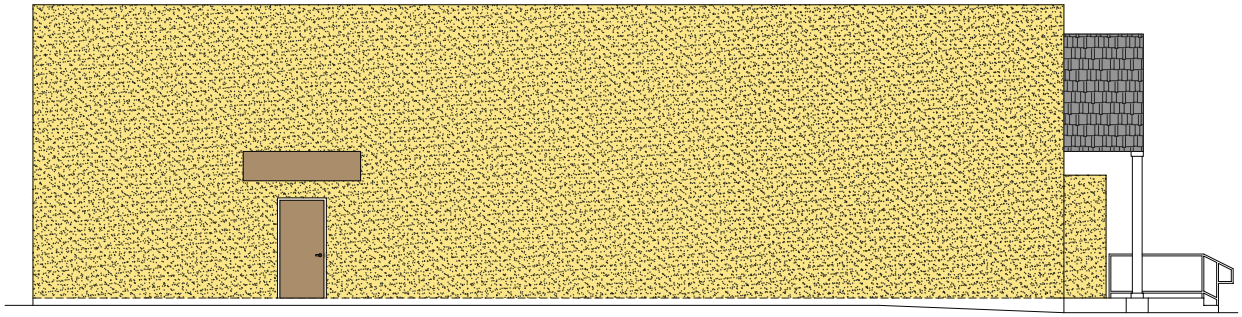
DATE: 1-4-2012

NEW BANQUET FACILITY
at 1201 SOUTH LAS VEGAS BLVD
for VIVA LAS VEGAS WEDDING CHAPEL
CITY of LAS VEGAS NEVADA

SHEET



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



2 SIDE ELEVATION
SCALE: 1/4" = 1'-0"

PRJ-50715
08/19/13

SUP-50774

DRAWINGS & SPECIFICATIONS OF THIS ARCHITECT REMAIN SOLELY HIS PROPERTY. THEY ARE TO BE USED ONLY FOR THE PROJECT FOR WHICH THEY WERE PRODUCED AND, SHALL BE ISSUED, I DAT THEY ARE NOT FINAL OR FAILED. ANY USE OR REPRODUCTION OF THESE DOCUMENTS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT PROHIBITED.

COPYRIGHT 2012 © KC CAMIS, ARCHITECT

KC CAMIS ARCHITECT
BECAUSE ARCHITECTURE SHOULDN'T BE TORTURE
652 MIDDLEGATE suite B
HENDERSON, NEVADA 89011
TEL 262-9473
FAX 253-1182

REVISIONS

JOB:

DATE: 1-4-2012

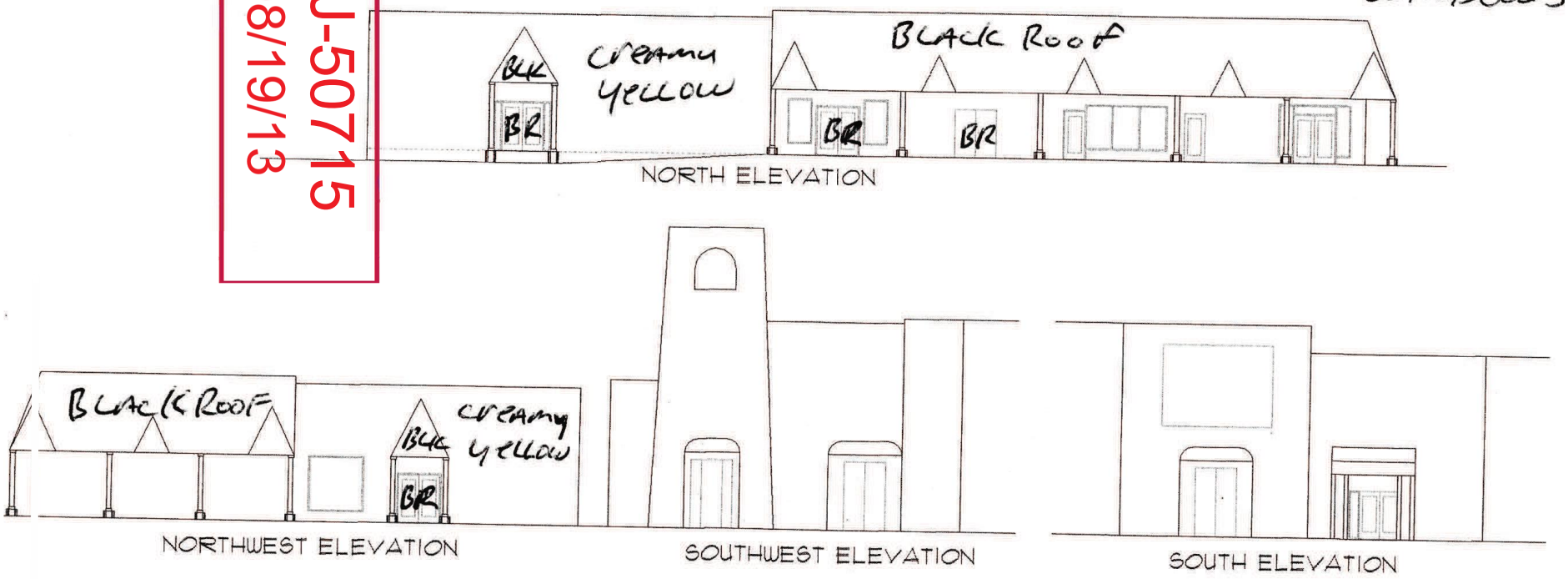
NEW BANQUET FACILITY
at 1201 SOUTH LAS VEGAS BLVD
for VIVA LAS VEGAS WEDDING CHAPEL
CITY of LAS VEGAS NEVADA

NOTE-THESE PLANS ARE SUBJECT TO INTERNAL & CITY/COUNTY PLAN-CHECK CORRECTIONS AND OWNER REQUESTED CHANGES. GENERAL CONTRACTOR & SUBCONTRACTORS SHALL VERIFY WITH THE OWNER & ARCHITECT THAT THEY ARE IN POSSESSION OF THE MOST RECENT SET PRIOR TO FINALIZING CONTRACT, PURCHASE, FABRICATION AND INSTALLATION OF ALL BUILDING COMPONENTS & SYSTEMS

A-2
SHEET

PRJ-50715
08/19/13

Colors: CREAMY YELLOW STUCCO
BLACK ROOF + BROWN DOOR'S + BLACK TINTED WINDOWS



NORTH ELEVATION

NORTHWEST ELEVATION

SOUTHWEST ELEVATION

SOUTH ELEVATION

KC CAMIS ARCHITECT
BECAUSE ARCHITECTURE SHOULDN'T BE TORTURE
693 MIDDLEGATE suite B HENDERSON NEVADA 89011
(702) 263-9473 FAX: 251-1982

REVISIONS

JOB:
DATE: 1-4-2012

NEW BANQUET FACILITY
at: 1201 SOUTH LAS VEGAS BLVD
for VIVA LAS VEGAS WEDDING CHAPEL
CITY OF LAS VEGAS NEVADA

SUP-50774


ONE WAY
SUP-50774



SUP-50774 - APPLICANT/OWNER: DECAR ENTERPRISES, LLC
1201 SOUTH LAS VEGAS BOULEVARD, SUITE #110

08/29/13

JUSTIFICATION LETTER

I, Ronald Pokrywka, am submitting this Justification Letter to the City of Las Vegas, NV, Department of Planning for the purpose of procuring a Special Tavern-Limited Permit for my establishment, The Viva Las Vegas Event Center. The Viva Las Vegas Event Center will be located at 1201 Las Vegas Blvd. S. Las Vegas, NV 89104. This facility is currently being used as a 5,669 sq ft Banquet and Reception facility for our wedding chapel clients, and other such private banquet and events. I am hoping that our new license will allow Viva Las Vegas Event Center to expand our business offerings beyond just private events and banquets. We would like to obtain a Tavern-Limited license in order to expand our entertainment options and add ticketed events in conjunction with an existing Banquet Facility.

In January 2013 the City Council adopted Ordinance No. 6232, which, among other things, authorized the establishment of tavern limited licenses within the entire Downtown Centennial Plan area. The City Council even desires to extend for another year the effects of Ordinance No. 6077 for new applications, but limited to the areas concerning which the waiver under Ordinance No. 6077 was originally intended and established. Since Viva Las Vegas Event Center falls within the jurisdiction of the Downtown Centennial Plan area, we respectfully request permission to receive such a license.

I will further agree and consent with any and all lawful business agreements should you grant the Tavern-Limited license for my place of business. I, Ronald Pokrywka, will fully comply with any and all current and future Governmental and Safety rules and regulations while conducting my business.

Your favorable consideration of this application is and will be most appreciated.

Print Name: Ronald Pokrywka

Signature: _____

Date: 8-15-13

PRJ-50715
08/19/13

SUP-50774

City of Las Vegas Agenda Item No.: **46.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

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

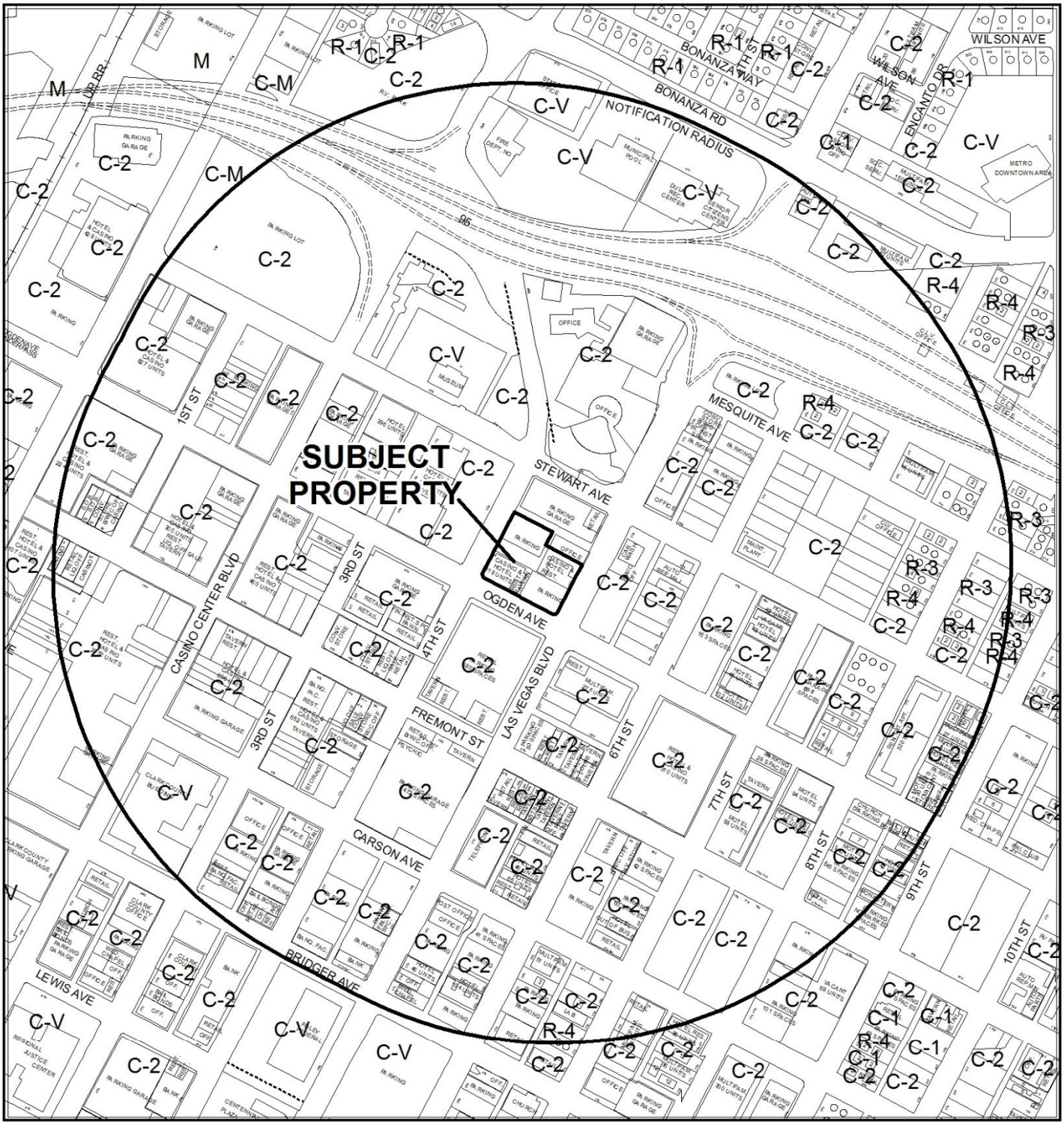
SUBJECT:
SUP-50823 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: 217 LVB, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 118-UNIT SINGLE ROOM OCCUPANCY RESIDENCE IN AN EXISTING BUILDING at 217 North Las Vegas Boulevard (APNs 139-34-515-001, 002, 004, and 005), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-50606]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 11/20/2013
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:

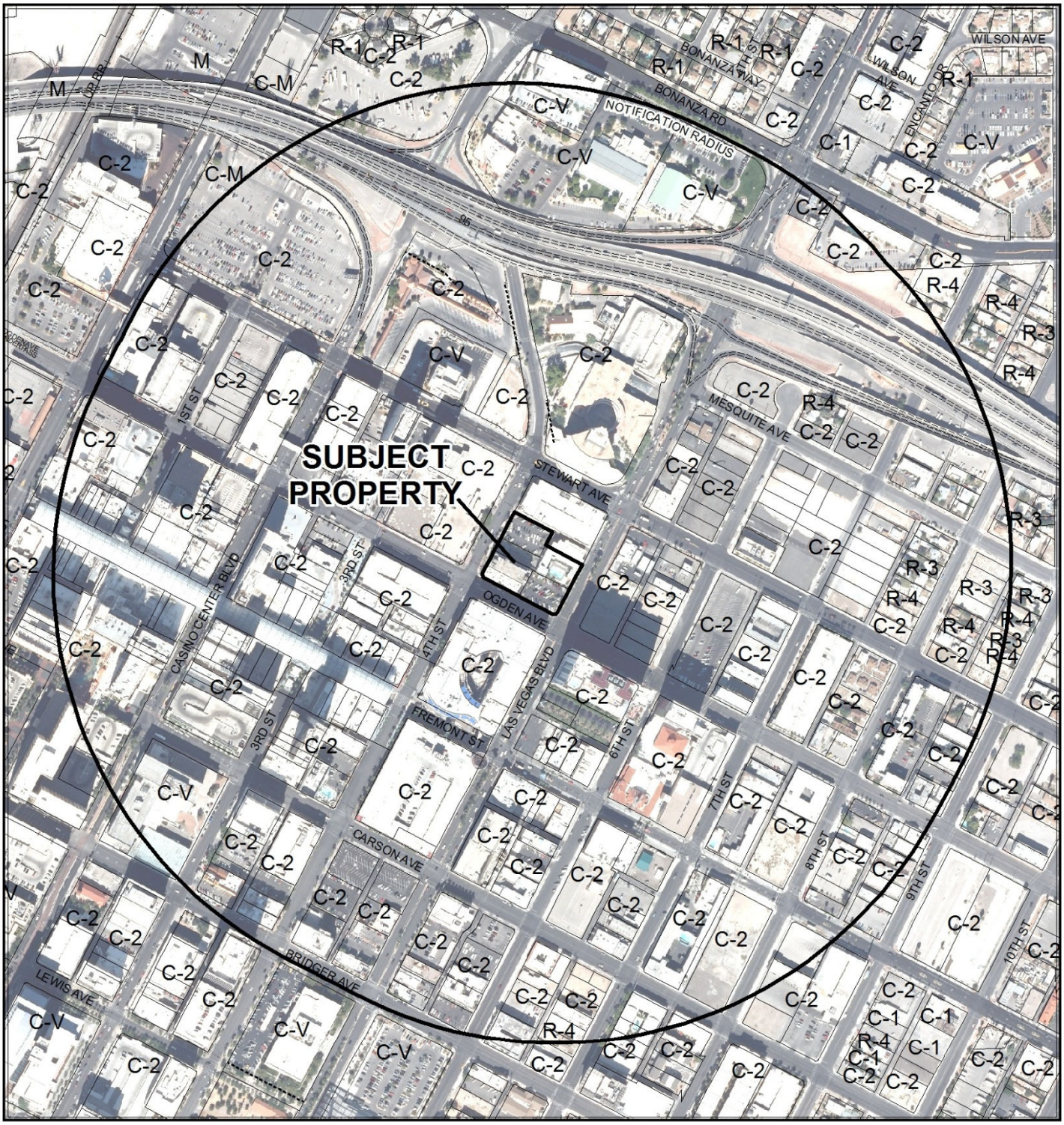
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos – SUP-50823, SUP-50824 and SDR-50826
5. Justification Letter



CASE: **SUP-50823, SUP-50824 AND SDR-50826 (PRJ-50606)**

RADIUS: 1500 FEET

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



CASE: **SUP-50823, SUP-50824 AND SDR-50826 (PRJ-50606)**

RADIUS: 1500 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: 217 LVB, LLC

** STAFF RECOMMENDATIONS **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-50823	Staff recommends APPROVAL, subject to conditions:	N/A
SUP-50824	Staff recommends APPROVAL, subject to conditions:	SDR-50826
SDR-50826	Staff recommends APPROVAL, subject to conditions:	SUP-50824

** CONDITIONS **

SUP-50823 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Single Room Occupancy Residence 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, as well as submitted as part of any business license application.

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

SUP-50824 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Tavern-Limited use.

2. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-50824) shall be required, if approved.

3. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-50826) 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, as well as submitted as part of any business license application.

7. 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.

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.

10. This approval for the outdoor expansion of the ancillary alcohol (tavern) use shall be contingent upon presence of the Gaming Establishment, Non-restricted land use. In the event that such use is discontinued and abandoned at this location in accordance with LVMC Title 19.14.030, the applicant shall be required to obtain a Special Use Permit covering all areas of the approved entitlement, pursuant to the provisions of LVMC Title 19.16.110.

SDR-50826 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-50823) 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, fencing plan, and wall elevations, date stamped 09/23/13, 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. 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.

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 irrigation 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 size and species for the proposed landscape planters located along Las Vegas Boulevard and Ogden Avenue.

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

Public Works

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. The proposed gates shall in general remain open during normal business hours, except during specific special events. 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. The new fence shall be constructed outside of the public right-of-way. Any unauthorized installation in the public right-of-way may be subject to provisions of Title 13.32.080.

11. The proposed rolling gates accessing Ogden Avenue are acceptable as long as maintenance access is preserved for City maintenance vehicles to access the existing Public Sewer Easement in the vacated alley (document #20090415:00852). Additionally, the proposed rolling gates accessing 4th Street are acceptable as long as the access granted to Assessor's Parcel #139-34-501-020 through document #20090415:00992 is maintained as required by the owner of that parcel.

12. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the "Las Vegas Boulevard Improvements, Sahara Avenue to Stewart Avenue" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

13. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

14. Site development to comply with all applicable previous conditions of approval for SDR-29662.

** STAFF REPORT **

PROJECT DESCRIPTION

The proposed development consists of three entitlement requests consisting of a Special Use Permit for the conversion of 68 existing rooms in a five-story hotel to a Single Room Occupancy Residential use, another Special Use Permit for the outdoor expansion of the ancillary alcohol use affiliated with the existing Gaming Establishment, Non-restricted use, and a Site Development Plan Review for the proposed private outdoor plazas and related perimeter wall fencing proposal. The proposed installation of the perimeter wall will match the existing wall along 4th Street in height and material finish. The wall is approximately seven feet at the highest point (masonry piers) and is partially screened with a two-foot tall wrought iron fence beginning at the four-foot mark.

The proposed development meets the intent of the Downtown Centennial Plan and the stated goals for the Gateway District of providing opportunities for community gathering and coworking; therefore, staff recommends approval of the requested Special Use Permits for the conversion of hotel rooms to Single Room Occupancy Residential units and the expansion of the existing ancillary alcohol use (tavern) associated with the Gaming Establishment, Non-restricted use, and the proposed private outdoor plaza areas.

ISSUES

- The Single Room Occupancy Residential use requires a Special Use Permit in the C-2 (General Commercial) zone.
- The expansion of the ancillary alcohol use (tavern) is limited to the proposed private outdoor plaza and does not entail any expansion of gaming beyond what is allowed within the existing hotel facilities.
- The proposed walls are approximately seven feet at the highest (a 6-foot 8-inch masonry pier is shown on the submitted drawings) with a two-foot iron fence on top of a solid four-foot high decorative block wall. The proposed walls, with the provided landscape planters, meet the Gateway District Architectural Design Standards listed for walls.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
12/16/94	The City Council approved a Rezoning (Z-0100-64) from R-1 (Single Family Residential), R-4 (High Density Residential), C-1 (Limited Commercial), C-2 (General Commercial) and C-V (Civic) to C-2 (General Commercial) for approximately 230 acres generally located on property bounded by Main Street to the west, Bonanza Road on the north, Las Vegas Boulevard on the east, and Charleston Boulevard on the south. The Planning Commission and staff recommended approval.

MH

12/05/07	The City Council approved a Site Development Plan Review (SDR-24794) for a single-story Hotel with Waivers of the Downtown Centennial Plan Streetscape and build-to-line standards and a Special Use Permit (SUP-24798) for a Hotel Lounge Bar on 0.64 acres at the northwest corner of Ogden Avenue and Las Vegas Boulevard. The Planning Commission and staff recommended approval. NOTE: This entitlement was not exercised and expired on 12/05/09.
06/28/08	The Planning Commission approved a Tentative Parcel Map (TMP-28099) for a one-lot commercial subdivision on 1.55 acres at 400 E. Ogden Avenue. Staff recommended approval.
10/02/08	The Design Review Committee (DRC) approved a request for a Master Sign Plan (ARC-29660) for an existing Hotel Casino at 400 East Ogden and 217 North Las Vegas.
10/09/08	The Planning Commission approved a request for a Site Development Plan Review (SDR-29662) for the exterior modifications, proposed pool/cabana addition and parking reduction to an existing Hotel/Casino with a Waiver of the downtown centennial plan streetscape standards and parking lot screening standards on 1.44 acres at the northwest corner of Ogden Avenue and Las Vegas Boulevard. Staff recommended denial.
04/23/09	The Planning Commission approved the Request for a Review of Condition (ROC-33625) of an approved Site Development Plan Review (SDR-29662) to delete condition number 19 which requires the removal of the southernmost driveway along Las Vegas Boulevard and to construct the northernmost driveway to Downtown Centennial Plan Standards at the northwest corner of Ogden Avenue and Las Vegas Boulevard. Staff recommended denial.
08/11/09	The Design Review Committee (DRC) approved a request for a Master Sign Plan Modification (ARC-35385) for an existing Hotel Casino at 400 East Ogden Avenue.
06/11/11	A Final Map (FMP-30844) was recorded for a one-lot merger and resubdivision, creating the 1.44-acre "Gold Spike" commercial subdivision, the southern portion of this proposal.

Most Recent Change of Ownership	
04/17/13	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
07/18/13	A business license (#H05-96594) for a 162-unit hotel, which includes the 118-unit five-story hotel, was issued at 217 North Las Vegas Boulevard. This license remains active.
09/26/12	A nonrestricted gaming license (#G08-00099) and convention hall gaming tax license (#C30-01044) were issued at 217 North Las Vegas Boulevard. These licenses remain active.
05/06/13	Business licenses (#C08-01990) were issued for a tavern license (#L16-95196), a restaurant (#R09-00137), and (#C08-01990) for amusement machines at 217 North Las Vegas Boulevard. These licenses remain active.

Pre-Application Meeting	
08/06/13	A pre-application meeting was with the applicant's representative to discuss the proposed conversion of the hotel units to Single Room Occupancy Residential units and the expansion of the Tavern use. Staff also discussed the proposed pedestrian plazas for flexible event space in the parking areas to include proposed seven-foot high walls with iron fence screening. The applicant was advised on the requirements for the subject Special Use Permits and the Site Development Plan Review application.

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

Field Check	
08/28/13	A routine field check was conducted by staff at the subject site and found the existing hotel well maintained with a full service bar and restaurant located inside the first floor. The proposed pedestrian plaza areas are currently utilized as surface parking lots and are located at the corner of Ogden Avenue and Las Vegas Boulevard. There are existing walls installed along 4th Street similar in height and design of the proposed wall designs.

Details of Application Request	
Site Area	
Net Acres	1.55

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Hotel	C (Commercial)	C-2 (General Commercial)
North	Parking Garage	C (Commercial)	C-2 (General Commercial)
South	Shopping Center	C (Commercial)	C-2 (General Commercial)
East	Car Wash, Automated	C (Commercial)	C-2 (General Commercial)
West	Hotel and Casino	C (Commercial)	C-2 (General Commercial)

Master Plan Areas	***Compliance***
Downtown Centennial Plan	N
Special Purpose and Overlay Districts	***Compliance***
Downtown Centennial Plan Overlay District – Downtown Gateway	Y
A-O (Airport Overlay) District – 200 Feet	Y
Downtown Casino Overlay District	Y
Live/Work 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

DEVELOPMENT STANDARDS

Pursuant to the Downtown Centennial Plan, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to the Downtown Centennial Plan, the following standards apply:

Architectural Design Standards – Downtown Gateway District		
Wall Requirements	***Provided***	***Compliance***
Extended, blank, expressionless walls at street level shall be prohibited. The use of expression lines and zones utilizing materials, colors, and/or relief shall be required in the pedestrian zone to create visually interesting facades.	An approximately seven-foot tall masonry wall with two-foot tall white iron fencing placed approximately 40-inches from the ground plane specified to match the existing wall along 4th Street. There are four landscape planters set within the property line, which break up the wall plane along Las Vegas Boulevard and Ogden Avenue.	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Las Vegas Boulevard	Primary Arterial	Planned Streets and Highways Map	100’	Y
4th Street	Secondary Collector	Planned Streets and Highways Map	80’	Y
Ogden Avenue	Secondary Collector	Planned Streets and Highways Map	80’	Y

Pursuant to the Downtown Centennial Plan, the following Streetscape Standards apply:

Streetscape Standards	***Required***	***Provided***	***Compliance***
Las Vegas Boulevard (North/South Street)	25’ tall Date Palms spaced at 30’ intervals.	25’ Fan Palms spaced at 20’ intervals.	Y*
4th Street (North/South Street)	25’ tall Date Palms spaced at 30’ intervals.	25’ Fan Palms spaced at 20’ intervals.	Y*
Ogden Avenue (East/West Street)	36” box Southern Live Oak, Shoestring Acacia, African Sumac, Ash or Pistache at 15’ to 20’ intervals.	24” box Southern Live Oak at 20’ intervals.	Y*

*The streetscape requirements were addressed with the Site Development Plan Review SDR-29662. This proposal seeks no changes to the installed streetscaping, with the exception of onsite landscape planters locating within the subject property line adjacent to the sidewalks on Las Vegas Boulevard, Ogden Avenue, and 4th Street.

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	
Gaming Establishment, Non-restricted	13,906 SF	1 space per 90 SF GFA	155				
Hotel	94 rooms	1 space per room	94				
Single Room Occupancy Residence	68 Units	0.75 spaces per unit	51				
TOTAL SPACES REQUIRED			300		88		
Regular and Handicap Spaces Required			292	8	84	4	Y*

*Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City. No additional square footage is being proposed for the site and the proposed Single Room Occupancy use will reduce the current parking demand by 33 spaces from what was approved under SDR-29662.

ANALYSIS

This commercial development consists of the proposed conversion of rooms within an existing hotel to a Single Room Occupancy Residential use, a Special Use Permit request for the outdoor expansion of the ancillary alcohol use (tavern) affiliated with the Gaming Establishment, Non-restricted use housed within the ground level of the hotel, and a Site Development Plan Review request for a proposed private outdoor plaza area.

Beginning with Special Use Permit request for the proposed conversion, this request seeks to reduce the total 162-room count of the current hotel to approximately 94 hotel rooms, by converting 68 rooms within the 5-story hotel building to Single Room Occupancy units.

The Single Room Occupancy Residential use is described by Title 19.12 as,

> "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."

The proposed use meets the definition as the provided justification letter states that it is the intent to convert the existing hotel rooms to residential units. The existing common facilities and services for laundry, cleaning and meals provided by the current hotel use will be utilized for the proposed Single Room Occupancy Residential use.

There are no Minimum Special Use Permit Requirements required for the Single Room Occupancy Residence use.

The proposed conversion of the 68 hotel rooms to Single Room Occupancy Residence units will provide a needed affordable housing option in the form of the multi-family residential/single room occupancy residence establishment. This request is deemed compatible with the existing commercial, office, and multi-family residential developments in the area and is an appropriate use for the C (Commercial) general plan designation and the C-2 (General Commercial) zoning district; therefore, staff is in support of this Special Use Permit. The provision of affordable housing is supported by the recent development of various employment opportunities within short walking of the site.

The next request is for a Special Use Permit to expand the existing ancillary alcohol entitlement (tavern) use affiliated with the existing indoor Gaming Establishment, Non-restricted use to the proposed private outdoor areas. There is no existing Special Use Permit for the Liquor Establishment (Tavern) as it operates as a legal, nonconforming use stemming from the Gaming Establishment, Non-restricted use. The nonrestricted gaming license (#G08-00099) and the tavern license (#L16-95196) remain active to date. The ancillary alcoholic beverage use (tavern) use operates as an alcoholic beverage-related use with an on-sale component that is ancillary to the existing Gaming Establishment, Non-restricted use, as described in Title 19.12. However, in this instance, the ancillary alcoholic beverage use (tavern) may operate without regard to the requirements of LVMC 19.12, as the use is a component of the Gaming Establishment, Non-restricted use. The ancillary alcoholic use (tavern) does remain bound to the applicable requirements of LVMC Chapter 6.50.240, specifically,

> "A tavern license authorizes the sale of 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."

It is not the applicant's intent to expand the existing non-restricted gaming component, but rather to only allow for the expansion of the ancillary alcohol use to the limits of the proposed private outdoor plaza area represented in the associated Site Development Plan Review (SDR-50826) The expansion of the ancillary alcohol use is compatible with the existing Gaming Establishment, Non-restricted use and the surrounding properties; therefore, staff recommends approval with conditions. If denied, the existing 13,906 square feet of the Gaming Establishment, Non-Restricted use and its ancillary alcohol use may continue.

The requested Site Development Plan Review is for the proposed private outdoor plaza area, which will cover all outdoor areas located within the four subject lots of the 1.55-acre proposal. A component of the private plaza is the proposed approximately seven-foot tall wall fence located adjacent to the sidewalks along Las Vegas Boulevard, 4th Street, and Ogden Avenue. The proposed plaza will occupy the existing northwest and southeast parking lots, with the northwest portion covering approximately 11,510 square feet and the southeast portion covering approximately 10,900 square feet, for a total area of 22,410 square feet and will be enclosed by a decorative masonry wall consisting of 40-inch walls topped with a white wrought iron fence between six-foot, eight-inch piers. There are two proposed two-foot by 15-foot landscape planters placed within the property line adjacent to the sidewalk along Las Vegas Boulevard that will feature landscaping to match the existing planter located just north, adjacent to the outdoor swimming pool. There are two small sawtooth-shaped planters proposed along Ogden Avenue that feature landscaping to match the other proposed planters. The Heavenly Bamboo, or similar substitute, located within the existing planter along Las Vegas Boulevard will provide a suitable planting material to be located adjacent to the sidewalks. The proposed walls, with iron-fence screening and proposed landscape planters, will match the existing wall located approximately 100 feet north of southwest corner of the site. The proposed walls meet the Architectural Design Standards listed for the Downtown Gateway District in the Downtown Centennial Plan and will be an essential component of the proposed private outdoor plaza and the requested Special Use Permit (SUP-50824) for the expansion of the ancillary alcohol use (tavern) affiliated with Gaming Establishment, Non-restricted use.

The proposed development meets the intent of the Downtown Centennial Plan and the stated goals for the Gateway District of providing opportunities for community gathering and coworking; therefore, staff recommends approval of the requested Special Use Permits for the conversion of hotel rooms to Single Room Occupancy Residential units and the expansion of the existing ancillary alcohol use (tavern) associated with the Gaming Establishment, Non-restricted use, and the proposed private outdoor plaza areas. If denied, the applicant will be allowed to continue the operation of the Hotel use along with the Gaming Establishment, Non-restricted use and ancillary alcohol uses.

FINDINGS (SUP-50823)

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.**

   As this site in the C (Commercial Use) designated area, the subject proposal will be harmonious and compatible with existing surrounding land uses and with future uses as projected by the General Plan.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   There is an existing hotel use at this location, and the proposed conversion of this use will not affect the intensity of uses on the site. The applicant proposes the Single Room Occupancy Residence use in response to the growing demand for affordable housing options within close proximity to the office locations within walking distance of 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.**

   Vehicular and pedestrian access to the site is by Las Vegas Boulevard, 4th Street, and Ogden Avenue. All three public rights-of-way can accommodate the proposed conversion of the existing hotel units to Single Room Occupancy Residences. There are no proposed changes to the site access; however, during events that utilize the proposed private outdoor plaza no onsite parking will be available.

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 request will not compromise the public health, safety or welfare of the general public and will not jeopardize the overall objectives of the General Plan. The proposed Single Room Occupancy Residence use will provide affordable housing within short walking distance to various downtown employers, contributing to a walkable environment.

5. **The use meets all of the applicable conditions per Title 19.12.**

   Pursuant to Title 19.12, there are no standard conditions that apply to the Single Room Occupancy Residence use.

FINDINGS (SUP-50824)

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 Gamin Establishment, Non-restricted use located on site will remain within the existing facilities at the ground level of the current hotel. The ancillary alcoholic beverage use will expand to the outdoor areas within the designated private outdoor plazas and remain restricted to the premises. Staff finds the proposed expansion, with the approval of the requested Site Development Plan Review (SDR-50826), can be conducted in a manner that is compatible with the surrounding commercial land uses.

2. The subject site is physically suitable for the type and intensity of land use proposed.

With the approval of the requested Site Development Plan Review and the proposed wall fencing, staff finds that the site is physically suitable with adequate space available for the intensity of the proposed expansion of the ancillary alcohol use associated with the existing Gaming Establishment, Non-restricted 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.

Adjacent roadways will not be negatively impacted by the proposed modifications. Site access is provided from Las Vegas Boulevard, a 100-foot Primary Arterial; 4th Street, an 80-foot Secondary Collector; and Ogden Avenue, an 80-foot Secondary Collector.

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 existing Gaming Establishment, Non-Restricted use and its ancillary liquor license will remain subject to licensing and inspection, thereby protecting the public health, safety and general welfare.

5. The use meets all of the applicable conditions per Title 19.12.

The proposed expansion of the ancillary alcohol use, which is associated with the existing Gaming Establishment, Non-Restricted use located on site, meets the non-waivable conditions of Title 19.12. This proposal seeks to expand the entitlement area of the ancillary alcohol use only and within the confines of the proposed private outdoor plaza areas shown on the submitted site plans associated with the requested Site Development Plan Review (SDR-50826).

FINDINGS (SDR-50826)

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 pedestrian plaza component of the proposed development is compatible with adjacent development in the area; however, staff finds that the perimeter walls, as proposed, do not contribute to the pedestrian environment, particularly along Las Vegas Boulevard.

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 private outdoor plaza is consistent with the intent of the Downtown Centennial Plan – Downtown Core District, as the stated goal for this district is to provide opportunities for community gathering and coworking. Staff supports the proposed perimeter wall design and landscape planters, which will soften the edge of the perimeter wall while also providing screening of the private outdoor plaza when being used as a surface parking lot.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   Adjacent roadways will not be negatively impacted by the proposed modifications. Site access is provided from Las Vegas Boulevard, a 100-foot Primary Arterial; 4th Street, an 80-foot Secondary Collector; and Ogden Avenue, an 80-foot Secondary Collector.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The proposed building materials and landscape materials are appropriate and are in conformance with the Architectural Design Standards listed for the Downtown Gateway District within the Downtown Centennial Plan. The applicant has provided varying materials and wall planes, with proposed landscape planters, to adequately screen the surface parking lots and provide a securable area for events within the proposed private outdoor plaza space.

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 masonry walls are specified to match the existing walls in scale, material finish, and color of the existing walls along 4th Street. The proposed walls along Las Vegas Boulevard feature two 15-foot wide by one-foot deep landscape planters to match the existing planter located on the west side of the sidewalk along Las Vegas Boulevard, adjunct to the pool area. The wall elevations will allow visual access at the street level, as the iron fence panels are more than 50% open and at a height of approximately 40 inches.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   The existing Gaming Establishment, Non-Restricted use and its ancillary liquor license will remain subject to licensing and inspection, thereby protecting the public health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 35

NOTICES MAILED 225

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-50823 APN: 139-34-515-001 & 139-34-515-005

Name of Property Owner: 217 LVB, LLC

Name of Applicant: Gold Spike

Name of Representative: Todd Kessler

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Andrew B. Donner

Subscribed and sworn before me

This 21 day of August, 20 13

_____

Notary Public in and for said County and State

DARLENE A. NEPP-ROCKWOOD
Notary Public, State of Nevada
Appointment No. 96-2068-1
My Appt. Expires February 22, 2017

PRJ-50606
08/22/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SUP

Project Address (Location) 217 N. Las Vegas Blvd. Las Vegas NV 89101

Project Name Gold Spike Single Room Occupancy Residence **Proposed Use** _____

Assessor's Parcel #(s) 139-34-515-004 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing C2 proposed _____

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

Gross Acres 0.34 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER 217 LVB, LLC **Contact** Todd Kessler

Address PO Box 1570 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

City Las Vegas **State** NV **Zip** 89125

E-mail Address todd@rgglv.com

APPLICANT 217 LVB, LLC **Contact** Todd Kessler

Address 300 N. Las Vegas Blvd., #110 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

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

E-mail Address todd@rgglv.com

REPRESENTATIVE _____ **Contact** Todd Kessler

Address PO Box 1570 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

City Las Vegas **State** NV **Zip** 89125

E-mail Address todd@rgglv.com

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 Andrew B. Donner

Subscribed and sworn before me

This 21 day of August, 20 13.

_____

Notary Public in and for said County and State

DARLENE A. NEPP-ROCKWOOD
Notary Public, State of Nevada
Appointment No. 96-2068-1
My Appt. Expires February 22, 2017

FOR DEPARTMENT USE ONLY

Case #	SUP-50823
Meeting Date:	10/08/13 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-50699
08/22/13

Revised 10/27/08

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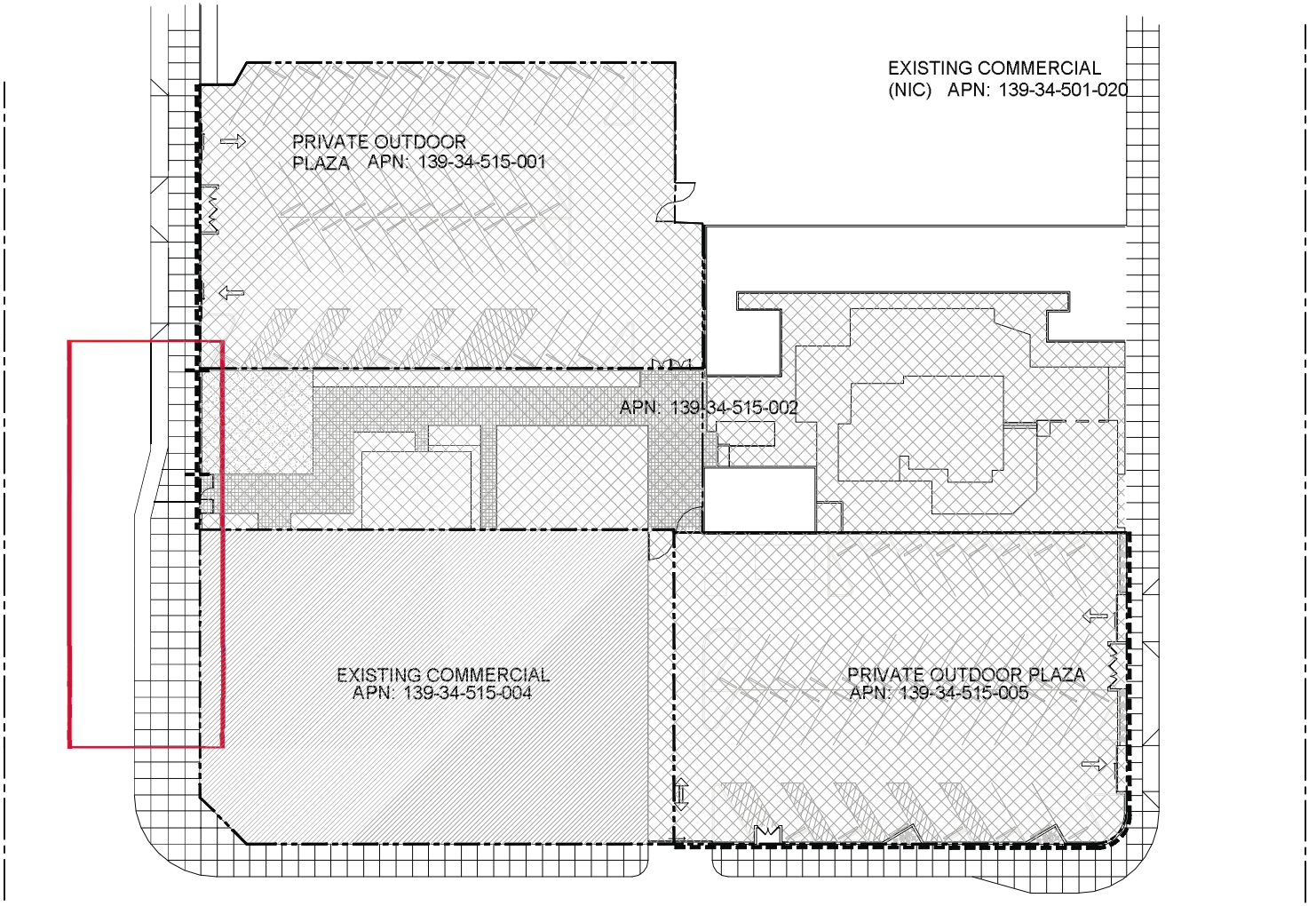


1 SITE PLAN
SCALE: 1/16" = 1'-0"

PLAN NORTH

INTERIOR: 12,609 SQ.FT.
EXTERIOR: 41,566 SQ. FT.

INTERIOR TAVERN AREA

EXTERIOR TAVERN AREA

BENCHMARK:
CITY OF LAS VEGAS BENCHMARK "6C01 34SW6" - BEING AN ALUMINUM RIVET AND PLATE INT HE TOP OF THE CURB ONT HE EAST SIDE OF MAIN STREET BETWEEN BONNEVILLE AVENUE AND GARCES AVENUE AT LIGHT POLE.

ELEVATION: 2027.08 FEET
871.8554 METERS

CITY OF LAS VEGAS BENCHMARK BOOK V 2007 BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.

BASIS OF BEARINGS:
N62 04'38"W, BEING THE CENTERLINE OF OGDEN AVENUE AS SHOWN BY MAP THEREOF ON FILE IN FILE 67, PAGE 79 OF SURVEYS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

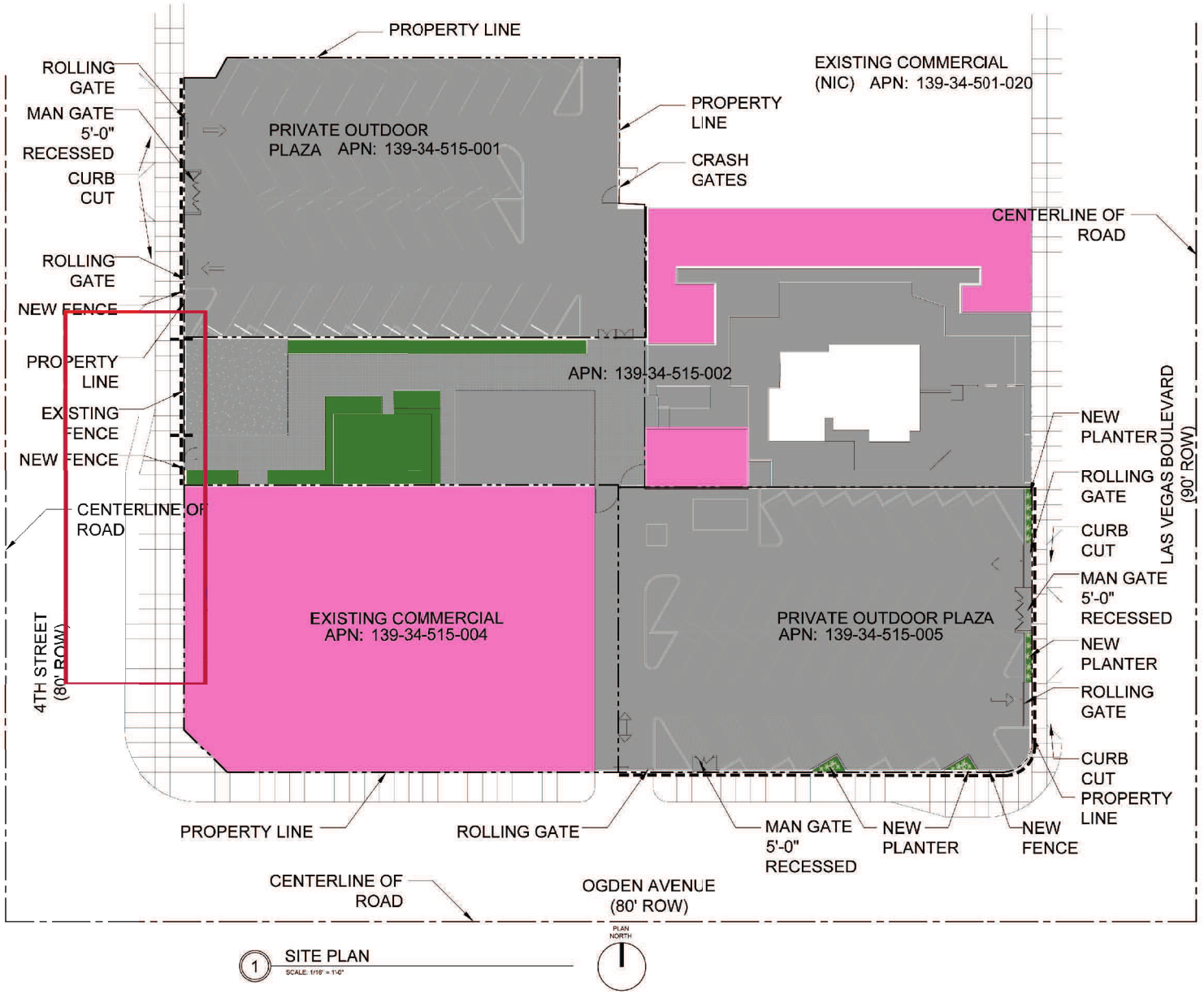
Issues and Revisions

CSPA

Seal

Project No.: 13-0402
Sheet No.:
AS1.01A

SUP-50823 SUP-50824 SDR-50826
REVISED



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

BENCHMARK:
CITY OF LAS VEGAS BENCHMARK "6C01 34SW" - BEING AN ALUMINUM RIVET AND PLATE INT HE TOP OF THE CURB ONT HE EAST SIDE OF MAIN STREET BETWEEN BONNEVILLE AVENUE AND GARCES AVENUE AT LIGHT POLE.

ELEVATION: 2027.08 FEET
871.8554 METERS

CITY OF LAS VEGAS BENCHMARK BOOK V.2007 BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.

BASIS OF BEARINGS:
N62°04'38"W, BEING THE CENTERLINE OF OGDEN AVENUE AS SHOWN BY MAP THEREOF ON FILE IN FILE 67, PAGE 79 OF SURVEYS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

Issues and Revisions

Consultant:

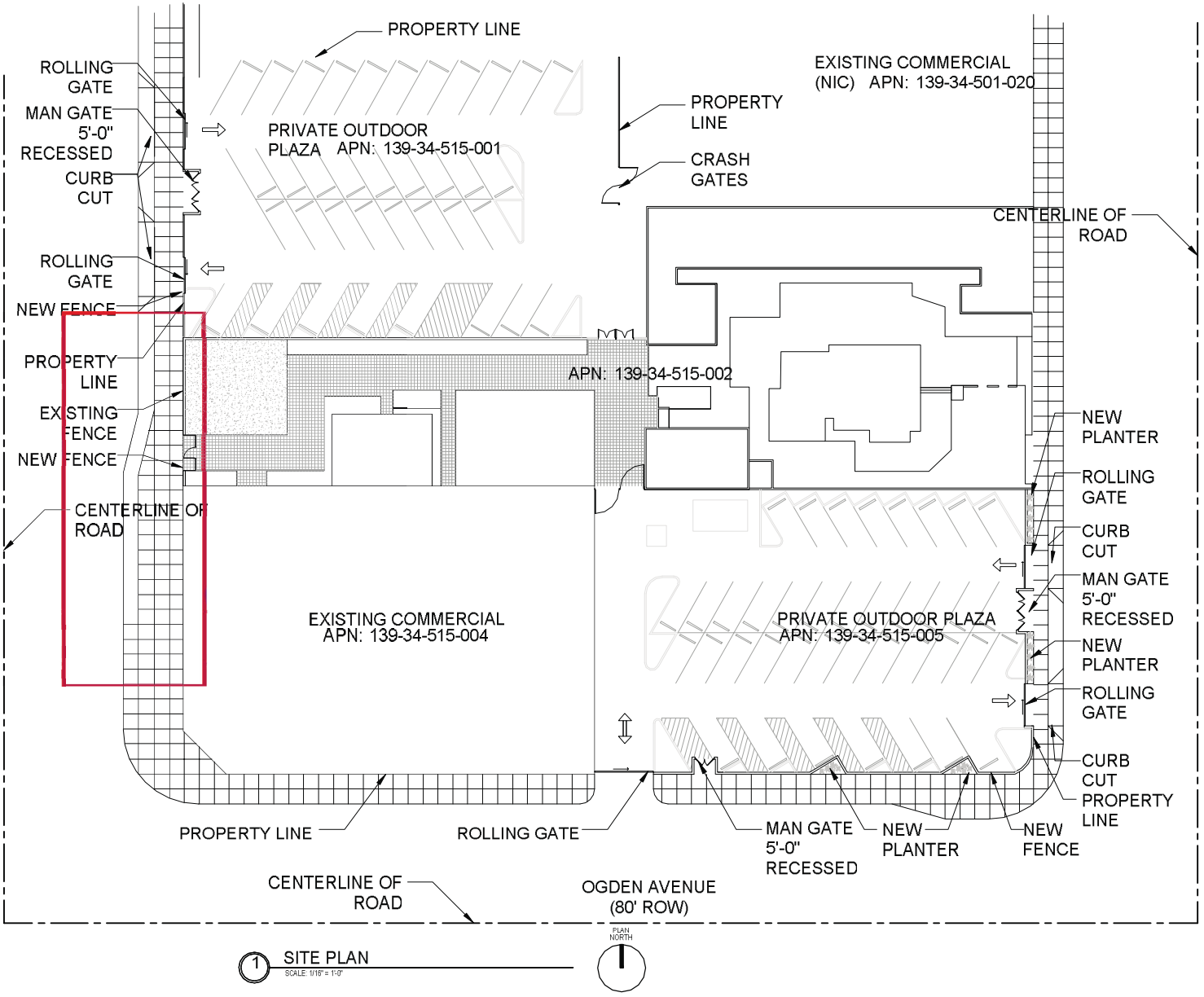
Project: GOLD SPIKE
217 Las Vegas Blvd. North, Las Vegas, NV 89101
Drawing: SITE PLAN

CSPA
CRAIG SEAN PALACIOS Architect
702.241.9751
These Documents, as Instruments of Service, are and shall remain the Property of the Design Professional. Do Not Scale These Drawings.

Seal

Project No.: 13-0402
Sheet No.: AS1.01

SUP-50823 SUP-50824 SDR-50826
REVISED



BENCHMARK:
CITY OF LAS VEGAS BENCHMARK "6C01 34SW6" - BEING AN ALUMINUM RIVET AND PLATE INT HE TOP OF THE CURB ONT HE EAST SIDE OF MAIN STREET BETWEEN BONNEVILLE AVENUE AND GARCES AVENUE AT LIGHT POLE.

ELEVATION: 2027.08 FEET
871.8554 METERS

CITY OF LAS VEGAS BENCHMARK BOOK V 2007 BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.

BASIS OF BEARINGS:
N62°04'38"W, BEING THE CENTERLINE OF OGDEN AVENUE AS SHOWN BY MAP THEREOF ON FILE IN FILE 67, PAGE 79 OF SURVEYS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

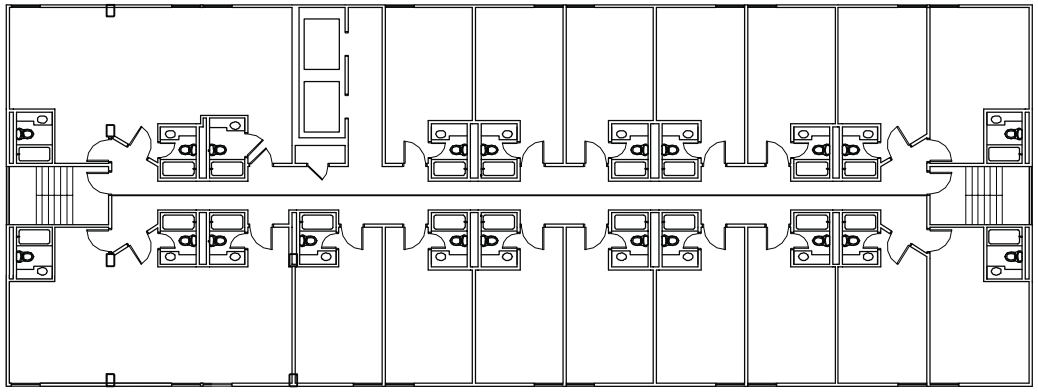
Issues and Revisions

CSPA

Seal

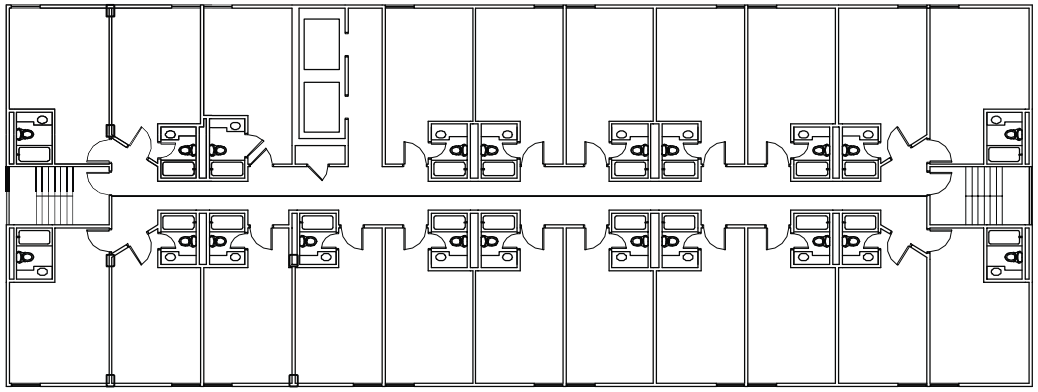
Project No.: 13-0402
Sheet No.: AS1.01B

SUP-50823 SUP-50825 & SDR-50826
REVISED



17 UNITS

1 FLOOR PLAN LEVEL 2
SCALE: 1/8" = 1'-0"



21 UNITS

2 TYPICAL FLOOR PLAN
SCALE: 1/8" = 1'-0"

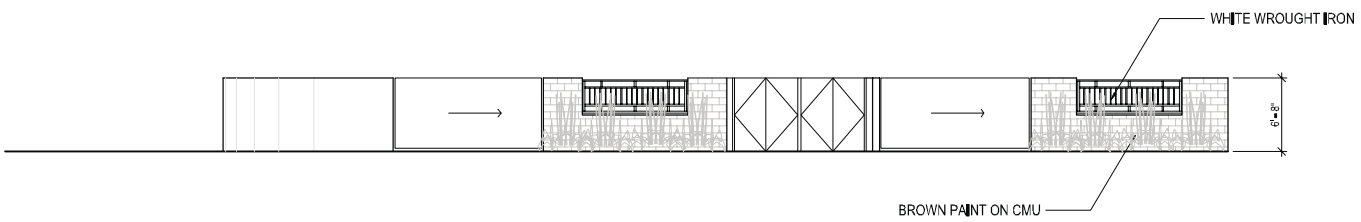
Issues and Revisions

CSPA

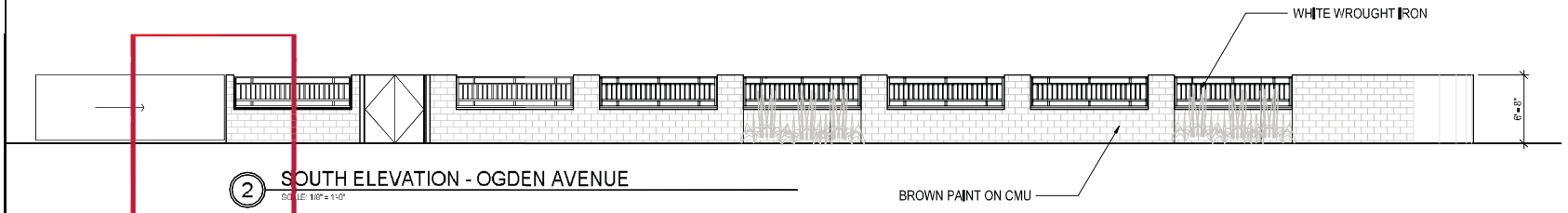
Seal

Project No.: 13-0402
Sheet No.: A1.01

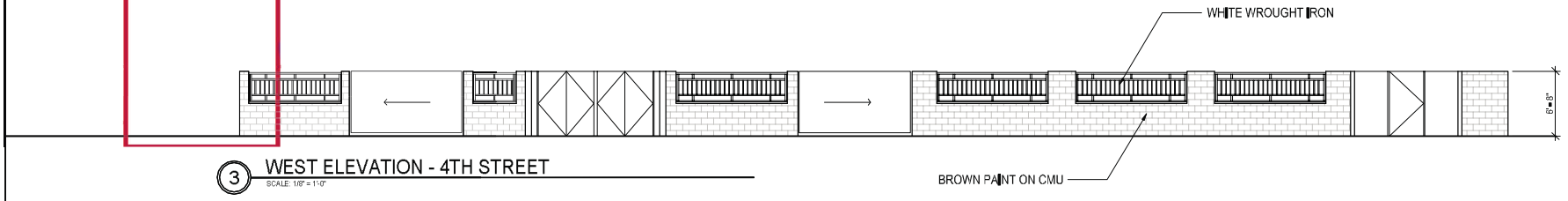
SUP-50823 SUP-50824 & SDR-50826
REVISED



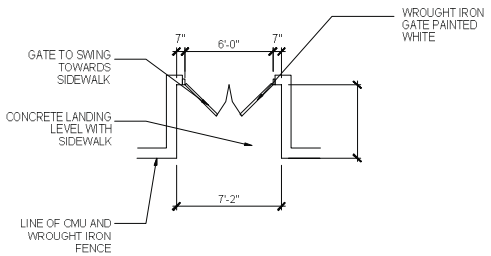
1 EAST ELEVATION - LAS VEGAS BOULEVARD
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION - OGDEN AVENUE
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION - 4TH STREET
SCALE: 1/8" = 1'-0"



4 TYPICAL GATE DETAIL
SCALE: 1/4" = 1'-0"

Issues and Revisions

3-11492-$

CSPA

Seal

Project No.: 13-0402

Sheet No.: A6.01

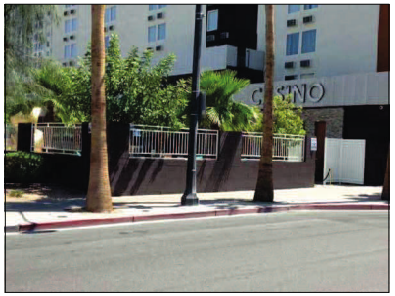
SUP-50823 SUP-50824 & SDR-50826
REVISED



1 EXISTING WEST FENCE ELEVATION
SCALE: 1/8" = 1'-0"



2 EXISTING COURTYARD FENCE - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 EXISTING EAST FENCE ELEVATION
SCALE: 1/8" = 1'-0"

Issues and Revisions

32

CSPA

Seal

Project No.: 13-0402
Sheet No.:
A□.01A

SUP-50823 SUP-50824 & SDR-50826
REVISED



VAR-50822 & SUP-50823 – APPLICANT/OWNER: 217 LVB, LLC
217 NORTH LAS VEGAS BOULEVARD

08/29/13



VAR-50822 & SUP-50823 – APPLICANT/OWNER: 217 LVB, LLC
217 NORTH LAS VEGAS BOULEVARD

08/29/13



VAR-50822 & SUP-50823 – APPLICANT/OWNER: 217 LVB, LLC
217 NORTH LAS VEGAS BOULEVARD

08/29/13



VAR-50822 & SUP-50823 – APPLICANT/OWNER: 217 LVB, LLC
217 NORTH LAS VEGAS BOULEVARD

08/29/13



VAR-50822 & SUP-50823 – APPLICANT/OWNER: 217 LVB, LLC
217 NORTH LAS VEGAS BOULEVARD

08/29/13



VAR-50822 & SUP-50823 – APPLICANT/OWNER: 217 LVB, LLC
217 NORTH LAS VEGAS BOULEVARD

08/29/13



VAR-50822 & SUP-50823 – APPLICANT/OWNER: 217 LVB, LLC
217 NORTH LAS VEGAS BOULEVARD

08/29/13



VAR-50822 & SUP-50823 – APPLICANT/OWNER: 217 LVB, LLC
217 NORTH LAS VEGAS BOULEVARD

08/29/13



VAR-50822 & SUP-50823 – APPLICANT/OWNER: 217 LVB, LLC
217 NORTH LAS VEGAS BOULEVARD

08/29/13

TODD KESSLER
300 Las Vegas Blvd. North – Suite 110
Las Vegas, NV 89101

August 22, 2013

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

Re: JUSTIFICATION LETTER
SUP – APN 139-34-515-004 – Single Room Occupancy Residence

Dear Mr. Fagg:

Please accept this as our official justification letter for an SUP for proposed single room occupancy residence. The Application for a SUP FOR A PROPOSED 162-UNIT SINGLE ROOM OCCUPANCY RESIDENCE IN AN EXISTING BUILDING on 0.34 acres at 217 N. Las Vegas Blvd., Las Vegas, Nevada 89101 zoned C-2 (General Commercial) is attached.

The proposed Single Room Occupancy Residence will allow Downtown employees a new place to live. This establishment will further enhance the revitalization of Downtown by making it a destination that attracts tourists and locals as well as assist in the success of the current revitalization of downtown. This will not change the history and culture that has been well established in Downtown, but will rather create more energy and help enhance the attractiveness of the Downtown Renaissance.

If you have any questions and/or concerns, please do not hesitate to contact me.

Sincerely,

Todd Kessler

PRJ-50606
08/22/13
SUP-50823

City of Las Vegas Agenda Item No.: **47.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

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

SUBJECT:
SUP-50824 - SPECIAL USE PERMIT RELATED TO SUP-50823 - PUBLIC HEARING - APPLICANT/OWNER: 217 LVB, LLC - For possible action on a request for a Special Use Permit FOR THE PROPOSED EXPANSION OF THE EXISTING TAVERN USE at 217 North Las Vegas Boulevard (APNs 139-34-515-001, 002, 004, and 005), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-50606]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 11/20/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-50824 APN: 139-34-515-001 & 139-34-515-005

Name of Property Owner: 217 LVB, LLC

Name of Applicant: Gold Spike

Name of Representative: Todd Kessler

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Andrew B. Donner

Subscribed and sworn before me

This 21 day of August, 20 13

_____

Notary Public in and for said County and State

DARLENE A. NEPP-ROCKWOOD
Notary Public, State of Nevada
Appointment No. 96-2068-1
My Appt. Expires February 22, 2017

PRJ-50606
08/22/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SUP

Project Address (Location) 217 N. Las Vegas Blvd. Las Vegas NV 89101

Project Name Gold Spike Expansion Existing Tavern Use **Proposed Use** _____

Assessor's Parcel #(s) 139-34-515-001 & 139-34-515-005 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing C2 proposed _____

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

Gross Acres 0.34 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER 217 LVB, LLC **Contact** Todd Kessler

Address PO Box 1570 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

City Las Vegas **State** NV **Zip** 89125

E-mail Address todd@rgglv.com

APPLICANT 217 LVB, LLC **Contact** Todd Kessler

Address 300 N. Las Vegas Blvd., #110 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

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

E-mail Address todd@rgglv.com

REPRESENTATIVE _____ **Contact** Todd Kessler

Address PO Box 1570 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

City Las Vegas **State** NV **Zip** 89125

E-mail Address todd@rgglv.com

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 Andrew B. Donner

Subscribed and sworn before me

This 21 day of August, 20 13.

Darlene A. Nepp-Rockwood

Notary Public in and for said County and State

DARLENE A. NEPP-ROCKWOOD
Notary Public, State of Nevada
Appointment No. 96-2068-1
My Appt. Expires February 22, 2017

FOR DEPARTMENT USE ONLY

Case #	SUP-50824
Meeting Date:	10/08/13 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-50696
08/22/13

Revised 10/27/08

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

TODD KESSLER
300 Las Vegas Blvd. North – Suite 110
Las Vegas, NV 89101

August 22, 2013

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

Re: JUSTIFICATION LETTER
SUP – APN 139-34-515-001 & 139-34-515-005 – Expansion of existing tavern use

Dear Mr. Fagg:

Please accept this as our official justification letter for an SUP for a proposed expansion of existing tavern use. The Application for a SUP FOR THE PROPOSED 41,566 SQUARE FOOT EXPANSION OF EXISTING TAVERN USE on 0.67 acres at 217 N. Las Vegas Blvd., Las Vegas, Nevada 89101 zoned C-2 (General Commercial) is attached.

The proposed expansion of existing tavern use will allow flexible space for temporary festivals, food trucks and other events and provide a much needed amenity to the new wave of urbanites that are now living and working Downtown.

This establishment will further enhance the revitalization of Downtown by making it a destination that attracts tourists and locals as well as assist in the success of the current revitalization of downtown. This will not change the history and culture that has been well established in Downtown, but will rather create more energy and help enhance the attractiveness of the Downtown Renaissance.

If you have any questions and/or concerns, please do not hesitate to contact me.

Sincerely,

Todd Kessler

PRJ-50606
08/22/13

SUP-50824

City of Las Vegas Agenda Item No.: **48.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

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

SUBJECT:
SDR-50826 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-50823 AND SUP-50824 - PUBLIC HEARING - APPLICANT/OWNER: 217 LVB, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED PRIVATE PEDESTRIAN PLAZA AND THE CONVERSION OF A THREE-STORY, 162-UNIT HOTEL TO SINGLE-ROOM OCCUPANCY RESIDENCE on 1.55 acres at 217 North Las Vegas Boulevard (APNs 139-34-515-001, 002, 004, and 005), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-50606]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 11/20/2013
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
3. Justification Letter

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-50826 APN: 139-34-515-001 & 139-34-515-005

Name of Property Owner: 217 LVB, LLC

Name of Applicant: Gold Spike

Name of Representative: Todd Kessler

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Andrew B. Donner

Subscribed and sworn before me

This 21 day of August, 20 13

_____

Notary Public in and for said County and State

DARLENE A. NEPP-ROCKWOOD
Notary Public, State of Nevada
Appointment No. 96-2068-1
My Appt. Expires February 22, 2017

PRJ-50606
08/22/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SDR

Project Address (Location) 217 N. Las Vegas Blvd. Las Vegas NV 89101

Project Name Gold Spike Private Outdoor Plaza **Proposed Use** _____

Assessor's Parcel #(s) 139-34-515-001 & 139-34-515-005 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing C2 proposed _____

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

Gross Acres 0.34 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER 217 LVB, LLC **Contact** Todd Kessler

Address PO Box 1570 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

City Las Vegas **State** NV **Zip** 89125

E-mail Address todd@rgglv.com

APPLICANT 217 LVB, LLC **Contact** Todd Kessler

Address 300 N. Las Vegas Blvd., #110 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

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

E-mail Address todd@rgglv.com

REPRESENTATIVE _____ **Contact** Todd Kessler

Address PO Box 1570 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

City Las Vegas **State** NV **Zip** 89125

E-mail Address todd@rgglv.com

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 Andrew B. Donner

Subscribed and sworn before me

This 21 day of August, 20 13.

_____

Notary Public in and for said County and State

DARLENE A. NEPP-ROCKWOOD
Notary Public, State of Nevada
Appointment No. 96-2068-1
My Appt. Expires February 22, 2017

FOR DEPARTMENT USE ONLY

Case #	SDR-50826
Meeting Date:	10/08/13 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-50826 08/22/13

Revised 10/27/08

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

TODD KESSLER
300 Las Vegas Blvd. North – Suite 110
Las Vegas, NV 89101

August 22, 2013

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

Re: JUSTIFICATION LETTER
SDR - APN 139-34-515-001 & 139-34-515-005 – Private Outdoor Plaza

Dear Mr. Fagg:

Please accept this as our official justification letter for an SDR for proposed private outdoor pedestrian plaza. The Applications are for a SDR FOR A PROPOSED PRIVATE PEDESTRIAN PLAZA AND THE CONVERSION OF A THREE-STORY, 162-UNIT HOTEL TO A SINGLE-ROOM OCCUPANCY RESIDENCE on 0.67 acres at 217 N. Las Vegas Blvd., Las Vegas, Nevada 89101 zoned C-2 (General Commercial) is attached.

The proposed Private Outdoor Plaza will allow flexible space for temporary festivals, food trucks and other events and provide a much needed amenity to the new wave of urbanites that are now living and working Downtown. The single room occupancy will provide an inexpensive place for downtown employees to live.

This establishment will further enhance the revitalization of Downtown by making it a destination that attracts tourists and locals as well as assist in the success of the current revitalization of downtown. This will not change the history and culture that has been well established in Downtown, but will rather create more energy and help enhance the attractiveness of the Downtown Renaissance.

If you have any questions and/or concerns, please do not hesitate to contact me.

Sincerely,



Todd Kessler

PRJ-50606
08/22/13

SDR-50826

City of Las Vegas Agenda Item No.: **49.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

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

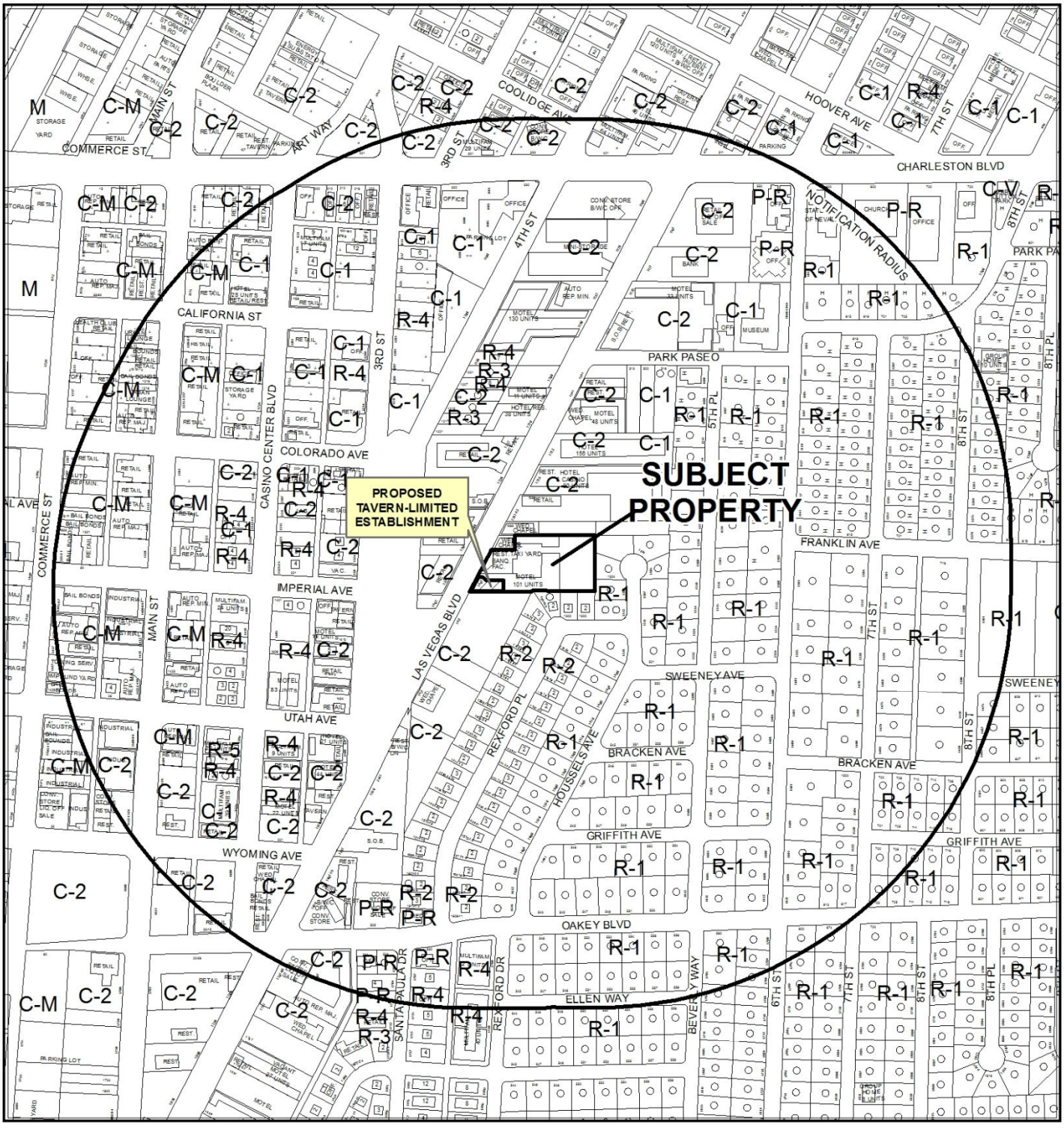
SUBJECT:
SUP-50850 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SERGIO PEREZ - OWNER: SHALIMAR HOTEL ENTERPRISES - For possible action on a request for a Special Use Permit FOR A PROPOSED 6,683 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT at 1401 South Las Vegas Boulevard (APN 162-03-202-001), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-50743]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 11/20/2013
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



0 400 800 Feet

CASE: **SUP-50850 (PRJ-50743)**

RADIUS: 1500 FEET

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

N



CASE: **SUP-50850 (PRJ-50743)**

0 400 800 Feet

RADIUS: 1500 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: SERGIO PEREZ - OWNER: SHALIMAR HOTEL ENTERPRISES

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-50850	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

SUP-50850 CONDITIONS

Planning

1. All signage shall be permitted and meet minimum code requirements within 30 days of final approval.

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, as well as submitted as part of any business license application.

5. 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.

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

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

8. 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 within an existing Motel, Restaurant, Supper Club and Night Club at 1401 South Las Vegas Boulevard. The proposed use will combine and replace the existing Supper Club, Night Club and Restaurant uses for a total floor area of 6,683 square feet. The applicant has proposed to combine the three uses to maximize space and ensure profitability of the business. Staff supports this request, as the proposed Cuban-themed establishment is consistent with the intent of a Tavern-Limited Establishment use. If denied, the applicant would not be allowed to operate as a Tavern-Limited Establishment at this location; however, the existing Supper Club, Night Club and Restaurant uses would be allowed to remain open for business.

ISSUES

- The Tavern-Limited Establishment use is permitted in the C-2 (General Commercial) zoning district within the Downtown Centennial Plan Overlay District with the approval of a Special Use Permit.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
08/21/96	The City Council denied a Special Use Permit (U-0046-96) request for a 1,200 square-foot Tavern in conjunction with an existing hotel and a Waiver from the 1,500 foot distance separation requirement. The Board of Zoning Adjustment recommended approval.
12/15/97	The City Council approved a Special Use Permit (U-0115-97) request to allow On-Premise Sale of Beer and Wine in conjunction with an existing restaurant. The Planning Commission recommended approval.
10/12/04	A complaint was filed with Code Enforcement for non-permitted construction. The complaint was resolved on 11/22/04.
06/01/05	The City Council approved a Special Use Permit (SUP-6226) request for a Supper Club. The Planning Commission recommended approval.
01/17/06	A complaint was filed with Code Enforcement for poor room maintenance. The complaint was resolved on 01/18/06.
06/18/08	A complaint was filed with Code Enforcement for illegal signage, junk vehicles, and graffiti. The complaint was resolved on 07/07/08.
03/23/09	A complaint was filed with Code Enforcement for graffiti. The complaint was resolved on 03/24/09.
08/22/12	A complaint was filed with Code Enforcement for burned out lights, graffiti and non-permitted signage. The complaint was resolved on 10/25/12.

Most Recent Change of Ownership	
06/04/04	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
1955	The motel was constructed.
08/04/97	A building permit (#97015902) was issued to refurbish an existing pylon sign. The permit was finalized on 12/02/97.
10/12/04	A building permit (#04020542) was issued to replace doors. The permit was not finalized.
02/23/05	A building permit (#05001054) was issued for a non-work certificate of occupancy for the Florida Café. The permit was finalized on 03/01/05.
08/10/06	A business license (H05-00003) was issued for a Hotel 199 rooms or less at 1401 South Las Vegas Boulevard. The business license is active.
10/03/07	A business license (L21-00024) was issued for a Supper Club at 1401 South Las Vegas Boulevard. The business is still active.
10/11/07	A business license (R09-00826) was issued for a Restaurant at 1401 South Las Vegas Boulevard. The business license is active.
03/19/08	A business license (W01-00064) was issued for Wedding Chapel at 1401 South Las Vegas Boulevard. The business license is active.
05/13/09	A business license (C05-02570) was issued for a Tobacco Dealer at 1401 South Las Vegas Boulevard. The business license is active.
06/01/11	A business license (B23-00066) was issued for a Banquet or Event Establishment at 1401 South Las Vegas Boulevard. The business license is active.
08/21/11	A business license (D19-00006) was issued for a Night Club at 1401 South Las Vegas Boulevard. The business license is active.
06/10/13	A building permit (#237655) was issued for a tenant improvement to expand the Florida Café. The permit was finalized on 06/19/13.

Pre-Application Meeting	
08/15/13	A pre-application meeting was held with the applicant's designated representative to discuss the submittal requirements for a Tavern-Limited use.

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

Field Check	
08/29/30	A field check was conducted on the subject site and revealed that the property was clean and the landscape is well maintained.

Details of Application Request	
Site Area	
Net Acres	1.76

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Hotel/ Motel or Hotel Suites	C (Commercial)	C-2 (General Commercial)
	Supper Club		
	Banquet Facility		
	Night Club		
	Wedding Chapel		
North	General Retail Use	C (Commercial)	C-2 (General Commercial)
South	Vacant	C (Commercial)	C-2 (General Commercial)
	Multi-Family	M (Medium Density Residential)	R-2 (Medium-Low Density Residential)
East	Single-Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
West	General Retail	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 Overlay District (Downtown South)	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

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	
Hotel/ Motel or Hotel Suites	101 rooms	1 space per guest room	101*				
Tavern-Limited Establishment	3,181 SQ FT	1 space per 50 SQ FT of public seating	64*				
	3,502 SQ FT	1 space for each 200 SQ FT of remaining gross floor area	18*				
Wedding Chapel	724 SQ FT	1 space per 150 SQ FT in principal assembly space	5*				
TOTAL SPACES REQUIRED			188*		121*		N*
Regular and Handicap Spaces Required			182*	6	119*	3	N*

*Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City.

ANALYSIS

This project is a proposed Tavern-Limited Establishment within an existing motel with a number of uses. The proposed location is currently a Supper Club, Night Club and Restaurant with a total combined floor area of 6,683 square feet. The site is located within the Las Vegas Downtown Centennial Plan; therefore, Title 19 parking standards do not automatically apply. As such, sufficient parking is provided on site and there are a number of public parking meters located on surrounding streets.

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 within the Downtown Centennial Plan Overlay District with the approval of a Special Use Permit.

The proposed Cuban themed Tavern-Limited Establishment use intends to replace a similar themed Supper Club, Restaurant and Night Club. As the use is consistent with uses generally associated in the C-2 (General Commercial) zoning district and can be conducted in a compatible and harmonious manner with the surrounding area, staff recommends approval of this request. If denied the existing Supper Club, Restaurant, and Night Club may remain in operation.

FINDINGS (SUP-50850)

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 Establishment use will replace an existing Supper Club, Night Club and Restaurant uses that are operational within the existing motel. Operating a Tavern-Limited Establishment use within an existing Motel use is consistent with similar uses along Las Vegas Boulevard. The proposed use can be conducted in a manner that is harmonious with the existing and future land uses as projected by the General Plan and current zoning designations

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site is a motel with various entertainment uses and can accommodate this additional use. The proposed Tavern-Limited Establishment use combines three existing uses (a Supper Club, Night Club and Restaurant) with minor revisions to the existing floor plan. There will be no alterations to the existing building footprint. Although the site does not meet Title 19.12 parking standards, the Downtown Centennial Plan allows for developments to proceed without the automatic application of parking requirements. Staff finds that the floor area dedicated to the proposed Tavern-Limited Establishment use will have little impact to the onsite parking. If additional parking is needed there are several parking lots 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.**

   Access to the site is provided from Las Vegas Boulevard, a 100-foot Primary Arterial. Las Vegas Boulevard is designed to accommodate a variety of uses and can easily accommodate the proposed Tavern-Limited 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 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 Establishment use.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 28

NOTICES MAILED 483

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-50850 APN: 16203202001

Name of Property Owner: _____

Name of Applicant: Sergio Perez

Name of Representative: Ignacio Gonalez Architects

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: SEAN S. FAYEGHI

Subscribed and sworn before me

This 22 day of Aug, 2013

_____

Notary Public in and for said County and State

KARYN D. LICARI
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 02-09-16
Certificate No: 04-89080-1

PRJ-50743
08/22/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 1401 S.Las Vegas boulevard

Project Name Florida Cafe' ~~Patio~~ - (supperclub) **Proposed Use** tavern limited

Assessor's Parcel #(s) 16203202001 **Ward #** _____

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

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

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

Additional Information Downtown Centennial Plan Overlay; LV Redevelopment Plan;Live/Wo
Airport Overlay HIstoric John S. Park neighborhood plan, DDRC Overlay; & Lv Blvd. Scenic B

PROPERTY OWNER SHALIMAR HOTEL ENTERPRISE **Contact** _____

Address 2890 Green Valley pkwy. **Phone:** _____ **Fax:** _____

City Henderson **State** Nv **Zip** 89014-0400

E-mail Address _____

APPLICANT Sergio Perez **Contact** Sergio Perez

Address 1401 S. Las Vegas Blvd. **Phone:** (702) 338-5629 **Fax:** _____

City Las Vegas **State** Nv **Zip** _____

E-mail Address floridacafe@aol.com

REPRESENTATIVE Ignacio Gonzalez - Architect **Contact** Ignacio Gonzalez

Address 2516 Ocean Front Drive **Phone:** (702) 491-1397 **Fax:** _____

City Las Vegas **State** nv **Zip** 89128

E-mail Address igonzalez@igarchitects.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 SEAN S. FAYEGH

Subscribed and sworn before me

This 22 day of Aug 2013

Notary Public in and for said County and State

KARYN D. LICARI
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 02-09-16
Certificate No: 04-89080-1

FOR DEPARTMENT USE ONLY

Case #	SUP-50850
Meeting Date:	10/08/13 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-30743
08/22/13

Revised 10/27/08

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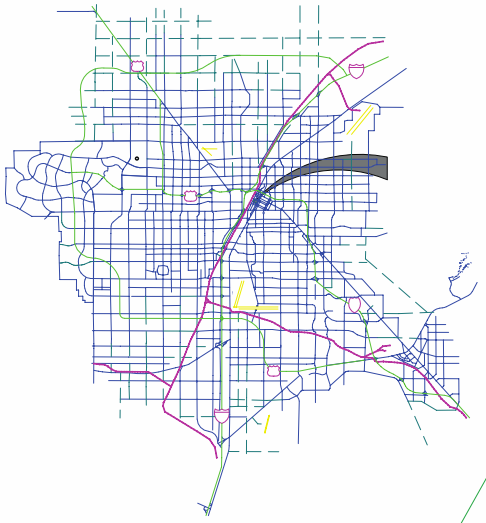
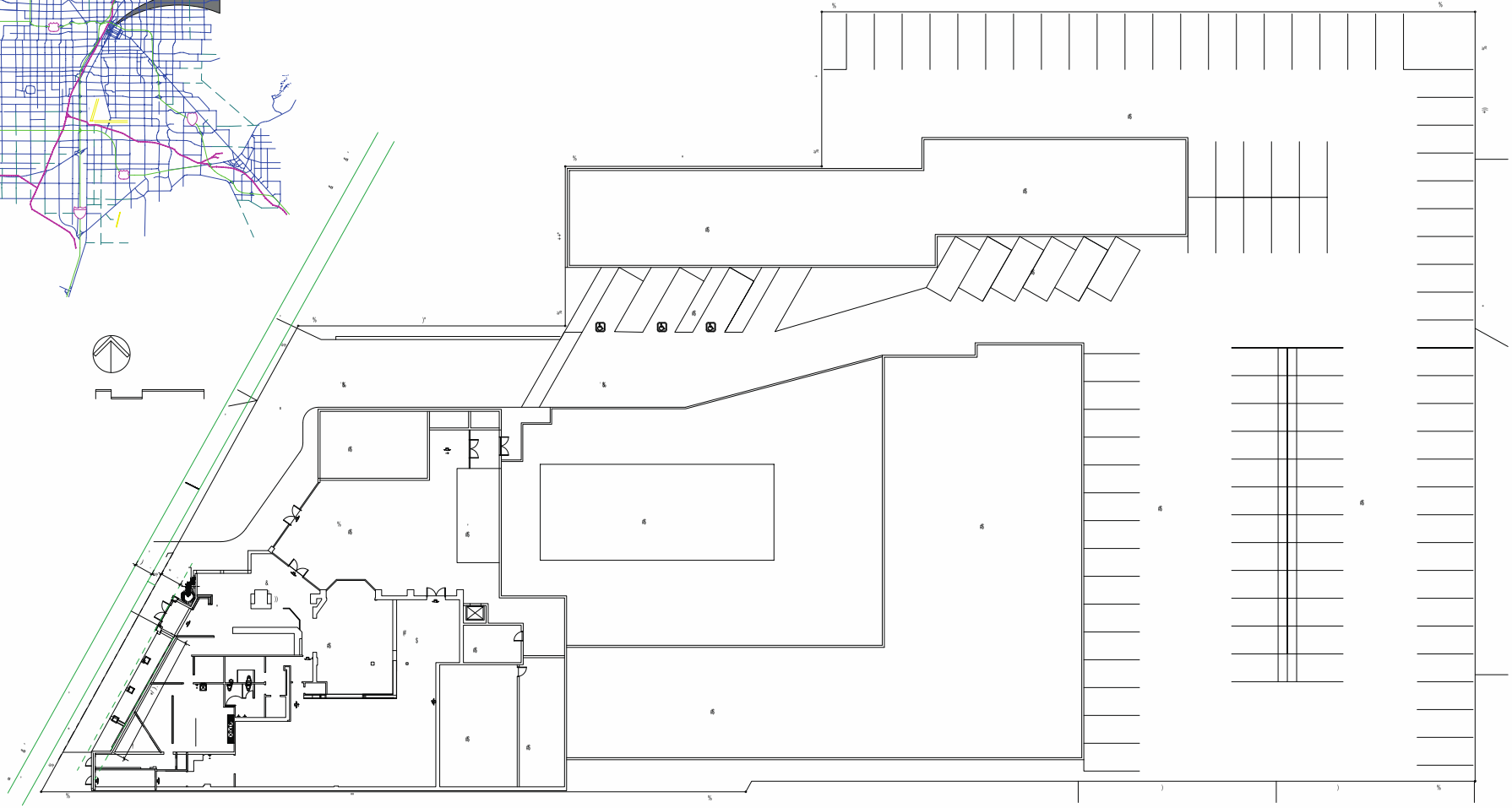
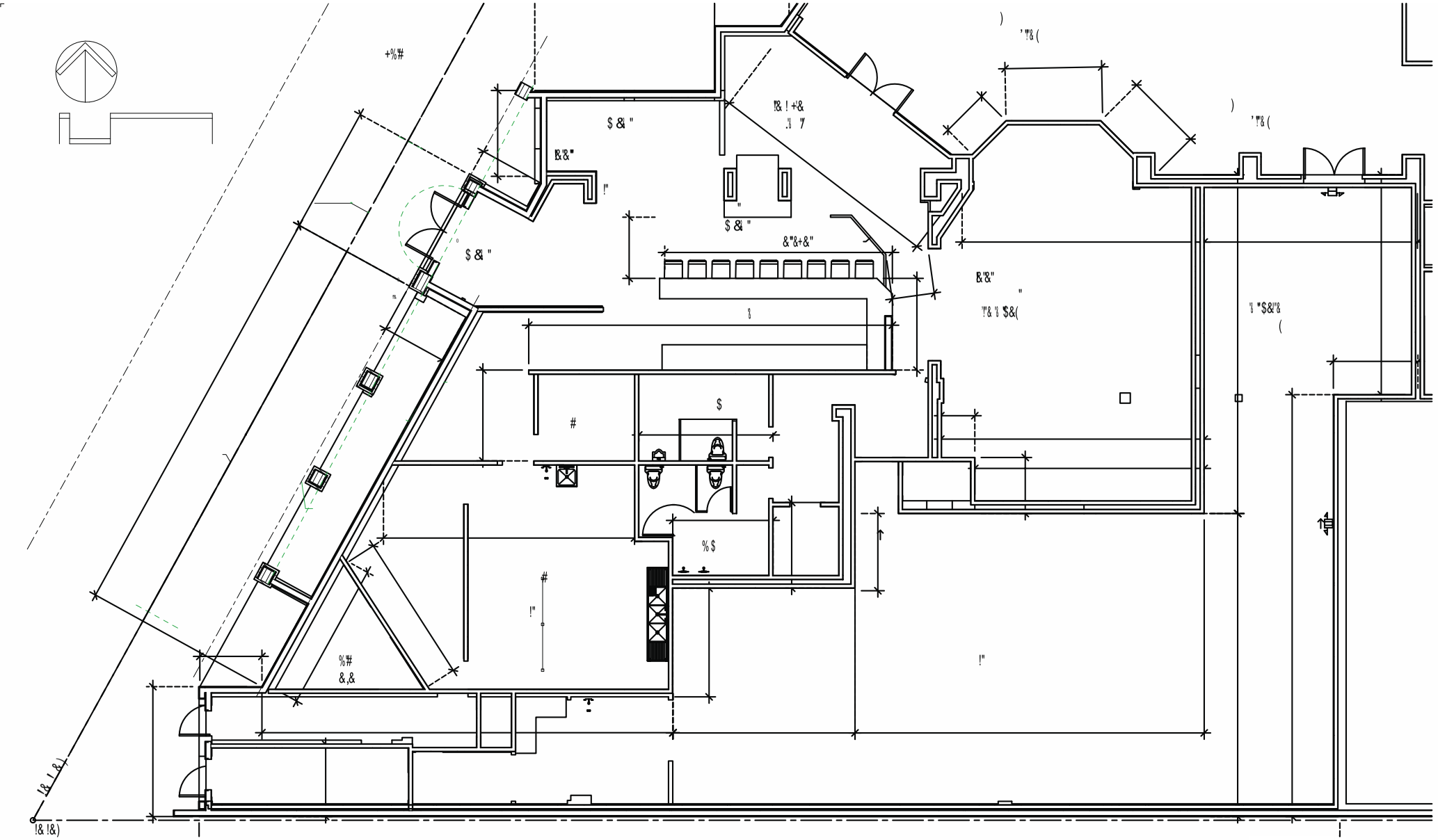




IGNACIO GONZALEZ
/ ARCHITECTS INC.
ARCHITECTURE INTERIOR DESIGN
THEME DESIGN URBAN DESIGN
2814 OCEAN FRONT DR. LAS VEGAS, NV. 89128
(702) 491-1397 FAX: (702) 920-8137
E-MAIL: IGONZALEZ@IGARCHITECTS.COM

SUP-50850 REVISED



IGNACIO GONZALEZ
/ ARCHITECTS INC.
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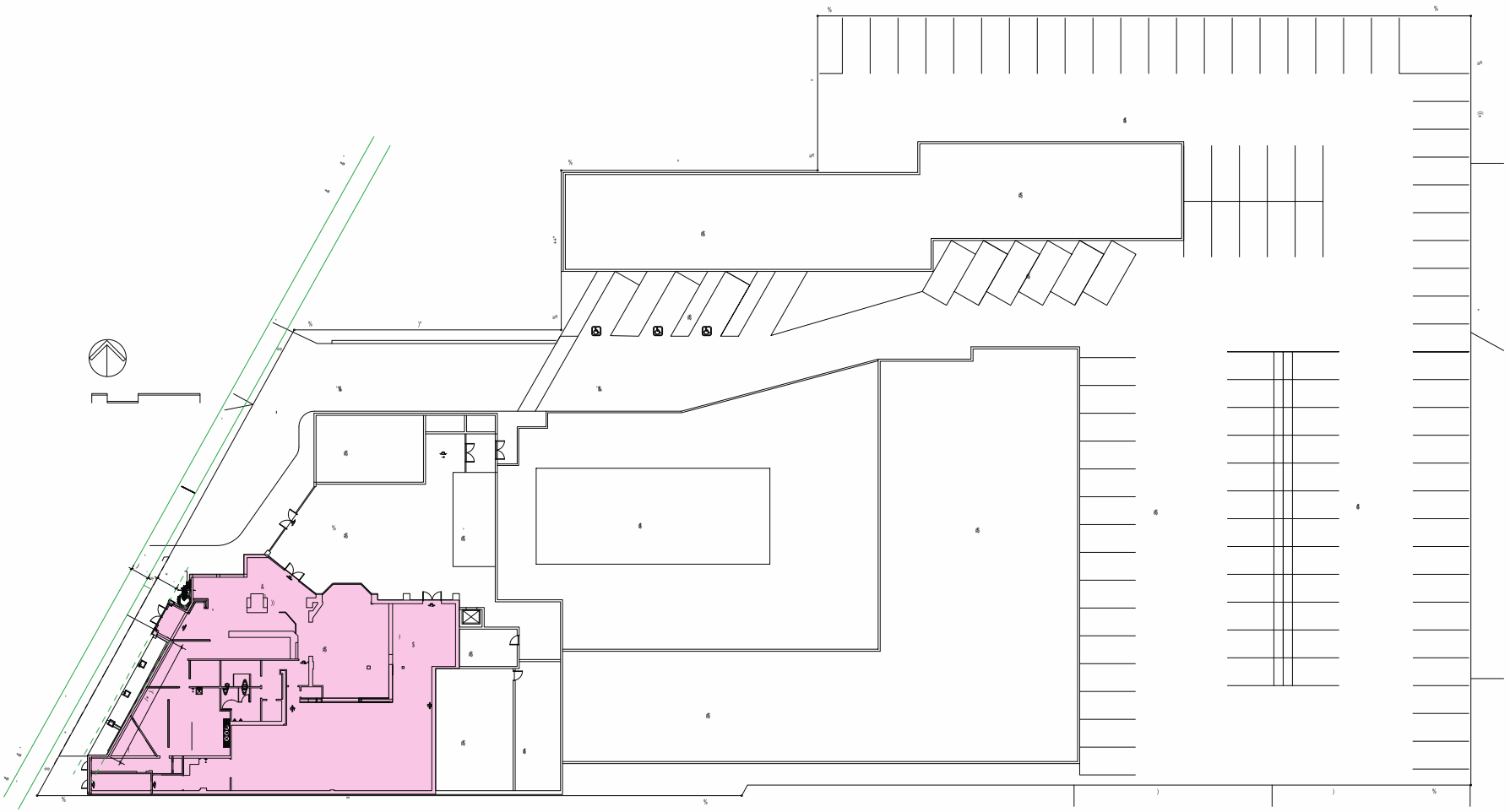
SUP-50850 REVISED



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E-MAIL: IGONZALEZ@IGARCHITECTS.COM

SUP-50850 REVISED



SUP-50850 – APPLICANT: SERGIO PEREZ - OWNER: SHALIMAR HOTEL ENTERPRISES
1401 SOUTH LAS VEGAS BOULEVARD

08/29/13

IGNACIO GONZALEZ
• ARCHITECTS, INC. •

September 4, 2013

CITY OF LAS VEGAS PLANNING DEPARTMENT
333 N. Rancho Drive
LAS VEGAS, NEVADA

PROJECT JUSTIFICATION LETTER

RE: FLORIDA CAFÉ CUBAN BAR & GRILL

To whom it may concern;

We are forwarding to you this justification letter for the conversion from supperclub to Tavern-limited use designation at 1401 S LAS VEGAS BLVD. The existing 6,683 G.S.F. supperclub is within the Howard Johnson Hotel on ground floor.

Due to the Current `Supperclub' designation limitations, a large part of the facility cannot be successfully used and is critically affecting the very existence of the Florida Café. The rear 2,243 s.f. of the restaurant is designated nightclub which does not have a bar within the space and can only support 41 seats due to the supper club required seating proportions. We would like to add additional seats, in the nightclub area for its success. 1500 s.f. of this area will be actual seats. There will be live entertainment and no gaming in this nightclub area. The existing sit down bar will continue to be the only permanent bar in the tavern. No minors shall be allowed in the bar area and adjacent area west of the same where existing structural barrier exists and an additional guardrail shall be added on east side of bar entrance.

We are respectfully requesting that you permit the Tavern–Limited use to be developed as presented.

Thank you.
Ignacio Gonzalez
Principal architect

SUP-50850 REVISED

PRJ-50743
09/05/13

ARCHITECTURE • URBAN PLANNING • INTERIOR DESIGN • FOOD FACILITIES
2516 OCEAN FRONT DRIVE LAS VEGAS, NEVADA 89128 PHONE: (702) 491-1397 EMAIL: IGONZALEZ@IGARCHITECTS.COM

City of Las Vegas Agenda Item No.: **50.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

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

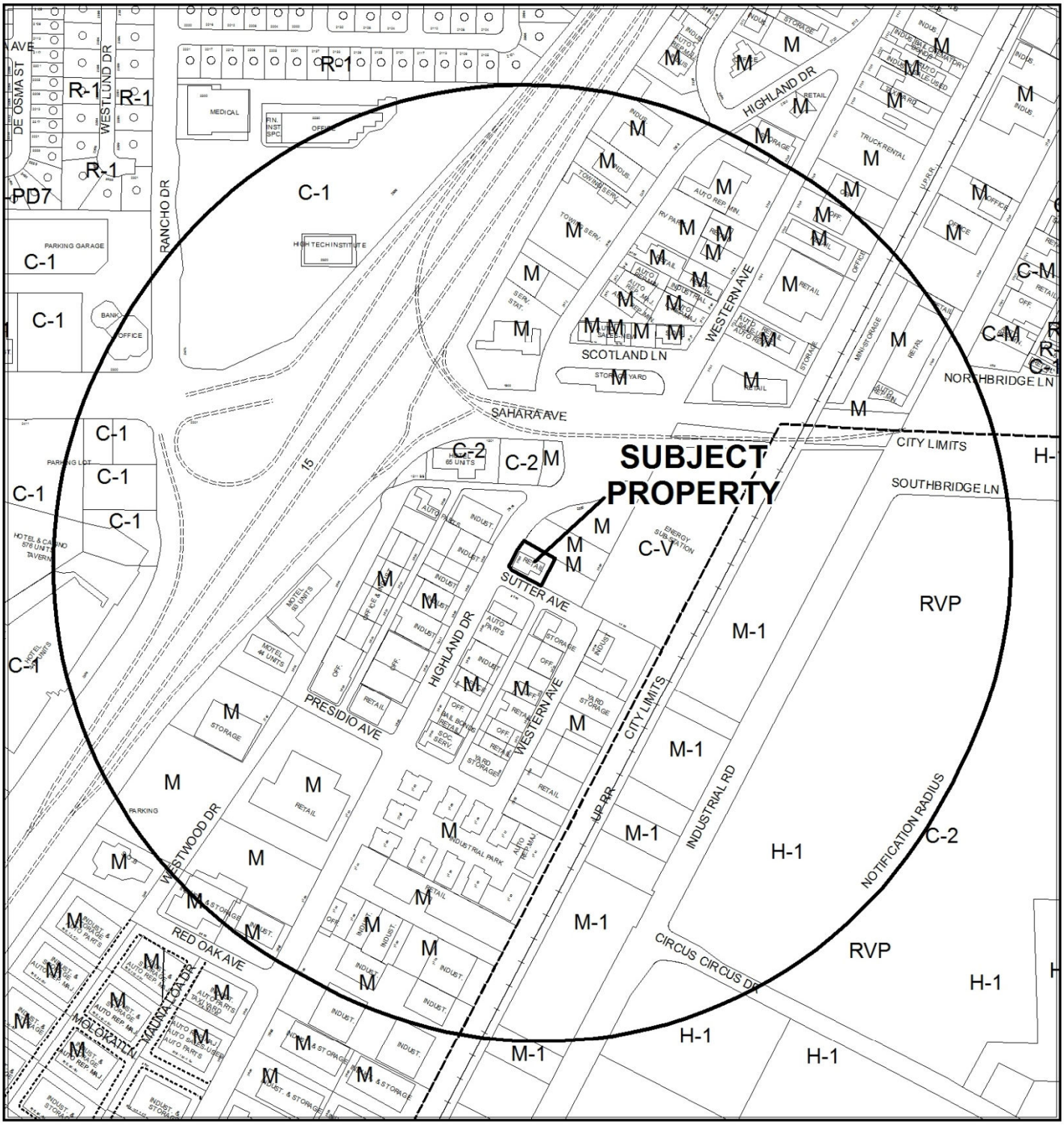
SUBJECT:
SUP-50866 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: CNB FKA BBN, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 6,390 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT WITHIN AN EXISTING SEXUALLY ORIENTED BUSINESS (NUDE SHOW) at 2580 Highland Drive (APNs 162-09-110-021 and 035), M (Industrial) Zone, Ward 1 (Tarkanian) [PRJ-50601]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 11/20/2013
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.

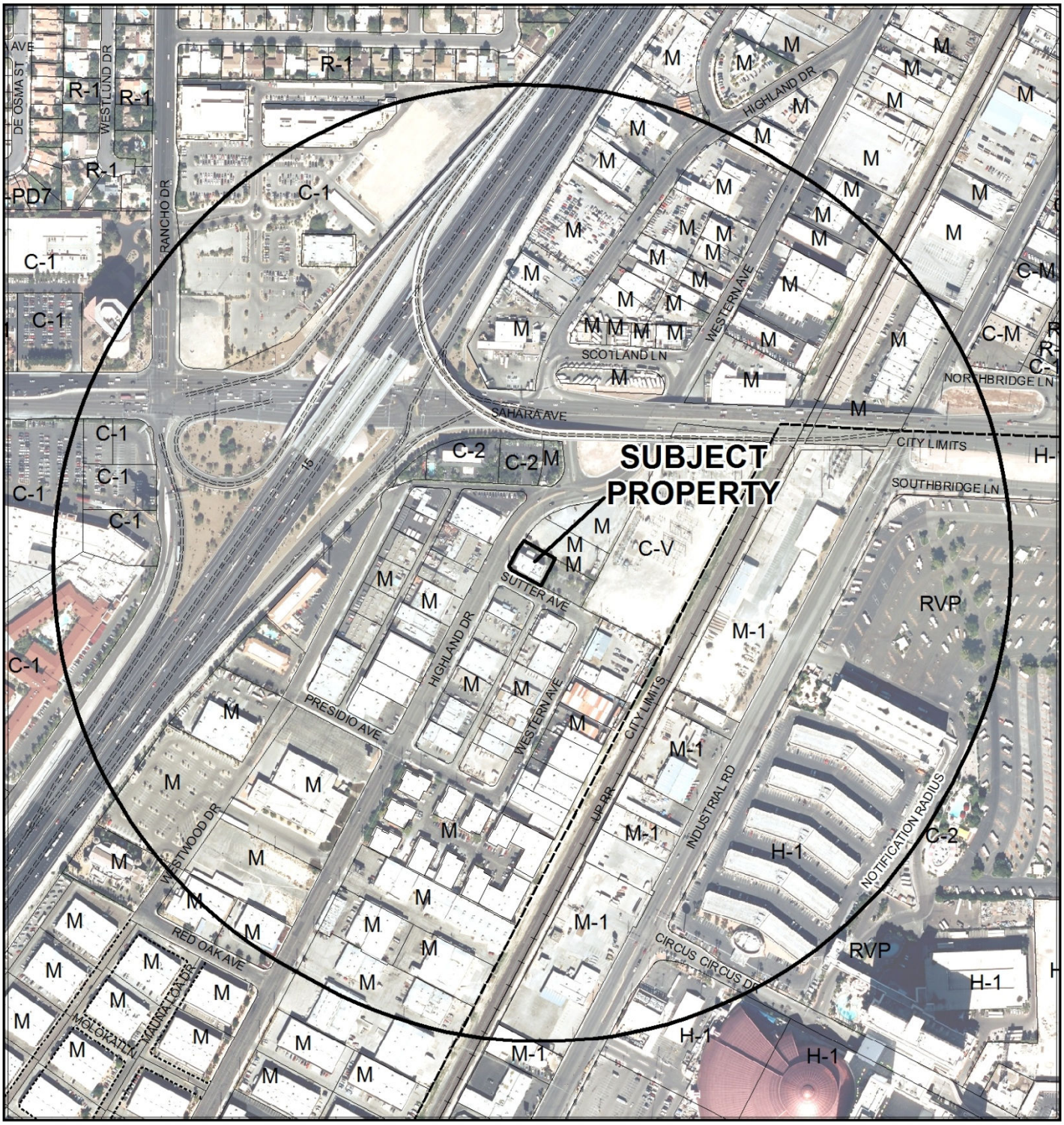
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-50866 (PRJ-50601)**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)



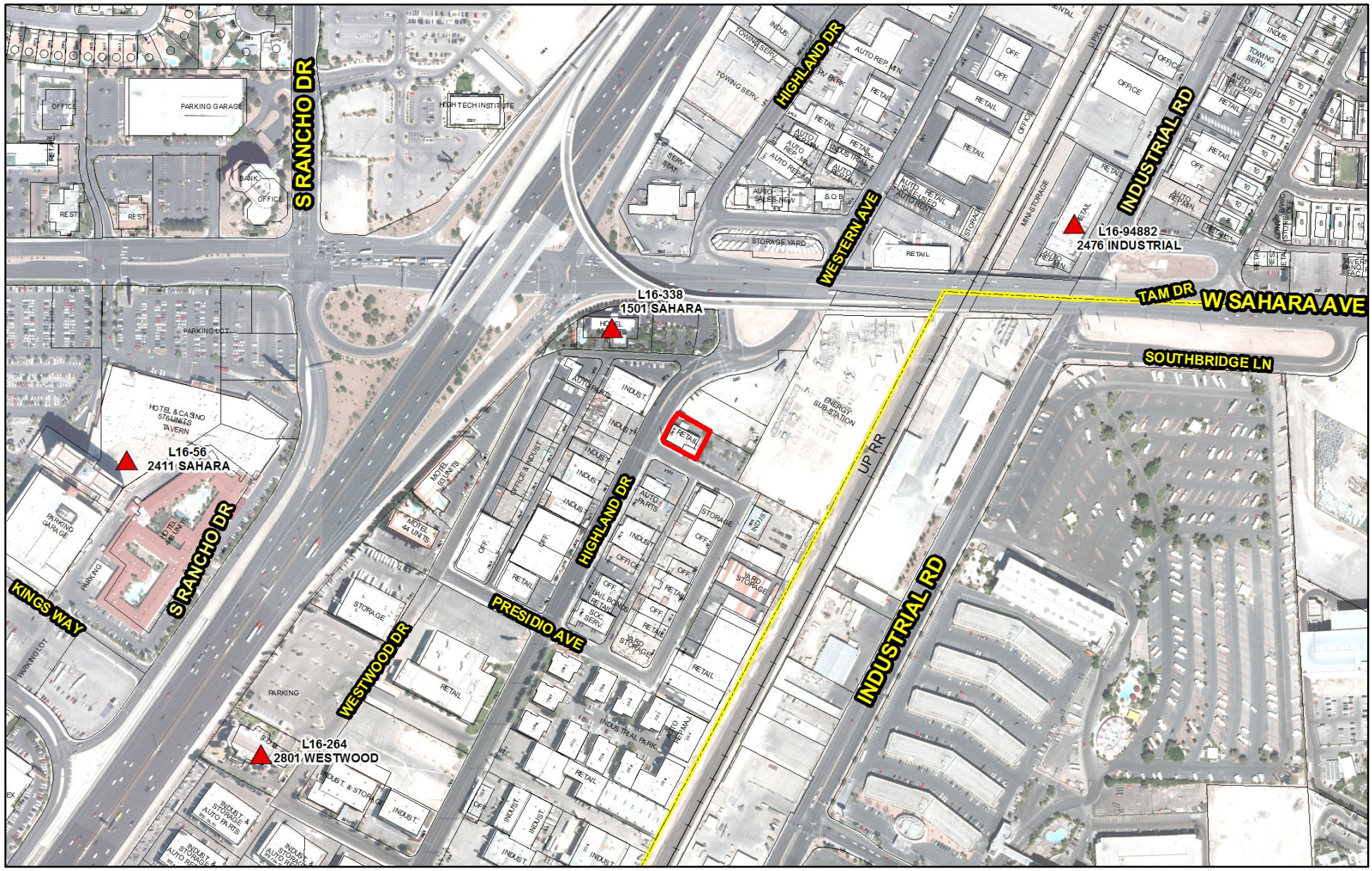
0 400 800 Feet

CASE: **SUP-50866 (PRJ-50601)**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



SUP-50866 (PRJ-50601)

Tavern-Limited Establishment

Business Licenses

- Tavern

Protected Uses

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Child Care/ Children Facility

- Subject Property
- 1500 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, August 28, 2013

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CNB FKA BBN, LLC

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-50866	Staff recommends DENIAL, if approved subject to conditions:	

**** CONDITIONS ****

SUP-50866 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. 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. Approval of this Special Use Permit does not constitute approval of a liquor license.

7. This business shall operate in conformance to Chapter 6.50 and 6.86 of the City of Las Vegas Municipal Code.

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 requesting a Tavern, Limited Use to be operated in conjunction with a Sexually Oriented Business Use (Nude Show). The applicant proposes that the site will function as a Cabaret with music, comedy, song, dance and/or recitations or drama. The applicant indicates that this type of entertainment will be offered weekly or monthly. The Sexually Oriented Business Use (Nude Show) will be conduct on a 24 hour per day bias.

Per Title 6.50.250 Entertainment must be offered a minimum of two nights per week. Sexually Oriented Business Uses in Title 6.35.030 include Erotic Dancer Establishments which are only permitted alcohol sales as part of a Tavern Use as describe in Title 6.50.240. The Sexually Oriented Business Use (Nude Show) will require a Tavern License as describe in Title 6.50.240 and 6.35.030. This site is restricted by Title 19 from having a Liquor Establishment (Tavern) Use as it cannot meet distance separation requirements from a similar use.

Staff finds that the proposed land use of a Tavern, Limited cannot be conducted in a manner that is harmonious and compatible with existing surrounding land uses as it does not meet the minimum standards for a such a use and the applicant proposes to continue to operate a Sexually Oriented Business Use (Nude Show) which would no longer be in compliance with Title 6.86 for the service of alcohol. Staff recommends denial.

ISSUES

- Per Title 6.50.250 Entertainment must be offered a minimum of two nights per week.
- Sexually Oriented Business Uses in Title 6..35.030 include Erotic Dancer Establishments which are only permitted alcohol sales as part of a Tavern Use as describe in Title 6.50.240.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
06/21/61	The Board of Commissioners approved a request to rezone (Z-0062-60) the property from R-E (Residence Estates) to M (Industrial)
09/11/03	The Planning Commission approved a withdrawal without prejudice request for a Site Development Plan Review (SDR-2774) for a two-story 4,500 square-foot Sexually Oriented Business.
09/11/03	The Planning Commission approved a withdrawal without prejudice request for a Special Use Permit (SUP-2775) for a Liquor Establishment (Tavern).

12/18/03	The Planning Commission approved a request for a Site Development Plan Review (SDR-3314) for a remodel of a Sexually Oriented Business and a reduction in the amount of perimeter landscaping.
08/03/05	The City Council approved a Variance (VAR-6572) request to allow a 51.25-foot freestanding ground sign where 40 feet is allowed. The Planning Commission recommended approval.
08/19/10	A complaint was filed with Code Enforcement for missing landscaping, trash debris, and a non-permitted shed. The complaint was resolved on 01/18/11.
09/19/11	A complaint was filed with Code Enforcement for trash, debris and poor landscape maintenance. The complaint was resolved on 03/14/12.

Most Recent Change of Ownership	
01/15/13	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
12/09/09	A building permit (#99023535) was issued for 38-foot by five-foot by seven-foot awning. The permit was not finalized.
12/02/02	A building permit (#02021387) was issued for a non-work certificate of occupancy. The permit was finalized on 12/03/02.
09/15/03	A business license (C05-02282) was issued for a Tobacco Dealer. The license was marked out on 01/09/13.
04/08/03	A business license (E07-00002) was issued for an Erotic Dance Establishment. The license was closed for business on 01/03/13.
11/13/03	A business license (G55-00169) was issued for General Services (Counter/Office). The license was marked out on 01/09/13.
11/23/04	A building permit (#0421542) was issued for a 6,180 square-foot expansion. The permit was finalized on 01/05/06.
05/11/05	A building permit (#05003067) was issued for a sign. The permit was finalized on 08/09/05.
07/26/05	A building permit (#47695) was issued for the walls of a trash enclosure. The permit was finalized on 10/08/05.
01/20/10	A business license (T08-00060) was issued for a Tattoo Establishment. The license was marked out on 01/07/13.

Pre-Application Meeting	
07/31/13	A pre-application meeting was held with the designated representative to discuss the submittal requirements for a Tavern-Limited use and a Minor Site Development Plan Review.

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

Field Check	
08/29/13	A field check of the property was conducted and revealed the property was closed, but the property was fairly maintained.

Details of Application Request	
Site Area	
Net Acres	0.62

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Sexually Oriented Business (SOB)	LI/R (Light Industrial Research)	M (Industrial)
North	Vacant	LI/R (Light Industrial Research)	M (Industrial)
South	Building Maintenance Service and Sales Office, Other than Listed	LI/R (Light Industrial Research)	M (Industrial)
East	Utility Transmission Lines	PF (Public Facilities)	C-V (Civic)
West	Office Other than Listed	LI/R (Light Industrial Research)	M (Industrial)

Master Plan Areas	***Compliance***
Downtown Centennial Plan	Y
Special Purpose and Overlay Districts	***Compliance***
Downtown Centennial Plan Overlay District (Industrial District)	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

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	
Sexually Oriented Business	6,278 SF	1/175	36				
Tavern, Limited							
TOTAL SPACES REQUIRED			36		28*		Y*
Regular and Handicap Spaces Required			34	2	26	2	Y

Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City

ANALYSIS

The applicant is requesting a Tavern, Limited Use to be operated in conjunction with a Sexually Oriented Business Use (Nude Show). Per Title 19.12; Tavern, Limited uses must comply with Title 6.50. Those requirements include a requirement for entertainment. Per Title 6.50.250 Entertainment should include but not limited to the following:

(a) Music entertainment venue, with live music or disk jockey (jazz, blues, reggae, hip hop, rock'n'roll, etc.);

(b) Nightclub venue with dancing and live music or live disk jockey;

(c) Comedy entertainment venue, with live comedic performers;

(d) Karaoke entertainment venue, with amateur guest performers; and

(e) Other live entertainment venues, to be determined by the City Council for acceptability and conformity to the goals and objectives of the District.

The applicant proposes that the site will function as a Cabaret with music, comedy, song, dance and/or recitations or drama in order to comply with Title 6.50.250 requirements. The applicant indicates that this type of entertainment will be offered weekly or monthly. Per Title 6.50.250 Entertainment must be offered a minimum of two nights per week. The Sexually Oriented Business Use (Nude Show) will be conduct on a 24 hour per day bias. Sexually Oriented Business Uses in Title 6.35.030 include Erotic Dancer Establishments which are only permitted alcohol sales as part of a Tavern Use as describe in Title 6.50.240.

The Tavern, Limited use is defined as "An establishment that is licensed with a tavern-limited license in accordance with LVMC Chapter 6.50." The proposed use does not meet the definition for a Tavern, Limited as entertainment is not proposed to be provide a minimum of two times per week. In addition, the Sexually Oriented Business Use (Nude Show) will require a Tavern License as describe in Title 6.50.240 and 6.35.030. This site is restricted by Title 19 from having a Liquor Establishment (Tavern) Use as it cannot meet distance separation requirements from a similar use.

FINDINGS (SUP-50866)

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 land use of a Tavern, Limited cannot be conducted in a manner that is harmonious and compatible with existing surrounding land uses as it does not meet the minimum standards for a such a use and the applicant proposes to continue to operate a Sexually Oriented Business Use (Nude Show), which would no longer be in compliance with Title 6.35.030 for the service of alcohol.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The site is physically suitable for proposed land use and current land 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 has access from Highland Drive and Sutter Avenue. Both streets are 60-foot right-of-ways, which are adequate to meet the requirements of the proposed use and current 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 with the continued use of a Sexually Oriented Business (Nude Show) would be inconsistent with Objective 1.5 of the 2020 Master Plan which encourages entertainment that will draw patrons from across the Las Vegas Valley to the Downtown area, so as to provide another dimension to the attraction of the Downtown Las Vegas.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The proposed use does not meet the applicable conditions of Title 19.12, in that the applicant is proposes to operate a Tavern, Limited that does not provide the minimum of two days per week of entertainment per Title 6.50.240. Also the applicant proposes to continue to conduct the Sexually Oriented Business (Nude Show) Use in conjunction with the Tavern, Limited Use, which would not be in conformance with Title 6.35.030 and 6.250.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED 82

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-50866 APN: 162-09-110-021

Name of Property Owner: CNB FKA BBN, LLC

Name of Applicant: CNB FKA BBN, LLC

Name of Representative: Kaempfer Crowell

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: Chris Shelton

Subscribed and sworn before me

This 8 day of AUGUST, 2013

_____
Notary Public in and for said County and State

SUSAN J. BOPP
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 8-27-13
Certificate No: 93-5217-1

PRJ-50601
08/26/13

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review & Special Use Permit

Project Address (Location) 2580 Highland Drive

Project Name Sheri's Cabaret **Proposed Use** Tavern Limited

Assessor's Parcel #(s) 162-09-110-021 **Ward #** _____

General Plan: existing n/a **proposed** _____ **Zoning: existing** _____ **proposed** _____

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

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

Additional Information _____

PROPERTY OWNER CNB FKA BBN, LLC **Contact** Christopher Shelton
Address 2015 E. Windmill Ln. **Phone:** 480-3029 **Fax:** 932-8826
City Las Vegas **State** NV **Zip** 89123
E-mail Address Chris@RothwellGornt.com

APPLICANT CNB FKA BBN, LLC **Contact** Christopher Shelton
Address 2015 E Windmill Ln. **Phone:** 480-3029 **Fax:** 932-8826
City Las Vegas **State** NV **Zip** 89123
E-mail Address Chris@RothwellGornt.com

REPRESENTATIVE Kaempfer Crowell **Contact** Tabitha Fiddyment
Address 8345 W. Sunset Rd., #250 **Phone:** (702) 792-7000 **Fax:** (792) 796-7181
City Las Vegas **State** NV **Zip** 89113
E-mail Address tdf@kcnvlaw.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 Chris Shelton

Subscribed and sworn before me

This 8 day of August, 2013.

Susan J. Bopp

Notary Public in and for said County and State

SUSAN J. BOPP
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 8-27-13
Certificate No: 93-5217-1

FOR DEPARTMENT USE ONLY

Case #	SUP-50866
Meeting Date:	10/08/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

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

PRJ-50801
08/26/13

Revised 10/27/08

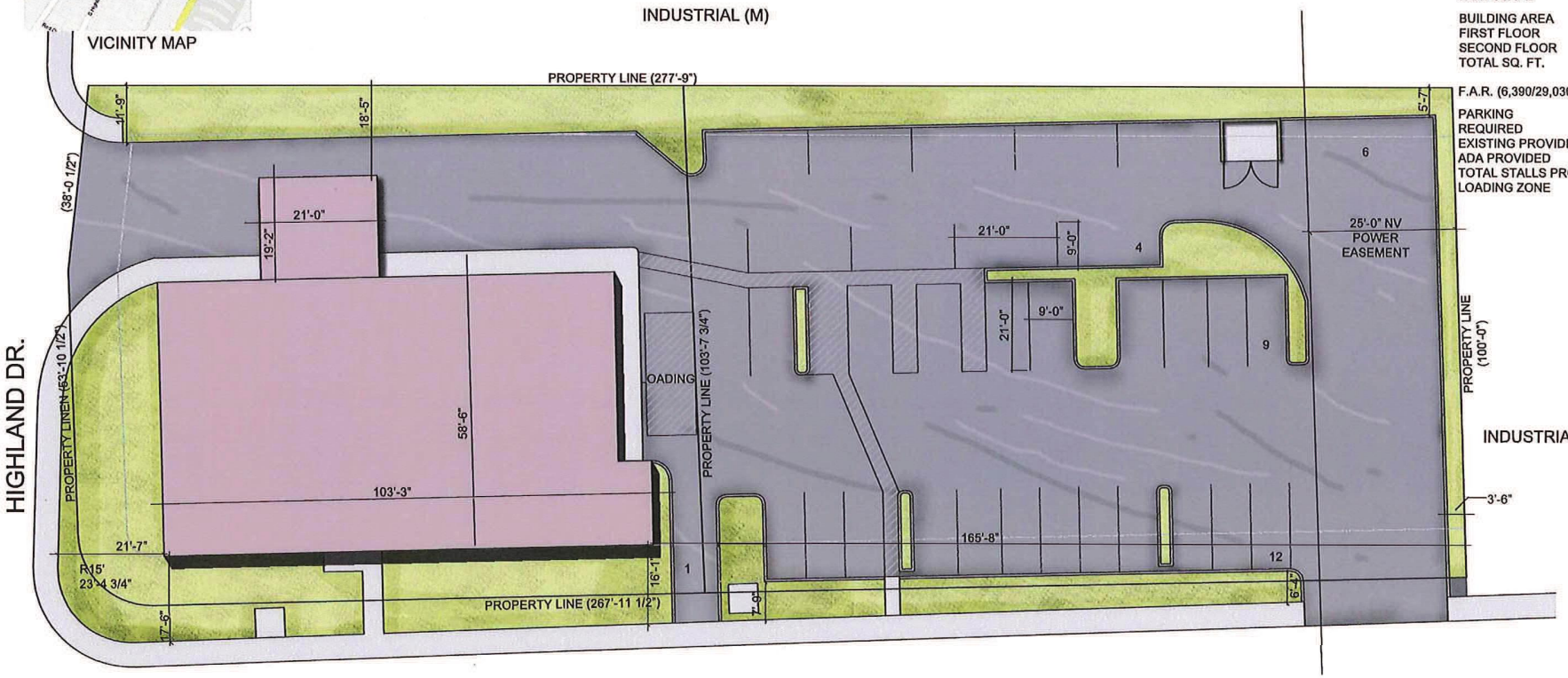


VICINITY MAP

PROPERTY INFO

2580 HIGHLAND DR.
LAS VEGAS, NV 89109

APN #	162-09-110-021 162-09-110-035
TOTAL SQ. FT.	29,030 SQ. FT.
LANDSCAPE	7,332 SQ. FT.
BUILDING AREA	
FIRST FLOOR	5,307 SQ. FT.
SECOND FLOOR	1,083 SQ. FT.
TOTAL SQ. FT.	6,390 SQ. FT.
F.A.R. (6,390/29,030)	0.22
PARKING	
REQUIRED	32 STALLS
EXISTING PROVIDED	30 STALLS
ADA PROVIDED	2 STALLS
TOTAL STALLS PROVIDED	32 STALLS
LOADING ZONE	1 ZONE



SUTTER AVE

N

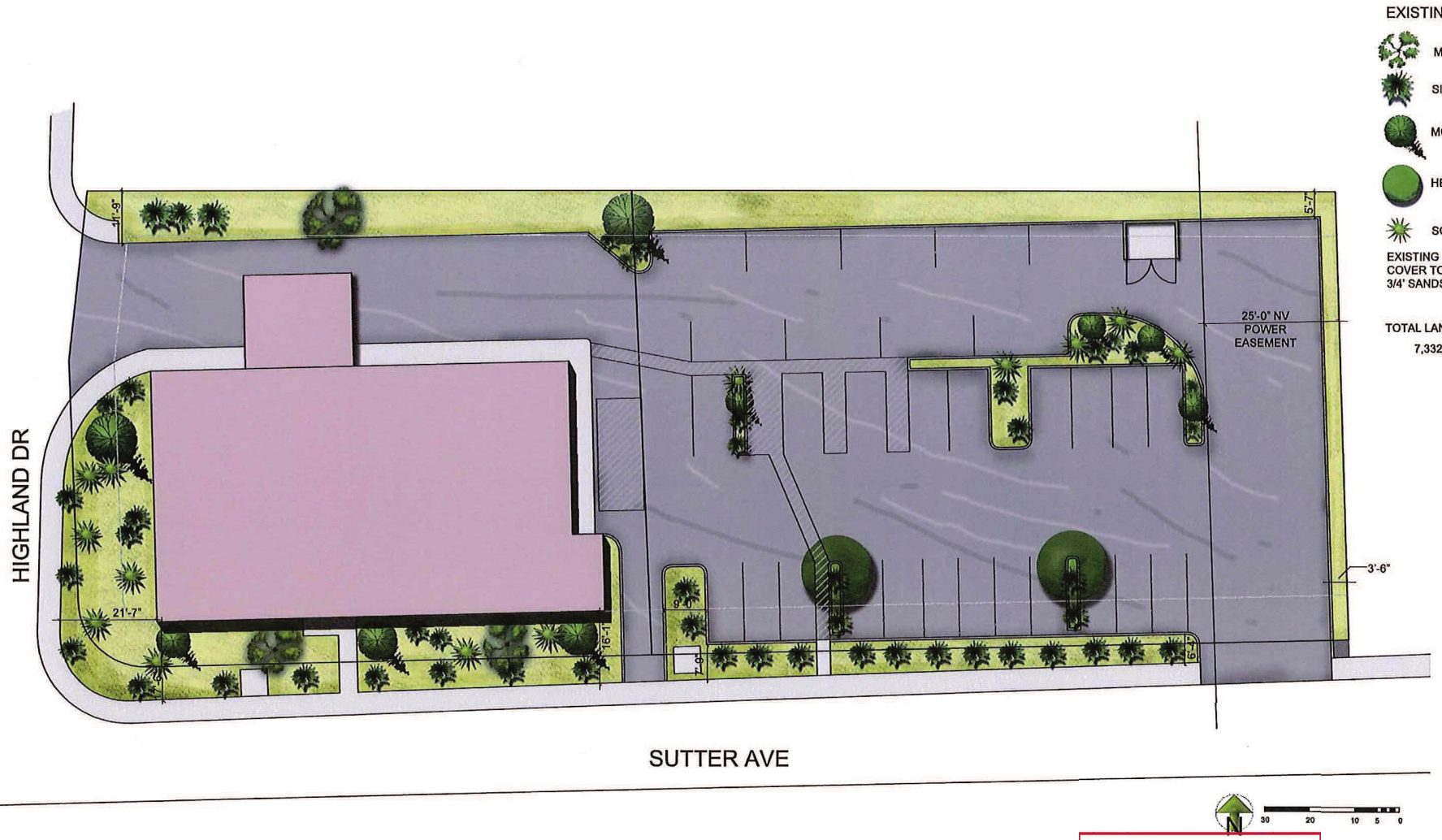
30 20 10 5 0

SITE PLAN

sparc DESIGN GROUP LLC.
7480 Lassen Peak - Las Vegas, NV 89149 - 702-785-7650 - sparcdesigngroup.com

ROTHWELL GORNT COMPANIES

SUP-50866

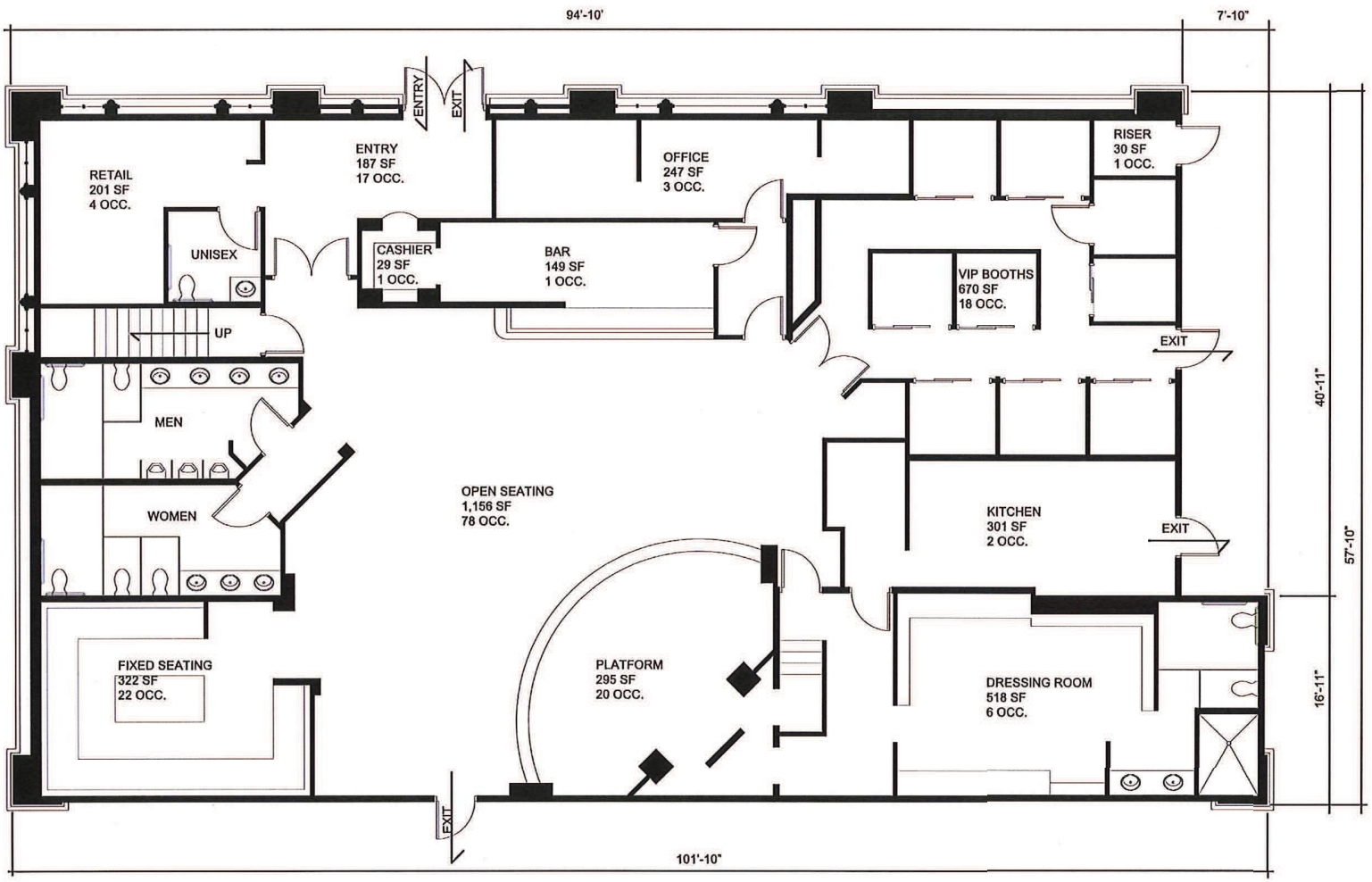


LANDSCAPE PLAN

sparc
DESIGN GROUP LLC.
7480 Lassen Peak - Las Vegas, NV 89149 - 702-765-7858 - sparcdesigngroup.com

ROTHWELL GORNT COMPANIES

SUP-50866 REVISED



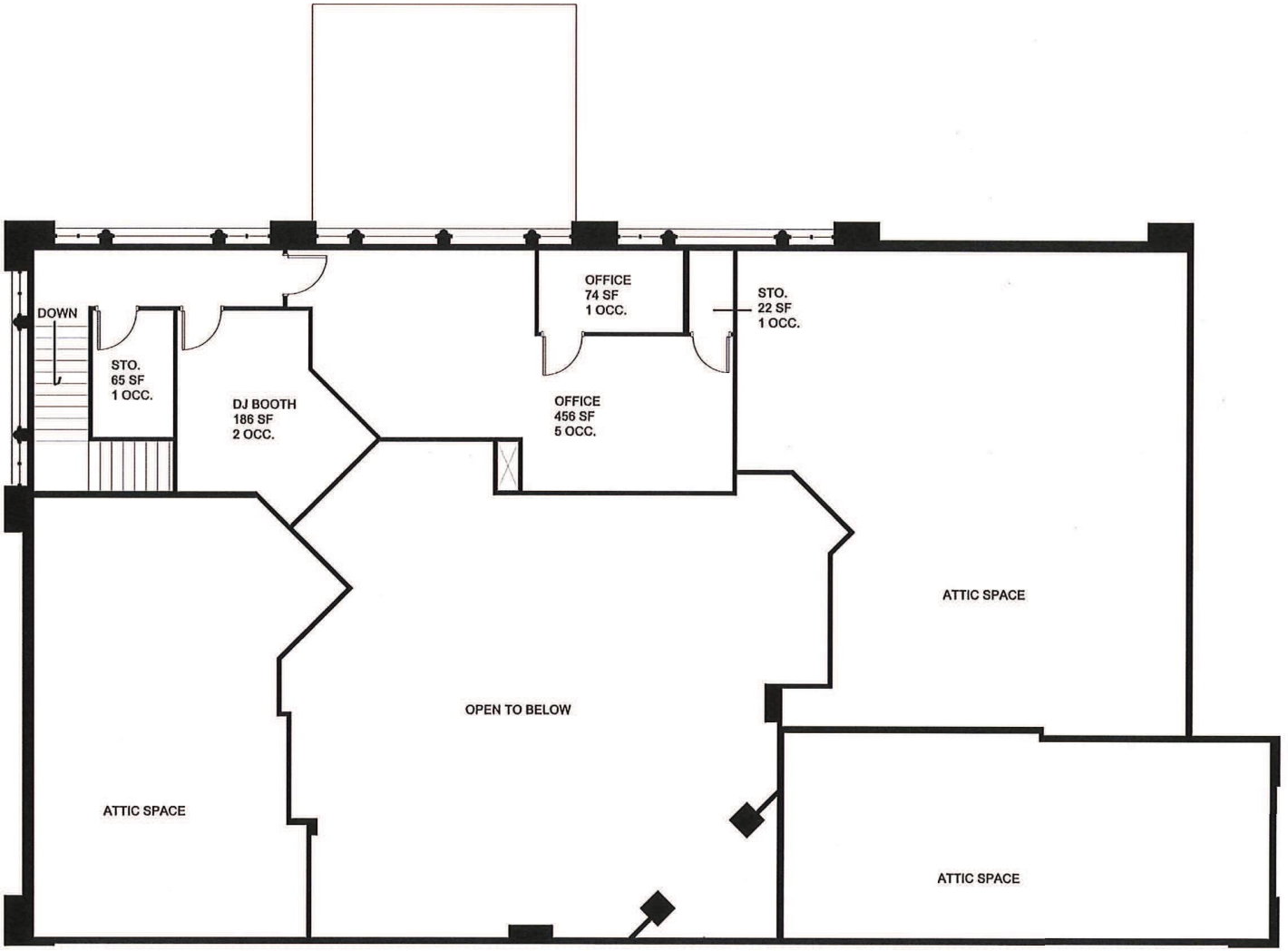
FIRST FLOOR PLAN

SCALE 1/4" = 1'-0

sparc
DESIGN GROUP LLC.
7480 Lassen Peak - Las Vegas, NV 89149 - 702-785-7858 - sparcdesigngroup.com

ROTHWELL GORNT COMPANIES

SUP-50866



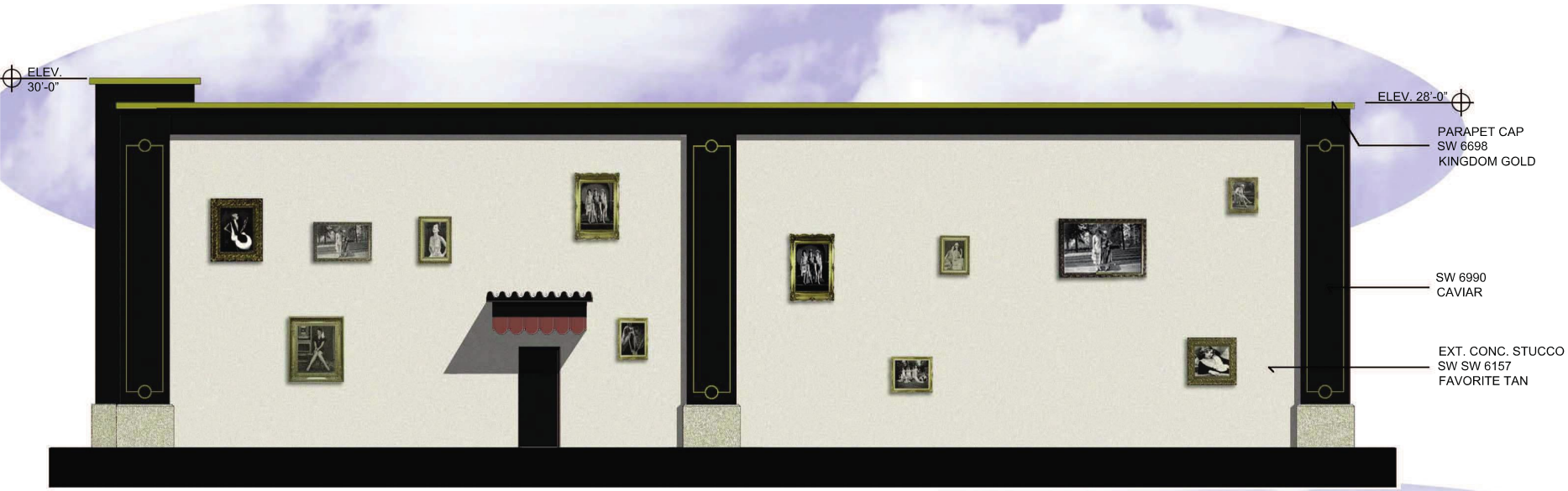
SECOND FLOOR PLAN

SCALE 1/4" = 1'-0

sparc
DESIGN GROUP LLC.
7480 Lassen Peak - Las Vegas, NV 89149 - 702-765-7650 - sparcdesigngroup.com

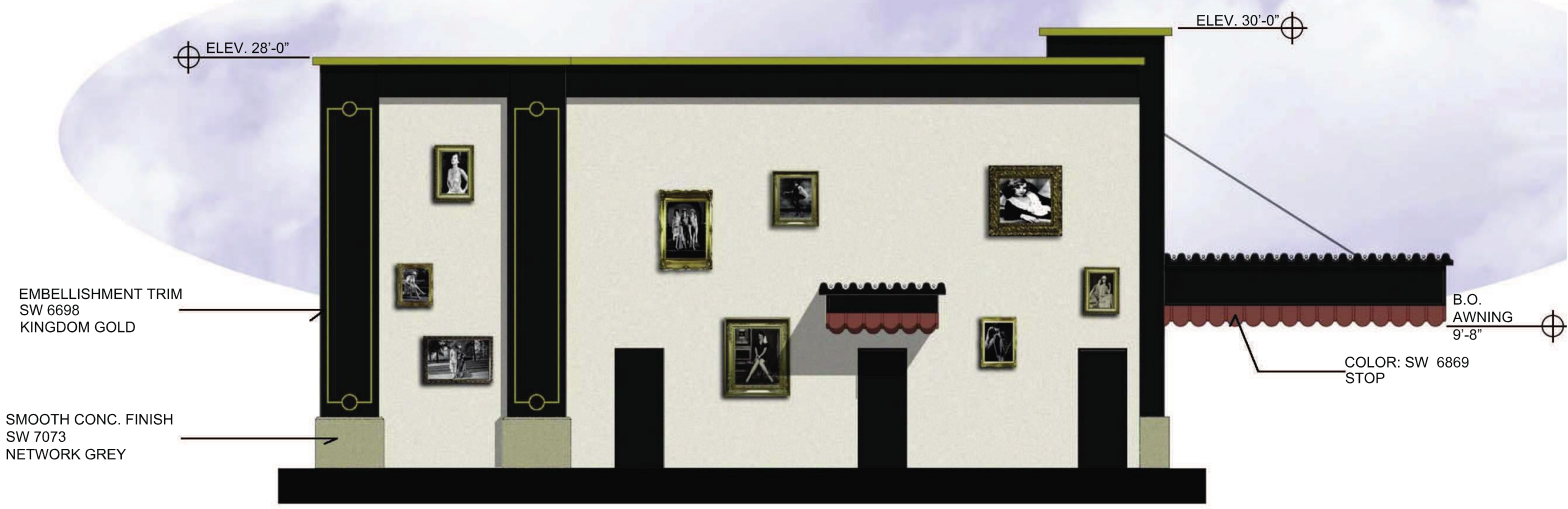
ROTHWELL GORNT COMPANIES

SUP-50866



SOUTH ELEVATION

SCALE 1/4" = 1'-0



EAST ELEVATION

SCALE 1/4" = 1'-0

sparc
DESIGN GROUP LLC.
7480 Lassen Peak - Las Vegas, NV 89149 - 702-785-7858 - sparcdesigngroup.com

ROTHWELL GORNT COMPANIES

SUP-50866 REVISED



NORTH ELEVATION

SCALE 1/4" = 1'-0



WEST ELEVATION

SCALE 1/4" = 1'-0

sparc
DESIGN GROUP LLC.
7480 Lassen Peak - Las Vegas, NV 89149 - 702-765-7050 - sparcdesigngroup.com

ROTHWELL GORNT
COMPANIES

SUP-50866



SUP-50866 - APPLICANT/OWNER: CNB FKA BBN, LLC
2580 HIGHLAND DRIVE

08/29/13



SUP-50866 - APPLICANT/OWNER: CNB FKA BBN, LLC
2580 HIGHLAND DRIVE

08/29/13



SUP-50866 – APPLICANT/OWNER: CNB FKA BBN, LLC
2580 HIGHLAND DRIVE

08/29/13



SUP-50866 – APPLICANT/OWNER: CNB FKA BBN, LLC
2580 HIGHLAND DRIVE

08/29/13

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW

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Fax: 702.796.7181

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Suite 900
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

September 11, 2013

DOUG RANKIN
CITY OF LAS VEGAS PLANNING DEPARTMENT
333 Rancho Drive
Las Vegas, NV 89106

Re: Pre-application submittal- Justification Letter
CNB FKA BBN, LLC – APN 162-09-110-021 and 035

Dear Doug:

This office represents the applicant in the above-referenced matter. The subject site consists of approximately .28 acres and is located on the northeast corner of Highland Drive and Sutter Avenue. The applicant is requesting the approval of a Site Development Plan Review to allow for renovations to an existing building and for a Special Use Permit for a Tavern Limited.

The subject property has been operating as an 18 and older cabaret (Sheri's Cabaret) for many years. The applicant recently purchased the site out of foreclosure and intends to invest in the property; upgrading it and changing its use to a 21 and older cabaret. As such, the applicant is requesting the approval of a use permit to allow for a tavern limited to allow for the sale of alcoholic beverages and food in conjunction with the over 21 entertainment.

The applicant intends to provide cabaret style entertainment which is defined as a form of entertainment featuring music, comedy, song, dance and/or recitation or drama. During all hours of operation there will be topless dancers performing on various stages throughout the establishment. In addition, there will periodic performances (weekly or monthly) by comedians, signers and or stage performers. The audience will generally sit at tables, often dining or drinking.

The site is located within the Downtown Centennial Plan area and thus there are not any specific parking requirements. However, the applicant is providing 32 parking spaces which satisfies the 1 to 1,000 ratio typically used in the Downtown Area as a sufficient standard.

The subject property is in an area developed as and planned for this type of use. There has been some reinvestment in the area over the last several years but there is room for much more. The improvements made to this site will only add to the revitalization of the area and hopefully help to create more opportunities for future development.

Thanks in advance for your kind consideration. If you have any questions please feel free to call me.

PRJ-50601
09/11/13

SUP-50866 & SDR-50867
REVISED

KAEMPFER
CROWELL

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO

Tabitha D. Fiddyment

TF/eed

PRJ-50601
09/11/13

SUP-50866 & SDR-50867
REVISED

City of Las Vegas Agenda Item No.: **51.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

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

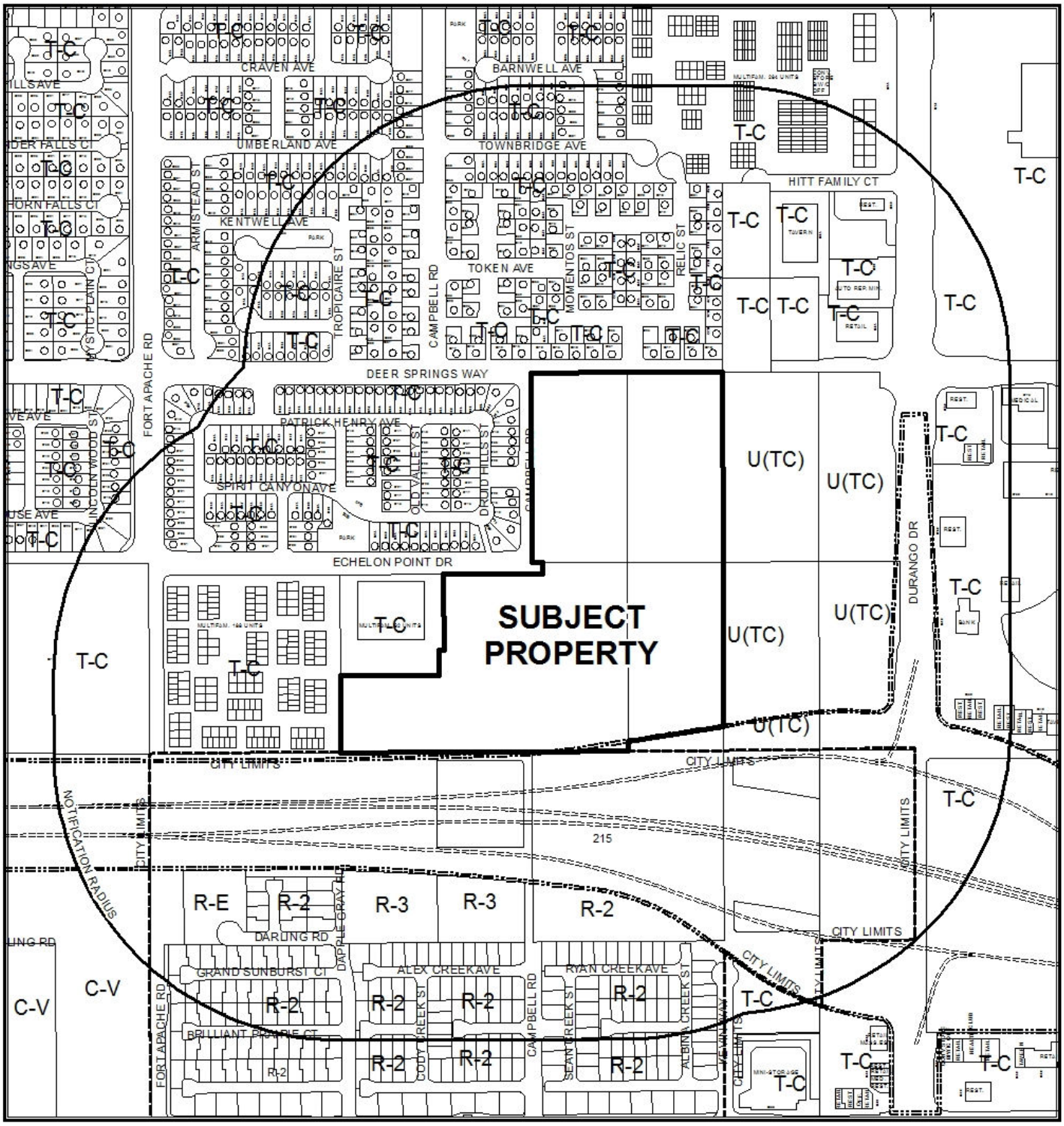
SUBJECT:
SUP-50917 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: D.R. HORTON, INC. - OWNER: D.R. HORTON, INC., ET AL - For possible action on a request for a Special Use Permit FOR A PRIVATE STREET adjacent to the southeast corner of Deer Springs Way and Campbell Road (APNs 125-20-301-006, 007 and 015, as well as a portion of 125-20-313-063), T-C (Town Center) Zone [PROPOSED: ML-TC (Medium Low Residential - Town Center) Special Land Use Designation], Ward 6 (Ross). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 11/20/2013
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



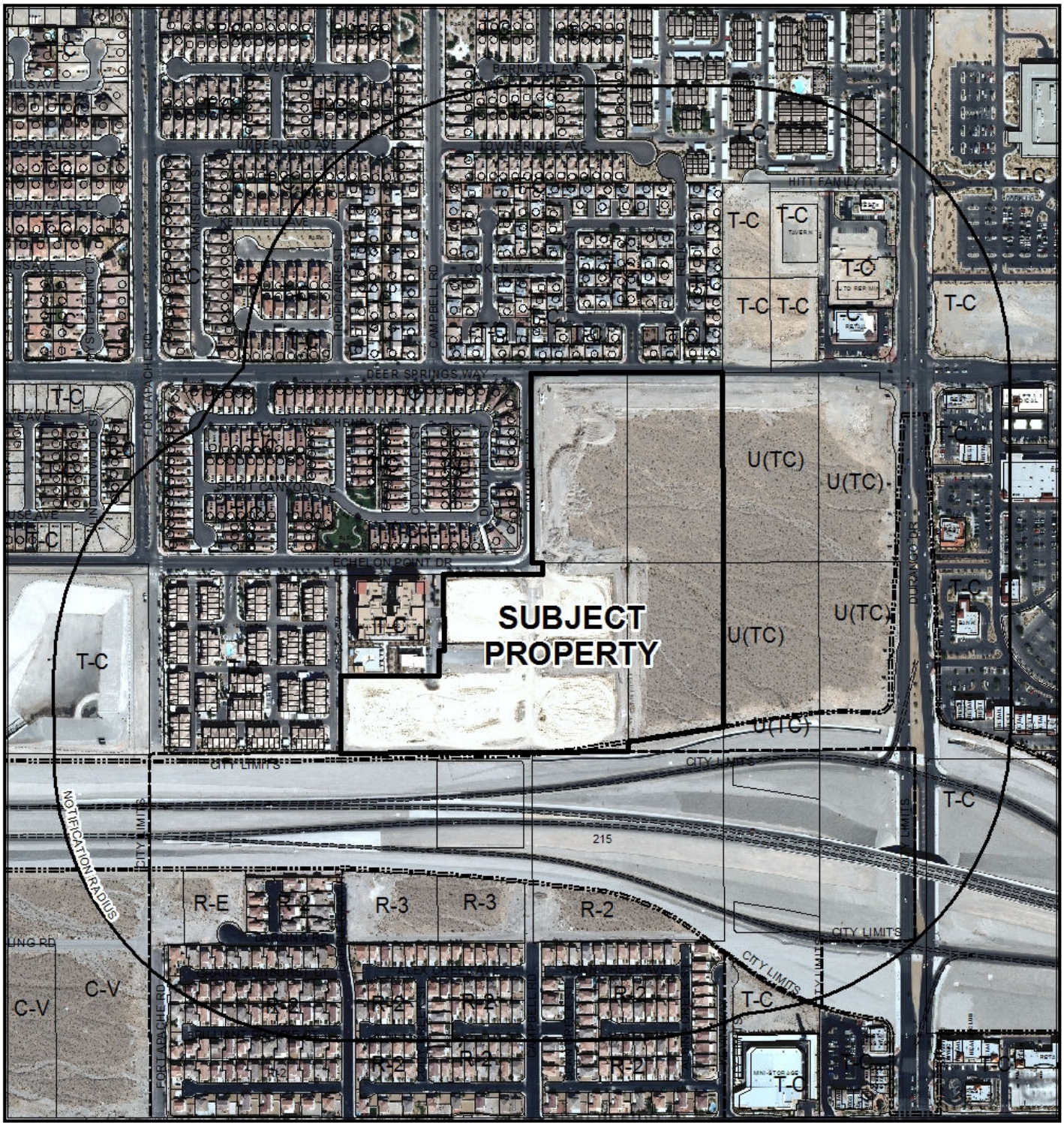
0 400 800 Feet

CASE: **SUP-50917**

RADIUS: 1000 FEET

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

N



CASE: **SUP-50917**

RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: DR HORTON, INC. - OWNER: DR HORTON, INC., ET AL

** STAFF RECOMMENDATION **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-50917	Staff recommends DENIAL, if approved subject to conditions:	N/A

** CONDITIONS **

SUP-50917 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under the Town Center Master Development Standards Manual for a Private Street use.

2. Conformance to the approved conditions for Site Development Plan Review (SDR-48852).

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

Public Works

6. A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All private improvements and 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.

Staff Report Page One
October 8, 2013 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting a Special Use Permit for Private Streets located within a proposed 211-lot single family residential development previously submitted under the Site Development Plan Review (SDR-48852). The initial Site Development Plan Review (SDR-48852) has undergone three revisions since the initial submittal, with the requested lot count being reduced from 211 residential lots to 210 residential lots and minor rearrangements to the locations of certain driveways in relation to street corners. This Special Use Permit request will not address the design deficiencies found within the proposed Site Development Plan Review (SDR-48852); therefore, staff recommends denial of this request.

ISSUES

- A Text Amendment has been recommended for approval by the Planning Commission to include language that will modify the published version of the Town Center Development Standards Manual. Included in this revision is the correction of a scrivener's error to include the Private Street Use within the Permitted Uses - Table 1. Specifically, to include the allowance for Private Streets in the residential land use districts by means of a Special Use Permit.
- Due to a scrivener's error, the Private Street use is not permitted in the published version of the Town Center Development Standards Manual for the ML-TC (Medium Low – Town Center) zoning district; however, the City Council-adopted version of the Town Center Development Standards Manual does allow for Private Streets in residential land use districts by means of a Special Use Permit.

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.
07/09/13	The Planning Commission approved the request to abey the request for a Tentative Map (TMP-49542) for a proposed 211-lot single family residential subdivision with a Waiver (WVR-49873) to allow a nonstandard street design to the 08/13/13 Planning Commission.
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.
08/07/13	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 09/18/13 City Council, in order to further revise the submitted site plans.
08/13/13	The Planning Commission approved the request to abey the request for a Tentative Map (TMP-49542) for a proposed 211-lot single family residential subdivision with a Waiver (WVR-49873) to allow a nonstandard street design to the 10/08/13 Planning Commission. NOTE: This request will require an abeyance request to the 12/10/13 Planning Commission, pending the outcome of the Site Development Plan Review (SDR-48852) at the 11/20/13 City Council.
09/18/13	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 11/20/13 City Council, in order to allow the Site Development Plan Review (SDR-48852) to be heard with this submitted Special Use Permit (SUP-50917) request.

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	
08/29/13	Staff conducted a site visit and found that subject site has been graded in preparation for previous multi-family developments. The site is partially enclosed with a decorative wall with iron fencing. The site did not exhibit any signs of 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	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)

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
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

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

ANALYSIS

The Private Street use is not defined by the Town Center Development Standards Manual; however, a definition is provided by 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 conditions of approval for a Special Use Permit Requirements for a gated subdivision with private streets area as follows:

a. 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.

b. 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 meets this requirement, as access to the development is directly from Campbell Road and Echelon Point Drive, both Town Center Residential Collectors. The site plan indicates that there are two active gated entrances

c. Consideration must be given to previously approved grading plans and drainage studies to assure minimum impact to existing and future developments.

   The future grading of this site will take into account the grading plans and drainage studies of the existing adjacent properties; therefore, the proposed use will meet this requirement.

Due to a scrivener's error, the Town Center Development Standards Manual currently does not include the text in the published version of the manual that is included within the formally adopted by the City Council. At issue is the lack of the Private Street use included within the permitted uses table. There are references throughout the code to the Private Street land use within residential land use districts that may create confusion in the Town Center Development Standards Manual.

A proposed Text Amendment (TXT-46131) has been approved by the Planning Commission and will be forwarded to City Council in ordinance to provide updated references to the current Unified Development Code and to remove the language regarding the use of asterisks for denoting Special Use Permit conditions that may not be waived. Staff recommends denial of this Special Use Permit request, based upon the design of the submitted Site Development Plan Review (SDR-48852), and the inability of the Private Street use to address the street design deficiencies.

FINDINGS (SUP-50917)

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.**

   Staff finds that the proposed Private Street use cannot be conducted in a manner that is harmonious and compatible, as it is a component of the submitted street design found within the Site Development Plan Review (SDR-48852), which has also been recommended for denial.

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 number and site layout of the proposed single-family lots. The proposed street design does not provide the necessary street knuckle design, as evidenced by the requested Waiver (WVR-49873). Staff recommends denial of the Special Use Permit for Private Streets, as the application has been submitted in lieu of adequate site design changes.

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 adequately served by Echelon Point Drive, an 80-foot Town Center Residential Collector, and via Deer Springs Way, an 80-foot Town Center Collector. Staff finds that the proposed interior street design does not provide the required street knuckle radius and a lack of adequate curb space between the adjacent driveways located on the proposed culs-de-sac. Although the development should not have an adverse impact on the vehicular capacity of the street networks, the proposed Private Street use will not address the design concerns found within the proposed subdivision.

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 for the Private Street use at this location is not in full support of the public health, safety, or welfare, as the use is being submitted in lieu of the necessary street design changes for the proposed 211-lot single family residential subdivision. The lack of street knuckles and culs-de-sac that serve more than four lots create potential conflict zones on the sidewalks and streets. Because of the outstanding design issues with the submitted Site Development Plan Review (SDR-48852), staff recommends denial of this Special Use Permit.

5. **The use meets all of the applicable conditions per Title 19.12.**

   There are no applicable conditions per Title 19.12 for the Private Street use; however, the proposed use does meet the Minimum Special Use Permit Requirement listed in the Town Center Development Standards Manual.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED 774

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-50917** APN: 125-20-301-006, 007, 015

Name of Property Owner: DR Horton, Inc.

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: Bradley F. Burns

Subscribed and sworn before me

This 28 day of August, 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

RECEIVED
SEP 11 2013
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-50917** 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 28th day of August, 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

RECEIVED
SEP 11 2013
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

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 Parkway # 120 **Phone:** (702) 821-4881 **Fax:** (702) 736-9200

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

E-mail Address paul.kenner@rialtocapital.com

APPLICANT DR Horton, Inc. **Contact** Brad Burns

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

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

E-mail Address bburns@drhorton.com

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 Segal

Subscribed and sworn before me

This 28th day of August, 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

FOR DEPARTMENT USE ONLY

Case #	SUP-50917
Meeting Date:	10/08/13
Total Fee:	$1030.00
Date Received:*	11 Sep 13
Received By:	M. Howe

*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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

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** Brad Burns

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

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

E-mail Address bburns@drhorton.com

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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 F. Burns

Subscribed and sworn before me

This 28th day of August, 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

FOR DEPARTMENT USE ONLY

Case #	SUP-50917
Meeting Date:	10/08/13
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Date Received:*	11 SEP 13
Received By:	M. Howe

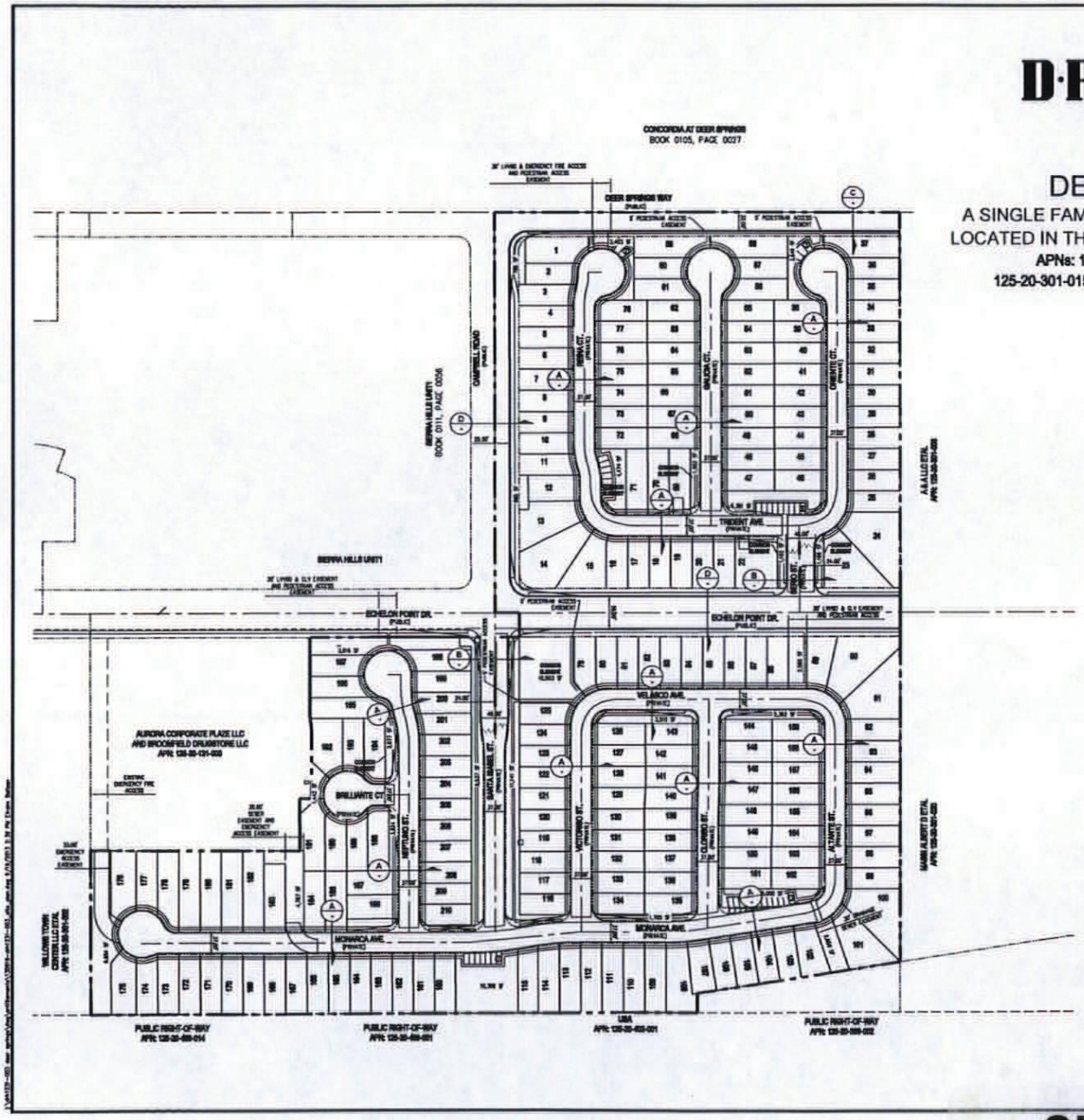
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

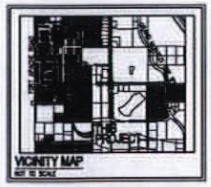
Revised 10/27/08

D·R·HORTON

SITE PLAN
FOR
DEER SPRINGS

A SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN THE CITY OF LAS VEGAS, NEVADA
APNs: 125-20-301-006, 125-20-301-007,
125-20-301-015 AND A PORTION OF 125-20-313-000





LEGAL DESCRIPTION

PARCEL I – APN: 125-20-301-006

THE WEST HALF (W1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.B.&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 THE SOUTHWEST QUARTER (SW1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.B.&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 THE SOUTHWEST QUARTER (SW1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.B.&M.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO CLARK COUNTY BY DEED RECORDED MARCH 31, 1999 IN BOOK 990331 AS DOCUMENT NO. 01746, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

ECHELON – APN: 125-20-301-015 & 125-20-313-000

A PORTION OF COMMON AREA "E" OF AMENDED PLAN MAP OF SIERRA HILLS – UNIT 1, AS SHOWN BY PLAT THEREOF ON FILE IN BOOK 11 OF PLATS, PAGE 56 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, BEING A PORTION OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PLAT, THENCE ALONG THE EASTERLY LINE OF SAID PLAT, SOUTH 00°01'47" WEST, 1313.13 FEET TO THE SOUTHEAST CORNER OF SAID PLAT; THENCE LEAVING SAID EASTERLY LINE, NORTH 89°54'36" WEST, 1313.13 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF (E1/2) OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 13; THENCE NORTH 00°01'47" EAST, 1313.13 FEET TO THE NORTHWEST CORNER OF THE EAST HALF (E1/2) OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 13; THENCE SOUTH 89°54'36" EAST, 1313.13 FEET TO THE NORTHEAST CORNER OF SAID PLAT, SAID POINT BEING THE POINT OF BEGINNING.

DEVELOPMENT STANDARDS

PROJECT INFORMATION

UTILITY SERVICES BY

LEGEND

DEVELOPER / OWNER

OWNER (ECHELON PARCEL)

ENGINEER

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

CITY OF LAS VEGAS, NV

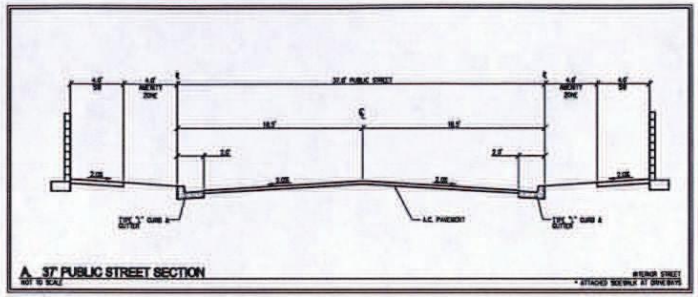
D·R·HORTON
DEER SPRINGS
SITE PLAN

DATE: 05/02/2013
DRAFTER: EB
DESIGNER: EB
CHECKED: DP
PROJECT NO.
DRH1231-003

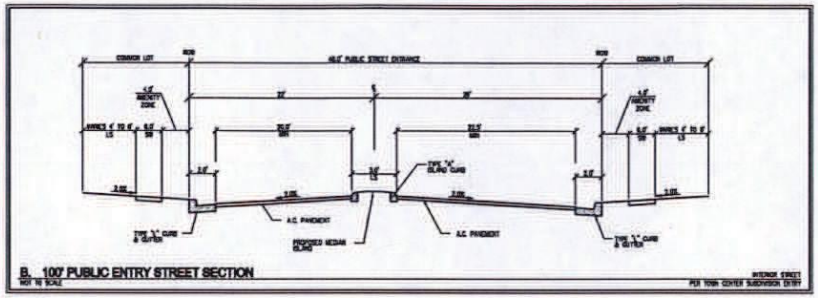
SP-1
SHEET 1 OF 2

RECEIVED
SEP 19 2013
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

SUP-50917
REVISED



A 37' PUBLIC STREET SECTION
NOT TO SCALE



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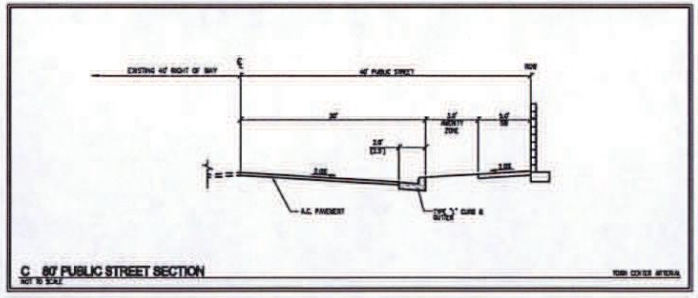

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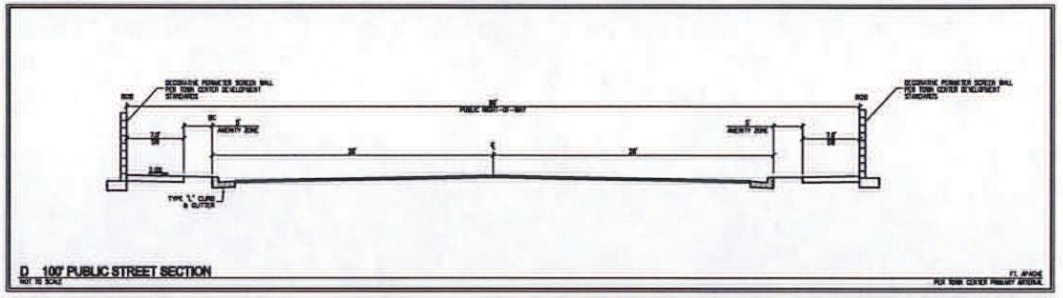

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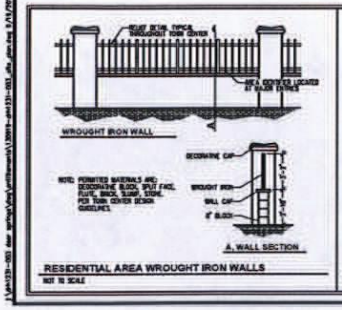
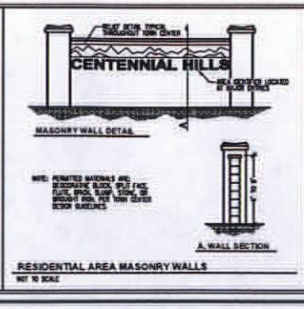
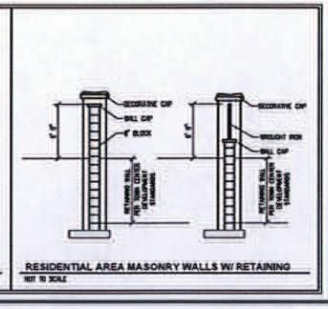


RESIDENTIAL AREA WROUGHT IRON WALLS
NOT TO SCALE

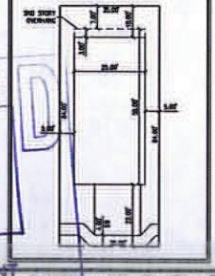


RESIDENTIAL AREA MASONRY WALLS
NOT TO SCALE



RESIDENTIAL AREA MASONRY WALLS W/ RETAINING
NOT TO SCALE

TYPICAL LOT DETAIL



RECEIVED
SEP 19 2013
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

SUP-50917
REVISED

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

NO.	DESCRIPTION	DATE	BY	APP.

CITY OF LAS VEGAS

D·R·HORTON

DEER SPRINGS
SITE PLAN

DATE: 05/02/2013
DRAFTER: EB
DESIGNER: EB
CHECKED: DP
PROJECT NO.
DRH1231-003

SP-2
SHEET 2 OF 3



SUP-50917 – APPLICANT: D R HORTON, INC. - OWNER: D R HORTON, INC., ET AL
SOUTHEAST CORNER OF DEER SPRINGS WAY AND CAMPBELL ROAD

09/10/13



SUP-50917 - APPLICANT: D R HORTON, INC. - OWNER: D R HORTON, INC., ET AL
SOUTHEAST CORNER OF DEER SPRINGS WAY AND CAMPBELL ROAD

09/10/13



SUP-50917 – APPLICANT: D R HORTON, INC. - OWNER: D R HORTON, INC., ET AL
SOUTHEAST CORNER OF DEER SPRINGS WAY AND CAMPBELL ROAD

09/10/13



SUP-50917 – APPLICANT: D R HORTON, INC. - OWNER: D R HORTON, INC., ET AL
SOUTHEAST CORNER OF DEER SPRINGS WAY AND CAMPBELL ROAD

09/10/13

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

RECEIVED
SEP 11 2013
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

DRH1231.003

September 10, 2013

City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

SUBJECT: **Justification Letter for a Special Use Permit Request for Deer Springs (APN 125-20-301-006, 007, 015, and a portion of 125-20-313-000)**

Slater Hanifan Group, on behalf of the applicant, D.R. Horton, respectfully submits this justification letter in support of a Special Use Permit (SUP) on the subject site. The site is located at the intersection of Echelon Point Drive and N. Campbell Road. It is bordered on the north by Deer Springs Way, the east by undeveloped parcels, the south by the I-215 Beltway and the west by an existing condominium site, apartment project, and existing Campbell Road. The Assessor's Parcel Numbers are 125-20-301-006, 007, 015 and a portion of 125-20-313-000, and contains 26.4 gross acres.

The purpose of the request is to allow a private gated community with private streets. This application is to accompany SDR-48852, TMP-49542, and WVR-49873 that have been previously submitted on the above subject project.

Project Description

The site plan includes 210 residential lots on 26.4 gross acres, which results in a density of 7.95 du/ac. The minimum lot size will be 35'x84'. The project is proposed as a private gated community with private streets.

There are two entries providing access to the site. The first entry aligns with the existing Campbell Road, at Echelon Point Drive, providing access the southern portion of the project. The 2nd entry is also located along the Echelon Point Drive alignment, and provides access to the north portion of the site. The two entries to the site, in addition to emergency access drives, should provide adequate emergency vehicle access to the development.

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

SUP-50917

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Internal Streets

The internal streets will be private as well as privately maintained. The previous waiver application proposes to waive the Town Center Standard Residential Street standard, by reducing the amenity zone from 6.5-ft to 4.0-ft, and reducing the sidewalk from 5-ft to 4-ft. The sidewalk will be attached at the driveway locations and detached where possible in all other locations. This waiver will allow a better transition from detached sidewalk to the driveway transitions and it will provide a larger backyard for the proposed community. This waiver has been approved previously in numerous Town Center residential developments (such as Town Center 44/50 No.1). The back of curb to back of curb dimension of 37 feet for L-curb will remain the same as the Town Center standard. In addition, this application proposes to waive the standard street knuckle design for the internal private streets, as has been similarly approved within Town Center, as example, the existing residential subdivision directly north of the site on Deer Springs.

Surrounding Development

The request for a private gated residential community is consistent with other projects within the immediate vicinity within Town Center, that have been previously approved as private gated communities. There should not be any adverse effects to the surrounding communities due to this request.

Thank you for considering this application. Please contact me at 284-5300 if you have any questions regarding these applications.

Slater Hanifan Group, Inc.

Darrin Pappa, P.E.
Project Manager

SUP-50917

City of Las Vegas Agenda Item No.: **52.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

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

SUBJECT:
DIR-50779 - DIRECTORS BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action to approve the 2014 Planning Commission Meeting schedule. Staff recommends APPROVAL.

P.C.: FINAL ACTION

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:
DRAFT 2014 Planning Commission Meeting Schedule

DEPARTMENT OF PLANNING

2014
PLANNING COMMISSION MEETING SCHEDULE

Application Closing Day	Planning Commission Meeting Date
November 27, 2013	January 14, 2014*
December 26, 2013	February 11, 2014
January 23, 2014	March 11, 2014
February 20, 2014	April 8, 2014*
March 27, 2014	May 13, 2014
April 24, 2014	June 10, 2014
May 22, 2014	July 8, 2014*
June 26, 2014	August 12, 2014
July 24, 2014	September 9, 2014
August 21, 2014	October 14, 2014*
September 25, 2014	November 4, 2014
October 23, 2014	December 9, 2014
November 26, 2014	January 14, 2014*
December 24, 2014	February 11, 2014

Applications MUST BE submitted by 4:00 P.M. on CLOSING DAYS
Applications WILL BE accepted until 5:00 P.M. on NON-CLOSING DAYS
Call (702) 229-6301 for additional information

*** GPA CYCLES**

DRAFTED 08.19.13

DRAFT

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 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