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. Dial 7-1-1 for Relay Nevada.

JANUARY 14, 2014
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 DECEMBER 10, 2013 PLANNING COMMISSION MEETING

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

CONSENT ITEMS:

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

7. ANX-51957 - ANNEXATION - APPLICANT/OWNER: CHAD HEESE - For possible action on a Petition to Annex 0.50 acres at 8620 Horse Drive (APN 125-08-604-012), Ward 6 (Ross).

8. TMP-52107 - TENTATIVE MAP - PROVIDENCE POD 211 - PUBLIC HEARING - APPLICANT/OWNER: CG-211, LLC - For possible action on a request for a Tentative Map FOR A 104-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH A WAIVER TO ALLOW AN INTERSECTION OFFSET OF 53 FEET WHERE THE MINIMUM REQUIRED IS 125 FEET on approximately 18.15 acres adjacent to the northwest corner of Dorrell Lane and Shaumber Road, approximately 625 feet north of Dorrell Lane (APN 126-24-110-007), PD (Planned Development) Zone [ML (Medium Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross) [PRJ-51932].

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.

9. VAC-50106 - VACATION - PUBLIC HEARING - APPLICANT: WOLF T.H., LLC - OWNER: JAMES R. MARSH - For possible action on a Petition to Vacate a 1,300 square-foot section public of right-of-way (an existing bus turn out) generally located along the west side of Durango Drive, approximately 100 feet south of Deer Springs Way, Ward 6 (Ross).

10. VAC-51781 - VACATION - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: JON J. JANNOTTA, ET AL - For possible action on a request for a Petition to Vacate a 30-foot wide portion of Haley Avenue and U.S. Government Patent Easements generally located at the southwest corner of Dorrell Lane and Eula Street, Ward 6 (Ross). Staff recommends APPROVAL.

11. VAC-52104 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: SAHARA CENTER, LLC - For possible action on a request for a Petition to Vacate a 15 to 20-foot public drainage easement on property generally located north of Sahara Avenue, east of Hualapai Way, Ward 2 (Beers) [PRJ-52073].

PUBLIC HEARING ITEMS

12. GPA-52090 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: BIG TETON, LLC - For possible action on a request for a General Plan Amendment FROM: R (RURAL DENSITY RESIDENTIAL) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL) on 5.06 acres on the north side of Deer Springs Way, approximately 290 feet east of Grand Canyon Drive (APN 125-19-601-008), Ward 6 (Ross) [PRJ-52012].

13. ZON-52091 - REZONING RELATED TO GPA-52090 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: BIG TETON, LLC - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-CL (SINGLE FAMILY COMPACT-LOT) on 5.06 acres on the north side of Deer Springs Way, approximately 290 feet east of Grand Canyon Drive (APN 125-19-601-008), Ward 6 (Ross) [PRJ-52012].

14. VAR-52093 - VARIANCE RELATED TO GPA-52090 AND ZON-52091 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: BIG TETON, LLC - For possible action on a request for a Variance TO ALLOW A 1.0 CONNECTIVITY RATIO WHERE A 1.3 RATIO IS REQUIRED on 5.06 acres on the north side of Deer Springs Way, approximately 290 feet east of Grand Canyon Drive (APN 125-19-601-008), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-CL (Single Family Compact-Lot)], Ward 6 (Ross) [PRJ-52012].

15. TMP-52094 - TENTATIVE MAP RELATED TO GPA-52090, ZON-52091 AND VAR-52093 - DEER SPRINGS 5 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: BIG TETON, LLC - For possible action on a request for a Tentative Map FOR A PROPOSED 21-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION

on 5.06 acres located on the north side of Deer Springs Way, approximately 290 feet east of Grand Canyon Drive(APN 125-19-601-008), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-CL (Single Family Compact-Lot)], Ward 6 (Ross) [PRJ-52012].

16. GPA-52116 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: G SPRING, LLC - For possible action on a request for a General Plan Amendment FROM: RNP (RURAL NEIGHBORHOOD PRESERVATION) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL) on 10.13 acres at the southwest corner of Deer Springs Way and Grand Canyon Drive (APNs 125-19-301-007 and 008), Ward 6 (Ross) [PRJ-52063].

17. ZON-52117 - REZONING RELATED TO GPA-52116 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: G SPRING, LLC - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [RNP (RURAL NEIGHBORHOOD PRESERVATION) GENERAL PLAN DESIGNATION] TO: R-CL (SINGLE FAMILY COMPACT-LOT) on 10.13 acres at the southwest corner of Deer Springs Way and Grand Canyon Drive (APNs 125-19-301-007 and 008), Ward 6 (Ross) [PRJ-52063].

18. WVR-52169 - WAIVER RELATED TO GPA-52116 AND ZON-52117 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: G SPRING, LLC - For possible action on a request for a Waiver TO ALLOW AN INTERSECTION TO BE OFFSET 164 FEET WHERE THE MINIMUM OFFSET ALLOWED IS 220 FEET on 10.13 acres at the southwest corner of Deer Springs Way and Grand Canyon Drive (APNs 125-19-301-007 and 008), U (Undeveloped) Zone [RNP (Rural Neighborhood Preservation) General Plan Designation] [PROPOSED: R-CL (Single Family Compact-Lot)], Ward 6 (Ross) [PRJ-52063].

19. TMP-52119 - TENTATIVE MAP RELATED TO GPA-52116, ZON-52117 AND WVR-52169 - CONNOR HILLS - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: G SPRING, LLC - For possible action on a request for a Tentative Map FOR A PROPOSED 63-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 10.13 acres at the southwest corner of Deer Springs Way and Grand Canyon Drive (APNs 125-19-301-007 and 008), U (Undeveloped) Zone [RNP (Rural Neighborhood Preservation) General Plan Designation] [PROPOSED: R-CL (Single Family Compact-Lot)], Ward 6 (Ross) [PRJ-52063].

20. GPA-52122 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: VERLAINE, LLC - For possible action on a request for a General Plan Amendment FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 8.70 acres at the northwest corner of Iron Mountain Road and Bradley Road (APNs 125-01-402-009 thru 016), Ward 6 (Ross) [PRJ-52087].

21. ZON-52123 - REZONING RELATED TO GPA-52122 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: VERLAINE, LLC - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 8.70 acres at the northwest corner of Iron Mountain Road and Bradley Road (APNs 125-01-402-009 thru 016), Ward 6 (Ross) [PRJ-52087].

22. WVR-52171 - WAIVER RELATED TO GPA-52122 AND ZON-52123 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: VERLAINE, LLC - For possible action on a request for a WAIVER TO ALLOW AN INTERSECTION TO BE OFFSET 150 FEET WHERE THE MINIMUM OFFSET ALLOWED IS 220 FEET on 8.70 acres at the northwest corner of Iron Mountain Road and Bradley Road (APNs 125-01-402-009 thru 016), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Ross) [PRJ-52087].

23. VAC-52125 - VACATION RELATED TO GPA-52122, ZON-52123 AND WVR-52171 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: VERLAINE, LLC - For possible action on a request for a Petition to Vacate a 10-foot wide portion along the west side of Bradley Road and U.S. Government Patent Easement and all of Honeycreek Avenue generally located at the northwest corner of Iron Mountain Road and Bradley Road (APNs 125-01-402-011, 012, and 016), Ward 6 (Ross) [PRJ-52087].

24. TMP-52127 - TENTATIVE MAP RELATED TO GPA-52122, ZON-52123, WVR-52171 AND VAC-52125 - GRANITE FALLS 2 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: VERLAINE, LLC - For possible action on a request for a Tentative Map FOR A PROPOSED 40-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 8.70 acres at the northwest corner of Iron Mountain Road and Bradley Road (APNs 125-01-402-009 thru 016), R-E (Residence Estates) Zone [PROPOSED R-1 (Single Family Residential)], Ward 6 (Ross) [PRJ-52087].

25. GPA-52133 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: PRECEDENT PROPERTIES, LLC - For possible action on a request for a General Plan Amendment

FROM: PF (PUBLIC FACILITIES) TO: L (LOW DENSITY RESIDENTIAL) on 4.16 acres at the northwest corner of Sheleheda Avenue and Bradley Road (APNs 125-01-301-006), Ward 6 (Ross) [PRJ-52085].

26. ZON-52134 - REZONING RELATED TO GPA-52133 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: PRECEDENT PROPERTIES, LLC - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 4.16 acres at the northwest corner of Sheleheda Avenue and Bradley Road (APNs 125-01-301-006), Ward 6 (Ross) [PRJ-52085].

27. TMP-52135 - TENTATIVE MAP RELATED TO GPA-52133 AND ZON-52134 - GRANITE FALLS 2 NORTH - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: PRECEDENT PROPERTIES, LLC - For possible action on a request for a Tentative Map FOR A PROPOSED 10-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 4.16 acres at the northwest corner of Sheleheda Avenue and Bradley Road (APNs 125-01-301-006),R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Ross) [PRJ-52085].

28. ZON-52100 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: ANN AND DURANGO HOLDING CO, LLC - For possible action on a request for a Rezoning FROM: U(R) [UNDEVELOPED (RURAL)] TO: R-D (SINGLE FAMILY RESIDENTIAL-RESTRICTED DISTRICT) on 3.95 acres at the northwest corner of corner Ann Road and Durango Drive (APN 125-29-808-009), Ward 6 (Ross) [PRJ-52030].

29. ZON-52112 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: 126 11TH ST, LLC - For possible action on a request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO C-2 (GENERAL COMMERCIAL) on 0.31 acres at 116 and 126 South 11th Street (139-34-712-078 and 080), Ward 3 (Coffin) [PRJ-52056].

30. SUP-52114 - SPECIAL USE PERMIT RELATED TO ZON-52112 - PUBLIC HEARING - APPLICANT/OWNER: 126 11TH ST, LLC - For possible action on a request for a Special use Permit FOR A PROPOSED MIXED-USE RESIDENTIAL DEVELOPMENT WITH A WAIVER TO ALLOW NO GROUND FLOOR RETAIL WHERE SUCH USE IS REQUIRED at 116 and 126 South 11th Street (APNs 139-34-712-078 and 080), R-4 (High Density Residential) Zone [PROPOSED: C-2 (General Commercial)], Ward 3 (Coffin) [PRJ-52056].

31. VAC-52115 - VACATION RELATED TO ZON-52112 AND SUP-52114 - PUBLIC HEARING - APPLICANT/OWNER: 900 FREMONT, LLC, ET AL - For possible action on a Petition to Vacate a 20-foot (20') wide public alley generally located west of 11th Street between Fremont Street and Carson Avenue, Ward 3 (Coffin) [PRJ-52056].

32. TMP-52113 - TENTATIVE MAP - BUNKHOUSE (A COMMERCIAL SUBDIVISION) - PUBLIC HEARING - RELATED TO ZON-52112, SUP-52114 AND VAC-52115 - APPLICANT/OWNER: 900 FREMONT, LLC, ET AL - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 2.54 acres bounded by Fremont Street to the west, Carson Avenue to the east, 10th Street to the north, and 11th Street to the south (Multiple APNs), C-1 (Limited Commercial) Zone and R-4 (High Density Residential) Zone [PROPOSED: C-2 (General Commercial)], Ward 3 (Coffin) [PRJ-52056].

33. VAR-52110 - VARIANCE - PUBLIC HEARING - APPLICANT: THIN AIR, LLC - OWNER: ASSAF NEVADA, INC. - For possible action on a request for a Variance TO ALLOW 188 PARKING SPACES WHERE A MINIMUM OF 527 PARKING SPACES ARE REQUIRED on 7.55 acres at 7350 Prairie Falcon Road (APN 138-15-310-048), C-PB (Planned Business Park) Zone, Ward 4 (Anthony) [PRJ-51974].

34. SUP-52098 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: CHURCH GOD SEVENTH DAY ENGLISH - For possible action on a request for a Special Use Permit FOR A PROPOSED 4,935 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP at 3523 North Jones Boulevard (APN 138-11-704-009), R-E (Residence Estates) Zone, Ward 5 (Barlow) [PRJ-51204].

35. SDR-52099 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-52098 - PUBLIC HEARING - APPLICANT/OWNER: CHURCH GOD SEVENTH DAY ENGLISH - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 4,935 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP WITH WAIVERS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE WEST PERIMETER WHERE EIGHT FEET IS REQUIRED, A ZERO-FOOT LANDSCAPE BUFFER ALONG PORTIONS OF THE NORTH AND SOUTH PERIMETERS WHERE EIGHT FEET IS REQUIRED, AND A SEVEN-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE EAST PERIMETER WHERE 15 FEET IS REQUIRED on 2.00 acres at 3523 North Jones Boulevard (APN 138-11-704-009), R-E (Residence Estates) Zone, Ward 5 (Barlow) [PRJ-51204].

36. SUP-52101 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: EASTERN 95, LLC - For possible action on a request for a Special Use Permit FOR A RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITH A WAIVER TO ALLOW A 242-FOOT DISTANCE SEPARATION FROM A HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED WITHIN AN EXISTING 5,360 SQUARE-FOOT CONVENIENCE STORE at 400 North Eastern Avenue (APN 139-36-210-003), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-51956].

37. SUP-52103 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: RAINBOW RANCHO, LLC - For possible action on a request for a Special Use Permit FOR A RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 4,178 SQUARE-FOOT CONVENIENCE STORE at 5001 North Rainbow Boulevard (APN 125-34-712-007), C-2 (General Commercial) Zone, Ward 4 (Anthony) [PRJ-51955].

38. SUP-52105 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: SHARET HOLDINGS II, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED TAVERN-LIMITED ESTABLISHMENT USE at 814 South 3rd Street (APN 139-34-401-014), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-51975].

39. SDR-52106 - SITE DEVELOPMENT PLAN REVIEW REALTED TO SUP-52105 - PUBLIC HEARING - APPLICANT/OWNER: SHARET HOLDINGS II, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 52,900 SQUARE-FOOT, THREE-STORY COMMERCIAL RECREATION/AMUSEMENT (INDOOR) FACILITY (WALK-IN THEATER) WITH A TAVERN-LIMITED ESTABLISHMENT AND RESTAURANT on 0.80 acres at 814 South 3rd Street (APN 139-34-401-014), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-51975].

40. SUP-52120 - SPECIAL USE PERMIT - APPLICANT/OWNER: 11TH STREET TAVERN, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED TAVERN-LIMITED ESTABLISHMENT use at 120 South 11th Street (APN 139-34-712-079), Ward 3 (Coffin) [PRJ-51986].

41. SDR-52121 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-52120 - APPLICANT/OWNER: 11TH STREET TAVERN, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 880 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT WITH A 8,654 SQUARE-FOOT PRIVATE OUTDOOR PLAZA on a portion of 0.33 acres at 120 South 11th Street (APN 139-34-712-079), Ward 3 (Coffin) [PRJ-51986].

42. SDR-51931 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: HIGH FIVES, LLC - For possible action on a request for a Site Development Plan Review FOR A ONE-STORY, 7,675 SQUARE-FOOT PROFESSIONAL OFFICE BUILDING WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER WHERE EIGHT FEET IS REQUIRED FOR A 136-FOOT PORTION OF THE WEST INTERIOR LOT LINE on 0.97 acres at 2480 Professional Court (APN 138-15-410-051), C-PB (Planned Business Park) Zone, Ward 1 (Tarkanian).

43. SDR-51999 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/ OWNER: 228 SOUTH FOURTH, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 23-STORY, 402,500 SQUARE-FOOT HOTEL AND PARKING GARAGE on 0.41 acres at 222 and 228 South Fourth Street (APNs 139-34-210-079 and 080), Ward 3 (Coffin) [PRJ-51223].

44. SDR-52077 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: BOTTLING GROUPS HOLDINGS, INC - For possible action on a request for a Site Development Plan Review FOR THE PROPOSED 16,321 SQUARE-FOOT EXPANSION OF AN EXISTING 74,739 SQUARE-FOOT WAREHOUSE FACILITY on 8.41 acres at 3131 Polaris Avenue (APN 162-08-401-001), M (Industrial) Zone, Ward 1 (Tarkanian) [PRJ-52013].

45. SDR-52089 - SITE DEVELOPMENT PLAN - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC - For possible action on a request for a Major Amendment of an approved Site Development Plan Review (SDR-10770) FOR REVISIONS TO BUILDING ELEVATIONS AND FLOOR PLANS ON THE NINE ACRE RESIDENTIAL PORTION OF AN EXISTING MIXED USE DEVELOPMENT on 28.43 acres at 330, 340, 350 and 360 South Rampart Boulevard (APN 138-32-615-001), C-2 (General Commercial) Zone, Ward 2 (Beers) [PRJ-51517].

DIRECTOR'S BUSINESS:

46. TXT-51723 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action to amend LVMC 19.16.100 to revise the applicability and procedures related to Minor Review of Site Development Plans and Minor Amendments of approved Site Development Plans, and to provide for other related matters.

CITIZENS PARTICIPATION:

47. 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: JANUARY 14, 2014

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: JANUARY 14, 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: JANUARY 14, 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: JANUARY 14, 2014

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: JANUARY 14, 2014

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

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

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: JANUARY 14, 2014

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: JANUARY 14, 2014

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

☒ **Consent** ☐ **Discussion**

SUBJECT:
ANX-51957 - ANNEXATION - APPLICANT/OWNER: CHAD HEESE - For possible action on a Petition to Annex 0.50 acres at 8620 Horse Drive (APN 125-08-604-012), Ward 6 (Ross).

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:
None

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **ANX-51957** APN: 125-08-604-012

Name of Property Owner: Chad Heese

Name of Applicant: Chad Heese

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: Chad Heese

Subscribed and sworn before me

This 13 day of Nov, 2013

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MATT BECKER
Appt. No. 06-107627-1
My Appt. Expires June 21, 2014

RECEIVED
NOV 14 2013

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

RECEIVED
CITY CLERK
2013 NOV 14 P 4:55

Application/Petition For: Sewer Annexation

Project Address (Location) 8620 Horse Dr.

Project Name Heese Custom Home **Proposed Use** SFD

Assessor's Parcel #(s) 125-08-604-012 **Ward #**

General Plan: existing X proposed **Zoning:** existing proposed

Commercial Square Footage **Floor Area Ratio**

Gross Acres .5 **Lots/Units** 1 **Density** RE-2

Additional Information

PROPERTY OWNER CHAD & Jennifer Heese **Contact** CHAD Heese
Address 8109 SICK BARGAIN ST. **Phone:** 283 8000 **Fax:**
City Las Vegas **State** NV **Zip** 89131
E-mail Address CHADHeese@YAHOO.com

APPLICANT CHAD Heese **Contact** CHAD Heese
Address 8109 SICK BARGAIN ST. **Phone:** 283 8000 **Fax:**
City Las Vegas **State** NV. **Zip** 89131
E-mail Address CHAD Heese @ YAHOO. com

REPRESENTATIVE MARK Heese **Contact** MARK Heese
Address 8109 SICK BARGAIN ST. **Phone:** 241 7293 **Fax:**
City Las Vegas **State** NV **Zip** 89131
E-mail Address MARKHeese @ 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* _____

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

Print Name CHAD Heese

Subscribed and sworn before me

This 7th day of November, 20 13.

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MATT BECKER
Appt No 06-107627-1
My Appt Expires June 21, 2014

FOR DEPARTMENT USE ONLY

Case #	ANX-51957
Meeting Date:	01/14/14
Total Fee:	$330.00
Date Received:*	11/14/13
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

Justification Letter

This letter is to justify the annexation of 8620 Horse Dr, 89143 into the City of Las Vegas. The health department is not issuing permits for septic so we must hook into the sewer owned by the City of Las Vegas. Our intent is to build a single family home under 3800 sq. feet. The home will be a single story facing Horse Dr. We would like to use the bathroom during our time living in the home and as such would like to request the annexation of the property.

Chad Heese

RECEIVED
NOV 14 2013

ANX-51957

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: JANUARY 14, 2014

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

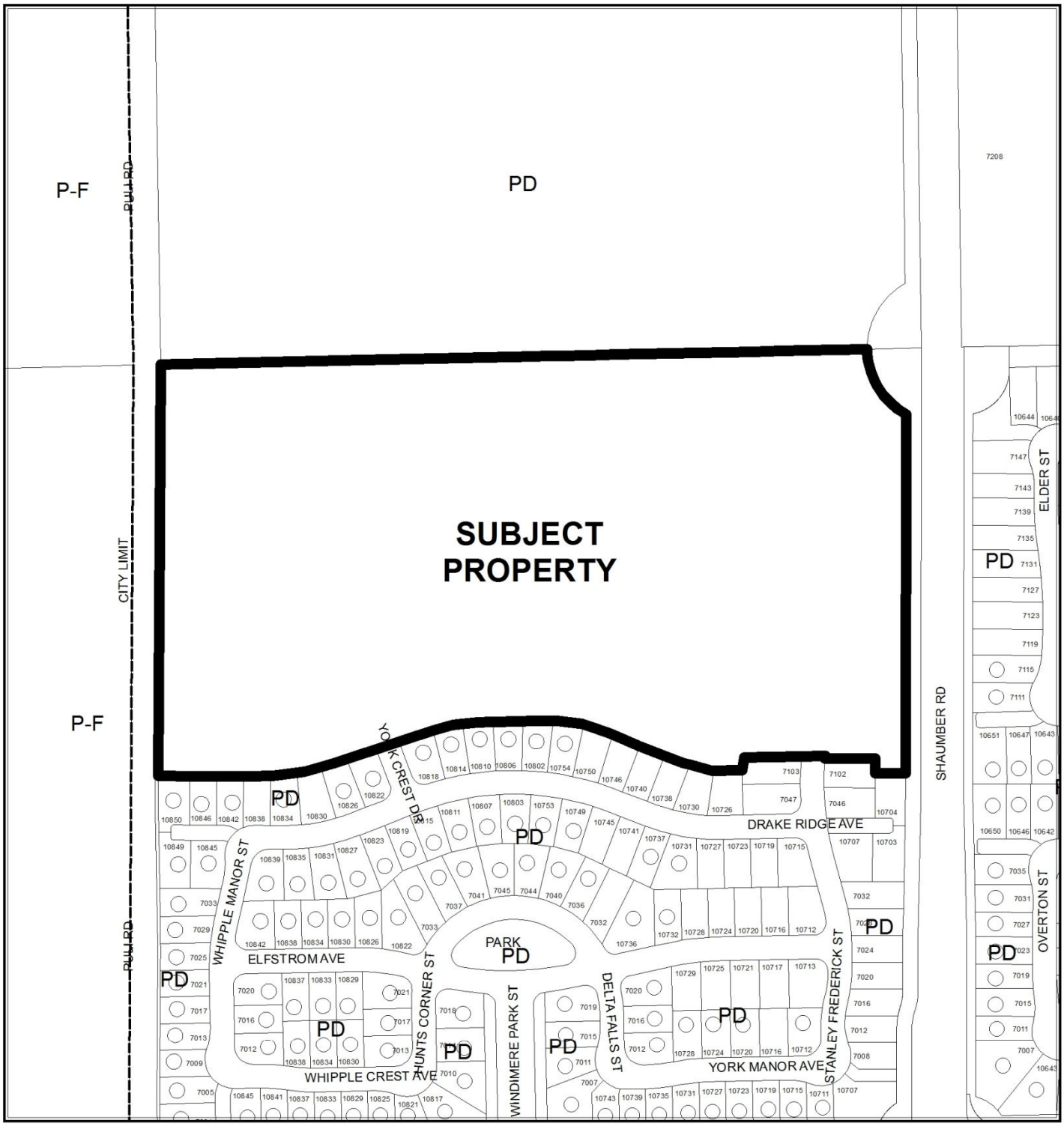
SUBJECT:
TMP-52107 - TENTATIVE MAP - PROVIDENCE POD 211 - PUBLIC HEARING - APPLICANT/OWNER: CG-211, LLC - For possible action on a request for a Tentative Map FOR A 104-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH A WAIVER TO ALLOW AN INTERSECTION OFFSET OF 53 FEET WHERE THE MINIMUM REQUIRED IS 125 FEET on approximately 18.15 acres adjacent to the northwest corner of Dorrell Lane and Shaumber Road, approximately 625 feet north of Dorrell Lane (APN 126-24-110-007), PD (Planned Development) Zone [ML (Medium Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross) [PRJ-51932].

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

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

RECOMMENDATION:
None

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

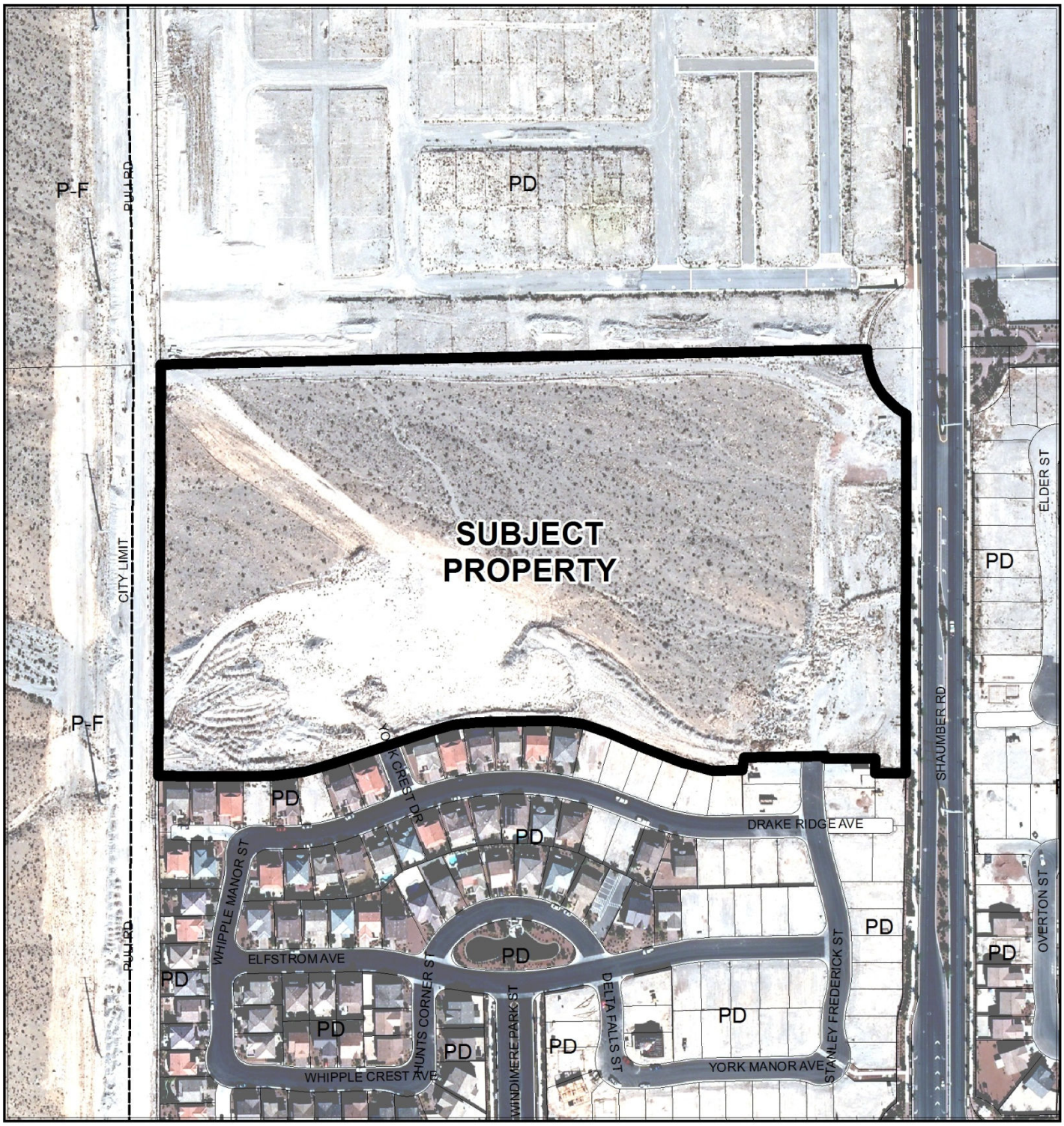


CASE: **TMP-52107 (PRJ-51932)**

0 200 400 Feet

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)
[ML (MEDIUM-LOW DENSITY RESIDENTIAL)
CLIFF'S EDGE SPECIAL LAND USE DESIGNATION]

N



CASE: **TMP-52107 (PRJ-51932)**

0 200 400 Feet

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)
[ML (MEDIUM-LOW DENSITY RESIDENTIAL)
CLIFF'S EDGE SPECIAL LAND USE DESIGNATION]

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-52107 APN: 125-24-410-003

Name of Property Owner: South Providence Holdings, LLC

Name of Applicant: South Providence Holdings, LLC

Name of Representative: Focus Managment Services

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: Thomas J. DeVore

Subscribed and sworn before me

This 18th day of NOVEMBER, 2013

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
S. MANNSUR JOHNSTON
Appt. No. 03-79990-1
My Appt. Expires Feb. 5, 2015

PRJ-51932
11/27/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

PRJ-51932 11/27/13

Application/Petition For: Tentative Map

Project Address (Location) Shaumber and Dorrell

Project Name POD 211 **Proposed Use**

Assessor's Parcel #(s) 126-24-110-007 **Ward #** 6

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

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

Gross Acres ~~19.5~~ 19.92 **Lots/Units** ~~105~~ 104 **Density** ~~5.8~~ 5.22

Additional Information _____

PROPERTY OWNER CG-211, LLC **Contact** _____

Address 3455 Cliff Shadows Pkwy #220 **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89129

E-mail Address _____

APPLICANT CG-211, LLC **Contact** _____

Address 3455 Cliff Shadow Pkwy #220 **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89129

E-mail Address _____

REPRESENTATIVE Focus Managment Services **Contact** Chris Dingell

Address 3455 Cliff Shadows Pkwy #220 **Phone:** 7022424949 **Fax:** _____

City Las Vegas **State** NV **Zip** 89129

E-mail Address cdingell@fcglv.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 Thomas J DeVore

Subscribed and sworn before me

This 18th day of November, 20 13.

S. Mannsur-Johnston

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
S. MANNSUR-JOHNSTON
Appt. No. 03-79990-1
My Appt. Expires Feb. 5, 2015

Revised 10/27/08

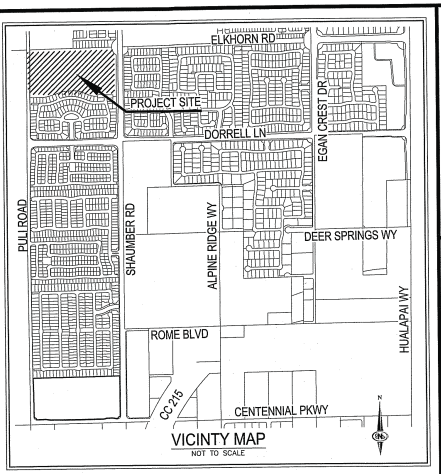
FOR DEPARTMENT USE ONLY

Case #	TMP-52107
Meeting Date:	01/14/14 PC
Total Fee:	
Date Received:*	
Received By:	

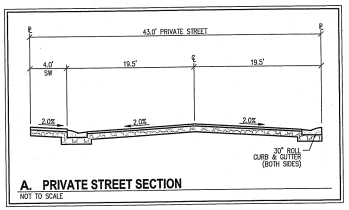
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

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

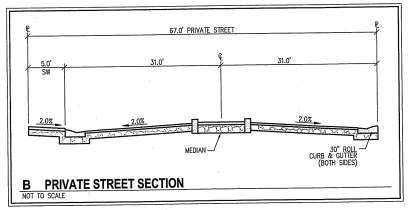
TENTATIVE MAP
FOR
PROVIDENCE - POD 211
A SINGLE FAMILY DETACHED RESIDENTIAL COMMUNITY
APN: 126-24-110-007



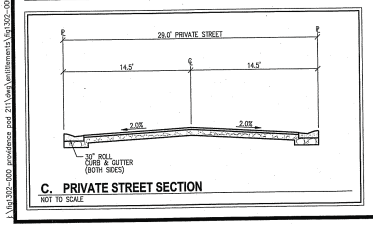
VICINITY MAP
NOT TO SCALE



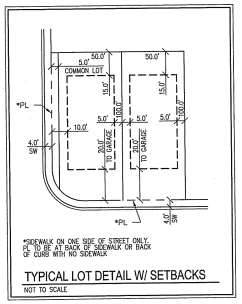
A. PRIVATE STREET SECTION
NOT TO SCALE



B PRIVATE STREET SECTION
NOT TO SCALE



C. PRIVATE STREET SECTION
NOT TO SCALE



*SIDEWALK ON ONE SIDE OF STREET ONLY. PL TO BE AT BACK OF SIDEWALK OR BACK OF CURB WITH NO SIDEWALK
TYPICAL LOT DETAIL W/ SETBACKS
NOT TO SCALE

LEGEND
- PROJECT BOUNDARY
- ROADWAY CENTERLINE
- LOT LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CURB AND GUTTER
- WATER MAIN
- FIRE HYDRANT
- SANITARY SEWER MAIN
- SANITARY SEWER MANHOLE
- EX WATER MAIN
- EX SANITARY SEWER MAIN
- EX STORM DRAIN
- EX CONTOUR (1' INTERVAL)
- EX CONTOUR (5' INTERVAL)

LEGAL DESCRIPTION
LOT TWO-HUNDRED ELEVEN (211) IN BLOCK FOUR (4) OF CLIFFS EDGE PARENT, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 136 OF PLATS, PAGE 88, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA AND AS AMENDED BY CERTIFICATE OF AMENDMENT RECORDED OCTOBER 2, 2006 IN BOOK 20061002 AS DOCUMENTED NO.02926, OFFICIAL RECORDS.

EXCEPTING THEREFROM ALL THE PROPERTY LYING WITHIN THE EXTERIOR BOUNDARIES OF MINIMERE @ PROVIDENCE/CLIFFS EDGE UNIT 1, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 132 OF PLATS, PAGE 5, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

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

OWNER / DEVELOPER
CG-211, LLC
3455 CLIFF SHADOWS PARKWAY
SUITE 220
LAS VEGAS, NV 89129
CONTACT: THOMAS J. DEVORE

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

PROJECT SUMMARY

TOTAL NO. OF RES. LOTS	= 104
GROSS RESIDENTIAL ACREAGE:	= 19.92
DENSITY (LOTS/GROSS ACRE):	= 5.22
EXISTING ZONING:	= PD
PROPOSED USE:	= LOW DENSITY RESIDENTIAL
TOTAL NO. OF COMMON LOTS	= 14
MINIMUM LOT SIZE	= 5,000 SF
MAXIMUM LOT SIZE	= 7,807 SF

SETBACKS

FRONT:	= 20
REAR:	= 15
SIDE:	= 5
SIDE CORNER:	= 10

WAIVER OF DEVELOPMENT STANDARDS
1. STREET INTERSECTION OFFSET REDUCED TO 50-FT (PRIVATE STREET ONLY) (SEC 18.12.160)

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS
104 UNITS X 250 GPD/UNITS = 26,000 GPD

TOTAL AVERAGE CONTRIBUTION = 26,000 GPD = 0.026 MGD

TOTAL PEAK FLOW = 0.026 MGD X 3.83 (PEAK FACTOR) = 0.09958 MGD

UTILITY SERVICE BY

WATER:	LAS VEGAS VALLEY WATER DISTRICT
SEWER:	CLARK COUNTY WATER RECLAMATION DISTRICT
GARBAGE:	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER:	NV ENERGY
TELEPHONE:	CENTRAL TELEPHONE COMPANY
NATURAL GAS:	SOUTHWEST GAS COMPANY

NOTES
1. THERE ARE NO KNOWN FAULTS OR FISSURES LOCATED ADJACENT TO OR WITHIN THE BOUNDARIES OF THIS SUBDIVISION TO BE VERIFIED BY THE GEOTECHNICAL ENGINEER.
2. THERE ARE NO KNOWN GROUNDWATER DEPTHS WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.
3. THERE WILL BE A HOA AND CC&R'S ESTABLISHED FOR THIS SUBDIVISION.
4. LANDSCAPE EASEMENTS AND COMMON LOTS WILL BE MAINTAINED BY HOA.
5. INTERIOR STREETS ARE PRIVATE.
6. TRAFFIC ACCESS SHALL BE VIA CENTENNIAL PKWY.
7. EASEMENTS REQUIRED FOR STORM DRAIN, DRY UTILITIES, SANITARY SEWER, AND POTABLE WATER SHALL BE GRANTED ON THE FINAL MAP.
8. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY AN EXISTING 8" WATER LINE IN CENTENNIAL.
9. SEWER SERVICE FOR THIS PROJECT WILL CONNECT TO THE EXISTING 12" MAIN LOCATED IN CENTENNIAL.
10. THE SITE SLOPES ARE LESS THAN 12% STREET GRADES WILL BE LESS THAN 6%.
11. THIS PROJECT IS NOT WITHIN A FEMA FLOOD HAZARD AREA.
12. THIS SUBDIVISION IS PART OF THE PROVIDENCE (AMENDED) MASTER PLANNED COMMUNITY.

PRJ-51932
4/27/13

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS

CG-211, LLC by CORE MANAGER, LLC

PROVIDENCE POD 211

COVER SHEET

5724 KOS KRBE

DATE: 11/25/13
DRAFTER: SS
DESIGNER: BDP
CHECKED: BDP
PROJECT NO.
FIG1302-000

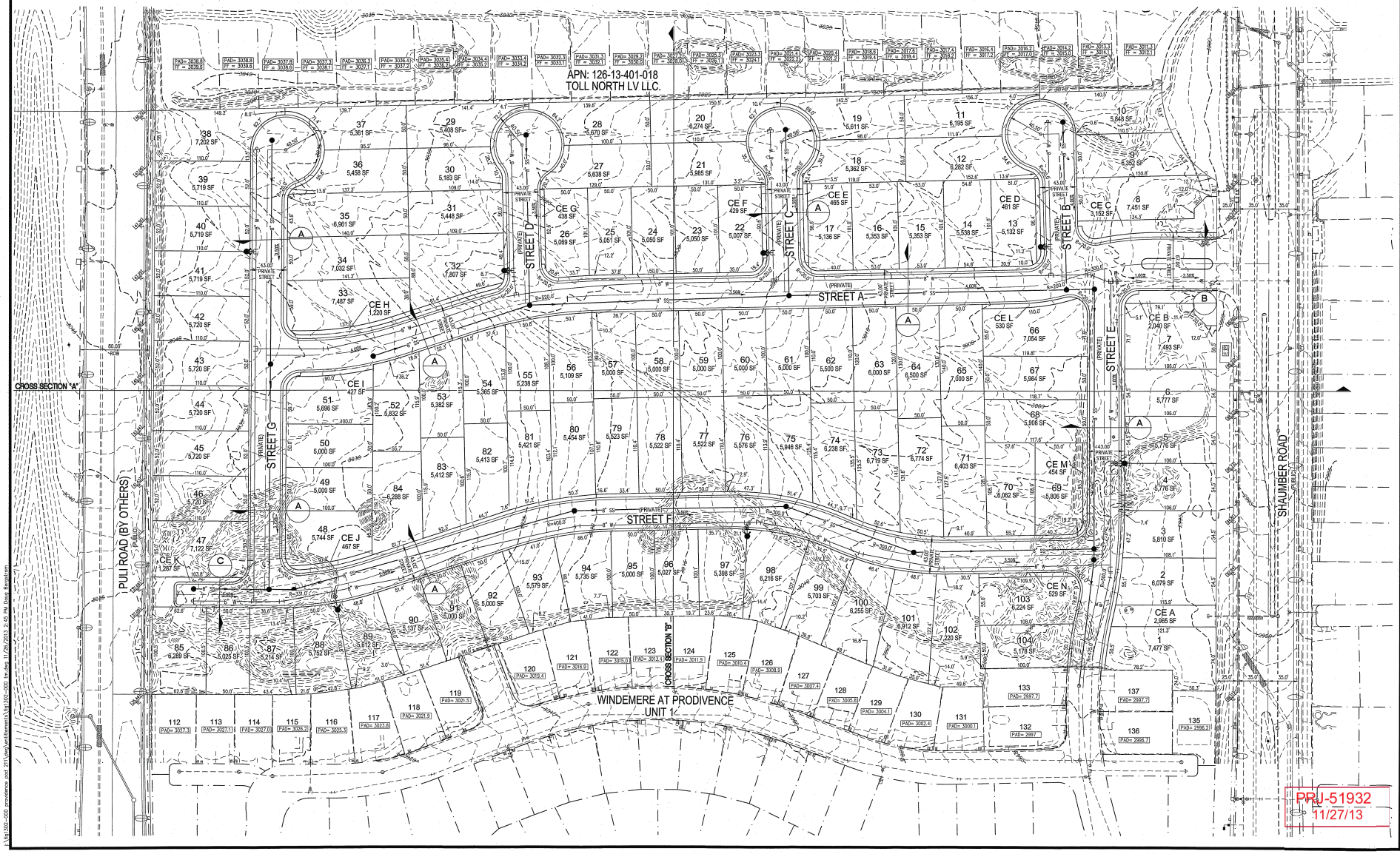
PROFESSIONAL ENGINEER — DOUGLAS C. BERGSTROM — No. 17103 — STATE OF NEVADA — 5/31/2014 — CIVIL

TM-1
SHEET 1 OF 3
####

J:\fig1302-000 providence pod 211\dwg\entitlements\fig1302-000 mr.dwg, 11/26/2013 1:55:49 PM, Doug Bergstrom

TMP-52107

TENTATIVE MAP
FOR
PROVIDENCE - POD 211
A SINGLE FAMILY DETACHED RESIDENTIAL COMMUNITY
APN: 126-24-110-007



PRJ-51932
11/27/13

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS

CG-211, LLC by CORE MANAGER, LLC

PROVIDENCE POD 211

TENTATIVE MAP

S24 T19S R59E

DATE: 11/25/13
DRAFTER: SS
DESIGNER: BP
CHECKED: JC

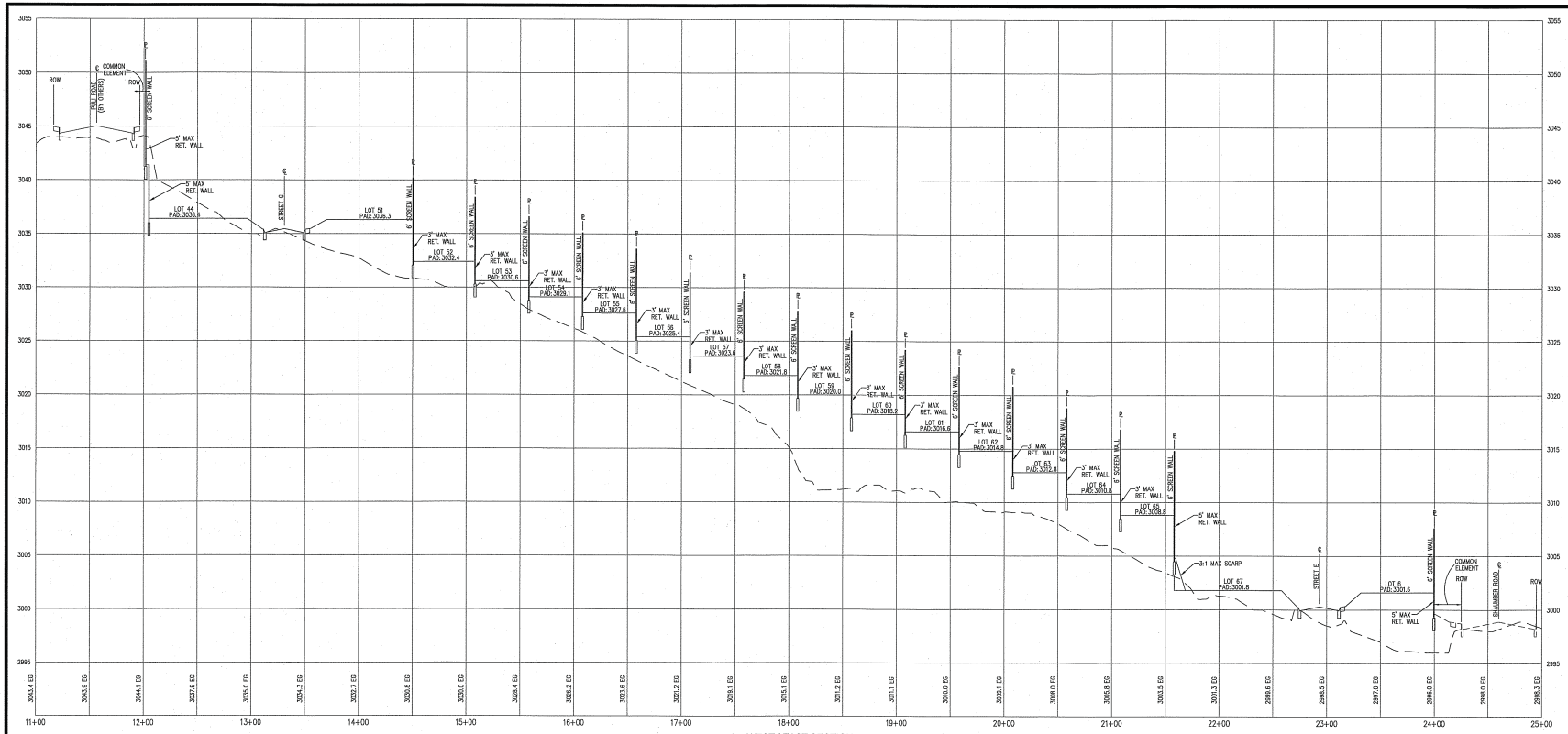
PROJECT NO.
FIG1302-000

PROFESSIONAL ENGINEER STATE OF NEVADA
DOUGLAS A. BERGSTROM
Exp. 12/31/2014
CIVIL
No. 17103
11/26/13

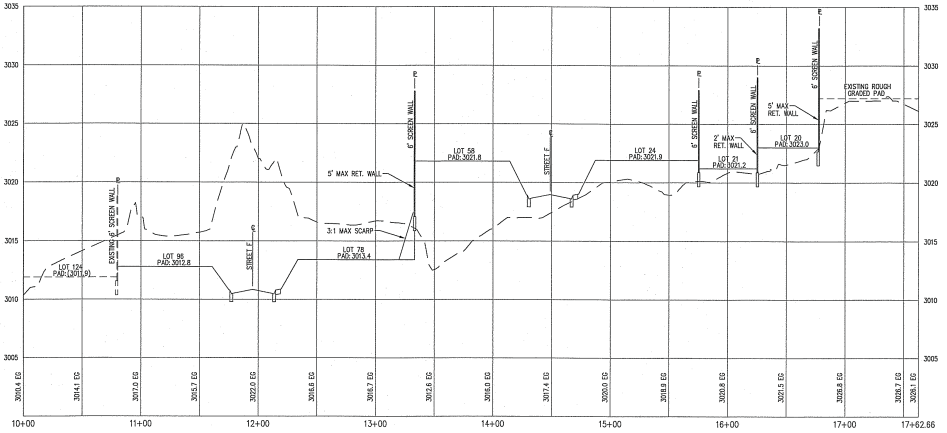
T-2
SHEET 2 OF 3

####

TMP-52107



A. WEST / EAST SECTION
HOR. : 1" = 50'
VERT. : 1"=5'



B. SOUTH / NORTH SECTION
HOR. : 1" = 50'
VERT. : 1"=5'

TENTATIVE MAP
FOR
PROVIDENCE - POD 211
A SINGLE FAMILY DETACHED RESIDENTIAL COMMUNITY
APN: 126-24-110-007

PRJ-51932
11/27/13

TMP-52107

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 794-0030 FAX (702) 794-0099

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS

CG-211, LLC by CORE MANAGER, LLC

PROVIDENCE POD 211

GRADING CROSS SECTIONS

S24
19S
59E

DATE: 11/25/13
DRAFTER: DB
DESIGNER: BDP
CHECKED: DB
PROJECT NO.
FIG1302-000

PROFESSIONAL ENGINEER STATE OF NEVADA DOUGLAS E. BERGSTROM Exp. 12/31/2014 CIVIL No. 17103

TM-3
SHEET 1 OF 3

####

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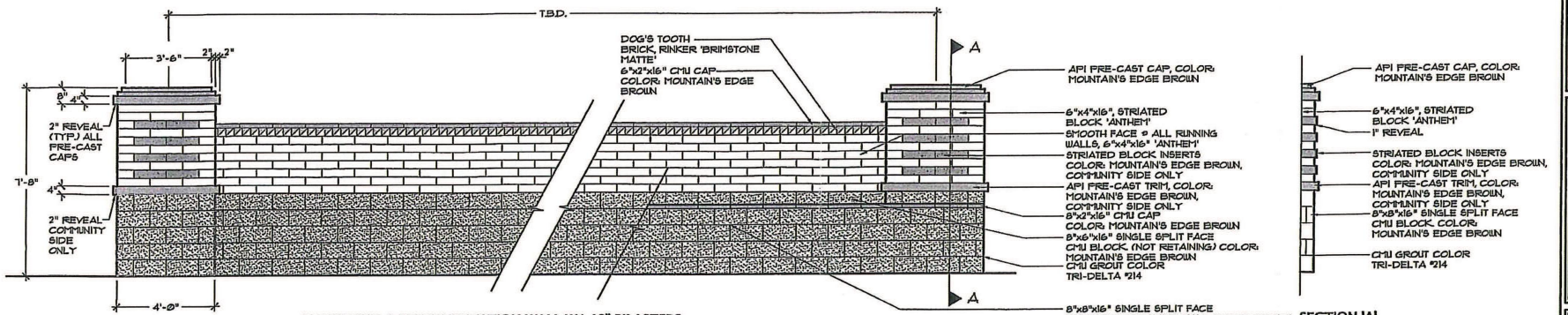
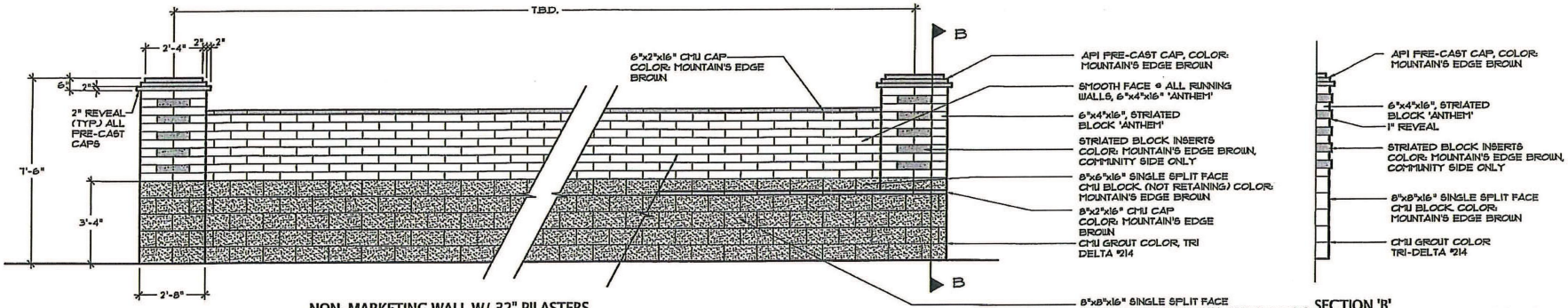


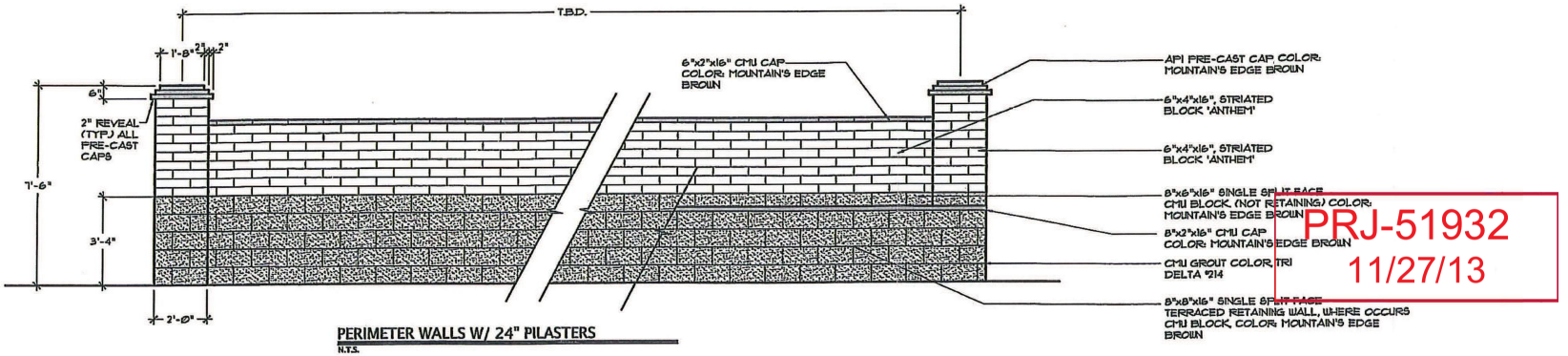
MARKETING & MONUMENTATION WALL W/ 48" PILASTERS
N.T.S.

SECTION 'A'
N.T.S.



NON-MARKETING WALL W/ 32" PILASTERS
N.T.S.

SECTION 'B'
N.T.S.



PERIMETER WALLS W/ 24" PILASTERS
N.T.S.

PRJ-51932
11/27/13

REVISIONS

NO	DATE	BY
1	1.6.06	JR
2	1.24.06	JR
3		
4		

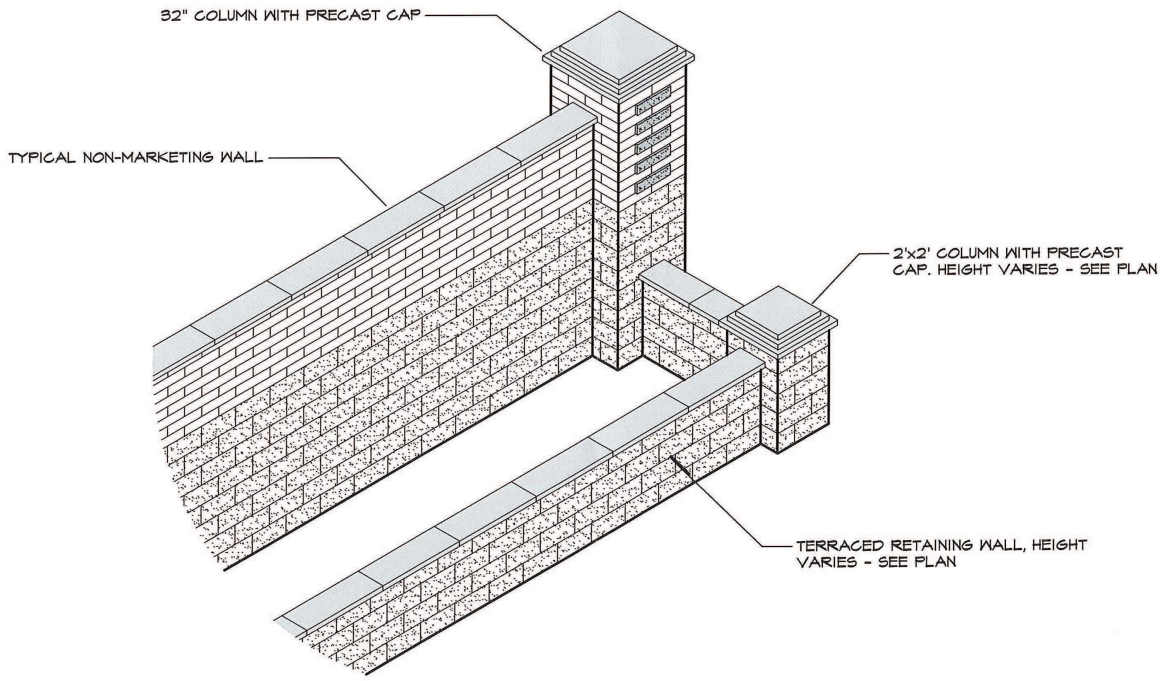
LANDTEK
3535 ELAM BOONVILLE HIGHWAY
ELAM, NORTH CAROLINA 27610
OFFICE (919) 243-4848
FAX (919) 243-4414

PROJECT TITLE: PROVIDENCE WALL EXHIBIT

PROJECT NO:
SCALE:
DESIGNED BY: D.R.
DRAWN BY: J.J.R.
DATE: 10.27.05

SHEET OF

TMP-52107



C Isometric - Typical Terraced Wall w/ 32" Column

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

PROVIDENCE

MASTER PLANNED COMMUNITY

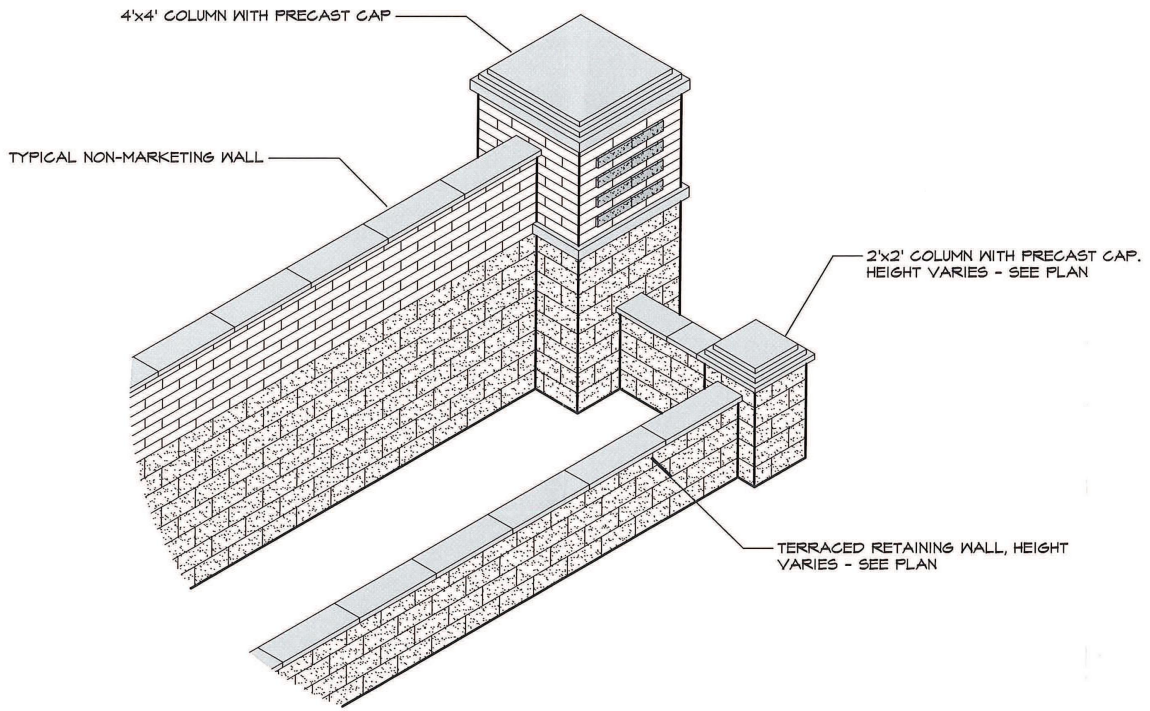
PRJ-51932
11/27/13

MATTER
Design Studio

Landscape Architecture
NV #583

2400 S. Cimarron Road, Suite 140
Las Vegas, Nevada 89117
voice (702) 360-2056
fax (702) 360-0562

TMP-52107



D

Isometric - Typical Terraced Wall w/ 4' Column

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

PROVIDENCE

MASTER PLANNED COMMUNITY

PRJ-51932
11/27/13

MAYER
Design Studio

Landscape Architecture
NV #583

2400 S. Cimarron Road, Suite 140
Las Vegas, Nevada 89117
voice (702) 360-2056
fax (702) 360-0562

Focus Management Services, Inc.

3455 Cliff Shadows Parkway, Suite 220 / Las Vegas, Nevada 89129
Telephone: (702) 242-4949 - Facsimile: (702) 242-0414

11/27/13
PRJ-51932

November 27, 2013

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

RE: POD 211Tentative Map Application

Dear Greg:

On behalf of C G-211, LLC (owner); I am submitting and application for tentative map for POD 211 in Cliff's Edge (Providence). It is located on the northwest corner of Dorrell Lane and Shaumber Road (APN 126-24-110-007). The proposed map consists of 104 single fmaily lots with a density of 5.2 dwelling units per acre. The average lot size is 50' x 100'. POD 211 is designed ML (Medium Low Density Residential) in the Cliff's Edge Land Use Plan and this request conforms to the plan.

POD 211 was originally developed 2006 and was indented to have two phase. The southern phase has been completed and the northern phase remained as vacant land. The tentative map that covered the northern phase has expired and the current owner is applying for a new map with the intention of finishing the development of the POD.

The original tentative map had one entrance off of Dorrell Lane. The owner is proposing that new entrance be located off of Shaumber Road. The owner is also requesting a waiver to have an intersection offset of 50' where 125' in the minimum required. This will allow for the new entrance to connect with via Stanley Fredrick Street to the southern phase. There are only seven lots on the street that has the 50' off-site and conflicts will be minimal.

The rest of the project conforms to the Cliff's Edge Master Development Plan Guidelines and Standards and has been approved by the Cliff's Edge Design Review Committee.

Sincerely,

Chris Dingell
Director of Planning and Entitlements

TMP-52107

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 14, 2014

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

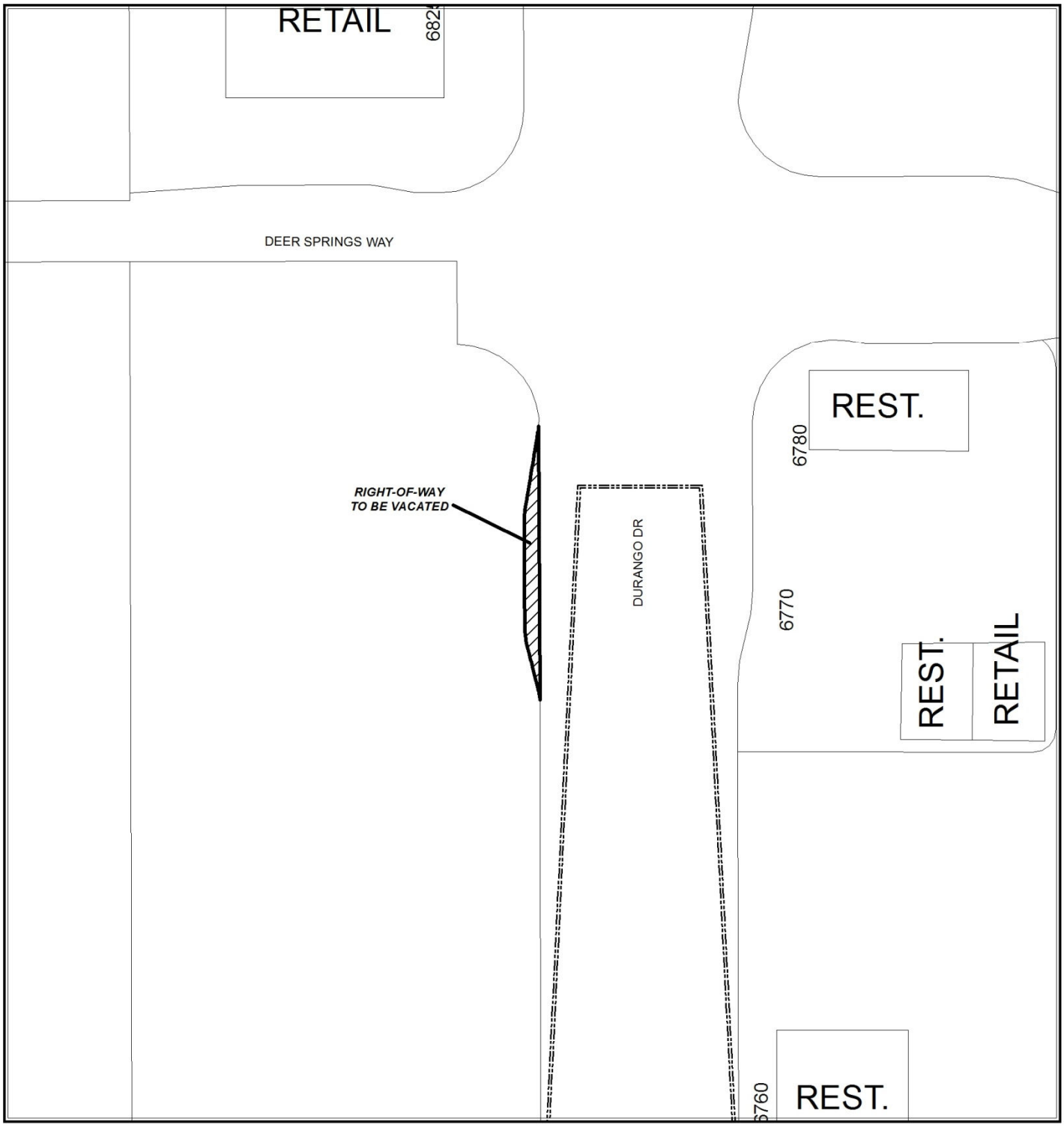
SUBJECT:
VAC-50106 - VACATION - PUBLIC HEARING - APPLICANT: WOLF T.H., LLC - OWNER: JAMES R. MARSH - For possible action on a Petition to Vacate a 1,300 square-foot section public of right-of-way (an existing bus turn out) generally located along the west side of Durango Drive, approximately 100 feet south of Deer Springs Way, Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 02/19/2014
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 and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: VAC-50106

0 70 140
Feet

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CASE: VAC-50106

0 70 140
Feet

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-50106** APN: 125-20-301-009

Name of Property Owner: James R. Marsh

Name of Applicant: Walker Engineering

Name of Representative: Treasea Wolf

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
NOV 20 2013

Signature of Property Owner: _____

Print Name: James R. Marsh

State of Nevada
County of Clark

Subscribed and sworn before me

This 12 day of November, 2013

BARBARA WROE
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 9-14-15
Certificate No: 11-5891-1

_____
Notary Public in and for said County and State

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: VACATION

Project Address (Location) SWC Deer Springs & Durango

Project Name ARCO AM/PM **Proposed Use** COMMERCIAL

Assessor's Parcel #(s) 125-20-301-009 **Ward #** 6

General Plan: existing _____ proposed _____ **Zoning:** existing GC-TC proposed GC-TC

Commercial Square Footage 5,936 C-STORE/WASH **Floor Area Ratio** _____

Gross Acres 3.96 **Lots/Units** _____ **Density** _____

Additional Information _____

RECEIVED
NOV 20 2013

PROPERTY OWNER James R. Marsh **Contact** James R. Marsh

Address 8555 W. Centennial Pkwy **Phone:** 946-1000 **Fax:** _____

City Las Vegas **State** NV **Zip** 89149

E-mail Address _____

APPLICANT WOLF T.H., LLC **Contact** Raymond Shapiro

Address 2460 Professional Court, Ste. 120 **Phone:** 839.0050 **Fax:** _____

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

E-mail Address samurairay@aol.com

REPRESENTATIVE WALKER ENGINEERING **Contact** TREASEA WOLF, PE

Address 5765 S. RAINBOW BLVD., STE. 101 **Phone:** (702) 873-5197 **Fax:** (708) 873-5346

City LAS VEGAS **State** NV **Zip** 89118

E-mail Address twolf@walker-eng.com

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

Property Owner Signature* _____

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

Print Name James R. Marsh

State of Nevada
County of Clark

Subscribed and sworn before me

This 12 day of November, 20 13.

_____

Notary Public in and for said County and State

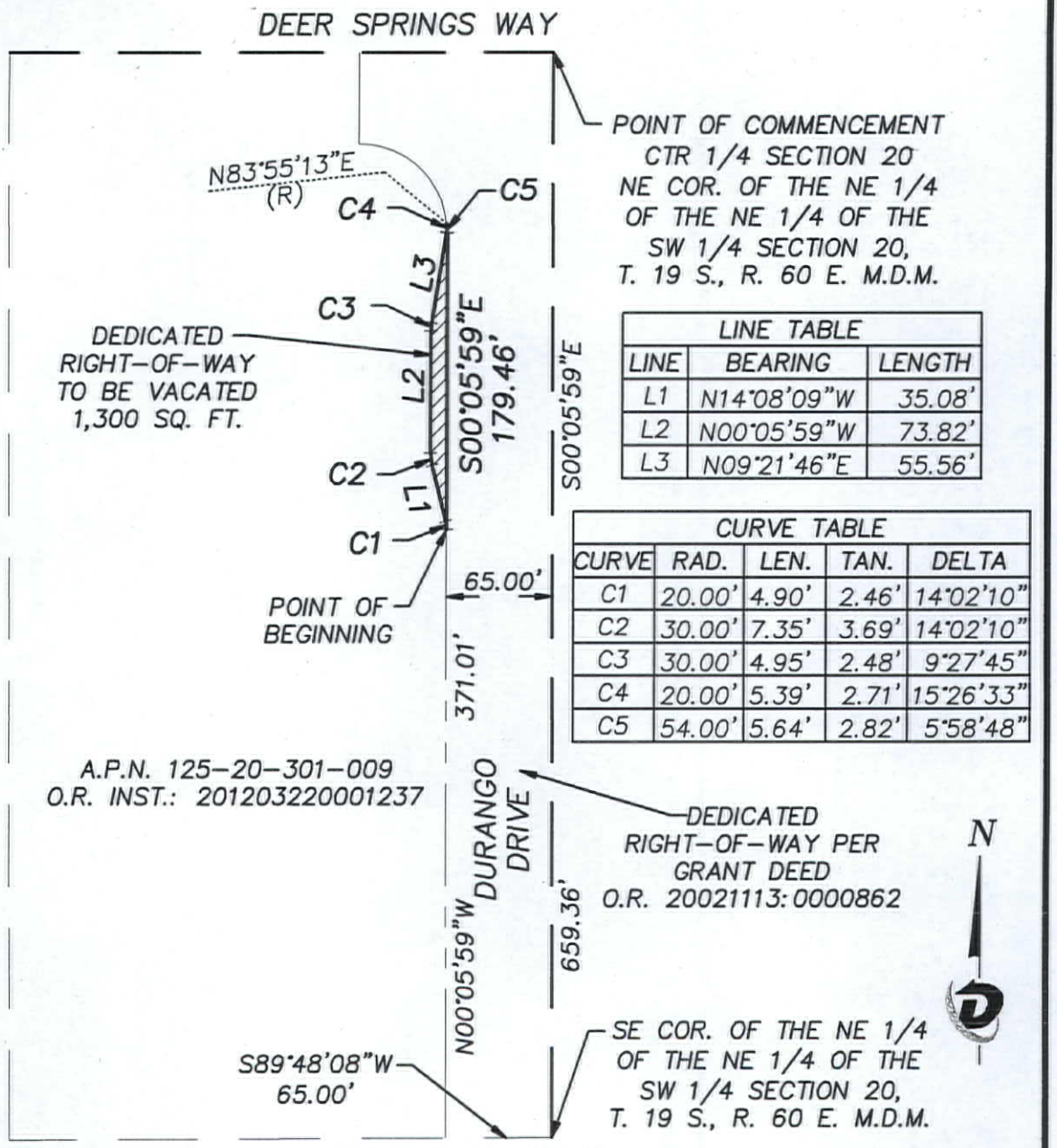
BARBARA WROE
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 9-14-15
Certificate No: 11-5891-1

FOR DEPARTMENT USE ONLY

Case #	VAC-50106
Meeting Date:	1-14-14
Total Fee:	1080.00
Date Received:*	11-20-13
Received By:	

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

A.P.N.: 125-20-399-004



LINE TABLE		
LINE	BEARING	LENGTH
L1	N14°08'09"W	35.08'
L2	N00°05'59"W	73.82'
L3	N09°21'46"E	55.56'

CURVE TABLE				
CURVE	RAD.	LEN.	TAN.	DELTA
C1	20.00'	4.90'	2.46'	14°02'10"
C2	30.00'	7.35'	3.69'	14°02'10"
C3	30.00'	4.95'	2.48'	9°27'45"
C4	20.00'	5.39'	2.71'	15°26'33"
C5	54.00'	5.64'	2.82'	5°58'48"

EXHIBIT "B"

SCALE 1"=100'

0 50 100 200

JOB NUMBER: 130563

DRAWN BY: DAW | DATE: 11/12/2013

CHECKED BY: TJK | DATE: 11/12/2013

PAGE 3 OF 3

Diamondback Land Surveying
1091 S. CIMARRON RD., SUITE A1
LAS VEGAS, NEVADA 89145
(o) 702.823.DBLS (f) 702.933.9030
ARIZONA-CALIFORNIA-NEVADA-UTAH-WASHINGTON

VAC-50106

WALKER ENGINEERING, LLC

November 14, 2013
WE Project No. 1292.00

City of Las Vegas
Planning and Development Department
333 N. Rancho Drive
Las Vegas, Nevada 89106

RE: Vacation of Right of Way for "ARCO AM/PM"
APN: 125-20-301-009

To whom it may concern:

This application is for a vacation of right of way along Durango Drive adjacent to APN 125-20-301-009 for the relocated bus turnout. There is an existing bus turn out that is dedicated along Durango Drive and with the approval of SDR-50105; a new driveway for the project site off Durango will require the bus turnout to be relocated further south. With the relocation, a portion of the existing dedicated right of way will need to be vacated.

The additional right of way needed for the relocated bus turnout will be granted by Parcel Map.

We look forward to working with Planning & Development for a favorable recommendation for this vacation. Please do not hesitate to contact me if you have any questions or require any additional information.

Sincerely,
WALKER ENGINEERING

Treasea Wolf, P.E.
Project Manager

cc: Ray Shapiro, Wolf T.H., LLC



5765 South Rainbow Blvd.
Suite 101
Las Vegas, Nevada, 89118
Phone: 702.873.5197
Fax: 702.873.5346
www.walker-eng.com

E:\1292_BENTAR\DOCS\LETTERS\1292_Just_VAC_Nov14_13.doc

VAC-50106

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 14, 2014

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

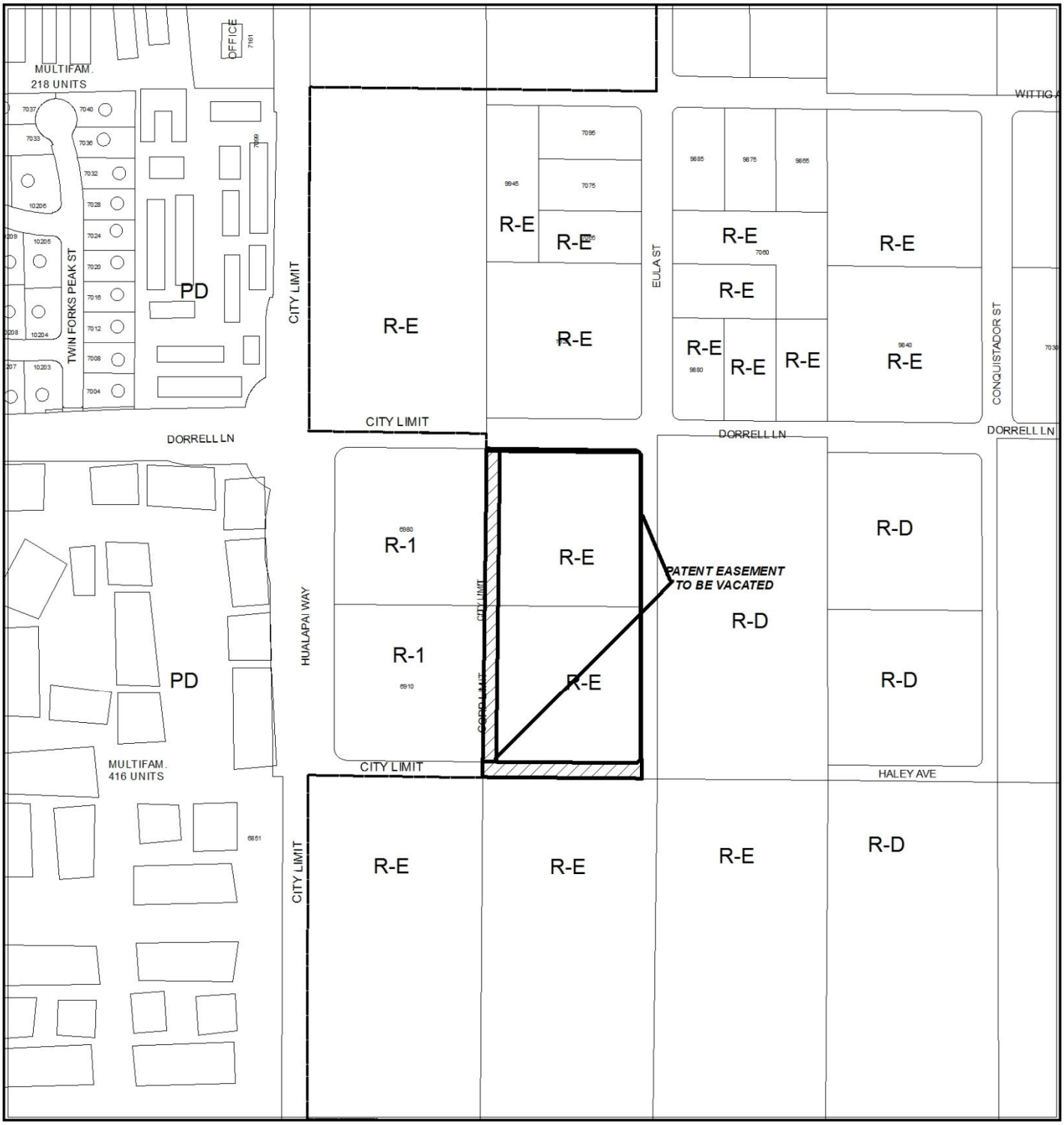
SUBJECT:
VAC-51781 - VACATION - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: JON J. JANNOTTA, ET AL - For possible action on a request for a Petition to Vacate a 30-foot wide portion of Haley Avenue and U.S. Government Patent Easements generally located at the southwest corner of Dorrell Lane and Eula Street, Ward 6 (Ross). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 02/19/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

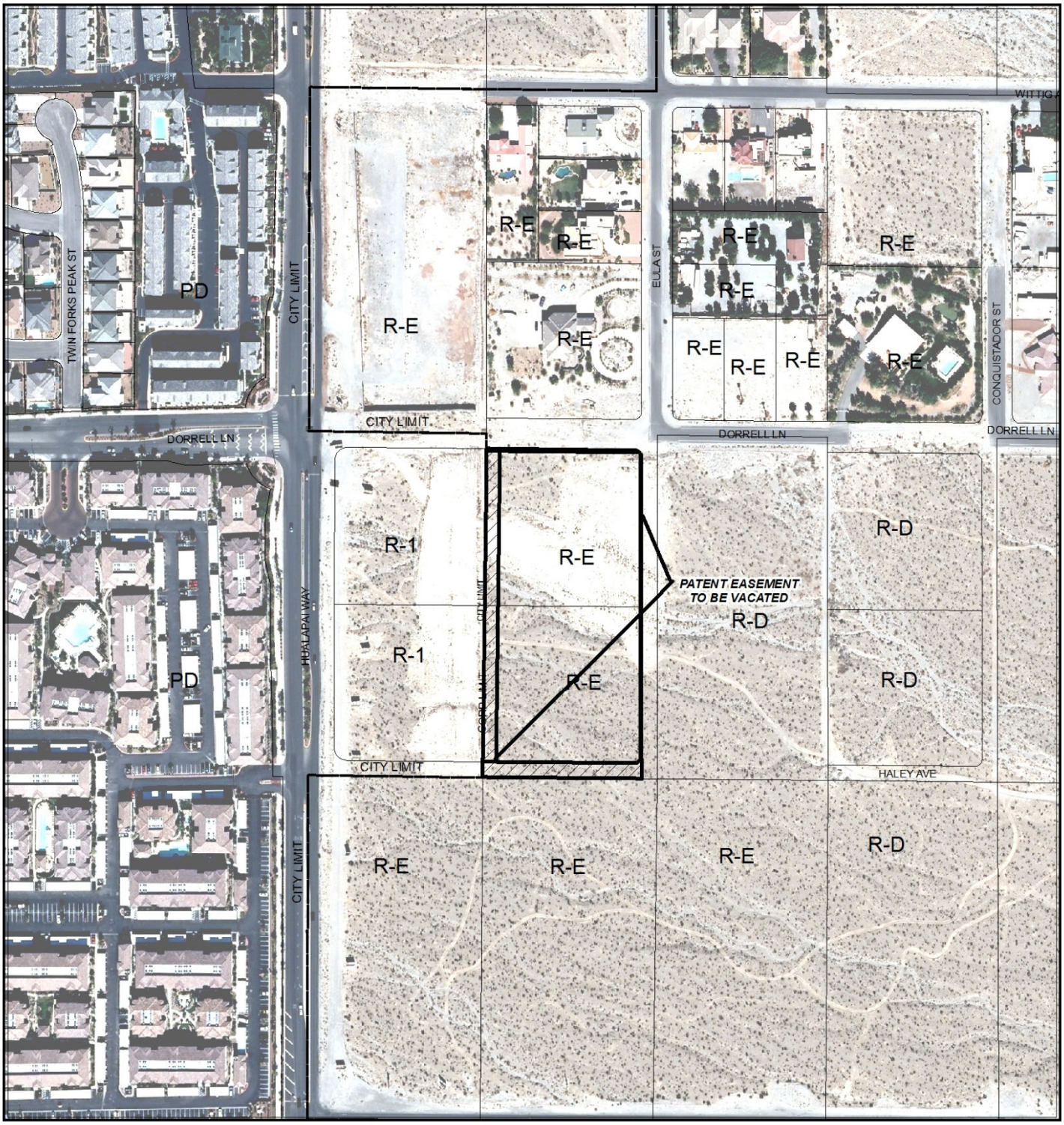
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

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-51781



CASE: VAC-51781

0 200 400
Feet

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-51781** 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. 30, 2016
No: 12-8627-1

RECEIVED
OCT 24 2013

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-51781** 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: Eugene J. Gorlick

Print Name: _____

Subscribed and sworn before me

This 7th day of March, 20 13

Lisa Fujimoto

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: 12-8627-1

RECEIVED
OCT 24 2013

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-51781** 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: Albert A. Flangas

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

RECEIVED
OCT 24 2013

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-51781** 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, 20 13

_____

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

RECEIVED
OCT 24 2013

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Vacation

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 Pkwy #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: 12-9827-1

FOR DEPARTMENT USE ONLY

Case #	VAC-51781
Meeting Date:	12/10/13
Total Fee:	1000
Date Received:*	10/24/13
Received By:	

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

RECEIVED
OCT 24 2013

Revised 10/27/08

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Vacation

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 Pkwy #100 **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 Fujimoto

Notary Public in and for said County and State

NOTARY PUBLIC
LISA FUJIMOTO
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. AUG. 30, 2015
No: 12-8827-1

FOR DEPARTMENT USE ONLY

Case #	VAC-51781
Meeting Date:	12/10/13
Total Fee:	1000.-
Date Received:*	10/24/13
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

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Vacation

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 Pkwy #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 Albert A. Flangas

Subscribed and sworn before me

This 25th day of February, 20 13.

_____

Notary Public in and for said County and

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

FOR DEPARTMENT USE ONLY

Case #	VAC-51781
Meeting Date:	12/10/13
Total Fee:	1000.-
Date Received:*	10/24/13
Received By:	

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

RECEIVED
OCT 24 2013

Revised 10/27/08

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Vacation

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 Highland Pkwy #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

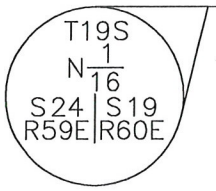
Yolanda Le
Notary Public
State of Nevada
My Commission Expires: 03-26-2016
Certificate No: 12-7341-1

FOR DEPARTMENT USE ONLY

Case #	VAC-51781
Meeting Date:	12/10/13
Total Fee:	1000.-
Date Received:*	10/24/13
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.

APN: 125-19-299-002
RIGHT-OF-WAY VACATION



DORRELL LANE

30'

30'

30'

LOT 1
APN:125-19-201-001
LAND DIVISION 56-83

LOT 1
APN:125-19-201-002
LAND DIVISION 66-79

PUBLIC STREET DEDICATED PER OR:1074:1033895

EULA STREET

A PORTION OF
GOVERNMENT LOT 15

LOT 2
APN:125-19-201-003
LAND DIVISION 56-83

LOT 2
APN:125-19-201-004
LAND DIVISION 66-79

15' RADIUS

30'

30'

HALEY AVENUE

30'

GOVERNMENT LOT 18
APN: 125-19-202-007

1" = 100'

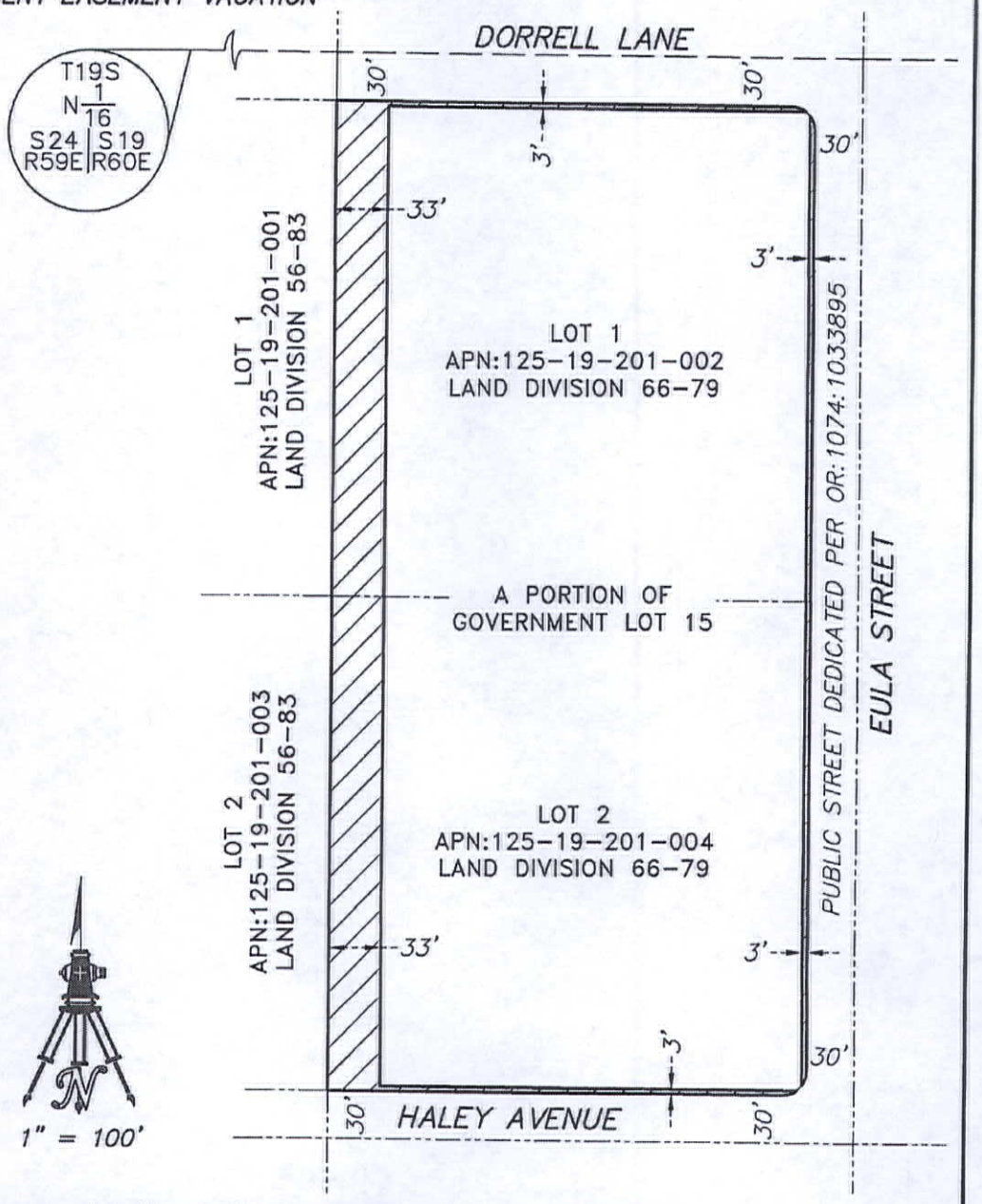
S:\SHG-12214\DWG\EXHIBITS\12214-ROW-VAC-02.DWG

WALLACE · MORRIS SURVEYING, INC. LAND SURVEY CONSULTING 5740 S. ARVILLE ST. #206 LAS VEGAS, NEVADA 89118	EXHIBIT "B" LYING WITHIN THE NORTHWEST QUARTER (NW1/4) OF SECTION 19, T. 19 S., R. 60 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA PAGE 1 OF 1

RECEIVED
OCT 24 2013

VAC-51781

APN: 125-19-201-002 AND 004
PATENT EASEMENT VACATION



S:\SHG-12214\DWG\EXHIBITS\12214-ESMT-VAC-02.DWG

WALLACE · MORRIS SURVEYING, INC. LAND SURVEY CONSULTING 5740 S. ARVILLE ST. #206 LAS VEGAS, NEVADA 89118	EXHIBIT "B" LYING WITHIN THE NORTHWEST QUARTER (NW1/4) OF SECTION 19, T. 19 S., R. 60 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA PAGE 1 OF 1

RECEIVED
NOV - 6 2013
VAC-51781
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT



VAC-51781 – APPLICANT: DR HORTON, INC. - OWNER: JON J. JANNOTTA, ET AL
SOUTHWEST CORNER OF DORRELL LANE AND EULA STREET

11/13/13

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

DRH1230.002

October 24, 2013

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

SUBJECT: **Justification Letter for a Vacation Request for Dorrell / Hualapai East (APN 125-19-201-002 and 004)**

Project Location:
Slater Hanifan Group, on behalf of the applicant, D.R. Horton, respectfully submits this justification letter in support of a Vacation on the subject site. The site is located at the southwest corner of Dorrell Lane and 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 Vacation request is to vacate and abandon 30-foot of dedicated right-of-way for Haley Avenue along the southern boundary of the site (APN 125-19-201-004) and 3-foot of the 33-foot patent easement along the west boundary of the project.

The vacation of Haley Avenue would follow the general plan to vacate this alignment. The parcel to the west with APN 125-19-201-003 and the parcel located to east with APN 125-19-202-001 have requested to vacated there portions of the alignment and Haley Avenue does not currently have paved access east of Hualapai Way. There will be no adverse effect due to the vacation of this roadway as the surrounding area does not utilize this right of way and will not limit access to any of the surrounding parcels.

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

Slater Hanifan Group, Inc.

Chelsea Peltier
Project Coordinator

RECEIVED
OCT 24 2013

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

VAC-51781

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: JANUARY 14, 2014

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

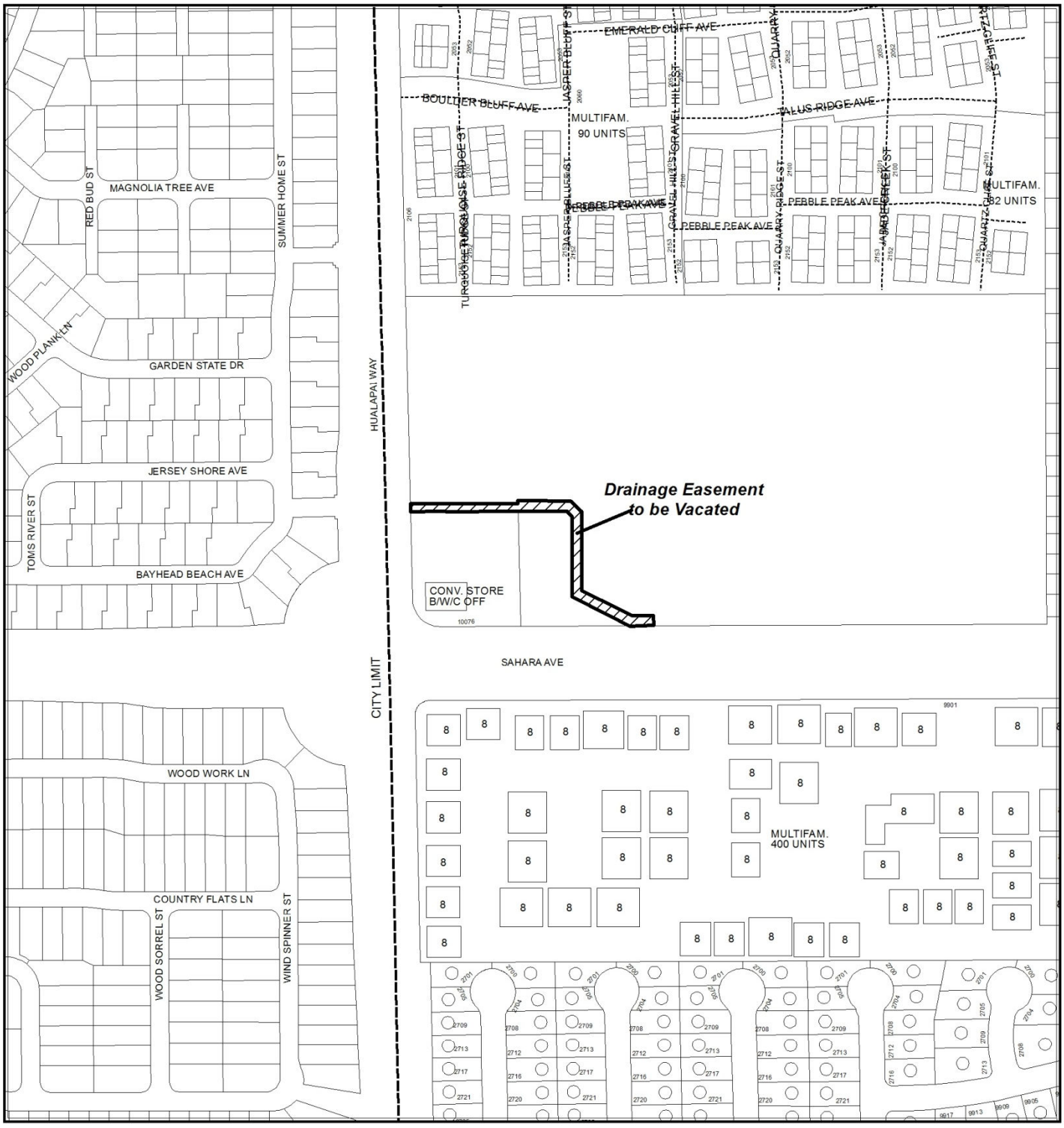
SUBJECT:
VAC-52104 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: SAHARA CENTER, LLC - For possible action on a request for a Petition to Vacate a 15 to 20-foot public drainage easement on property generally located north of Sahara Avenue, east of Hualapai Way, Ward 2 (Beers) [PRJ-52073].

MAY GO TO CITY COUNCIL ON 02/19/2014
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 and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: VAC-52104 (PRJ-52073)

0 200 400
Feet

N



CASE: VAC-52104 (PRJ-52073)

0 200 400
Feet

N

Sahara Center LLC
a Nevada limited liability company

By: SH Northeast Land Company LLC
a Nevada limited liability company
Its Manager

By: SH NE Development LLC
a Nevada limited liability company
Its Manager

By: _____
Name: Frank Pankratz
Title: Manager
Date: 11-15-13

PRJ-52073
11/27/13

G. C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS

G. C. WALLACE, INC.
G. C. WALLACE HOLDINGS, INC.

Writer's Contact Information:

840-044

November 21, 2013

City of Las Vegas
Department of Planning and Development
333 Rancho Road
Las Vegas, Nevada 89106

RE: REQUEST FOR VACATION – SAHARA CENTER

Gentlemen:

As part of the approval of the improvement plans for this project, there was a drainage easement which was recently recorded. The location of the drainage easement will need to change to accommodate a revision to the site plan.

We are, therefore, requesting to vacate the drainage easement previously recorded and will provide a new legal description and exhibit in the new location for recordation at a later time. We are aware that the new easement will need to record prior to the vacation.

Thank you for your consideration.

Cordially,

G. C. WALLACE, INC.

Cynthia A. Gee
Project Coordination

cc: Frank Pankratz

PRJ-52073
11/27/13

VAC-52104

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: JANUARY 14, 2014

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

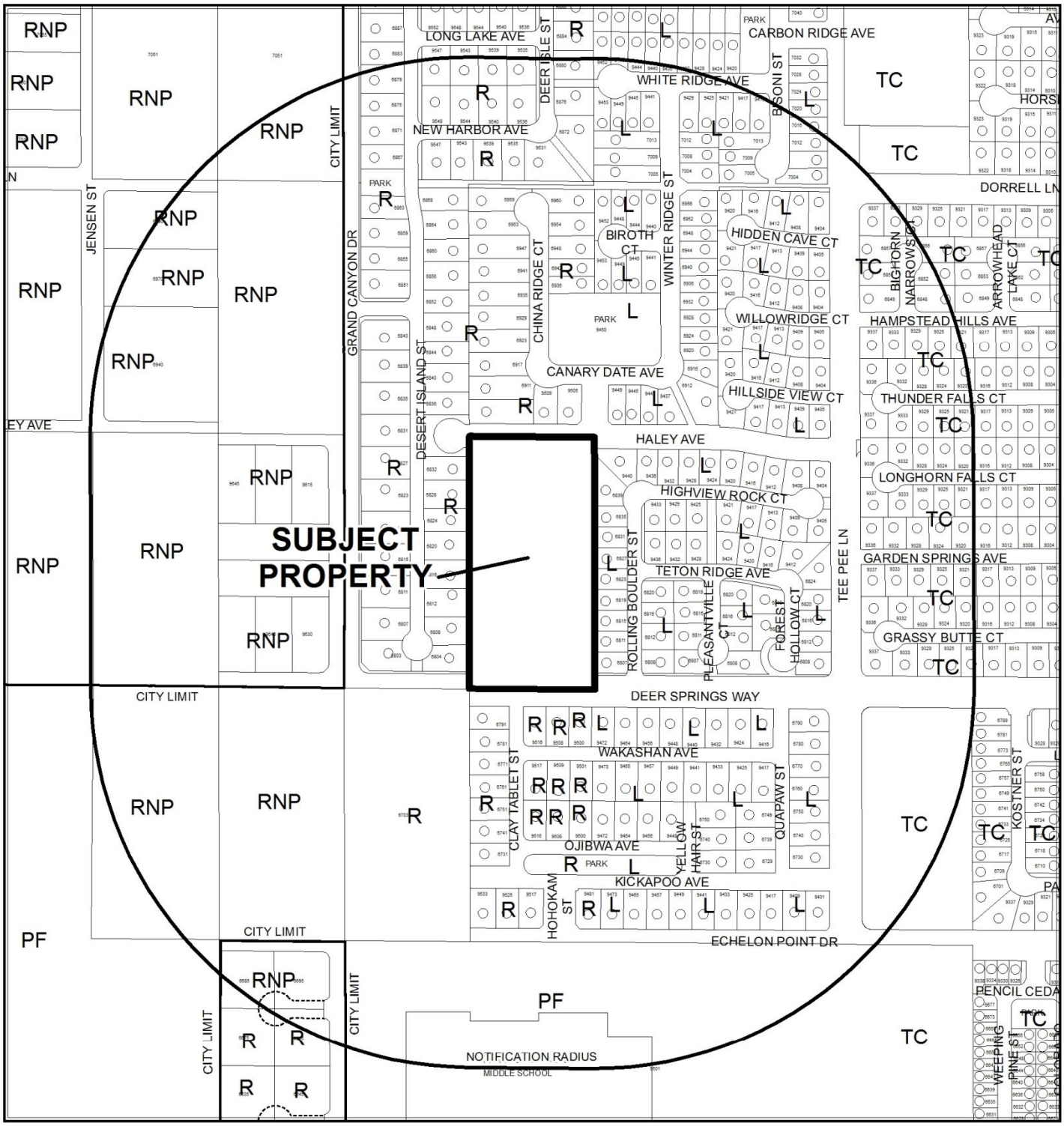
SUBJECT:
GPA-52090 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: BIG TETON, LLC - For possible action on a request for a General Plan Amendment FROM: R (RURAL DENSITY RESIDENTIAL) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL) on 5.06 acres on the north side of Deer Springs Way, approximately 290 feet east of Grand Canyon Drive (APN 125-19-601-008), Ward 6 (Ross) [PRJ-52012].

C.C.: 02/19/2014

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 and Aerial Maps
2. Conditions and Staff Report - - GPA-52090, ZON-52091, VAR-52093 and TMP-52094
3. Supporting Documentation
4. Photos- - GPA-52090, ZON-52091, VAR-52093 and TMP-52094
5. Justification Letter - GPA-52090, ZON-52091, VAR-52093 and TMP-52094



0 300 600 Feet

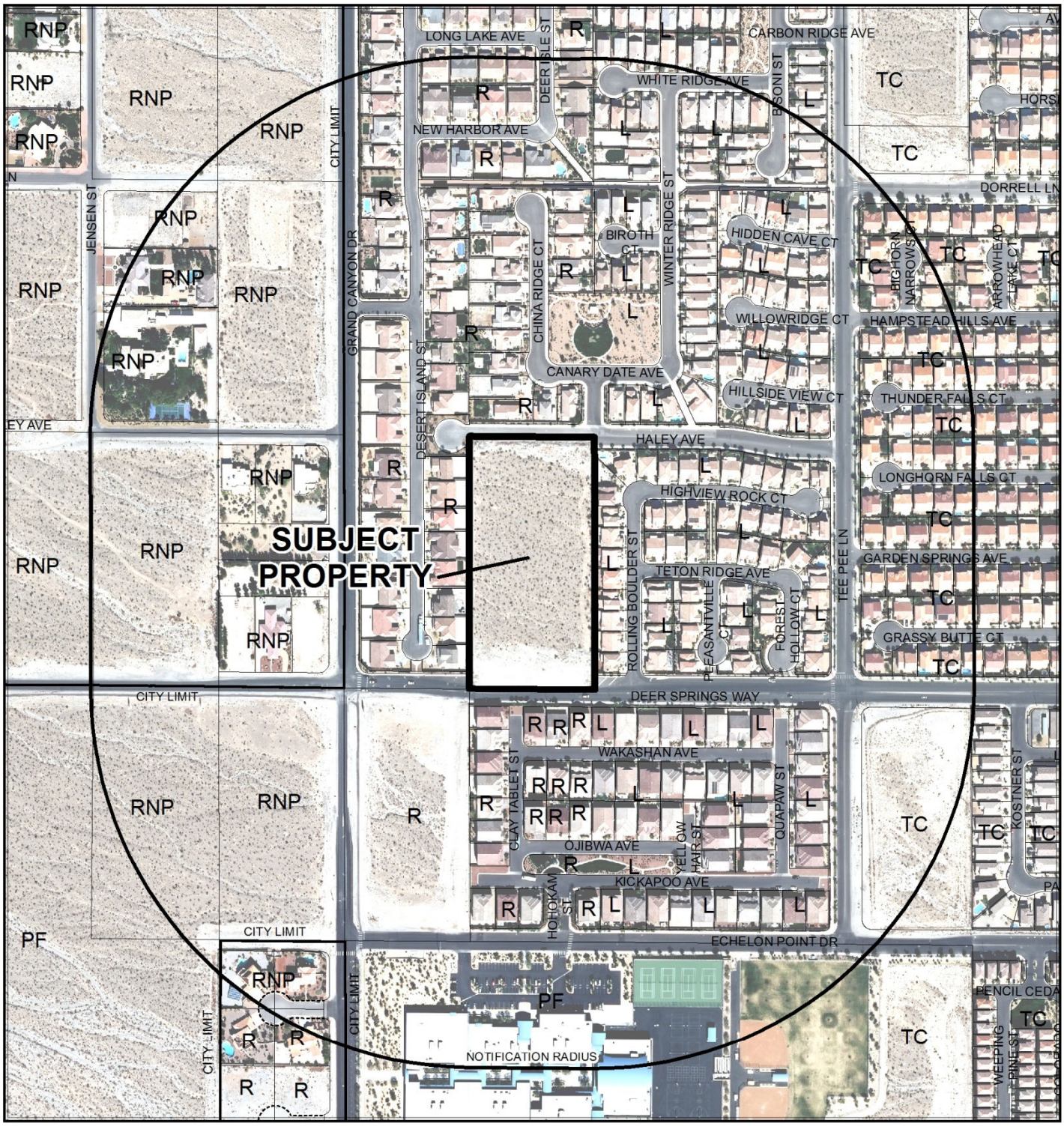
CASE: **GPA-52090 (PRJ-52012)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: R (RURAL DENSITY RESIDENTIAL)

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

N



0 300 600 Feet

CASE: **GPA-52090 (PRJ-52012)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: R (RURAL DENSITY RESIDENTIAL)

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

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-52090 APN: 125-19-601-008

Name of Property Owner: Big Teton, LLC

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Dariush Emami

Subscribed and sworn before me

This 19th day of November, 2013

_____

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

PRJ-52012
11/26/13

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) Deer Springs/Grand Canyon

Project Name Deer Springs/Grand Canyon **Proposed Use** _____

Assessor's Parcel #(s) 125-19-601-008 **Ward #** _____

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

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

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

Additional Information _____

PROPERTY OWNER BigTeton, LLC **Contact** _____

Address 5580 W. Flamingo Road, Suite 108 **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89103

E-mail Address _____

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 Dean Martin Drive # 308 **Phone:** (702) 617-8412 **Fax:** _____

City Las Vegas **State** NV **Zip** 89139

E-mail Address Brian.Walsh@mdch.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** 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 Dariush Imani

Subscribed and sworn before me BigTeton, LLC

This 19th day of November, 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

FOR DEPARTMENT USE ONLY

Case #	GPA-52090
Meeting Date:	01/14/14 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-52012
12/26/13

GPA-52090



General Plan Amendment

- RNP - Rural Neighborhood Preservation
- RE - Rural Estates
- DR - Desert Rural
- R - Rural
- L - Low
- ML - Medium - Low
- MLA - Medium - Low Attached
- M - Medium
- H - High
- O - Office
- SC - Service Commercial
- GC - General Commercial
- GTC - Tourist Commercial
- LVMD - Las Vegas Medical District
- LI/R - Light Industrial / Research
- PCD - Planned Community Development
- PR-OS - Park/Recreation/ Open Space
- PF - Public Facility
- PF-CC Public Facility Clark County
- TC - Town Center
- RC - Resource Conservation
- C - Downtown - Commercial
- MXU - Downtown - Mixed Use
- TND - Tradional Neighborhood Development

FROM R TO ML

Subject Property

10000' Buffer

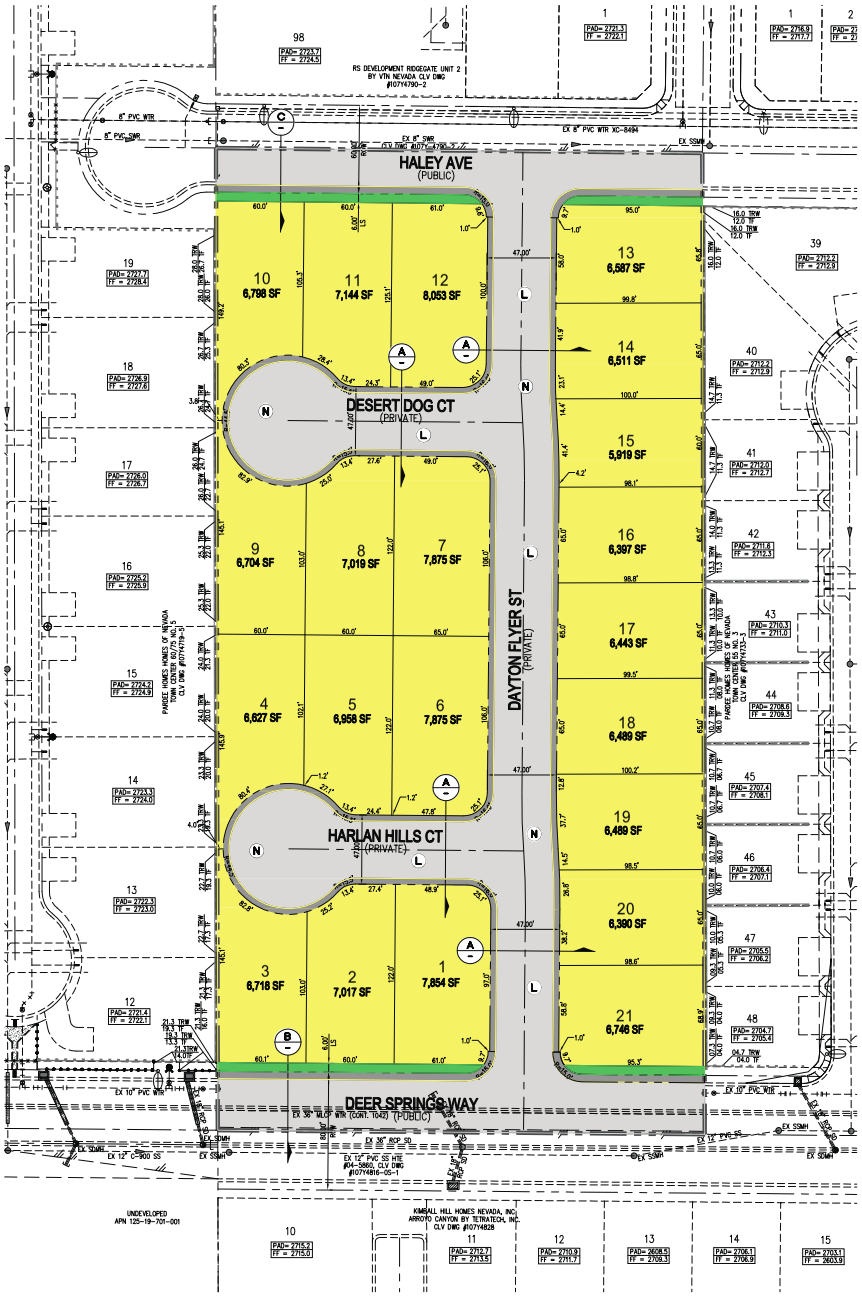
City Limits

PRJ-52012
11/27/13

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, November 27, 2013

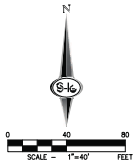
GPA-52090

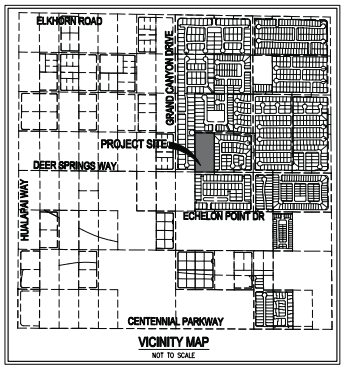


RICHMOND AMERICAN HOMES

SITE PLAN FOR DEER SPRINGS 5

A SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-19-601-008





VICINITY MAP
NOT TO SCALE

WAIVER OF STANARDS

1. MINIMUM CONNECTIVITY RATIO TO 1.25

PROJECT INFORMATION

EXISTING ZONING:	U-R
PROPOSED ZONING:	R-CL
ACREAGE (GROSS):	5.07 AC
ACREAGE (NET):	3.31 AC
TOTAL DWELLING UNITS:	21
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,919 SQFT
MAX LOT SQFT	8,053 SQFT
DENSITY (NET ACREAGE):	4.14 DU/AC
MAX. LOT COVERAGE:	50%

CONNECTIVITY

N NODES = 4
L LINKS = 5

MINIMUM CONNECTIVITY RATIO IN R-CL = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 5/4
CONNECTIVITY INDEX = 1.25 **WAIVER #1**

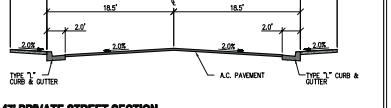
PARKING ANALYSIS

NO OF UNITS	= 21
PARKING PARAMETER	= 2 SPACES/LOT
REQUIRED PARKING	= 42 SPACES**

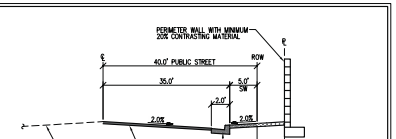
**MINIMUM PARKING REQUIREMENT SATISFIED BY GARAGE AND/OR DRIVEWAY PARKING

LEGAL DESCRIPTION

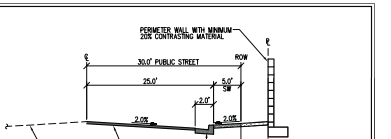
THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 19, TOWNSHIP 19 SOUTH, RANAGE 60 EAST, M.D.M.



A. 47' PRIVATE STREET SECTION
NOT TO SCALE — INTERIOR STREET



B. 80' PUBLIC HALF STREET SECTION
NOT TO SCALE — DEER SPRINGS WAY



C. 60' PUBLIC HALF STREET SECTION
NOT TO SCALE — HALEY AVENUE

SETBACKS

R-CL: SINGLE FAMILY COMPACT LOT
FRONT
14' TO HOUSE
18' TO FRONT ENTRY GARAGE
REAR
10'
SIDE
INTERIOR
5'
CORNER
10'

LEGEND

GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE

OWNER

APN: 125-19-601-008
BIG TETON, LLC
5980 W. FLAMINGO RD, STE 108
LAS VEGAS, NV 89103

DEVELOPER

RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR.
SUITE 100
LAS VEGAS, NV 89139
PH (702) 617-8400
FX (702) 348-5964

ENGINEER

SLATER HANIFAN GROUP
3740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
3740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP.	APP. DATE

CITY OF LAS VEGAS, NV
S-19 R-60
RICHMOND AMERICAN HOMES
DEER SPRINGS 5
SITE PLAN

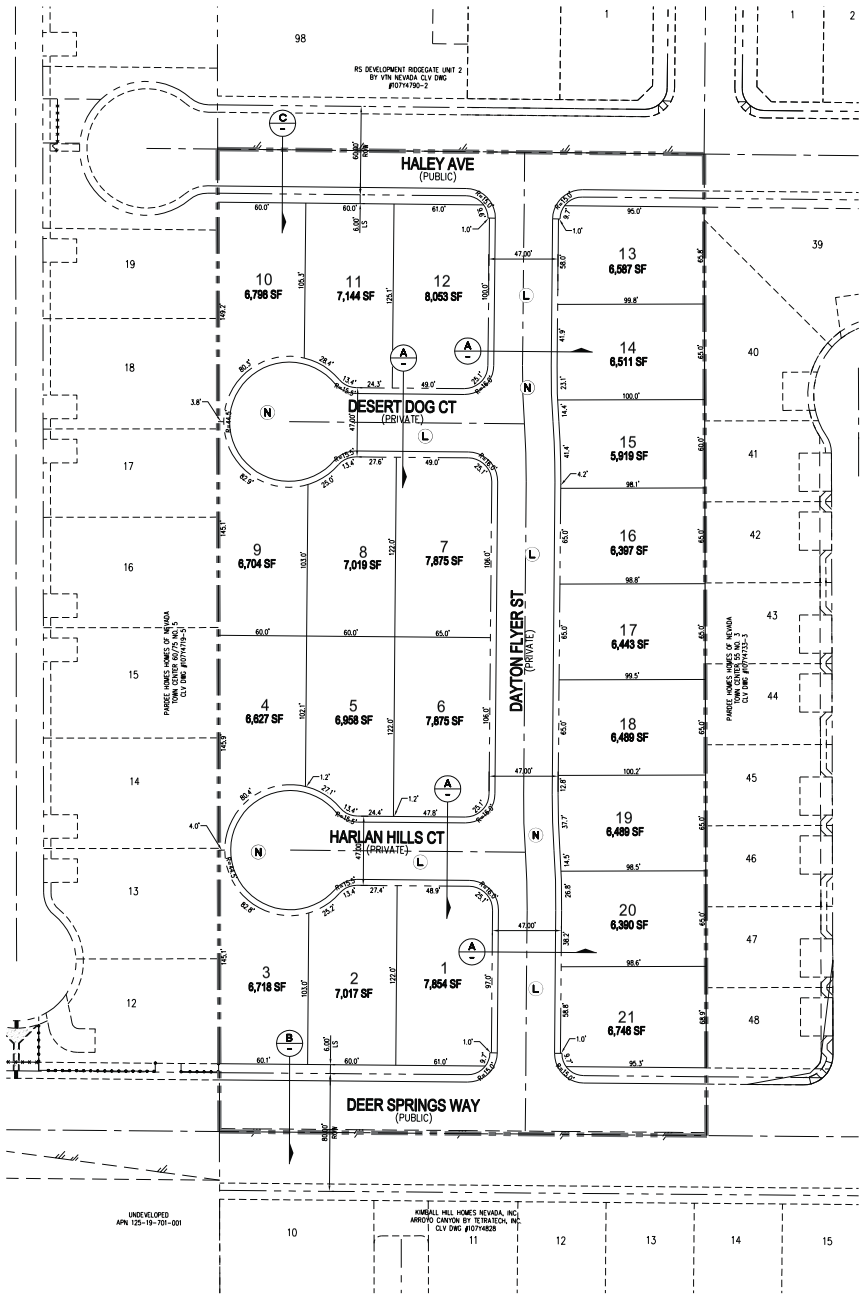
DATE: 11/20/13
DRAFTER: EML
DESIGNER: ARP
CHECKED: TJS
PROJECT NO.
RAH1009-001

SP-1
SHEET 1 OF 1

PRJ-52012
11/20/13

GPA-52090 ZON-52091
VAR-52093 TMP-52094

J:\rah1009-001 deer springs 5\Civil\Entitlements\131125_rah1009-001 dp - site.dwg 11/25/2013 10:55 AM Emily Lockhart

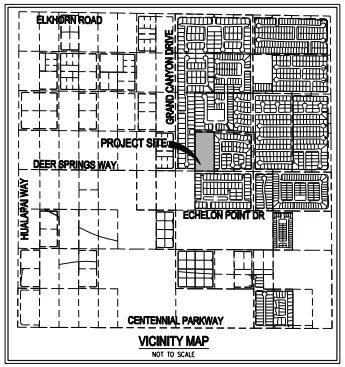


RICHMOND AMERICAN HOMES

SITE PLAN FOR DEER SPRINGS 5

A SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-19-601-008





VICINITY MAP
NOT TO SCALE

WAIVER OF STANARDS

1. MINIMUM CONNECTIVITY RATIO TO 1.25

PROJECT INFORMATION

EXISTING ZONING:	U-R
PROPOSED ZONING:	R-CL
ACREAGE (GROSS):	5.07 AC
ACREAGE (NET):	3.31 AC
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TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,919 SQFT
MAX LOT SQFT	8,053 SQFT
DENSITY (NET ACREAGE):	4.14 DU/AC
MAX. LOT COVERAGE:	50%

CONNECTIVITY

N NODES = 4
L LINKS = 5

MINIMUM CONNECTIVITY RATIO IN R-CL = 1.3
CONNECTIVITY INDEX = LINKS/NODES
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SETBACKS

R-CL: SINGLE FAMILY COMPACT LOT

FRONT
14' TO HOUSE
18' TO FRONT ENTRY GARAGE
REAR
10'
SIDE
INTERIOR
5'
CORNER
10'

OWNER

APN: 125-19-601-008
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DEVELOPER

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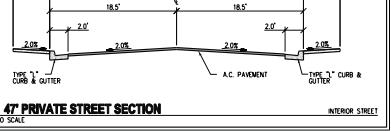
ENGINEER

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

LEGEND

GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



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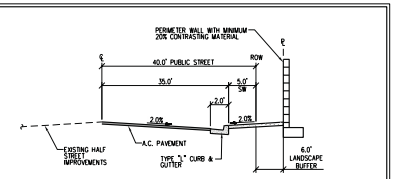

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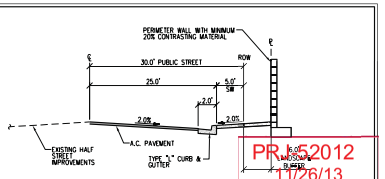

C. 60' PUBLIC HALF STREET SECTION
NOT TO SCALE — HALEY AVENUE

PR I-52012
11/26/13

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

DEER SPRINGS 5
SITE PLAN

S19 R60 S1-0C

DATE: 11/20/13
DRAFTER: EML
DESIGNER: ARP
CHECKED: TJS
PROJECT NO.
RAH1009-001

SP-1
SHEET 1 OF 1

GPA-52090 ZON-52091
VAR-52093 TMP-52094

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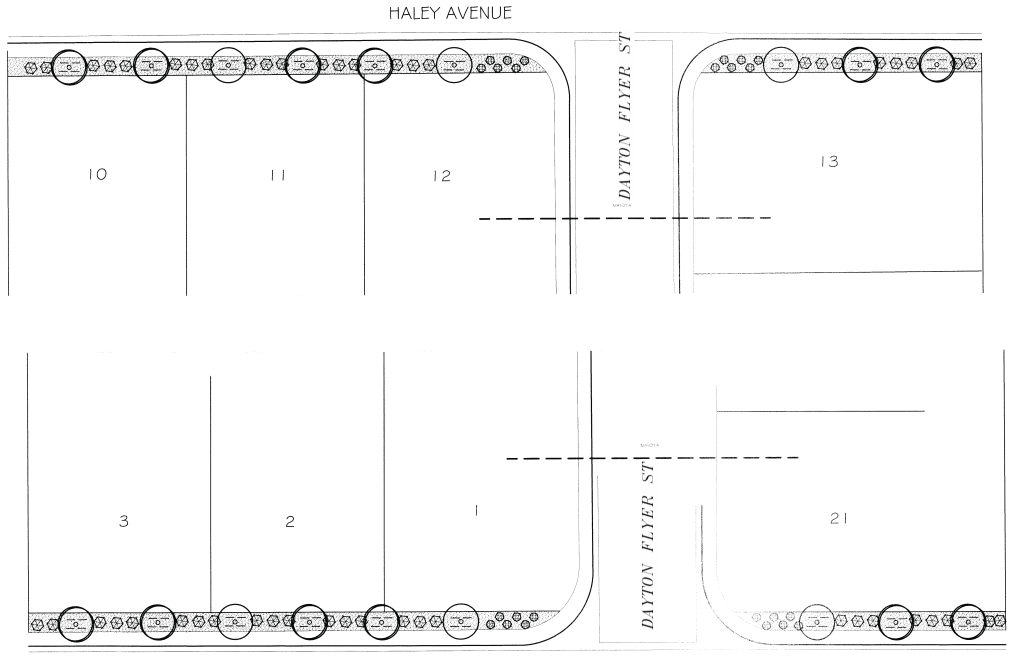
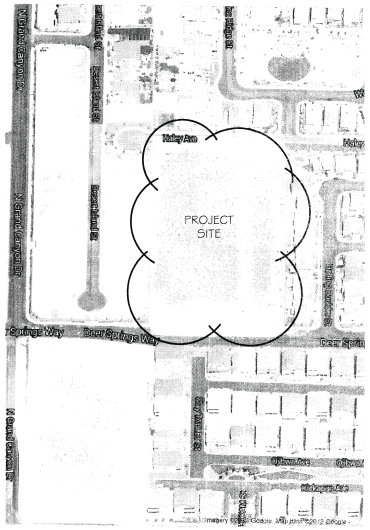




PLANT SCHEDULE DS 5

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT
	12	Quercus virginiana	Southern Live Oak	24"box
	6	Rhus lancea	African Sumac Std	24"box

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT
	50	Cassia nemophilia	Senna	5 gal
	24	Rosmarinus officinalis `Prostratus`	Trailing Rosemary	5 gal

LEGEND NOTES

	3/4" Vista Gold Rock @ 2" depth (30 tons)	3480 sf
	Root Barrier - box size +2' ea. side of tree within 5' of curb, walk or structures	36 ea

Irrigation System: Automatic Drip system utilizing Rainbird components
POC / clock location to be determined.

N

0 20' 40' 60'
SCALE: 1" = 20'-0"

Alpha Consulting LLC
4270 W. PATRICK LANE
LAS VEGAS, NV 89118
PH: (702) 214-8000 FAX: (702) 2145-8001
Copyright 2012 ALS www.alphaconsulting.com

REVISIONS

PROJECT
DEER SPRINGS 5
COMMON LOTS

CLIENT
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DRIVE
LAS VEGAS, NV 89139

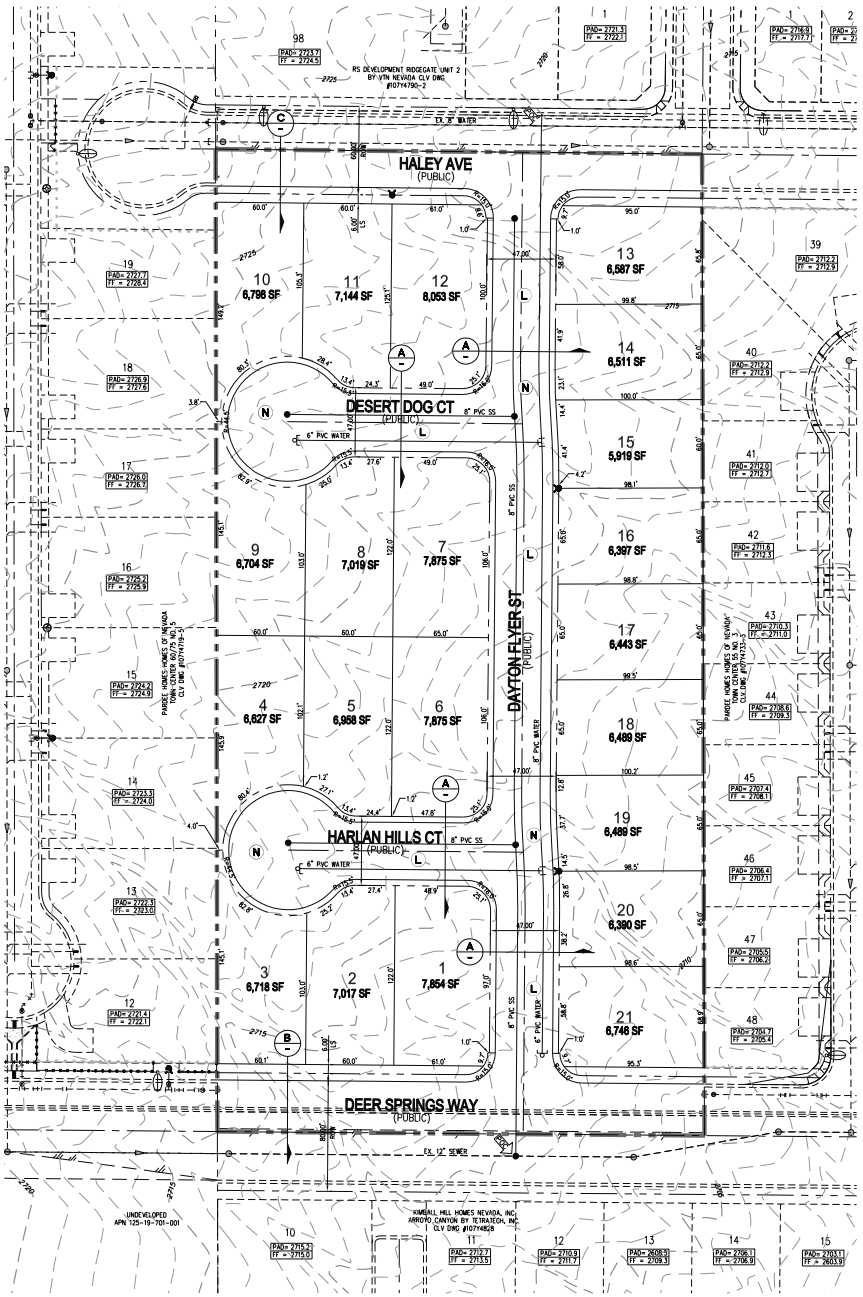
SHEET TITLE:
STREETSCAPE
Preliminary

PROJECT NO.:
DRAWN BY: CK
CHECKED BY:
DATE: 11-26-13

L1.01
SHEET OF SHEETS

PRJ-52012
11/26/13

GPA-52090 ZON-52091
VAR-52093 TMP-52094



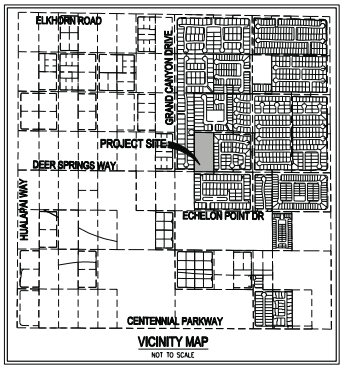
RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
DEER SPRINGS 5

A SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-19-601-008

N

SCALE – 1"=40' (0, 40, 80 FEET)



VICINITY MAP
NOT TO SCALE

PROJECT INFORMATION

EXISTING ZONING:	U-R
PROPOSED ZONING:	R-CL
ACREAGE (GROSS):	5.07 AC
ACREAGE (NET):	3.31 AC
TOTAL DWELLING UNITS:	21
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	5,919 SQFT
MAX LOT SQFT	8,053 SQFT
DENSITY (NET ACREAGE):	4.14 DU/AC
MAX. LOT COVERAGE:	50%

CONNECTIVITY

N NODES = 4
L LINKS = 5

MINIMUM CONNECTIVITY RATIO IN R-CL = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 5/4
CONNECTIVITY INDEX = 1.25

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTION

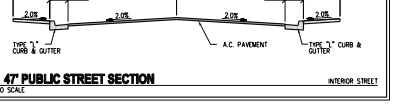
21 UNITS X 250 GPD/UNITS = 5,250 GPD
TOTAL AVERAGE CONTRIBUTION = 5,250 GPD = 0.0053 MGD
TOTAL PEAK FLOW = 0.0053 MGD X 4.07 (PEAK FACTOR) = 0.0214 MGD

UTILITY SERVICES BY

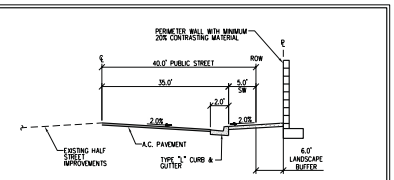
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

LEGAL DESCRIPTION

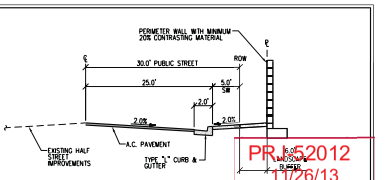
THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.



A. 47' PUBLIC STREET SECTION
NOT TO SCALE — INTERIOR STREET



B. 80' PUBLIC HALF STREET SECTION
NOT TO SCALE — DEER SPRINGS WAY



C. 60' PUBLIC HALF STREET SECTION
NOT TO SCALE — HALEY AVENUE

PR-52012
11/26/13

LEGEND

GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE

OWNER

APN: 125-19-601-008
BIG TEXON, LLC
5580 W. FLAMINGO RD, STE 108
LAS VEGAS, NV 89103

DEVELOPER

RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR.
SUITE 308
LAS VEGAS, NV 89139
PH (702) 617-8400
FX (702) 348-5964

ENGINEER

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

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

DEER SPRINGS 5
TENTATIVE MAP

S-19
T-19
R-60

DATE: 11/20/13
DRAFTER: EML
DESIGNER: ARP
CHECKED: TJS
PROJECT NO.
RAH1009-001

TM-1
SHEET 1 OF 2

GPA-52090 ZON-52091
VAR-52903 TMP-52094

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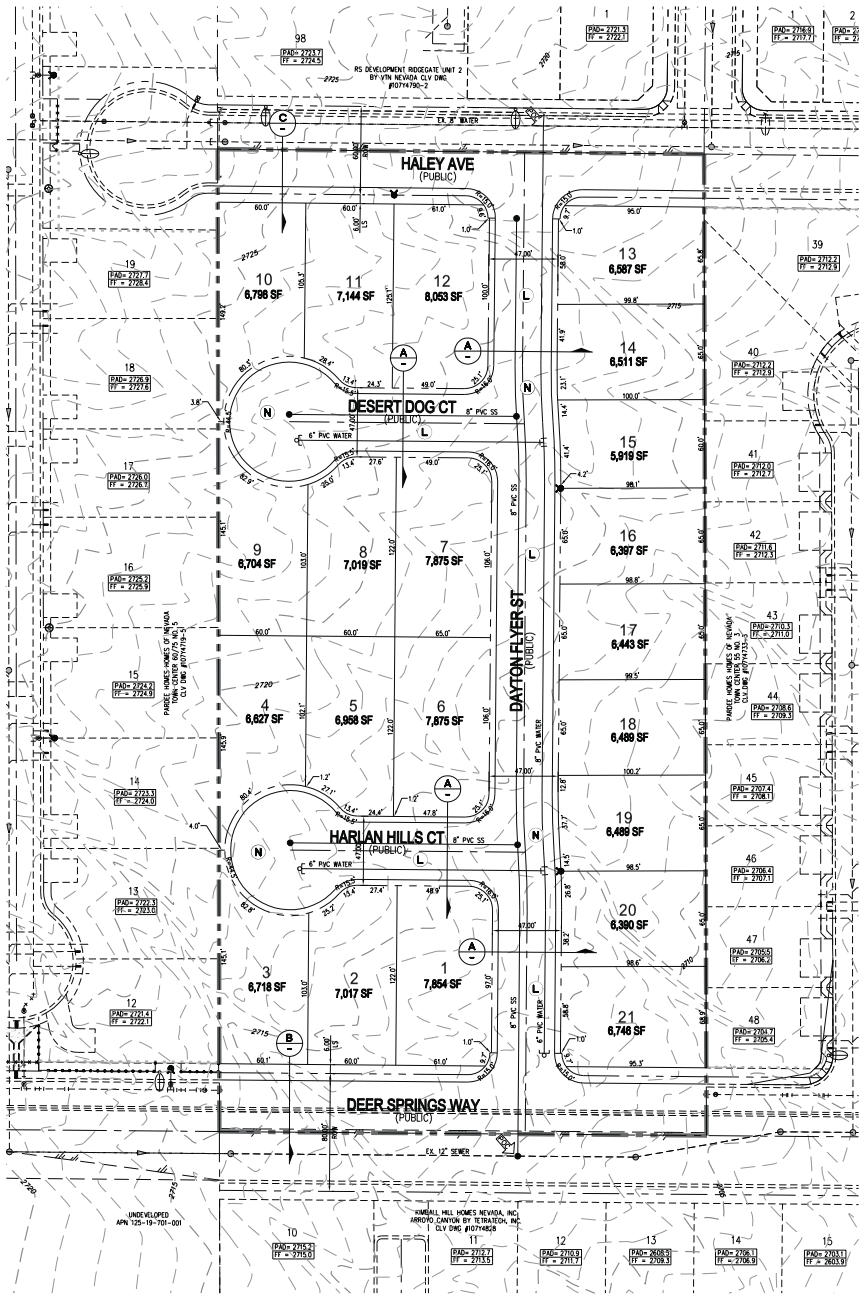

RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
DEER SPRINGS 5

A SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-19-601-008

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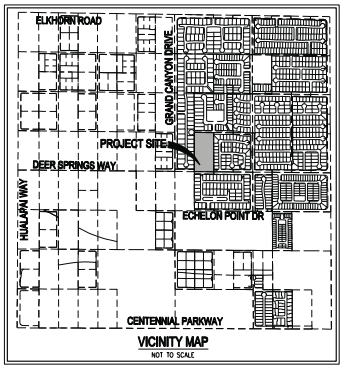

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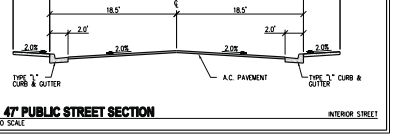

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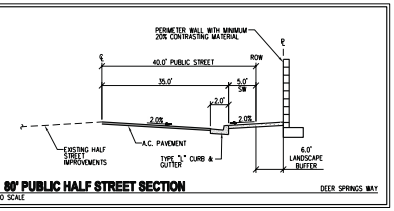

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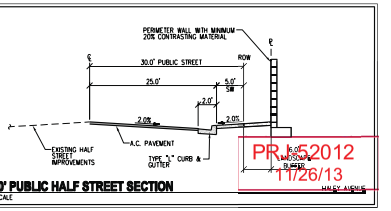

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PR-52012
11/26/13

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GROSS ACREAGE BOUNDARY LINE
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NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

DEER SPRINGS 5
TENTATIVE MAP

S-19
T-19
R-60

DATE: 11/20/13
DRAFTER: EML
DESIGNER: ARP
CHECKED: TJS
PROJECT NO.
RAH1009-001

TM-1
SHEET 1 OF 2

GPA-52090 ZON-52091
VAR-52093 TMP-52094

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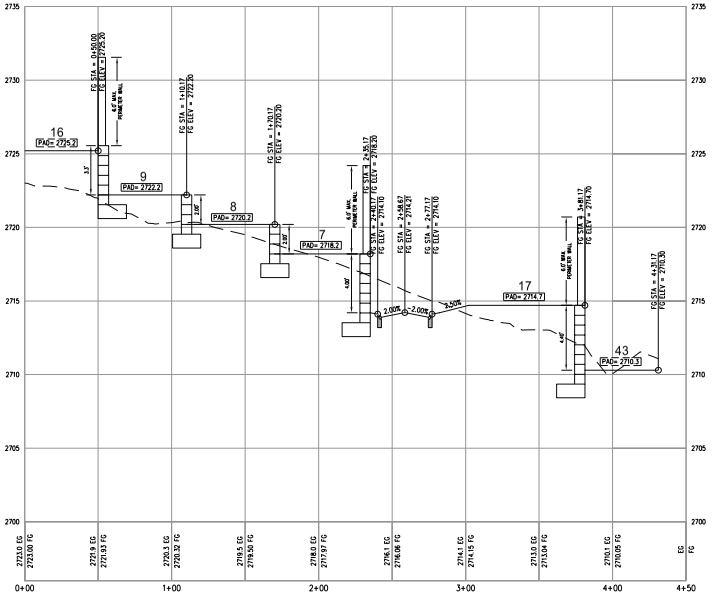
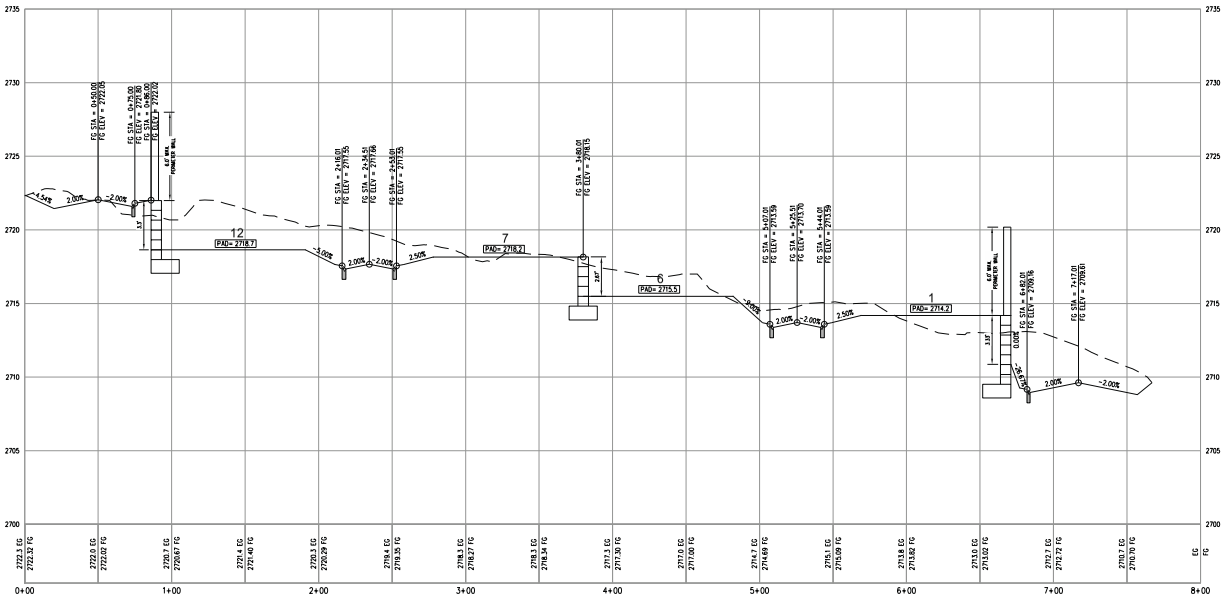
E-W PROFILE

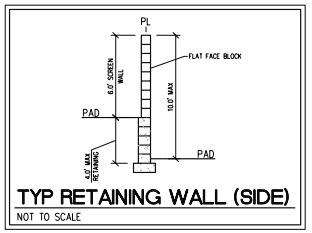


N-S PROFILE

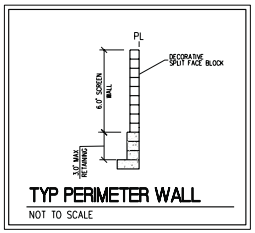


RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
DEER SPRINGS 5
A SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-19-601-008



TYP RETAINING WALL (SIDE)
NOT TO SCALE



TYP PERIMETER WALL
NOT TO SCALE

PRJ-52012
11/26/13

GPA-52090 ZON-52091
VAR-52903 TMP-52094

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PHONE (702) 294-0300 FAX (702) 294-0399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

DEER SPRINGS 5

TENTATIVE MAP - PROFILES

S19 T19 R60

DATE: 11/18/13
DRAFTER: EML
DESIGNER: ARP
CHECKED: TJS
PROJECT NO.
RAH1009-001

TM-2
SHEET 2 OF 2

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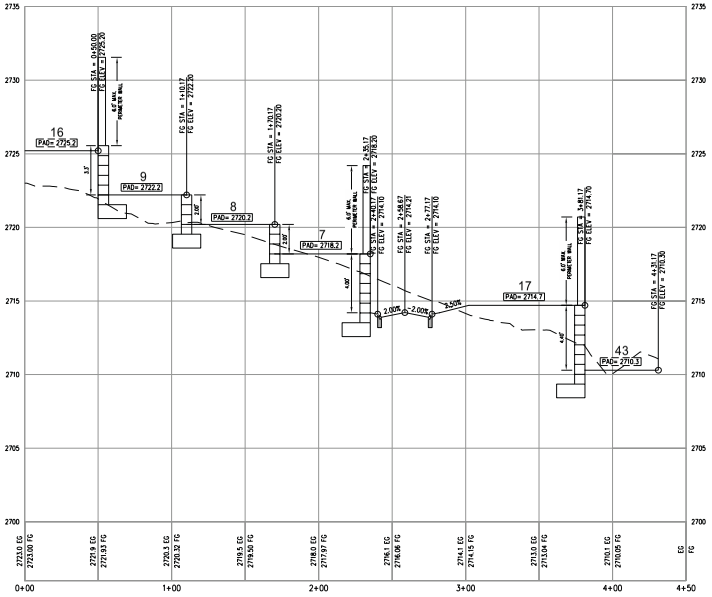
E-W PROFILE



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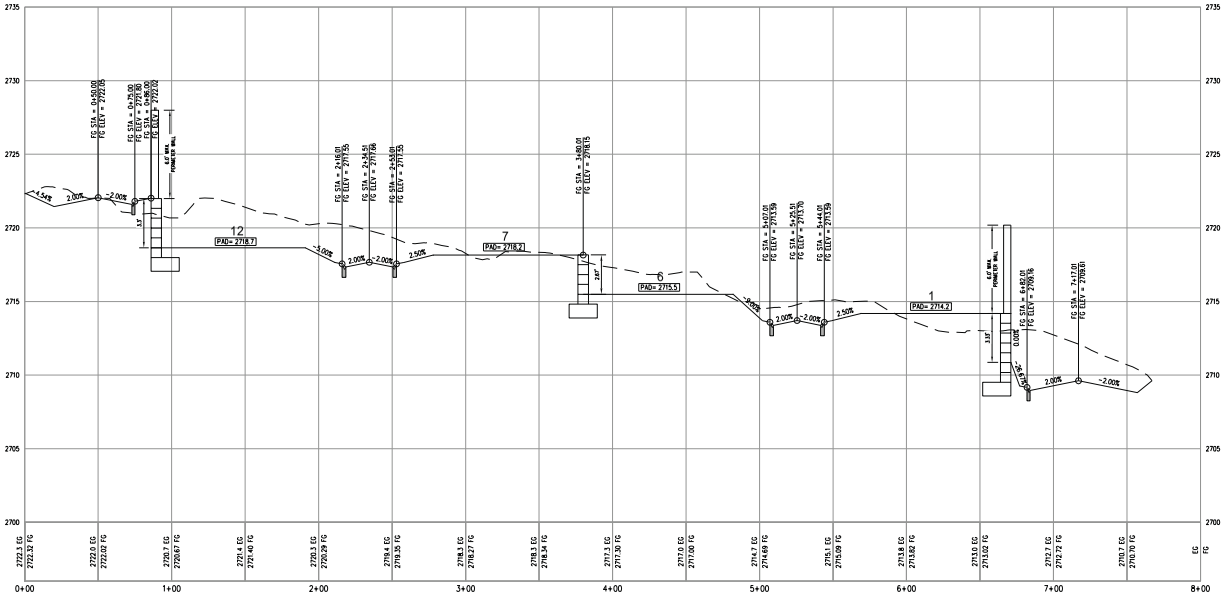
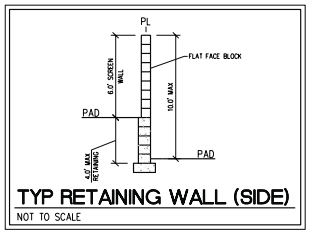


RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
DEER SPRINGS 5
A SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-19-601-008



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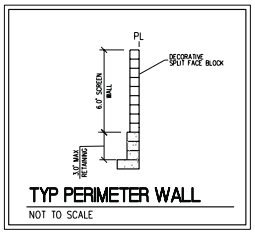

TYP PERIMETER WALL
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PRJ-52012
11/26/13

GPA-52090 ZON-52091
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SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8716 S. ARVILLE STREET, #216, LAS VEGAS, NV 89118
PHONE (702) 294-0300 FAX (702) 294-0399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

DEER SPRINGS 5

TENTATIVE MAP - PROFILES

S19 T-60 R-60

DATE: 11/18/13
DRAFTER: EML
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PROJECT NO.
RAH1009-001

TM-2
SHEET 2 OF 2

J:\rah1009-001 deer springs gc\dwg\entitlements\131122 rah1009-001 tm.dwg 11/26/2013 2:15 PM Isaac Guzman

CCSD
Real Property Management
4190 McLeod Drive, 2nd Floor
Las Vegas, NV 89121

School Development Tracking Form

http://ccsd.net/departments/real-property

Date Filed 12/05/2013 **Application Number** GPA52090, VAR52093, TMP52094 **Entity** LV

Company Name Richmond American Homes

Contact Name

Contact Mailing Address

City **State** **Zip Code**

Phone **Mobile** **Fax** **Email**

Project Name Deer Springs & Grand Canyon

Project Description Deer Springs & Grand Canyon

APN's 125-19-601-008

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)	21	x 0.195 =	4	x 0.102 =	2	x 0.134 =	3
Multi-Family Units (2)		x 0.132 =	0	x 0.057 =	0	x 0.062 =	0
Resort Condo Units (3)							
Total			4		2		3

(1) *Single Family unit is defined as single family detached home, mobile home, and town homes.*
(2) *Multi-Family unit is defined as apartment, multiplexes, and condominiums.*
(3) *Resort Condominium units for tracking purposes only.*

** To be completed by CCSD*

Schools Serving the Area*					
Name	**Address**	**Grade**	**Capacity**	**Enrollment**	**Site Date**
Darnell ES	9480 Tropical Pkwy	K-5	788	743	11/18/13
Escobedo MS	9501 Echelon Point	6-8	1,646	1,209	11/18/13
Centennial HS	10200 Centennial Pkwy	9-12	2,596	3,013	11/18/13

CCSD Comments* Centennial HS is over-capacity for the 2013-14 school year. No new schools are planned for the area.

☐ Approved ☐ Disapproved

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

RAH1009.001

November 26, 2013

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

SUBJECT: **Justification Letter for a Tentative Map, General Plan Amendment and Zone Change for Deer Springs 5 (5.07 gross acres)**

Slater Hanifan Group, on behalf of the applicant, Richmond American Homes, respectfully submits this justification letter in support of a General Plan Amendment (GPA), Zone Change (ZC) application, Variance (VAR) and a Tentative Map (TM) for the subject development.

The site is located at Deer Springs Way and just west of Grand Canyon Drive. The Assessor's Parcel Number is 125-19-601-008. The parcel is approximately 5 gross acres.

The purpose of the GPA request is to revise the General Plan from *Undeveloped Rural* to *Medium-Low* which would allow up to 8.49 dwelling units per gross acre (du/ac). The zoning request would be to change from Undeveloped to Residential Compact Lot (R-CL).

The accompanying site plan includes 21 residential lots on the 5 acres, which is 4.14 du/ac. The minimum lot square footage would be 6,000 with a minimum lot width of 60 feet.

The proposed development is consistent with or lower than some of the immediate neighboring developments. For comparison of the adjacent developments densities, the development to the immediate west has a density of 3.5 du/ac (RPD-4). The development to the east has a density of 5.5 du/ac (RPD-5). The development to the north has a density of 3.5 du/ac (RPD-3). The development to the south is 4.2 du/ac (RPD-4).

The proposed land use designation and zoning are consistent with the zoning in the immediate area and consistent with the densities throughout the Town Center Planning Area.

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

PRJ-52012
11/26/13

GPA-52090, ZON-52091
VAR-52093 & TMP-52094

It is acknowledged if the zone change is approved to R-CL, that the maximum density would be 8.49 dwelling units per acre. As a part of this application, the applicant is willing to accept a condition of the zoning approval to cap the unit count to 21 residential lots.

The Variance is to allow a small reduction in the connectivity ratio from the required ratio of 1.3 to a reduced ratio of 1.25. The site is improved on all sides, so flexibility to add additional entrances or road connections is limited.

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

Sincerely,

Slater Hanifan Group, Inc.



Angela Pinley, P.E.
Project Engineer

Cc: Brian Walsh, Richmond American Homes
Todd Steadham, Slater Hanifan Group
Chelsea Peltier, Slater Hanifan Group

PRJ-52012
11/26/13

GPA-52090, ZON-52091,
VAR-52093 & TMP-52094

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 14, 2014

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

SUBJECT:
ZON-52091 - REZONING RELATED TO GPA-52090 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: BIG TETON, LLC - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-CL (SINGLE FAMILY COMPACT-LOT) on 5.06 acres on the north side of Deer Springs Way, approximately 290 feet east of Grand Canyon Drive (APN 125-19-601-008), Ward 6 (Ross) [PRJ-52012].

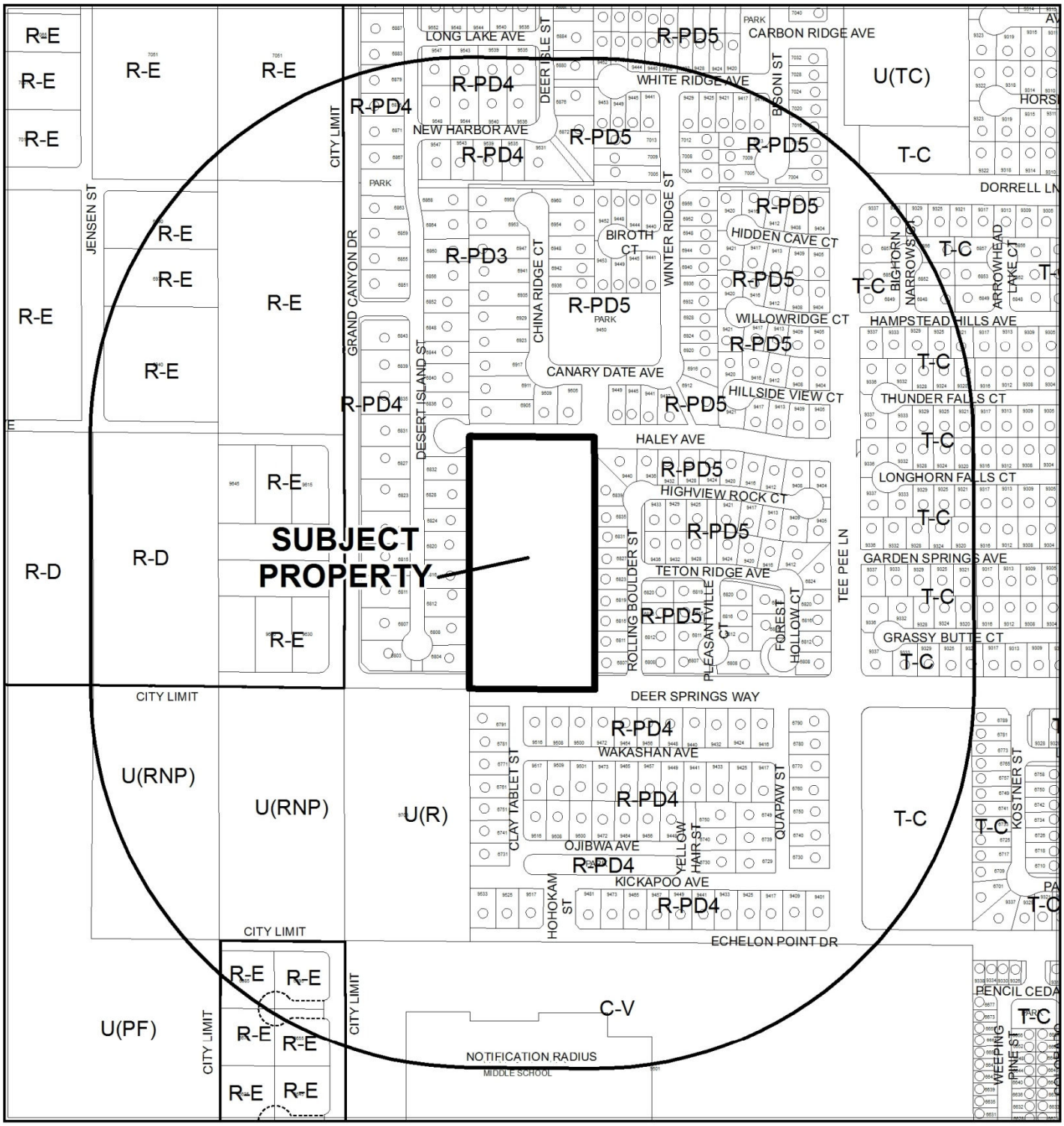
C.C.: 02/19/2014

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. Consolidated Backup
2. Location and Aerial Maps - ZON-52091, VAR-52093 and TMP-52094
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-52091, VAR-52093 AND TMP-52094 (PRJ-52012)**

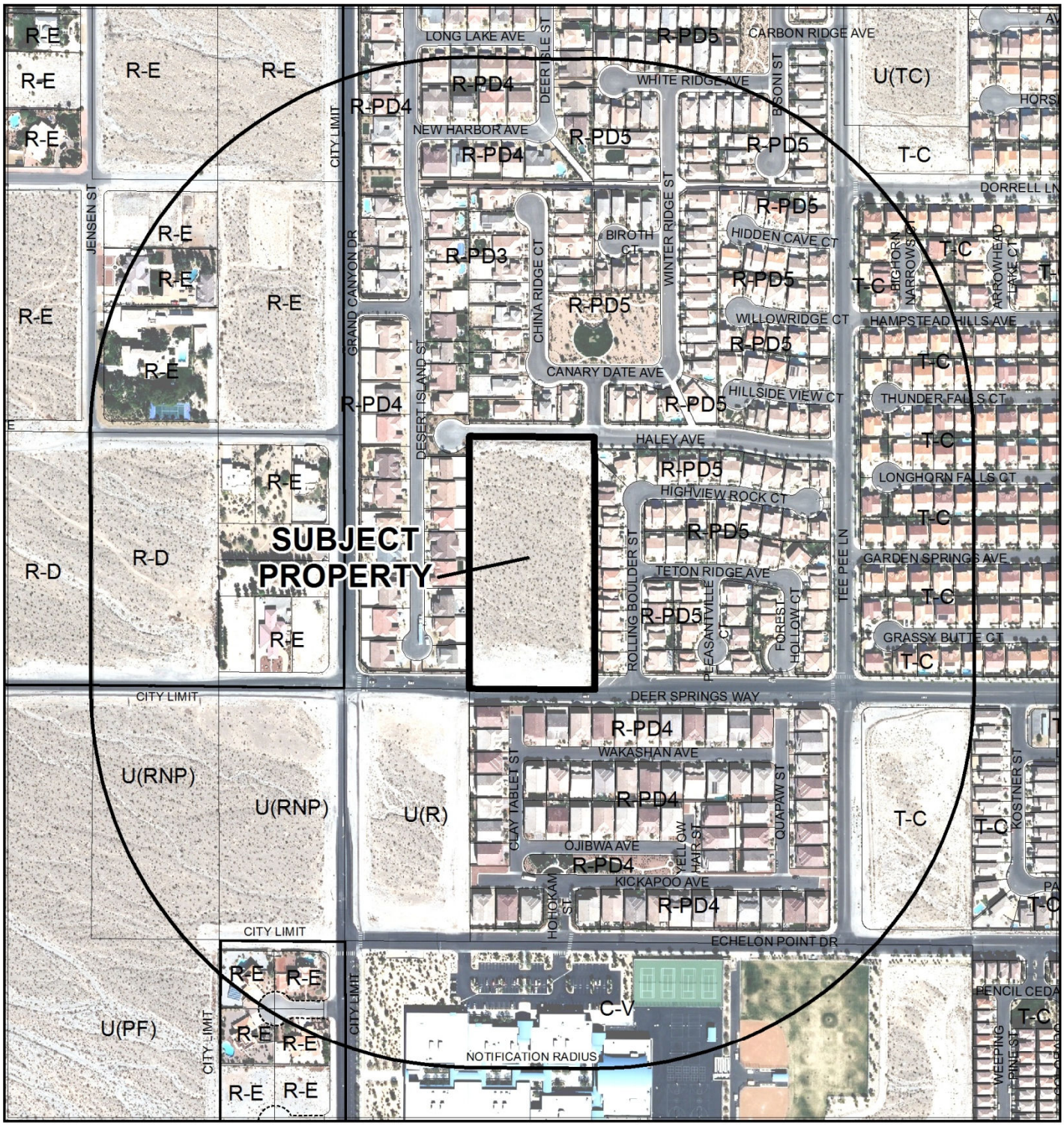
0 300 600 Feet

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) [R(RURAL DENSITY RESIDENTIAL)]

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

N



CASE: **ZON-52091, VAR-52093 AND TMP-52094 (PRJ-52012)**

0 300 600 Feet

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) [R(RURAL DENSITY RESIDENTIAL)]

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

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-52091 APN: 125-19-601-008

Name of Property Owner: Big Teton, LLC

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Darush Imani

Subscribed and sworn before me

This 19th day of November, 2013

_____

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

PRJ-52012
11/26/13

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Rezoning

Project Address (Location) Deer Springs/Grand Canyon

Project Name Deer Springs/Grand Canyon **Proposed Use** _____

Assessor's Parcel #(s) 125-19-601-008 **Ward #** _____

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

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

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

Additional Information _____

PROPERTY OWNER Big Teton, LLC **Contact** _____

Address 5580 W. Flamingo Road, Suite 108 **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89103

E-mail Address _____

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 Dean Martin Drive # 308 **Phone:** (702) 617-8412 **Fax:** _____

City Las Vegas **State** NV **Zip** 89139

E-mail Address Brian.Walsh@mdch.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** 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 Darioush Emami

Subscribed and sworn before me Big Teton LLC

This 19th day of November, 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-52091
Meeting Date:	01/14/14 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-52012
11/26/13

Revised 10/27/08

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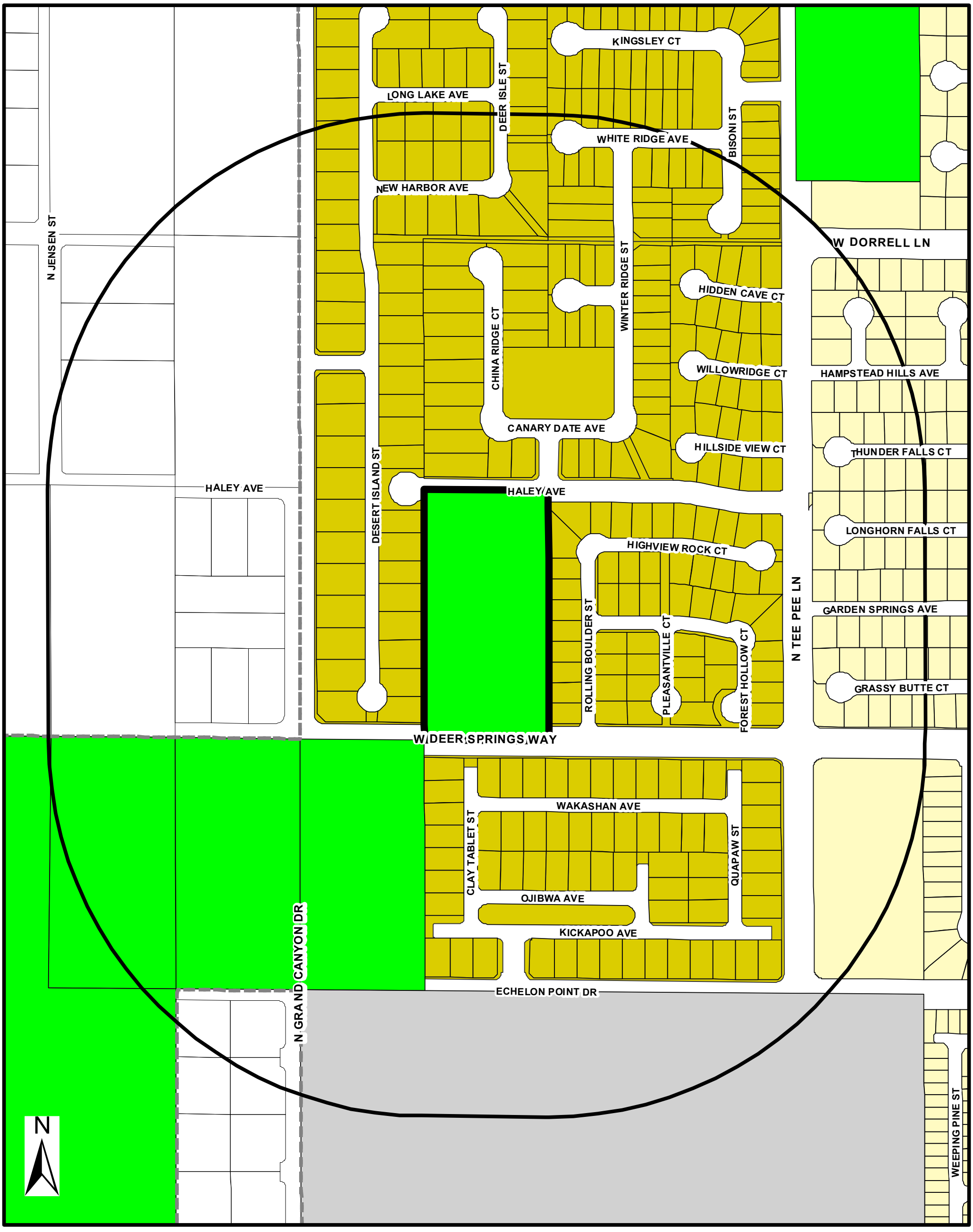
ZON-52091



Zoning

- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residential Estates
- R-D - Single-Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- 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-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/ Manufactured Home Park
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

FROM U TO R-CL

Subject Property

1000ft Buffer

City Limits

PRJ-52012
11/27/13

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, November 27, 2013

ZON-52091

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 14, 2014

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

SUBJECT:
VAR-52093 - VARIANCE RELATED TO GPA-52090 AND ZON-52091 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: BIG TETON, LLC - For possible action on a request for a Variance TO ALLOW A 1.0 CONNECTIVITY RATIO WHERE A 1.3 RATIO IS REQUIRED on 5.06 acres on the north side of Deer Springs Way, approximately 290 feet east of Grand Canyon Drive (APN 125-19-601-008), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-CL (Single Family Compact-Lot)], Ward 6 (Ross) [PRJ-52012].

C.C.: 02/19/2014

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. 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.

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-52093 APN: 125-19-601-008

Name of Property Owner: Big Teton, LLC

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Darush Imani

Subscribed and sworn before me

This 19th day of November, 2013

_____

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

PRJ-52012
11/26/13

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) Deer Springs/Grand Canyon

Project Name Deer Springs/Grand Canyon **Proposed Use**

Assessor's Parcel #(s) 125-19-601-008 **Ward #**

General Plan: existing R proposed ML **Zoning:** existing U proposed R-CL

Commercial Square Footage **Floor Area Ratio**

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

Additional Information

PROPERTY OWNER Big Teton, LLC **Contact**

Address 5580 W. Flamingo Road, Suite 108 **Phone:** **Fax:**

City Las Vegas **State** NV **Zip** 89103

E-mail Address

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 Dean Martin Drive # 308 **Phone:** (702) 617-8412 **Fax:**

City Las Vegas **State** NV **Zip** 89139

E-mail Address Brian.Walsh@mdch.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** NV **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 Danish Imani

Subscribed and sworn before me

This 19th day of November, 20 13.

[signature]

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 #	VAR-52093
Meeting Date:	01/14/14 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-52012 12/26/13

Revised 10/27/08

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 14, 2014

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

SUBJECT:
TMP-52094 - TENTATIVE MAP RELATED TO GPA-52090, ZON-52091 AND VAR-52093 - DEER SPRINGS 5 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: BIG TETON, LLC - For possible action on a request for a Tentative Map FOR A PROPOSED 21-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 5.06 acres located on the north side of Deer Springs Way, approximately 290 feet east of Grand Canyon Drive(APN 125-19-601-008), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-CL (Single Family Compact-Lot)], Ward 6 (Ross) [PRJ-52012].

C.C.: 02/19/2014

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. 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.

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-52094 APN: 125-19-601-008

Name of Property Owner: Big Teton, LLC

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Darush Imani

Subscribed and sworn before me

This 19th day of November, 2013

_____

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

PRJ-52012
11/26/13

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Deer Springs/Grand Canyon

Project Name Deer Springs/Grand Canyon **Proposed Use** _____

Assessor's Parcel #(s) 125-19-601-008 **Ward #** _____

General Plan: existing R proposed ML **Zoning:** existing U proposed R-CL

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

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

Additional Information _____

PROPERTY OWNER Big Teton, LLC **Contact** _____

Address 5580 W. Flamingo Road, Suite 108 **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89103

E-mail Address _____

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 Dean Martin Drive # 308 **Phone:** (702) 617-8412 **Fax:** _____

City Las Vegas **State** NV **Zip** 89139

E-mail Address Brian.Walsh@mdch.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** 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 Darush Imani

Subscribed and sworn before me

This 19th day of November, 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 #	TMP-52094
Meeting Date:	01/14/14 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-52012
11/26/13

Revised 10/27/08

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DEPARTMENT OF PLANNING

DATE:

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

RE: **PROJECT NAME** Deer Springs 5
Tentative Map Election to Follow Alternative Procedure and Consent to Extension of Time Limit

To whom it may concern:

Richmond American Homes (Subdivider) hereby elects to follow the alternative procedure for tentative map processing set forth in LVMC 19.16.050(C)(4). In so doing, Subdivider acknowledges that this election and the City's acceptance of a tentative map application as complete shall be deemed to constitute the mutual consent of the City and Subdivider to extend the time limits set forth in NRS 278.350 for the City to act and report on a tentative map. Subdivider also acknowledges that final action on the map may not occur until final action has been taken on any related zoning application, site development plan review, or both. Subdivider has elected the alternative procedure to facilitate the ability of the tentative map to be heard concurrently with any and all associated land use entitlements.

If any question or concerns arise from this request please contact Brian Walsh at (702)-481-4689. Thank you.

Sincerely,

(Signature)

Brian P. Walsh
(Print)

JULIE I. EVERHART
Notary Public State of Nevada
No. 98-1185-1
My appt. exp. May 2, 2014

Subscribed and sworn before me

This 22nd day of November, 2013.

Brian P. Walsh, V.P. Of Land

Notary Public in and for said County and State

PRJ-52012
11/26/13

TMP-52094

City of Las Vegas Agenda Item No.: **16.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 14, 2014

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

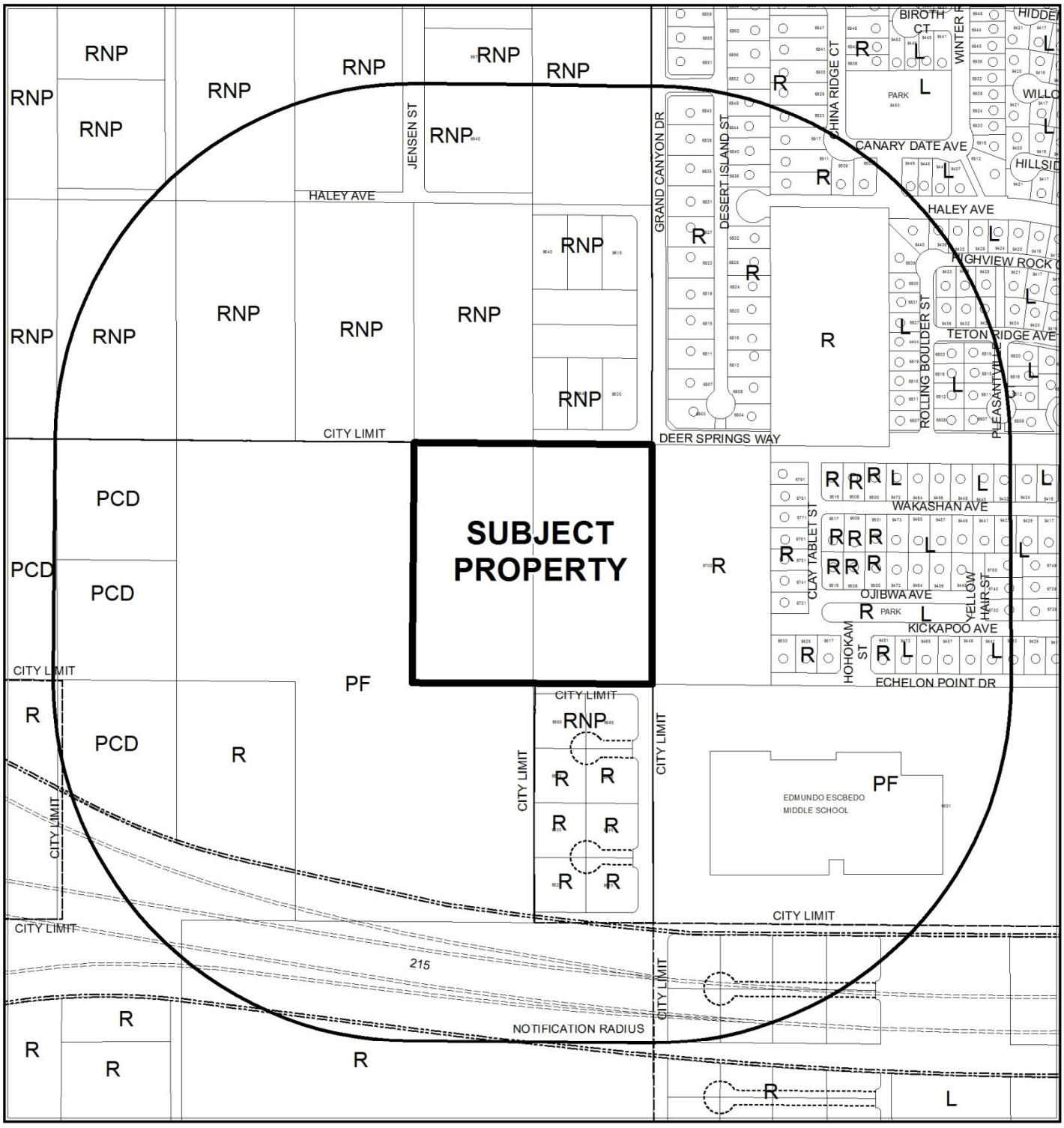
SUBJECT:
GPA-52116 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: G SPRING, LLC - For possible action on a request for a General Plan Amendment FROM: RNP (RURAL NEIGHBORHOOD PRESERVATION) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL) on 10.13 acres at the southwest corner of Deer Springs Way and Grand Canyon Drive (APNs 125-19-301-007 and 008), Ward 6 (Ross) [PRJ-52063].

C.C.: 02/19/2014

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 and Aerial Maps
2. Conditions and Staff Report - GPA-52116, ZON-52117, WVR-52169 and TMP-52119
3. Supporting Documentation
4. Photos - GPA-52116, ZON-52117, WVR-52169 and TMP-52119
5. Justification Letter - GPA-52116, ZON-52117, WVR-52169 and TMP-52119

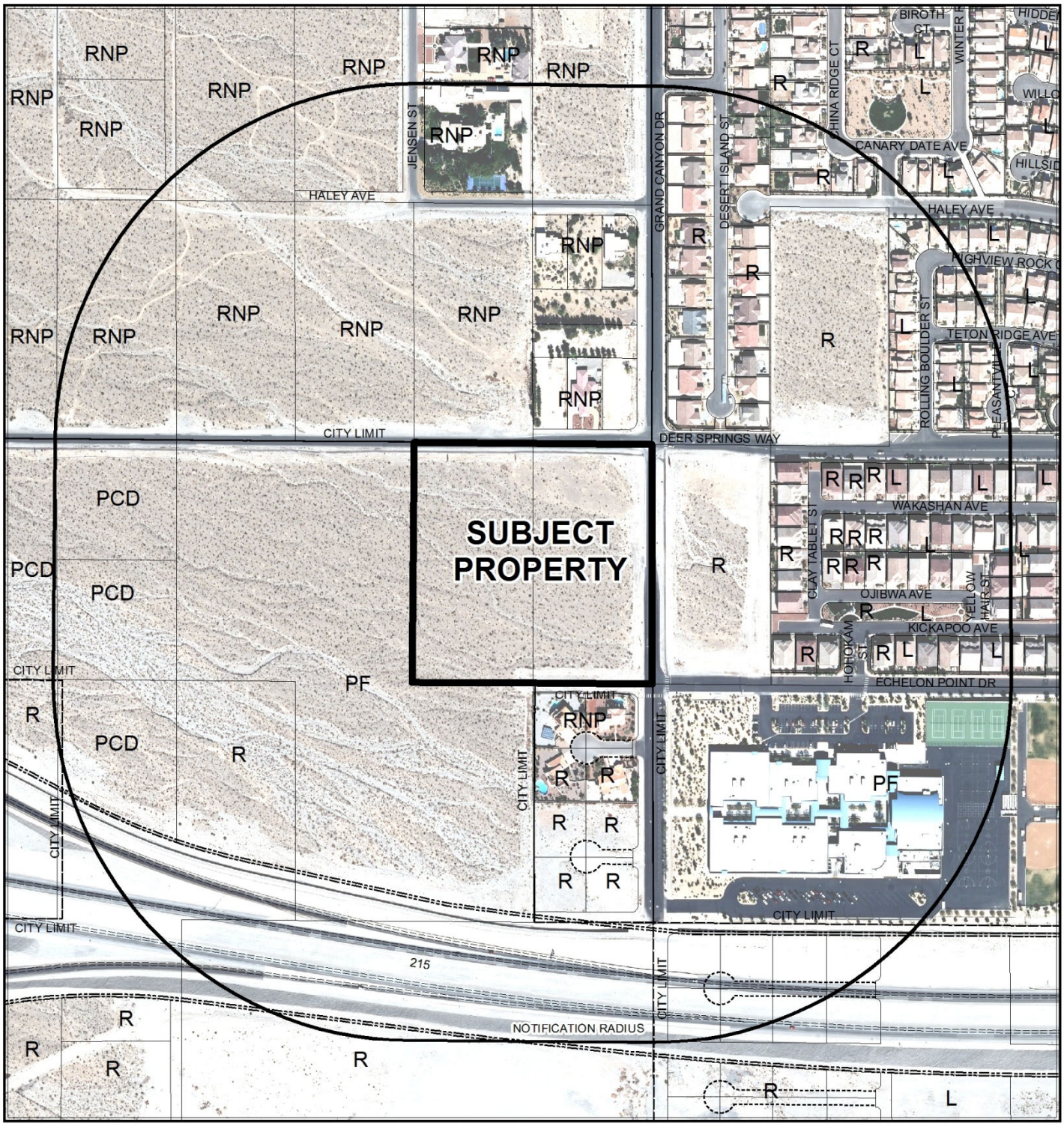


CASE: **GPA-52116 (PRJ-52063)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: RNP (RURAL NEIGHBORHOOD PRESERVATION)

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



0 300 600 Feet

CASE: **GPA-52116 (PRJ-52063)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: RNP (RURAL NEIGHBORHOOD PRESERVATION)

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-52116 APN: 125-19-301-007 and 008

Name of Property Owner: G Spring, LLC

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: K. T. Roohani

Print Name: KHUSROW ROOHANI

Subscribed and sworn before me

This 18th day of October, 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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) Deer Springs/Grand Canyon

Project Name Connor Hills **Proposed Use** _____

Assessor's Parcel #(s) 125-19-301-007 and 008 **Ward #** _____

General Plan: existing DR proposed ML **Zoning:** existing U proposed R-CL

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

Gross Acres 10.13 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER G Spring, LLC **Contact** _____

Address 9315 W. Sunset Road, Suite 100 **Phone:** _____ **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89148

E-mail Address _____

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 South Dean Martin Drive, Suite 308 **Phone:** (702) 617-8422 **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89139

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

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

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

E-mail Address cpeltier@shg-inc.com

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

Property Owner Signature* _____

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

Print Name KHUSROW RAOHANI

Subscribed and sworn before me

This 18th day of October, 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

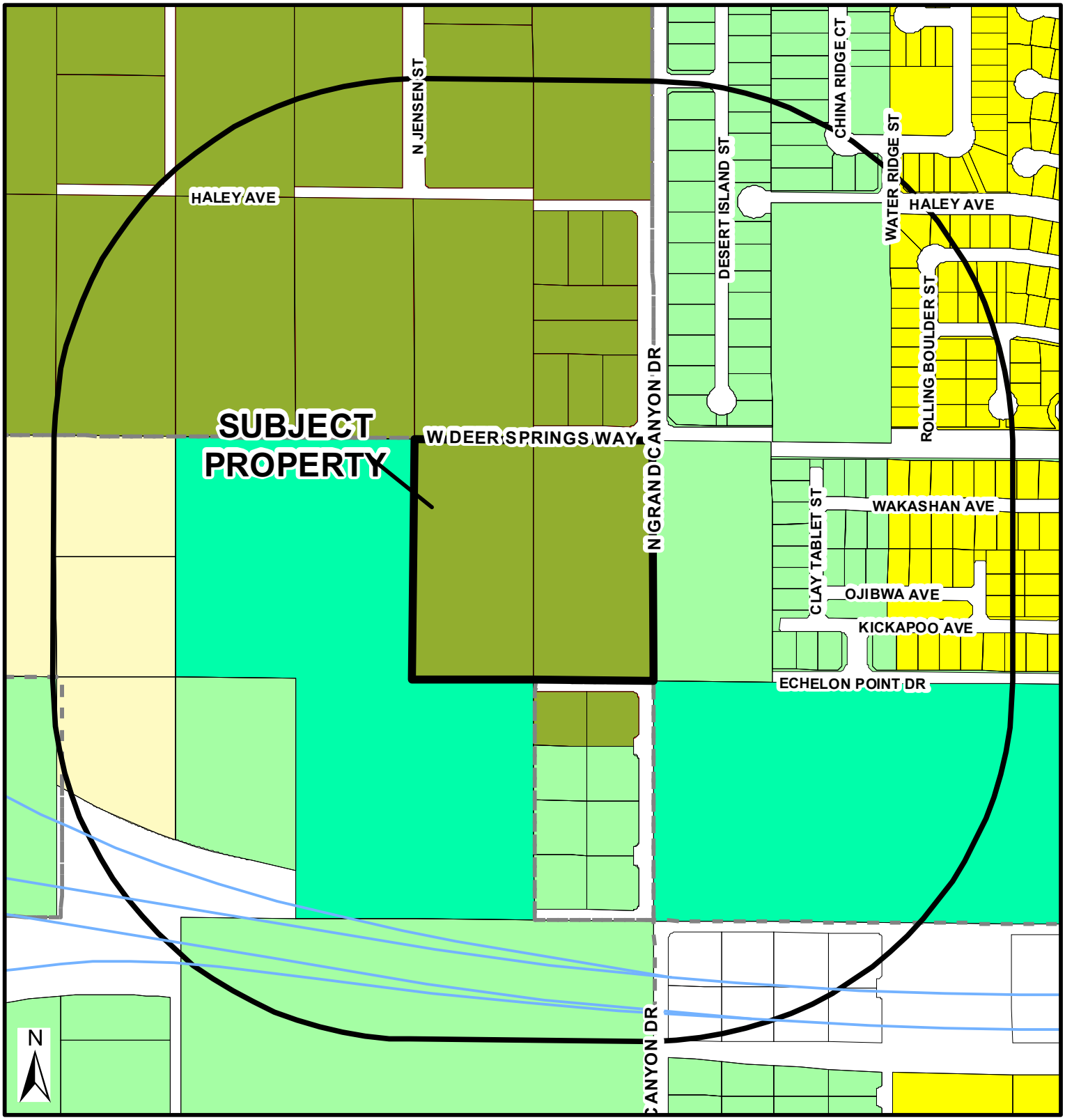
FOR DEPARTMENT USE ONLY

Case #	GPA-52116
Meeting Date:	01/14/14 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

GPA-52116 (PRJ-52063)



Zoning

- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residential Estates
- R-D - Single-Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- 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
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- R-MHP - Residential Mobile/ Manufactured Home Park
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

FROM RNP TO ML

Subject Property
PRJ-52063
12/03/13
1000ft Buffer

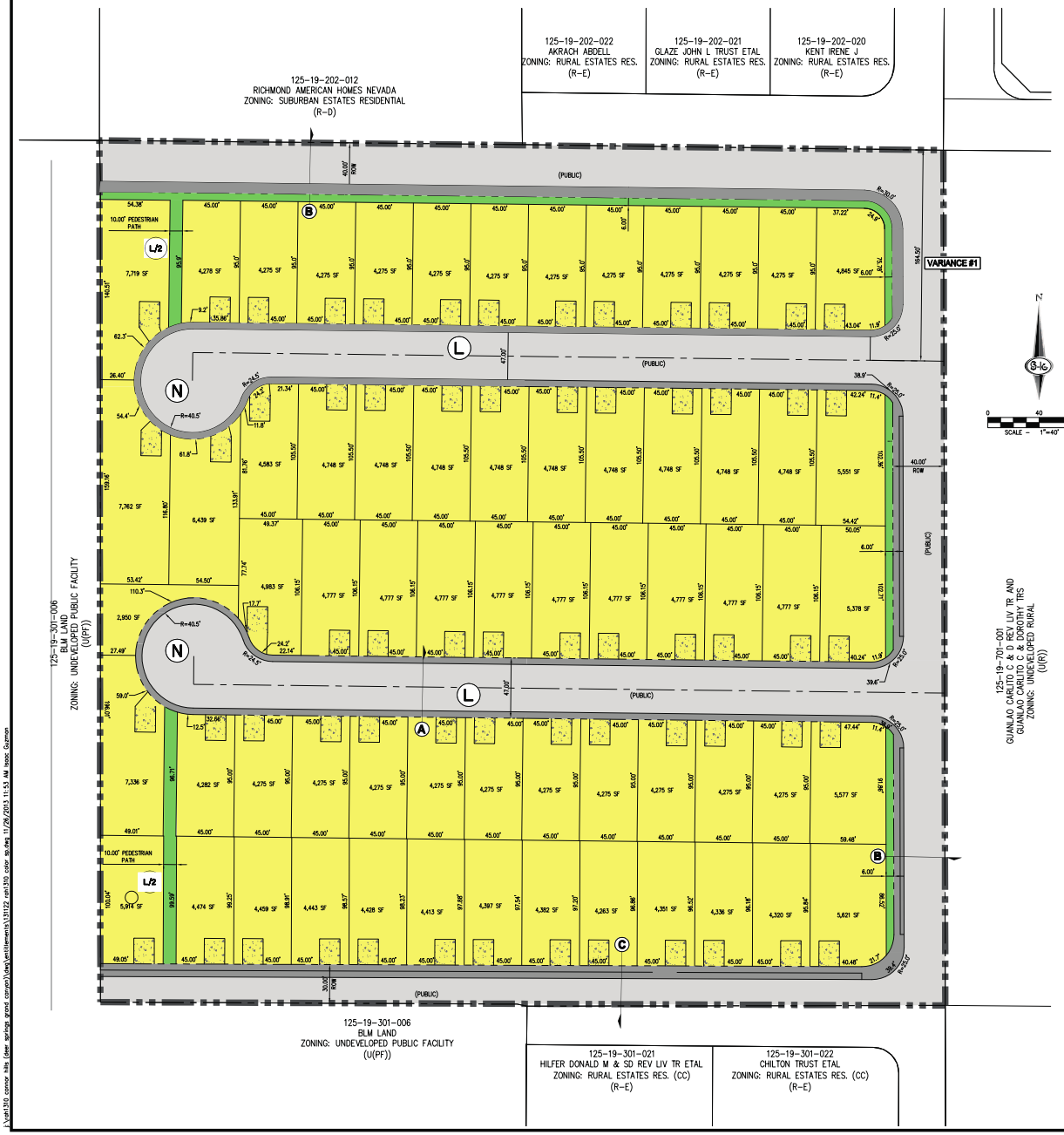
City Limits

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Monday, December 02, 2013

GPA-52116



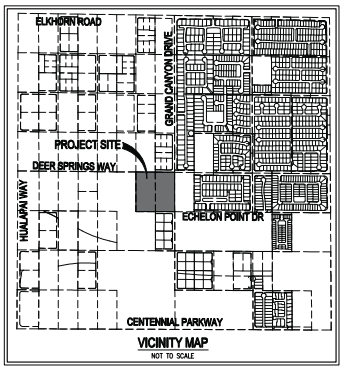
RICHMOND AMERICAN HOMES

"

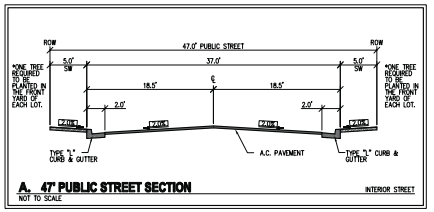
"

"#$#

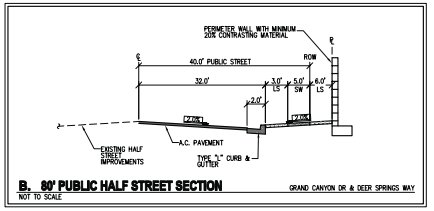
APN 125-19-301-007 & 008



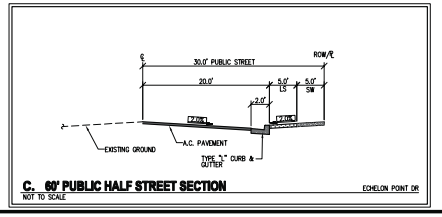
VICINITY MAP
NOT TO SCALE



A. 47' PUBLIC STREET SECTION
NOT TO SCALE
INTERIOR STREET



B. 60' PUBLIC HALF STREET SECTION
NOT TO SCALE
GRAND CANYON DR & DEER SPRINGS WAY



C. 60' PUBLIC HALF STREET SECTION
NOT TO SCALE
ECHELON POINT DR

LEGEND

- BOUNDARY LINE
- ROADWAY CENTERLINE
- EASEMENT
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT (EP)
- 2600 EXISTING CONTOUR (5-FT)

VARIANCE

1. 164-FT MIN. FROM STREET CENTERLINE TO STREET CENTERLINE

SETBACKS

R-CL: SINGLE FAMILY COMPACT LOT

FRONT
- 14' TO HOUSE
- 18' TO FRONT ENTRY GARAGE

REAR
- 10'

SIDE
- INTERIOR: 5'
- CORNER: 10'

PROJECT INFORMATION

EXISTING ZONING:	U
PROPOSED ZONING:	R-CL
ACREAGE (GROSS):	10.13 AC
ACREAGE (NET):	6.9 AC
TOTAL DWELLING UNITS:	63
TYP. LOT SIZE:	45' x 95'
MIN. LOT WIDTH	45'
MIN. LOT SQFT	4,275 SQFT
MAX LOT SQFT	7,762 SQFT
DENSITY (NET ACREAGE):	6.22 DU/AC
MAX. LOT COVERAGE:	70%

CONNECTIVITY

(N) NODES = 2

(L) LINKS = 2

(L/2) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1

MINIMUM CONNECTIVITY RATIO IN R-CL = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 1/2
CONNECTIVITY INDEX = 1.5

PARKING ANALYSIS

NO OF UNITS	= 63
PARKING PARAMETER	= 2 SPACES/LOT
REQUIRED PARKING	= 126 SPACES**

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

OWNERS

APN: 125-19-301-007, -008
G SPRING LLC
9315 W SUNSET ROAD
LAS VEGAS, NV 89148

DEVELOPER

RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR.
SUITE 308
LAS VEGAS, NV 89139
PH (702) 617-8400

ENGINEER

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

LEGAL DESCRIPTION

THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. CLARK COUNTY, NEVADA.

&'
%%

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.	APP. DATE

RICHMOND AMERICAN HOMES

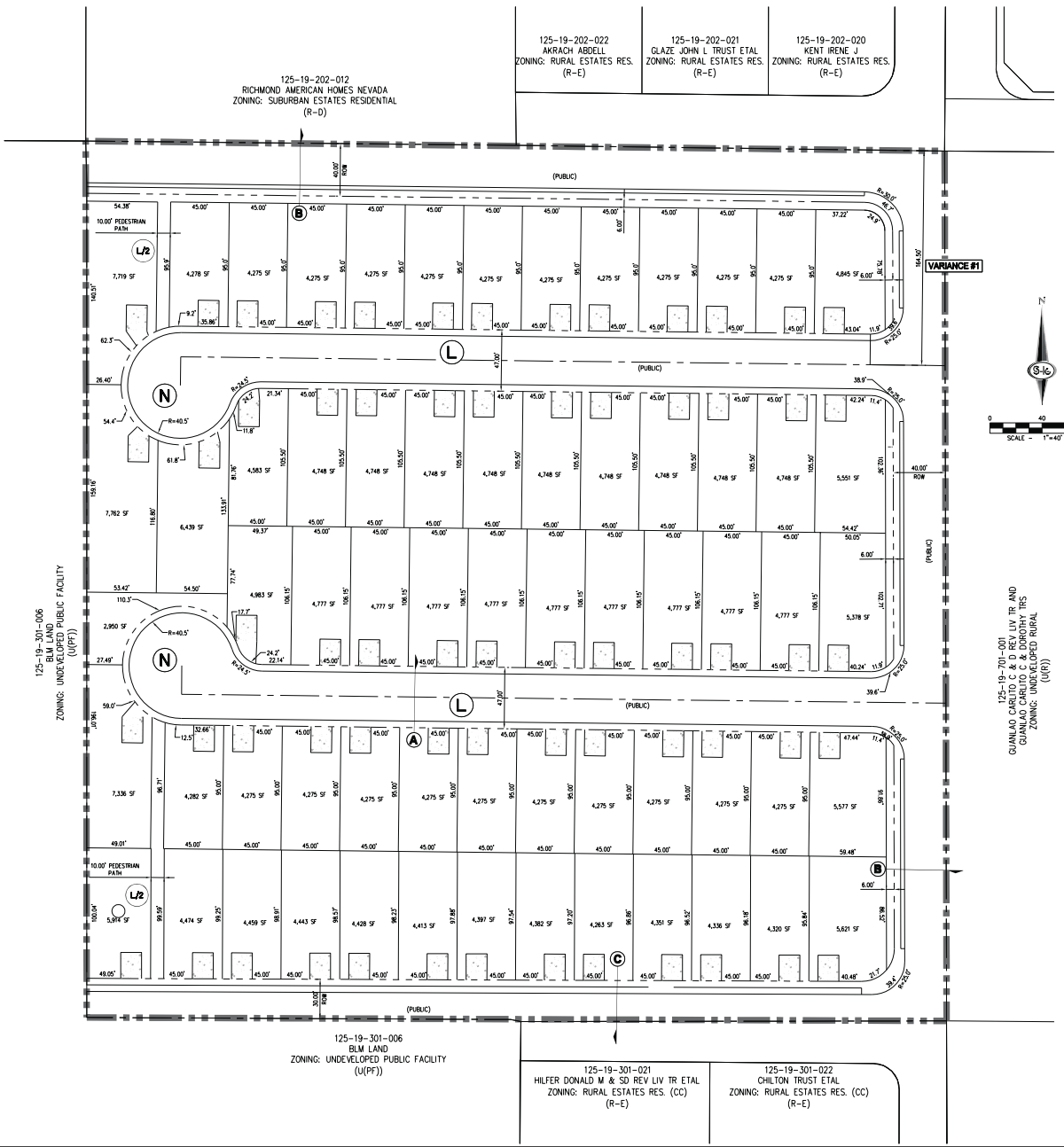
CONNOR HILLS

COLOR SITE PLAN

DATE: 11/18/13
DRAFTER: BTW
DESIGNER: IG
CHECKED: TJS
PROJECT NO.
RAH1310

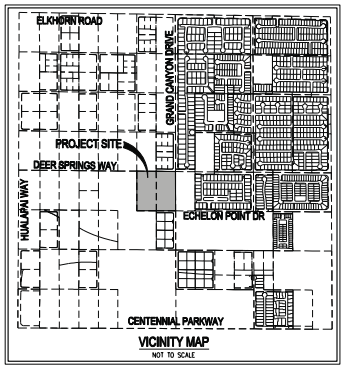
SP-1
SHEET 1 OF 2

GPA-52116 ZON-52117 WVR-52169
TMP-52119

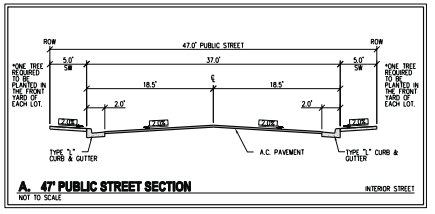


RICHMOND AMERICAN HOMES

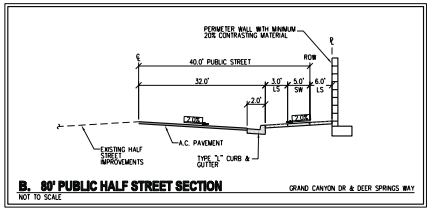
APN 125-19-301-007 & 008



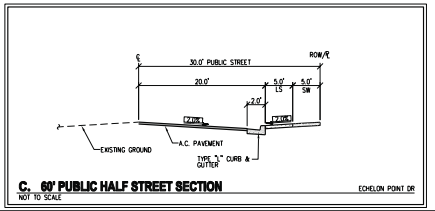
VICINITY MAP
NOT TO SCALE



A. 47' PUBLIC STREET SECTION
NOT TO SCALE — INTERIOR STREET



B. 80' PUBLIC HALF STREET SECTION
NOT TO SCALE — GRAND CANYON DR & DEER SPRINGS WAY



C. 60' PUBLIC HALF STREET SECTION
NOT TO SCALE — ECHELON POINT DR

LEGEND

- BOUNDARY LINE
- ROADWAY CENTERLINE
- EASEMENT
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT (EP)
- 2600 EXISTING CONTOUR (5-FT)

VARIANCE

1. 164-FT MIN. FROM STREET CENTERLINE TO STREET CENTERLINE

SETBACKS

R-CL: SINGLE FAMILY COMPACT LOT

FRONT
- 14' TO HOUSE
- 18' TO FRONT ENTRY GARAGE

REAR
- 10'

SIDE
- INTERIOR: 5'
- CORNER: 10'

PROJECT INFORMATION

EXISTING ZONING:	U
PROPOSED ZONING:	R-CL
ACREAGE (GROSS):	10.13 AC
ACREAGE (NET):	6.9 AC
TOTAL DWELLING UNITS:	63
TYP. LOT SIZE:	45' x 95'
MIN. LOT WIDTH	45'
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MAX LOT SQFT	7,782 SQFT
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MAX. LOT COVERAGE:	70%

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(L) LINKS = 2

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MINIMUM CONNECTIVITY RATIO IN R-CL = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 3/2
CONNECTIVITY INDEX = 1.5

PARKING ANALYSIS

NO OF UNITS	= 63
PARKING PARAMETER	= 2 SPACES/LOT
REQUIRED PARKING	= 126 SPACES**

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

OWNERS

APN: 125-19-301-007, -008
G SPRING LLC
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ENGINEER

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LEGAL DESCRIPTION

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&'
%%

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP

RICHMOND AMERICAN HOMES

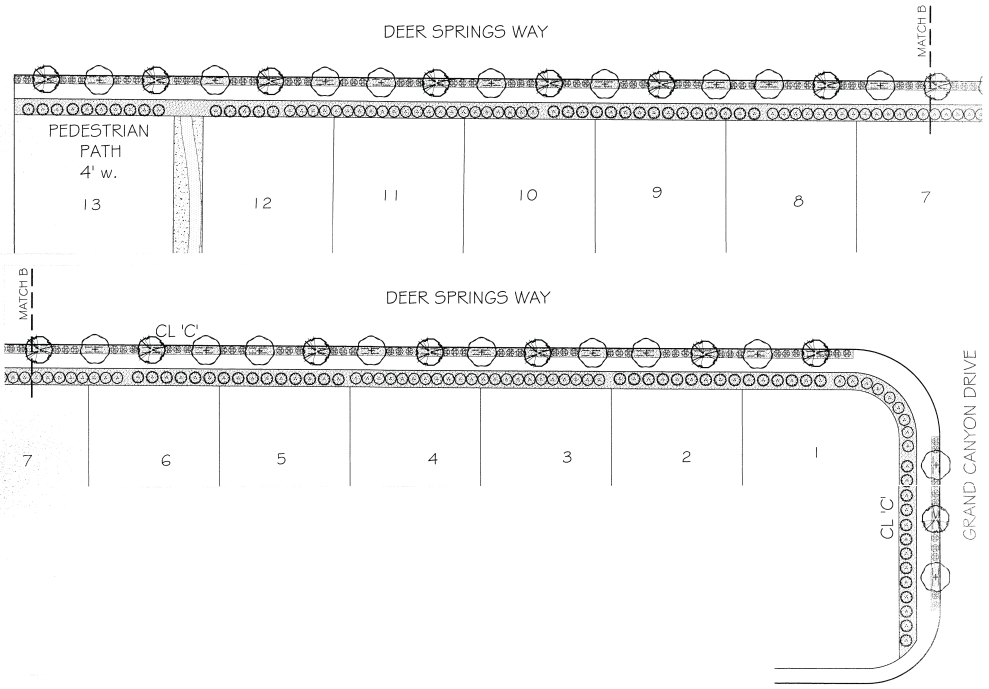
CONNOR HILLS
SITE PLAN

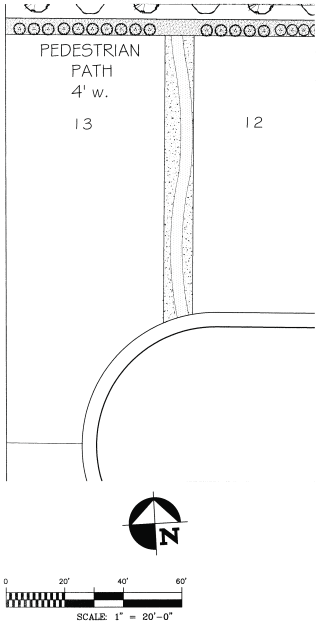
DATE: 11/18/13
DRAFTER: BTW
DESIGNER: IG
CHECKED: TJS
PROJECT NO.
RAH1310

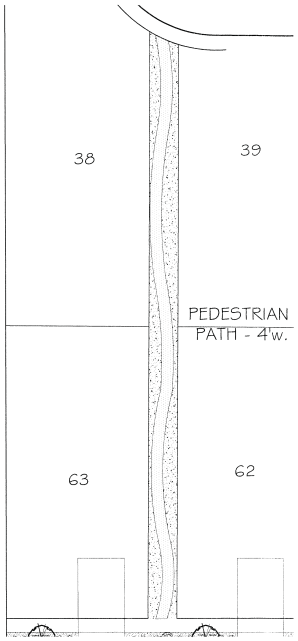
SP-1
SHEET 1 OF 2

GPA-52116 ZON-52117 WVR-52169
TMP-52119

J:\rah1310 connor hills (deer springs grand canyon)\dwg\entitlements\13122 rah1310 sp.dwg 11/26/2013 11:13 AM Isaac Guzmon







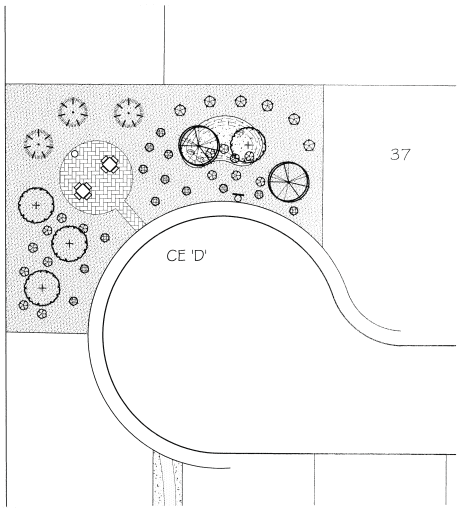
PLANT SCHEDULE CE C

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT
	15	Pistacia chinensis	Chinese Pistache	24"box
	19	Robinia ambigua 'Purple Robe'	Purple Robe Locust	24"box
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT
	73	Cassia artemisioides	Feathery Cassia	5 gal
	75	Leucophyllum laevigatum	Chihuahuan Sage	5 gal
	105	Rosmarinus officinalis 'Huntington Carpet'	Huntington Carpet Rosemary	5 gal

LEGEND NOTES - CE 'C'

	3/4" Vista Gold Rock @ 2" depth (50 tons)	5980 sf
	Root Barrier - box size +2' ea. side of tree within 5' of curb, walk or structures	68 ea

Irrigation System: Automatic Drip system utilizing Rainbird components
POC / clock location to be determined.



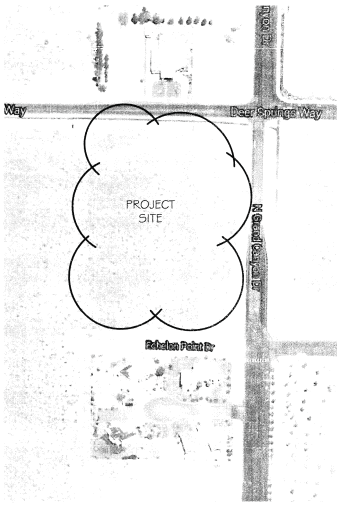
PLANT SCHEDULE CE D

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT
	3	Pinus eldarica	Moncel Pine	24"box
	4	Prosopis chilensis	Chilean Mesquite	24"box
	2	Rhus lancea	African Sumac Std	24"box
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT
	6	Leucophyllum frutescens 'Green Cloud' TM	Green Cloud Texas Ranger	5 gal
	13	Rosmarinus officinalis 'Prostratus'	Trailing Rosemary	5 gal
	15	Salvia greggii	Autumn Sage	5 gal

LEGEND NOTES - CE 'D' & PEDESTRIAN PATHS

	3/4" Vista Gold Rock @ 2" depth (44 tons)	5275 sf
	2" - 4" Vista Gold Cobble (33 tons)	2140 sf
	1/4" Vista Gold DG (9 tons)	1215 sf
	Plaza Stone Rectangle Pavers - Sierra Blend	535 sf
	1x2, 2x2, 2x3 Boulders (Bury 1/3)	3 ea
	Table	2 ea
	Trash Receptacle	1 ea
	Dogi - Pot	1 ea

Irrigation System: Automatic Drip system utilizing Rainbird components
POC / clock location to be determined.



Alpha Landscapes, LLC
4020 W. PATRICK LANE
LAS VEGAS, NV 89118
PH: (702) 214-8000 * FAX: (702) 214-8001
Copyright 2007 ALS, www.alphalandscapes.com

REVISIONS

PROJECT
CONNER HILLS
COMMON LOTS

CLIENT
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DRIVE
LAS VEGAS, NV 89139

SHEET TITLE
STREETSCAPE
Preliminary

PROJECT NO.:

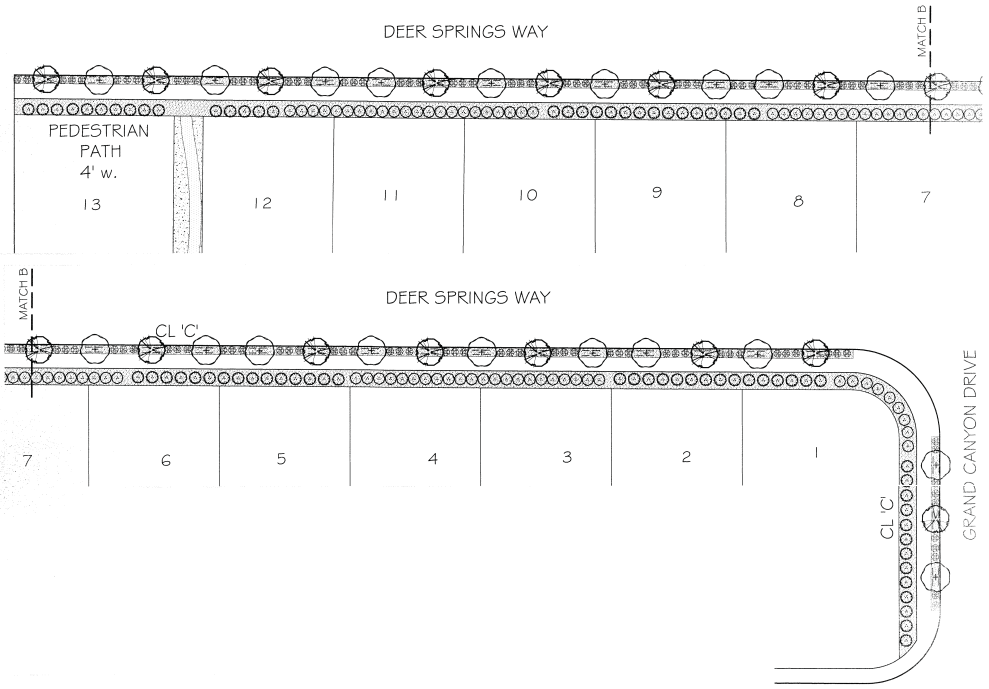
DRAWN BY:
CK

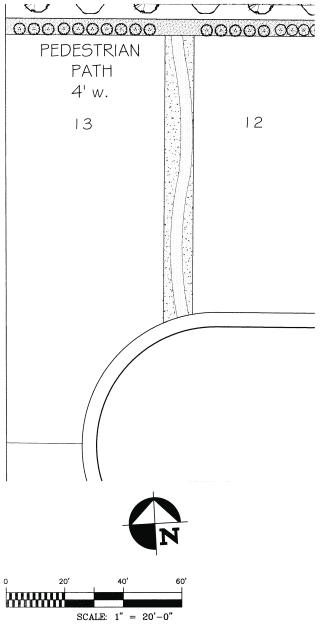
CHECKED BY:

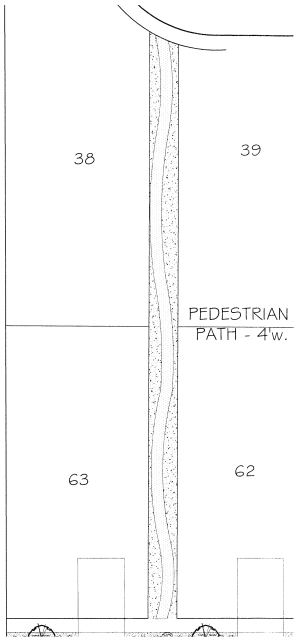
DATE:
11-28-13

L1.02
SHEET OF SHEETS

GPA-52116 ZON-52117 WVR-52169
TMP-52119







PLANT SCHEDULE CE C

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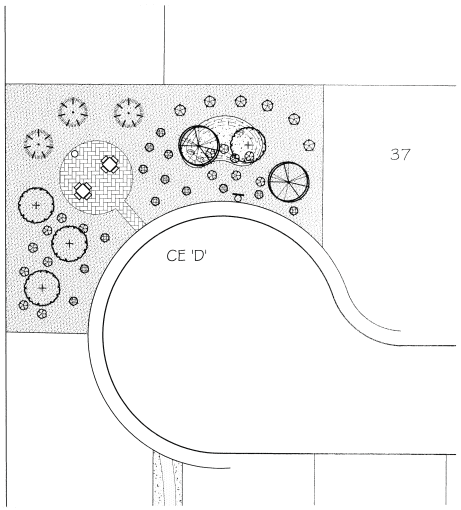
LEGEND NOTES - CE 'C'

	3/4" Vista Gold Rock @ 2" depth (50 tons)	5980 sf
	Root Barrier - box size +2' ea. side of tree within 5' of curb, walk or structures	68 ea

Irrigation System: Automatic Drip system utilizing Rainbird components
POC / clock location to be determined.



PLANT SCHEDULE CE D

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT
	3	Pinus eldarica	Moroccan Pine	24"box
	4	Prosopis chilensis	Chilean Mesquite	24"box
	2	Rhus lancea	African Sumac Std	24"box
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT
	6	Leucophyllum frutescens 'Green Cloud' TM	Green Cloud Texas Ranger	5 gal
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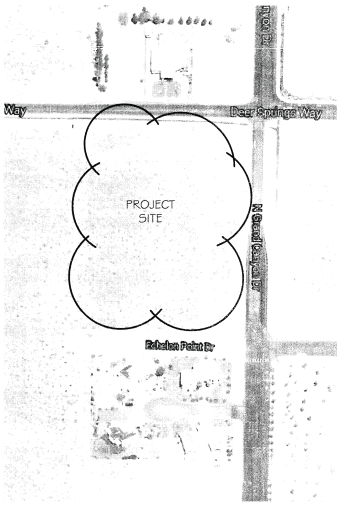
	15	Salvia greggii	Autumn Sage	5 gal

LEGEND NOTES - CE 'D' & PEDESTRIAN PATHS

	3/4" Vista Gold Rock @ 2" depth (44 tons)	5275 sf
	2" - 4" Vista Gold Cobble (33 tons)	2140 sf
	1/4" Vista Gold DG (9 tons)	1215 sf
	Plaza Stone Rectangle Pavers - Sierra Blend	535 sf
	1x2, 2x2, 2x3 Boulders (Bury 1/3)	3 ea
	Table	2 ea
	Trash Receptacle	1 ea
	Dogi - Pot	1 ea

Irrigation System: Automatic Drip system utilizing Rainbird components
POC / clock location to be determined.



Alpha Landscapes, LLC
4025 W. PATRICK LANE
LAS VEGAS, NV 89118
PH: (702) 214-8000 * FAX: (702) 214-8001
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REVISIONS

PROJECT
CONNER HILLS
COMMON LOTS

CLIENT
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DRIVE
LAS VEGAS, NV 89139

SHEET TITLE
STREETSCAPE
Preliminary

PROJECT NO.:

DRAWN BY:
CK

CHECKED BY:

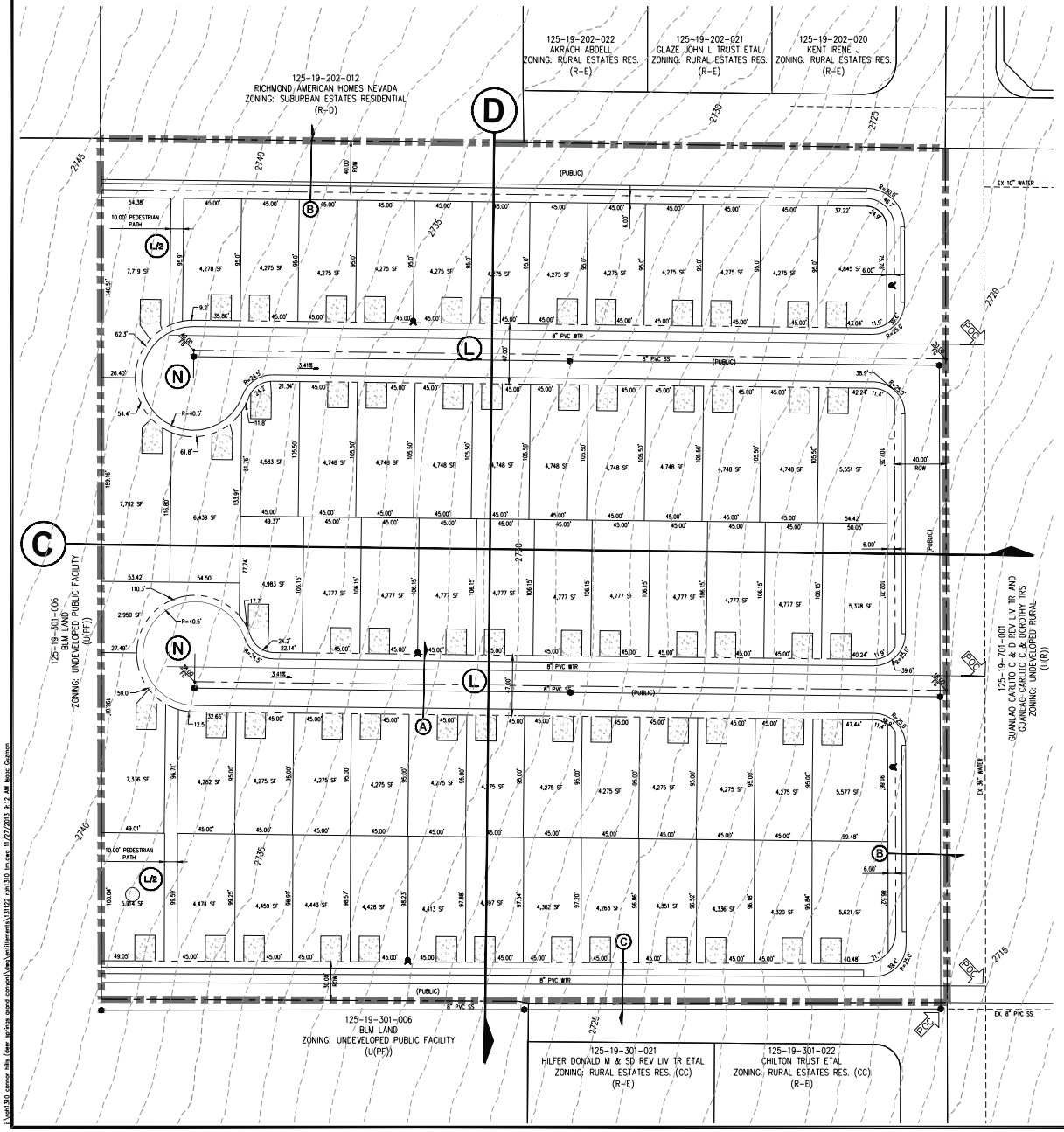
DATE:
11-26-13

L1.02
SHEET OF SHEETS

CERTIFIED TRADE CONTRACTOR
This contractor has been certified as complying with a quality system based on the National Housing Quality Standard (NHQS) and ISO 9001:2000. The certified company permits reviews by the NAHB Research Center, INC. This certification is not a representation, warranty, or guarantee of performance of the contractor. For warranty details, contact the contractor.

Call before you dig 1-800-227-2600

GPA-52116 ZON-52117 WVR-52169
TMP-52119



RICHMOND AMERICAN HOMES

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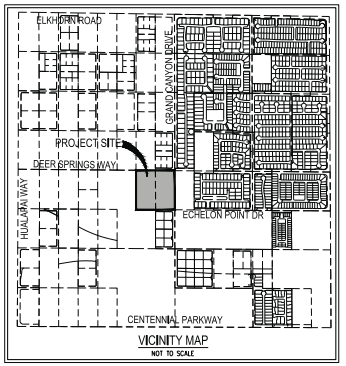
APN 125-19-301-007 & 008



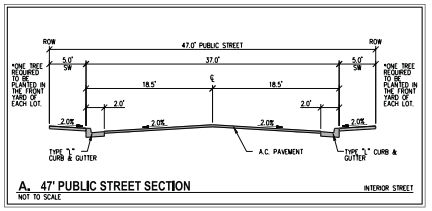
VICINITY MAP
NOT TO SCALE

N

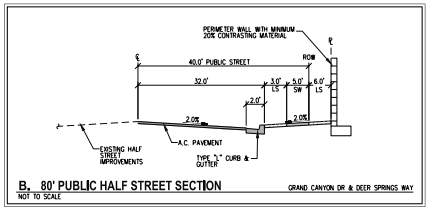
0 40 80
SCALE - 1"=40' FEET

LEGEND

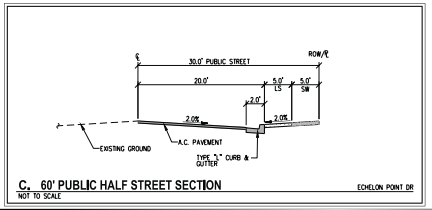
- BOUNDARY LINE
- ROADWAY CENTERLINE
- EASEMENT
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT (EP)
- 2800 EXISTING CONTOUR (5-FT)



A. 47' PUBLIC STREET SECTION — INTERIOR STREET
NOT TO SCALE



B. 80' PUBLIC HALF STREET SECTION — GRAND CANYON DR & DEER SPRINGS WAY
NOT TO SCALE



C. 60' PUBLIC HALF STREET SECTION — ECHELON POINT DR
NOT TO SCALE

PROJECT INFORMATION

EXISTING ZONING:	U
PROPOSED ZONING:	R-CL
ACREAGE (GROSS):	10.13 AC
ACREAGE (NET):	6.9 AC
TOTAL DWELLING UNITS:	63
TYP. LOT SIZE:	45' x 95'
MIN. LOT WIDTH	45'
MIN. LOT SQFT	4,275 SQFT
MAX LOT SQFT	7,762 SQFT
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CONNECTIVITY

(N) NODES = 2

(L) LINKS = 2

(LB) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1

MINIMUM CONNECTIVITY RATIO IN R-CL = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 2/2
CONNECTIVITY INDEX = 1.5

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS

63 UNITS X 250 GPD/UNITS = 15,750 GPD
TOTAL AVERAGE CONTRIBUTION = 15,750 GPD = 0.0158 MGD
TOTAL PEAK FLOW = 0.0158 MGD X 4.07 (PEAK FACTOR)
= 0.0641 MGD

UTILITY SERVICES BY

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

OWNERS

APN: 125-19-301-007, -008
G SPRING LLC
9315 W SUNSET ROAD
LAS VEGAS, NV 89148

DEVELOPER

RICHMOND AMERICAN HOMES
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LEGAL DESCRIPTION

THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. CLARK COUNTY, NEVADA.

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

RICHMOND AMERICAN HOMES

CONNOR HILLS

TENTATIVE MAP

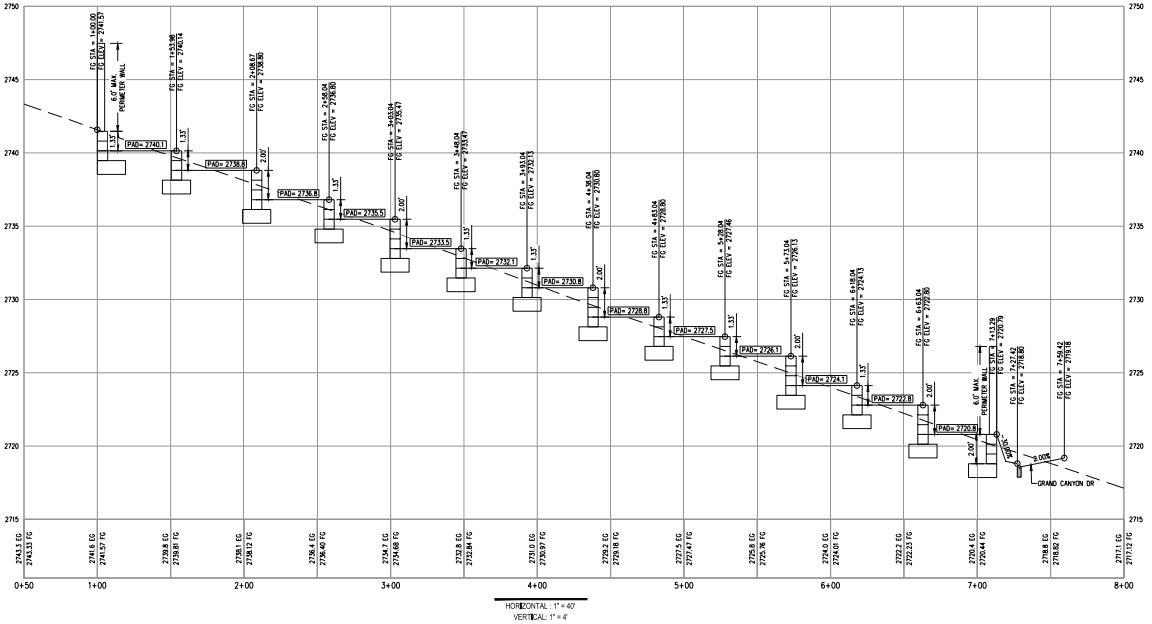
DATE: 11/18/13
DRAFTER: BTW
DESIGNER: IG
CHECKED: TJS
PROJECT NO. RAH1310

TM-1
SHEET 1 OF 2

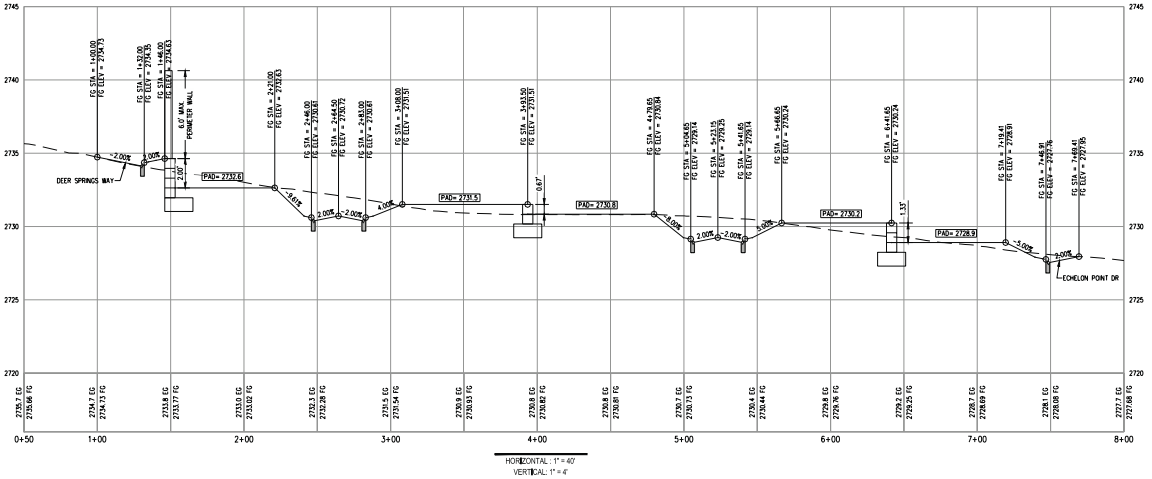
GPA-52116 ZON-52117 WVR-52169
TMP-52119

J:\rah1310 connor hills (clear spring& grand canyon)\dwg\entitlements\131127 ron1310 tm.dwg, 11/27/2013 9:12 AM, Isaac Guzman

C. EAST - WEST PROFILE

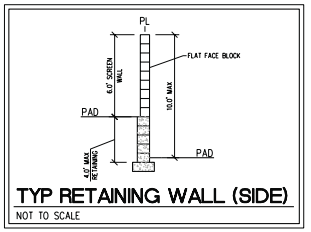


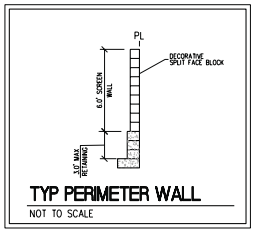
D. NORTH - SOUTH PROFILE



RICHMOND AMERICAN HOMES

APN 125-19-301-007 & 008





SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-4300 FAX (702) 284-4399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

RICHMOND AMERICAN HOMES

CONNOR HILLS

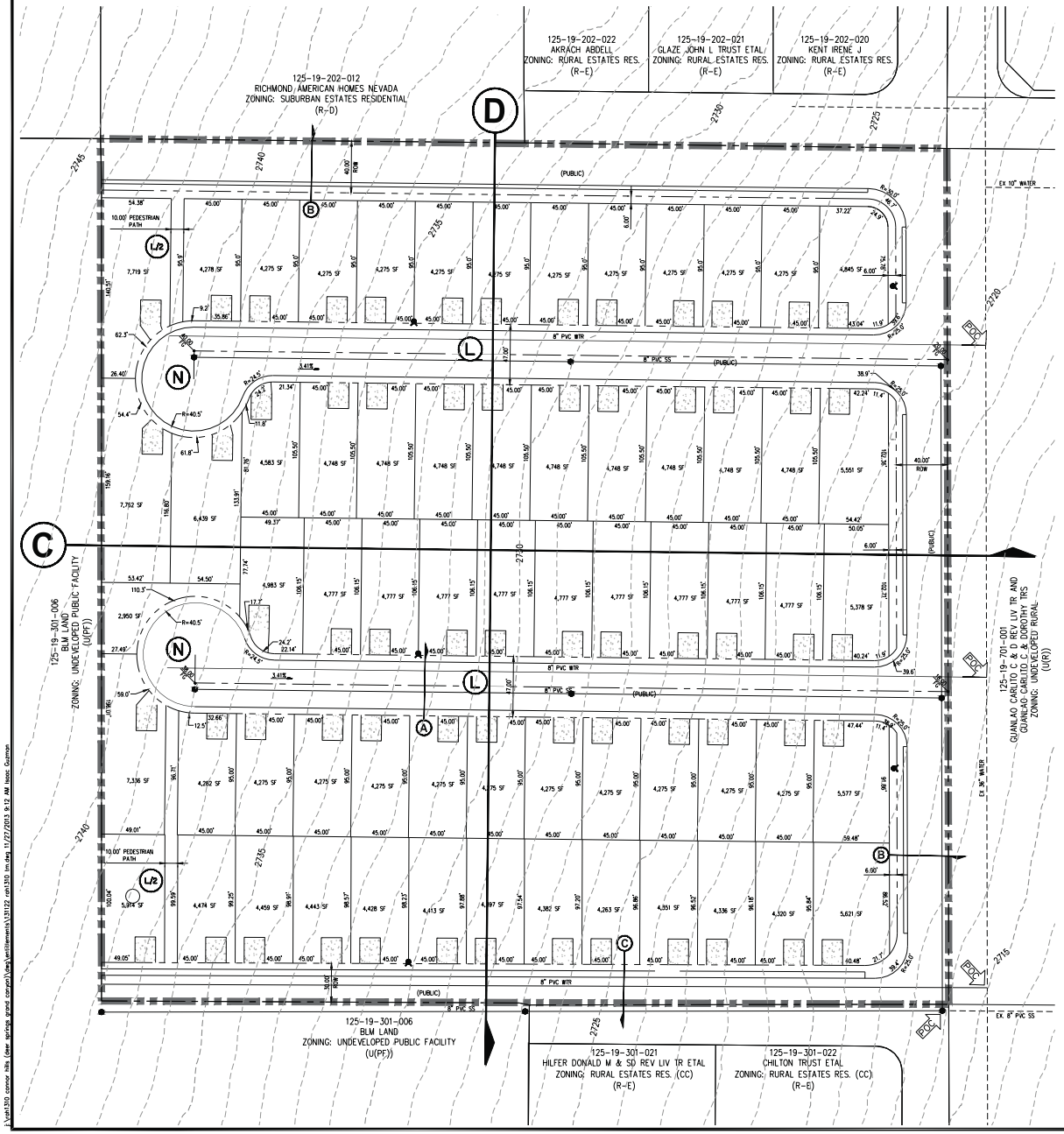
TENTATIVE MAP

DATE: 11/18/13
DRAFTER: IG
DESIGNER: IG
CHECKED: TJS
PROJECT NO.
RAH1310

TM-2
SHEET 1 OF 2

GPA-52116 ZON-52117 WVR-52169
TMP-52119

J:\rah1310 connor hills (clear spring& grand canyon)\dwg\entitlements\131129 ron1310 tm.dwg, 11/27/2013 9:12 AM, Isaac Gutman



RICHMOND AMERICAN HOMES

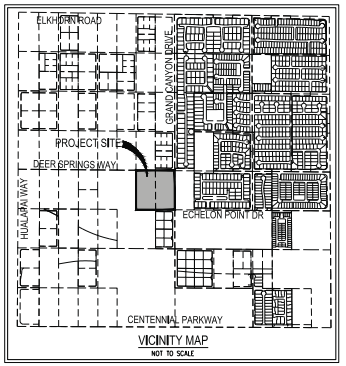
"

#

#

" $"

APN 125-19-301-007 & 008

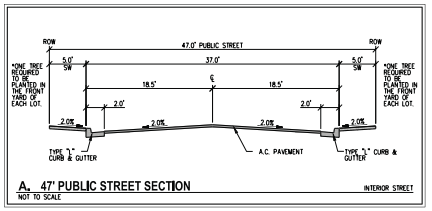


VICINITY MAP

NOT TO SCALE

LEGEND

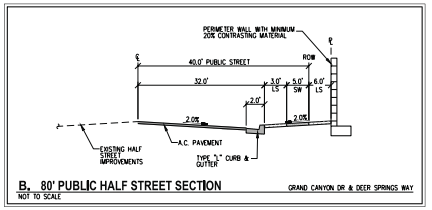
- BOUNDARY LINE
- ROADWAY CENTERLINE
- EASEMENT
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT (EP)
- 2800 EXISTING CONTOUR (5-FT)



A. 47' PUBLIC STREET SECTION

NOT TO SCALE

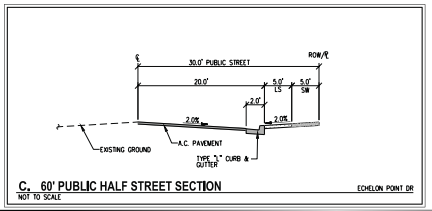
INTERIOR STREET



B. 80' PUBLIC HALF STREET SECTION

NOT TO SCALE

GRAND CANYON DR & DEER SPRINGS WAY



C. 60' PUBLIC HALF STREET SECTION

NOT TO SCALE

ECHELON POINT DR

PROJECT INFORMATION

EXISTING ZONING:	U
PROPOSED ZONING:	R-CL
ACREAGE (GROSS):	10.13 AC
ACREAGE (NET):	6.9 AC
TOTAL DWELLING UNITS:	63
TYP. LOT SIZE:	45' x 95'
MIN. LOT WIDTH	45'
MIN. LOT SQFT	4,275 SQFT
MAX LOT SQFT	7,762 SQFT
DENSITY (NET ACREAGE):	6.22 DU/AC
MAX. LOT COVERAGE:	70%

CONNECTIVITY

(N) NODES = 2

(L) LINKS = 2

(LB) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1

MINIMUM CONNECTIVITY RATIO IN R-CL = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 2/2
CONNECTIVITY INDEX = 1.5

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS

63 UNITS X 250 GPD/UNITS = 15,750 GPD
TOTAL AVERAGE CONTRIBUTION = 15,750 GPD = 0.0158 MGD
TOTAL PEAK FLOW = 0.0158 MGD X 4.07 (PEAK FACTOR)
= 0.0641 MGD

UTILITY SERVICES BY

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

OWNERS

APN: 125-19-301-007, -008
G SPRING LLC
9315 W SUNSET ROAD
LAS VEGAS, NV 89148

DEVELOPER

RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR.
SUITE 308
LAS VEGAS, NV 89139
PH (702) 617-8400

ENGINEER

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

LEGAL DESCRIPTION

THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. CLARK COUNTY, NEVADA.

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

RICHMOND AMERICAN HOMES

CONNOR HILLS

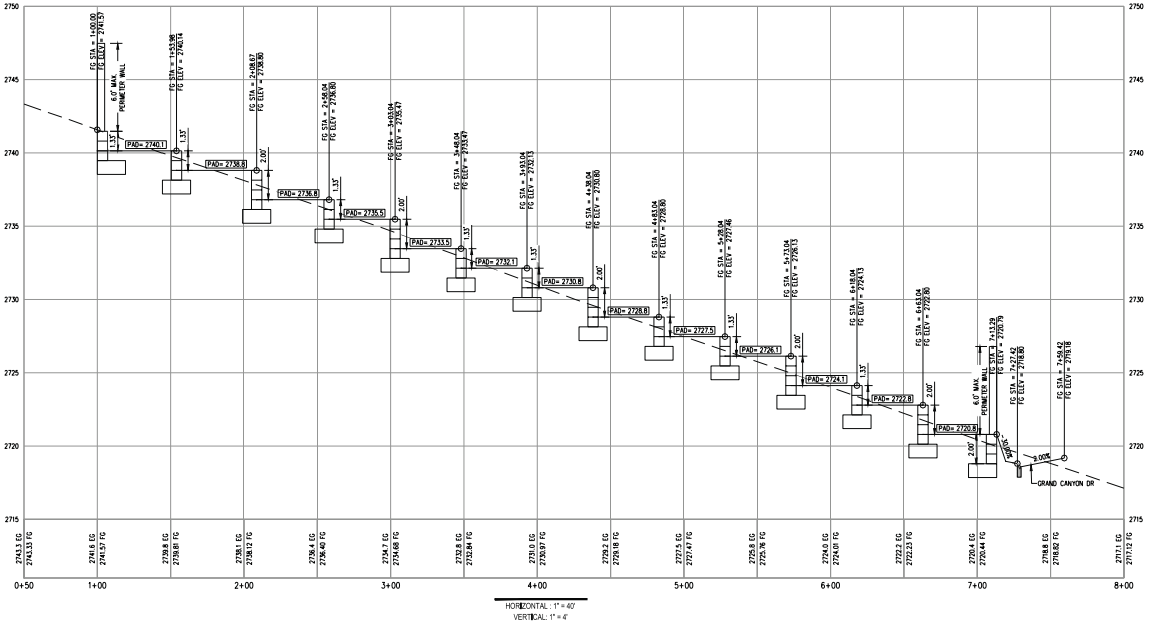
TENTATIVE MAP

DATE: 11/18/13
DRAFTER: BTW
DESIGNER: IG
CHECKED: TJS
PROJECT NO.
RAH1310

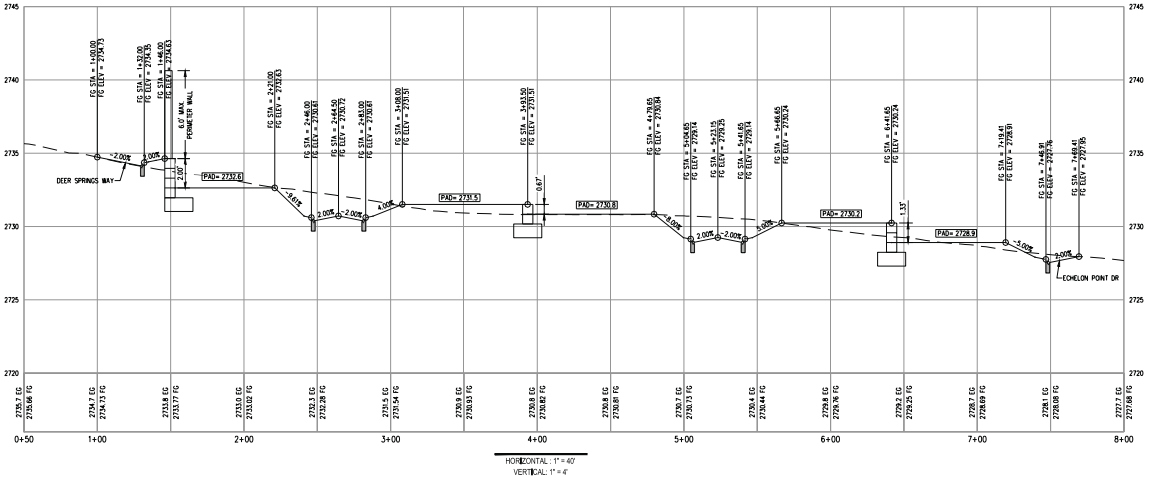
TM-1
SHEET 1 OF 2

GPA-52116 ZON-52117 WVR-52169
TMP-52119

C. EAST - WEST PROFILE

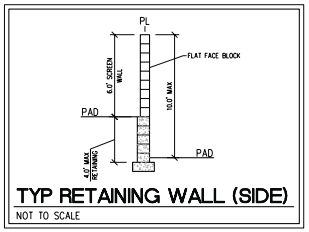


D. NORTH - SOUTH PROFILE

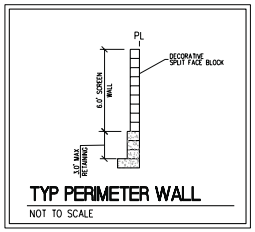


RICHMOND AMERICAN HOMES

APN 125-19-301-007 & 008



TYP RETAINING WALL (SIDE)
NOT TO SCALE



TYP PERIMETER WALL
NOT TO SCALE

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-4300 FAX (702) 284-4399

NO.	DESCRIPTION	DATE	BY	APP.	APP. DATE

RICHMOND AMERICAN HOMES

CONNOR HILLS

TENTATIVE MAP

DATE: 11/18/13
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CHECKED: TJS
PROJECT NO.
RAH1310

TM-2
SHEET 1 OF 2

GPA-52116, ZON-52117, WVR-52169
TMP-52119

J:\rah1310 connor hills (clear spring& grand canyon)\dwg\entitlements\131129 rah1310 tm.dwg, 11/27/2013 9:12 AM, Isaac Gutman

CCSD
Real Property Management
4190 McLeod Drive, 2nd Floor
Las Vegas, NV 89121

School Development Tracking Form

http://ccsd.net/departments/real-property

Date Filed 12/05/2013 **Application Number** GPA52116, VAR52118, TMP52119 **Entity** LV

Company Name Richmond American Homes

Contact Name

Contact Mailing Address

City **State** **Zip Code**

Phone **Mobile** **Fax** **Email**

Project Name Deer Springs & Grand Canyon

Project Description Deer Springs & Grand Canyon

APN's 125-19-301-007 & 008

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)	63	x 0.195 =	12	x 0.102 =	6	x 0.134 =	8
Multi-Family Units (2)		x 0.132 =	0	x 0.057 =	0	x 0.062 =	0
Resort Condo Units (3)							
Total			12		6		8

(1) *Single Family unit is defined as single family detached home, mobile home, and town homes.*
(2) *Multi-Family unit is defined as apartment, multiplexes, and condominiums.*
(3) *Resort Condominium units for tracking purposes only.*

** To be completed by CCSD*

Schools Serving the Area*					
Name	**Address**	**Grade**	**Capacity**	**Enrollment**	**Site Date**
Bozarth ES	7431 Egan Crest	K-5	788	1,089	11/18/13
Escobedo MS	9501 Echelon Point	6-8	1,646	1,209	11/18/13
Centennial HS	10200 Centennial Pkwy	9-12	2,596	3,013	11/18/13

CCSD Comments* Bozarth ES and Centennial HS are over-capacity for the 2013-14 school year. No new schools are planned for the area.

☐ Approved ☐ Disapproved

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

RAH1310

November 27, 2013

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

RE: Justification Letter for a General Plan Amendment (GPA), Zone Change (ZON), Variance (VAR) and Tentative Map (TM) for Richmond American Homes Connor Hills (10.13 gross acres)

Slater Hanifan Group, on behalf of the applicant, Richmond American Homes, respectfully submits this justification letter in support of a General Plan Amendment (GPA), Zone change (ZON), Variance (VAR), and Tentative Map (TM) for the subject site.

The subject site is located at the southwest corner of Deer Springs Way and Grand Canyon Drive. The Assessor's Parcel Numbers are 125-19-301-007 and 008. The parcels are approximately 10.13 gross acres combined.

The purpose of the GPA request is to revise the General Plan from *Desert Rural (DR) which allows up to 2.49 (du/ac)* to *Medium Low Density Residential* (ML) which allows up to 8 dwelling units per gross acre. The requested zone change would be from *Undeveloped District* (U) to *Single Family Compact-Lot District* (R-CL).

The proposed development consists of 63 single family residential lots on 10.13 acres, which results in a density of 6.22 (du/ac). The minimum lot dimensions would be 45'x95'.

The proposed General Plan Amendment will keep the site as a residential use which it is currently, but just at a higher density. The requested GPA to Medium Low Density Residential requires the proposed development to maintain a density range that is not overbearing to the Rural and Residential Low adjacent properties. With a proposed density of 6.22(du/ac) the property falls within this range.

The proposed zoning of R-CL and minimum lot size of 45'x95' is compatible with other existing single family residential subdivisions in the area, especially the communities within the R-PD and TC zones to the east of Grand Canyon Dr.

The requested Variance is to allow a reduced offset from Deer Springs Way to the entrance to the proposed subdivision. The code requires a centerline to centerline offset of 220-ft. This project

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11/27/13
GPA-52116, ZON-52117
VAR-52118 & TMP-52119

proposes an offset of 164-ft. The offset is still a respectable distance away from Deer Springs Way for providing sufficient site visibility. Grand Canyon Drive south of Deer Springs Way terminates at the beltway, so traffic volumes will be lighter than typical sections of Grand Canyon Drive.

The Tentative Map identifies a 63 lot R-CL single family detached subdivision. The TM identifies utility connections and cross sections as required by the CLV.

This project will come as a benefit to the surrounding community as it proposes to improve the adjacent public streets, Deer Springs Way, Grand Canyon Drive, and Echelon Point Drive, to City of Las Vegas standards. With the proposed improvements to the adjacent roadways, this area can support the additional traffic counts that the 63 proposed lots would bring.

The Las Vegas Valley Water District has existing facilities adjacent to the site which have capacity to serve the proposed development. The City of Las Vegas has sewer facilities in the area with available capacity to serve the proposed development.

In Summary, the proposed general plan amendment keeps the property as a residential use and the proposed zoning is compatible with surrounding developments.

Thank you for considering these application requests. Please contact me at (702) 284-5300 if you have any questions regarding these applications.

Sincerely,

Slater Hanifan Group, Inc.

Angela Pinley

Angela Pinley, P.E.
Project Engineer

Cc: Brian Walsh, Richmond American Homes
Todd Steadham, Slater Hanifan Group
Chelsea Peltier, Slater Hanifan Group

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11/27/13
GPA-52116, ZON-52117
VAR-52118 & TMP-52119

City of Las Vegas Agenda Item No.: **17.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 14, 2014

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

SUBJECT:
ZON-52117 - REZONING RELATED TO GPA-52116 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: G SPRING, LLC - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [RNP (RURAL NEIGHBORHOOD PRESERVATION) GENERAL PLAN DESIGNATION] TO: R-CL (SINGLE FAMILY COMPACT-LOT) on 10.13 acres at the southwest corner of Deer Springs Way and Grand Canyon Drive (APNs 125-19-301-007 and 008), Ward 6 (Ross) [PRJ-52063].

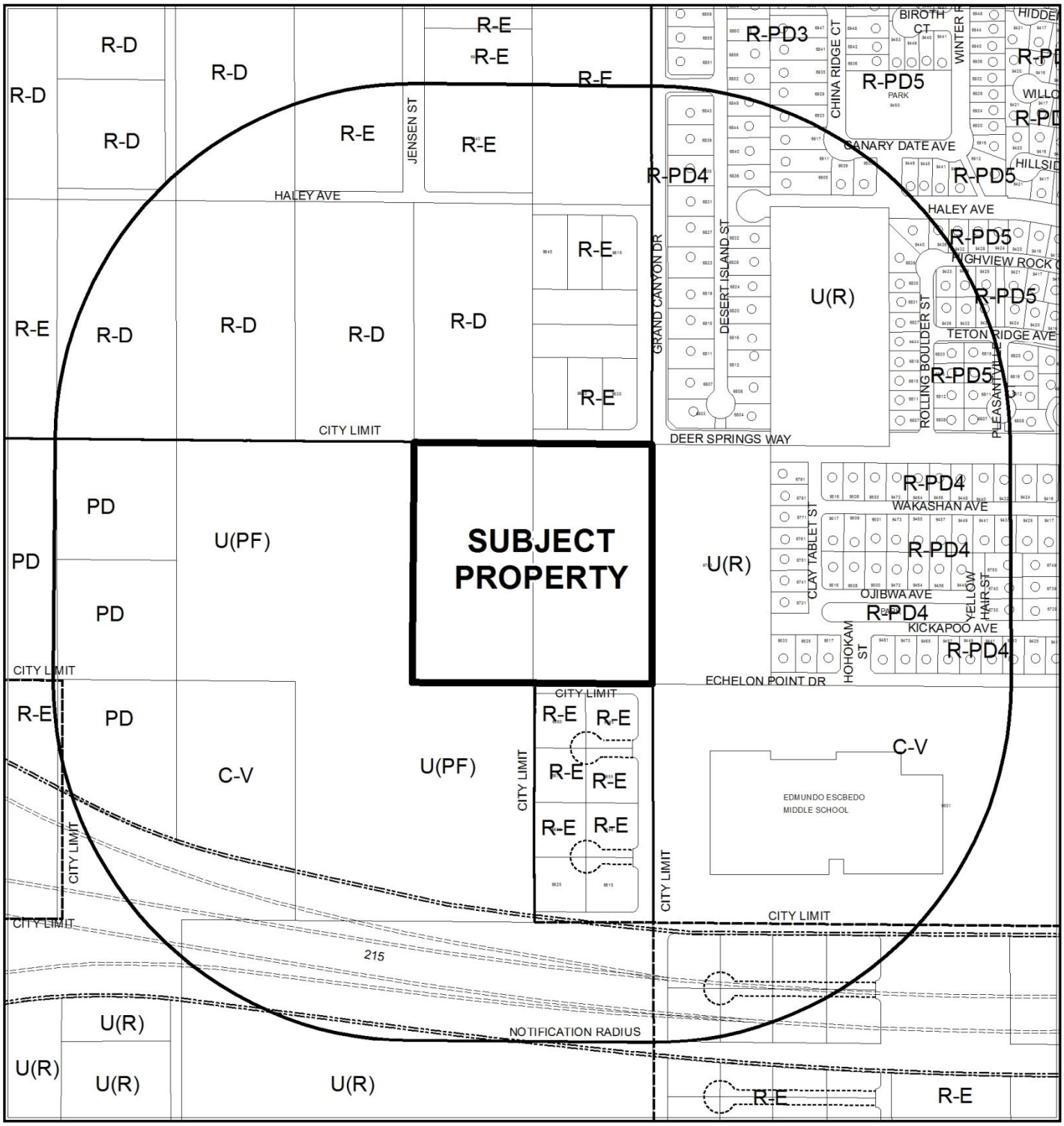
C.C.: 02/19/2014

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. Consolidated Backup
2. Location and Aerial Maps - ZON-52117, VAR-52118 and TMP-52119
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-52117, WVR-52169 AND TMP-52119 (PRJ-52063)**

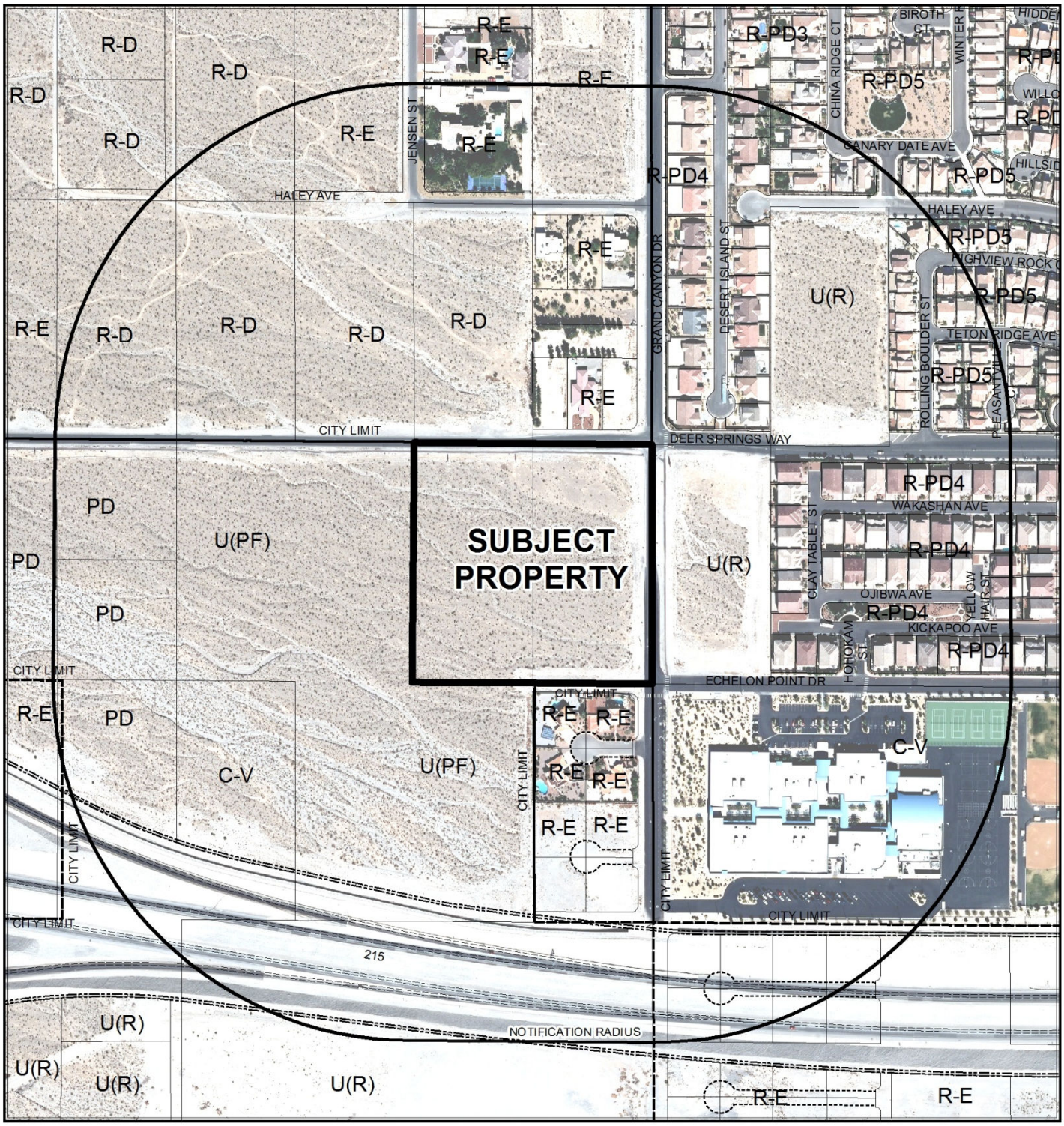
0 300 600 Feet

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED)[RNP (RURAL NEIGHBORHOOD PRESERVATION) GENERAL PLAN DESIGNATION]

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

N



CASE: **ZON-52117, WVR-52169 AND TMP-52119 (PRJ-52063)**

0 300 600 Feet

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED)[RNP (RURAL NEIGHBORHOOD PRESERVATION) GENERAL PLAN DESIGNATION]

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-52117 APN: 125-19-301-007 and 008

Name of Property Owner: G Spring, LLC

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: KHUSROW ROOHANI

Subscribed and sworn before me

This 18th day of October, 2013

_____

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

PRJ-52063
11/27/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Zone Change

Project Address (Location) Deer Springs/Grand Canyon

Project Name Connor Hills **Proposed Use** _____

Assessor's Parcel #(s) 125-19-301-007 and 008 **Ward #** _____

General Plan: existing DR proposed ML **Zoning:** existing U proposed R-CL

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

Gross Acres 10.13 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER G Spring, LLC **Contact** _____

Address 9315 W. Sunset Road, Suite 100 **Phone:** _____ **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89148

E-mail Address _____

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 South Dean Martin Drive, Suite 308 **Phone:** (702) 617-8422 **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89139

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

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

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

E-mail Address cpeltier@shg-inc.com

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

Property Owner Signature* _____

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

Print Name KHUSROW ROOHANI

Subscribed and sworn before me

This 18th day of October, 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

Revised 10/27/08

FOR DEPARTMENT USE ONLY

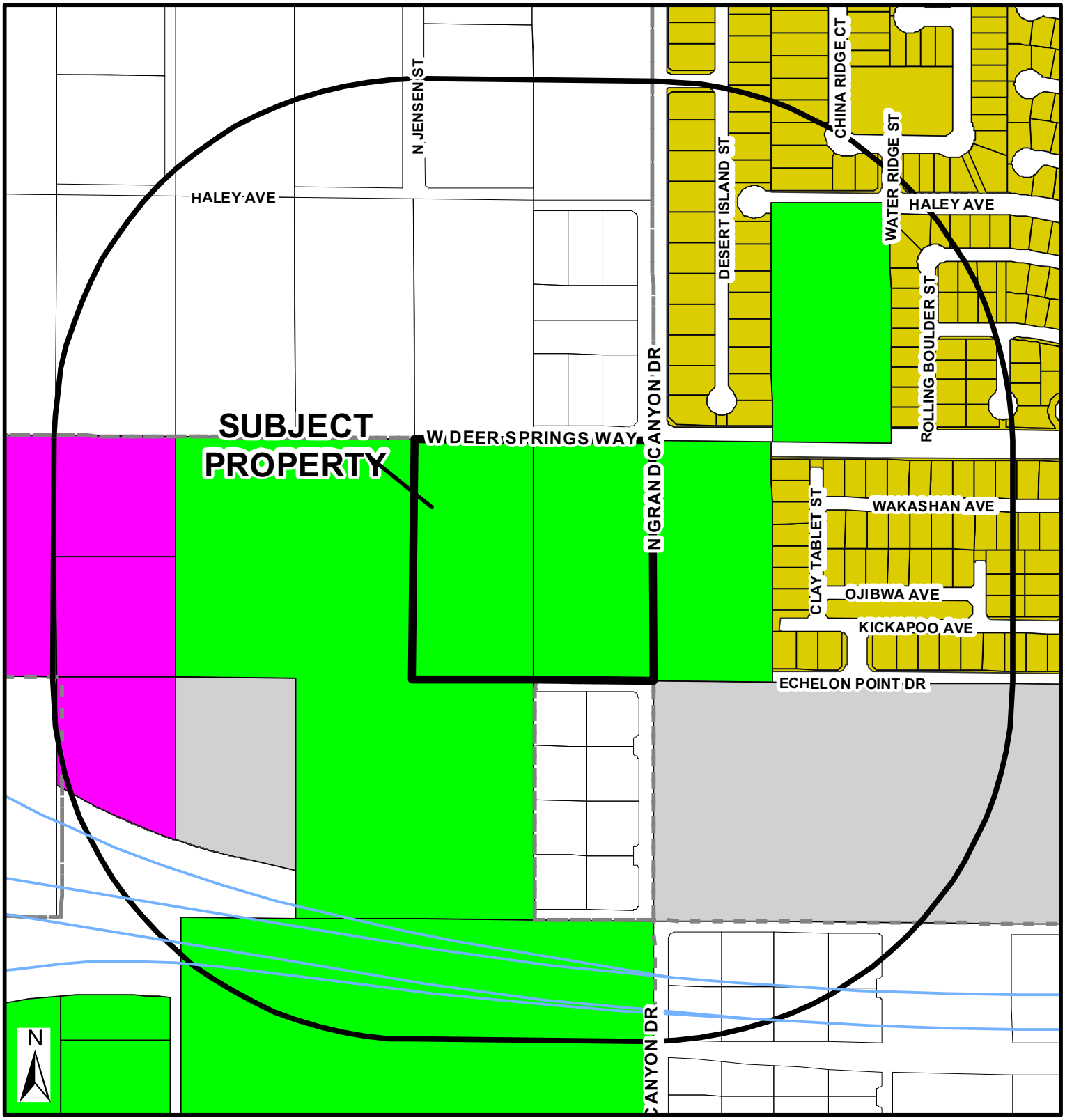
Case #	ZON-52117
Meeting Date:	01/14/14 PC
Total Fee:	
Date Received:*	
Received By:	

*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-52063
11/27/13

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

ZON-52117 (PRJ-52063)



Zoning

- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residential Estates
- R-D - Single-Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- 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-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/ Manufactured Home Park
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

FROM UTO R-CL

Subject Property

PRJ-52063

12/03/13

1000ft Buffer

City Limits

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Monday, December 02, 2013

ZON-52117

City of Las Vegas Agenda Item No.: **18.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 14, 2014

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

SUBJECT:
WVR-52169 - WAIVER RELATED TO GPA-52116 AND ZON-52117 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: G SPRING, LLC - For possible action on a request for a Waiver TO ALLOW AN INTERSECTION TO BE OFFSET 164 FEET WHERE THE MINIMUM OFFSET ALLOWED IS 220 FEET on 10.13 acres at the southwest corner of Deer Springs Way and Grand Canyon Drive (APNs 125-19-301-007 and 008), U (Undeveloped) Zone [RNP (Rural Neighborhood Preservation) General Plan Designation] [PROPOSED: R-CL (Single Family Compact-Lot)], Ward 6 (Ross) [PRJ-52063].

C.C.: 02/19/2014

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. 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-52169 APN: 125-19-301-007 and 008

Name of Property Owner: G Spring, LLC

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: K. T. Roohani

Print Name: KHUSROW ROOHANI

Subscribed and sworn before me

This 18th day of October, 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

PRJ-52063
12/02/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Waiver

Project Address (Location) Deer Springs/Grand Canyon

Project Name Connor Hills **Proposed Use**

Assessor's Parcel #(s) 125-19-301-007 and 008 **Ward #**

General Plan: existing DR proposed ML **Zoning:** existing U proposed R-CL

Commercial Square Footage **Floor Area Ratio**

Gross Acres 10.13 **Lots/Units** **Density**

Additional Information

PROPERTY OWNER G Spring, LLC **Contact**

Address 9315 W. Sunset Road, Suite 100 **Phone:** **Fax:**

City Las Vegas **State** Nevada **Zip** 89148

E-mail Address

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 South Dean Martin Drive, Suite 308 **Phone:** (702) 617-8422 **Fax:**

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E-mail Address cpeltier@shg-inc.com

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Property Owner Signature* K. T. Roohani

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

Print Name KHUSROW ROOHANI

Subscribed and sworn before me

This 18th day of October, 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 #	WVR-52169
Meeting Date:	01/14/14 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-52063
12/05/13

City of Las Vegas Agenda Item No.: **19.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 14, 2014

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

SUBJECT:
TMP-52119 - TENTATIVE MAP RELATED TO GPA-52116, ZON-52117 AND WVR-52169 - CONNOR HILLS - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: G SPRING, LLC - For possible action on a request for a Tentative Map FOR A PROPOSED 63-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 10.13 acres at the southwest corner of Deer Springs Way and Grand Canyon Drive (APNs 125-19-301-007 and 008), U (Undeveloped) Zone [RNP (Rural Neighborhood Preservation) General Plan Designation] [PROPOSED: R-CL (Single Family Compact-Lot)], Ward 6 (Ross) [PRJ-52063].

C.C.: 02/19/2014

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. 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-52119 APN: 125-19-301-007 and 008

Name of Property Owner: G Spring, LLC

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: K. T. Roohani

Print Name: KHUSROW ROOHANI

Subscribed and sworn before me

This 18th day of October, 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

PRJ-52063
11/27/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Deer Springs/Grand Canyon

Project Name Connor Hills **Proposed Use** _____

Assessor's Parcel #(s) 125-19-301-007 and 008 **Ward #** _____

General Plan: existing DR proposed ML **Zoning:** existing U proposed R-CL

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

Gross Acres 10.13 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER G Spring, LLC **Contact** _____

Address 9315 W. Sunset Road, Suite 100 **Phone:** _____ **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89148

E-mail Address _____

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 South Dean Martin Drive, Suite 308 **Phone:** (702) 617-8422 **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89139

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

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

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

E-mail Address cpeltier@shg-inc.com

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

Property Owner Signature* _____

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

Print Name KHUSROW ROOHANI

Subscribed and sworn before me

This 18TH day of October, 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 #	TMP-52119
Meeting Date:	01/14/14 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-52063 11/27/13

Revised 10/27/08

DEPARTMENT OF PLANNING

DATE:

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

RE: **PROJECT NAME** Connor Hills
Tentative Map Election to Follow Alternative Procedure and Consent to Extension of Time Limit

To whom it may concern:

Richmond American Homes (Subdivider) hereby elects to follow the alternative procedure for tentative map processing set forth in LVMC 19.16.050(C)(4). In so doing, Subdivider acknowledges that this election and the City's acceptance of a tentative map application as complete shall be deemed to constitute the mutual consent of the City and Subdivider to extend the time limits set forth in NRS 278.350 for the City to act and report on a tentative map. Subdivider also acknowledges that final action on the map may not occur until final action has been taken on any related zoning application, site development plan review, or both. Subdivider has elected the alternative procedure to facilitate the ability of the tentative map to be heard concurrently with any and all associated land use entitlements.

If any question or concerns arise from this request please contact Brian Walsh at (702)-481-4689. Thank you.

Sincerely,

(Signature)

Brian P. Walsh
(Print)

JULIE I. EVERHART
Notary Public State of Nevada
No. 98-1185-1
My appt. exp. May 2, 2014

Subscribed and sworn before me

This 22nd day of November, 2013.

Brian P. Walsh, V.P. of Land

Notary Public in and for said County and State

PRJ-52063
11/27/13

TMP-52119

City of Las Vegas Agenda Item No.: **20.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 14, 2014

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

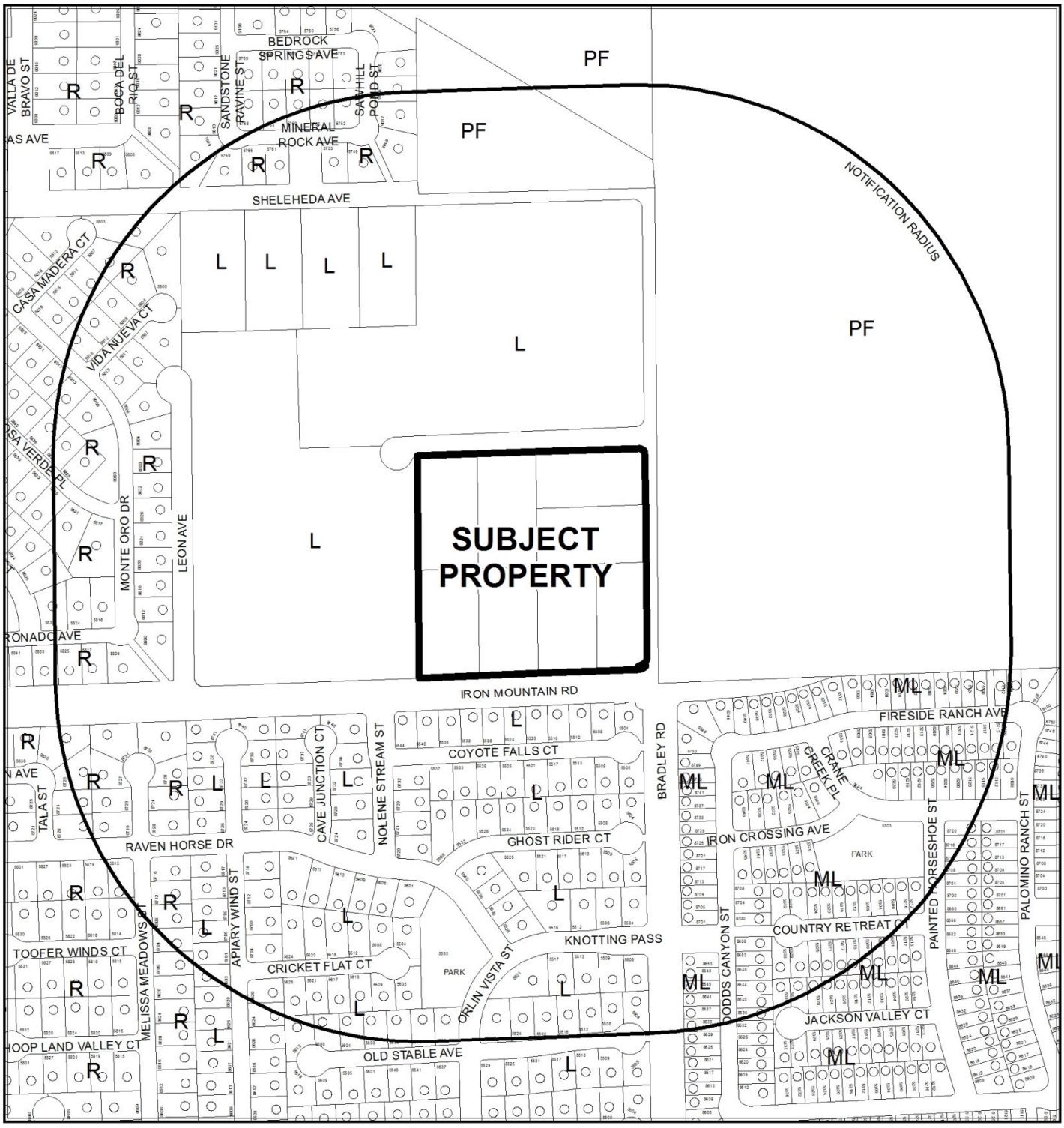
SUBJECT:
GPA-52122 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: VERLAINE, LLC - For possible action on a request for a General Plan Amendment FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 8.70 acres at the northwest corner of Iron Mountain Road and Bradley Road (APNs 125-01-402-009 thru 016), Ward 6 (Ross) [PRJ-52087].

C.C.: 02/19/2014

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 and Aerial Maps
2. Conditions and Staff Report - GPA-52122, ZON-52123, VAR-52124, VAC-52125 and TMP-52127
3. Supporting Documentation - GPA-52122, ZON-52123, VAR-52124, VAC-52125 and TMP-52127
4. Photos - GPA-52122, ZON-52123, VAR-52124, VAC-52125 and TMP-52127
5. Justification Letter - GPA-52122, ZON-52123, VAR-52124, VAC-52125 and TMP-52127



0 300 600 Feet

CASE: **GPA-52122 (PRJ-52087)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: DR (DESERT RURAL DENSITY RESIDENTIAL)

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

N



0 300 600 Feet

CASE: **GPA-52122 (PRJ-52087)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: DR (DESERT RURAL DENSITY RESIDENTIAL)

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-52122 APN: 125-01-402-009 thru 016

Name of Property Owner: VERLAINE L L C

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Cheng Wei

Print Name: CHENG WEI

Subscribed and sworn before me

This 5th day of Nov., 2013

_____

Notary Public in and for said County and State

NORMA URRABAZO
Notary Public, State of Nevada
Appointment No. 03-80746-1
My Appt. Expires Feb. 16, 2015

PRJ-52087
11/27/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) Iron Mountain Road/Bradley

Project Name Granite Falls 2 **Proposed Use** _____

Assessor's Parcel #(s) 125-01-402-009 thru 016 **Ward #** _____

General Plan: existing PF proposed L **Zoning:** existing RE proposed R-1

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

Gross Acres 4.42 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Verlaine, LLC **Contact** _____

Address 3425 Cliff Shadows Parkway # 150 **Phone:** _____ **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89129

E-mail Address _____

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 S. Dean Martin Drive, Suite 308 **Phone:** (702) 617-8400 **Fax:** _____

City Las Vegas **State** Nevada **Zip** _____

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

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

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

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* Cheng Wei

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

Print Name CHENG WEI

Subscribed and sworn before me

This 5th day of Nov, 2013.

Notary Public in and for said County and State

NORMA URRABAZO
Notary Public, State of Nevada
Appointment No. 03-80746-1
My Appt. Expires Feb. 16, 2015

Revised 10/27/08

FOR DEPARTMENT USE ONLY

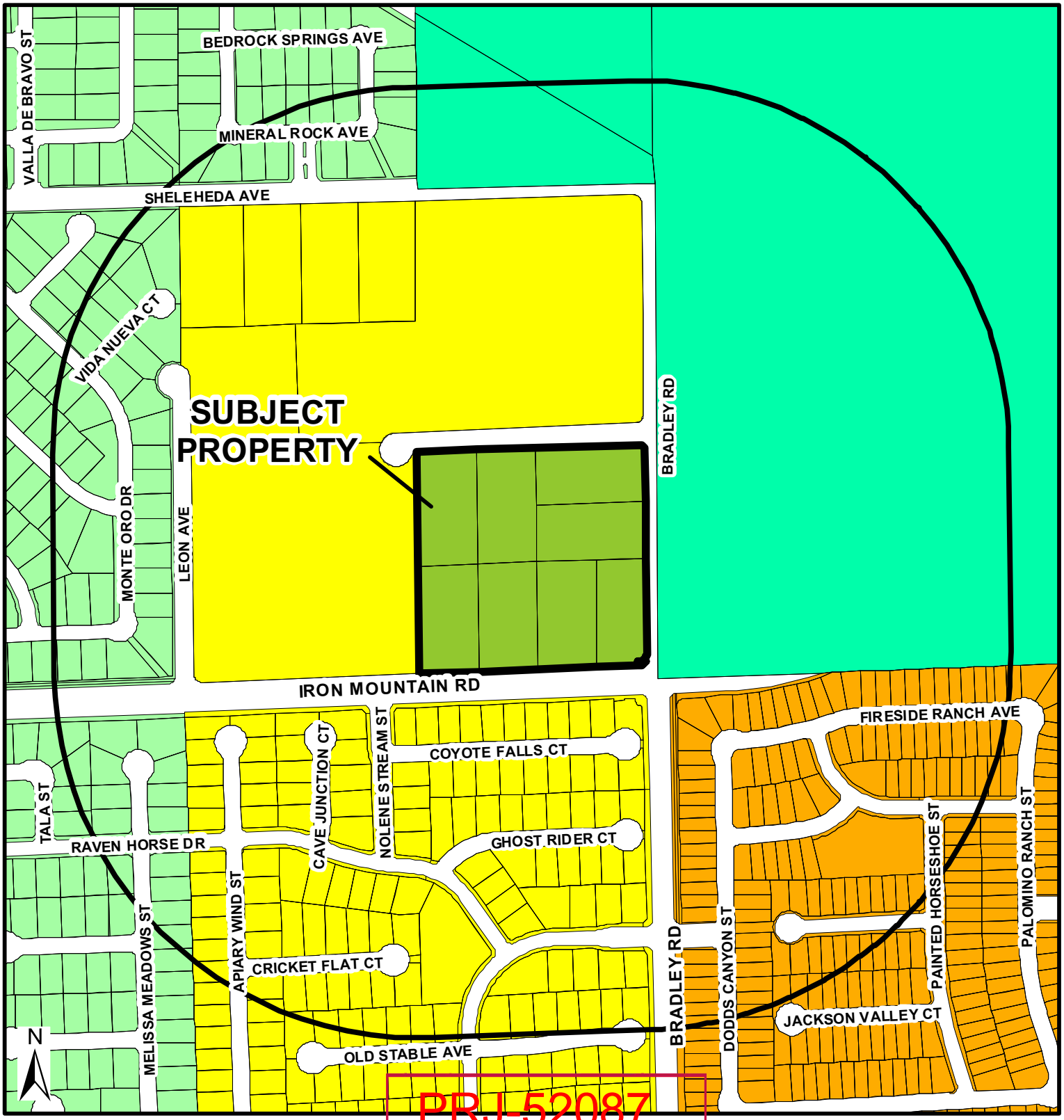
Case #	GPA-52122
Meeting Date:	01/14/14 PC
Total Fee:	
Date Received:*	
Received By:	

*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-52087
11/27/13

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

GPA-52122 (PRJ-52087)



PRJ-52087
12/03/13

Zoning

- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residential Estates
- R-D - Single-Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- 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-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/ Manufactured Home Park
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

FROM DR TO L

GPA-52122

Subject Property

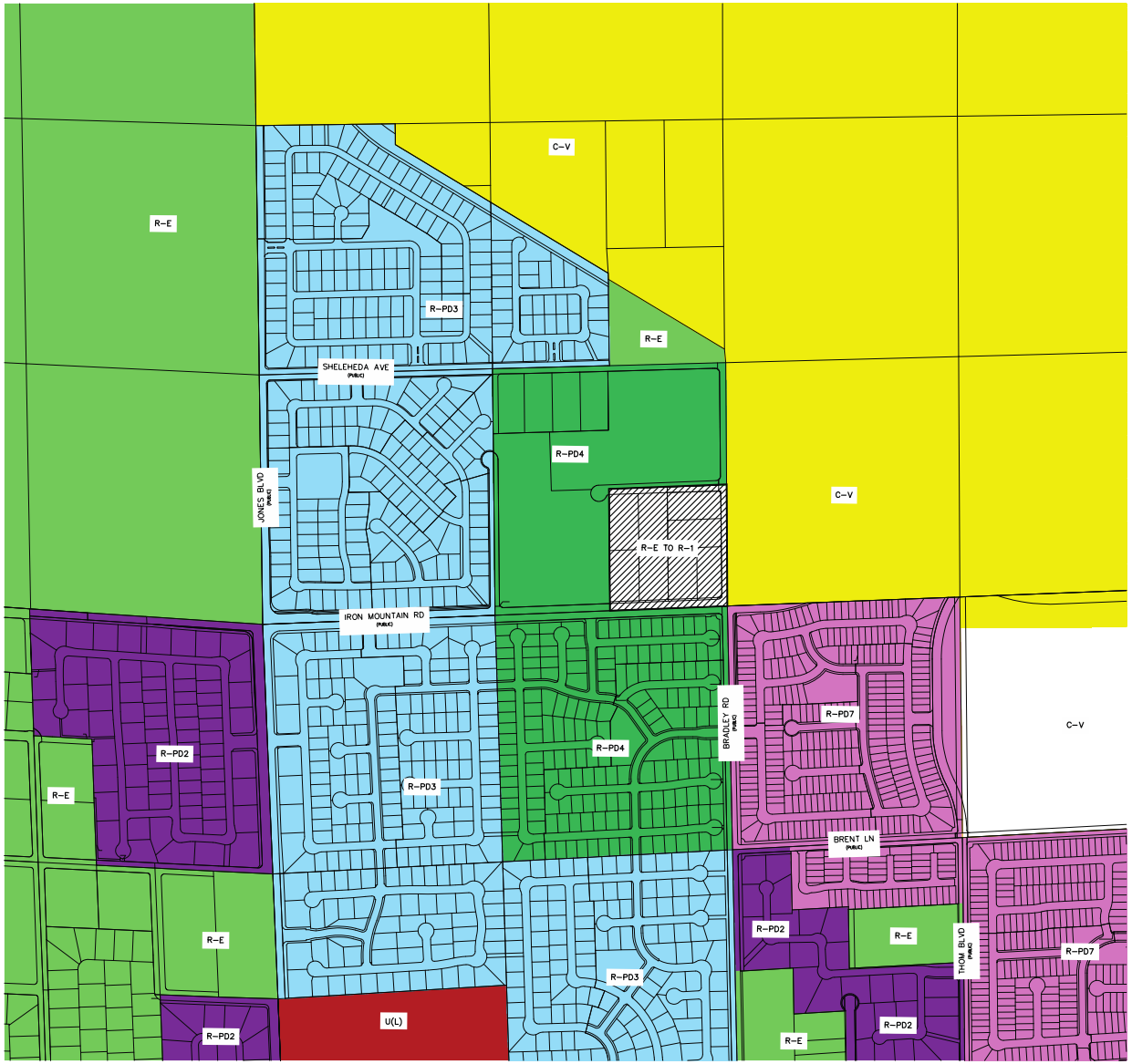
1000ft Buffer

City Limits

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Monday, December 02, 2013



N

0 300 600
SCALE - 1"=300' FEET

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8740 S. ARVILLE STREET #D14, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

RICHMOND AMERICAN HOMES

GRANITE FALLS 2 - SOUTH
ZONING PLAN

DATE:	11/20/13
DRAFTER:	EML
DESIGNER:	ARP
CHECKED:	TJS
PROJECT NO.	RAH1322

EX-1
SHEET 1 OF 1

J:\rah1322 granite falls 2\dwg\entitlements\131120 rah1322 zoning plan - south.dwg 11/20/2013 7:08 AM Emily Luckhaupt

GPA-52122, ZON-52123, WVR-52171, VAC-52125, TMP-52127

RICHMOND AMERICAN HOMES

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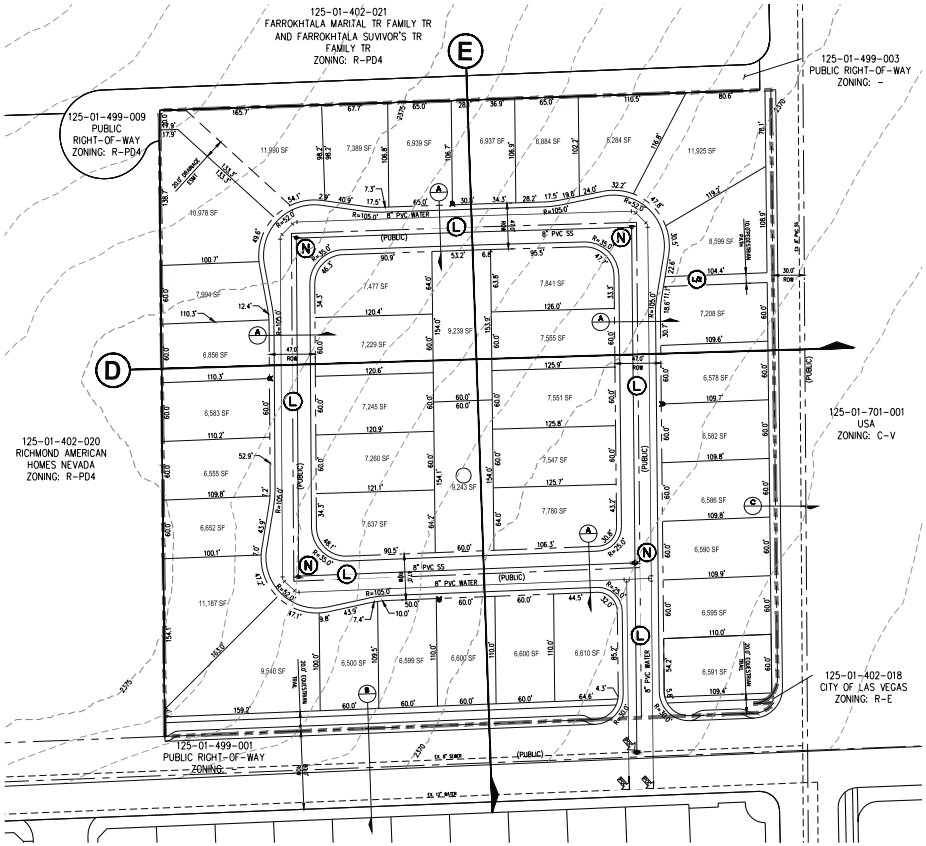
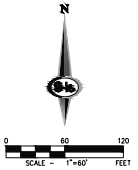
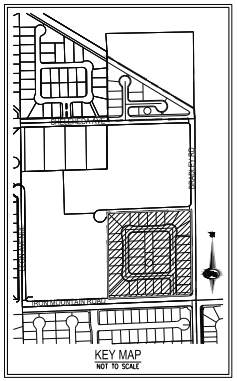


APN 125-01-402-009 THRU 016





OWNER

APN: 125-01-402-009 THRU 016
NEVLANE LLC
3425 CLIFF SHADOWS PKWY
LAS VEGAS, NV 89129

DEVELOPER

RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR.
SUITE 308
LAS VEGAS, NV 89139
PH (702) 617-8400
FX (702) 348-5964

ENGINEER

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

PROJECT INFORMATION

EXISTING ZONING:	R-E
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	9.18 AC
ACREAGE (NET):	6.97 AC
TOTAL DWELLING UNITS:	40
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	6,500 SQFT
MAX LOT SQFT	11,925 SQFT
DENSITY (NET ACREAGE):	4.36 DU/AC
MAX. LOT COVERAGE:	50%

CONNECTIVITY

(N) NODES = 4

(L) LINKS = 5

(LB) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 0.5

MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 5.5/4
CONNECTIVITY INDEX = 1.37

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS

40 UNITS X 250 GPD/UNITS = 10,000 GPD
TOTAL AVERAGE CONTRIBUTION = 10,000 GPD = 0.010 MGD
TOTAL PEAK FLOW = 0.010 MGD X 4.07 (PEAK FACTOR)
= 0.0407 MGD

UTILITY SERVICES BY

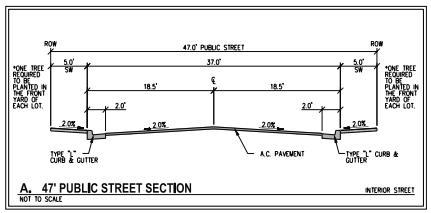
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

LEGAL DESCRIPTION

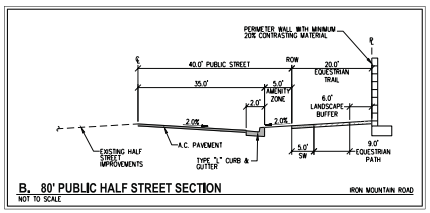
PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M.

LEGEND

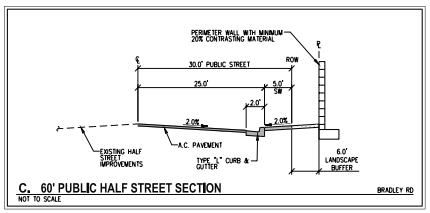
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION
NOT TO SCALE
INTERIOR STREET



B. 80' PUBLIC HALF STREET SECTION
NOT TO SCALE
IRON MOUNTAIN ROAD



C. 60' PUBLIC HALF STREET SECTION
NOT TO SCALE
BRADLEY RD

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

RICHMOND AMERICAN HOMES

GRANITE FALLS 2

TENTATIVE MAP

DATE: 11/19/13
DRAFTER: EML
DESIGNER: ARP
CHECKED: TJS
PROJECT NO.
RAH1322

TM-1
SHEET 1 OF 2

GPA-52122 ZON-52123 WVR-52171 VAC-52125 TMP-52127

J:\rah1322 granite falls 2\dwg\entitlements\13127 rah1322 tm - depict.dwg, 11/27/2013 12:13 PM, Isaac Gorman

PLANT SCHEDULE IRON MOUNTAIN

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT
	19	Acacia stenophylla	Shoestring Acacia	24"box
	10	Robinia ambigua "Purple Robe"	Purple Robe Locust	24"box
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**
	3	Cassia nemophila	Senna	5 gal
	36	Hesperaloe parviflora	Red Yucca	5 gal
	15	Lantana montevidensis "Purple"	Trailing Lantana	5 gal
	38	Leucophyllum frutescens "Green Cloud" TM	Green Cloud Texas Ranger	5 gal
	25	Xylosma congestum	Shiny Xylosma	5 gal

LEGEND NOTES - IRON MOUNTAIN ROAD

3/4" Vista Gold Rock @ 2" depth (100 tons)	12100 sf
1x2, 2x2, 2x3 Boulders (Bury 1/3)	33 ea

Irrigation System: Automatic Drip system utilizing Rainbird components POC / clock location to be determined.

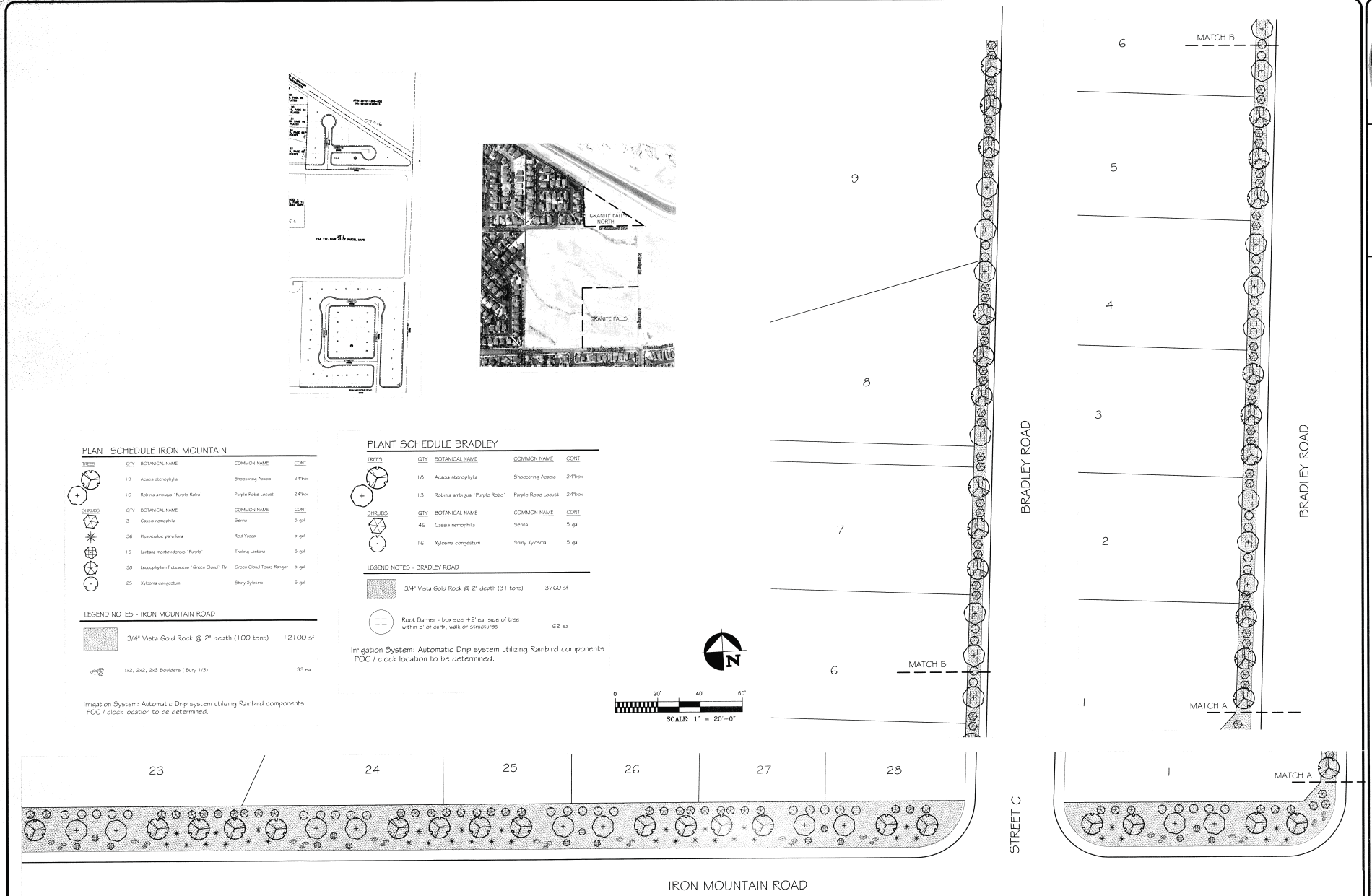
PLANT SCHEDULE BRADLEY

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT
	18	Acacia stenophylla	Shoestring Acacia	24"box
	13	Robinia ambigua "Purple Robe"	Purple Robe Locust	24"box
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**
	46	Cassia nemophila	Senna	5 gal
	16	Xylosma congestum	Shiny Xylosma	5 gal

LEGEND NOTES - BRADLEY ROAD

3/4" Vista Gold Rock @ 2" depth (31 tons)	3760 sf
Root Barrier - box size +2' ea. side of tree within 5' of curb, walk or structures	62 ea

Irrigation System: Automatic Drip system utilizing Rainbird components POC / clock location to be determined.



Alpha Landscapes, LLC
4270 W. PATRICK LANE
LAS VEGAS, NV 89118
PH: (702) 214-8000 * FAX: (702) 2145-8001

Copyright 2012 ALS *www.AlphaLandscapesLV.com

REVISIONS:

PROJECT: GRANITE FALLS COMMON LOTS

CLIENT: RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DRIVE
LAS VEGAS, NV 89139

SHEET TITLE: STREETSCAPE Preliminary

PROJECT NO.:

DRAWN BY: CK

CHECKED BY: CHK PRINCIPAL LEAD

DATE: 11-26-13

L1.01

SHEET OF SHEETS

CERTIFIED TRADE CONTRACTOR

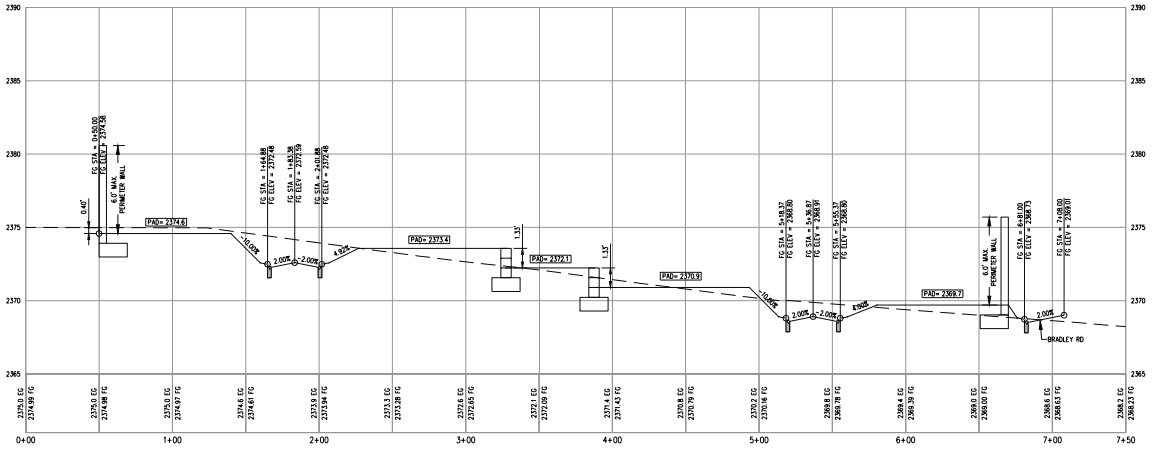
This contractor has been certified as complying with a quality system based on the National Housing Quality Quality Assurance System for Trade Contractors. Through periodic reviews by the NAHB Research Center, Inc. This certification is not a representation, warranty or guarantee of contractor performance. For warranty orders, contact the contractor.

Call Dig 1-800-227-2600

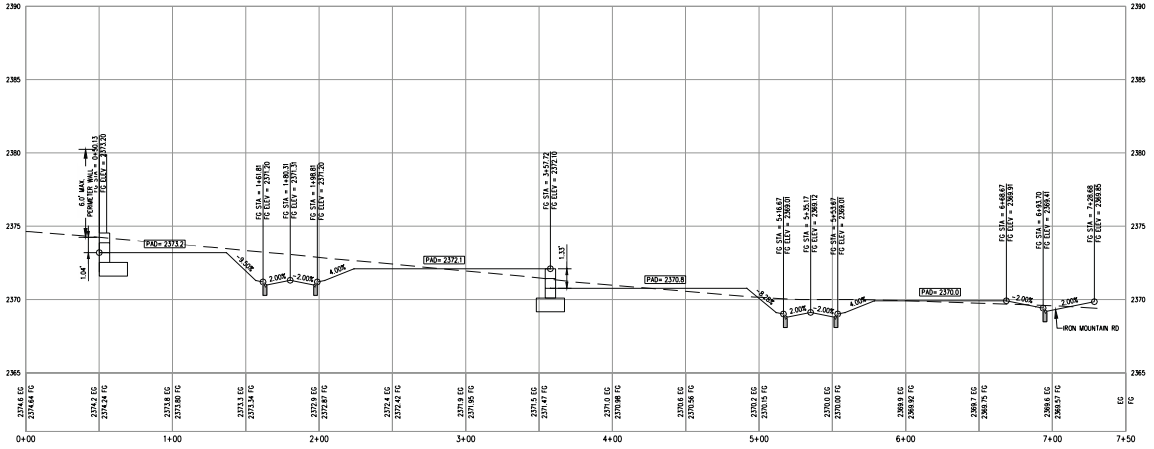
1-702-593-6111

GPA-52122, ZON-52123, WVR-52171, VAC-52125
TMP-52127

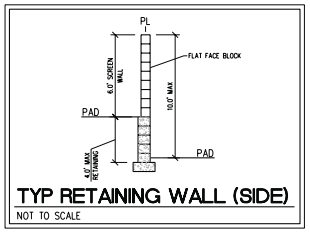
D. SOUTH E-W PROFILE

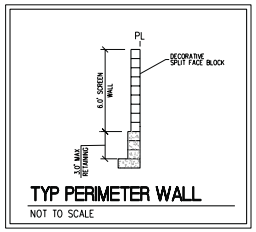


E. SOUTH N-S PROFILE



APN 125-01-402-009 THRU 016





RICHMOND AMERICAN HOMES

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

RICHMOND AMERICAN HOMES

GRANITE FALLS 2

TENTATIVE MAP - PROFILES

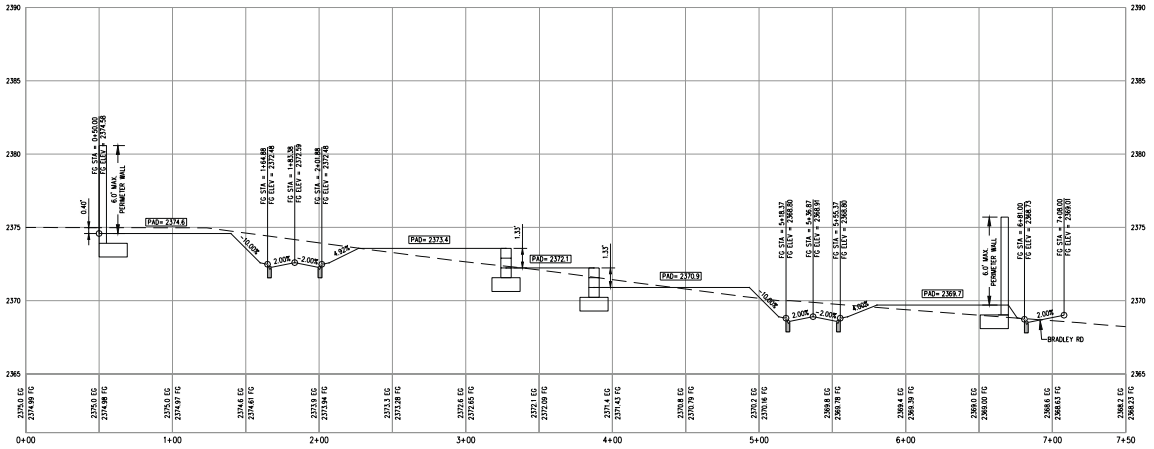
DATE: 11/19/13
DRAFTER: IG
DESIGNER: ARP
CHECKED: TJS
PROJECT NO.
RAH1322

TM-2
SHEET 2 OF 2

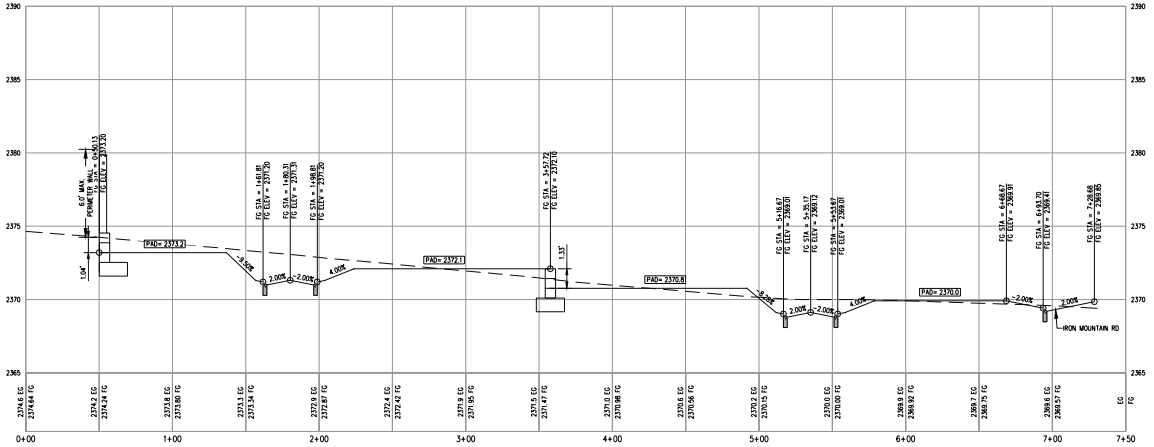
GPA-52122, ZON-52123, WVR-52171, VAC-52125, TMP-52127

J:\rah1322 granite falls 2\dwg\entitlements\131127 rah1322 tm - south.dwg 11/27/2013 12:13 PM isaac.Gutman

D. SOUTH E-W PROFILE

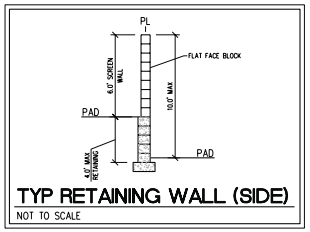


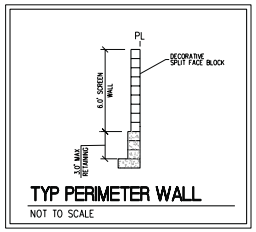
E. SOUTH N-S PROFILE



RICHMOND AMERICAN HOMES

APN 125-01-402-009 THRU 016





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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

RICHMOND AMERICAN HOMES

GRANITE FALLS 2

TENTATIVE MAP - PROFILES

DATE: 11/19/13
DRAFTER: IG
DESIGNER: ARP
CHECKED: TJS
PROJECT NO.
RAH1322

TM-2
SHEET 2 OF 2

GPA-52122 ZON-52123 WVR-52171 VAC-52125
TMP-52127

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RICHMOND AMERICAN HOMES

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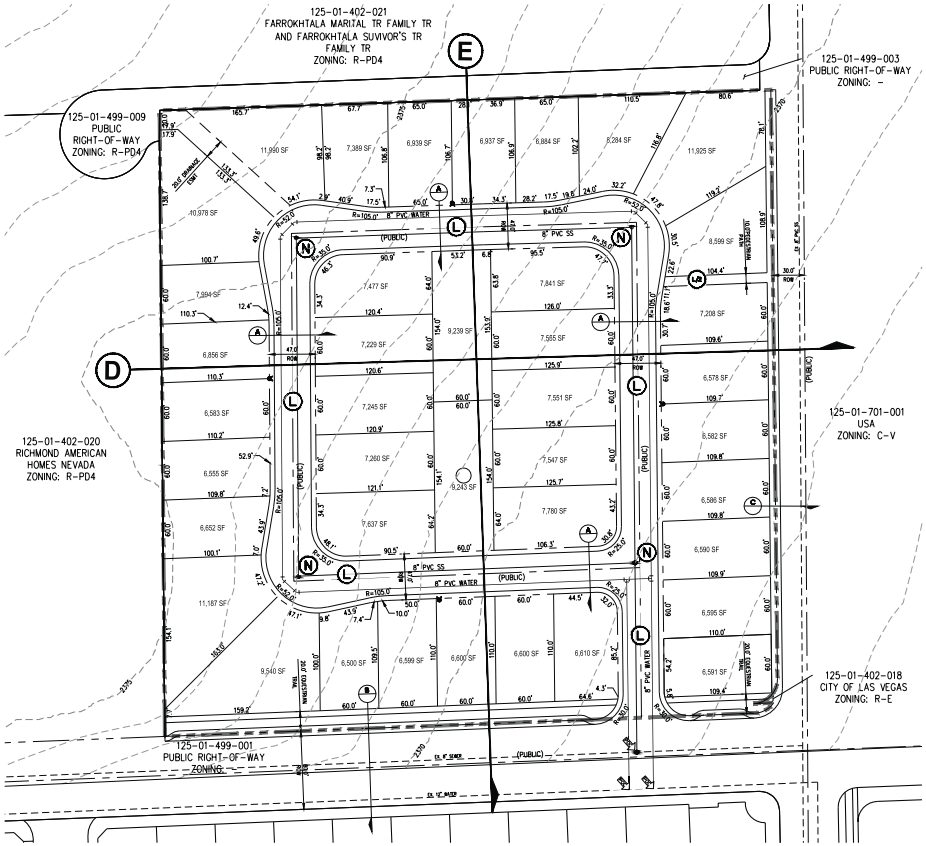
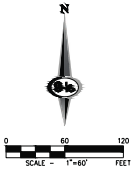
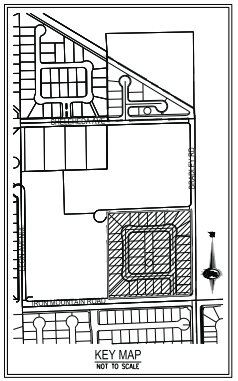


APN 125-01-402-009 THRU 016





OWNER

APN: 125-01-402-009 THRU 016
NEVLANE LLC
3425 CLIFF SHADOWS PKWY
LAS VEGAS, NV 89129

DEVELOPER

RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR.
SUITE 308
LAS VEGAS, NV 89139
PH (702) 617-8400
FX (702) 348-5964

ENGINEER

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

PROJECT INFORMATION

EXISTING ZONING:	R-E
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	9.18 AC
ACREAGE (NET):	6.97 AC
TOTAL DWELLING UNITS:	40
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	6,500 SQFT
MAX LOT SQFT	11,925 SQFT
DENSITY (NET ACREAGE):	4.36 DU/AC
MAX. LOT COVERAGE:	50%

CONNECTIVITY

(N) NODES = 4

(L) LINKS = 5

(LB) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 0.5

MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 5.5/4
CONNECTIVITY INDEX = 1.37

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS

40 UNITS X 250 GPD/UNITS = 10,000 GPD
TOTAL AVERAGE CONTRIBUTION = 10,000 GPD = 0.010 MGD
TOTAL PEAK FLOW = 0.010 MGD X 4.07 (PEAK FACTOR)
= 0.0407 MGD

UTILITY SERVICES BY

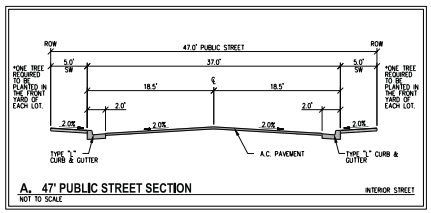
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

LEGAL DESCRIPTION

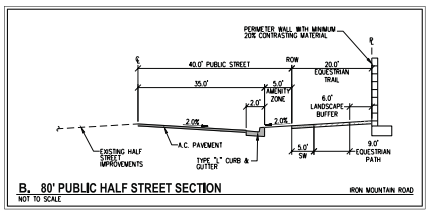
PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M.

LEGEND

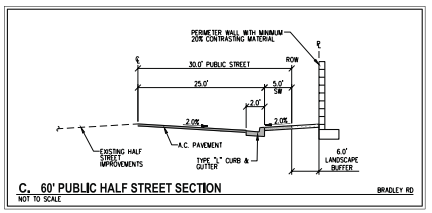
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION — INTERIOR STREET
NOT TO SCALE



B. 80' PUBLIC HALF STREET SECTION — IRON MOUNTAIN ROAD
NOT TO SCALE



C. 60' PUBLIC HALF STREET SECTION — BRADLEY RD
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

RICHMOND AMERICAN HOMES

GRANITE FALLS 2
TENTATIVE MAP

DATE: 11/19/13
DRAFTER: EML
DESIGNER: ARP
CHECKED: TJS
PROJECT NO.
RAH1322

TM-1
SHEET 1 OF 2

GPA-52122 ZON-52123 WVR-52171
VAC-52125 TMP-52127

J:\rah1322 granite falls 2\dwg\entitlements\131127 ron1322 tm - depth.dwg 11/27/2013 12:13 PM Isaac Gorman

CCSD
Real Property Management
4190 McLeod Drive, 2nd Floor
Las Vegas, NV 89121

School Development Tracking Form

http://ccsd.net/departments/real-property

Date Filed 12/05/2013 **Application Number** GPA52122, ZON52123, TMP52127 **Entity** LV

Company Name Richmond American Homes

Contact Name

Contact Mailing Address

City **State** **Zip Code**

Phone **Mobile** **Fax** **Email**

Project Name Iron Mountain & Bradley

Project Description Iron Mountain & Bradley

APN's 125-01-402-009 thru 016

Student Yield		Elementary School	Middle School	High School
Single-Family Units (1)	40	x 0.195 = 8	x 0.102 = 4	x 0.134 = 5
Multi-Family Units (2)		x 0.132 = 0	x 0.057 = 0	x 0.062 = 0
Resort Condo Units (3)				
Total		8	4	5

(1) *Single Family unit is defined as single family detached home, mobile home, and town homes.*
(2) *Multi-Family unit is defined as apartment, multiplexes, and condominiums.*
(3) *Resort Condominium units for tracking purposes only.*

** To be completed by CCSD*

Schools Serving the Area*					
Name	**Address**	**Grade**	**Capacity**	**Enrollment**	**Site Date**
K. Ward ES	5555 Horse	K-5	762	852	11/18/13
Saville MS	8101 Torrey Pines	6-8	1,646	1,517	11/18/13
Shadow Ridge HS	5050 Brent	9-12	2,609	2,518	11/18/13

CCSD Comments* K. Ward ES is over-capacity for the 2013-14 school year. No new schools are planned for the area.

☐ Approved ☐ Disapproved

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

RAH1322

November 27, 2013

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

RE: Justification Letter for a General Plan Amendment, Zone Change, Waiver, Vacation and a Tentative Map for Richmond American Homes Granite Falls 2 (9.18 gross acres; 40 lots)

Slater Hanifan Group, on behalf of the applicant, Richmond American Homes, respectfully submits this justification letter in support of a General Plan Amendment (GPA), Zone change (ZON), Waiver (WVR) Vacation (VAC) and a Tentative Map (TM) for the subject site.

The subject site located at the northwest corner of Iron Mountain Road and Bradley Road. The Assessor's Parcel Numbers are 125-01-402-009 thru 016. The parcels are approximately 9.18 gross acres combined.

The purpose of the GPA request is to revise the General Plan from *Desert Rural* (DR) which allows up to 2.49 (du/ac) to *Low Density Residential* (L) which allows up to 5.49 dwelling units per gross acre. The requested zone change would be from *Residential Estates* (R-E) to *Single Family Residential District* (R-1).

The proposed development consists of 40 single family residential lots on 9.18 acres, which results in a density of 4.35 (du/ac). The minimum lot dimensions would be 60' x 110' or 6,500 square feet.

The proposed General Plan Amendment will keep the eight parcels as a residential use which they are currently, but just at a slightly higher density. The requested GPA to Low Density Residential requires the proposed development to maintain a density range that is not overbearing to the RPD-4 development across the street. With a proposed density of 4.35 (du/ac) the property is only slightly higher than the neighboring R Land Use to the west.

The proposed zoning of R-1 and minimum lot size of 60'x110' is compatible with other existing single family residential subdivisions in the area, especially the communities within the R-PD nearby. The zoning of the parcel to the west on Iron Mountain Rd has also been changed to R-1.

The requested Waiver is to allow a reduced offset from Bradley Road to the entrance to the proposed subdivision. The code requires a centerline to centerline offset of 220-ft. This project

GPA-52122, ZON-52123,
WVR-52171, VAC-52125, TMP-52127
REVISED

DR-52087
12/05/13

proposes an offset of 161-ft. The proposed entrance location works well with flood control and sanitary sewer since it is the low point of the site. The offset is still a respectable distance away from Bradley Road providing sufficient site visibility.

The Vacation request is to vacate and abandon all of Honey Creek Avenue. It is potentially a road to nowhere. If Honey Creek Avenue is vacated APN 125-01-402-021 has access from Sheleheda Avenue and Bradley Road. The vacation request also includes a 10-ft CLV perpetual easement along Bradley that is not needed for the dedication and construction of Bradley Road. Additionally an easement described as a "Clark County Treasurer Trustee Deed" will be vacated to tie into the proposed right-of-way dedication.

The Tentative Map identifies a 40 lot R-1 single family detached subdivision. The TM identifies utility connections and cross sections as required by the CLV.

This project will come as a benefit to the surrounding community as it proposes to improve the adjacent public streets, Iron Mountain Rd and Bradley Rd, to City of Las Vegas standards. With the proposed improvements to the adjacent roadways, this area can support the additional traffic counts that the 40 proposed lots would bring.

The Las Vegas Valley Water District has existing facilities adjacent to the site which have capacity to serve the proposed development. The City of Las Vegas has sewer facilities in the area with available capacity to serve the proposed development.

In Summary, the proposed general plan amendment keeps the property as a residential use and the proposed zoning is compatible with surrounding developments.

Thank you for considering these application requests. Please contact me at (702) 284-5300 if you have any questions regarding these applications.

Sincerely,

Slater Hanifan Group, Inc.

Angela Pinley

Angela Pinley, P.E.
Project Engineer

Cc: Brian Walsh, Richmond American Homes
Todd Steadham, Slater Hanifan Group
Chelsea Peltier, Slater Hanifan Group

GPA-52122, ZON-52123,
WVR-52171, VAC-52125,
TMP-52127 REVISED

PR-52087
12/05/13

City of Las Vegas Agenda Item No.: **21.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 14, 2014

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

SUBJECT:
ZON-52123 - REZONING RELATED TO GPA-52122 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: VERLAINE, LLC - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 8.70 acres at the northwest corner of Iron Mountain Road and Bradley Road (APNs 125-01-402-009 thru 016), Ward 6 (Ross) [PRJ-52087].

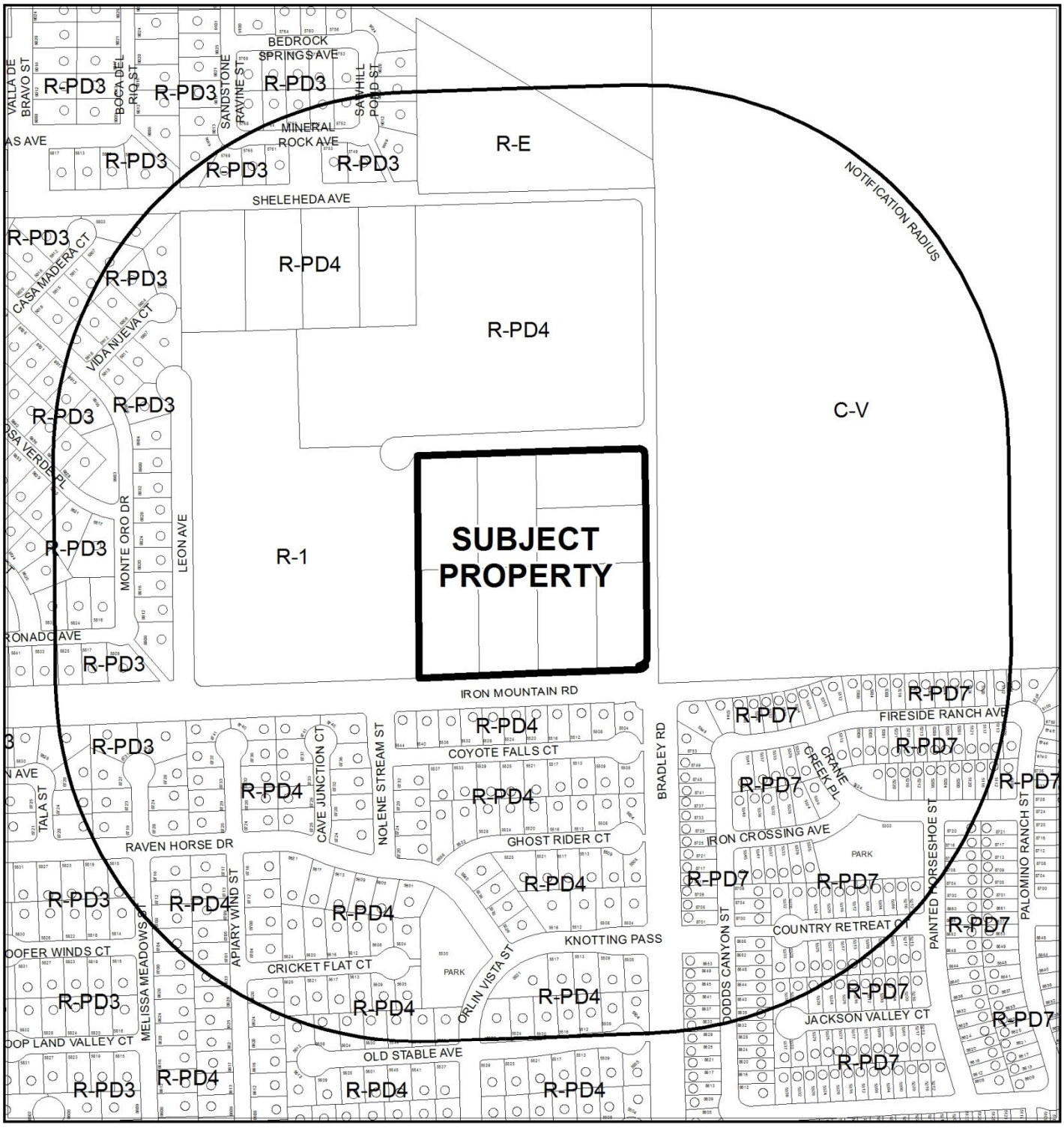
C.C.: 02/19/2014

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. Consolidated Backup
2. Location and Aerial Maps - ZON-52123, VAR-52124 and TMP-52127
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-52123, WVR-52171 AND TMP-52127 (PRJ-52087)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)



CASE: **ZON-52123, WVR-52171 AND TMP-52127 (PRJ-52087)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-52123 APN: 125-01-402-009 thru 016

Name of Property Owner: VERLAINE L L C

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Cheng Wei

Print Name: CHENG WEI

Subscribed and sworn before me

This 5th day of Nov., 2013

_____

Notary Public in and for said County and State

NORMA URRABAZO
Notary Public, State of Nevada
Appointment No. 03-80746-1
My Appt. Expires Feb. 16, 2015

PRJ-52087
11/27/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Zone Change

Project Address (Location) Iron Mountain Road/Bradley

Project Name Granite Falls 2 **Proposed Use** _____

Assessor's Parcel #(s) 125-01-402-009 thru 016 **Ward #** _____

General Plan: existing PF proposed L **Zoning:** existing RE proposed R-1

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

Gross Acres 4.42 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Verlaine, LLC **Contact** _____

Address 3425 Cliff Shadows Parkway # 150 **Phone:** _____ **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89129

E-mail Address _____

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 S. Dean Martin Drive, Suite 308 **Phone:** (702) 617-8400 **Fax:** _____

City Las Vegas **State** Nevada **Zip** _____

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

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

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

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* Cheng Wei

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

Print Name CHENG WEI

Subscribed and sworn before me

This 5th day of Nov., 2013.

_____

Notary Public in and for said County and State

NORMA URRABAZO
Notary Public, State of Nevada
Appointment No. 03-80746-1
My Appt. Expires Feb. 16, 2015

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	ZON-52123
Meeting Date:	01/14/14 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-52087
11/27/13

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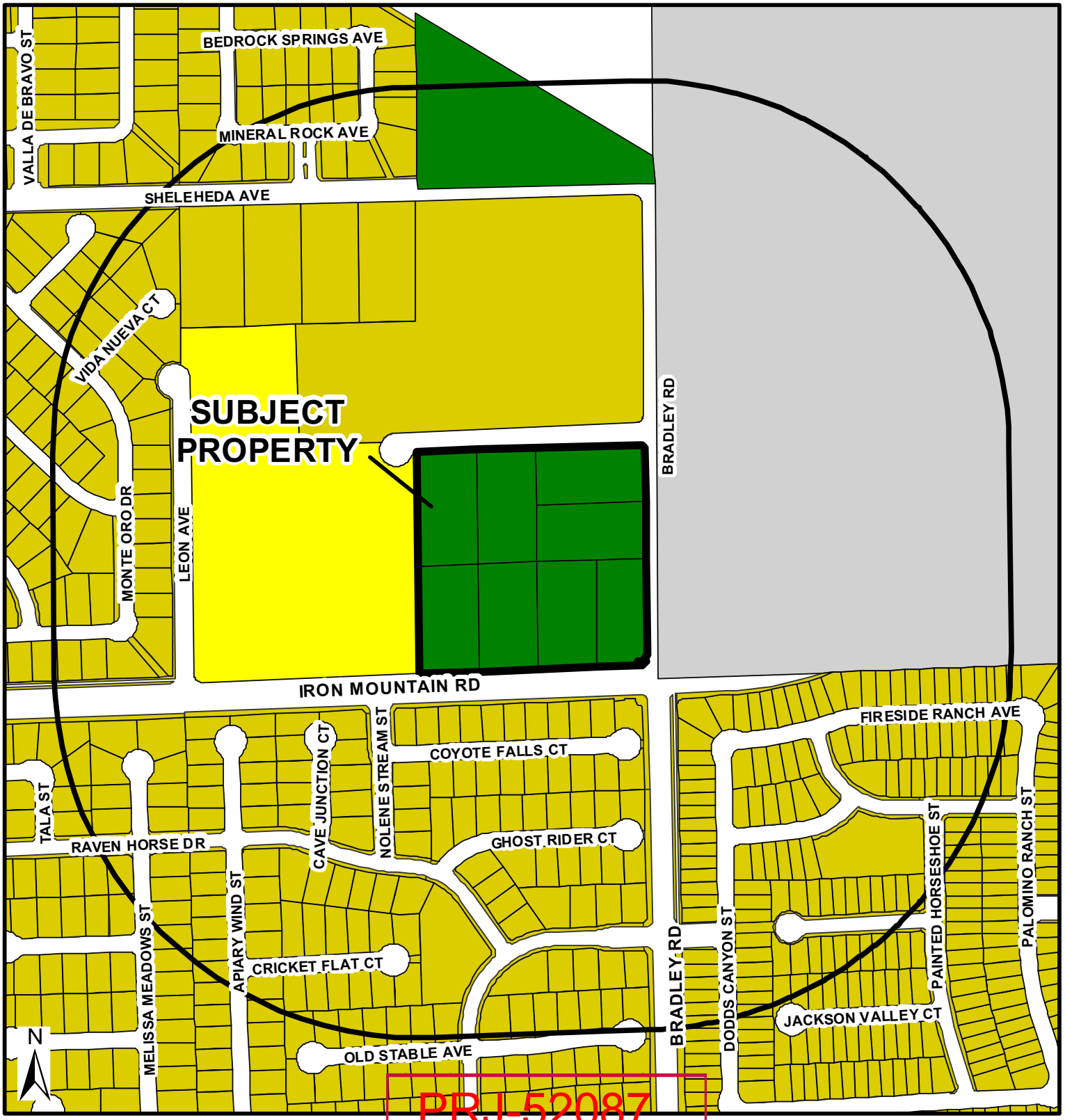
ZON-52123 (PRJ-52087)



PRJ-52087
12/03/13

Zoning

- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residential Estates
- R-D - Single-Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- 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-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/ Manufactured Home Park
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

FROM R-E TO R-1

ZON-52123

- Subject Property
- 1000ft Buffer
- City Limits

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Monday, December 02, 2013

City of Las Vegas Agenda Item No.: **22.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 14, 2014

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

SUBJECT:
WVR-52171 - WAIVER RELATED TO GPA-52122 AND ZON-52123 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: VERLAINE, LLC - For possible action on a request for a WAIVER TO ALLOW AN INTERSECTION TO BE OFFSET 150 FEET WHERE THE MINIMUM OFFSET ALLOWED IS 220 FEET on 8.70 acres at the northwest corner of Iron Mountain Road and Bradley Road (APNs 125-01-402-009 thru 016), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Ross) [PRJ-52087].

C.C.: 02/19/2014

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. 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-52171 APN: 125-01-402-009 thru 016

Name of Property Owner: VERLAINE L L C

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Cheng Wei

Print Name: CHENG WEI

Subscribed and sworn before me

This 5th day of Nov, 2013

Notary Public in and for said County and State

NORMA URRABAZO
Notary Public, State of Nevada
Appointment No. 03-80746-1
My Appt. Expires Feb. 16, 2015

PRJ-52087
11/27/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Waiver

Project Address (Location) Iron Mountain Road/Bradley

Project Name Granite Falls 2 **Proposed Use**

Assessor's Parcel #(s) 125-01-402-009 thru 016 **Ward #**

General Plan: existing PF proposed L **Zoning:** existing RE proposed R-1

Commercial Square Footage **Floor Area Ratio**

Gross Acres 4.42 **Lots/Units** **Density**

Additional Information

PROPERTY OWNER Verlaine, LLC **Contact**

Address 3425 Cliff Shadows Parkway # 150 **Phone:** **Fax:**

City Las Vegas **State** Nevada **Zip** 89129

E-mail Address

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 S. Dean Martin Drive, Suite 308 **Phone:** (702) 617-8400 **Fax:**

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

E-mail Address

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

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

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

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* Cheng Wei

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

Print Name CHENG WEI

Subscribed and sworn before me

This 5th day of Nov, 20 13.

Notary Public in and for said County and State

NORMA URRABAZO
Notary Public, State of Nevada
Appointment No. 03-80746-1
My Appt. Expires Feb. 16, 2015

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	WVR-52171
Meeting Date:	01/14/14 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-52087
12/05/13

City of Las Vegas Agenda Item No.: **23.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 14, 2014

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

SUBJECT:
VAC-52125 - VACATION RELATED TO GPA-52122, ZON-52123 AND WVR-52171 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: VERLAINE, LLC - For possible action on a request for a Petition to Vacate a 10-foot wide portion along the west side of Bradley Road and U.S. Government Patent Easement and all of Honeycreek Avenue generally located at the northwest corner of Iron Mountain Road and Bradley Road (APNs 125-01-402-011, 012, and 016), Ward 6 (Ross) [PRJ-52087].

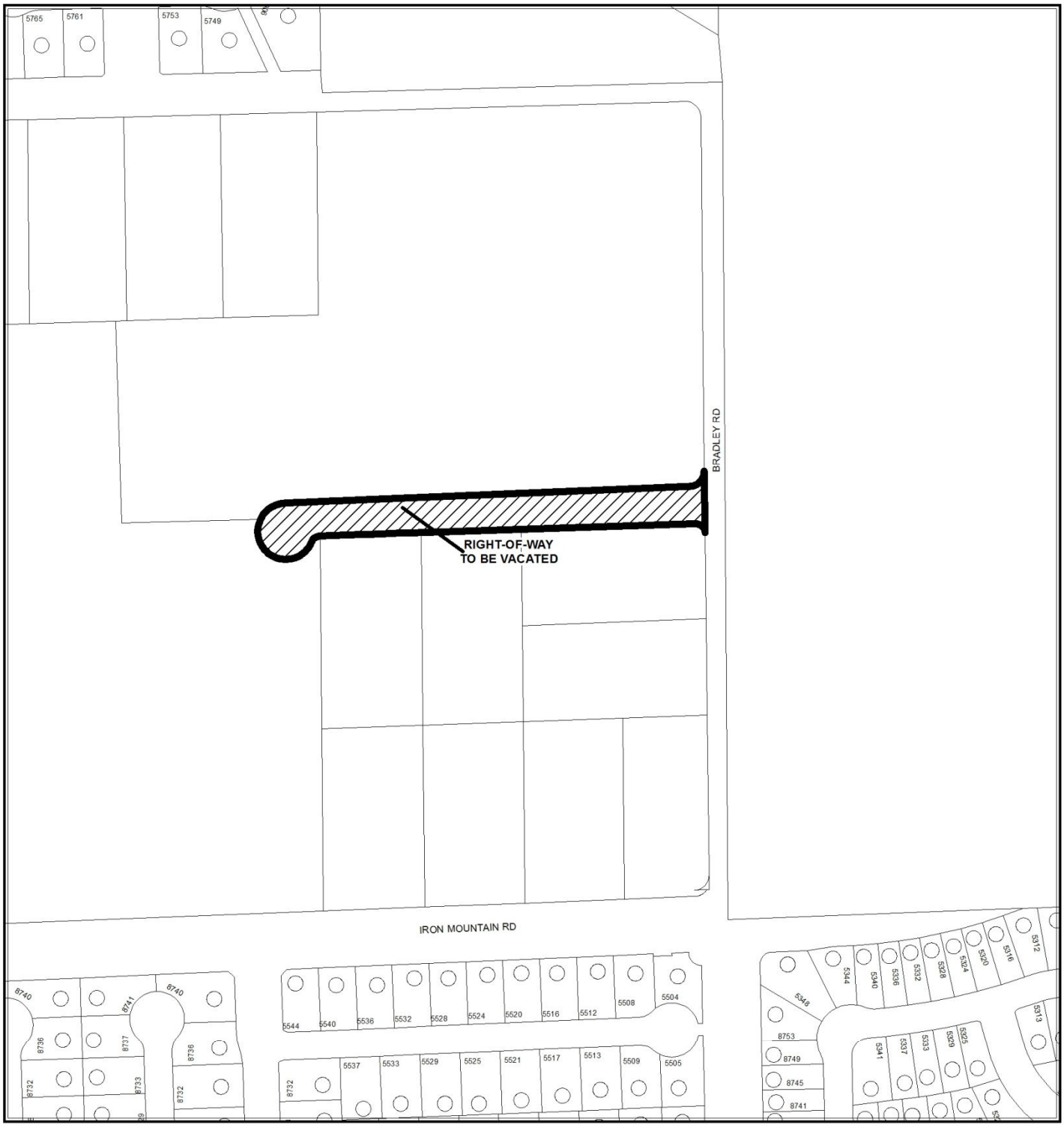
C.C.: 02/19/2014

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. 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-52125 (PRJ-52087)



CASE: VAC-52125 (PRJ-52087)

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-52125 APN: 125-01-402-009 thru 016

Name of Property Owner: VERLAINE L L C

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Cheng Wei

Print Name: CHENG WEI

Subscribed and sworn before me

This 5th day of Nov, 2013

Notary Public in and for said County and State

NORMA URRABAZO
Notary Public, State of Nevada
Appointment No. 03-80746-1
My Appt. Expires Feb. 16, 2015

PRJ-52087
11/27/13

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-52125 APN: 125-01-402-009 thru 016

Name of Property Owner: VERLAINE L L C

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Cheng Wei

Print Name: CHENG WEI

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NORMA URRABAZO
Notary Public, State of Nevada
Appointment No. 03-80746-1
My Appt. Expires Feb. 16, 2015

PRJ-52087
11/27/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Vacation

Project Address (Location) Iron Mountain Road/Bradley

Project Name Granite Falls 2 **Proposed Use** _____

Assessor's Parcel #(s) 125-01-402-009 thru 016 **Ward #** _____

General Plan: existing PF proposed L **Zoning:** existing RE proposed R-1

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

Gross Acres 4.42 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Verlaine, LLC **Contact** _____

Address 3425 Cliff Shadows Parkway # 150 **Phone:** _____ **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89129

E-mail Address _____

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 S. Dean Martin Drive, Suite 308 **Phone:** (702) 617-8400 **Fax:** _____

City Las Vegas **State** Nevada **Zip** _____

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

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

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

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* Cheng Wei

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Print Name CHENG WEI

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NORMA URRABAZO
Notary Public, State of Nevada
Appointment No. 03-80746-1
My Appt. Expires Feb. 16, 2015

Revised 10/27/08

FOR DEPARTMENT USE ONLY

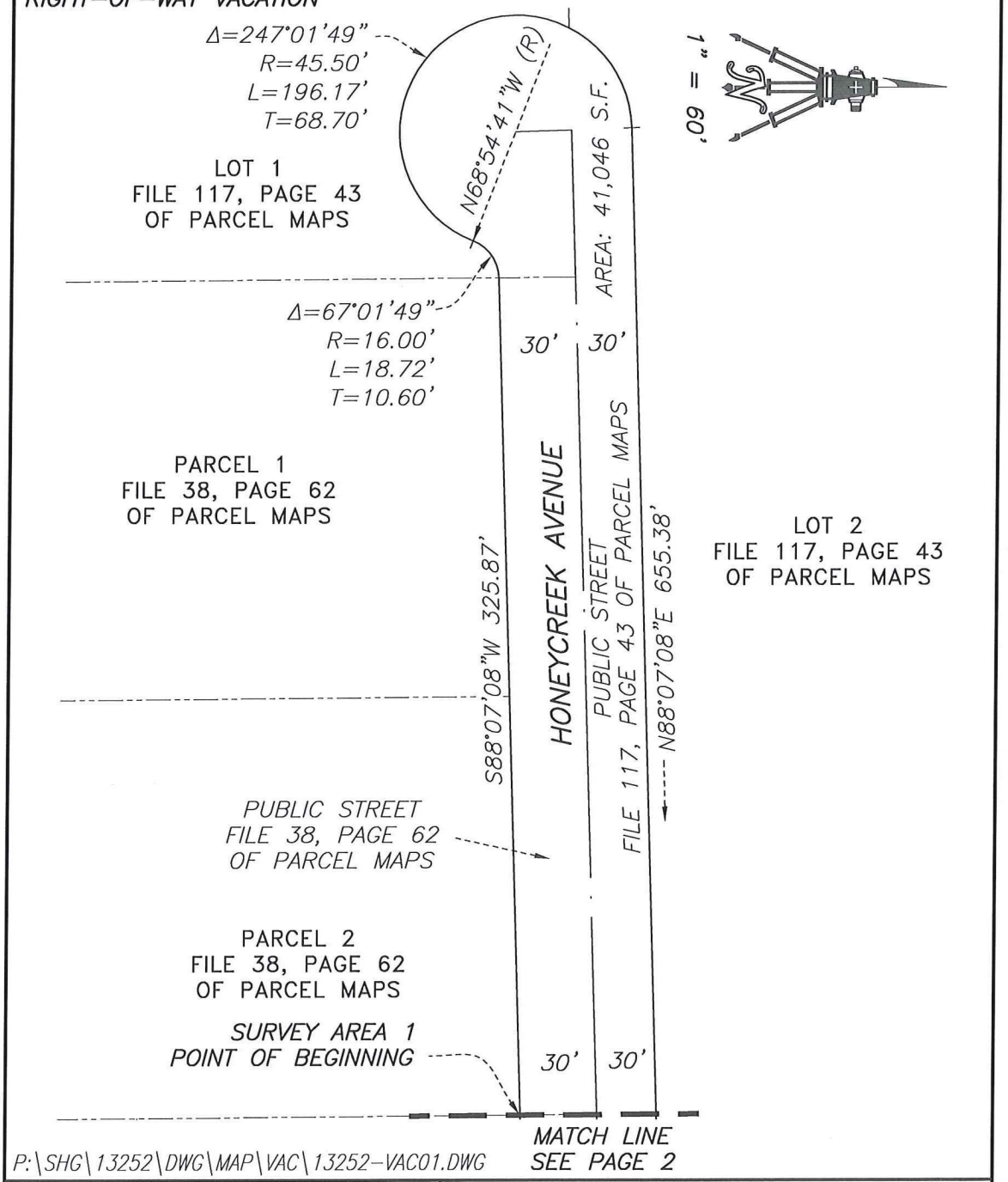
Case #	VAC-52125
Meeting Date:	01/14/14 PC
Total Fee:	
Date Received:*	
Received By:	

*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-52087
11/27/13

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

APN:125-01-499-003, 004, 009, 125-01-402-017 & 018
RIGHT-OF-WAY VACATION



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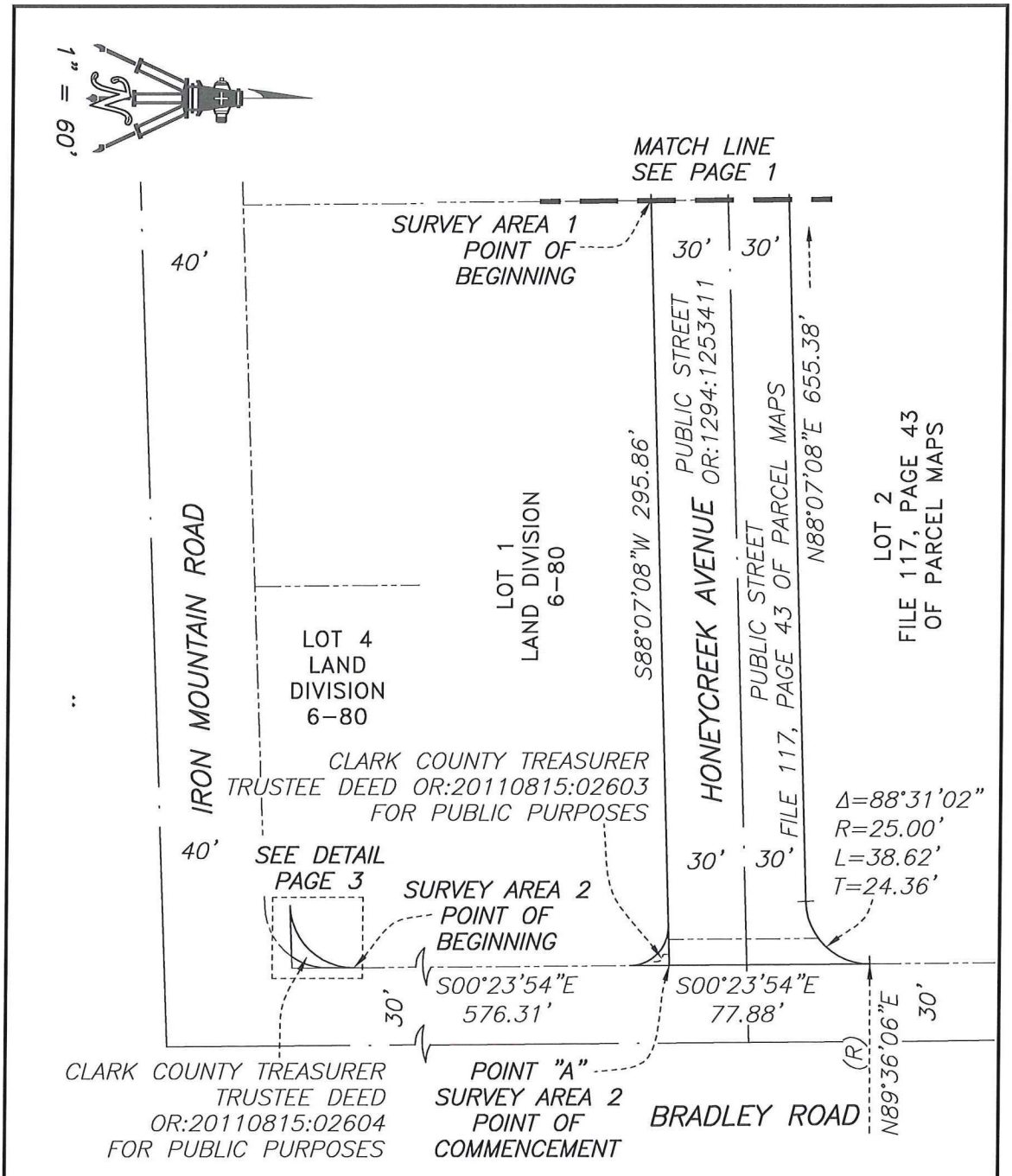
WALLACE-MORRIS SURVEYING, INC. LAND SURVEY CONSULTING	*EXHIBIT "B"*
5740 S. ARVILLE ST. #206 LAS VEGAS, NEVADA 89118	LYING WITHIN THE SW 1/4 OF SECTION 1, T 19 S, R 60 E, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA *PAGE. 1 OF 3*

PRJ-52087
11/27/13

VAC-52125



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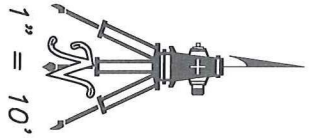
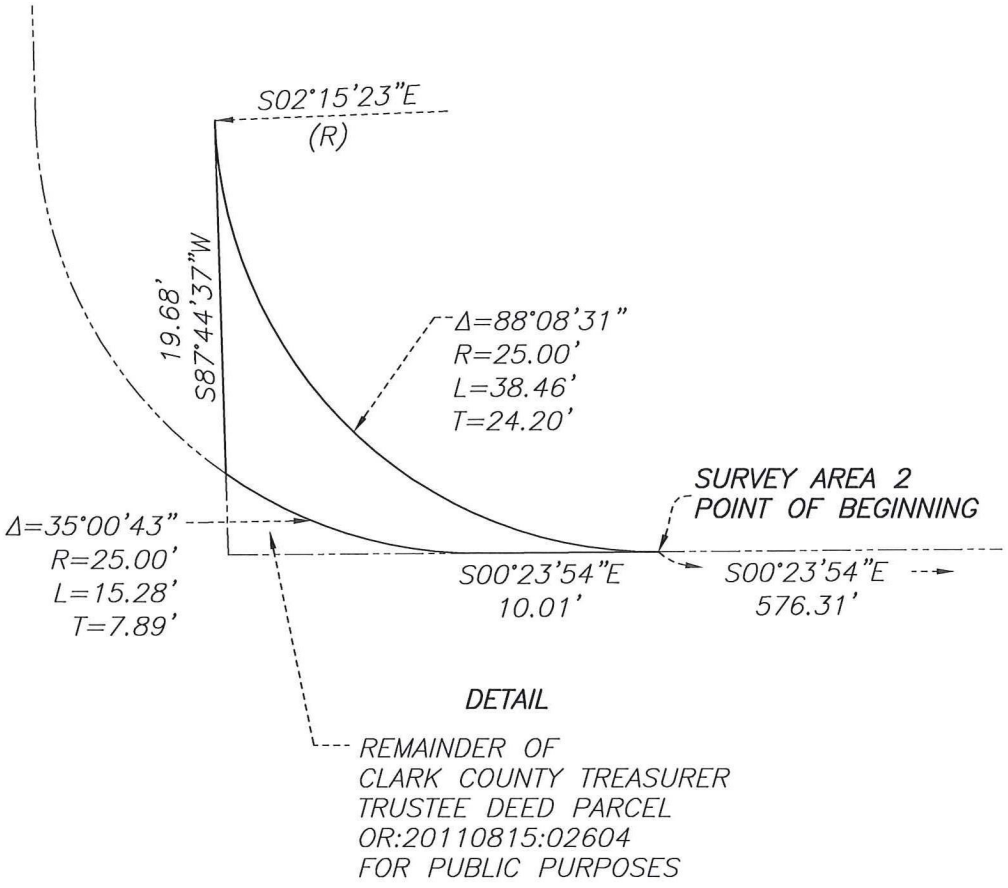
WALLACE-MORRIS SURVEYING, INC.	*EXHIBIT "B"*
LAND SURVEY CONSULTING	LYING WITHIN THE SW 1/4 OF SECTION 1,
5740 S. ARVILLE ST. #206	T 19 S, R 60 E, M.D.M., CITY OF
LAS VEGAS, NEVADA 89118	LAS VEGAS, CLARK COUNTY, NEVADA
	PAGE 2 OF 3

PRJ-52087
11/27/13

VAC-52125





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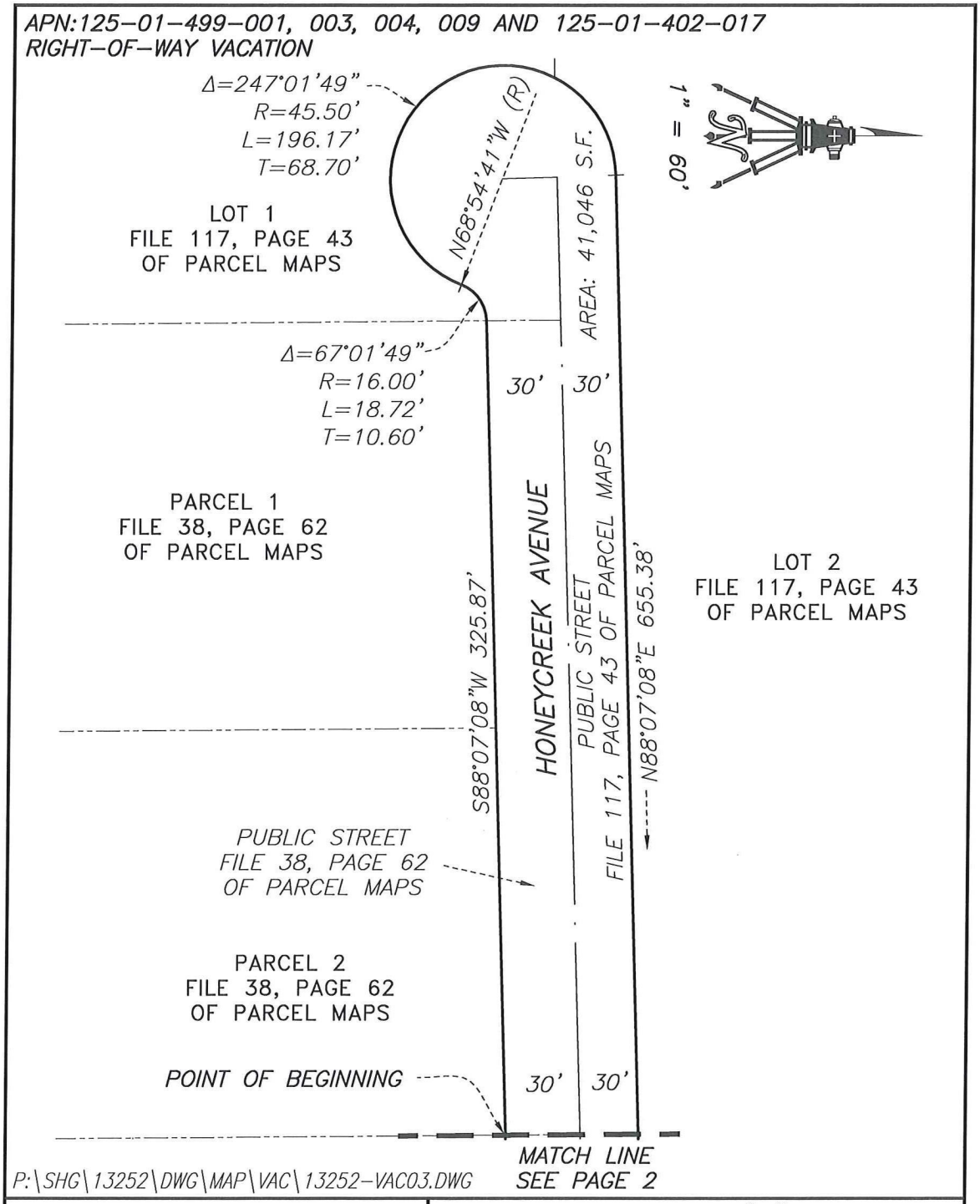
WALLACE–MORRIS SURVEYING, INC. LAND SURVEY CONSULTING	*EXHIBIT "B"*
5740 S. ARVILLE ST. #206 LAS VEGAS, NEVADA 89118	LYING WITHIN THE SW 1/4 OF SECTION 1, T 19 S, R 60 E, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
	PAGE 3 OF 3

PRJ-52087
11/27/13

VAC-52125

APN:125-01-499-001, 003, 004, 009 AND 125-01-402-017
RIGHT-OF-WAY VACATION



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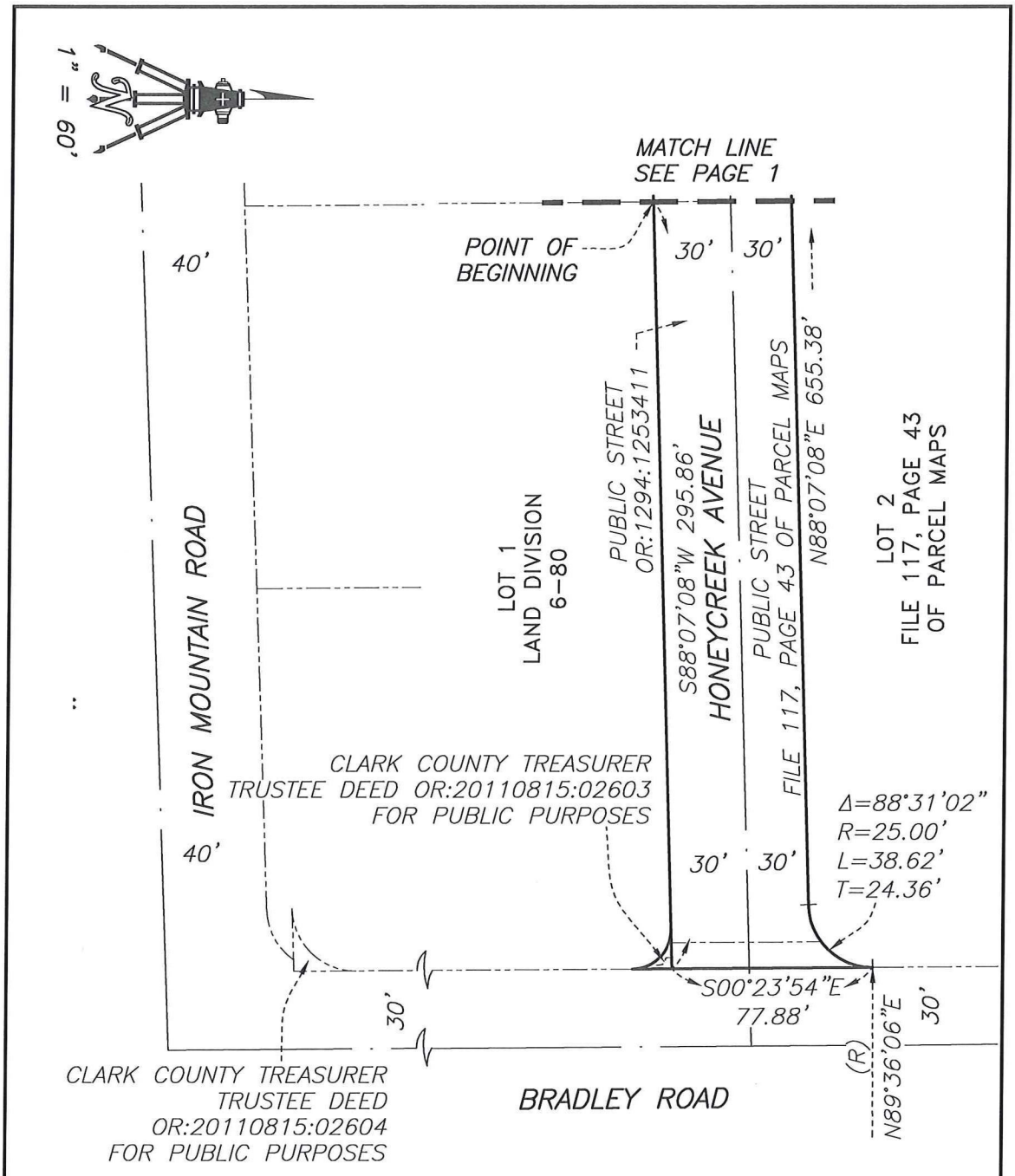
WALLACE-MORRIS SURVEYING, INC.	*EXHIBIT "B"*
LAND SURVEY CONSULTING	LYING WITHIN THE SW 1/4 OF SECTION 1,
5740 S. ARVILLE ST. #206	T 19 S, R 60 E, M.D.M., CITY OF
LAS VEGAS, NEVADA 89118	LAS VEGAS, CLARK COUNTY, NEVADA
	PAGE. 1 OF 2

PRJ-52087
11/27/13

VAC-52125



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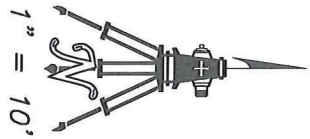
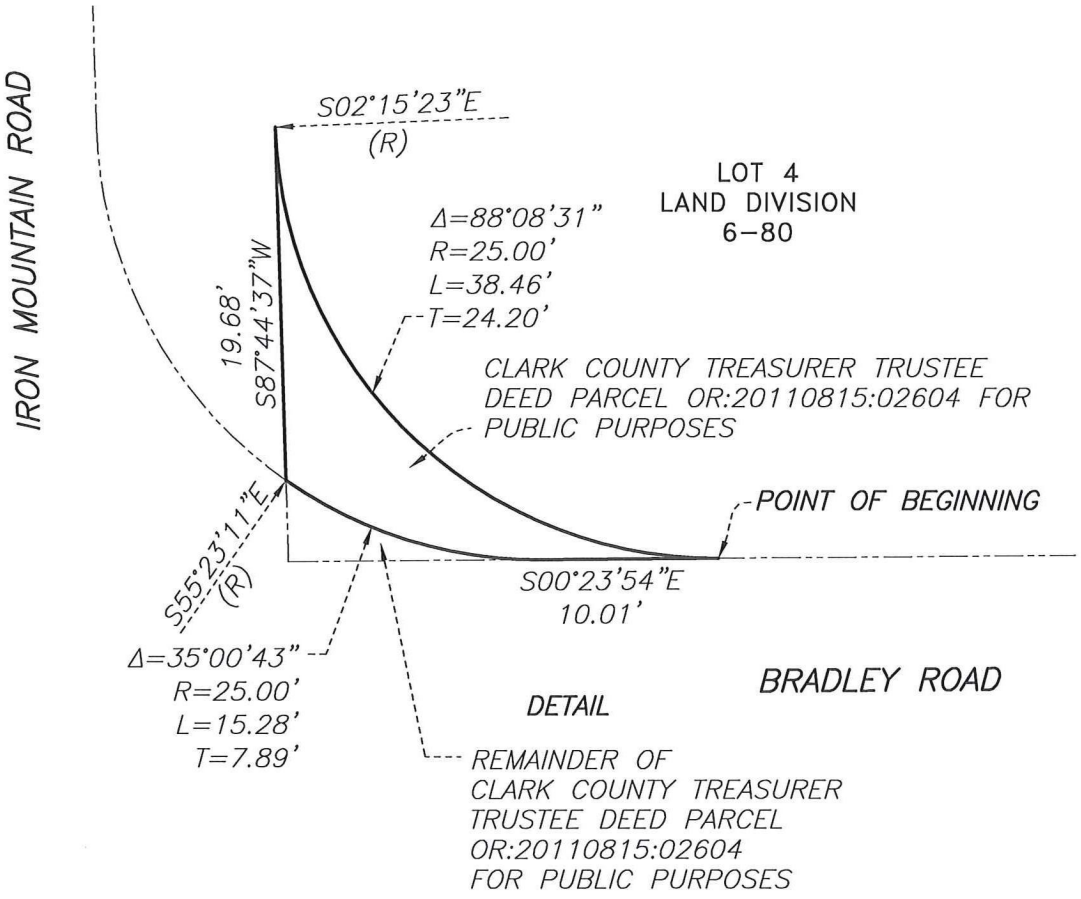
	PAGE 2 OF 2

PRJ-52087
11/27/13

VAC-52125

APN:125-01-402-018
RIGHT-OF-WAY VACATION





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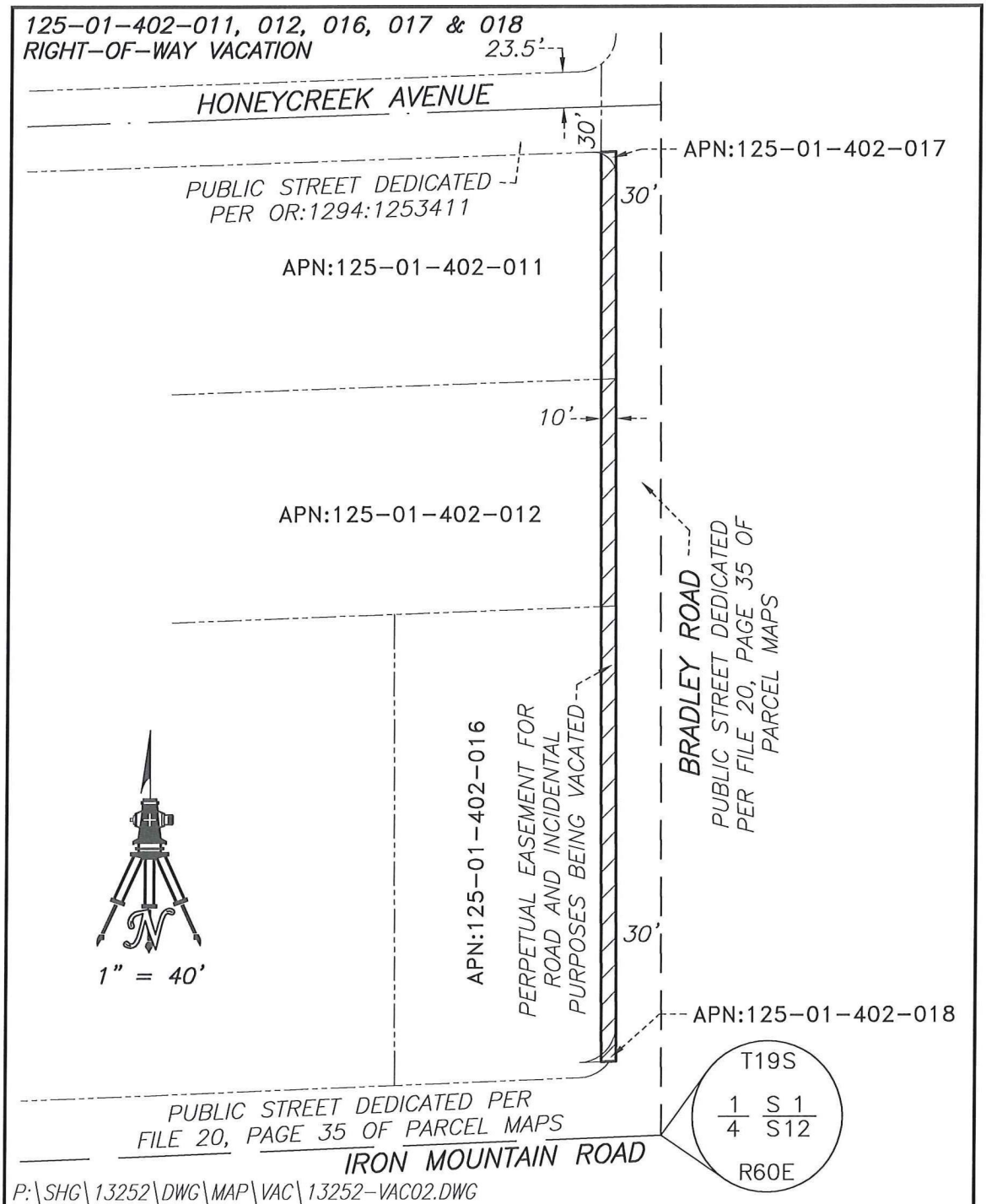
WALLACE-MORRIS SURVEYING, INC. LAND SURVEY CONSULTING	*EXHIBIT "B"*
	LYING WITHIN THE SW 1/4 OF SECTION 1,
	T 19 S, R 60 E, M.D.M., CITY OF
5740 S. ARVILLE ST. #206 LAS VEGAS, NEVADA 89118	LAS VEGAS, CLARK COUNTY, NEVADA
	PAGE 1 OF 1

PRJ-52087
11/27/13

VAC-52125



WALLACE · MORRIS SURVEYING, INC. LAND SURVEY CONSULTING 5740 S. ARVILLE ST. #206 LAS VEGAS, NEVADA 89118	EXHIBIT "B" LYING WITHIN THE SW 1/4 OF SECTION 1, T 19 S, R 60 E, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA PAGE 1 OF 1

PRJ-52087
11/27/13

VAC-52125

City of Las Vegas Agenda Item No.: **24.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 14, 2014

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

SUBJECT:
TMP-52127 - TENTATIVE MAP RELATED TO GPA-52122, ZON-52123, WVR-52171 AND VAC-52125 - GRANITE FALLS 2 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: VERLAINE, LLC - For possible action on a request for a Tentative Map FOR A PROPOSED 40-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 8.70 acres at the northwest corner of Iron Mountain Road and Bradley Road (APNs 125-01-402-009 thru 016), R-E (Residence Estates) Zone [PROPOSED R-1 (Single Family Residential)], Ward 6 (Ross) [PRJ-52087].

C.C.: 02/19/2014

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. 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-52127 APN: 125-01-402-009 thru 016

Name of Property Owner: VERLAINE L L C

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Cheng Wei

Print Name: CHENG WEI

Subscribed and sworn before me

This 5th day of Nov., 2013

_____

Notary Public in and for said County and State

NORMA URRABAZO
Notary Public, State of Nevada
Appointment No. 03-80746-1
My Appt. Expires Feb. 16, 2015

PRJ-52087
11/27/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Iron Mountain Road/Bradley

Project Name Granite Falls 2 **Proposed Use** _____

Assessor's Parcel #(s) 125-01-402-009 thru 016 **Ward #** _____

General Plan: existing PF proposed L **Zoning:** existing RE proposed R-1

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

Gross Acres 4.42 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Verlaine, LLC **Contact** _____

Address 3425 Cliff Shadows Parkway # 150 **Phone:** _____ **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89129

E-mail Address _____

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 S. Dean Martin Drive, Suite 308 **Phone:** (702) 617-8400 **Fax:** _____

City Las Vegas **State** Nevada **Zip** _____

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

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

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

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* Cheng Wei

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

Print Name CHENG WEI

Subscribed and sworn before me

This 5th day of Nov., 20 13.

_____

Notary Public in and for said County and State

NORMA URRABAZO
Notary Public, State of Nevada
Appointment No. 03-80746-1
My Appt. Expires Feb. 16, 2015

FOR DEPARTMENT USE ONLY

Case #	TMP-52127
Meeting Date:	01/14/14 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-52087
11/27/13

DEPARTMENT OF PLANNING

DATE:

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

RE: **PROJECT NAME** Granite Falls 2
Tentative Map Election to Follow Alternative Procedure and Consent to Extension of Time Limit

To whom it may concern:

Richmond American Homes (Subdivider) hereby elects to follow the alternative procedure for tentative map processing set forth in LVMC 19.16.050(C)(4). In so doing, Subdivider acknowledges that this election and the City's acceptance of a tentative map application as complete shall be deemed to constitute the mutual consent of the City and Subdivider to extend the time limits set forth in NRS 278.350 for the City to act and report on a tentative map. Subdivider also acknowledges that final action on the map may not occur until final action has been taken on any related zoning application, site development plan review, or both. Subdivider has elected the alternative procedure to facilitate the ability of the tentative map to be heard concurrently with any and all associated land use entitlements.

If any question or concerns arise from this request please contact Brian Walsh at (702)-481-4689. Thank you.

Sincerely,

(Signature)

Brian P. Walsh
(Print)

JULIE I. EVERHART
Notary Public State of Nevada
No. 98-1185-1
My appt. exp. May 2, 2014

Subscribed and sworn before me

This 22nd day of November, 2013.
Brian P. Walsh, V.P. of Land

Notary Public in and for said County and State

PRJ-52087
11/27/13

TMP-52127

City of Las Vegas Agenda Item No.: **25.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 14, 2014

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

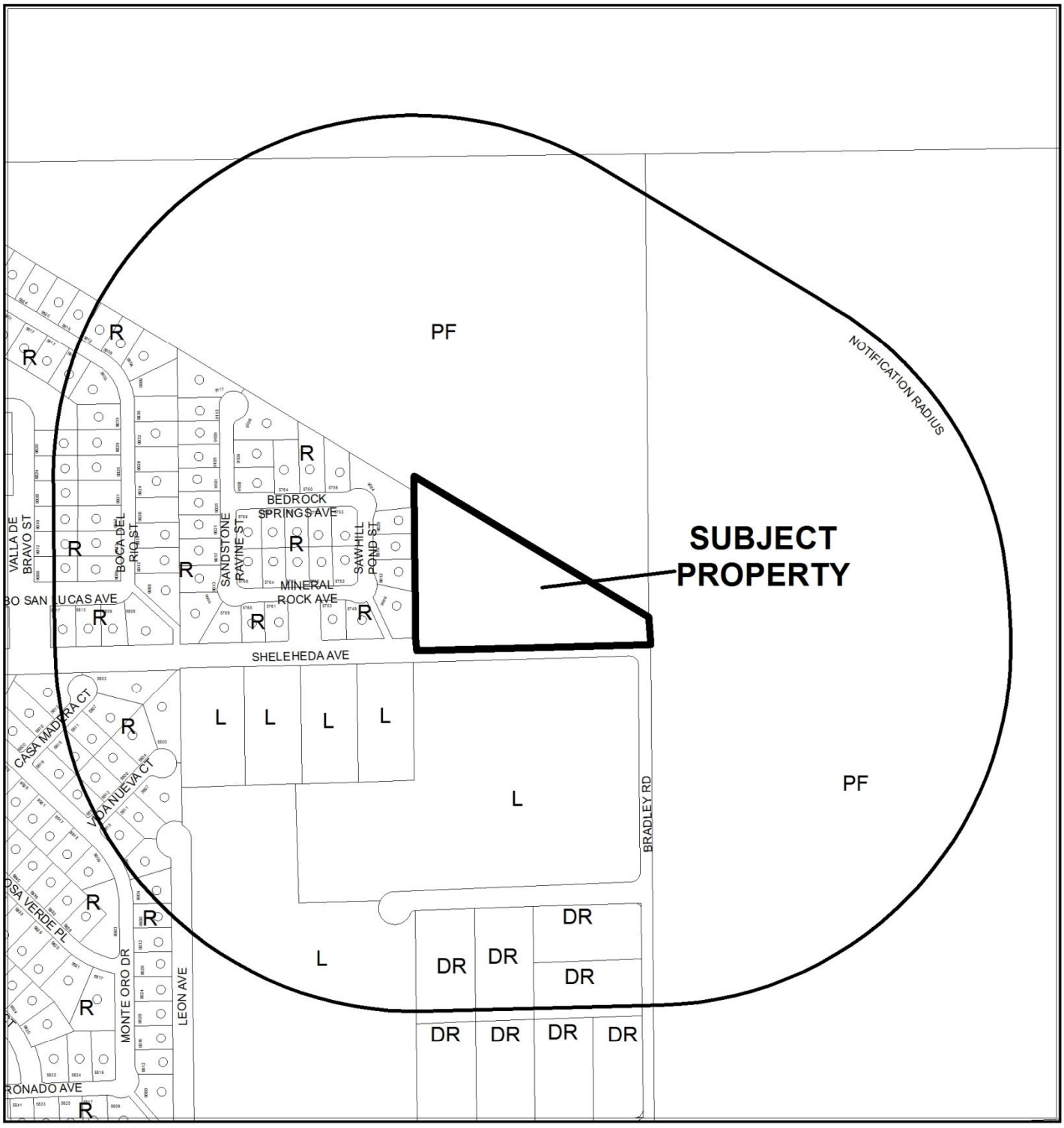
SUBJECT:
GPA-52133 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: PRECEDENT PROPERTIES, LLC - For possible action on a request for a General Plan Amendment FROM: PF (PUBLIC FACILITIES) TO: L (LOW DENSITY RESIDENTIAL) on 4.16 acres at the northwest corner of Sheleheda Avenue and Bradley Road (APNs 125-01-301-006), Ward 6 (Ross) [PRJ-52085].

C.C.: 02/19/2014

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 and Aerial Maps
2. Conditions and Staff Report - GPA-52133, ZON-52134 and TMP-52135
3. Supporting Documentation
4. Photos - GPA-52133, ZON-52134 and TMP-52135
5. Justification Letter - GPA-52133, ZON-52134 and TMP-52135

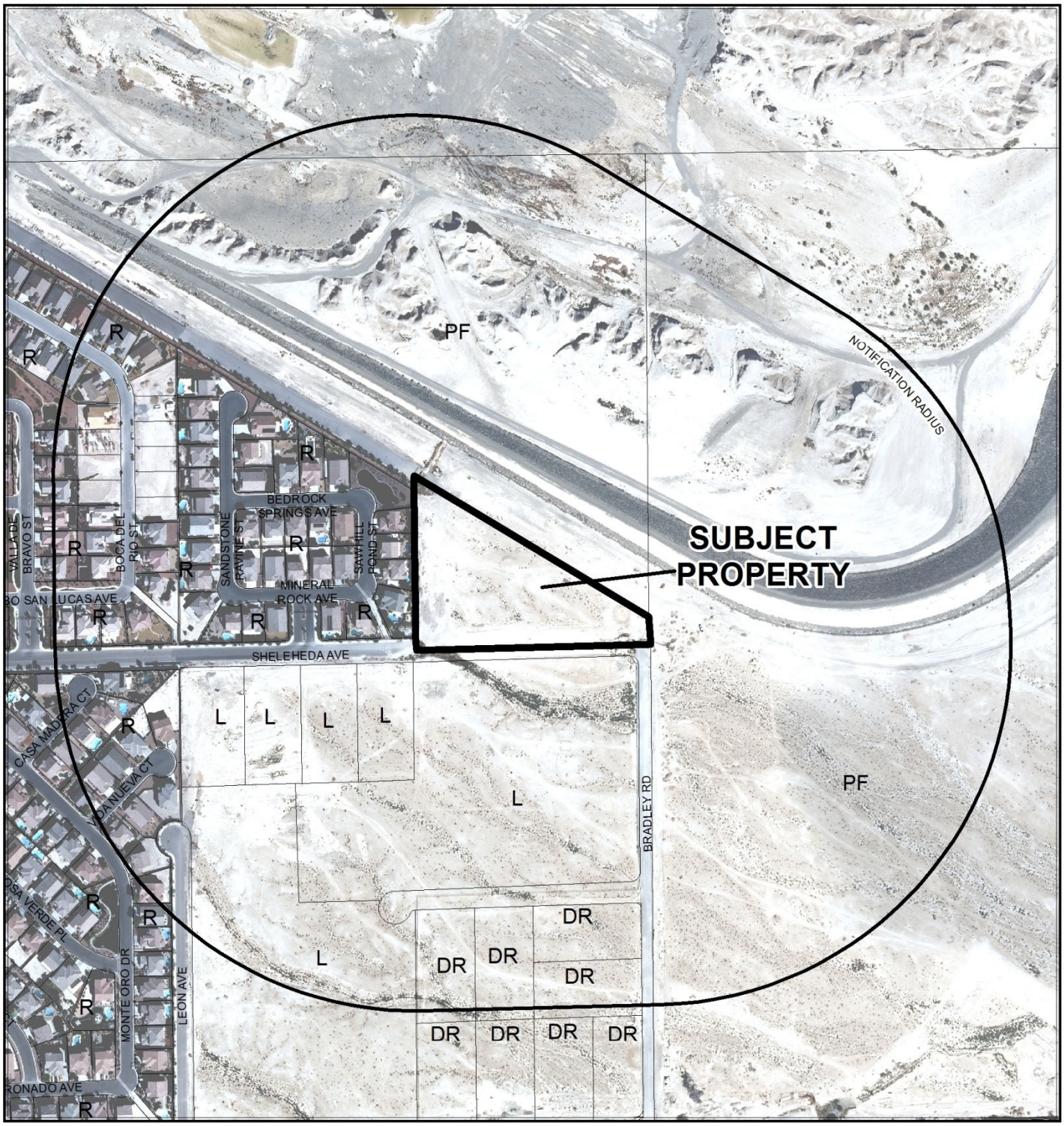


CASE: **GPA-52133 (PRJ-52085)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: PF (PUBLIC FACILITIES)

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



0 300 600 Feet

CASE: **GPA-52133 (PRJ-52085)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: PF (PUBLIC FACILITIES)

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-52133 APN: 125-01-301-006

Name of Property Owner: Precedent Properties, LLC

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: LEVI PARKER

Subscribed and sworn before me

This 5th day of Nov, 2013

_____

Notary Public in and for said County and State

NORMA URRABAZO
Notary Public, State of Nevada
Appointment No. 03-90746-1
My Appt. Expires Feb. 16, 2015

PRJ-52085
12/02/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) Iron Mountain Road/Bradley

Project Name Granite Falls 2 **Proposed Use**

Assessor's Parcel #(s) 125-01-301-006 **Ward #**

General Plan: existing PF proposed R **Zoning:** existing RE proposed R-1

Commercial Square Footage **Floor Area Ratio**

Gross Acres 4.42 **Lots/Units** **Density**

Additional Information

PROPERTY OWNER Precedent Properties, LLC **Contact**

Address 3425 Cliff Shadows Parkway # 130 **Phone:** **Fax:**

City Las Vegas **State** Nevada **Zip** 89129

E-mail Address

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 S. Dean Martin Drive, Suite 308 **Phone:** (702) 617-8400 **Fax:**

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

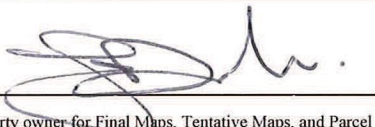
E-mail Address

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

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

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

E-mail Address cpeltier@shg-inc.com

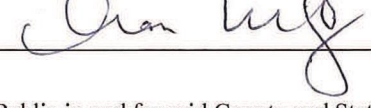
Property Owner Signature* 

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

Print Name LEVI PARKER

Subscribed and sworn before me

This 5th day of Nov., 20 13.



Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

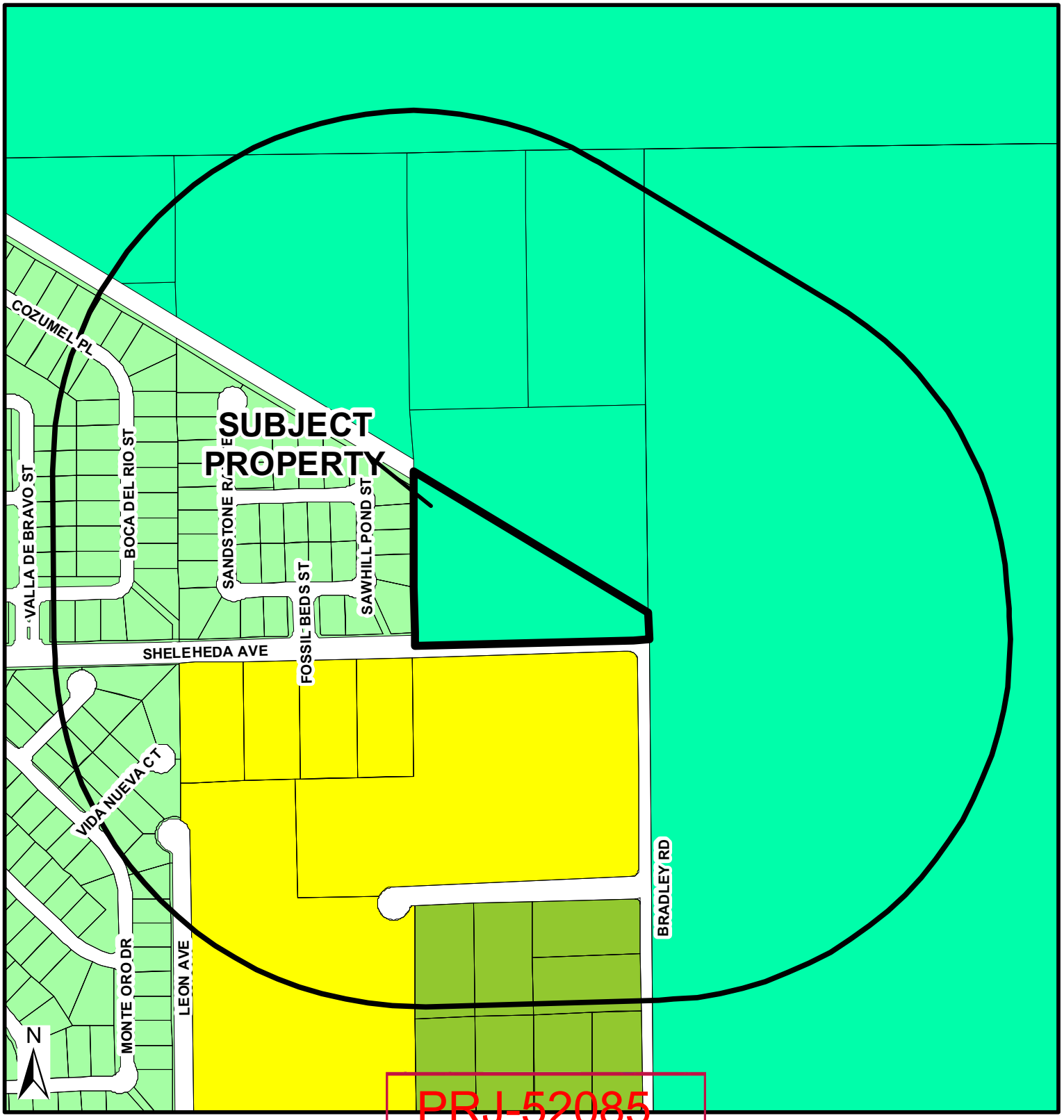
Case #	GPA-52133
Meeting Date:	01/14/14 PC
Total Fee:	
Date Received:*	
Received By:	

*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-52085
12/02/13

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

GPA-52133 (PRJ-52085)



PRJ-52085
12/03/13

Zoning

- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residential Estates
- R-D - Single-Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- 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-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/ Manufactured Home Park
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

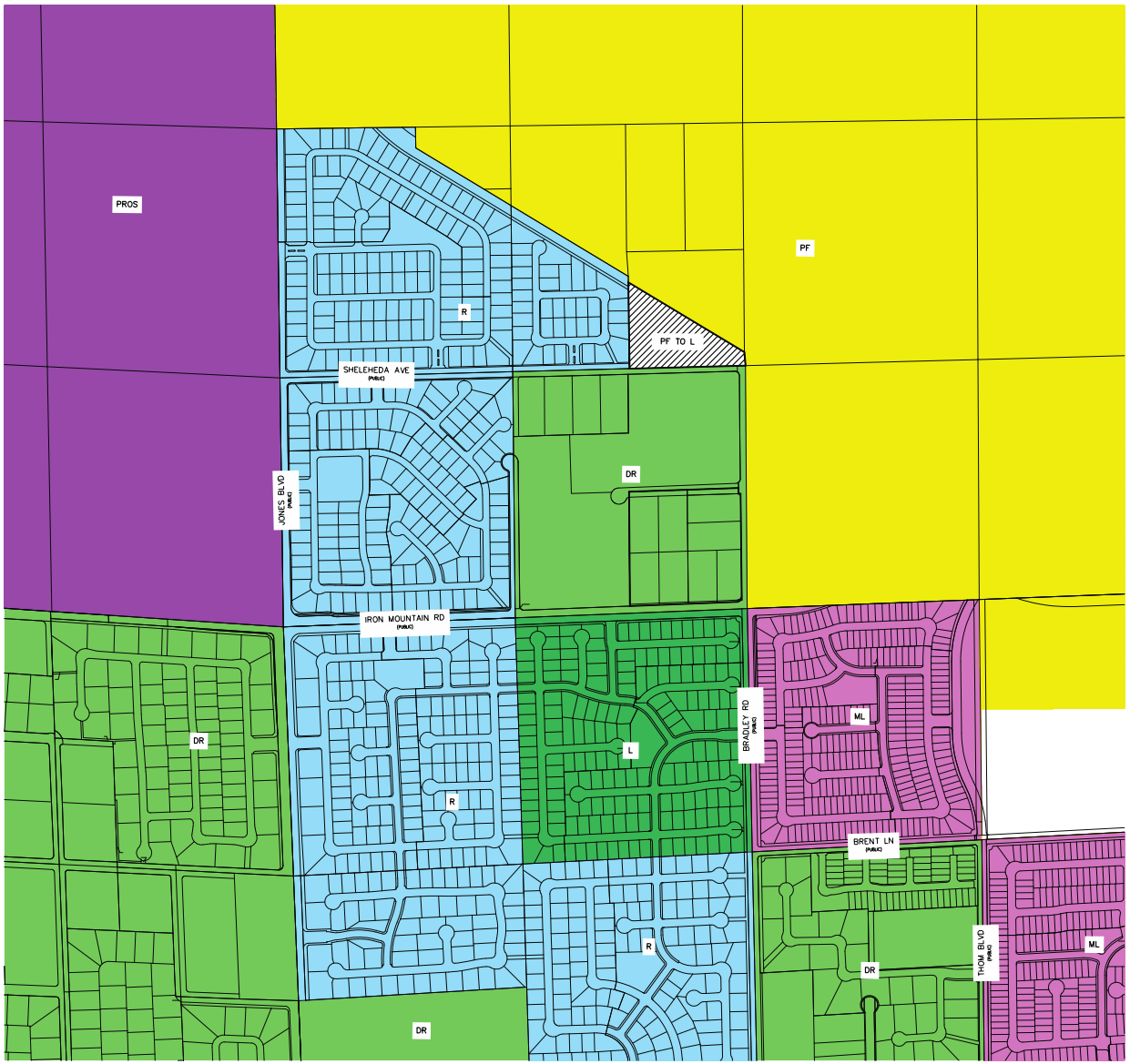
FROM PF TO L

- Subject Property
- 1000ft Buffer
- City Limits

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Monday, December 02, 2013



N

0 300 600

SCALE - 1"=300' FEET

PRJ-52085
12/02/13

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8740 S. ARVILLE STREET #D14, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

GRANITE FALLS 2 - NORTH
LAND USE PLAN

S 1 T 19 R 59

DATE: 11/19/13
DRAFTER: EML
DESIGNER: ARP
CHECKED: TJS
PROJECT NO. RAH1322

EX-1
SHEET 1 OF 1

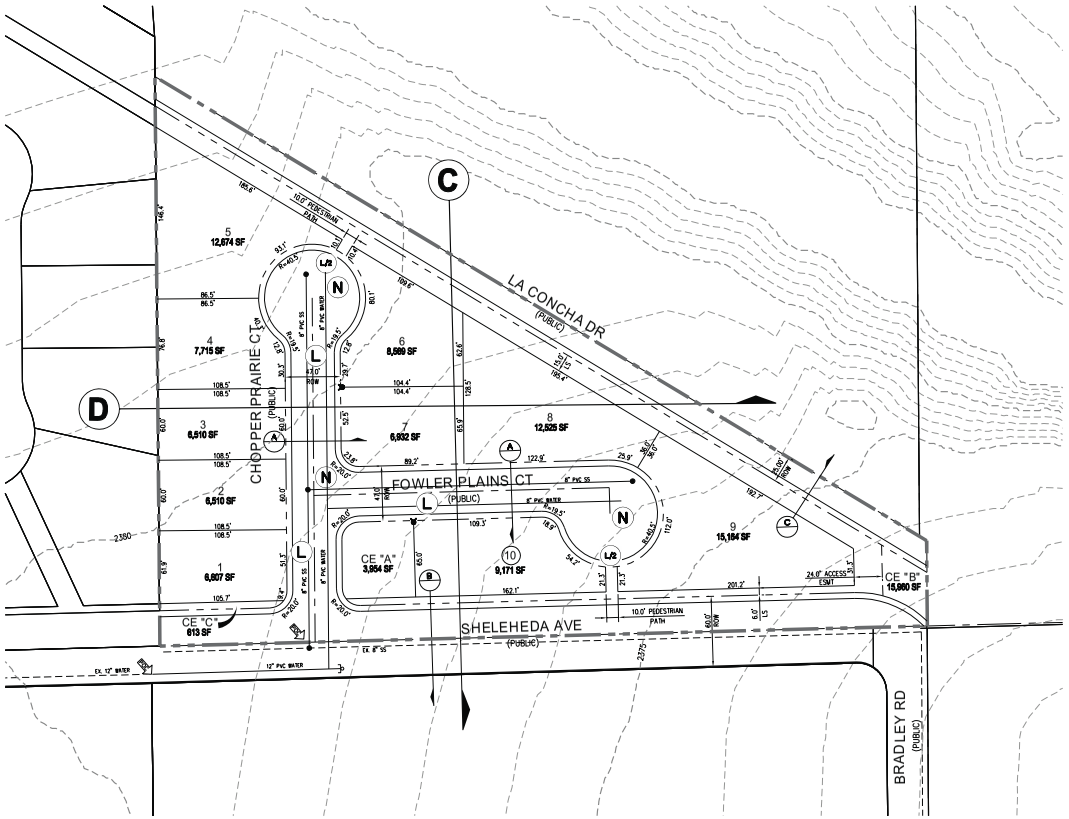
GPA-52133 ZON-52134 TMP-52135

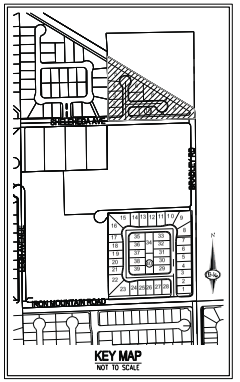
J:\rah1322 granite falls 2\dwg\entitlements\131119 rah1322 land use plan - south.dwg 11/19/2013 4:42 PM Emily Lockhaupt

RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
GRANITE FALLS 2 - NORTH

A SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-301-006





N
SCALE - 1"=50' 0 50 100 FEET

OWNER
APN: 125-01-301-006
PRESIDENT PROPERTIES, LLC
3425 CLIFF SHADOWS PKWY, STE 130
LAS VEGAS, NV 89129

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. JEAN MARTIN DR.
SUITE 308
LAS VEGAS, NV 89139
PH (702) 617-8400
FX (702) 348-5964

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #116
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROJECT INFORMATION

EXISTING ZONING:	R-E
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	4.16 AC
ACREAGE (NET):	2.20 AC
TOTAL DWELLING UNITS:	10
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	6,510 SQFT
MAX LOT SQFT	15,164 SQFT
DENSITY (NET ACREAGE):	2.40 DU/AC
MAX. LOT COVERAGE:	50%

CONNECTIVITY
(N) NODES = 3
(L) LINKS = 3
(LB) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.0
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 4.0/3
CONNECTIVITY INDEX = 1.33

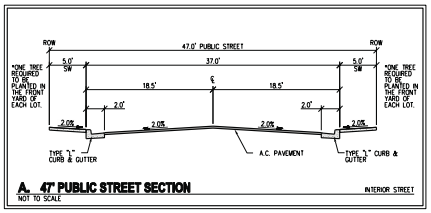
ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS
10 UNITS X 250 GPD/UNITS = 2,500 GPD
TOTAL AVERAGE CONTRIBUTION = 2,500 GPD = 0.0025 MGD
TOTAL PEAK FLOW = 0.0025 MGD X 4.07 (PEAK FACTOR)
= 0.0102 MGD

UTILITY SERVICES BY

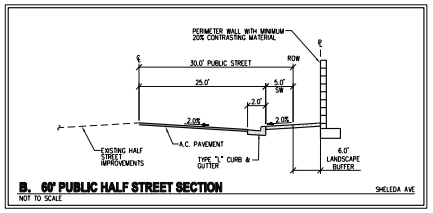
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

LEGAL DESCRIPTION
PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M.

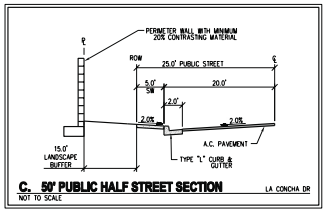
LEGEND
- GROSS ACREAGE BOUNDARY LINE
- ROADWAY CENTERLINE
- RIGHT-OF-WAY
- LOT LINE



A. 47' PUBLIC STREET SECTION INTERIOR STREET
NOT TO SCALE



B. 60' PUBLIC HALF STREET SECTION SHELEDA AVE
NOT TO SCALE



C. 50' PUBLIC HALF STREET SECTION LA CONCHA DR
NOT TO SCALE

PRJ-52085
12/02/13

GPA-52133 ZON-52134 TMP-52135

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET, #116, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

GRANITE FALLS 2 - NORTH
TENTATIVE MAP

S1-19
S1-00

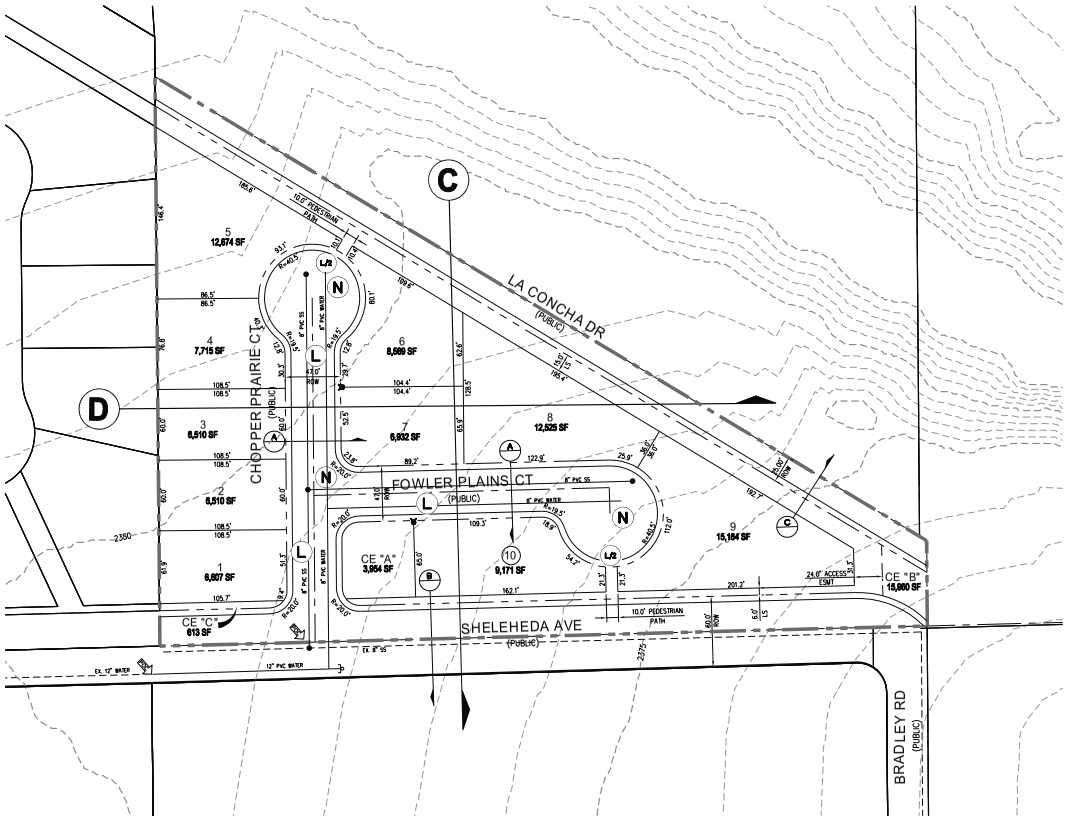
DATE: 11/27/13
DRAFTER: IG
DESIGNER: IG
CHECKED: TJS
PROJECT NO.
RAH1322

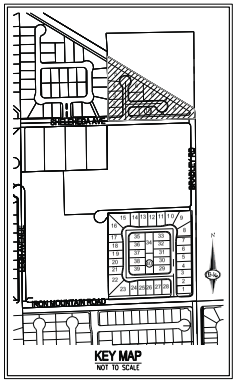
TM-1
SHEET 1 OF 2

J:\rah1322 granite falls 2\dwg\entitlements\13127 rah1322 tm - north.dwg 11/27/2013 8:52 AM Isaac Gutman

RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
GRANITE FALLS 2 - NORTH
A SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-301-006





KEY MAP
NOT TO SCALE

N

0 50 100
SCALE - 1"=50' FEET

OWNER
APN: 125-01-301-006
PRESIDENT PROPERTIES, LLC
3425 CLIFF SHADOWS PKWY, STE 130
LAS VEGAS, NV 89129

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR.
SUITE 308
LAS VEGAS, NV 89139
PH (702) 617-8400
FX (702) 348-5964

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #116
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROJECT INFORMATION

EXISTING ZONING:	R-E
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	4.16 AC
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WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
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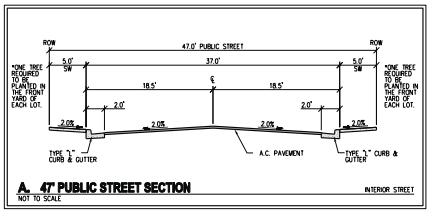
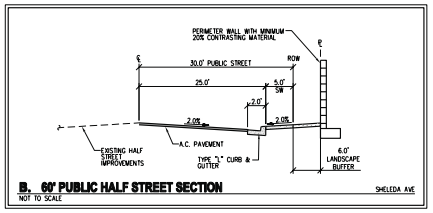
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

LEGAL DESCRIPTION
PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M.

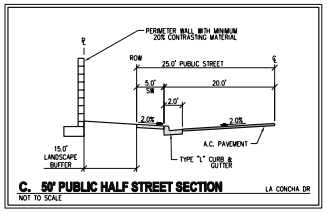
LEGEND
- GROSS ACREAGE BOUNDARY LINE
- ROADWAY CENTERLINE
- RIGHT-OF-WAY
- LOT LINE



A. 47' PUBLIC STREET SECTION INTERIOR STREET
NOT TO SCALE



B. 60' PUBLIC HALF STREET SECTION SHELEDA AVE
NOT TO SCALE



C. 50' PUBLIC HALF STREET SECTION LA CONCHA DR
NOT TO SCALE

PRJ-52085
12/02/13

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET, #116, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

GRANITE FALLS 2 - NORTH
TENTATIVE MAP

S-1-13
S-19-13
S-1-02

DATE: 11/27/13
DRAFTER: IG
DESIGNER: IG
CHECKED: TJS
PROJECT NO.
RAH1322

TM-1
SHEET 1 OF 2

GPA-52133 ZON-52134 TMP-52135

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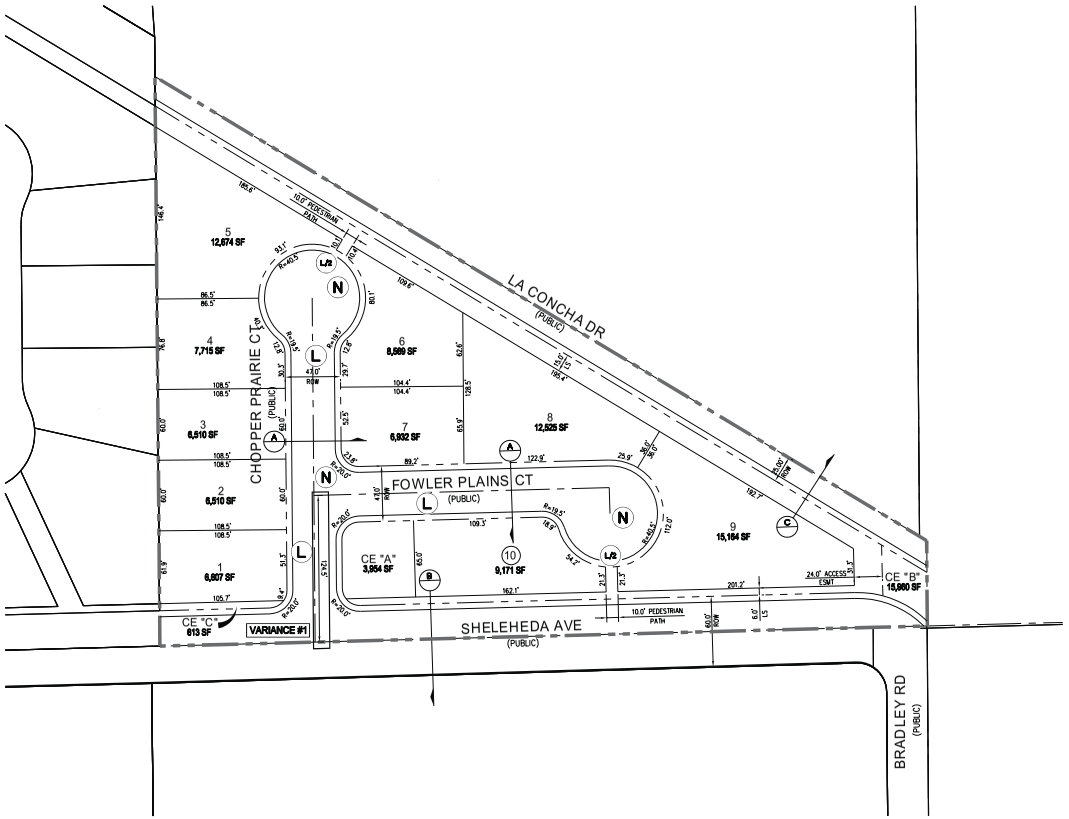
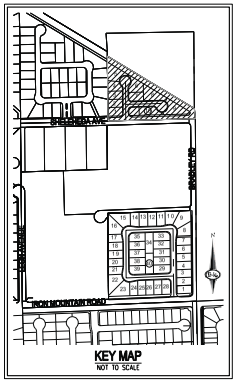
RICHMOND AMERICAN HOMES

SITE PLAN
FOR
GRANITE FALLS 2 - NORTH

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

APN 125-01-301-006





KEY MAP
NOT TO SCALE

SCALE - 1"=50' FEET

OWNER

APN: 125-01-301-006
PRESIDENT PROPERTIES, LLC
3425 CLIFF SHADOWS PKWY, STE 130
LAS VEGAS, NV 89129

DEVELOPER

RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR.
SUITE 308
LAS VEGAS, NV 89139
PH (702) 617-8400
FX (702) 348-5964

ENGINEER

SLATER HANIFAN GROUP
5740 S. ARVILLE ST #116
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

SETBACKS

R-1: SINGLE FAMILY RESIDENTIAL DISTRICT

FRONT
20'

REAR
15'
5' TO PATIO COVER

SIDE
INTERIOR
5'
CORNER
15'

PROJECT INFORMATION

EXISTING ZONING:	R-E
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	4.16 AC
ACREAGE (NET):	2.20 AC
TOTAL DWELLING UNITS:	10
TYP. LOT SIZE:	60'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	6,510 SQFT
MAX LOT SQFT	15,164 SQFT
DENSITY (NET ACREAGE):	2.40 DU/AC
MAX. LOT COVERAGE:	50%

CONNECTIVITY

(N) NODES = 3

(L) LINKS = 3

(L/2) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.0

MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 4.0/3
CONNECTIVITY INDEX = 1.33

PARKING ANALYSIS

NO OF UNITS	= 10
PARKING PARAMETER	= 2 SPACES/LOT
REQUIRED PARKING	= 20 SPACES**

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

LEGAL DESCRIPTION

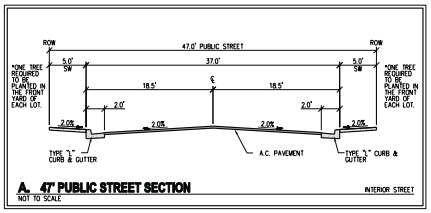
PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M.

LEGEND

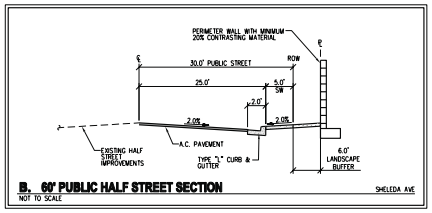
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE

VARIANCE

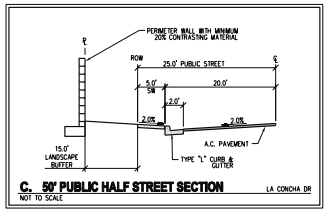
1. 124-FT MIN. FROM STREET CENTERLINE TO STREET CENTERLINE



A. 47' PUBLIC STREET SECTION — INTERIOR STREET
NOT TO SCALE



B. 60' PUBLIC HALF STREET SECTION — SHELEDA AVE
NOT TO SCALE



C. 50' PUBLIC HALF STREET SECTION — LA CONCHA DR
NOT TO SCALE

PRJ-52085
12/02/13

GPA-52133 ZON-52134 TMP-52135

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #116, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

GRANITE FALLS 2 - NORTH
SITE PLAN

S-1
S-19
S-1-00

DATE: 11/27/13
DRAFTER: IG
DESIGNER: IG
CHECKED: TJS
PROJECT NO.
RAH1322

SP-1
SHEET 1 OF 1

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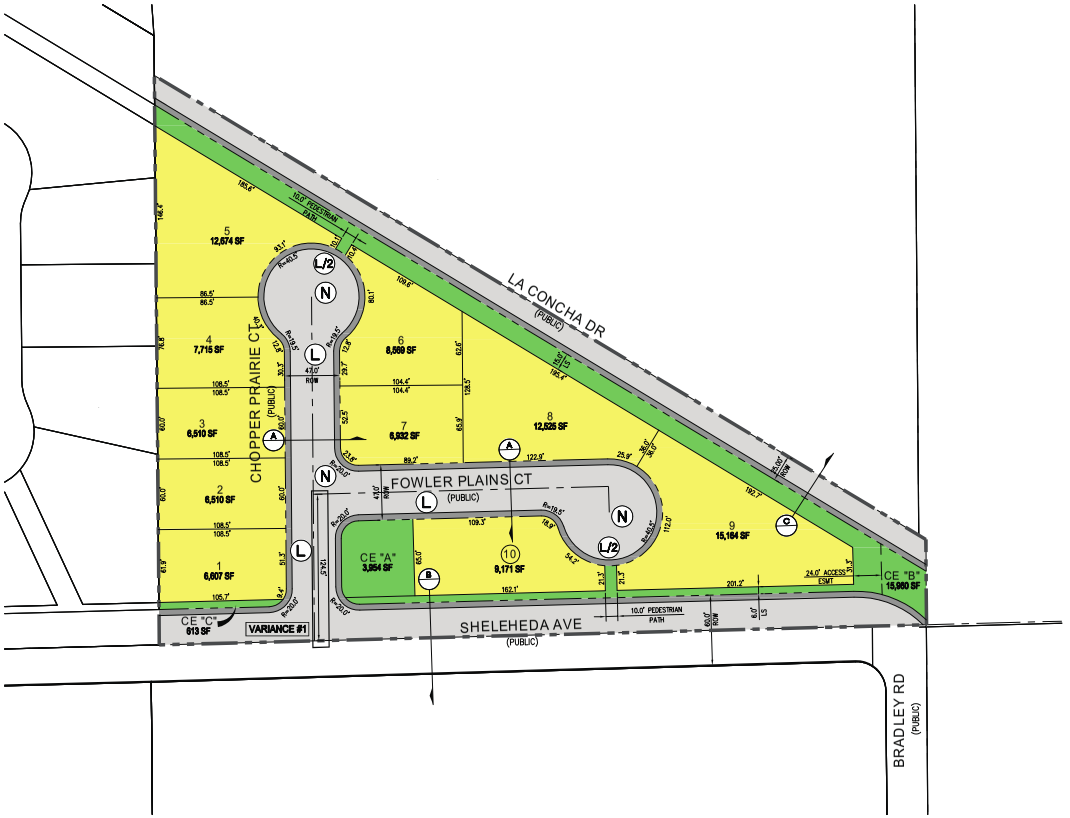
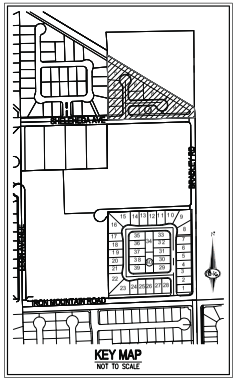
RICHMOND AMERICAN HOMES

COLOR SITE PLAN
FOR
GRANITE FALLS 2 - NORTH

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

APN 125-01-301-006





N

SCALE – 1"=50' FEET (0, 50, 100)

OWNER
APN: 125-01-301-006
PRESIDENT PROPERTIES, LLC
3425 CLIFF SHADOWS PKWY, STE 130
LAS VEGAS, NV 89129

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR,
SUITE 308
LAS VEGAS, NV 89139
PH (702) 617-8400
FX (702) 348-5964

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

SETBACKS
R-1: SINGLE FAMILY RESIDENTIAL DISTRICT

FRONT
20'

REAR
15'
5' TO PATIO COVER

SIDE
INTERIOR
5'
CORNER
15'

PROJECT INFORMATION

EXISTING ZONING:	R-E
PROPOSED ZONING:	R-1
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ACREAGE (NET):	2.20 AC
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(L) LINKS = 3
(LB) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1.0
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CONNECTIVITY INDEX = LINKS/NODES
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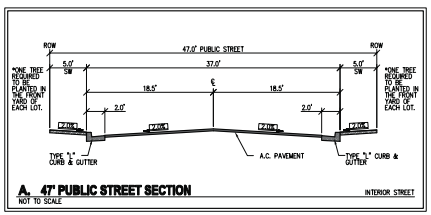
NO OF UNITS	= 10
PARKING PARAMETER	= 2 SPACES/LOT
REQUIRED PARKING	= 20 SPACES**

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

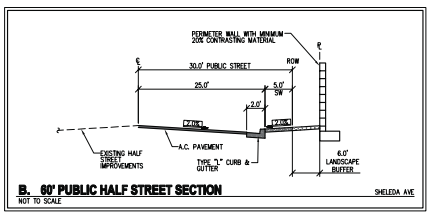
LEGAL DESCRIPTION
PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M.

LEGEND
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE

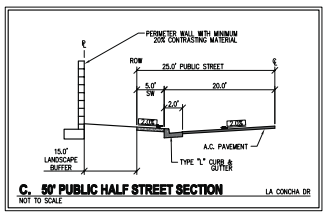
VARIANCE
1. 124-FT MIN. FROM STREET CENTERLINE TO STREET CENTERLINE



A. 47' PUBLIC STREET SECTION
NOT TO SCALE — INTERIOR STREET



B. 60' PUBLIC HALF STREET SECTION
NOT TO SCALE — SHELEDA AVE



C. 50' PUBLIC HALF STREET SECTION
NOT TO SCALE — LA CONCHA DR

PRJ-52085
12/02/13

GPA-52133 ZON-52134 TMP-52135

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.	APP. DATE

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

GRANITE FALLS 2 - NORTH

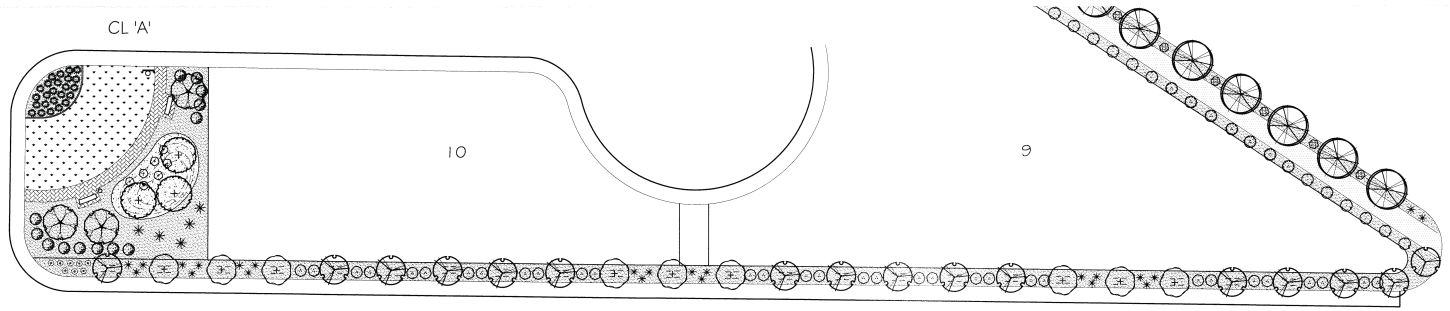
COLOR SITE PLAN

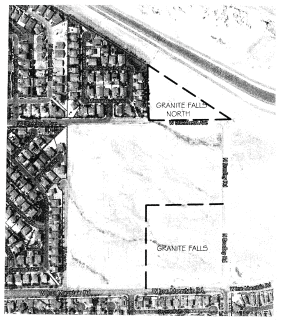
S-11 R-60

DATE: 11/27/13
DRAFTER: IG
DESIGNER: IG
CHECKED: TJS
PROJECT NO.
RAH1322

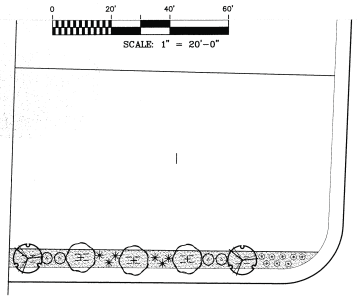
SP-1
SHEET 1 OF 1

J:\rah1322 granite falls 2\city\entitlements\131127 rah1322 color sp - north.dwg, 11/27/2013 10:18 AM, Isaac Guzman

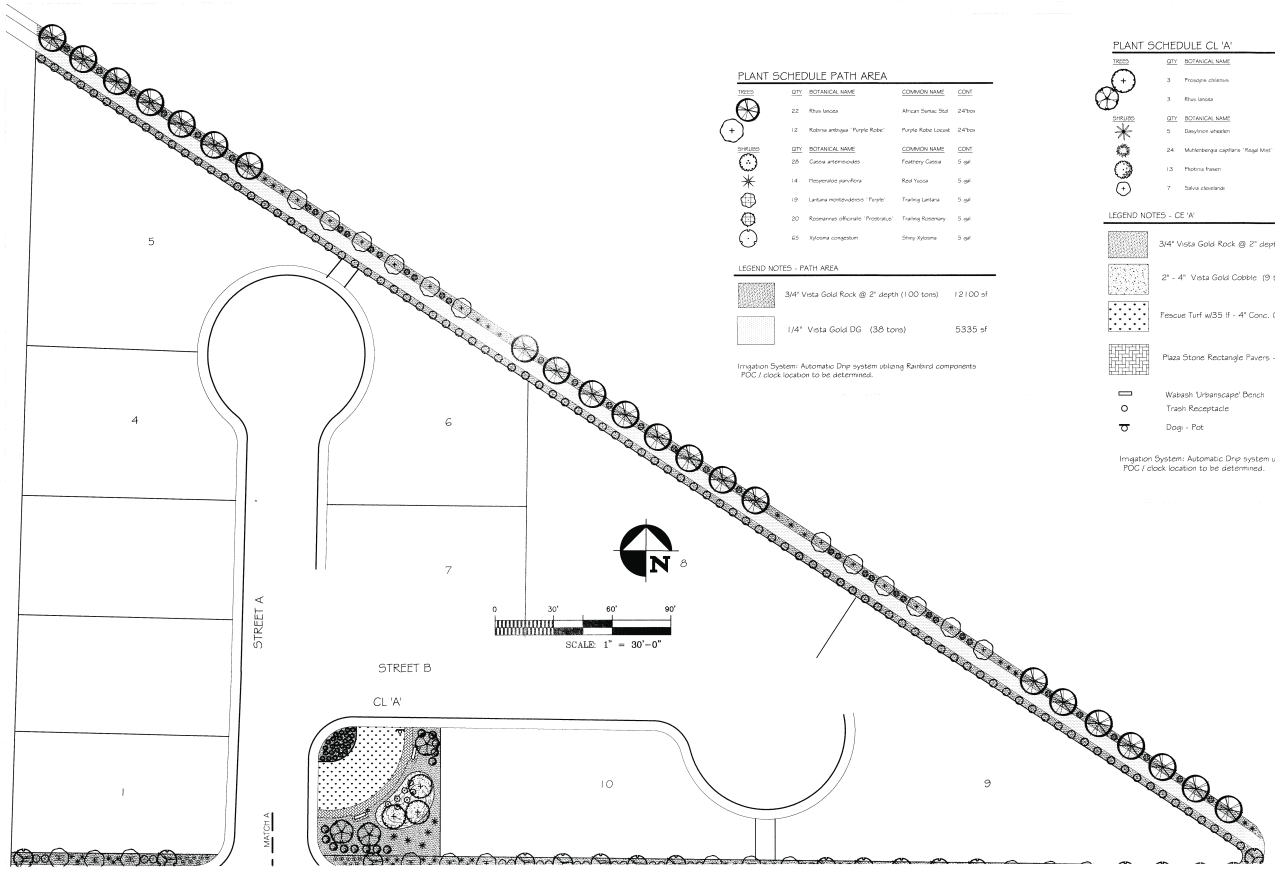




SHELEHEDA AVENUE



SHELEHEDA AVENUE



CL 'A'

PLANT SCHEDULE SS

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT
	18	Acacia stenophylla	Shoestring Acacia	24"box
+	12	Robinia ambigua 'Purple Robe'	Purple Robe Locust	24"box
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**
	27	Hesperaloe parviflora	Red Yucca	5 gal
	36	Leucophyllum laevigatum	Chihuahuan Sage	5 gal
	16	Teucrium chamaedrys	Germander	5 gal

LEGEND NOTES - BRADLEY ROAD

	3/4" Vista Gold Rock @ 2" depth (29 tons)	3460 sf
	Root Barrier - box size +2' ea. side of tree within 5' of curb, walk or structures	60 ea

Irrigation System: Automatic Drip system utilizing Rainbird components
POC / clock location to be determined.

PLANT SCHEDULE PATH AREA

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT
	22	Rhus lancea	African Sumac Std	24"box
+	12	Robinia ambigua 'Purple Robe'	Purple Robe Locust	24"box
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**
	26	Caesia intermedioides	Feathery Caesia	5 gal
	14	Hesperaloe parviflora	Red Yucca	5 gal
	19	Lantana montevidensis 'Purple'	Trailing Lantana	5 gal
	20	Rosmarinus officinalis 'Prostratus'	Trailing Rosemary	5 gal
	65	Xylosma congestum	Shiny Xylosma	5 gal

LEGEND NOTES - PATH AREA

	3/4" Vista Gold Rock @ 2" depth (100 tons)	12100 sf
	1/4" Vista Gold DG (38 tons)	5335 sf

Irrigation System: Automatic Drip system utilizing Rainbird components
POC / clock location to be determined.

PLANT SCHEDULE CL 'A'

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT
+	3	Prosopis chilensis	Chilean Mesquite	24"box
	3	Rhus lancea	African Sumac Multi-Trunk	24"box
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**
	5	Baeylnice wheelen	Desert Spoon	5 gal
	24	Muhlenbergia capillaris 'Regal Mist' TM	Muhly	5 gal
	13	Photinia fraseri	Photinia	5 gal
	7	Salvia clevelandi	Cleveland Sage	5 gal

LEGEND NOTES - CE 'A'

	3/4" Vista Gold Rock @ 2" depth (115 tons)	1840 sf
	2" - 4" Vista Gold Cobble (9 tons)	575 sf
	Fescue Turf w/35 lf - 4" Conc. Curb	1250 sf
	Plaza Stone Rectangle Pavers - Sierra Blend	350 sf
	Wabash 'Urbanscape' Bench	2 ea
	Trash Receptacle	1 ea
	Dog - Pot	1 ea

Irrigation System: Automatic Drip system utilizing Rainbird components
POC / clock location to be determined.

CERTIFIED TRADE CONTRACTOR

PRJ-52085
12/02/13

GPA-52133 ZON-52134 TMP-52135

Alpha Landscapes, LLC
4210 W. PATRICK LANE
LAS VEGAS, NV 89118
PH: (702) 214-9000 • FAX: (702) 245-8001
www.AlphaLandscapesLV.com
Copyright 2012 ALS

REVISIONS:

CLIENT: RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DRIVE
LAS VEGAS, NV 89139

PROJECT: GRANITE FALLS NORTH
COMMON LOTS

Preliminary

SHEET TITLE: STREETSCAPE

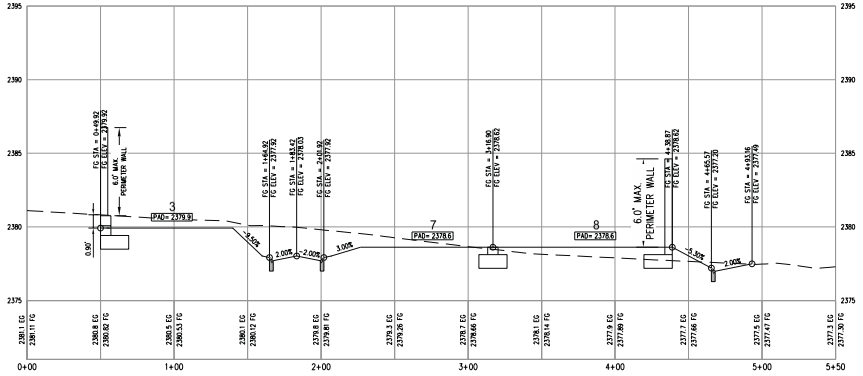
Preliminary

PROJECT NO.:
DRAWN BY: CK
CHECKED BY:
DATE: 11-26-13

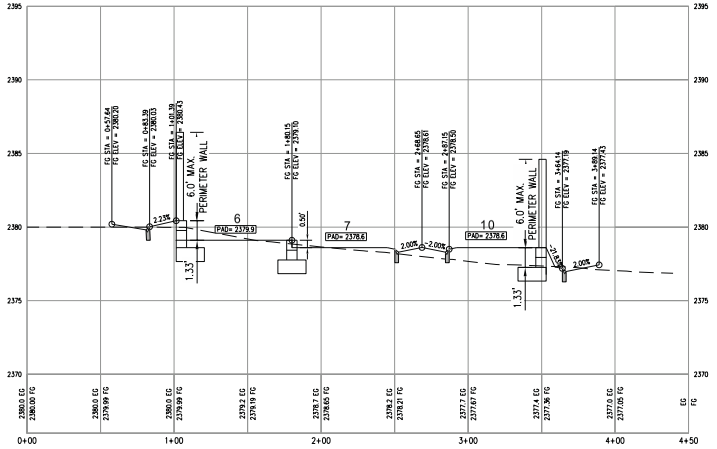
L1.02

SHEET OF SHEETS

C. NORTH E-W PROFILE

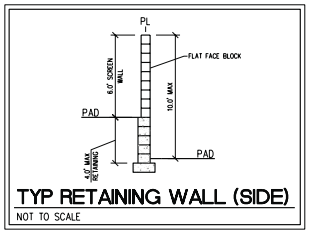


D. NORTH N-S PROFILE

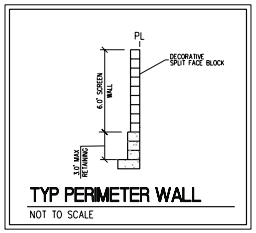


RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
GRANITE FALLS 2 - NORTH
A SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-301-006



TYP RETAINING WALL (SIDE)
NOT TO SCALE



TYP PERIMETER WALL
NOT TO SCALE

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

GRANITE FALLS 2 - NORTH
TENTATIVE MAP - NORTH PROFILES

S1 T19 R60

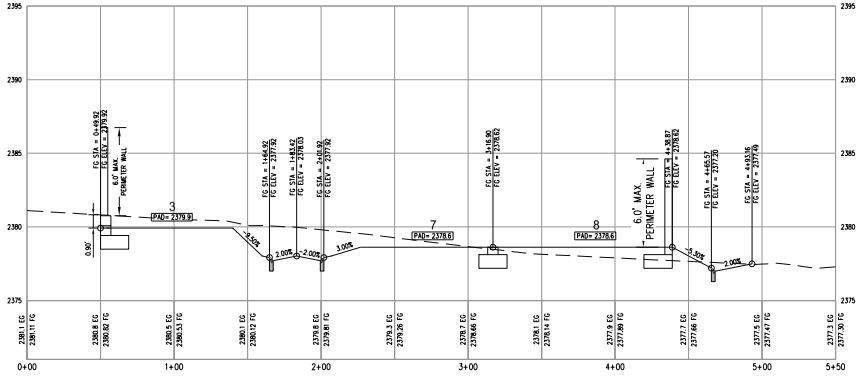
DATE: 11/27/13
DRAFTER: IG
DESIGNER: IG
CHECKED: TJS
PROJECT NO. RAH1322

PRJ-52085
12/02/13

TM-2
SHEET 2 OF 2

GPA-52133 ZON-52134 TMP-52135

C. NORTH E-W PROFILE



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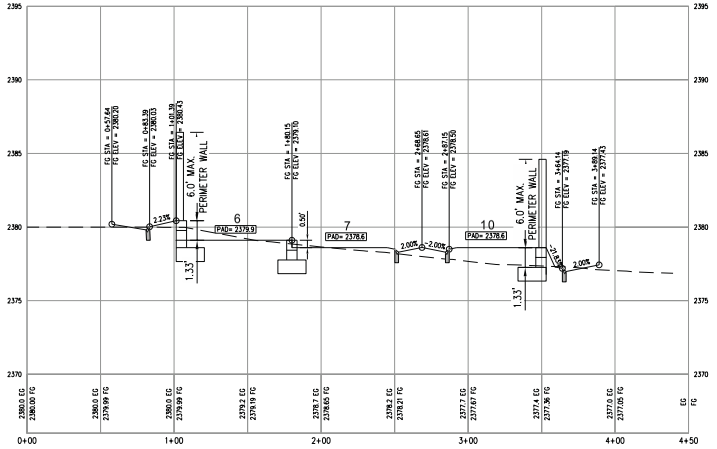
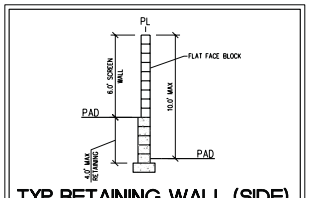
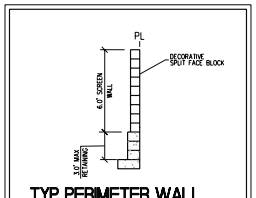


RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
GRANITE FALLS 2 - NORTH
A SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-301-006



TYP RETAINING WALL (SIDE)
NOT TO SCALE



TYP PERIMETER WALL
NOT TO SCALE

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

GRANITE FALLS 2 - NORTH
TENTATIVE MAP - NORTH PROFILES

S1 T19 R60

DATE: 11/27/13
DRAFTER: IG
DESIGNER: IG
CHECKED: TJS
PROJECT NO.
RAH1322

PRJ-52085
12/02/13

TM-2
SHEET 2 OF 2

GPA-52133 ZON-52134 TMP-52135

CCSD
Real Property Management
4190 McLeod Drive, 2nd Floor
Las Vegas, NV 89121

School Development Tracking Form

http://ccsd.net/departments/real-property

Date Filed 12/05/2013 **Application Number** GPA52133, ZON52134, TMP52135 **Entity** LV

Company Name Richmond American Homes

Contact Name

Contact Mailing Address

City **State** **Zip Code**

Phone **Mobile** **Fax** **Email**

Project Name Sheleheda & Bradley

Project Description Sheleheda & Bradley

APN's 125-01-301-006

Student Yield		Elementary School	Middle School	High School
Single-Family Units (1)	10	x 0.195 = 2	x 0.102 = 1	x 0.134 = 1
Multi-Family Units (2)		x 0.132 = 0	x 0.057 = 0	x 0.062 = 0
Resort Condo Units (3)				
Total		2	1	1

(1) *Single Family unit is defined as single family detached home, mobile home, and town homes.*
(2) *Multi-Family unit is defined as apartment, multiplexes, and condominiums.*
(3) *Resort Condominium units for tracking purposes only.*

** To be completed by CCSD*

Schools Serving the Area*					
Name	**Address**	**Grade**	**Capacity**	**Enrollment**	**Site Date**
K. Ward ES	5555 Horse	K-5	762	852	11/18/13
Saville MS	8101 Torrey Pines	6-8	1,646	1,517	11/18/13
Shadow Ridge HS	5050 Brent	9-12	2,609	2,518	11/18/13

CCSD Comments* K. Ward ES is over-capacity for the 2013-14 school year. No new schools are planned for the area.

☐ Approved ☐ Disapproved

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

RAH1322

November 27, 2013

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

RE: Justification Letter for a General Plan Amendment (GPA), Zone Change (ZON) and a Tentative Map (TM) for Richmond American Homes Granite Falls 2 North (4.16 gross acres; 10 lots)

Slater Hanifan Group, on behalf of the applicant, Richmond American Homes, respectfully submits this justification letter in support of a General Plan Amendment (GPA), Zone change (ZON), and a Tentative Map (TM) for the subject site.

The subject site located at the northwest corner of Sheleheda Ave and Bradley Road. The Assessor's Parcel Number is 125-01-301-006. The parcel is approximately 4.16 gross acres combined.

The purpose of the GPA request is to revise the General Plan from *Public Facility* (PF) to *Rural Density Residential* (R) which allows up to 3.5 dwelling units per gross acre. The requested zone change would be from *Residential Estates* (R-E) to *Single Family Residential District* (R-1).

The proposed development consists of 10 single family residential lots on 4.16 acres, which results in a density of 2.40 (du/ac). The minimum lot dimensions would be 60' x 110' or 6,500 square feet.

The requested GPA to Rural Density Residential requires the proposed development to maintain a density range that is similar to the R-PD3 development adjacent to the west and less than the RPD-4 development across the street.

The proposed zoning of R-1 and minimum lot size of 60'x110' is compatible with other existing single family residential subdivisions in the area, especially the communities within the R-PD nearby.

The Tentative Map identifies a 10 lot R-1 single family detached subdivision. The TM identifies utility connections and cross sections as required by the CLV.

This project will come as a benefit to the surrounding community as it proposes to improve the adjacent public street, Sheleheda Ave, to City of Las Vegas standards. With the proposed improvements to the adjacent roadways, this area can support the additional traffic counts that the

PRE-52085
12/02/13

GPA-52133, ZON-52134
TMP-52135

10 proposed lots would bring.

The Las Vegas Valley Water District has existing facilities adjacent to the site which have capacity to serve the proposed development. The City of Las Vegas has sewer facilities in the area with available capacity to serve the proposed development.

In Summary, the proposed general plan amendment and the proposed zoning are compatible with surrounding developments.

Thank you for considering these application requests. Please contact me at (702) 284-5300 if you have any questions regarding these applications.

Slater Hanifan Group, Inc.



Angela Pinley, P.E.
Project Engineer

Cc: Brian Walsh, Richmond American Homes
Todd Steadham, Slater Hanifan Group
Chelsea Peltier, Slater Hanifan Group

PR-52085
12/02/13

GPA-52133, ZON-52134
TMP-52135

City of Las Vegas Agenda Item No.: **26.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 14, 2014

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

SUBJECT:
ZON-52134 - REZONING RELATED TO GPA-52133 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: PRECEDENT PROPERTIES, LLC - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 4.16 acres at the northwest corner of Sheleheda Avenue and Bradley Road (APNs 125-01-301-006), Ward 6 (Ross) [PRJ-52085].

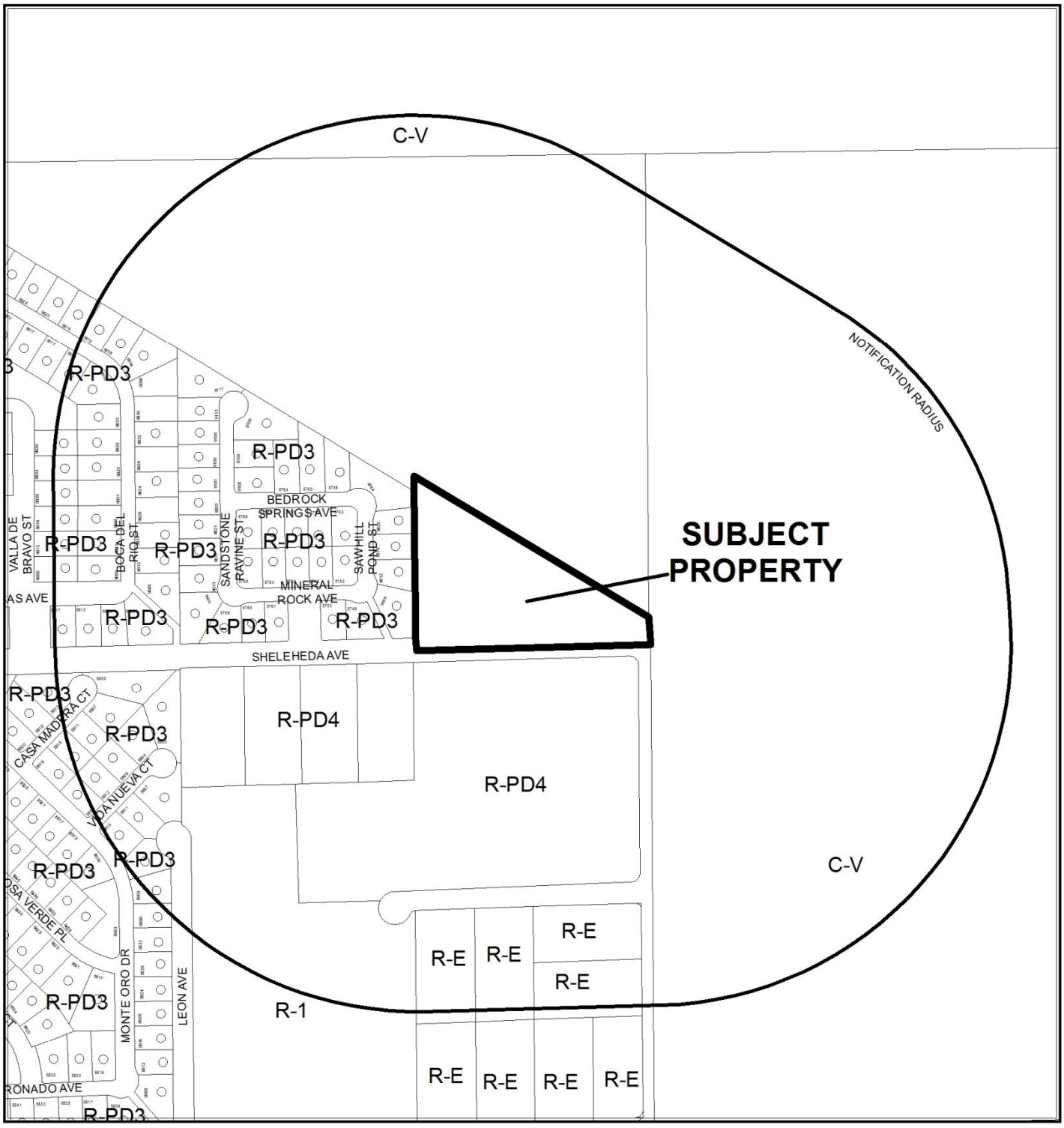
C.C.: 02/19/2014

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. Consolidated Backup
2. Location and Aerial Maps - ZON-52134 and TMP-52135
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.

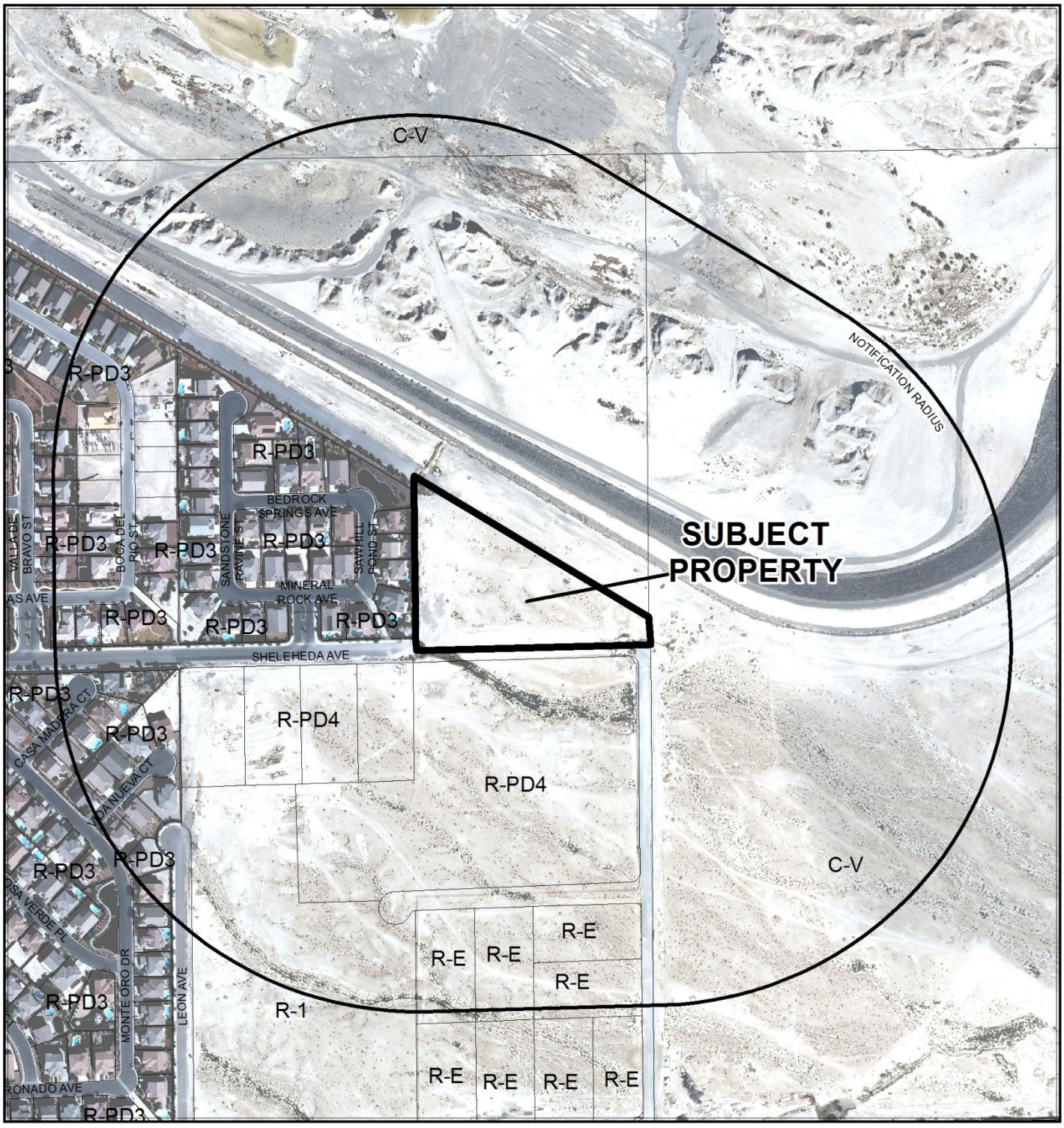


CASE: **ZON-52134 AND TMP-52135 (PRJ-52085)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)



CASE: **ZON-52134 AND TMP-52135 (PRJ-52085)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-52134 APN: 125-01-301-006

Name of Property Owner: Precedent Properties, LLC

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: LEVI PARKER

Subscribed and sworn before me

This 5th day of Nov, 2013

_____

Notary Public in and for said County and State

NORMA URRABAZO
Notary Public, State of Nevada
Appointment No. 03-80746-1
My Appt. Expires Feb. 16, 2015

PRJ-52085
12/02/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Zone Change

Project Address (Location) Iron Mountain Road/Bradley

Project Name Granite Falls 2 **Proposed Use** _____

Assessor's Parcel #(s) 125-01-301-006 **Ward #** _____

General Plan: existing PF proposed R **Zoning:** existing RE proposed R-1

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

Gross Acres 4.42 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Precedent Properties, LLC **Contact** _____

Address 3425 Cliff Shadows Parkway # 130 **Phone:** _____ **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89129

E-mail Address _____

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 S. Dean Martin Drive, Suite 308 **Phone:** (702) 617-8400 **Fax:** _____

City Las Vegas **State** Nevada **Zip** _____

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

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

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

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* _____

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

Print Name JEVI PARKER

Subscribed and sworn before me

This 5th day of Nov., 20 13.

_____

Notary Public in and for said County and State

NORMA URRABAZO
Notary Public, State of Nevada
Appointment No. 03-80746-1
My Appt. Expires Feb. 16, 2015

FOR DEPARTMENT USE ONLY

Case #	ZON-52134
Meeting Date:	01/14/14 PC
Total Fee:	
Date Received:*	
Received By:	

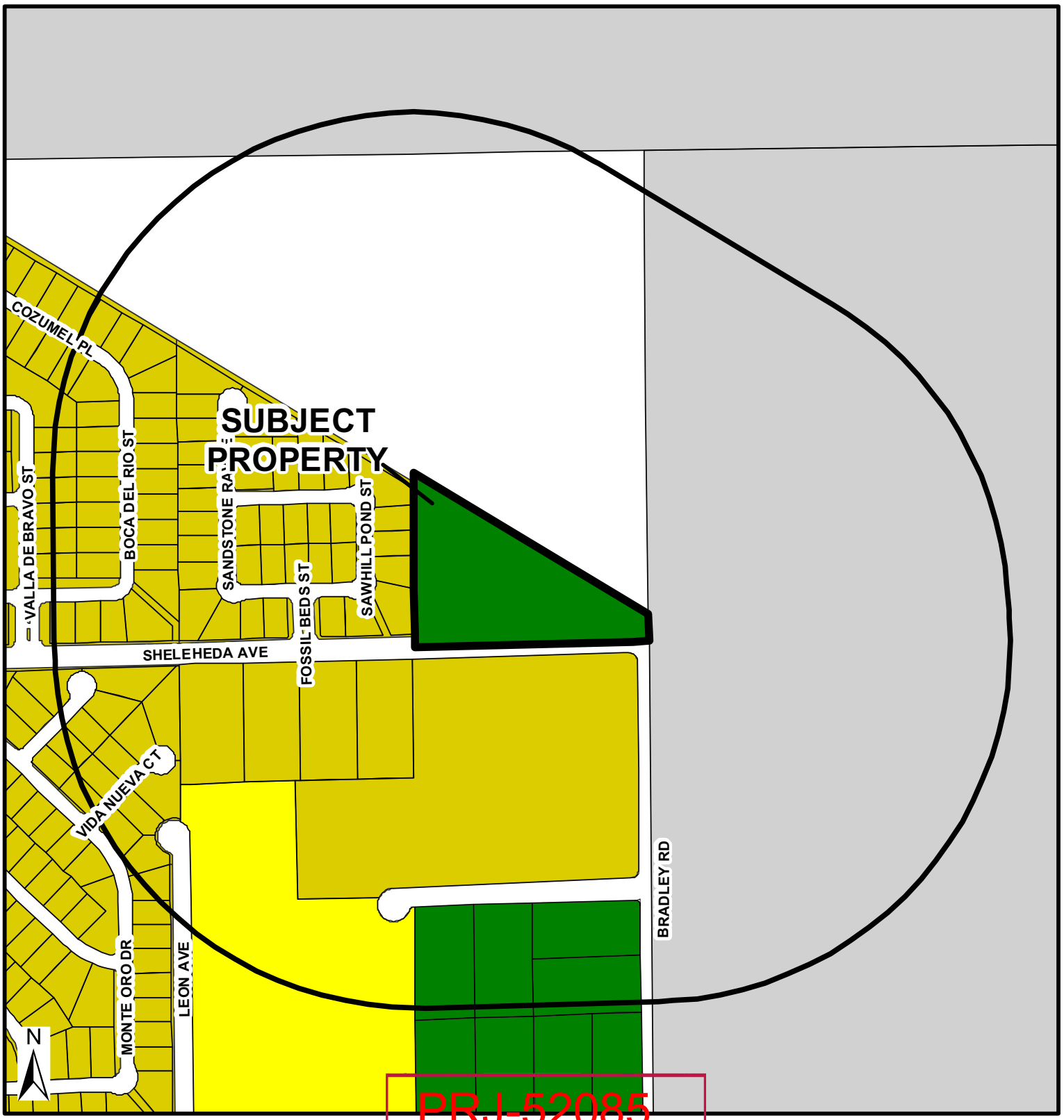
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

PRJ-52085
12/02/13

Revised 10/27/08

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

ZON-52134 (PRJ - 52085)



Zoning

- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residential Estates
- R-D - Single-Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- 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-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/ Manufactured Home Park
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

FROM R-E TO R-1

ZON-52134

- Subject Property
- 1000ft Buffer
- City Limits

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Monday, December 02, 2013

City of Las Vegas Agenda Item No.: **27.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 14, 2014

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

SUBJECT:
TMP-52135 - TENTATIVE MAP RELATED TO GPA-52133 AND ZON-52134 - GRANITE FALLS 2 NORTH - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: PRECEDENT PROPERTIES, LLC - For possible action on a request for a Tentative Map FOR A PROPOSED 10-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 4.16 acres at the northwest corner of Sheleheda Avenue and Bradley Road (APNs 125-01-301-006),R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Ross) [PRJ-52085].

C.C.: 02/19/2014

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. 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-52135 APN: 125-01-301-006

Name of Property Owner: Precedent Properties, LLC

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: LEVI PARKER

Subscribed and sworn before me

This 5th day of Nov, 2013

_____

Notary Public in and for said County and State

NORMA URRABAZO
Notary Public, State of Nevada
Appointment No. 03-80746-1
My Appt. Expires Feb. 16, 2015

PRJ-52085
12/02/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Iron Mountain Road/Bradley

Project Name Granite Falls 2 **Proposed Use** _____

Assessor's Parcel #(s) 125-01-301-006 _____ **Ward #** _____

General Plan: existing PF proposed R **Zoning:** existing RE proposed R-1

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

Gross Acres 4.42 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Precedent Properties, LLC **Contact** _____

Address 3425 Cliff Shadows Parkway # 130 **Phone:** _____ **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89129

E-mail Address _____

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 S. Dean Martin Drive, Suite 308 **Phone:** (702) 617-8400 **Fax:** _____

City Las Vegas **State** Nevada **Zip** _____

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

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

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

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* _____

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

Print Name LEVI PARKER

Subscribed and sworn before me

This 5th day of Nov., 20 13 .

_____

Notary Public in and for said County and State

NORMA URRABAZO
Notary Public, State of Nevada
Appointment No. 03-80746-1
My Appt. Expires Feb. 16, 2015

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	TMP-52135
Meeting Date:	01/14/14 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-52085
12/02/13

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

DEPARTMENT OF PLANNING

DATE:

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

RE: **PROJECT NAME** Granite Falls 2 North
Tentative Map Election to Follow Alternative Procedure and Consent to Extension of Time Limit

To whom it may concern:

Richmond American Homes (Subdivider) hereby elects to follow the alternative procedure for tentative map processing set forth in LVMC 19.16.050(C)(4). In so doing, Subdivider acknowledges that this election and the City's acceptance of a tentative map application as complete shall be deemed to constitute the mutual consent of the City and Subdivider to extend the time limits set forth in NRS 278.350 for the City to act and report on a tentative map. Subdivider also acknowledges that final action on the map may not occur until final action has been taken on any related zoning application, site development plan review, or both. Subdivider has elected the alternative procedure to facilitate the ability of the tentative map to be heard concurrently with any and all associated land use entitlements.

If any question or concerns arise from this request please contact Brian Walsh at (702)-481-4689. Thank you.

Sincerely,

(Signature)

Brian P. Walsh
(Print)

JULIE I. EVERHART
Notary Public State of Nevada
No. 98-1185-1
My appt. exp. May 2, 2014

Subscribed and sworn before me

This 22nd day of November, 2013.

Brian P. Walsh, V.P. of Land

Notary Public in and for said County and State

PRJ-52085
12/02/13

TMP-52135

City of Las Vegas Agenda Item No.: **28.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 14, 2014

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

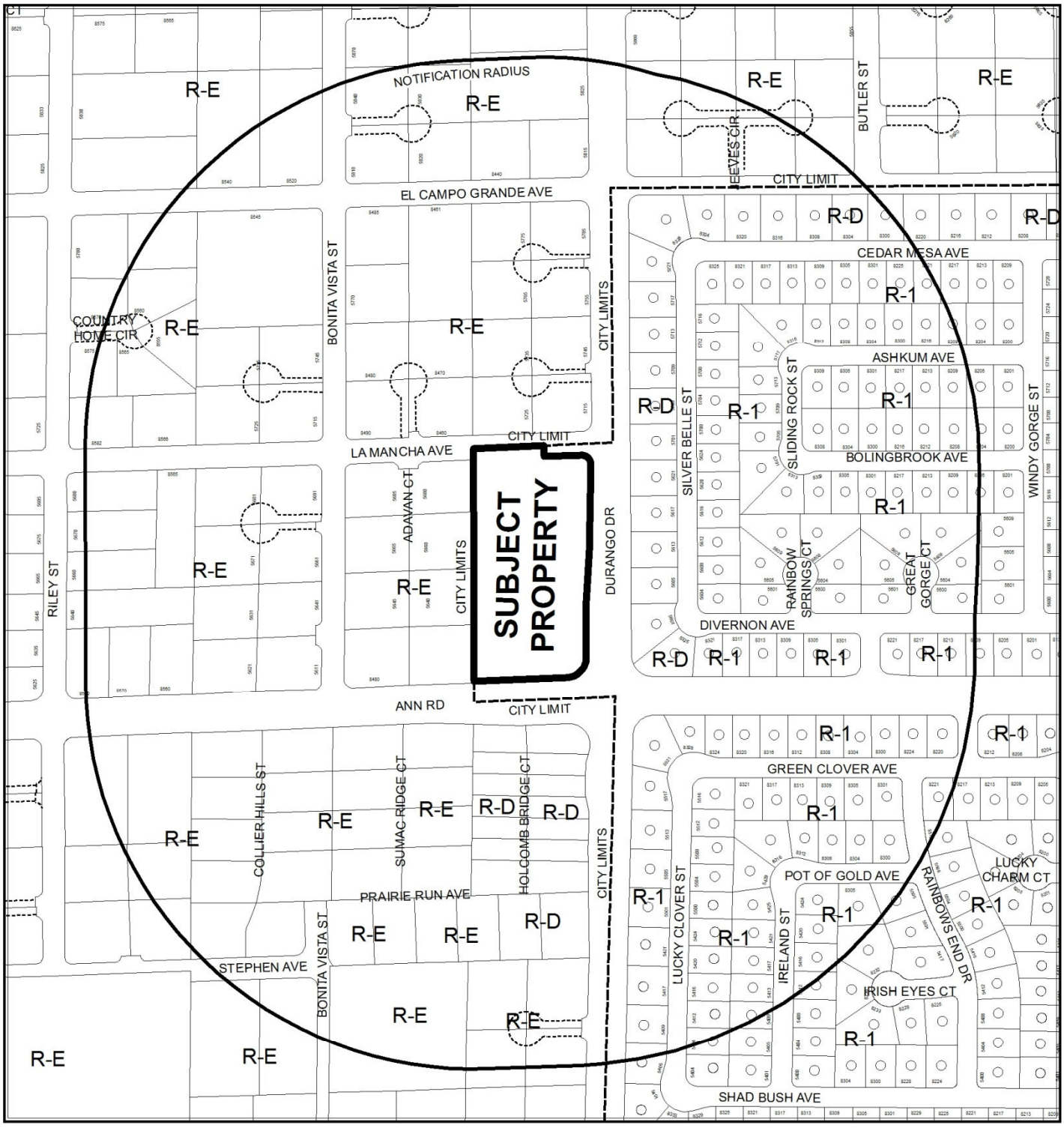
SUBJECT:
ZON-52100 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: ANN AND DURANGO HOLDING CO, LLC - For possible action on a request for a Rezoning FROM: U(R) [UNDEVELOPED (RURAL)] TO: R-D (SINGLE FAMILY RESIDENTIAL-RESTRICTED DISTRICT) on 3.95 acres at the northwest corner of corner Ann Road and Durango Drive (APN 125-29-808-009), Ward 6 (Ross) [PRJ-52030].

C.C.: 02/19/2014

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



0 300 600 Feet

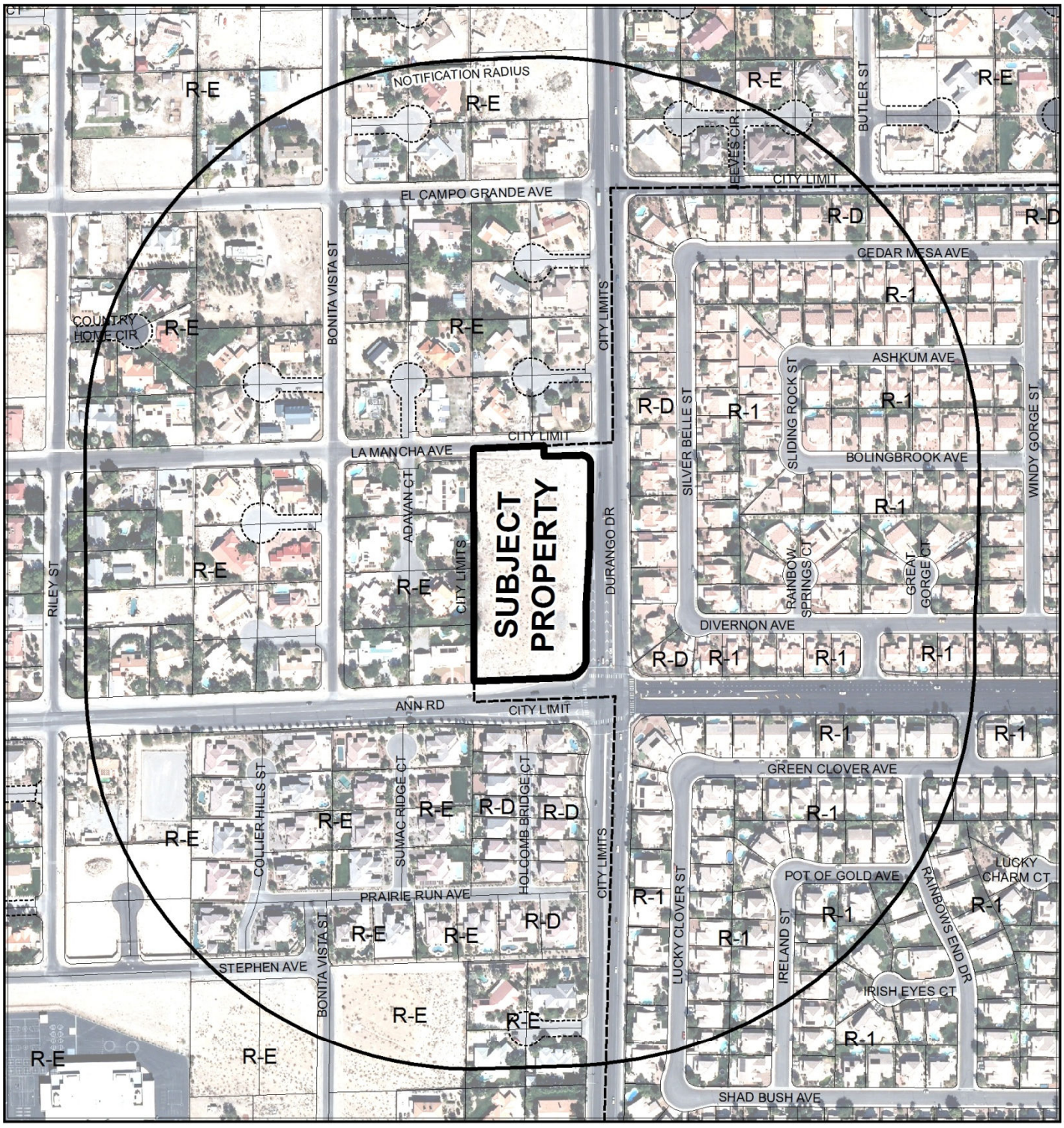
CASE: **ZON-52100 (PRJ-52030)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED)[R(RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY: R-D (SINGLE FAMILY RESIDENTAIL – RESTRICTED)

N



CASE: **ZON-52100 (PRJ-52030)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED)[R(RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY: R-D (SINGLE FAMILY RESIDENTAIL – RESTRICTED)

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-52100 APN: 125-29-808-009

Name of Property Owner: Ann & Durango Holding Co. LLC

Name of Applicant: same as owner

Name of Representative: Lucy Stewart, LAS Consulting

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: Randy Aleman

Subscribed and sworn before me

This 25th day of November, 2013

_____
Notary Public in and for said County and State

KIMBERLY A. NOLAN
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 10-20-14
Certificate No: 02-78107-1

02-78107-1
10-20-2014

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Zone Change

Project Address (Location): NWC Ann & Durango

Project Name: Ann & Durango Subdivison **Proposed Use:** R-D Subd

Assessor's Parcel #(s): 125-29-808-009 **Ward #:** 6

General Plan: existing R proposed R **Zoning:** existing U proposed RD

Commercial Square Footage: na **Floor Area Ratio:** na

Gross Acres: 3.5 **Lots/Units:** _____ **Density:** 3.5/ac

Additional Information: No house plans have been drawn yet.

PROPERTY OWNER Ann & Durango Holding Co. LLC **Contact:** Randy Aleman

Address: 1000 N. Green Valley Pkwy #440-350 **Phone:** 7023261100 **Fax:** _____

City: Henderson **State:** NV **Zip:** 89074

E-mail Address: randywaleman@gmail.com

APPLICANT same as owner **Contact:** _____

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

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

E-mail Address: _____

REPRESENTATIVE LAS Consulting **Contact:** Lucy Stewart

Address: 1916 Trail Peak lane **Phone:** 7024986489 **Fax:** 7029480857

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

E-mail Address: stewplan@aol.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 this application to be rejected. I further certify that I am the owner of property for option holder) of the property involved in this application or that I am duly authorized by the owner to make this application, 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 Randy Aleman

Subscribed and sworn before me

This 23rd day of November, 2013

_____

Notary Public in and for said County and State

KIMBERLY A. NOLAN
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 10-20-14
Certificate No: 02-78107-1

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #:	ZON-52100
Meeting Date:	01/14/14 PC
Total Fee:	
Date Received:*	
Received By:	

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

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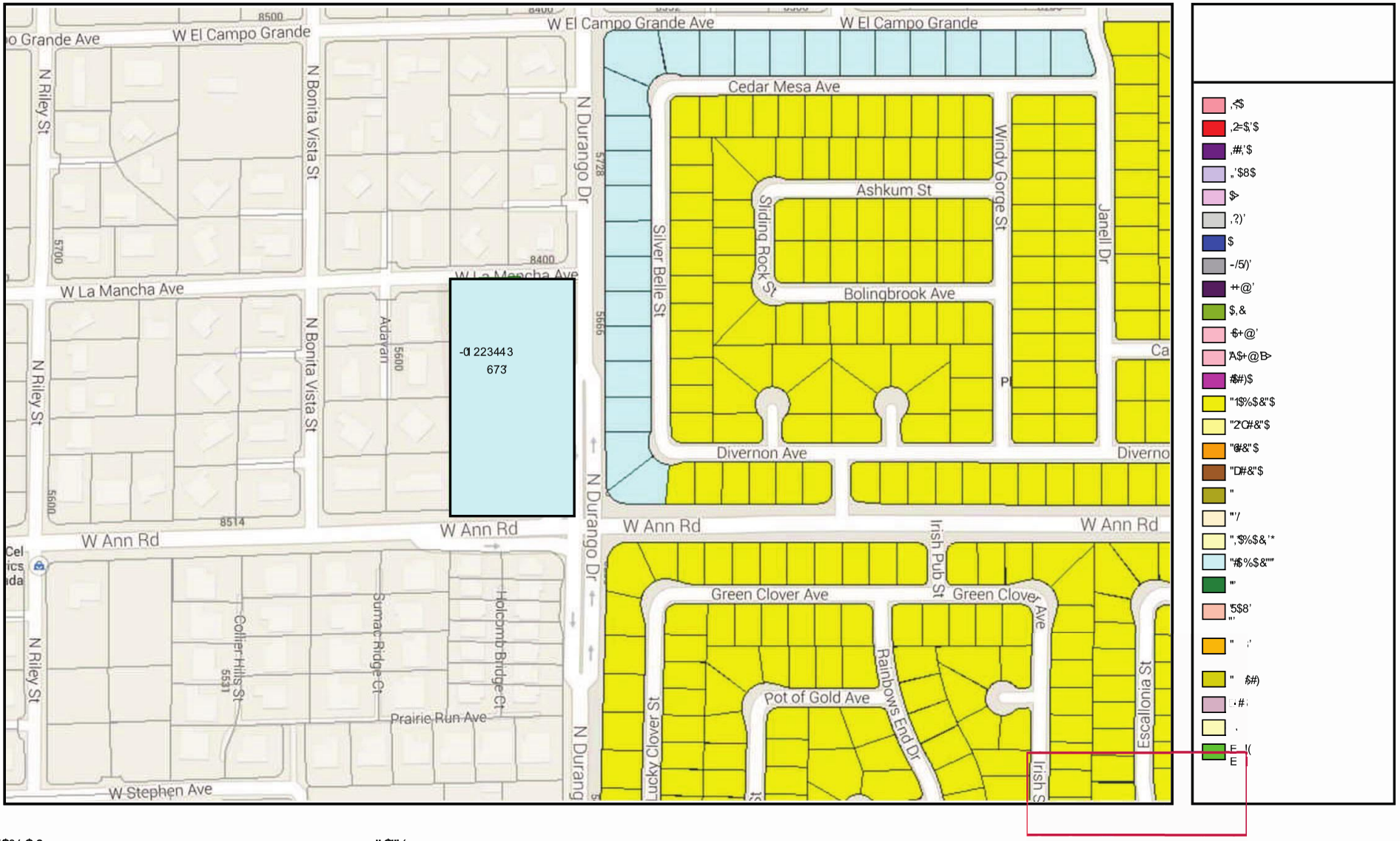

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Date | No. | Revisions | Approved

ENCORE

7272 S. El Capitan Way • Las Vegas • Nevada • 89148
Phone: (702) 528-1100

POLICE NO. 11
DESIGNED BY ::
DRAWN BY JY
CHECKED BY "
DATE 11819816

Sheet
17

ZON-52100

LAS Consulting
1916 Trail Peak Lane
Las Vegas, NV 89134
(702) 499-6469-Cell
(702) 946-0857-Fax

Wednesday, November 27, 2013

Mr. Yorgo Kagafas, Senior Planner
Planning & Development
City of Las Vegas
333 Rancho Rd
Las Vegas, NV 89104

RE: 125-29-808-009, Justification Letter, R-D Zone Change

Dear Mr. Kagafas:

Please accept this letter as our request for a Zone Change to R-D designation. The property is located at the Northwest corner of two major streets, Ann & Durango. The property is surrounded by Clark County to the north and west, and across Ann Road to the south. The owners would like to develop the property to R-D standards, a mirror image of the subdivision immediately to the south across Ann Road, located in Clark County. The R-D zoning category was recently adopted by the City of Las Vegas.

This request is consistent with the zoning in the area for the City of Las Vegas, and will provide for a buffer to the intersection of two major streets (Durango & Ann) from the Rural Neighborhood Preservation area in Clark County. This request meets the designation of the current general plan. There are R-D sized lots to the east across Durango in the City and to the south in Clark County. This request is appropriate for the area. Thank you for your consideration in this matter. Please contact me with any questions you might have.

Yours truly,

Lucy Stewart
LAS Consulting

PRJ-52030
11/27/13

ZON-52100

City of Las Vegas Agenda Item No.: **29.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 14, 2014

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

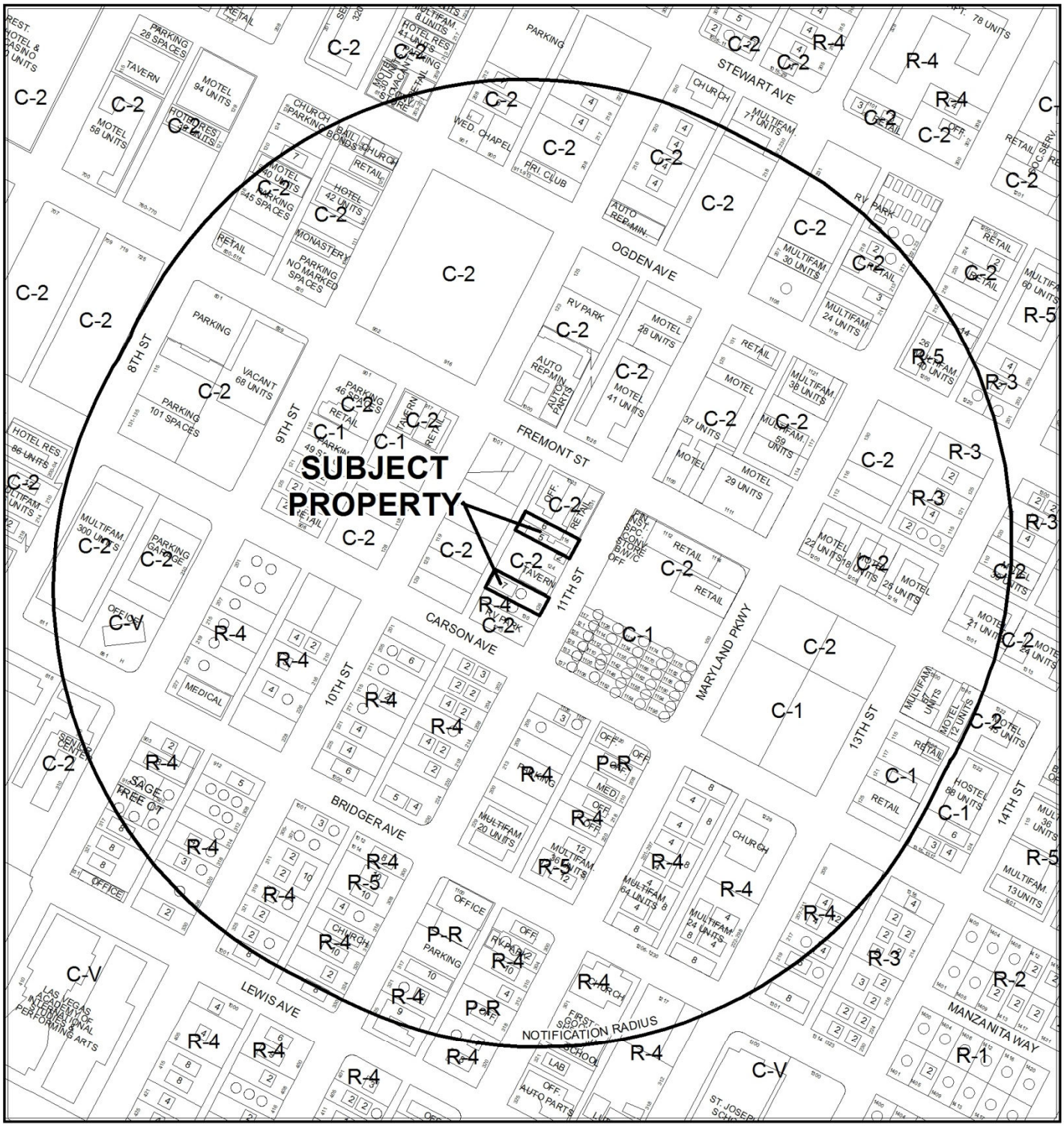
SUBJECT:
ZON-52112 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: 126 11TH ST, LLC - For possible action on a request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO C-2 (GENERAL COMMERCIAL) on 0.31 acres at 116 and 126 South 11th Street (139-34-712-078 and 080), Ward 3 (Coffin) [PRJ-52056].

C.C.: 02/19/2014

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 and Aerial Maps
2. Conditions and Staff Report - ZON-52112, SUP-52114, VAC-52115 and TMP-52113
3. Supporting Documentation
4. Photos - ZON-52112, SUP-52114, VAC-52115 and TMP-52113
5. Justification Letter - ZON-52112, SUP-52114, VAC-52115 and TMP-52113

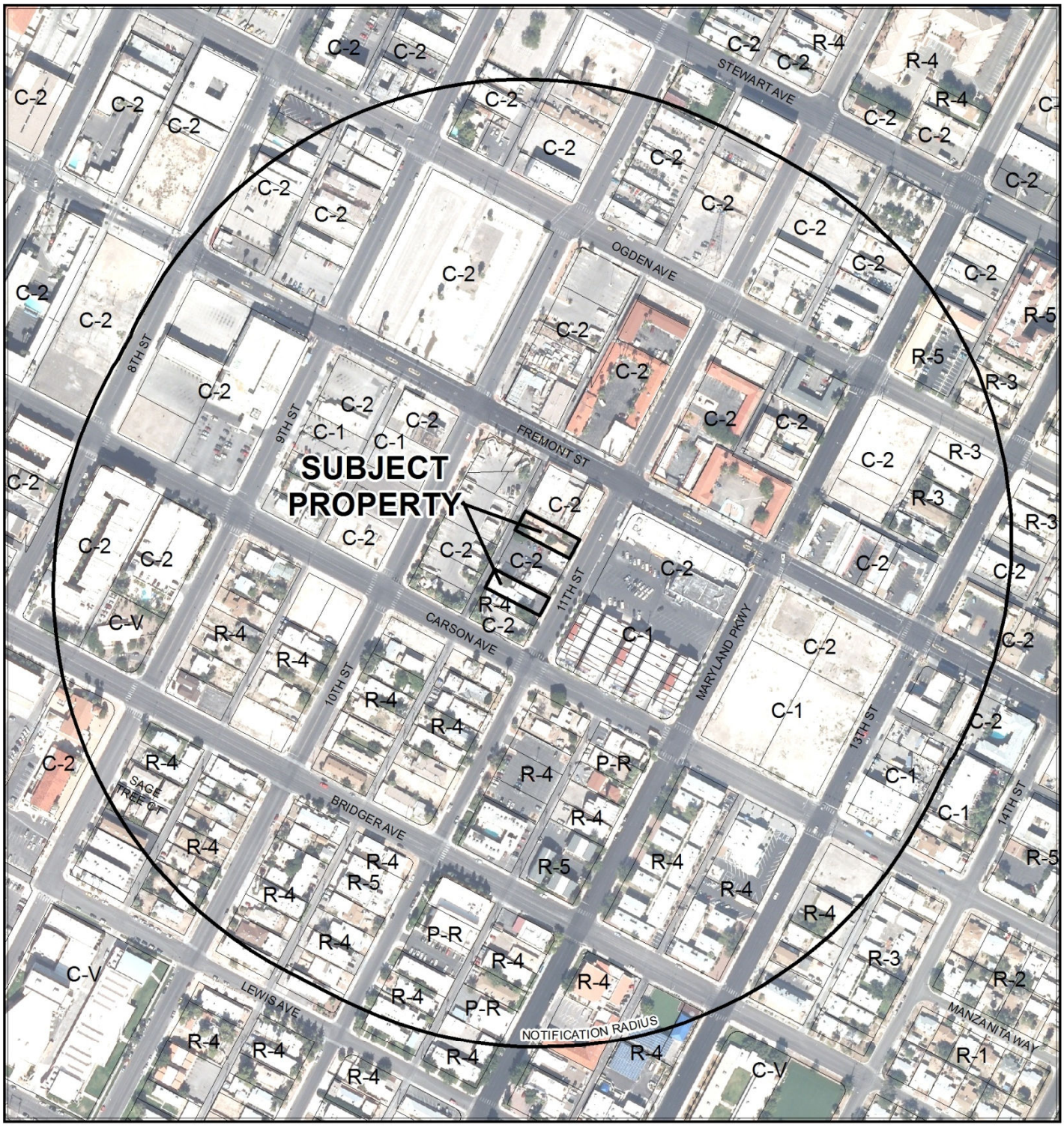


CASE: **ZON-52112 (PRJ-52056)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)

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



0 300 600 Feet

CASE: **ZON-52112 (PRJ-52056)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)

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

N

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Rezoning

Project Address (Location) 129 S 10th Street, ET AL

Project Name 11th & Fremont **Proposed Use**

Assessor's Parcel #(s) 139-34-712-078 & 080 **Ward #** 3

General Plan: existing C proposed N/A **Zoning:** existing R-4 proposed C-2

Commercial Square Footage **Floor Area Ratio**

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

Additional Information Rezone two lots for commercial subdivision

PROPERTY OWNER 126 11th Street LLC **Contact** Todd Kessler

Address 300 Las Vegas, Blvd North, Suite 110 **Phone:** **Fax:**

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

E-mail Address todd@rgglv.com

APPLICANT Cardno **Contact** Scott Ruedy

Address 7115 Amigo Street **Phone:** (702) 990-9300 **Fax:** (702) 990-9305

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

E-mail Address todd@rgglv.com

REPRESENTATIVE Cardno **Contact** Scott Ruedy

Address 7115 Amigo Street **Phone:** (702) 990-9300 **Fax:** (702) 990-9305

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

E-mail Address scott.ruedy@cardno.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 25 day of November, 20 13.

_____

Notary Public in and for said County and State

MIKKI G HARTMAN
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: June 15, 2016
Certificate No: 05-96887-1

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	ZON-52112
Meeting Date:	01/14/14 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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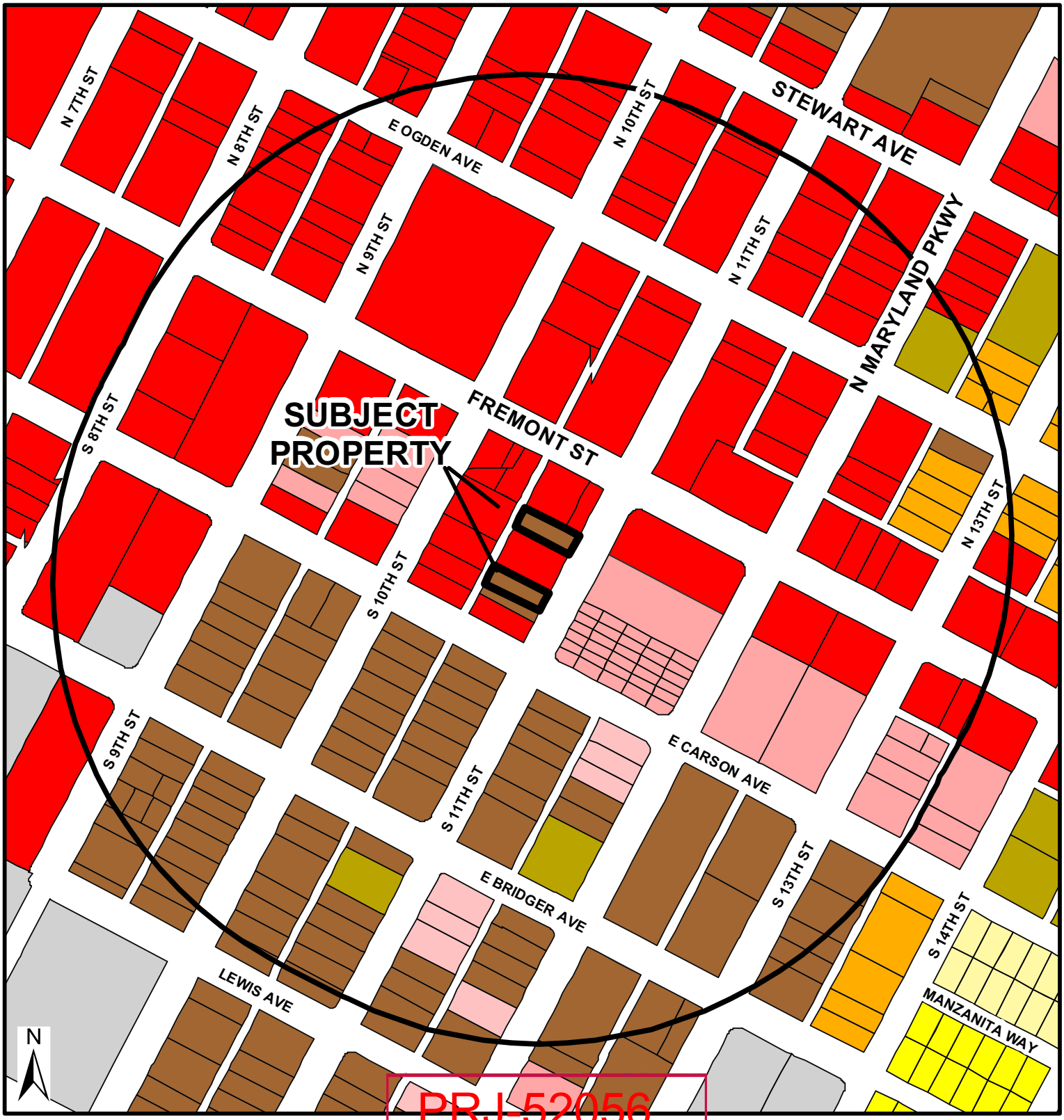
PRJ-52056
11/27/13

ZON-52112 (PRJ - 52056)



Zoning

- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residential Estates
- R-D - Single-Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- 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-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/ Manufactured Home Park
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

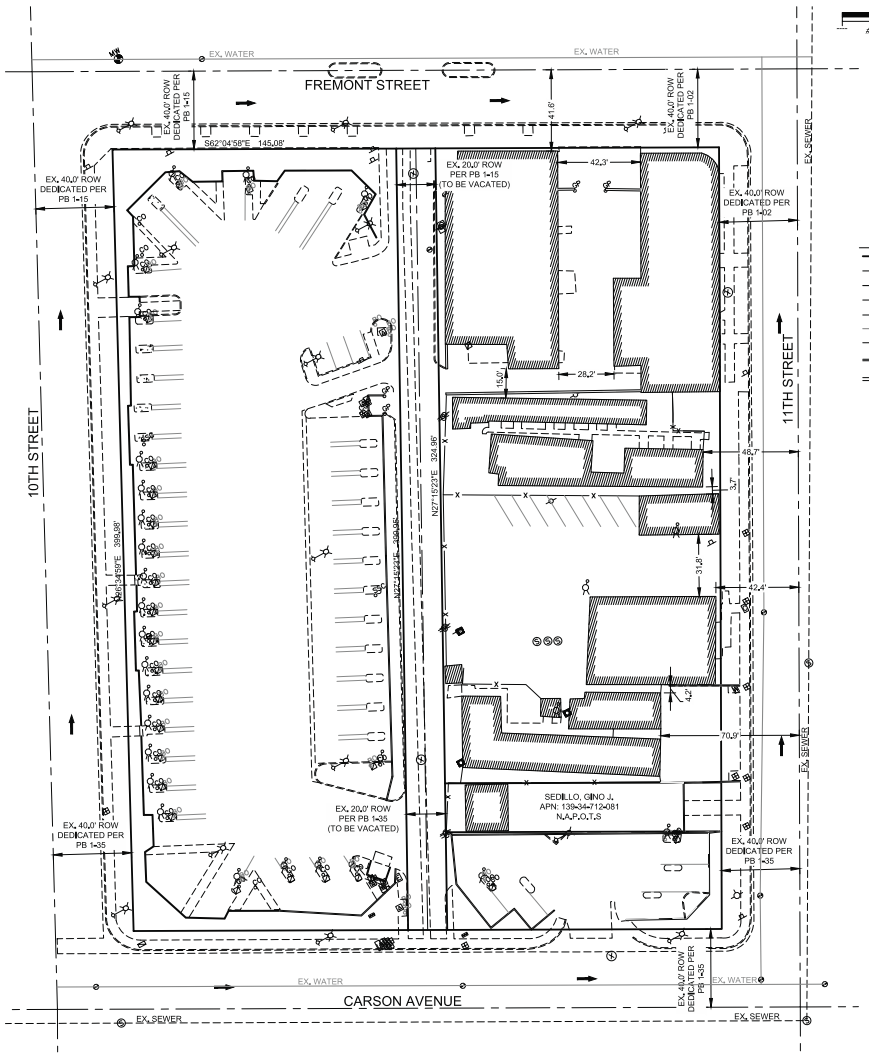
FROM R-4 TO C-2

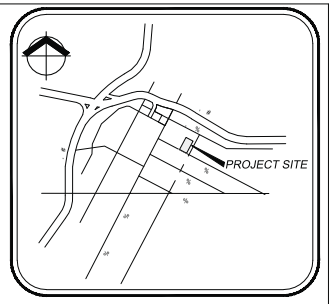
- Subject Property
- 1000ft Buffer
- City Limits

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Monday, December 02, 2013





VICINITY MAP

Cardno
Shaping the Future

LAS VEGAS
7115 AMIGO STREET, STE 100, LAS VEGAS, NV 89119
TEL: (702) 990-6300 FAX: (702) 990-6305 www.cardno.com

SITE PLAN

RESORT GAMING GROUP

ZON-52112, SUP-52114
VAC-52115 TMP-52113

BUNKHOUSE
TENTATIVE MAP

PREPARED FOR:

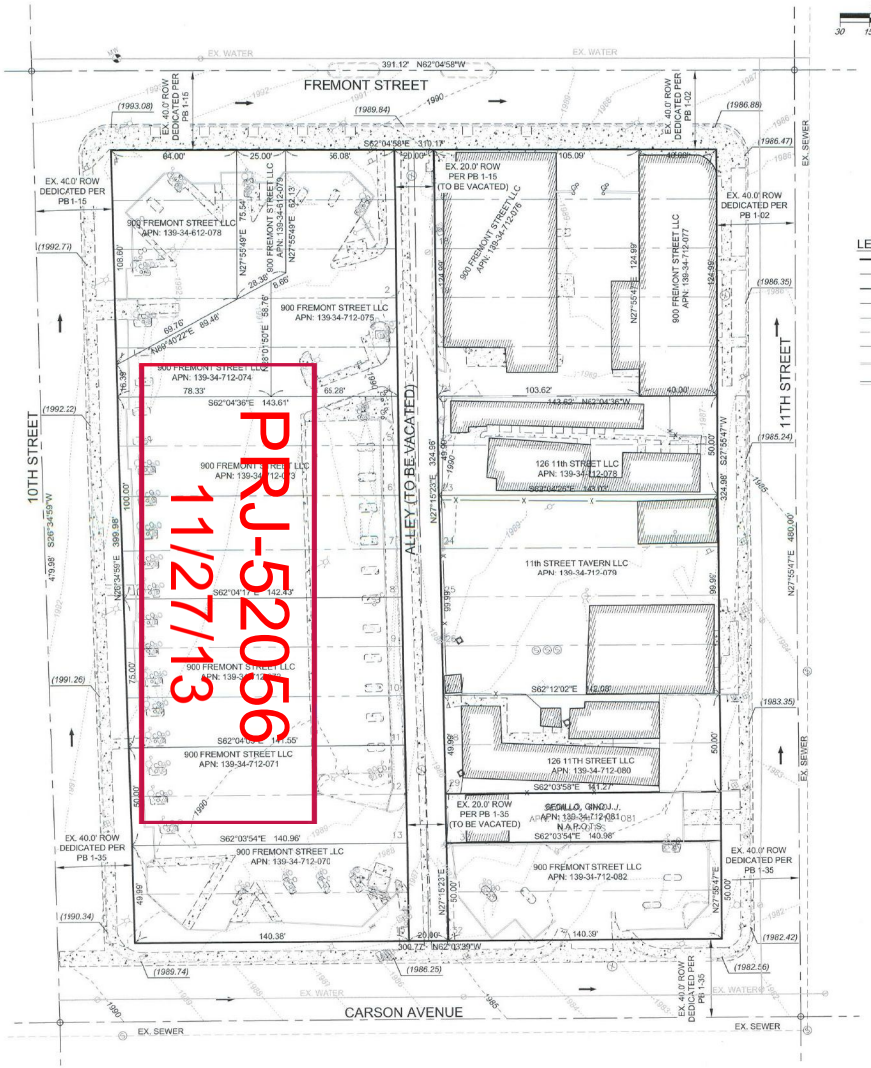
900 FREMONT STREET LLC

APN: 139-34-712-070, -071, -072, -073, -075, -076, -077, -079, -080, -082, 139-34-612-074, & -078

OWNER
900 FREMONT STREET LLC
c/o RESORT GAMING GROUP
300 LAS VEGAS BOULEVARD
LAS VEGAS, NEVADA 89101
CONTACT: TODD KESSLER

DEVELOPER
900 FREMONT STREET LLC
300 RESORT GAMING GROUP
LAS VEGAS, NEVADA, 89101
CONTACT: TODD KESSLER

CONSULTANT
CARDNO
7115 AMIGO STREET SUITE 100
LAS VEGAS, NEVADA 89119
T: 702-990-1300
PLANNER: SCOTT RUEDY
SURVEYOR: TEX BROOKS



SCALE: 1"=30'
30 15 0 30



VICINITY MAP
NOT TO SCALE

LEGEND:

- EXISTING BOUNDARY LINE
- EXISTING CENTERLINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- ADJACENT LOT LINE
- BUILDING OVERHANG LINE
- FENCE LINE, TYPE AS NOTED
- BLOCK WALL
- STANDARD CURB
- EXISTING BUILDING
- EXISTING CONCRETE SURFACE
- GAS VALVE
- GAS METER
- GAS RISER
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- ROOF DRAIN
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- AIR RELEASE VALVE
- UNDERGROUNDWATER VAULT
- WATER VALVE
- WATER METER BOX
- WATER MANHOLE
- SPRINKLER VALVE
- STREET LIGHT (COBRA ARM)
- ELECTRIC METER
- TRANSFORMER
- ELECTRICAL RISER
- TELEPHONE VAULT
- FIBER OPTIC VAULT
- TELEPHONE MANHOLE
- CABLE TELEVISION VAULT
- SIGNAL JUNCTION BOX
- HANDICAPPED PARKING SPACE
- UNKNOWN CLEANOUT
- UNKNOWN UTILITY VAULT
- BOLLARD
- GATE POST
- SIGN
- ASSESSOR'S PARCEL NUMBER

SHEET INDEX:

SHEET	DESCRIPTION
TM1	TENTATIVE MAP 1
TM2	TENTATIVE MAP BOUNDARY

LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF THOSE CERTAIN GRANT, BARGAIN, SALE DEEDS RECORDED BOOK 20130710 AS INSTRUMENT NO. 02953, BOOK 20130123 AS INSTRUMENT NO. 02136 AND NOOK 20120919 AS INSTRUMENT NO. 02406 OFFICIAL RECORDS, CLARK COUNTY, NEVADA, SITUATED IN THE SOUTHEAST QUARTER (SE ¼) AND THE NORTHEAST QUARTER (NE ¼) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS ONE (1) THROUGH FIFTEEN (15), SEVENTEEN (17) THROUGH TWENTY-NINE (29), AND THIRTY-ONE (31) THROUGH THIRTY-TWO (32) OF BLOCK TWO (2) OF PIONEER HEIGHTS ADDITION TO LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 35, OFFICIAL RECORDS, CLARK COUNTY, NEVADA;

TOGETHER WITH IRREGULAR LOT "A" OF LAND ADDITION TO LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 2, OFFICIAL RECORDS, CLARK COUNTY, NEVADA;

TOGETHER WITH IRREGULAR LOT "F AND G" OF BUCKS SUBDIVISION OF LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 15, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

CONTAINS 2.54 ACRES.

BASIS OF BEARING:

SOUTH 62°04'40" EAST, BEING THE CENTERLINE OF A PORTION OF FREMONT STREET AS SHOWN BY MAP IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN FILE 67, PAGE 79 OF SURVEYS.

BENCHMARK:

CITY OF LAS VEGAS STATION CHAS 5
RIVET AND PLATE IN TOP OF CURB AT THE NORTHEAST CORNER OF LAS VEGAS BOULEVARD AND CHARLESTON BOULEVARD.

ELEVATION:
FEET = 2019.57' (NAVD88)
METERS = 615.586 M (NAVD88)

FLOODZONE INFORMATION:

THIS SITE IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, PER THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL 32003C2170 F. CLARK COUNTY, NEVADA DATED NOVEMBER 16, 2011.

FLOOD DESIGNATION PROVIDED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

NOTES:

1. THERE IS NO OBSERVABLE EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
2. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
3. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

Cardno
Shaping the Future
LAS VEGAS
7115 AMIGO STREET, STE 100, LAS VEGAS, NV 89119
TEL: (702) 990-9300 FAX: (702) 990-9305 www.cardno.com

TENTATIVE MAP
BUNKHOUSE
RESORT GAMING GROUP
CITY OF LAS VEGAS, NEVADA

NO.	DATE	DESCRIPTION	BY
A			

TEX J. BROOKS
No. 13747
12/31/14
11/27/13

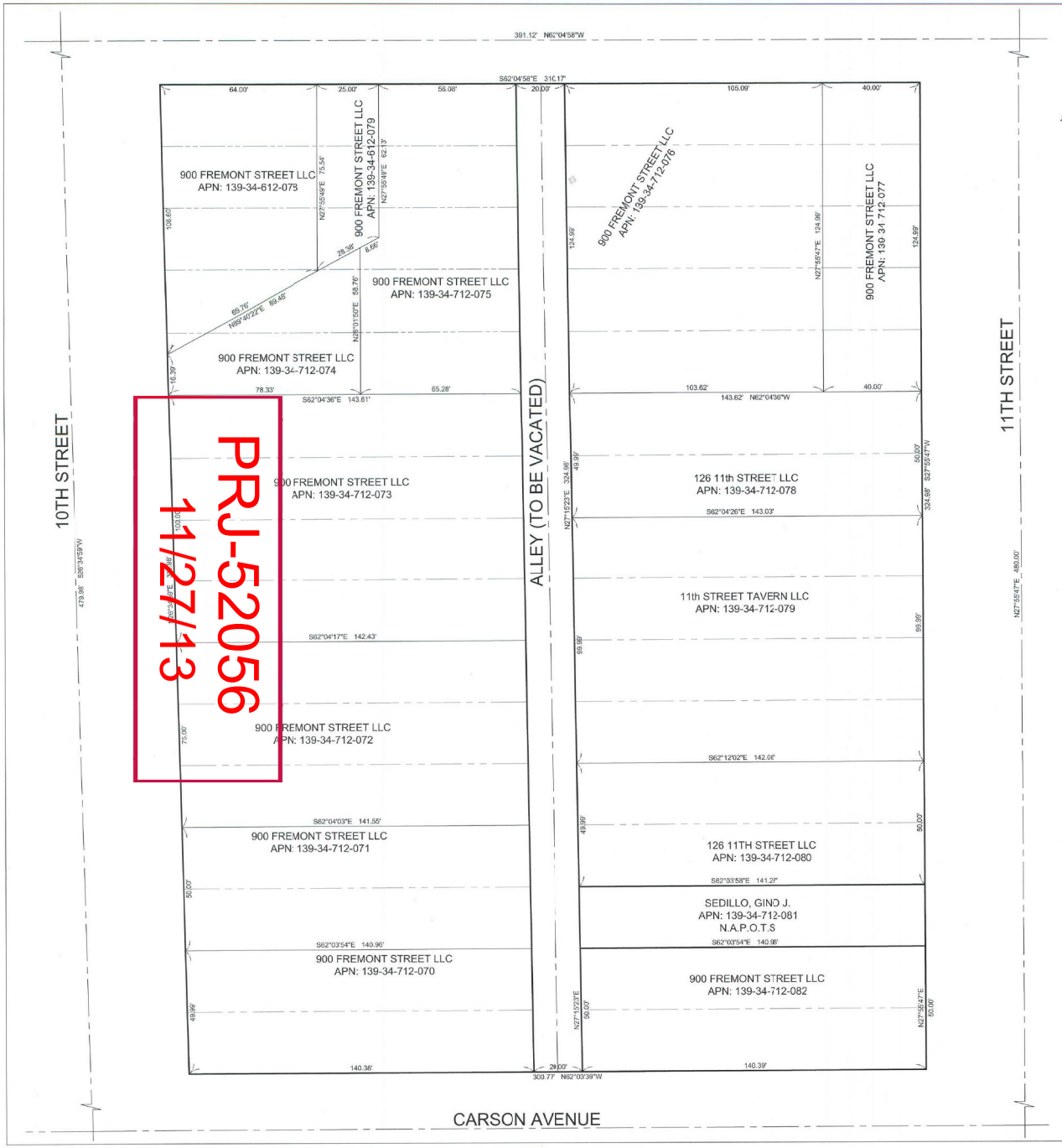
DATE	2013-11-25
DRAWN	TJS
DESIGNED	JER
CHECKED	SMR
PROJECT #	313056000

SHEET TITLE
TENTATIVE MAP 1

SHEET NUMBER
TM1

LAND USE # —

ZON-52112, SUP-52114, VAC-52115 TMP-52113

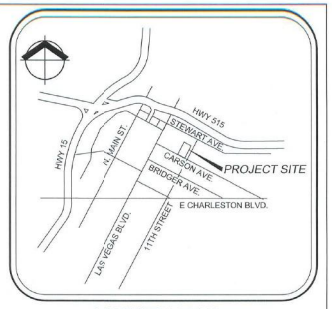


SCALE: 1"=20'

20 10 0 20

LEGEND:

- EXISTING BOUNDARY LINE
- EXISTING CENTERLINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- ADJACENT LOT LINE



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF THOSE CERTAIN GRANT, BARGAIN, SALE DEEDS RECORDED BOOK 20130710 AS INSTRUMENT NO. 02953, BOOK 20130123 AS INSTRUMENT NO. 02138 AND NOOK 20120919 AS INSTRUMENT NO. 02406 OFFICIAL RECORDS, CLARK COUNTY, NEVADA, SITUATED IN THE SOUTHEAST QUARTER (SE ¼) AND THE NORTHEAST QUARTER (NE ¼) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS ONE (1) THROUGH FIFTEEN (15), SEVENTEEN (17) THROUGH TWENTY-NINE (29), AND THIRTY-ONE (31) THROUGH THIRTY-TWO (32) OF BLOCK TWO (2) OF PIONEER HEIGHTS ADDITION TO LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 35, OFFICIAL RECORDS, CLARK COUNTY, NEVADA;

TOGETHER WITH IRREGULAR LOT "A" OF LADD ADDITION TO LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 2, OFFICIAL RECORDS, CLARK COUNTY, NEVADA;

TOGETHER WITH IRREGULAR LOT "F AND G" OF BUCKS SUBDIVISION OF LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 15, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

CONTAINS 2.54 ACRES.

BASIS OF BEARING:

SOUTH 62°04'40" EAST, BEING THE CENTERLINE OF A PORTION OF FREMONT STREET AS SHOWN BY MAP IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN FILE 67, PAGE 79 OF SURVEYS.

BENCHMARK:

CITY OF LAS VEGAS STATION CHAS 5
RIVET AND PLATE IN TOP OF CURB AT THE NORTHEAST CORNER OF LAS VEGAS BOULEVARD AND CHARLESTON BOULEVARD.

ELEVATION:
FEET = 2019.57' (NAVD88)
METERS = 615.566 M (NAVD88)

Cardno
Shaping the Future
LAS VEGAS
7160 AMIGO STREET, STE 100, LAS VEGAS, NV 89119
TEL: (702) 990-6500 FAX: (702) 990-6505 www.cardno.com

TENTATIVE MAP BOUNDARY
BUNKHOUSE
RESORT GAMING GROUP
CITY OF LAS VEGAS, NEVADA

BY	DATE	DESCRIPTION
A		

DATE | 2013-11-25
DRAWN | TJB
DESIGNED | JER
CHECKED | SMR
PROJECT # | 313056000
SHEET TITLE
BOUNDARY
SHEET NUMBER
TM2
LAND USE # —

ZON-52112 SUP-52114 VAC*-52115
TMP-52113

Cardno
Shaping the Future

7115 Amigo Street, Suite 100
Las Vegas, NV 89119
USA

Phone (702) 990-9300
Fax (702) 990-9305

www.cardno.com

November 27, 2013

City of Las Vegas
Department of Planning
Attn.: Mike Howe, Planner II
333 N. Rancho Drive
Las Vegas, NV 89106

RE: 10th & Fremont

Staff,

On behalf of the applicant, 900 Fremont LLC, we would request a review of the proposed rezoning, special use permit, tentative map, and vacation applications.

The intent is to create a one lot commercial subdivision on the following APNs: 139-34-712-070 thru 080 & 082 and 139-34-612-078 & 079. In order to create map the site two parcels (139-34-712-078 & 080) will need to be rezoned in order to accommodate the commercial subdivision. The proposed zoning is consistent with the current land use designation and the surrounding zoning. The 20' wide alley will also be vacated since it will not be needed for future development. There are two existing multi-family units on the site that will remain as residential uses. This type of development is encouraged in the Downtown Centennial Plan Overlay District.

Please contact our office if you require any additional information. Thank you for your assistance with this project.

Sincerely,
Cardno

Scott Ruedy, AICP
Planning Project Manager

PRJ-52056
11/27/13

ZON-52112, SUP-52114, VAC-52115, TMP-52113

City of Las Vegas Agenda Item No.: **30.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 14, 2014

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

SUBJECT:
SUP-52114 - SPECIAL USE PERMIT RELATED TO ZON-52112 - PUBLIC HEARING - APPLICANT/OWNER: 126 11TH ST, LLC - For possible action on a request for a Special use Permit FOR A PROPOSED MIXED-USE RESIDENTIAL DEVELOPMENT WITH A WAIVER TO ALLOW NO GROUND FLOOR RETAIL WHERE SUCH USE IS REQUIRED at 116 and 126 South 11th Street (APNs 139-34-712-078 and 080), R-4 (High Density Residential) Zone [PROPOSED: C-2 (General Commercial)], Ward 3 (Coffin) [PRJ-52056].

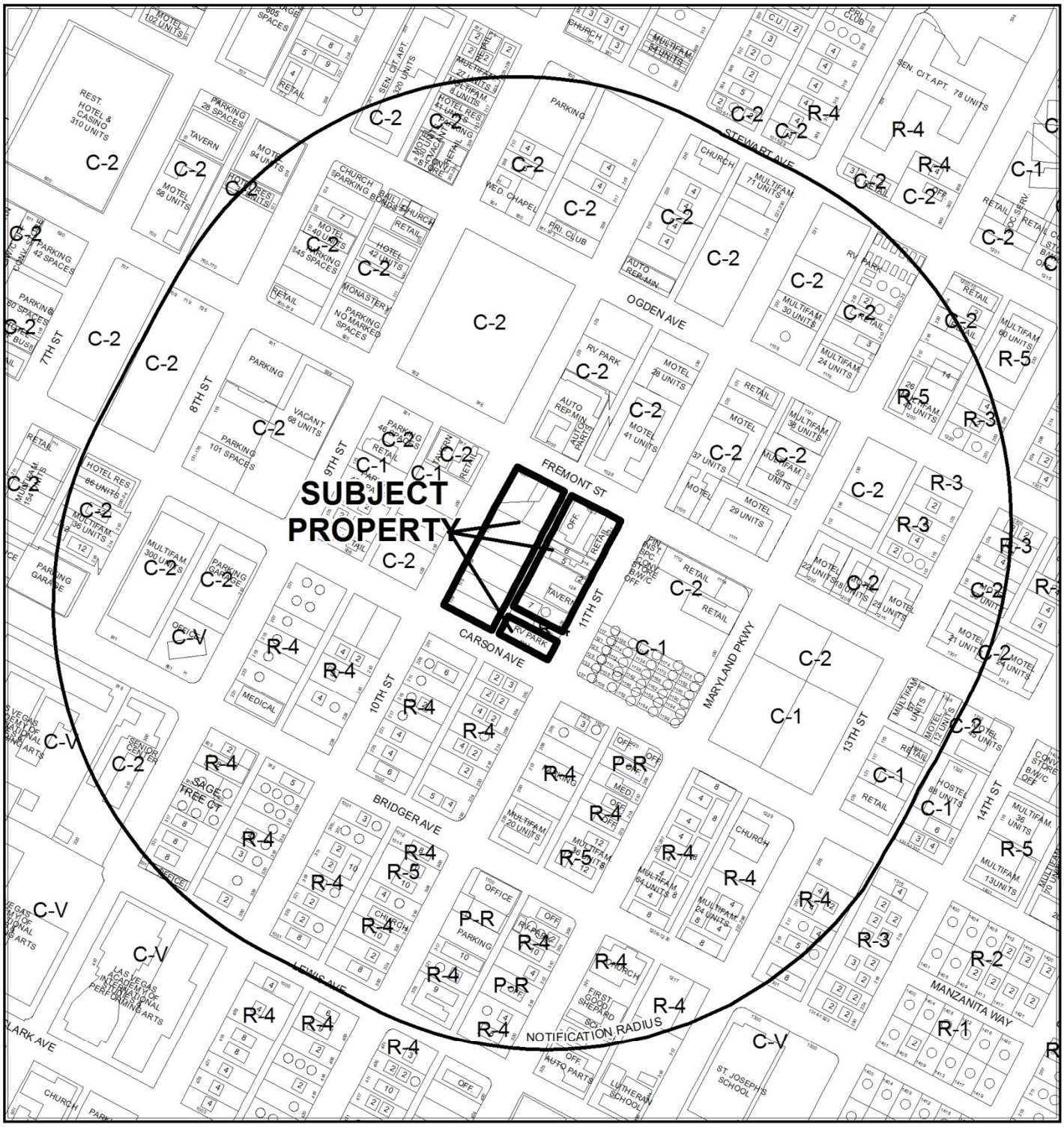
C.C.: 02/19/2014

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. Consolidated Backup
2. Location and Aerial Maps – SUP-52114 and TMP-52113
3. Supporting Documentation

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



0 300 600 Feet

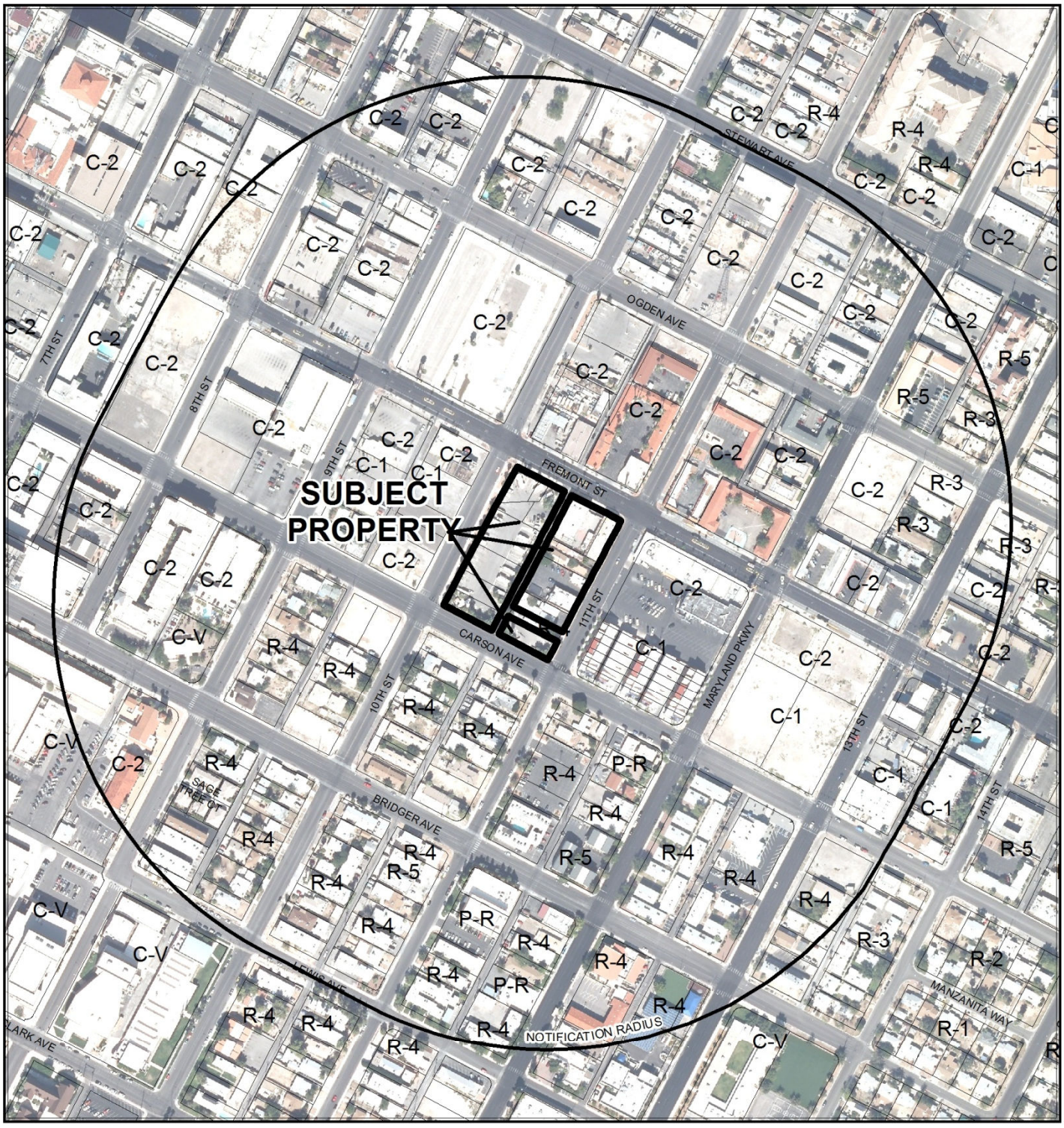
CASE: **SUP-52114 AND TMP-52113 (PRJ-52056)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL) and C-2 (GENERAL COMMERCIAL)

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

N



0 300 600 Feet

CASE: **SUP-52114 AND TMP-52113 (PRJ-52056)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL) and C-2 (GENERAL COMMERCIAL)

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

N

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 129 S 10th Street, ET AL

Project Name 11th & Fremont **Proposed Use**

Assessor's Parcel #(s) 139-34-712-078 & 080 **Ward #** 3

General Plan: existing C proposed N/A **Zoning:** existing R-4 proposed C-2

Commercial Square Footage **Floor Area Ratio**

Gross Acres 2.75 **Lots/Units** N/A **Density** N/A

Additional Information Allow existing Residential Units in a Commercial Zoning District

PROPERTY OWNER 126 11th Street LLC **Contact** Todd Kessler

Address 300 Las Vegas, Blvd North, Suite 110 **Phone:** **Fax:**

City Las Vegas **State** NV **Zip** 89125

E-mail Address todd@rgglv.com

APPLICANT Cardno **Contact** Scott Ruedy

Address 7115 Amigo Street **Phone:** (702) 990-9300 **Fax:** (702) 990-9305

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

E-mail Address todd@rgglv.com

REPRESENTATIVE Cardno **Contact** Scott Ruedy

Address 7115 Amigo Street **Phone:** (702) 990-9300 **Fax:** (702) 990-9305

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

E-mail Address scott.ruedy@cardno.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.

Mikki Hartman attorney in fact under Power of attorney dated 7-9-2013

Property Owner Signature* Mikki Hartman

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

Print Name Mikki Hartman

Subscribed and sworn before me

This 27 day of November, 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-52114
Meeting Date:	01/14/14 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-52056
11/27/13

Revised 10/27/08

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

City of Las Vegas Agenda Item No.: **31.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 14, 2014

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

SUBJECT:
VAC-52115 - VACATION RELATED TO ZON-52112 AND SUP-52114 - PUBLIC HEARING - APPLICANT/OWNER: 900 FREMONT, LLC, ET AL - For possible action on a Petition to Vacate a 20-foot (20") wide public alley generally located west of 11th Street between Fremont Street and Carson Avenue, Ward 3 (Coffin) [PRJ-52056].

C.C.: 02/19/2014

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. Consolidated Backup
2. Location and Aerial Maps
3. Conditions and Staff Report – VAC-52115 and TMP-52113
4. 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-52115 (PRJ-52056)



CASE: VAC-52115 (PRJ-52056)

0 130 260
Feet

N

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Vacation

Project Address (Location) 129 S 10th Street, ET AL

Project Name 11th & Fremont **Proposed Use**

Assessor's Parcel #(s) 139-34-712-070 thru 082 139-34-812-078 & 079 **Ward #** 3

General Plan: existing C proposed N/A **Zoning:** existing R-4 proposed C-2

Commercial Square Footage **Floor Area Ratio**

Gross Acres 2.75 **Lots/Units** N/A **Density** N/A

Additional Information Alley Vacation

PROPERTY OWNER 900 Fremont LLC, ET AL **Contact** Todd Kessler

Address PO Box 1570 **Phone:** **Fax:**

City Las Vegas **State** NV **Zip** 89125

E-mail Address todd@rggly.com

APPLICANT Cardno **Contact** Scott Ruedy

Address 7115 Amigo Street **Phone:** (702) 990-9300 **Fax:** (702) 990-9305

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

E-mail Address todd@rggly.com

REPRESENTATIVE Cardno **Contact** Scott Ruedy

Address 7115 Amigo Street **Phone:** (702) 990-9300 **Fax:** (702) 990-9305

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

E-mail Address scott.ruedy@cardno.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 25 day of November, 20 13.

_____

Notary Public in and for said County and State

MIKKI G HARTMAN
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: June 15, 2015
Certificate No: 05-98887-1

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.

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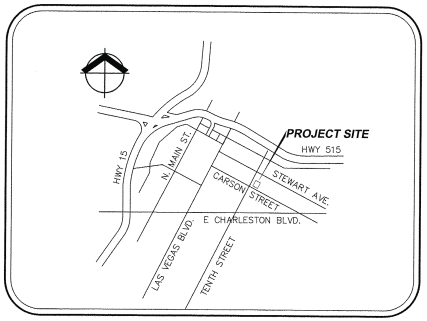
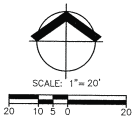
PRJ-52056
11/27/13



VICINITY MAP
NOT TO SCALE



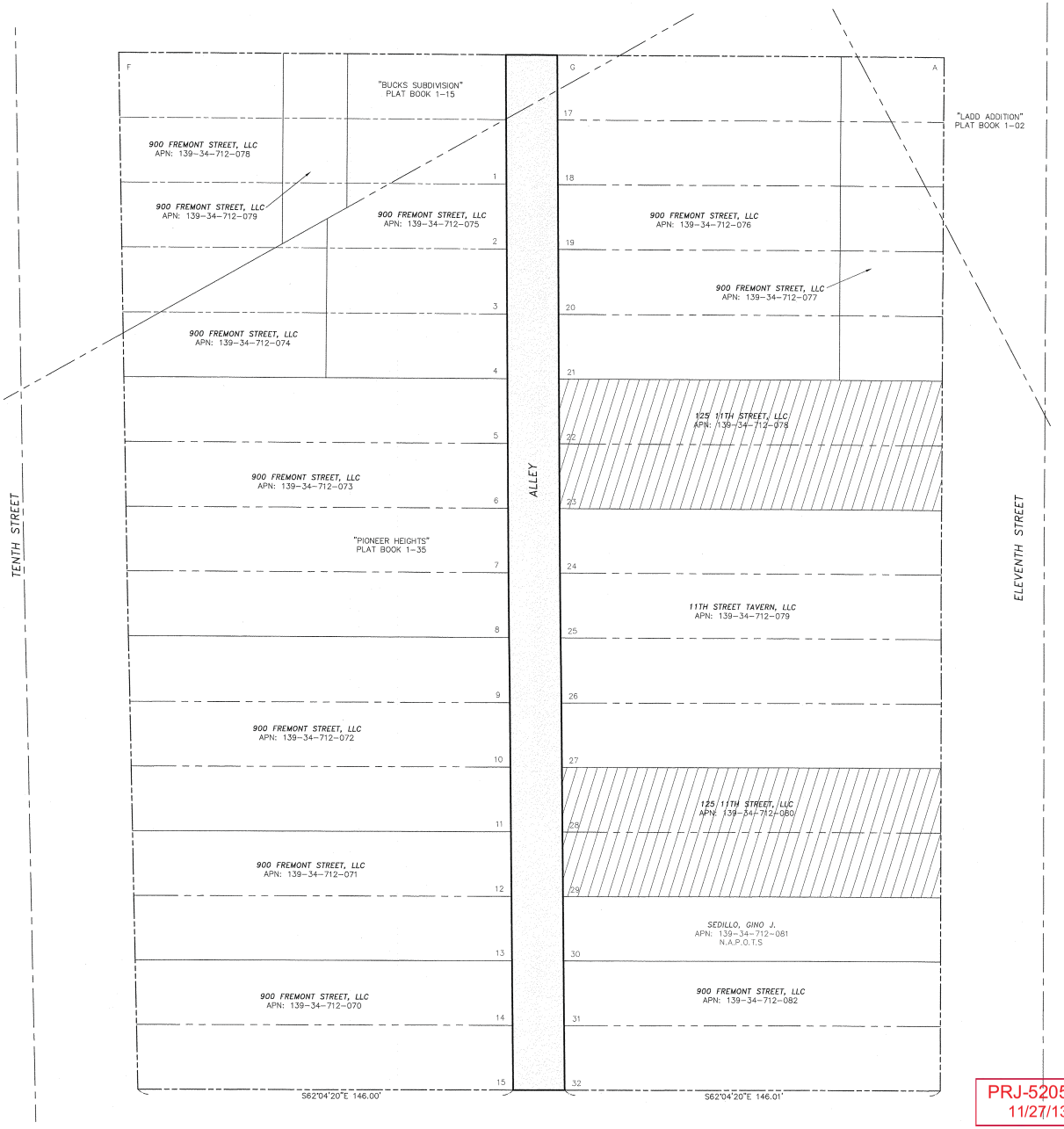
BASIS OF BEARINGS:
SOUTH 62°04'40" EAST, BEING THE CENTERLINE OF A PORTION OF FREMONT STREET AS SHOWN BY MAP IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN FILE 67, PAGE 79 OF SURVEYS.

REFERENCE SURVEYS:

SURVEYS	PLATS	
67-79	1-15	1-35
	139-45	1-02

LEGEND
- EXISTING BOUNDARY LINE
- EXISTING CENTERLINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- SECTION LINE
- RIGHT OF WAY VACATION AREA

APN – ASSESSOR'S PARCEL NUMBER
S.F. – SQUARE FEET
C1 – CURVE NUMBER (TYPICAL)
N.A.P.O.T.S. – NOT A PART OF THIS SURVEY
– AREA TO BE RE-ZONED



PRJ-52056
11/27/13

Cardno WRG
LAS VEGAS
10849 JEFFREYS ST., HENDERSON, NV 89052
TEL: (702) 990-9300 FAX: (702) 990-9305
www.cardnowrg.com
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RIGHT OF WAY VACATION EXHIBIT
BUNKHOUSE PARCELS
RESORT GAMING GROUP
LAS VEGAS, NEVADA

#	DATE	DESCRIPTION	BY

PROFESSIONAL LAND SURVEYOR · STATE OF NEVADA
TEX J. BROOKS
Exp. 12/31/13
No. 13747

DATE	8/21/2013
DRAWN	TJB
BOUNDARY	TJB
CHECKED	TJB
PROJECT #	313040100

SHEET TITLE
VACATION EXHIBIT
SHEET NUMBER
1
OF 1 SHEETS

City of Las Vegas Agenda Item No.: **32.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 14, 2014

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

SUBJECT:
TMP-52113 - TENTATIVE MAP - BUNKHOUSE (A COMMERCIAL SUBDIVISION) - PUBLIC HEARING - RELATED TO ZON-52112, SUP-52114 AND VAC-52115 - APPLICANT/OWNER: 900 FREMONT, LLC, ET AL - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 2.54 acres bounded by Fremont Street to the west, Carson Avenue to the east, 10th Street to the north, and 11th Street to the south (Multiple APNs), C-1 (Limited Commercial) Zone and R-4 (High Density Residential) Zone [PROPOSED: C-2 (General Commercial)], Ward 3 (Coffin) [PRJ-52056].

C.C.: 02/19/2014

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. 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

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) 129 S 10th Street, ET AL

Project Name 11th & Fremont **Proposed Use**

Assessor's Parcel #(s) 139-34-712-070 thru 082 139-34-612-078 & 079 **Ward #** 3

General Plan: existing C proposed N/A **Zoning:** existing R-4 proposed C-2

Commercial Square Footage **Floor Area Ratio**

Gross Acres 2.75 **Lots/Units** N/A **Density** N/A

Additional Information Map for one lot commercial subdivision

PROPERTY OWNER 900 Fremont LLC, ET AL **Contact** Todd Kessler

Address PO Box 1570 **Phone:** **Fax:**

City Las Vegas **State** NV **Zip** 89125

E-mail Address todd@rgglv.com

APPLICANT Cardno **Contact** Scott Ruedy

Address 7115 Amigo Street **Phone:** (702) 990-9300 **Fax:** (702) 990-9305

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

E-mail Address todd@rgglv.com

REPRESENTATIVE Cardno **Contact** Scott Ruedy

Address 7115 Amigo Street **Phone:** (702) 990-9300 **Fax:** (702) 990-9305

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

E-mail Address scott.ruedy@cardno.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

Subscribed and sworn before me

This 25 day of November, 20 13.

[signature]

Notary Public in and for said County and State

MIKKI G HARTMAN
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: June 15, 2015
Certificate No: 05-96867-1

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	TMP-52113
Meeting Date:	01/14/14 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-52056
11/27/13

DEPARTMENT OF PLANNING

DATE: 11/27/2013

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

RE: **PROJECT NAME** 10th & Fremont Commercial Subdivision, Alley Vacation & Rezoning
Tentative Map Election to Follow Alternative Procedure and Consent to Extension of Time Limit

To whom it may concern:

900 Fremont, LLC ET AL (Subdivider) hereby elects to follow the alternative procedure for tentative map processing set forth in LVMC 19.16.050(C)(4). In so doing, Subdivider acknowledges that this election and the City's acceptance of a tentative map application as complete shall be deemed to constitute the mutual consent of the City and Subdivider to extend the time limits set forth in NRS 278.350 for the City to act and report on a tentative map. Subdivider also acknowledges that final action on the map may not occur until final action has been taken on any related zoning application, site development plan review, or both. Subdivider has elected the alternative procedure to facilitate the ability of the tentative map to be heard concurrently with any and all associated land use entitlements.

If any question or concerns arise from this request please contact Todd Kessler at (702)-953-4320. Thank you.

Sincerely,

Mikki Hartman
Attorney in Fact Under Power of Attorney dated 7-9-13

(Signature)

Mikki Hartman
(Print)

Subscribed and sworn before me

This 27 day of November, 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

PRJ-52056
11/27/13

TMP-52113

City of Las Vegas Agenda Item No.: **33.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 14, 2014

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

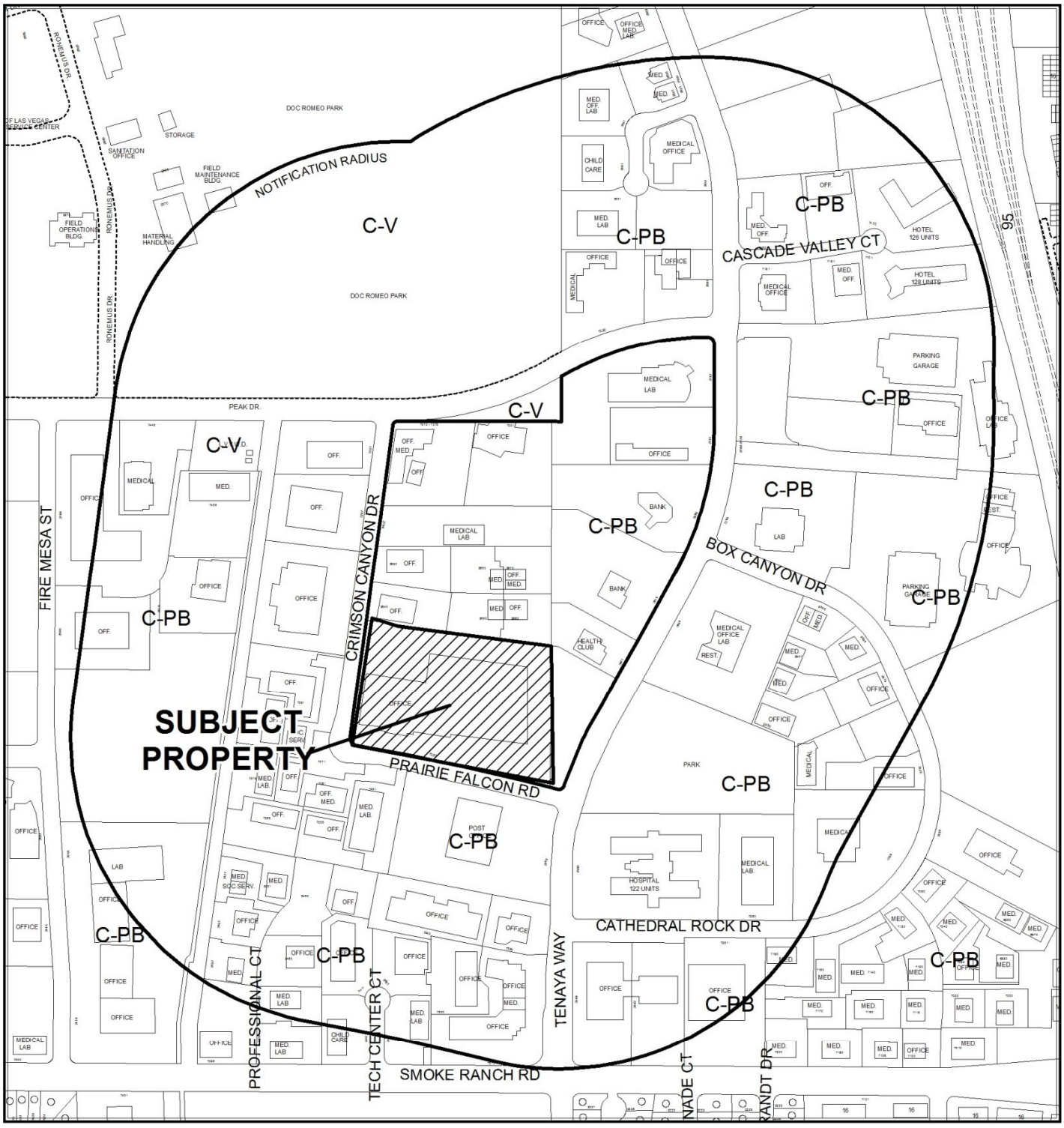
SUBJECT:
VAR-52110 - VARIANCE - PUBLIC HEARING - APPLICANT: THIN AIR, LLC - OWNER: ASSAF NEVADA, INC. - For possible action on a request for a Variance TO ALLOW 188 PARKING SPACES WHERE A MINIMUM OF 527 PARKING SPACES ARE REQUIRED on 7.55 acres at 7350 Prairie Falcon Road (APN 138-15-310-048), C-PB (Planned Business Park) Zone, Ward 4 (Anthony) [PRJ-51974].

MAY GO TO CITY COUNCIL ON 02/19/2014
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 and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Parking Analysis
6. Justification Letter



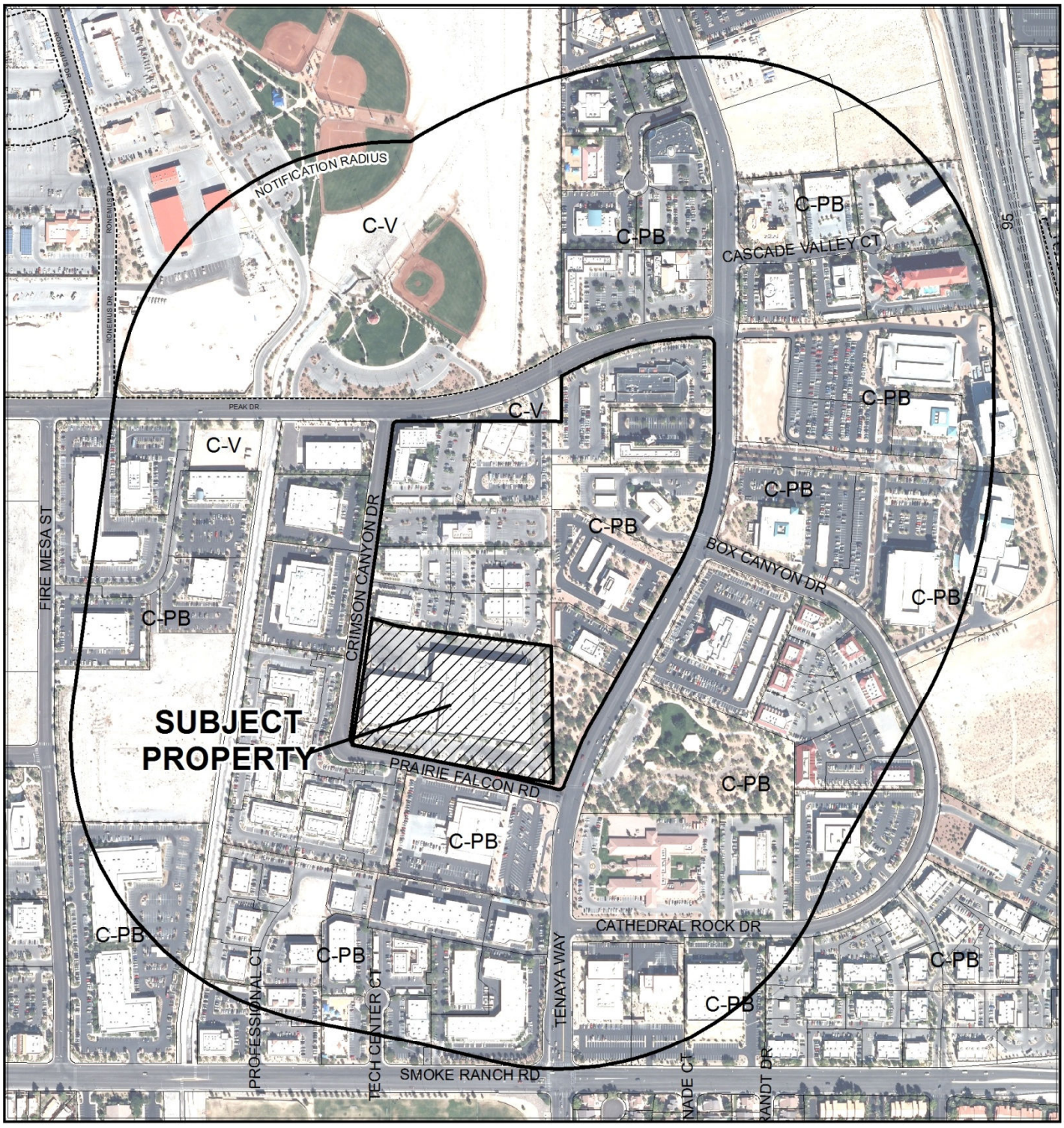
0 400 800 Feet

CASE: **VAR-52110 (PRJ-51974)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-PB (PLANNED BUSINESS PARK)

N



0 400 800 Feet

CASE: **VAR-52110 (PRJ-51974)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-PB (PLANNED BUSINESS PARK)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-52110 APN: 138-15-310-048

Name of Property Owner: Assaf Nevada, Inc.

Name of Applicant: Thin Air, LLC

Name of Representative: Lucy Stewart, LAS Consulting

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 A Asher

Print Name: James Asher

Subscribed and sworn before me

This 26 day of November, 2013

Kathleen Shea

Notary Public in and for said County and State

NOTARIAL SEAL
STATE OF OHIO

KATHLEEN SHEA
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
October 30, 2017
Recorded in
Lake County

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance for parking

Project Address (Location) 7350 Prairie Falcon

Project Name Thin Air Trampoline Park **Proposed Use** Recreational Facility

Assessor's Parcel #(s) 138-15-310-048 **Ward #** 1

General Plan: existing LI/R proposed LI/R **Zoning:** existing C-PB proposed same

Commercial Square Footage 45,000 (lease space) **Floor Area Ratio**

Gross Acres 7.42 **Lots/Units** **Density**

Additional Information A reduction in parking for a recerational facility

PROPERTY OWNER Assaf Nevada Inc. **Contact**

Address 4832 Richmond Rd #100 **Phone:** **Fax:**

City Cleveland **State** Ohio **Zip** 44128-5993

E-mail Address

APPLICANT Thin Air LLC **Contact** Case Lawrence

Address 2347 S. Lookout Ridge Dr. **Phone:** 5599051760 **Fax:**

City Mapleton **State** UT **Zip** 84664-5549

E-mail Address caselaw@gmail.com

REPRESENTATIVE LAS Consulting **Contact** Lucy Stewart

Address 1916 Trail Peak lane **Phone:** 7024996469 **Fax:** 7029460857

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

E-mail Address stewplan@aol.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 Asher

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

Print Name James Asher

Subscribed and sworn before me

This 26 day of November, 2013.

Kathleen Shea

Notary Public in and for said County and State

KATHLEEN SHEA
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
October 30, 2017
Recorded in
Lake County

FOR DEPARTMENT USE ONLY

Case #	VAR-52110
Meeting Date:	01/14/14 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

SITE DATA

Lot Size-

Building Square Footage-141,419 sq.ft.

PARKING-PREVIOUS VARIANCE

Pole Position-45,419 sq.ft./200= 225 sp. Req. -188 provided

Western Linen-50,279 sq. ft, - 95 pkg spaces provided

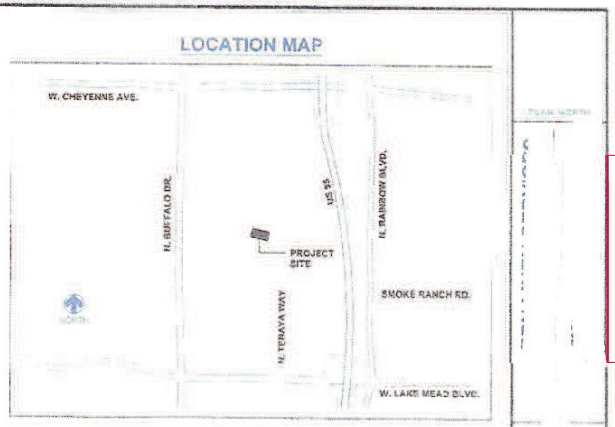
PROPOSED VARAINCE

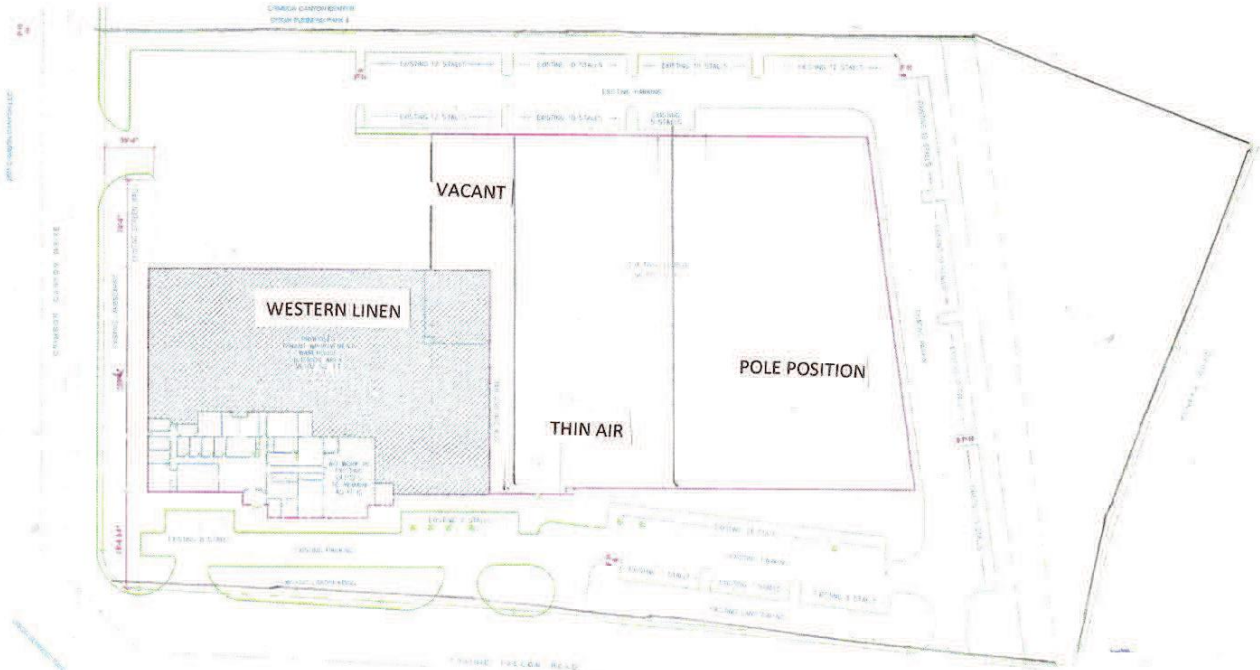
Thin Air -37,000 sq.ft, /200 =185 spaces

Vacant- 8721 sq.ft./ 1000=9 spaces

194 total spaces required, 46 provided

New variance-148 additional spaces





SITE PLAN

1.0

VAR-52110

SITE DATA

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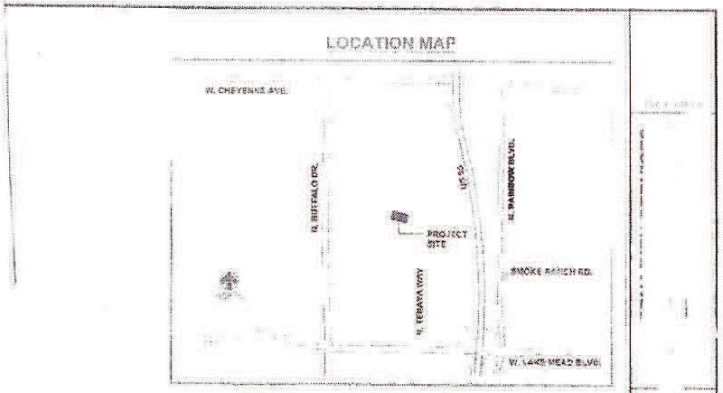
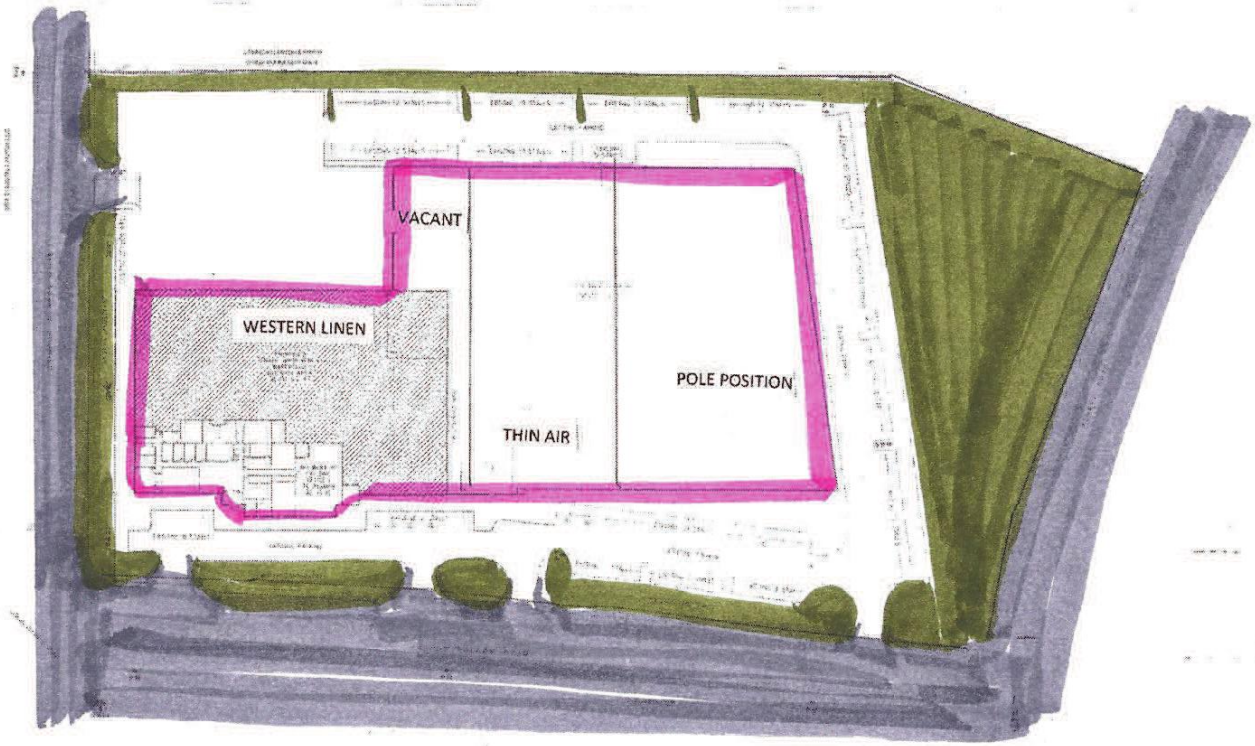
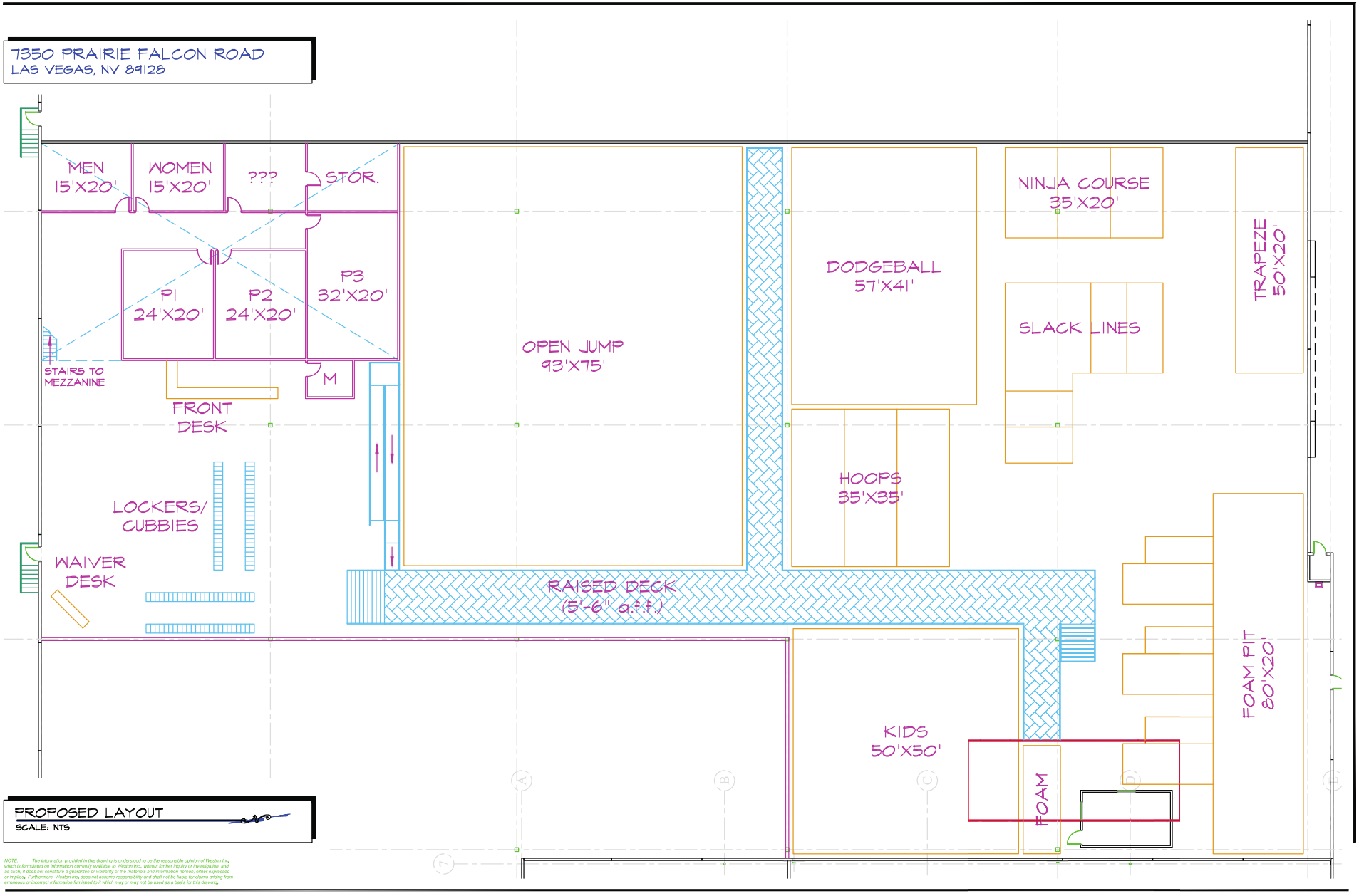




SITE PLAN

1.0

VAR-52110



NOTE: The information provided in this drawing is understood to be the reasonable opinion of Weston Inc. which is formulated on information currently available to Weston Inc., without further inquiry or investigation, and as such, it does not constitute a guarantee or warranty of the materials and information hereon, either expressed or implied. Furthermore, Weston Inc. does not assume responsibility and shall not be liable for claims arising from erroneous or incorrect information furnished to it which may or may not be used as a basis for this drawing.

REVISIONS:
10-22-13

WESTON INC.
4832 Richmond Road, Suite 100
Cleveland, OH 44128 Phone: (440) 349-8000

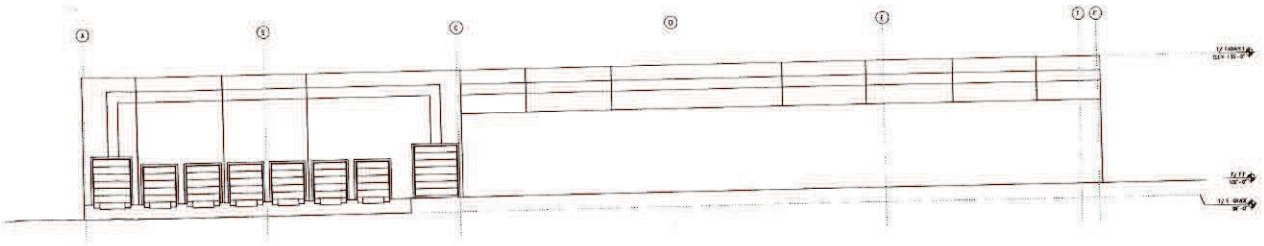
7350 PRAIRIE FALCON ROAD
LAS VEGAS, NV 89128

SCALE: NTS

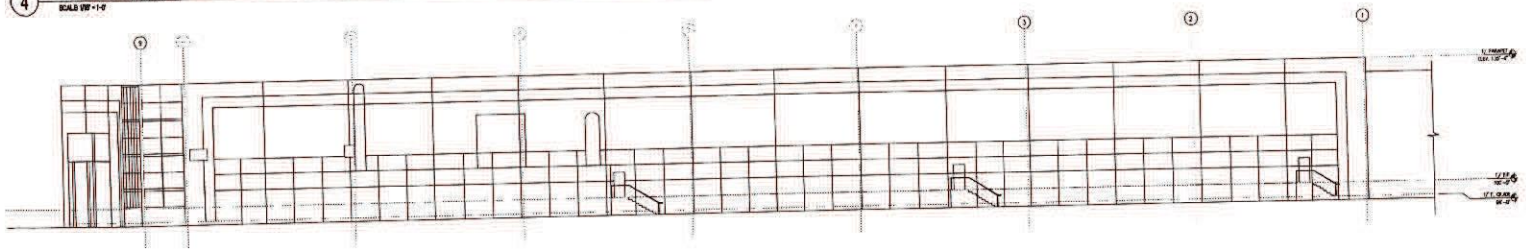
FILE NAME: TRAMPOLINE

SHEET # A-1

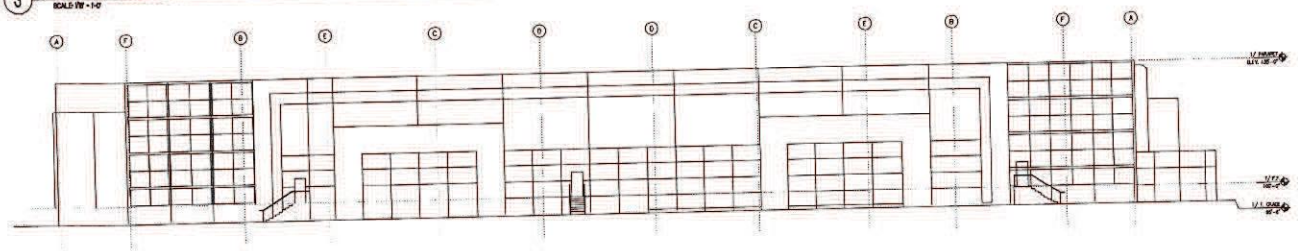
VAR-52110



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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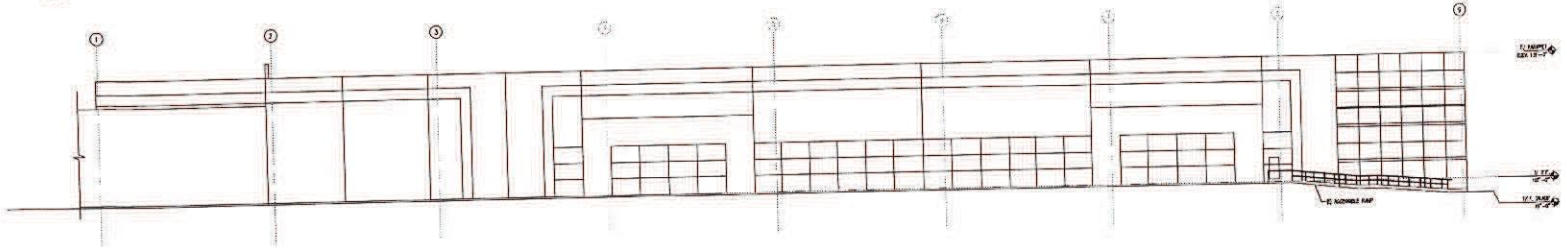


1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

ARCHITECTS

CONSULTANT

STAMP:

DESCRIPTION	DATE
BUILDING SUBMITTAL	05.01.09

QUEM:

PROJECT ADDRESS:

PROJECT NO:	05-020
DRAWING FILE:	020-A30
DRAWN BY:	JDR
CHECKED BY:	JDR

PROJECT:

SHEET TITLE:
EXISTING EXTERIOR ELEVATIONS

SHEET NO:
A3.0

COPYRIGHT 2008

VAR-52110





PRJ-51974
11/27/13

VAR-52110



Western Liner



Rear

PRJ-51974
11/27/13

VAR-52110

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

Lochsa engineering

November 4, 2013

Mr. Rick Schroder
Traffic Engineer
City of Las Vegas Public Works
333 North Rancho Drive
Las Vegas, Nevada 89106

Subject: Thin Air Trampoline Arena
Lochsa Engineering No. 7111

Dear Mr. Schroder,

Lochsa Engineering is currently assisting LAS consulting in securing construction permits for Thin Air Trampoline Arena located at 7335 Prairie Falcon Road. The facility shall be located on the northwest corner of Tenaya Way and Prairie Falcon Road. The site is also referred to as Assessor's Parcel Number 138-15-310-048.

In review of the proposed site, there is an existing 145,910 square foot building located on the site. The site has 162 parking stalls for the building. Currently the building houses a 45,098 square foot Pole Position Race track, and a 63,812 linen facility. The proposed Thin Air Trampoline Arena will occupy 37,000 square feet.

Due to the fact that the ITE publication entitled "Parking Generation – 4th Edition" does not have parking data for a similar facility, and existing trampoline facility located at 7440 Dean Martin Drive was observed. This data was utilized to determine the rates for the proposed used. In addition, the existing building where the proposed facility will be located was also observed. Each site was observed for a 13 hour period on an average weekday and on a Saturday. These observations are included herein. The existing trampoline facility is 30,000 square feet so that the rates were adjusted for the new facility.

The observation of the existing trampoline facility occurred at 6:00 PM on the weekday with 42 occupied stalls. Based upon a ratio of 1.23 (37,000 / 30,000 = 1.23) based upon the square footage of the existing and proposed trampoline facilities, the anticipated use would require 52 stalls (1.23 * 42 = 51.6). On the observed Saturday, the peak on the existing trampoline facility required 67 stalls. This equates to 83 stalls for the new project (67 * 1.23 =82.6).

Referring to the observations of the 7335 Prairie Falcon site, the peak on the weekday was 22 occupied stalls while the weekend had 20 occupied stalls. Based upon these observations, it is anticipated that the Prairie Falcon site would need 74 stalls on the weekday and 103 on the weekend. The site has a total of 162 available parking stalls.

PRJ-51974
11/27/13

VAR-52110

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

Lochsa engineering

Based upon this information, the site is suitable for the Thin Air Trampoline Arena.

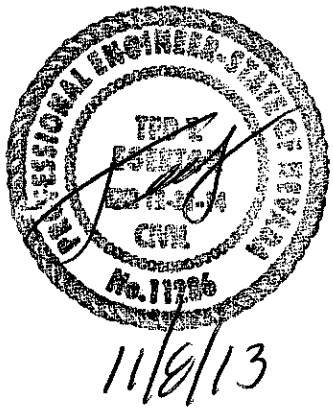
If you have any questions or comments, please contact our office at your convenience.

Sincerely,

LOCHSA ENGINEERING

Ted T. Egerton, P.E.

Attachments



PRJ-51974
11/27/13

VAR-52110

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

Lochsa engineering

7335 PRAIRIE FALCON RD (POLE POSITION)
SATURDAY, OCTOBER 19, 2013

TIME	OCCUPIED STALLS
7:00 a.m.	20
8:00 a.m.	18
9:00 a.m.	16
10:00 a.m.	13
11:00 a.m.	15
12:00 p.m.	16
1:00 p.m.	14
2:00 p.m.	13
3:00 p.m.	15
4:00 p.m.	14
5:00 p.m.	17
6:00 p.m.	18
7:00 p.m.	17
8:00 p.m.	17

PRJ-51974
11/27/13

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

Lochsa engineering

7335 PRAIRIE FALCON RD (POLE POSITION)
TUESDAY, OCTOBER 22, 2013

TIME	OCCUPIED STALLS
7:00 a.m.	16
8:00 a.m.	22
9:00 a.m.	17
10:00 a.m.	18
11:00 a.m.	16
12:00 p.m.	15
1:00 p.m.	14
2:00 p.m.	17
3:00 p.m.	18
4:00 p.m.	19
5:00 p.m.	16
6:00 p.m.	15
7:00 p.m.	14
8:00 p.m.	13

PRJ-51974
11/27/13

VAR-52110

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

Lochsa engineering

7440 DEAN MARTIN (SKY ZONE)
SATURDAY, OCTOBER 19, 2013

TIME	OCCUPIED STALLS
7:00 a.m.	0
8:00 a.m.	2
9:00 a.m.	12
10:00 a.m.	14
11:00 a.m.	21
12:00 p.m.	25
1:00 p.m.	31
2:00 p.m.	42
3:00 p.m.	55
4:00 p.m.	67
5:00 p.m.	67
6:00 p.m.	54
7:00 p.m.	38
8:00 p.m.	27

PRJ-51974
11/27/13

VAR-52110

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

Lochsa engineering

7440 DEAN MARTIN (SKY ZONE)
TUESDAY, OCTOBER 22, 2013

TIME	OCCUPIED STALLS
7:00 a.m.	0
8:00 a.m.	0
9:00 a.m.	0
10:00 a.m.	1
11:00 a.m.	2
12:00 p.m.	3
1:00 p.m.	8
2:00 p.m.	12
3:00 p.m.	25
4:00 p.m.	38
5:00 p.m.	39
6:00 p.m.	42
7:00 p.m.	36
8:00 p.m.	29

PRJ-51974
11/27/13

LAS Consulting
1916 Trail Peak Lane
Las Vegas, NV 89134
(702) 499-6469-Cell
(702) 946-0857-Fax

Wednesday, November 27, 2013

Greg Kapovich, Planner I
Planning & Development
City of Las Vegas
333 Rancho Rd
Las Vegas, NV 89104

RE: 138-15-310-048, 7350 PRAIRIE FALCON RD

Dear Mr. Kapovitch:

Please accept this letter as our request for a use permit for an indoor recreational facility without adding additional parking. This is the location of Pole Position indoor go-kart track and Western Linen. Pole position was approved for a variance reducing the parking to allow 178 spaces where 327 were required by code. In Pole Position there is a go-kart staging area and the track takes up a considerable amount of the warehouse space, and the size of the track limits the number of people who can drive a kart at one time.

Western linen was approved not adding 44 more parking on the site because the majority of the floor space is occupied by large equipment, not people.

The square footage and parking calculations for the site are as follows:

Pole Position-45,419 sq.ft./200= 225 spaces required/188 provided (as adjusted by staff field visit) variance was for 331 spaces, which would have allowed the remaining 96,000 sq.ft. to develop as warehouse with a requirement of 1 space/1000 square feet. I show an additional 10 spaces but I assume that has to do with a miscalculation of parking or square footage in a space.
Western Linen-50,279 sq. ft, variance shows additional 44 spaces required. I assume this means there was a total requirement for 375, with the remaining 45,721 sq.ft. calculated at warehouse at 1 space/1000 sq.ft, allowing 46 spaces for the remaining square footage.

PRJ-51974
11/27/13

VAR-52110

Thin Air is 37,000 sq.ft, divided by 1 space./200 sq.ft, requiring 185 spaces and the remaining 8721 sq.ft. calculated as warehouse, requiring 9 parking spaces, for a total of 194 spaces, where 46 spaces have been allowed, leaving a deficit of 148 parking spaces.

Only two lease spaces have been developed on-site so the city will need to issue new lease space numbers when the applicant applies for building permit, if approved for this variance. This request is similar to Pole Position and also Western linen-while Thin Air will occupy 37,000 square feet, it is not occupied space. The space will be mostly wall to wall trampolines and the trampolines limit the number of people who can safely occupy them. The space is mostly taken up by equipment instead of people. I have attached a parking study compiled by a traffic engineer indicating there is not a significant need for parking and this site has more than adequate parking for the site. They observed this location, with both Pole Position and Western linen in operation, during the week and also weekend and observed there were plenty of vacant parking spaces. This is an unusual type of project, similar to Pole Position, where the equipment occupies the majority of the space. There is synergy between Pole Position and Thin Air, people will more than likely park at one location but utilize both businesses. Typically, the guests who visit Thin Air come in groups and not as individuals, arriving in a single car.

We believe this to be appropriate for the area. Thank you for your consideration in this matter. Please contact me with any questions you might have.

Yours truly,

Lucy Stewart
LAS Consulting

PRJ-51974
11/27/13

VAR-52110

City of Las Vegas Agenda Item No.: **34.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 14, 2014

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

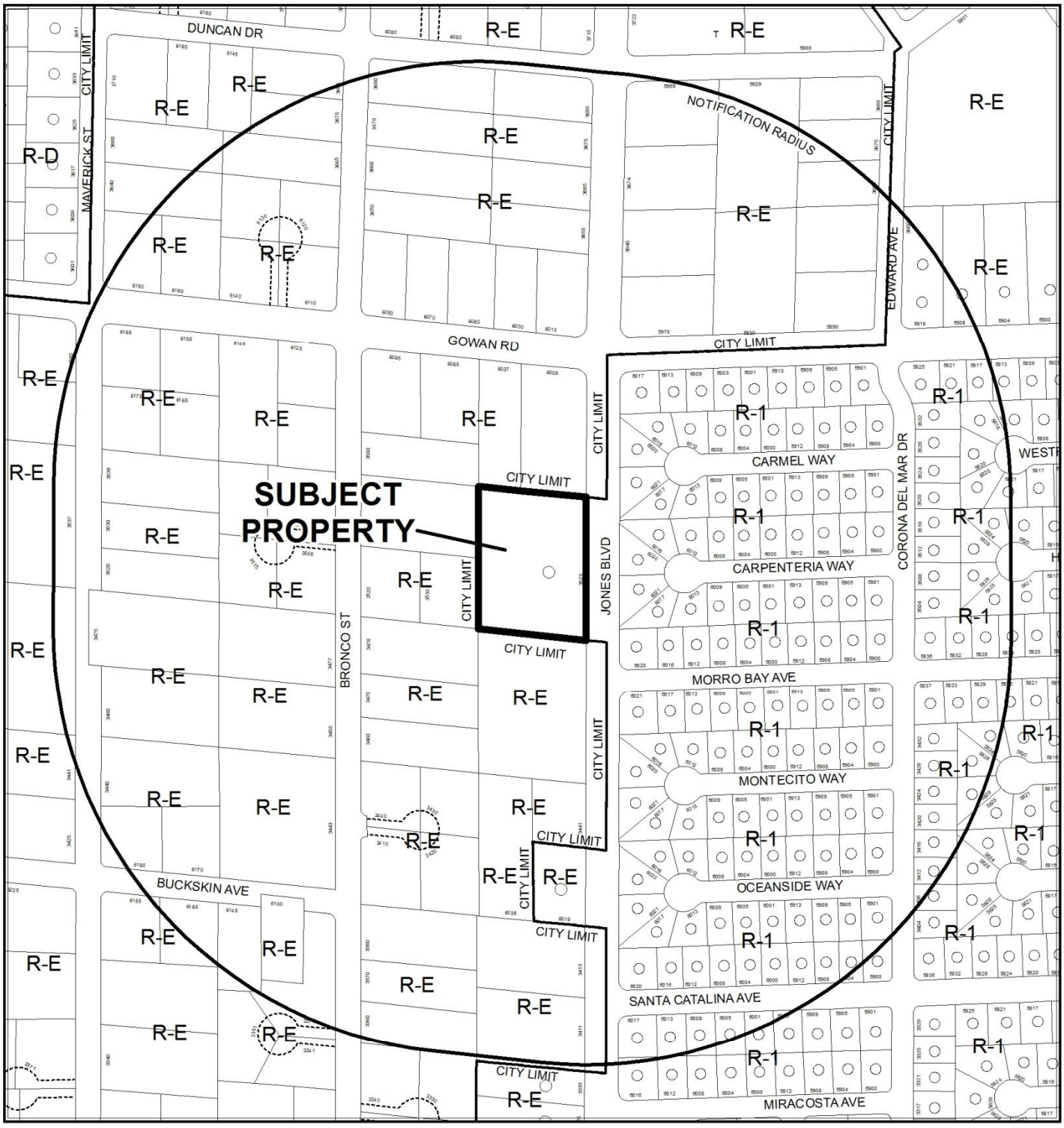
SUBJECT:
SUP-52098 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: CHURCH GOD SEVENTH DAY ENGLISH - For possible action on a request for a Special Use Permit FOR A PROPOSED 4,935 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP at 3523 North Jones Boulevard (APN 138-11-704-009), R-E (Residence Estates) Zone, Ward 5 (Barlow) [PRJ-51204].

MAY GO TO CITY COUNCIL ON 02/19/2014
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 and Aerial Maps - SUP-52098 and SDR-52099
2. Conditions and Staff Report - SUP-52098 and SDR-52099
3. Supporting Documentation
4. Photos - SUP-52098 and SDR-52099
5. Justification Letter - SUP-52098 and SDR-52099



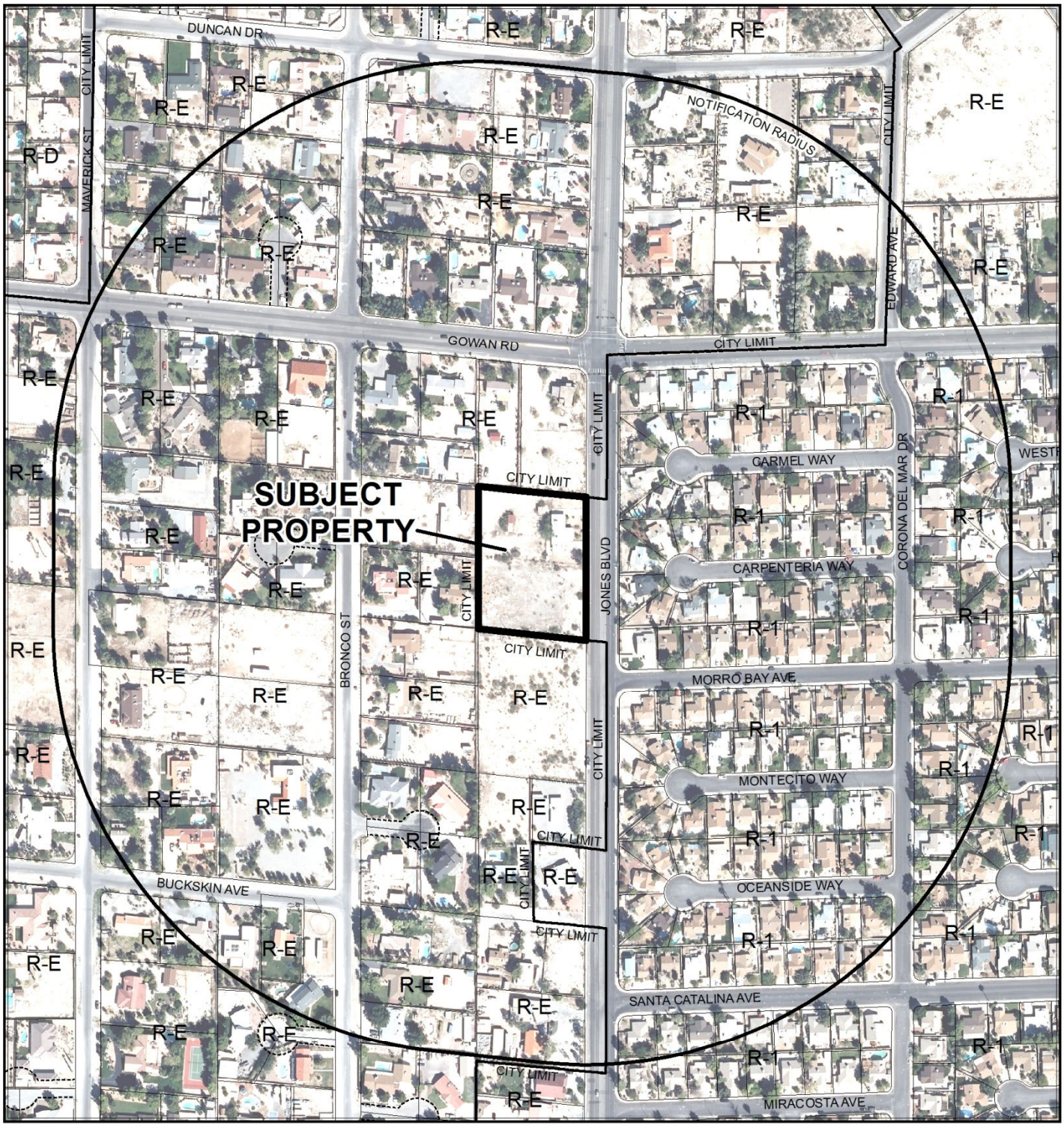
0 300 600 Feet

CASE: **SUP-52098 AND SDR-52099 (PRJ-51204)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

N



0 300 600 Feet

CASE: **SUP-52098 AND SDR-52099 (PRJ-51204)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-52098

Case Number: PRJ51204 APN: 138-11-704-009

Name of Property Owner: Church of God (Seventh Day) - English

Name of Applicant: Church of God (Seventh Day) - English

Name of Representative: Jose Hernandez

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 N/A

APN: N/A

Signature of Property Owner: David Semenza

Print Name: David Semenza

Subscribed and sworn before me

State of Nevada
County of Clark

This 25th day of October, 2013

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
TESSA M. SCIALES
No: 12-7262-1
My Appointment Expires MAR. 14, 2016

Revised 11-14-06

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

PRJ-51204
11/27/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Church of God (Seventh Day) - English

Project Address (Location) 3523 N. Jones Blvd, Las Vegas, NV

Project Name Church of God (Seventh Day) **Proposed Use** Church

Assessor's Parcel #(s) 138-11-704-009 **Ward #** 5 - Barlow

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

Commercial Square Footage 4935 **Floor Area Ratio** 5.8%

Gross Acres 2.0 **Lots/Units** 1 **Density** N/A

Additional Information

PROPERTY OWNER Church of God (Seventh Day) - Er **Contact** Jose Hernandez

Address 9161 Ivory Beach Dr. **Phone:** 7023383184 **Fax:**

City Las Vegas **State** NV **Zip** 89147

E-mail Address

APPLICANT Church of God (Seventh Day) - English **Contact** Jose Hernandez

Address 9161 Ivory Beach Dr. **Phone:** 7023498502 **Fax:** 7028891197

City Las Vegas **State** NV **Zip** 89081

E-mail Address Joseandroberta@Yahoo.com

REPRESENTATIVE Jose Hernandez **Contact** Jose Hernandez

Address 6132 Mott Smith St. **Phone:** 7023498502 **Fax:** 7028891197

City North Las Vegas **State** NV **Zip** 89081

E-mail Address Joseandroberta@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* David Semenza

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

Print Name David Semenza

Subscribed and sworn before me

This 25th day of October, 2013.

Notary Public in and for said County and State

State of Nevada
County of Clark

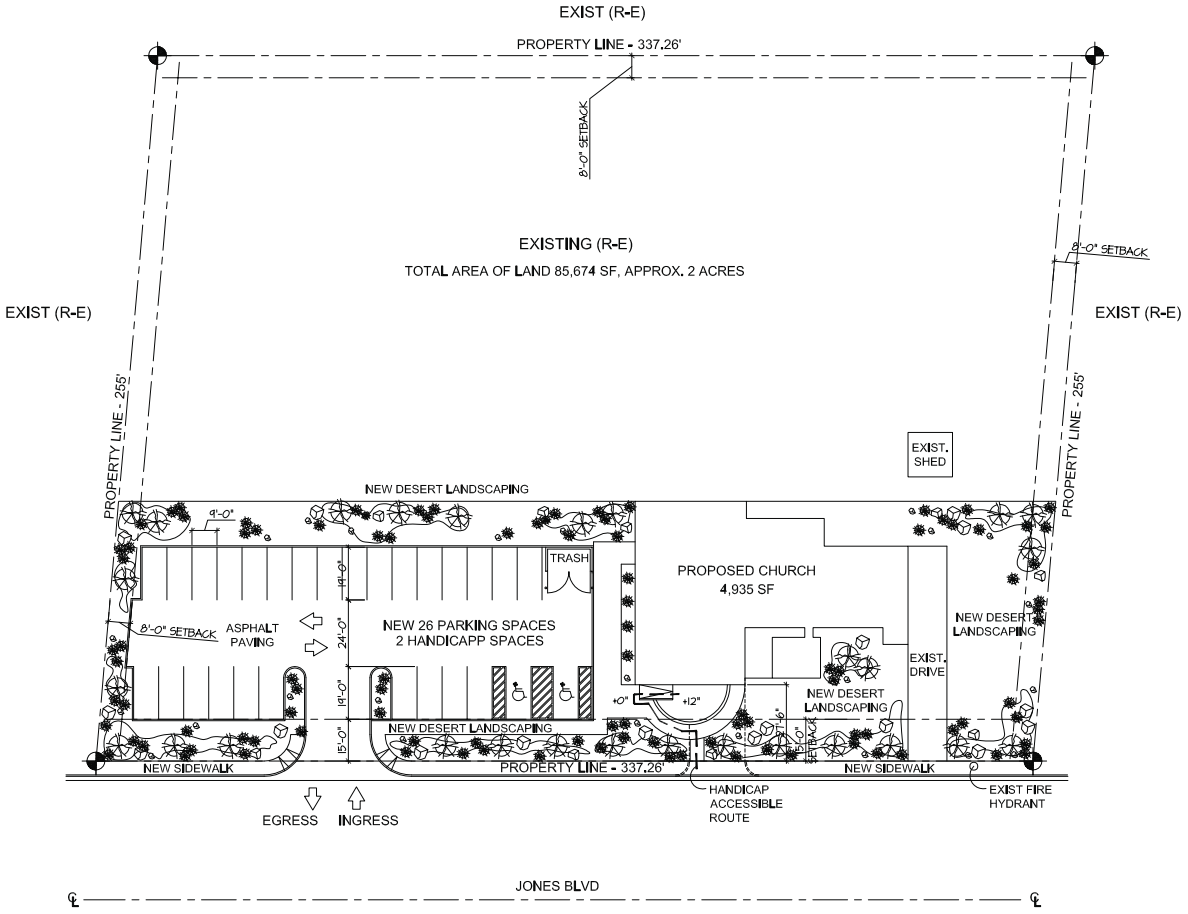
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
TESSA M. SCIALES
No: 12-7262-1
My Appointment Expires MAR. 14, 2016

FOR DEPARTMENT USE ONLY

Case #	SUP-52098
Meeting Date:	01/14/14 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-51204
11/27/13



SITE PLAN

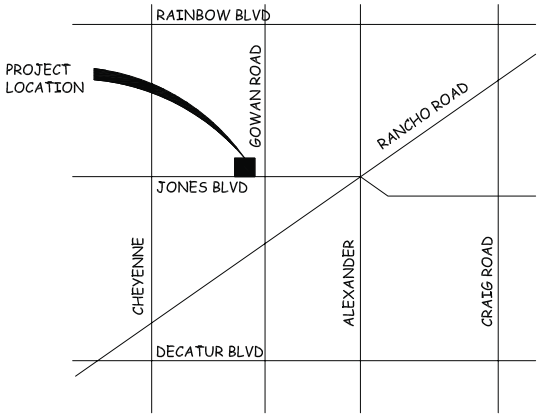
SCALE: 1" = 20'-0"

NORTH

PARKING ANALYSIS

NUMBER OF FIXED SEATS	
SANCTUARY	84 FIXED SEATS
CRY ROOM	8 FIXED SEATS
DJ	1 SEAT
TOTAL PARKING STALLS REQUIRED (94/4=23.5)	24 STALLS REQUIRED
NUMBER OF HANDICAP PARKING STALLS REQUIRED	2 HANDICAP PARKING STALLS REQUIRED 2 HANDICAP SPACES PROVIDED
TOTAL NUMBER OF SPACES PROVIDED	26 TOTAL SPACES PROVIDED

PRJ-51204
11/27/13



VICINITY MAP

CHURCH of GOD - SEVENTH DAY
SITE PLAN - PARKING ANALYSIS
OWNER: CHURCH of GOD - SEVENTH DAY
ADDRESS: 3523 N. JONES BLVD, LAS VEGAS, NV
PARCEL NUMBER: 138-11-704-009

SUP-52098 SDR-52099



SITE PLAN

SCALE: 1" = 20'-0"

NORTH

PARKING ANALYSIS

NUMBER OF FIXED SEATS	
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CRY ROOM	8 FIXED SEATS
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TOTAL PARKING STALLS REQUIRED (94/4=23.5)	24 STALLS REQUIRED
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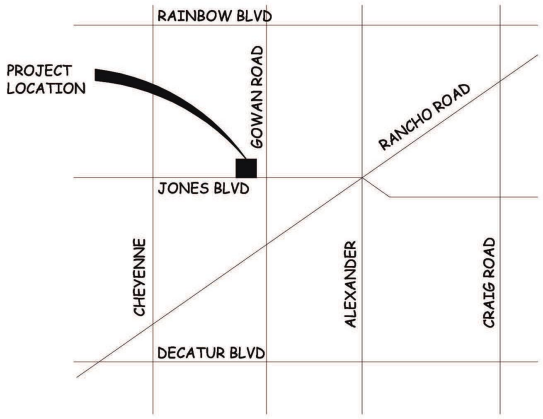
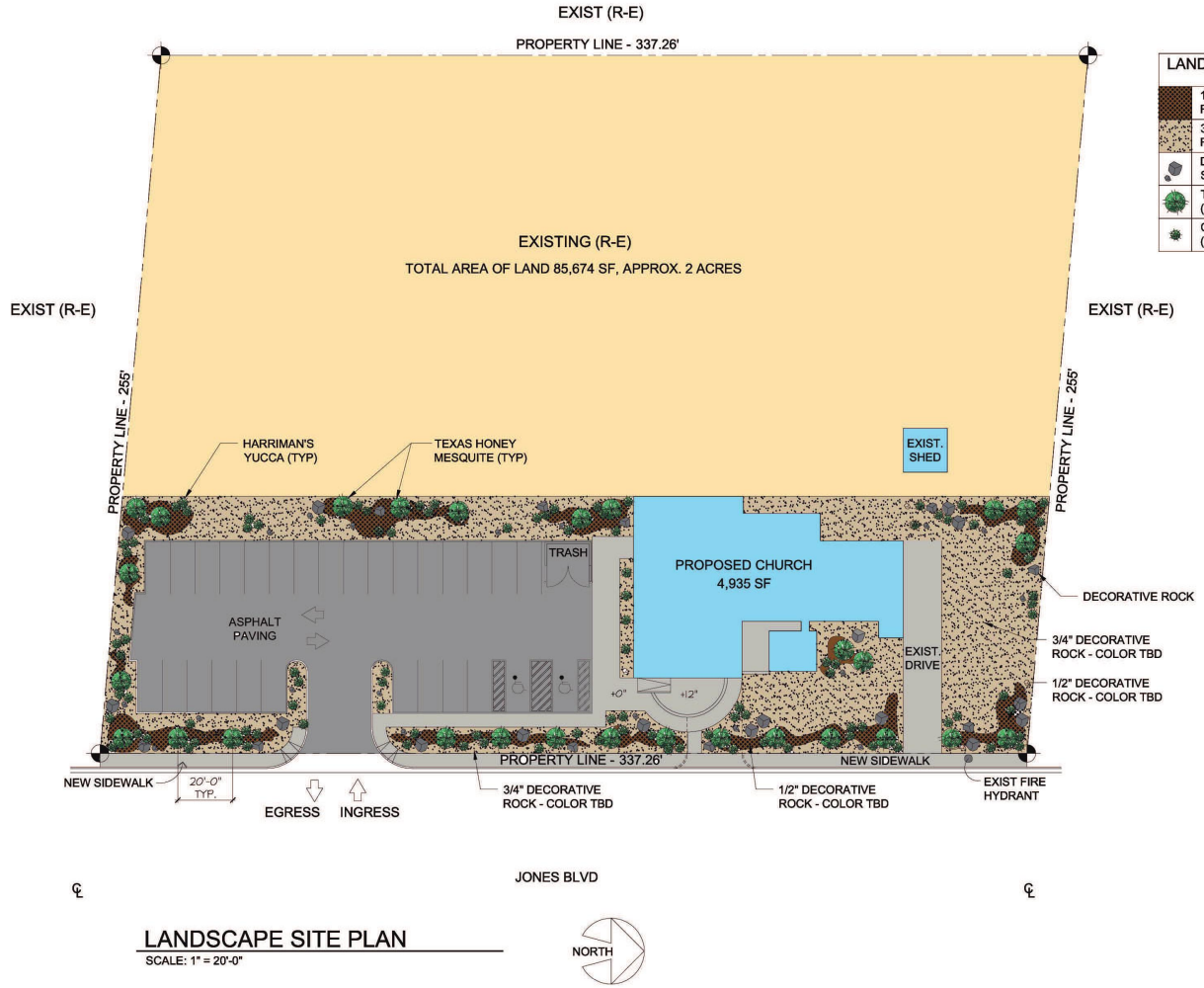


VICINITY MAP

CHURCH of GOD - SEVENTH DAY
SITE PLAN - PARKING ANALYSIS
OWNER: CHURCH of GOD - SEVENTH DAY
ADDRESS: 3523 N. JONES BLVD, LAS VEGAS, NV
PARCEL NUMBER: 138-11-704-009

PRJ-51204
11/27/13

SUP-52098 SDR-52099



LANDSCAPING LEGEND		
	1/2" DECORATIVE ROCK - COLOR TBD	TYP AT ALL BERM AREAS
	3/4" DECORATIVE ROCK - COLOR TBD	TYP AT FIELD AREAS
	DECORATIVE ROCK - SIZE & COLOR TBD	
	TEXAS HONEY MESQUITE (PROSOPIS GLANDULOSA GLANDULOSA)	24 GAL TREE - 28 TREES TOTAL
	COMMON PINCUSHION (ESCOBARIA VIVIPARA)	101 TOTAL

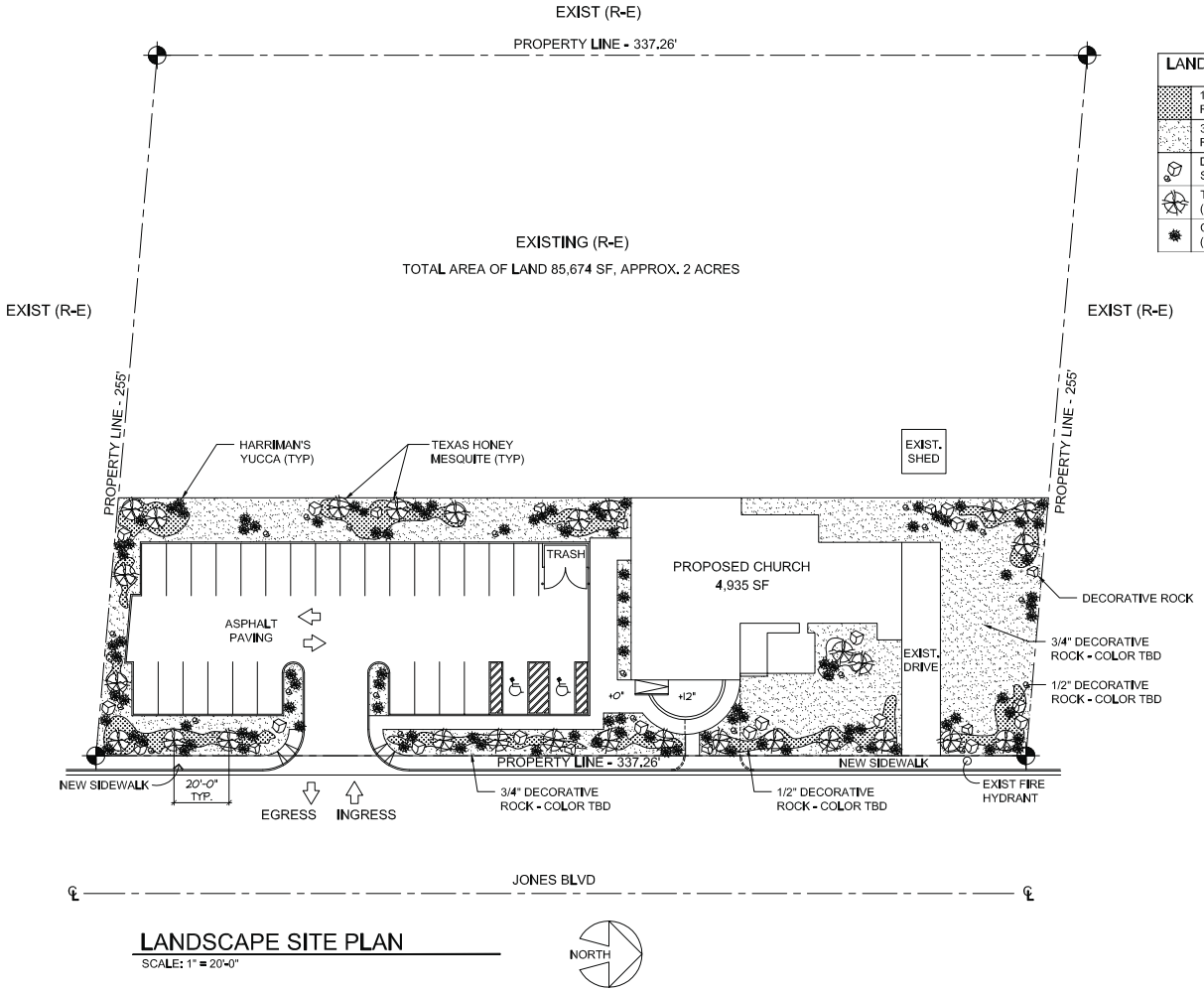
LANDSCAPE SITE PLAN

SCALE: 1" = 20'-0"

NORTH

CHURCH of GOD - SEVENTH DAY	
LANDSCAPE SITE PLAN	
OWNER: CHURCH of GOD - SEVENTH DAY	PRJ-51204 11/27/13
ADDRESS: 3523 N. JONES BLVD, LAS VEGAS, NV	
PARCEL NUMBER: 138-11-704-009	

SUP-52098 SDR-52099



LANDSCAPE SITE PLAN

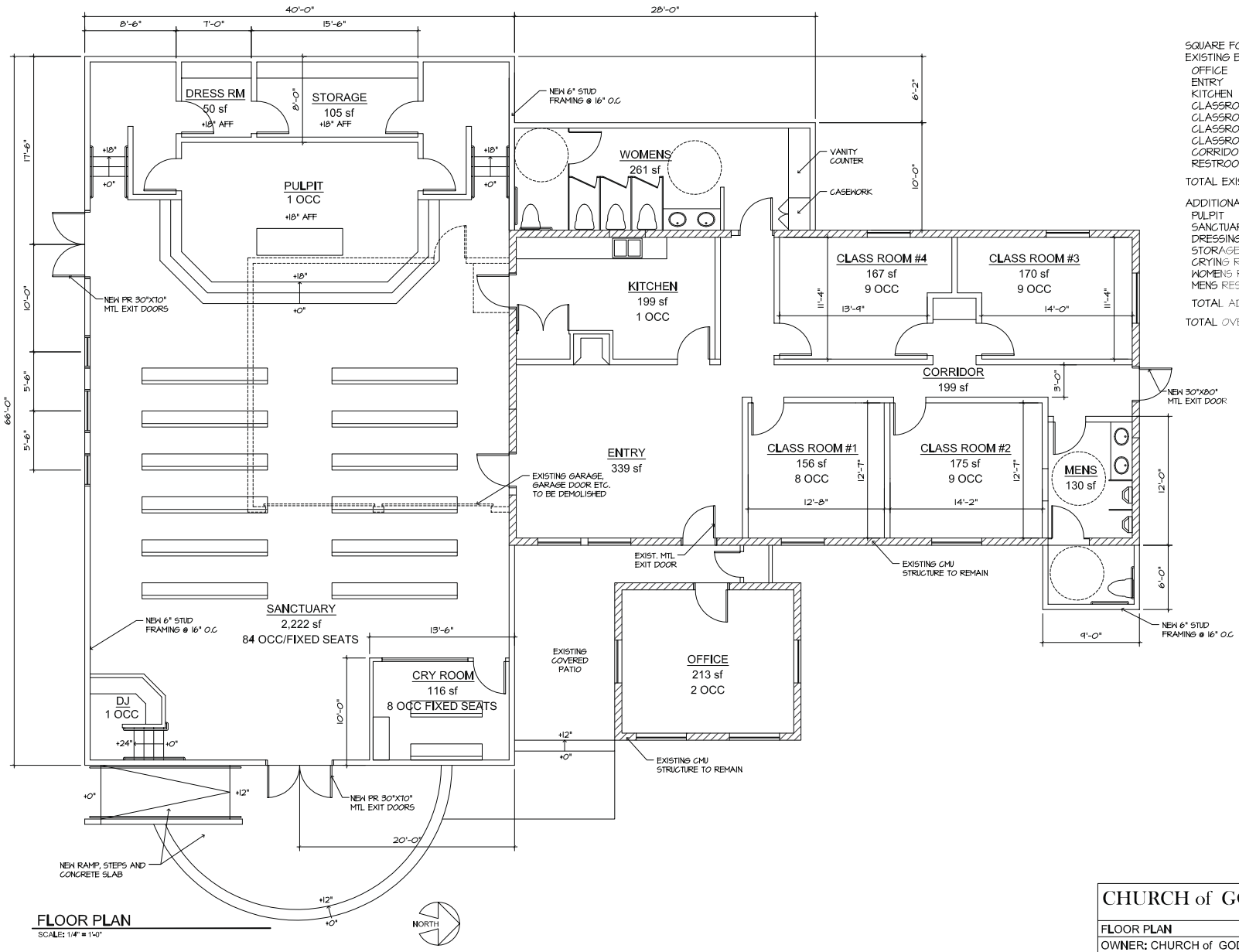
SCALE: 1" = 20'-0"

LANDSCAPING LEGEND		
	1/2" DECORATIVE ROCK - COLOR TBD	TYP AT ALL BERM AREAS
	3/4" DECORATIVE ROCK - COLOR TBD	TYP AT FIELD AREAS
	DECORATIVE ROCK - SIZE & COLOR TBD	
	TEXAS HONEY MESQUITE (PROSOPIS GLANDULOSA GLANDULOSA)	24 GAL TREE - 28 TREES TOTAL
	COMMON PINCUSHION (ESCOBARIA VIVIPARA)	101 TOTAL

PRJ-51204
11/27/13

CHURCH of GOD - SEVENTH DAY
LANDSCAPE SITE PLAN
OWNER: CHURCH of GOD - SEVENTH DAY
ADDRESS: 3523 N. JONES BLVD, LAS VEGAS, NV
PARCEL NUMBER: 138-11-704-009

SUP-52098 SDR-52099



FLOOR PLAN

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

SQUARE FOOTAGE:

EXISTING BUILDING SF

OFFICE	213 SF
ENTRY	339 SF
KITCHEN	199 SF
CLASSROOM #1	156 SF
CLASSROOM #2	175 SF
CLASSROOM #3	170 SF
CLASSROOM #4	167 SF
CORRIDOR	199 SF
RESTROOM	86 SF
TOTAL EXISTING BLDG SF	1,505 SF

ADDITIONAL BUILDING SF

PULPIT	0 SF
SANCTUARY	2,222 SF
DRESSING ROOM	50 SF
STORAGE ROOM	105 SF
CRYING ROOM	116 SF
WOMENS RESTROOM	261 SF
MENS RESTROOM	44 SF
TOTAL ADDITIONAL SF	2,483 SF
TOTAL OVERALL NET SF	3,988 SF

PRJ-51204
11/27/13

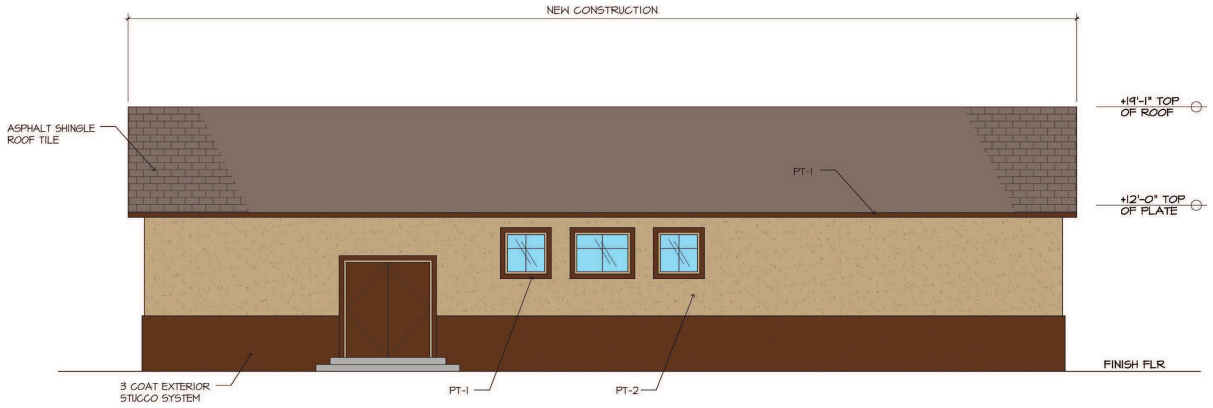
CHURCH of GOD - SEVENTH DAY
FLOOR PLAN
OWNER: CHURCH of GOD - SEVENTH DAY
ADDRESS: 3523 N. JONES BLVD. LAS VEGAS, NV
PARCEL NUMBER: 138-11-704-009

SUP-52098 SDR-52099



EAST ELEVATION

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



SOUTH ELEVATION

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

PAINT COLOR SCHEDULE

PT-1	GLIDDEN PAINTS "GENTLE FAWN" #GLN02
PT-2	GLIDDEN PAINTS "ANTIQUE BEIGE" #GLN99

ALL NEW CONSTRUCTION TO RECEIVE 3 COAT STUCCO SYSTEM. EXISTING STRUCTURE TO RECEIVE PAINT ONLY AND PATCHING AS REQUIRED

CHURCH of GOD - SEVENTH DAY

EXTERIOR ELEVATIONS

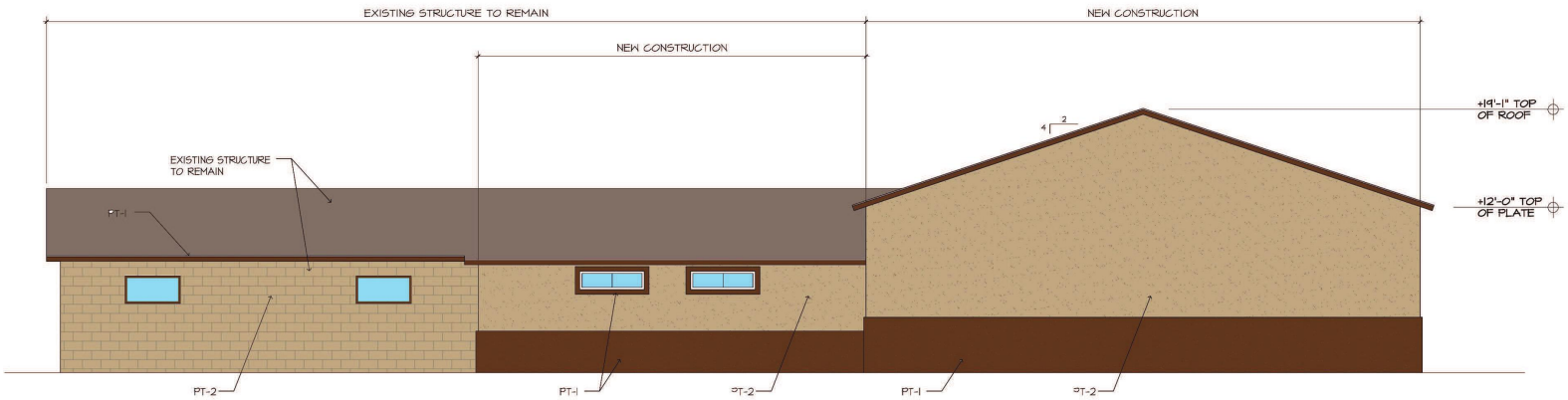
OWNER: CHURCH of GOD - SEVENTH DAY

ADDRESS: 3523 N. JONES BLVD, LAS VEGAS, NV

PARCEL NUMBER: 138-11-704-009

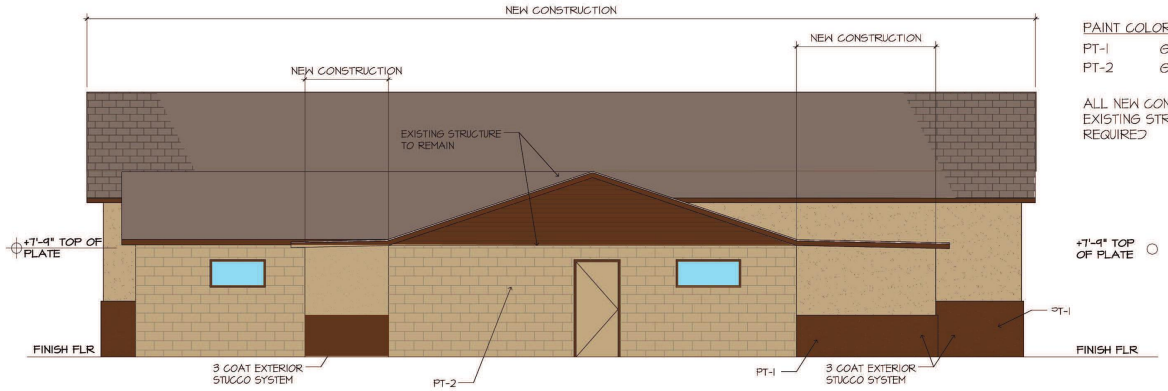
PRJ-51204
11/27/13

SUP-52098 SDR-52099



WEST ELEVATION

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



NORTH ELEVATION

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

PAINT COLOR SCHEDULE

PT-1	GLIDDEN PAINTS "GENTLE FAWN" #GLN02
PT-2	GLIDDEN PAINTS "ANTIQUE BEIGE" #GLN99

ALL NEW CONSTRUCTION TO RECIEVE 3 COAT STUCCO SYTEM. EXISTING STRUCTURE TO RECIEVE PAINT ONLY AND PATCHING AS REQUIRED

CHURCH of GOD - SEVENTH DAY

EXTERIOR ELEVATIONS

OWNER: CHURCH of GOD - SEVENTH DAY

ADDRESS: 3523 N. JONES BLVD, LAS VEGAS, NV

PARCEL NUMBER: 138-11-704-009

PRJ-51204
11/27/13

SUP-52098 SDR-52099

October 24, 2013

City of Las Vegas
Department of Planning
333 N. Rancho Dr.
Las Vegas, Nevada 89106

Re: **Justification Letter** for Application # PRJ51204
Church of God (Seventh Day) –Site Address: 3523 N. Jones, Las Vegas, NV
APN: 138-11-704-009

Dear Mr. Kagafas:

This letter is submitted as Justification for the applications for a Special Use Permit and Site Development Plan Review. We purchased this property with the ultimate goal to use this land to build a larger building for our weekly worship services and bible studies. We have a small congregation of approximately 60 people, of which almost half are young people and young adults. Thus, due to financial constrains, we want to develop this land in two phases. These applications will only affect Phase 1.

PHASE 1:

As part of Phase 1, we will be remodeling the existing house to create 4 classrooms, a men's restroom with three or four stalls, an office, and repair the existing kitchen for coffee and snacks during the breaks. We will demolish the existing garage and replace it with a new building to be used as our main meeting room for our worship services. We will also build a new restroom for the ladies, which will have four stalls.

Waivers Requested - As with many conversions of this type, legally changing the use of an existing structure from residential to a church includes dealing with a number of development code challenges such as landscaping and parking. The proposed site plan indicates the locations where the landscaping will be added adjacent to the property lines. However, the application is requesting a waiver of the development standards to allow for no landscaping around the perimeter covering the back 2/3 of the South boundary, all of the West boundary, and the back 2/3 of the North boundary, where 8 feet of landscaping is required. The back 2/3 of the property will be cleared of all debris, but will remain undeveloped until the second phase.

This application is also requesting a waiver of the landscaping required in the parking lot. The parking lot is relatively small in size and there will be enough landscaping around the parking lot so that the whole property will still be aesthetically appealing.

PRJ-51204
11/27/13

SUP-52098 SDR-52099

Hours of Operation – Our hours of operation are primarily on Friday nights from 6:00pm to 9:00pm; then on Saturdays from 10:00am to 5:00pm. There may also be services on Sunday in the last half of the morning and in the afternoon. The remainder of the week the place will be closed unless we need to have some special meeting in the middle of the week.

Existing Similar Uses – Our group has been meeting at a location on Losee and Craig in North Las Vegas for the past 3 years and prior to that on Durango near Charleston.

Required State Licenses – There are no state licenses required for our use.

# of Employees/Residents – There will not be any employees or residents.

Determination For Approval - The proposed use will 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 Subject site is physically suitable for the type and intensity of land use being proposed. Jones Boulevard and the surrounding streets are more than adequate in size to meet the requirements of the propose use. The Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety and welfare or the overall objectives of the General Plan.

I hope this answers all your questions and that you can approve our request for the Special Use Permit and Site Development Plan Review.

Sincerely,
Church of God (Seventh Day) - English

Jose Hernandez
Representative

PRJ-51204
11/27/13

SUP-52098 SDR-52099

City of Las Vegas Agenda Item No.: **35.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 14, 2014

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

SUBJECT:
SDR-52099 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-52098 - PUBLIC HEARING - APPLICANT/OWNER: CHURCH GOD SEVENTH DAY ENGLISH - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 4,935 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP WITH WAIVERS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE WEST PERIMETER WHERE EIGHT FEET IS REQUIRED, A ZERO-FOOT LANDSCAPE BUFFER ALONG PORTIONS OF THE NORTH AND SOUTH PERIMETERS WHERE EIGHT FEET IS REQUIRED, AND A SEVEN-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE EAST PERIMETER WHERE 15 FEET IS REQUIRED on 2.00 acres at 3523 North Jones Boulevard (APN 138-11-704-009), R-E (Residence Estates) Zone, Ward 5 (Barlow) [PRJ-51204].

MAY GO TO CITY COUNCIL ON 02/19/2014
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. 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-52099

Case Number: PRJ51204 APN: 138-11-704-009

Name of Property Owner: Church of God (Seventh Day) - English

Name of Applicant: Church of God (Seventh Day) - English

Name of Representative: Jose Hernandez

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 N/A

APN: N/A

Signature of Property Owner: David Semenza

Print Name: David Semenza

Subscribed and sworn before me

State of Nevada
County of Clark

This 25th day of October, 2013

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
TESSA M. SCIALES
No: 12-7262-1
My Appointment Expires MAR. 14, 2016

Revised 11-14-06

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PRJ-51204
11/27/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Church of God (Seventh Day) - English

Project Address (Location) 3523 N. Jones Blvd, Las Vegas, NV

Project Name Church of God (Seventh Day) **Proposed Use** Church

Assessor's Parcel #(s) 138-11-704-009 **Ward #** 5 - Barlow

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

Commercial Square Footage 4935 **Floor Area Ratio** 5.8%

Gross Acres 2.0 **Lots/Units** 1 **Density** N/A

Additional Information

PROPERTY OWNER Church of God (Seventh Day) - Er **Contact** Jose Hernandez

Address 9161 Ivory Beach Dr. **Phone:** 7023383184 **Fax:**

City Las Vegas **State** NV **Zip** 89147

E-mail Address

APPLICANT Church of God (Seventh Day) - English **Contact** Jose Hernandez

Address 9161 Ivory Beach Dr. **Phone:** 7023498502 **Fax:** 7028891197

City Las Vegas **State** NV **Zip** 89081

E-mail Address Joseandroberta@Yahoo.com

REPRESENTATIVE Jose Hernandez **Contact** Jose Hernandez

Address 6132 Mott Smith St. **Phone:** 7023498502 **Fax:** 7028891197

City North Las Vegas **State** NV **Zip** 89081

E-mail Address Joseandroberta@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* David Semenza

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

Print Name David Semenza

Subscribed and sworn before me

This 25th day of October, 20 13.

Notary Public in and for said County and State

State of Nevada
County of Clark

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
TESSA M. SCIALES
No: 12-7262-1
My Appointment Expires MAR. 14, 2016

FOR DEPARTMENT USE ONLY

Case #	SDR-52099
Meeting Date:	01/14/14 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-51204
11/27/13

City of Las Vegas Agenda Item No.: **36.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 14, 2014

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

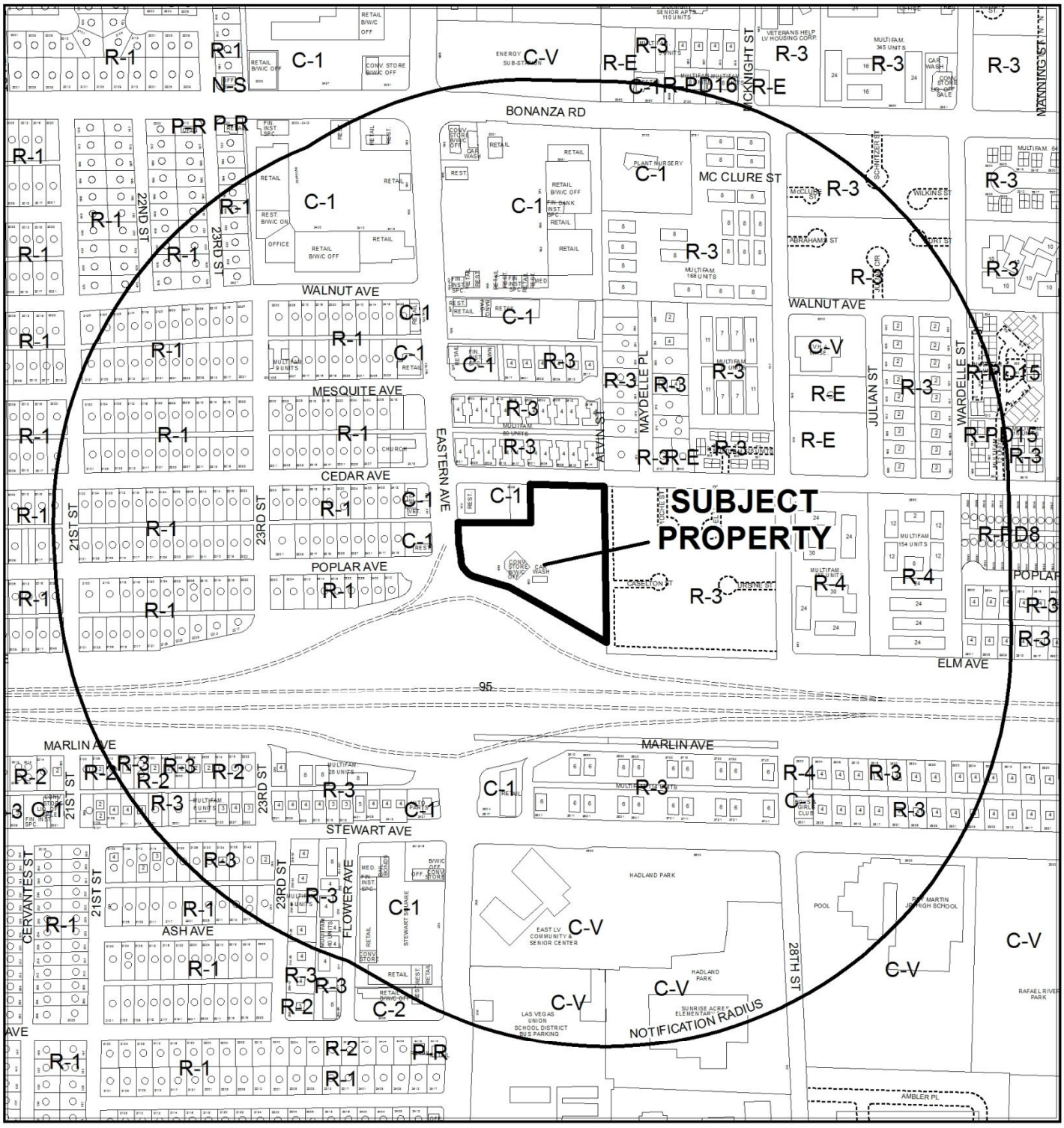
SUBJECT:
SUP-52101 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: EASTERN 95, LLC - For possible action on a request for a Special Use Permit FOR A RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITH A WAIVER TO ALLOW A 242-FOOT DISTANCE SEPARATION FROM A HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED WITHIN AN EXISTING 5,360 SQUARE-FOOT CONVENIENCE STORE at 400 North Eastern Avenue (APN 139-36-210-003), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-51956].

MAY GO TO CITY COUNCIL ON 02/19/2014
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. Photos
5. Justification Letter



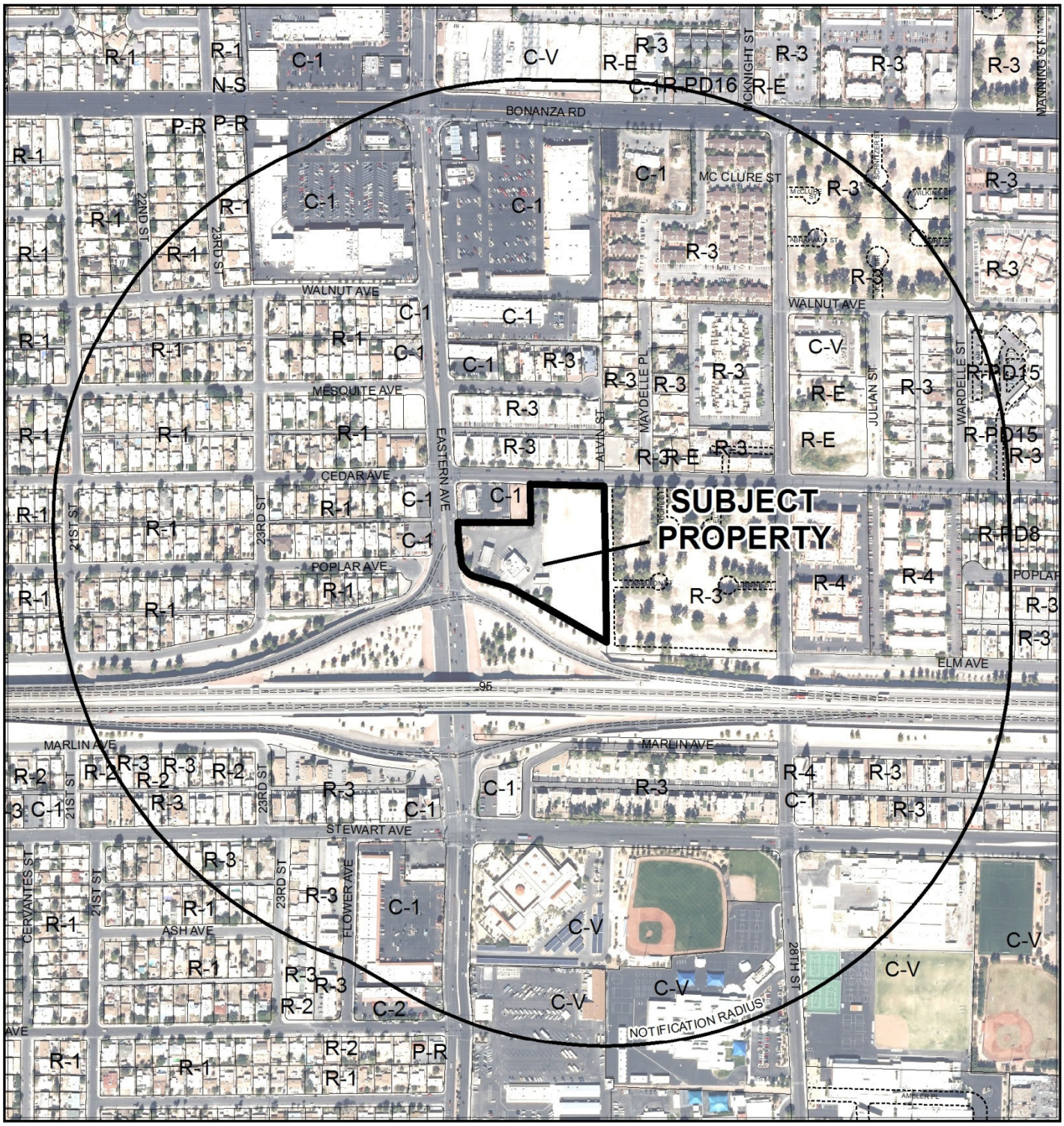
0 400 800 Feet

CASE: **SUP-52101 (PRJ-51955)**

RADIUS: 1500 FEET

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

N



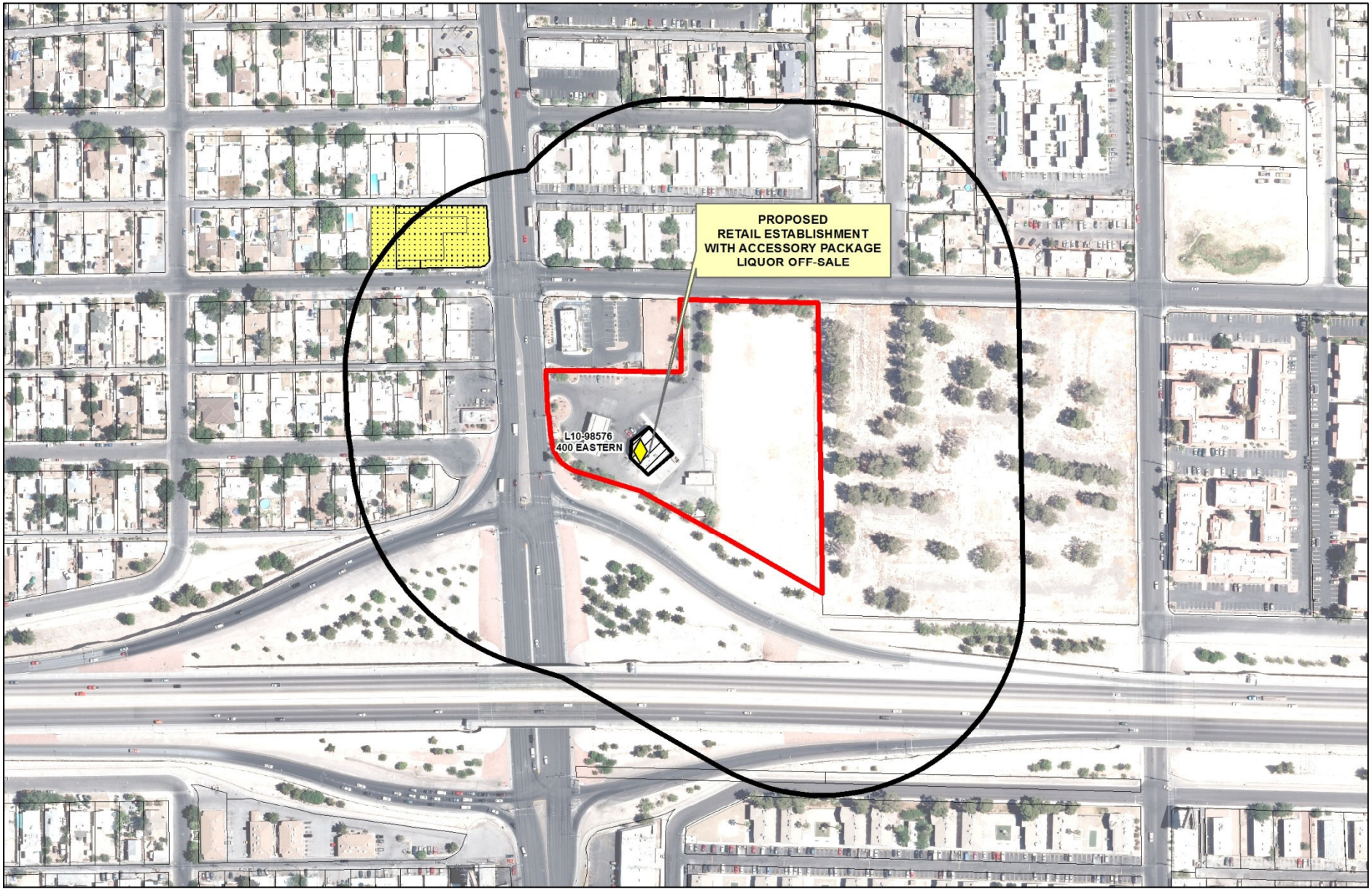
0 400 800 Feet

CASE: **SUP-52101 (PRJ-51955)**

RADIUS: 1500 FEET

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

N



SUP-52101 (PRJ-51956)

Package Liquor Off-Sale

Business Licenses

- Beer/Wine/Cooler On-Sale
- Beer/Wine/Cooler On- and Off-Sale
- Restaurant With Liquor/ Restaurant Service Bar
- Beer/Wine/Cooler Off-Sale
- Package Liquor Off-Sale
- Tavern

Protected Uses

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Child Care/ Children Facility

- Subject Property
- 400 foot buffer

N

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Thursday, December 05, 2013

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-52101 APN: 139-36-210-003

Name of Property Owner: Eastern 95 LLC

Name of Applicant: same as owner

Name of Representative: Lucy Stewart, LAS Consulting

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: Ray Koroghli

Print Name: RAY KOROGHLI

Subscribed and sworn before me

This 26th day of November, 2013

Cindy L. Long

Notary Public in and for said County and State

CINDY L. LONG
Notary Public State of Nevada
No. 12-7312-1
My Appt. Exp. March 20, 2016

10.5

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit to add liquor sales/ waiver to church

Project Address (Location) 400 N. Eastern

Project Name Eastern 95 Convenience Store **Proposed Use** Conv. Store

Assessor's Parcel #(s) 139-36-210-003 **Ward #** 3

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

Commercial Square Footage 5360 **Floor Area Ratio**

Gross Acres 4.65 ac **Lots/Units** 1 **Density**

Additional Information Add liquor to existing convenience store/waive distant to church 242 ft

PROPERTY OWNER Eastern 95 LLC **Contact** Ray Koroghli

Address 3055 Via Sarafina Dr **Phone:** 7024935858 **Fax:**

City Henderson **State** NV **Zip** 89052

E-mail Address koroghli@gmail.com

APPLICANT same as owner **Contact**

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

City **State** **Zip**

E-mail Address

REPRESENTATIVE Lucy Stewart **Contact**

Address 1916 Trail Peak Lane **Phone:** 7024996469 **Fax:** 7029460857

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

E-mail Address stewplan@aol.com

I certify that I am the applicant and that the information submitted with this application is true and correct 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* Ray Koroghli

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

Print Name RAY KOROGHLI

Subscribed and sworn before me

This 26th day of November, 2013.

Cindy L. Long

Notary Public in and for said County and State

CINDY L. LONG
Notary Public State of Nevada
No. 12-7312-1
My Appt. Exp. March 20, 2016

FOR DEPARTMENT USE ONLY

Case #	SUP-52101
Meeting Date:	01/14/14 PC
Total Fee:	
Date Received:*	
Received By:	

* The application will not be accepted 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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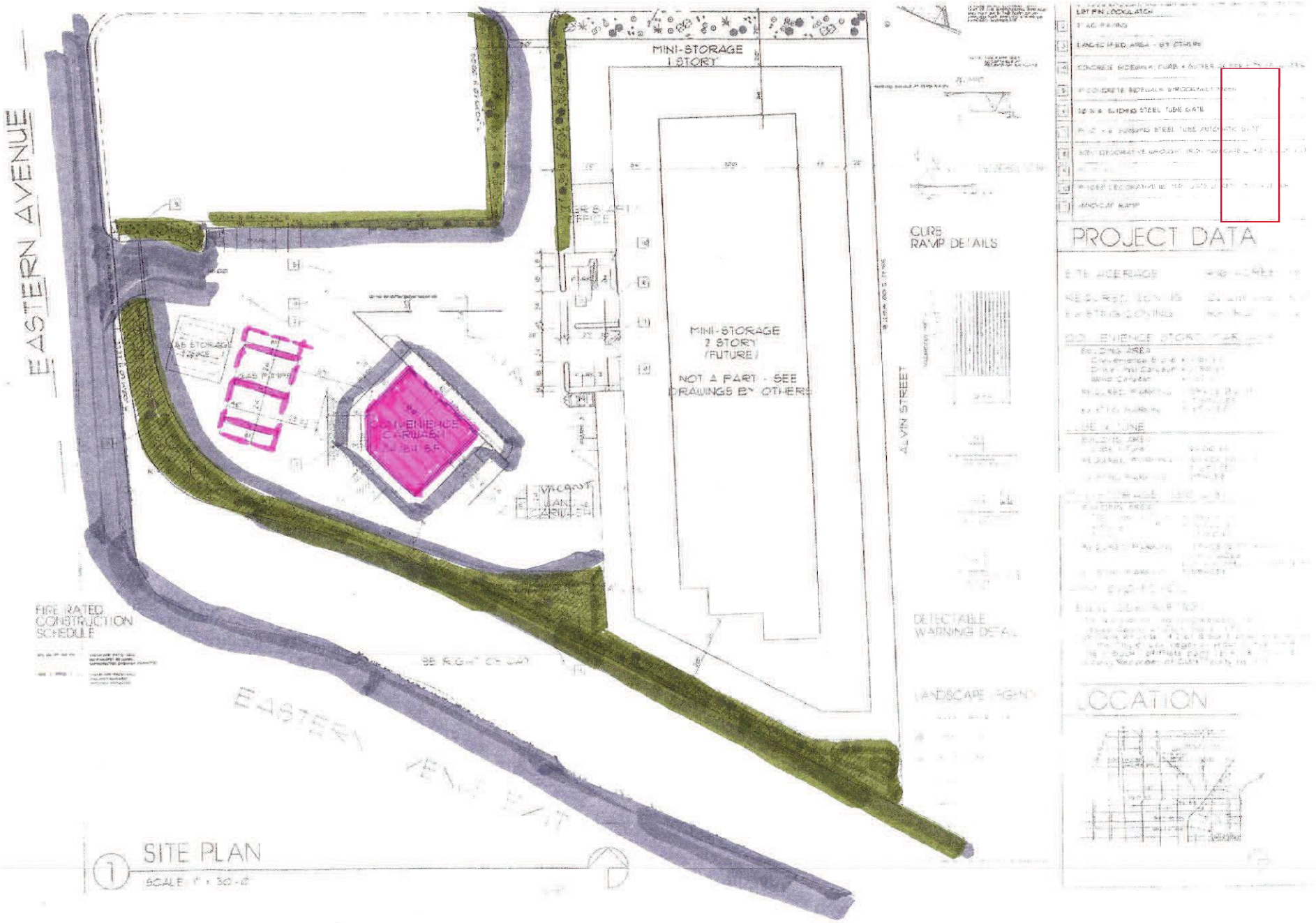
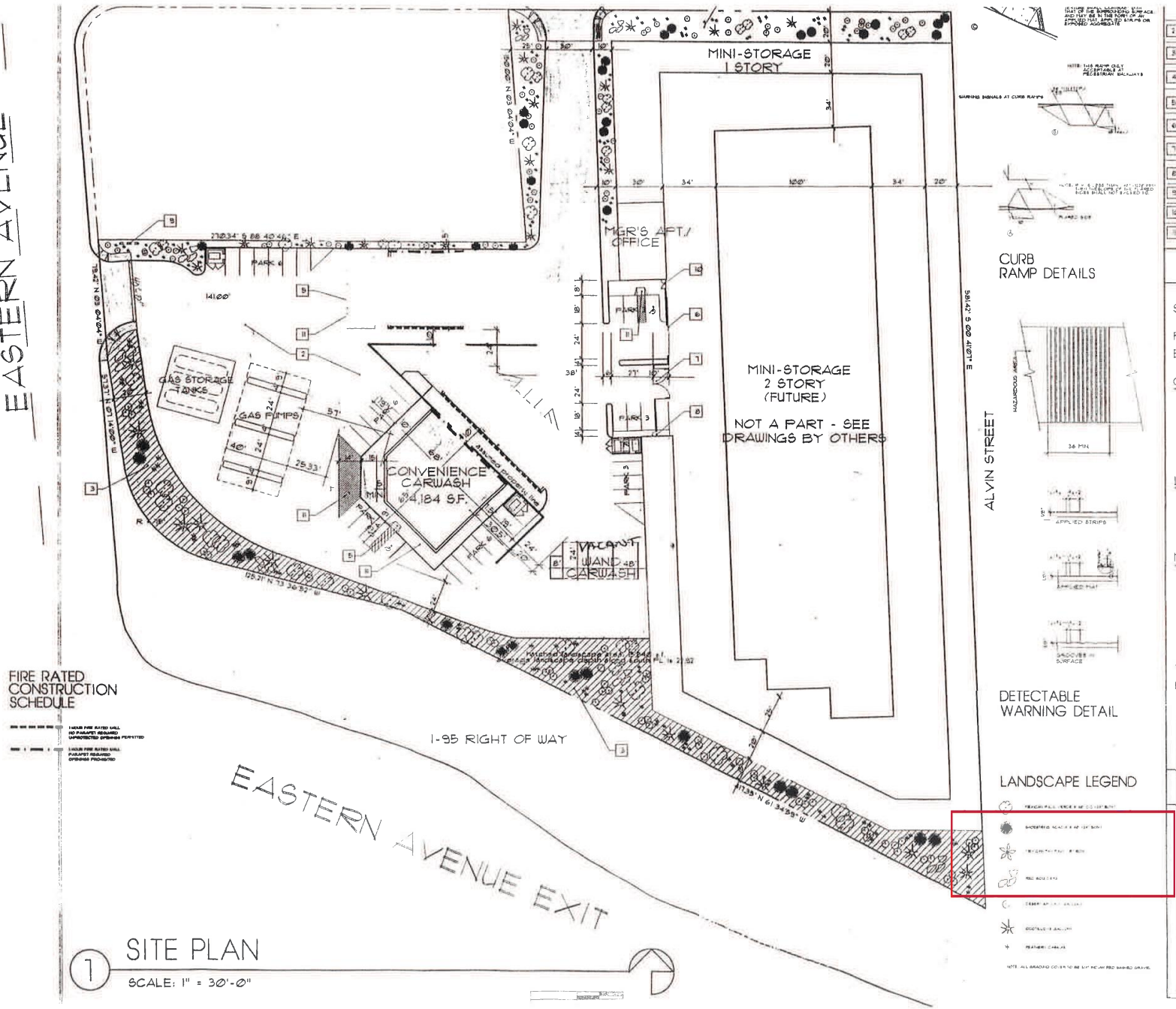

EASTERN AVENUE
MINI-STORAGE
1 STORY
MINI-STORAGE
2 STORY
(FUTURE)
NOT A PART - SEE
DRAWINGS BY OTHERS
CONVENIENCE
CARWASH
ALVIN STREET
CURB
RAMP DETAILS
DETECTABLE
WARNING DETAIL
PROJECT DATA
LOCATION
FIRE RATED
CONSTRUCTION
SCHEDULE
EASTERN AVE EXIT
SITE PLAN
SCALE: 1" = 30'-0"

SUP-52101



	LIFT PIN LOCK/LATCH
2	2" A.C. PAVING
3	LANDSCAPED AREA - BY OTHERS
4	CONCRETE SIDEWALK, CURB & GUTTER AS PER CITY OF HENDER
5	4" CONCRETE SIDEWALK W/ROCKSALT FINISH
6	20' X 6' SLIDING STEEL TUBE GATE
7	Ft. 10' X 6' SWINGING STEEL TUBE AUTOMATIC GATE
8	3050 DECORATIVE WROUGHT IRON MAN GATE W/ KEY LOCK & LE
9	PYLON SIGN
10	Ft.3050 DECORATIVE W/I MAN GATE W/ KEY LOCK & LEVER
11	HANDICAP RAMP

PROJECT DATA

SITE ACERAGE: 4.16 ACRES (NET

REQUIRED ZONING: C2 with use perm
EXISTING ZONING: R3 (R.O.I. to C2)

CONVENIENCE STORE/ CARWASH

BUILDING AREA:
- Convenience Store = 4184 s.f.
- Drive-thru Carwash = 2,250 s.f.
- Wand Carwash = 1,152 s.f.

REQUIRED PARKING: (1 SPACE/250 S.F.) = 17 SPACES
EXISTING PARKING: 19 SPACES

LUBE & TUNE

BUILDING AREA:
- Lube & Tune = 2,400 s.f.

REQUIRED PARKING: (1 SPACE/500 S.F.) = 5 SPACES
EXISTING PARKING: 7 SPACES

MINI-STORAGE (350 units)

BUILDING AREA:
- Mgr's Apt/Office = 1500 s.f.
- 2 story = 10,800 s.f.
- 1 story = 23,250 s.f.

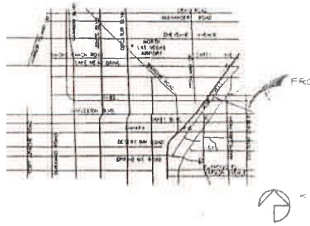
REQUIRED PARKING: (1 SPACE/15 STORAGE UNITS) = 24 SPACES plus 4 spaces @ manager's apt
EXISTING PARKING: 9 SPACES

APN#: 020-591-019

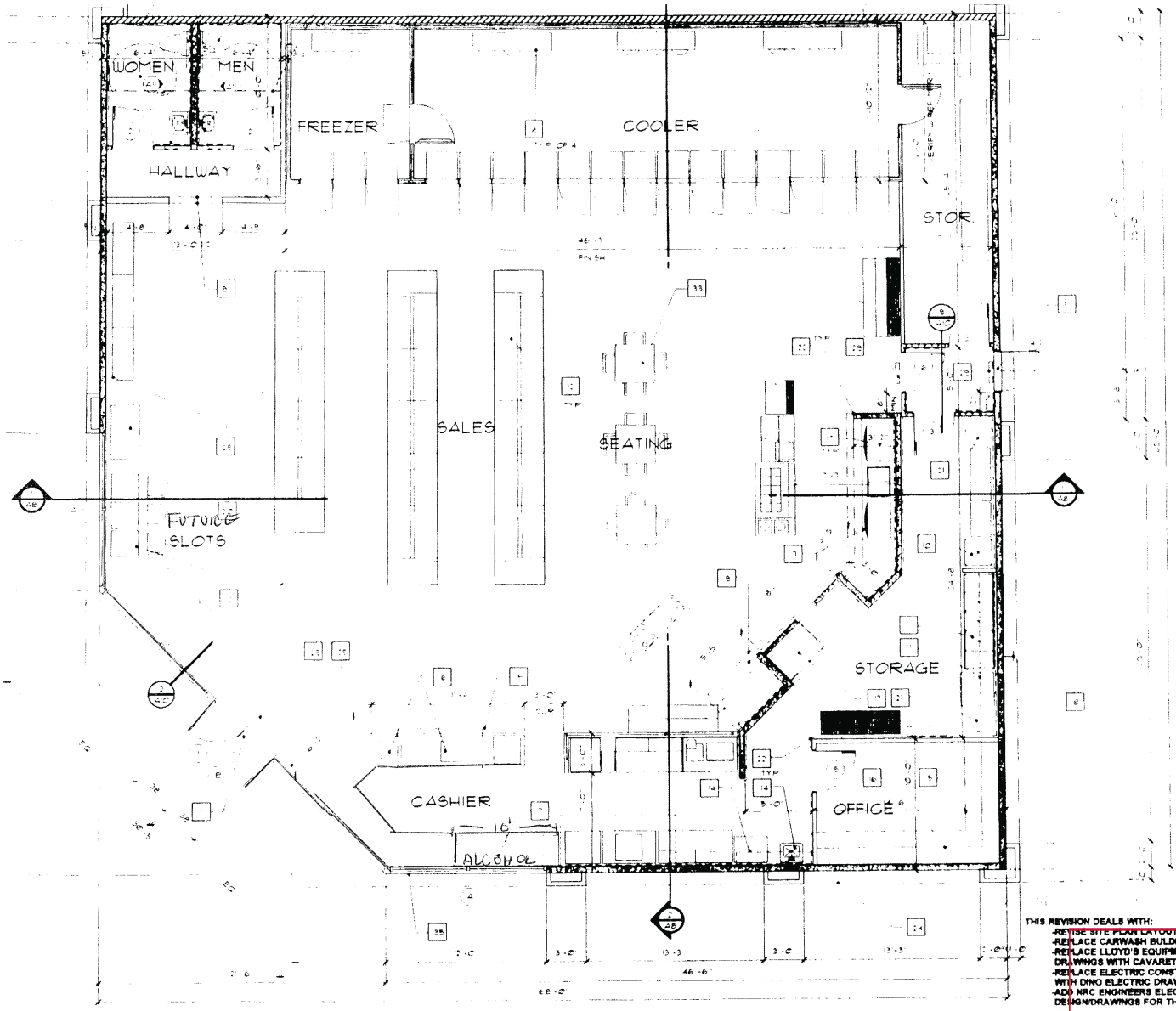
LEGAL DESCRIPTION:

That portion of land lying between the City of Las Vegas, County of Clark, State of Nevada and being portions of Lots 1 & 2 of Block 8 of Artesian Acres, to the City of Las Vegas as shown by map thereof on file in Book 1 of Plats, page 38 in the Office of the County Recorder of Clark County, Nevada

LOCATION



SUP-52101



FLOOR PLAN

SCALE 1/4" = 1'0"

NOTE: SEE DRAWINGS FOR ALL REQUIREMENTS, SPECS, LOADS & LOCATIONS

NOTE: ALL EXPOSED GYPBOARD CORNERS TO HAVE BULLNOSE CORNER BEADS

NOTE: ALL ACCESSIBLE ENTRANCES TO THE BUILDING & RESTROOM FACILITIES ARE REQUIRED TO BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY

01234

THIS REVISION DEALS WITH:
- **-REVISE SITE FLOOR LAYOUT**
- **-REPLACE CARWASH BUILDINGS**
- **-REPLACE LLOYD'S EQUIPMENT**
- **DRAWINGS WITH CAVARETTA DRAWINGS**
- **-REPLACE ELECTRIC CONSTRUCTION DRAWINGS WITH DINO ELECTRIC DRAWINGS**
- **-ADD NRC ENGINEERS ELECTRICAL DESIGN/DRAWINGS FOR THE CARWASHES**

1 CIGARETTE RACK ABOVE - DESIGN & INSTALLATION BY GENERAL CONTRACTOR
2 CASH REGISTER WITH PRINTER BELOW - COORDINATE W ELECTRICAL CONTRACTOR FOR POWER REQUIREMENTS
3 PLASTIC LAMINATE OVER PARTICAL BOARD CABINETRY - SEE DRAWINGS BY OTHERS
4 REFRIGERATION UNIT - SEE DRAWINGS BY OTHERS
5 LINE OF SOFFIT ABOVE
6 MOP SINK - SEE DRAWINGS BY OTHERS
7 3 COMPARTMENT SINK - SEE DRAWINGS BY OTHERS
8 MERCHANDISE GONDOLA - SEE DRAWINGS BY OTHERS
9 SLOTS - SEE DRAWINGS BY OTHERS
10 HAND SINK - SEE DRAWINGS BY OTHERS
11 30" PLASTIC LAMINATE DESK - VERIFY HEIGHT W OWNER
12 SHELVES - BY OTHER
13 FOOD SERVICE EQUIPMENT - SEE DRAWINGS BY OTHERS
14 RECESSED HOSE BIBB
15 ICE MACHINE
16 ATM MACHINE
17 HOT WATER HEATER
18 FULL HEIGHT STAINLESS STEEL CORNER GUARDS
19 NOT USED
20 LINE OF STUCCO SOFFIT ILLUMINATED SIGN BELOW ABOVE
21 24" x 24" PAINTED SPEED BUMP WALL
22 VERIFY SUPPLIED BY OWNER
23 SODA TANKS
24 CLEAR FLOOR SPACE AS PER ANSI SEC 24.3
25 ILLUMINATED EXIT SIGN ABOVE - SEE REFLECTED CEILING PLAN
26 SOAP DISPENSER
27 HAND TOWEL & TRASH RECEPTICAL
28 60" HANDICAP CIRCLE
29 TABLE SEATING
30 36" x 60" CLEAR FLOOR SPACE
31 LINE OF STUCCO BOND WALL - SEE DETAIL 2/A-3 FOR MORE INFO

ENERGY VALUES

U VALUE OF ENTIRE TOP WALL ONE BUILDING

U VALUE OF ROOF 13 BUILDING

U VALUE OF GLAZING 6 7/8 BUILDING

LEGEND

TYP CAL INTERIOR WALL 2x4 STUDS @ 16" O.C. W 5/8 GYPBD BOTH SIDES

TYP CAL EXTERIOR WALL 2x6 STUDS @ 16" O.C. W 5/8 GYPBD INTERIOR SIDE & 7/8 STUCCO EXTERIOR & R-19 BATT INSULATION

FIRE

1HR INTERIOR WALL 2x4 STUDS @ 16" O.C. W TYPE X GYPBD BOTH SIDES

1HR EXTERIOR WALL 2x6 STUDS @ 16" O.C. W TYPE X GYPBD INSIDE & 7/8 STUCCO FINISH EXTERIOR & R-19 BATT INSULATION

SUP 52101

SUP-51201 REVISED

Lucy Stewart
1916 Trail Peak Lane
Las Vegas, NV 89134
(702) 499-6469-cell.
(702) 946-0857-fax

November 26, 2013

Mr. Mark Rex, Planner I
City of Las Vegas, Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106

RE: PRJ-51956_JF001-Justification letter

Dear Mr. Rex:

Please accept this letter as our justification for a Special Use Permit (SUP) for the above referenced property. We are requesting a permit to allow the sale of liquor in conjunction with an existing 4178 square foot convenience store which currently sells beer and wine. Title 19.12 requires;

– "Minimum Special Use Permit Requirements:

* 1. Except as otherwise provided, no package liquor off-sale establishment (hereinafter "establishment") shall be located within 400 feet of any church, synagogue, school, child care facility licensed for more than 12 children, or City park.

* 2. Except as otherwise provided in Requirement 3 below, the distances referred to in Requirement 1 shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed establishment which is closest to the existing use to which the measurement

PRJ-51956
11/27/13

SUP-52101

pertains, and the other being the property line of that existing

use which is closest to the proposed establishment. The

distance shall be measured in a straight line without regard to

intervening obstacles. For purposes of measurement, the term

"property line" refers to property lines of fee interest parcels and

does not include the property line of:

a. Any leasehold parcel; or

b. Any parcel which lacks access to a public street or has no

area for on site parking and which has been created so as to

avoid the distance limitation described in Requirement"

This property meets the separation requirements, with the exception of a church with a child care facility, 242 feet to the north and west of the site. The church is across Eastern, a six lane divided main Arterial Street. This is the main access to US 95 for the neighborhoods northeast of downtown and the road is extremely busy. The convenience store is separated from the church by this busy main street. In addition, this site already sells beer and wine, the addition of liquor sales should have no impact on the existing church. The store is 4178 square feet and the area planned for beer and wine sales is 182 square feet (liquor license is pending). The owner has designated 17. 3 square feet for liquor display behind the counter. The total square feet planned for beer, wine and liquor display is about 200 square feet, a little less than 5% of the total square footage of the store.

The owner has recently purchased this store and is continuing to upgrade the property. This store was part of an overall plan for the parcel which included a car wash. The car wash was never completed and the new owner is deciding what to do with the previous approvals on the site.

We believe this to be a good use of the property and will provide an additional service to our customers. Thank you for your consideration in this matter; please do not hesitate to contact me with any questions.

Yours truly,

Lucy Stewart

Lucy Stewart

PRJ-51956
11/27/13

SUP-52101

City of Las Vegas Agenda Item No.: **37.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 14, 2014

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

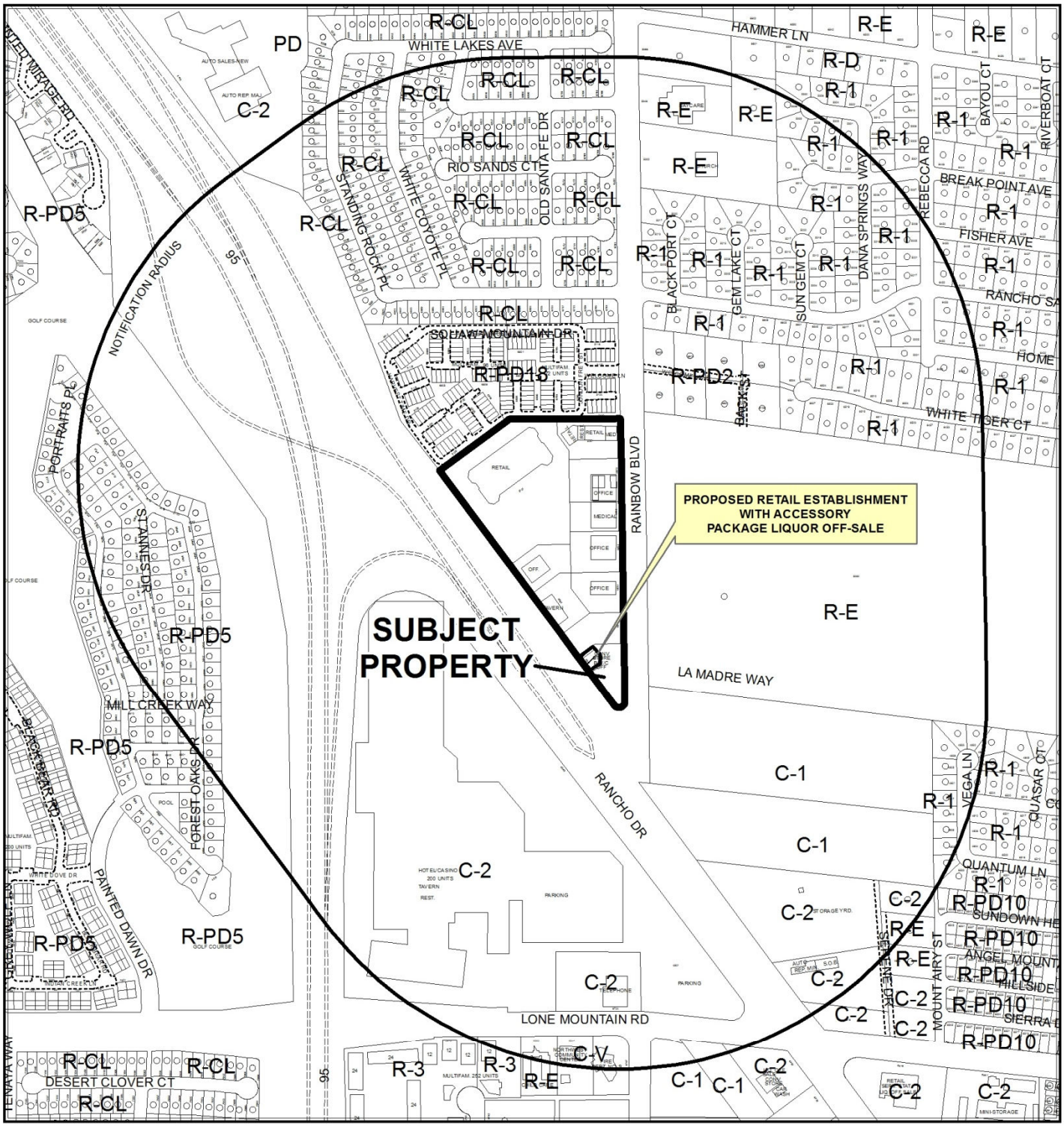
SUBJECT:
SUP-52103 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: RAINBOW RANCHO, LLC - For possible action on a request for a Special Use Permit FOR A RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 4,178 SQUARE-FOOT CONVENIENCE STORE at 5001 North Rainbow Boulevard (APN 125-34-712-007), C-2 (General Commercial) Zone, Ward 4 (Anthony) [PRJ-51955].

MAY GO TO CITY COUNCIL ON 02/19/2014
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

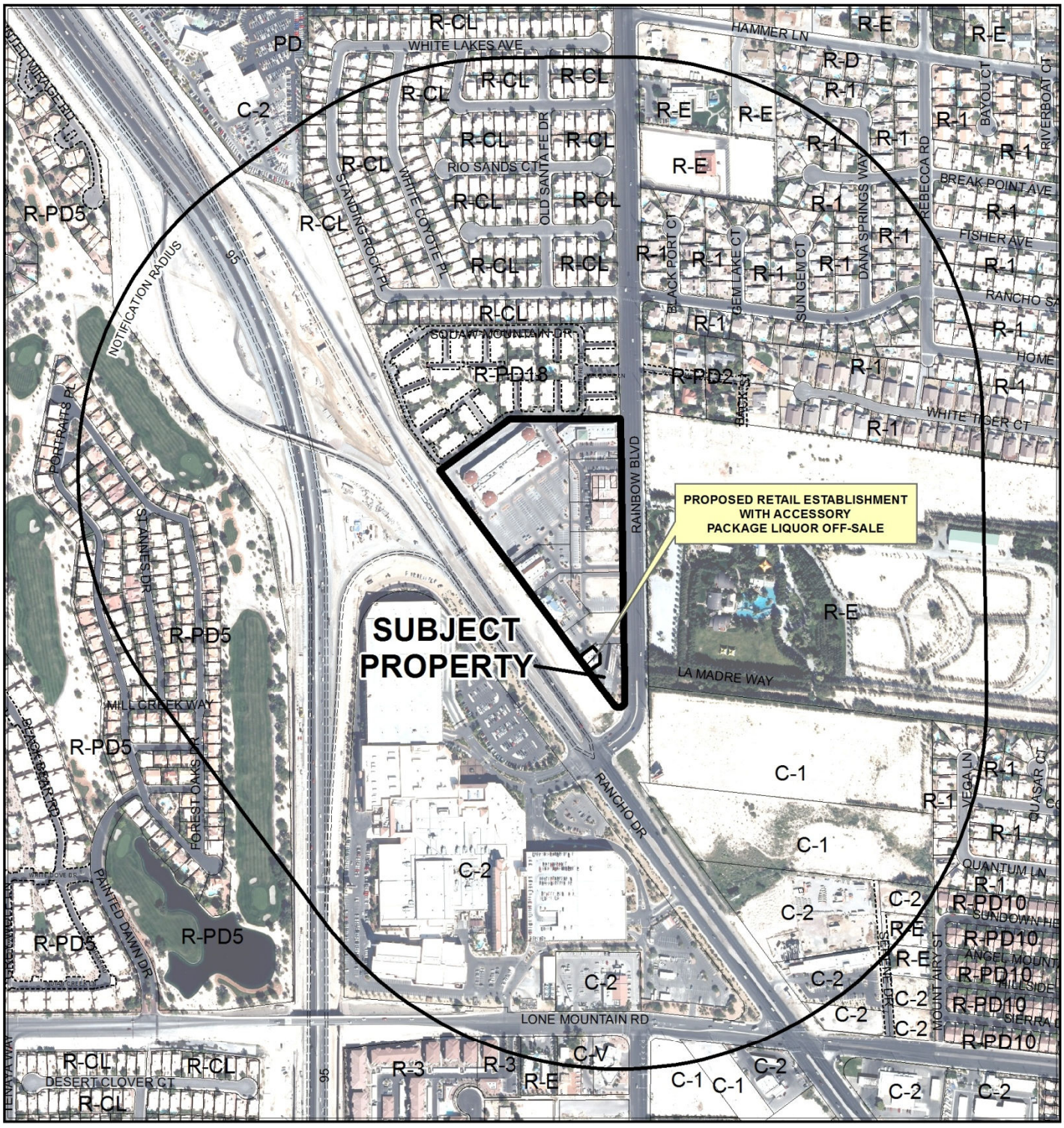
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-52103 (PRJ-51955)**

RADIUS: 1500 FEET

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



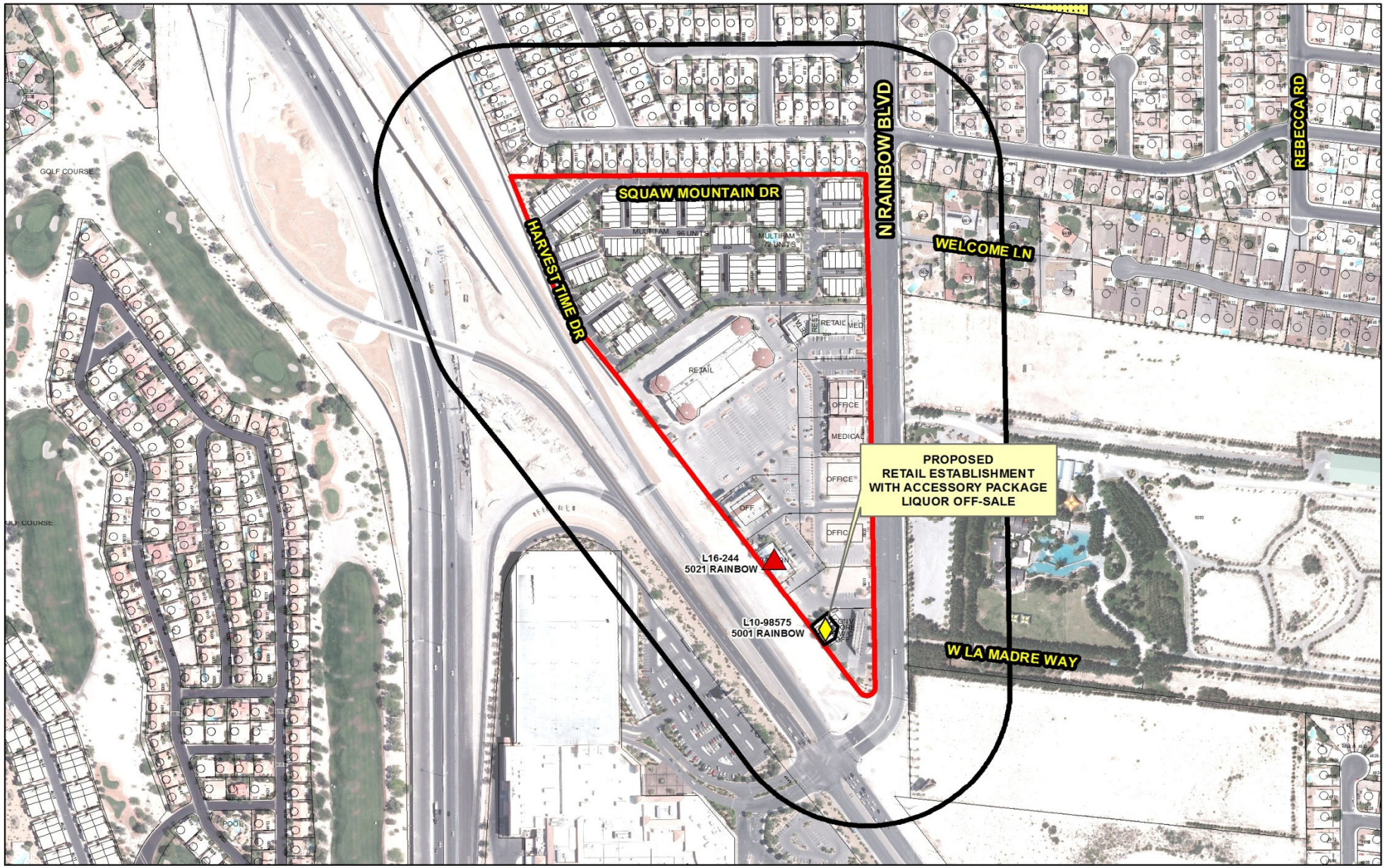
0 500 1,000 Feet

CASE: **SUP-52103 (PRJ-51955)**

RADIUS: 1500 FEET

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

N



SUP-52103 (PRJ-51955)

Package Liquor Off-Sale

Business Licenses

- Beer/Wine/Cooler On-Sale
- Beer/Wine/Cooler Off-Sale
- Beer/Wine/Cooler On- and Off-Sale
- Package Liquor Off-Sale
- Restaurant With Liquor/ Restaurant Service Bar
- Tavern

Protected Uses

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Child Care/ Children Facility

- Subject Property
- 400 foot buffer

N

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Thursday, December 05, 2013

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-52103 APN: 125-34-712-007

Name of Property Owner: Rainbow Rancho LLC

Name of Applicant: same as owner

Name of Representative: Lucy Stewart, LAS Consulting

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: Ray Koroghli

Print Name: RAY KOROGHLI

Subscribed and sworn before me

This 26th day of November, 2013

Cindy L. Long

Notary Public in and for said County and State

CINDY L. LONG
Notary Public State of Nevada
No. 12-7312-1
My Appt. Exp. March 20, 2016

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit to add liquor sales

Project Address (Location) 5001 N. Rainbow

Project Name Rainbow Rancho Convenience Store **Proposed Use** Conv. Store

Assessor's Parcel #(s) 125-34-712-007 **Ward #** 4

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

Commercial Square Footage 4178 **Floor Area Ratio**

Gross Acres .79 **Lots/Units** 1 **Density**

Additional Information Add liquor to existing convenience store

PROPERTY OWNER Rainbow Rancho LLC **Contact** Ray Koroghli

Address 3055 Via Sarafina Dr **Phone:** 7024935858 **Fax:**

City Henderson **State** NV **Zip** 89052

E-mail Address koroghli@gmail.com

APPLICANT same as owner **Contact**

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

City **State** **Zip**

E-mail Address

REPRESENTATIVE Lucy Stewart **Contact**

Address 1916 Trail Peak Lane **Phone:** 7024996469 **Fax:** 7029460857

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

E-mail Address stewplan@aol.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 of purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owners to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Ray Koroghli

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

Print Name RAY KOROGHLI

Subscribed and sworn before me

This 26th day of November, 2013

Cindy L. Long

Notary Public in and for said County and State

CINDY L. LONG
Notary Public State of Nevada
No. 12-7312-1
My Appt. Exp. March 20, 2016

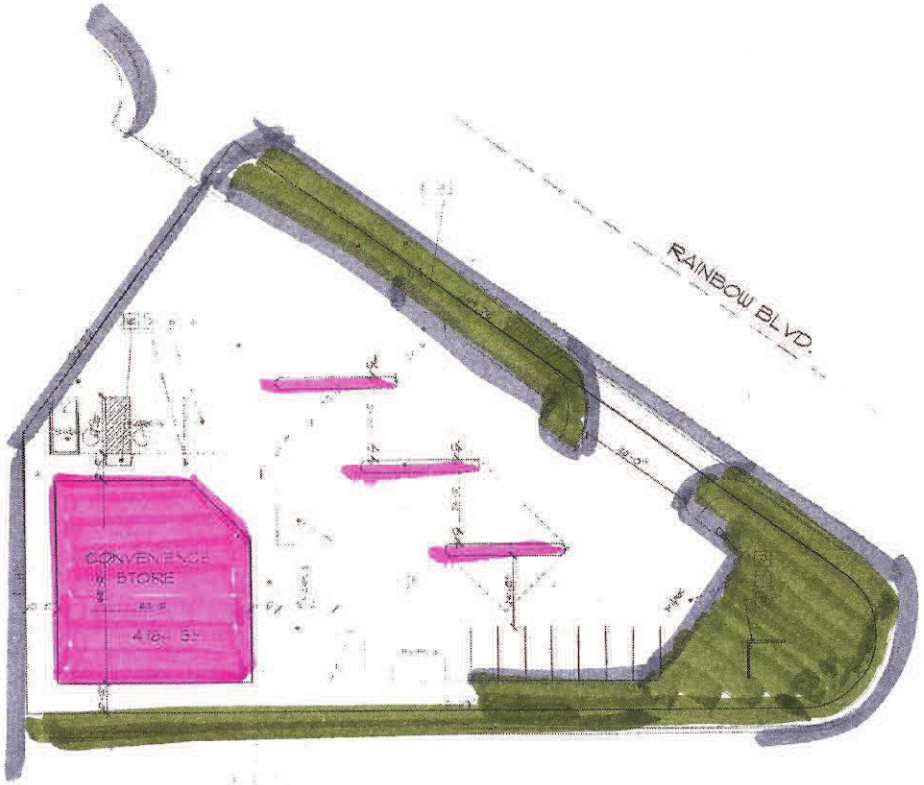
Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-52103
Meeting Date:	01/14/14 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.

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



1 SITE PLAN

DEVELOPER:

PROJECT DATA

REQUIRED ZONING: C2 W/ SPECIAL USE PERMIT FOR SALE OF BEER WINE

EXISTING ZONING: C2

EXISTING USE: UNDEVELOPED

PROPOSED USE: CONV. STORE

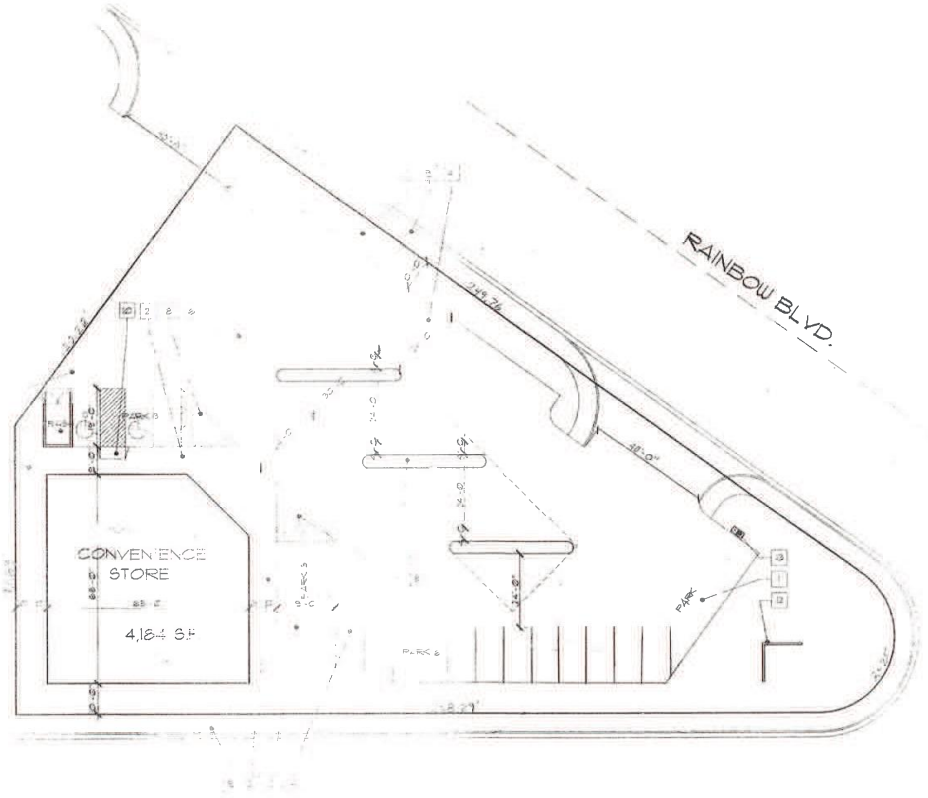
REQUIRED PARKING: 17 SPACES

PROVIDED PARKING: 17 SPACES

LEGAL DESCRIPTION:

LOCATION

SUP-52103



1 SITE PLAN

SCALE: 1" = 20'-0"

LANDSCAPE DESIGN & LAYOUT & IRRIGATION SYSTEM DESIGN TO BE SUPPLIED BY LANDSCAPE CONTRACTOR. COORDINATE INSTALLATION OF SAME WITH OWNER.

NOTE: SEE CIVIL DRAWINGS FOR ALL FINAL GRADES, UTILITY HOOK-UPS, ON & OFFSITE IMPROVEMENTS, METES & BOUNDS, DIMENSIONS, ETC.

- CONCRETE EXTERIOR SLAB WITH ROUGHALT FINISH OVER 6" TYPE II FILL OVER COMPACTED SUB GRADE
- PITCH ¼" PER FOOT MIN. AWAY FROM BUILDING
- AC PAVING
- UNDERGROUND FUEL STORAGE TANKS - SEE DRAWINGS BY OTHERS
- CANOPY ABOVE - SEE DRAWINGS BY OTHERS
- 6'-0" HIGH CONCRETE BLOCK TRASH ENCLOSURE WITH PAIR OF 25'-0" CHAIN LINK GATES WITH BROWN VINYL SLATS AND LIFT PIN LOCK & LATCH
- PAINT STRIPES
- SIDEWALK CURB & GUTTER AS PER THE CITY OF LAS VEGAS
- HANDICAP RAMP - SLOPE 1:12 MAX
- GAS PUMPS - SEE DRAWINGS BY OTHERS
- SIGN - BY OTHERS
- AIR & WATER

DEVELOPER:
GLOBAL DEVELOPMENT LTD
4575 POLARIS AVENUE
LAS VEGAS, NEVADA 89103
CONTACT GARY CAVARETTA
597-5804

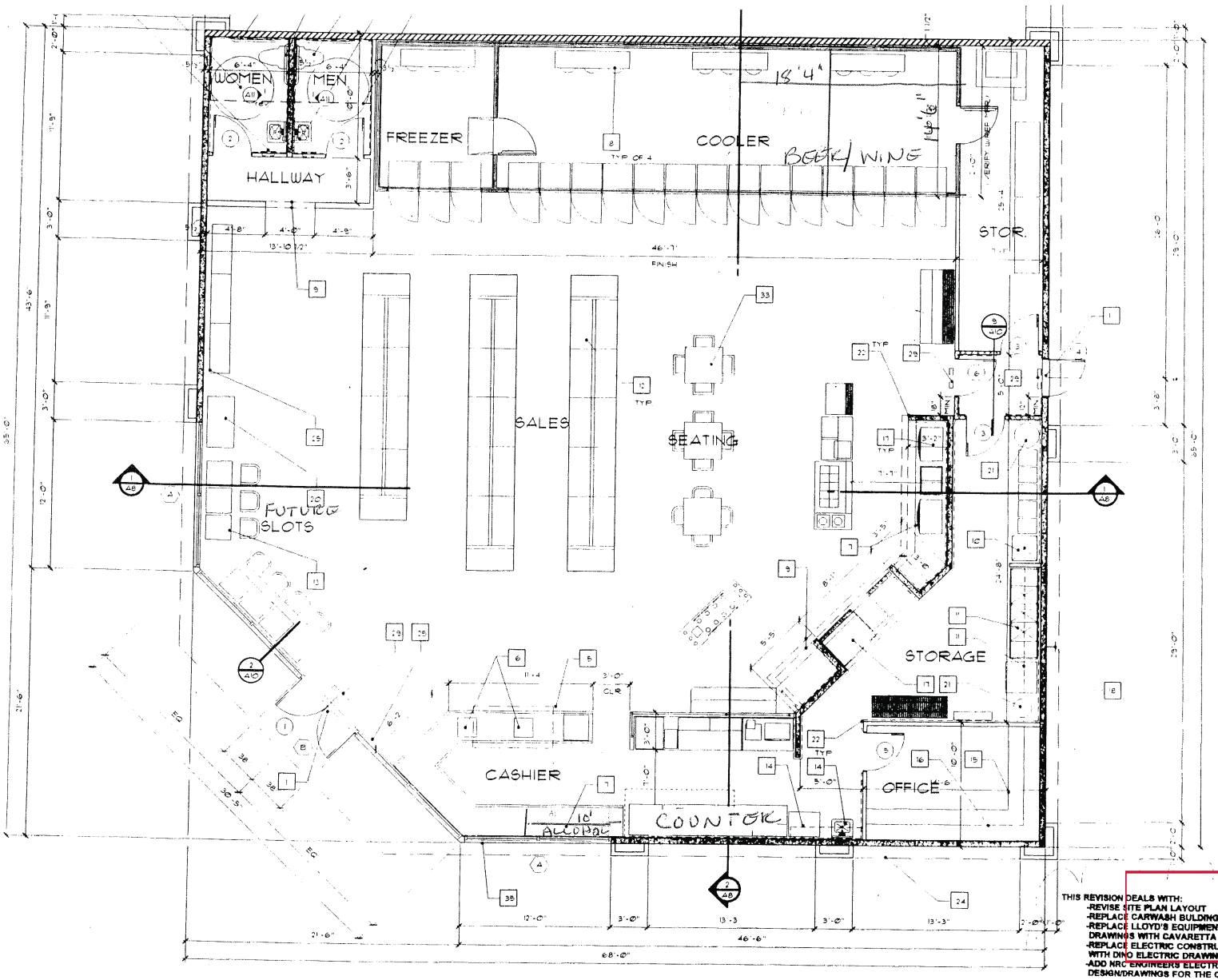
PROJECT DATA

REQUIRED ZONING:	C2 W/ SPECIAL USE PERMIT FOR SALE OF BEER & WINE
EXISTING ZONING:	C2
EXISTING USE:	UNDEVELOPED
PROPOSED USE:	CONV. STORE
REQUIRED PARKING:	17 SPACES
PROVIDED PARKING:	17 SPACES
SITE AREA: (GROSS)	.918 ACRES
APN:	125-34-701-002 (A PORTION OF)
LEGAL DESCRIPTION:	

LOCATION



SUP-52103



	AT SIDE - 1½" DIAM / AS PER ANSI A117.1-1992 SEC. 4.17.6
3	VITREOUS CHINA WALL HUNG SINK w/ 29" MIN KNEE SPACE BELOW
4	TOILET
5	CIGARETTE RACK ABOVE - DESIGN & INSTALLATION BY GENERAL CONTRACTOR
6	CASH REGISTER WITH PRINTER BELOW - COORDINATE w/ELECTRICAL CONTRACTOR FOR POWER REQUIREMENTS
7	PLASTIC LAMINATE OVER PARTICAL BOARD CABINETRY - SEE DRAWINGS BY OTHERS
8	REFRIGERATION UNIT - SEE DRAWINGS BY OTHERS
9	LINE OF SOFFIT ABOVE
10	MOP SINK - SEE DRAWINGS BY OTHERS
11	3 COMPARTMENT SINK - SEE DRAWINGS BY OTHERS
12	MERCHANDISE GONDOLA - SEE DRAWINGS BY OTHERS
13	SLOTS - SEE DRAWINGS BY OTHERS
14	HANDSINK - SEE DRAWINGS BY OTHERS
15	+32" PLASTIC LAMINATE DESK - VERIFY HEIGHT w/OWNER
16	SHELVES - BY OTHER
17	FOOD SERVICE EQUIPMENT - SEE DRAWINGS BY OTHERS
18	RECESSED HOSE BIBB
19	ICE MACHINE
20	ATM MACHINE
21	HOT WATER HEATER
22	FULL HEIGHT STAINLESS STEEL CORNER GUARDS
23	NOT USED
24	LINE OF STUCCO SOFFIT/ILLUMINATED SIGN BAND ABOVE
25	+34" ¼" 2x6 PAINTED GYPBD PONY WALL
26	XEROX - SUPPLIED BY OWNER
27	SODA TANKS
28	CLEAR FLOOR SPACE AS PER ANSI SEC. A4.17.2
29	ILLUMINATED EXIT SIGN ABOVE / SEE REFLECTED CEILING PLAN
30	SOAP DISPENSER
31	HAND TOEWL & TRASH RECEPTICAL
32	60" HANDICAP CIRCLE
33	TABLE SEATING
34	75" x 60" CLEAR FLOOR SPACE
35	LINE OF STUCCO PONY WALL / WAINSCOAT - 36" HIGH FINISH

ENERGY VALUES

U VALUE OF EXTERIOR WALL: .048 BTUH/FT/F

U VALUE OF ROOF: .29 BUTH/FT/F

U VALUE OF GLAZING: .676 BUTH/FT/F

LEGEND

TYPICAL INTERIOR WALL 2X4 STUDS @ 16" O.C. W/5/8" GYPBD BOTH SIDES

TYPICAL EXTERIOR WALL 2X6 STUDS @ 16" O.C. W/5/8" GYPBD INTERIOR FACE & 7/8" STUCCO EXTERIOR & R-19 BATT INSULATION

F.R.P.

1HR. INTERIOR WALL 2X4 STUDS @ 16" W/5/8" TYPE 'X' GYPBD BOTH SIDES

1HR. EXTERIOR WALL 2X6 STUDS @ 16" W/5/8" TYPE 'X' GYPBD INSIDE & 7/8" STUCCO FINISH EXTERIOR & R-19 BATT INSULATION

THIS REVISION DEALS WITH:
- REVISE SITE PLAN LAYOUT
- REPLACE CARWASH BUILDINGS
- REPLACE LLOYD'S EQUIPMENT DRAWINGS WITH CAVARETTA DRAWINGS
- REPLACE ELECTRIC CONSTRUCTION DRAWINGS WITH DINO ELECTRIC DRAWINGS
- ADD NRC ENGINEERS ELECTRICAL DESIGN/DRAWINGS FOR THE CARWASHES

1 FLOOR PLAN

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

NOTE: SEE DRAWINGS FOR ALL REQUIREMENTS, SPECS, LOADS & LOCATIONS

NOTE: ALL EXPOSED GYPBOARD CORNERS TO HAVE BULLNOSE CORNER BEADS

NOTE: ALL ACCESSIBLE ENTRANCES TO THE BUILDING & RESTROOM FACILITIES ARE REQUIRED TO BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY

0234

SUP-52103

SUP-52103 REVISED

Lucy Stewart
1916 Trail Peak Lane
Las Vegas, NV 89134
(702) 499-6469-cell.
(702) 946-0857-fax

November 26, 2013

Mr. Mark Rex, Planner I
City of Las Vegas, Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106

RE: PRJ-51955_JF001 Justification Letter

Dear Sir or Madam:

Please accept this letter as our justification for a Special Use Permit (SUP) for the above referenced property. We are requesting a permit to allow the sale of liquor in conjunction with an existing 4178 square foot convenience store. Title 19.12 requires;

– "Minimum Special Use Permit Requirements:

* 1. Except as otherwise provided, no package liquor off-sale establishment (hereinafter "establishment") shall be located within 400 feet of any church, synagogue, school, child care facility licensed for more than 12 children, or City park.

* 2. Except as otherwise provided in Requirement 3 below, the distances referred to in Requirement 1 shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed establishment which is closest to the existing use to which the measurement

PRJ-51955
11/27/13

SUP-52103

pertains, and the other being the property line of that existing use which is closest to the proposed establishment. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:

a. Any leasehold parcel; or

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

This property meets the separation requirements. The store currently sells beer and wine. The owner has recently purchased this store and is continuing to upgrade the property. The owner is adding 254 square feet of coolers for beer and wine (license pending) and 17.3 square feet of liquor behind the counter, for a total of 271.3 square feet of alcohol sales (beer and wine included), 6.5% of the total square footage of the store.

We believe this to be a good use of the property and provide an additional service to the store's customers. Thank you for your consideration in this matter; please do not hesitate to contact me with any questions.

Yours truly,

Lucy Stewart

Lucy Stewart

PRJ-51955
11/27/13

SUP-52103

City of Las Vegas Agenda Item No.: **38.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 14, 2014

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

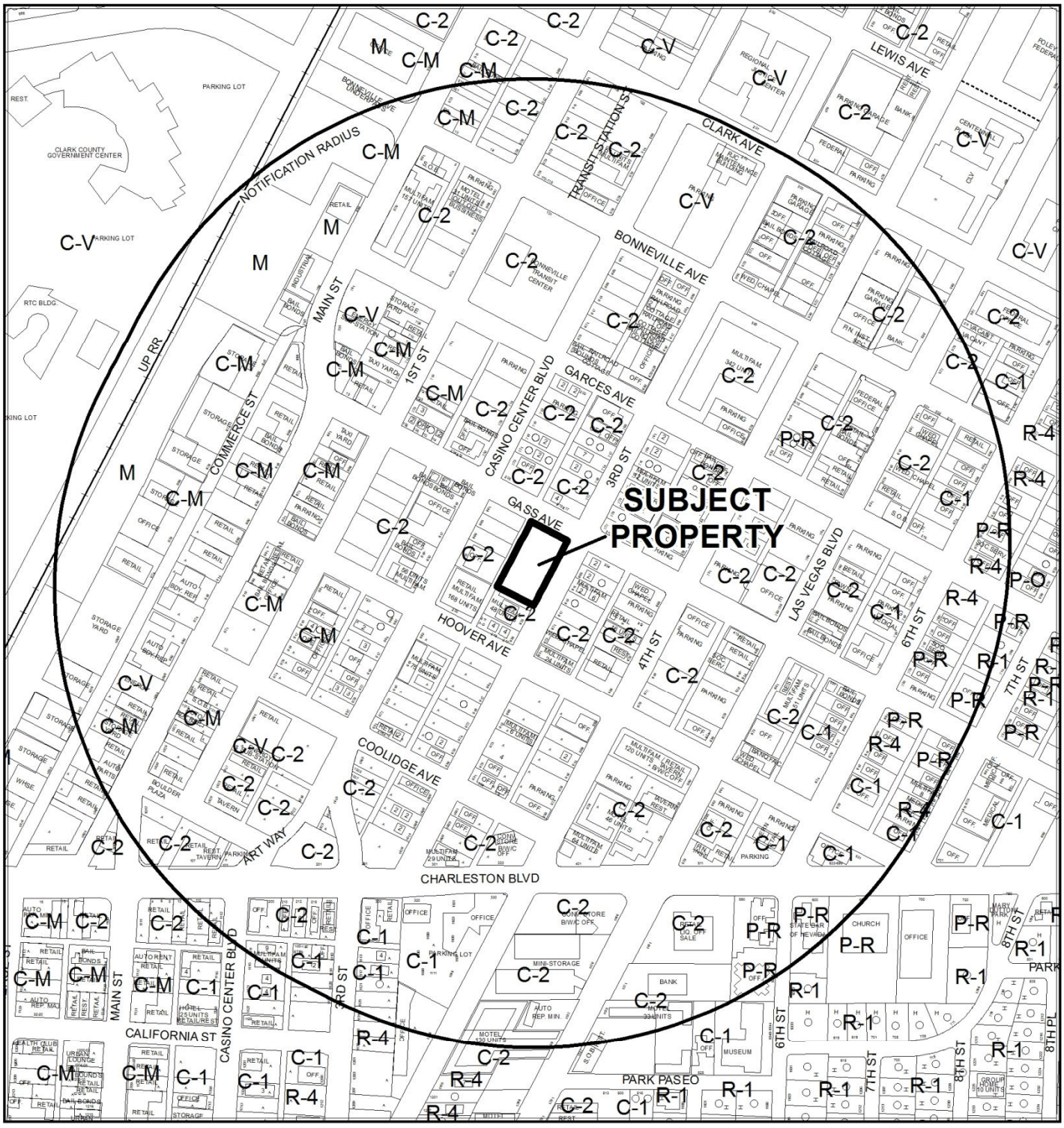
SUBJECT:
SUP-52105 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: SHARET HOLDINGS II, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED TAVERN-LIMITED ESTABLISHMENT USE at 814 South 3rd Street (APN 139-34-401-014), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-51975].

MAY GO TO CITY COUNCIL ON 02/19/2014
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 and Aerial Maps - SUP-52105 and SDR-52106
2. Special Map
2. Conditions and Staff Report - SUP-52105 and SDR-52106
3. Supporting Documentation
4. Photos - SUP-52105 and SDR-52106
5. Justification Letter - SUP-52105 and SDR-52106



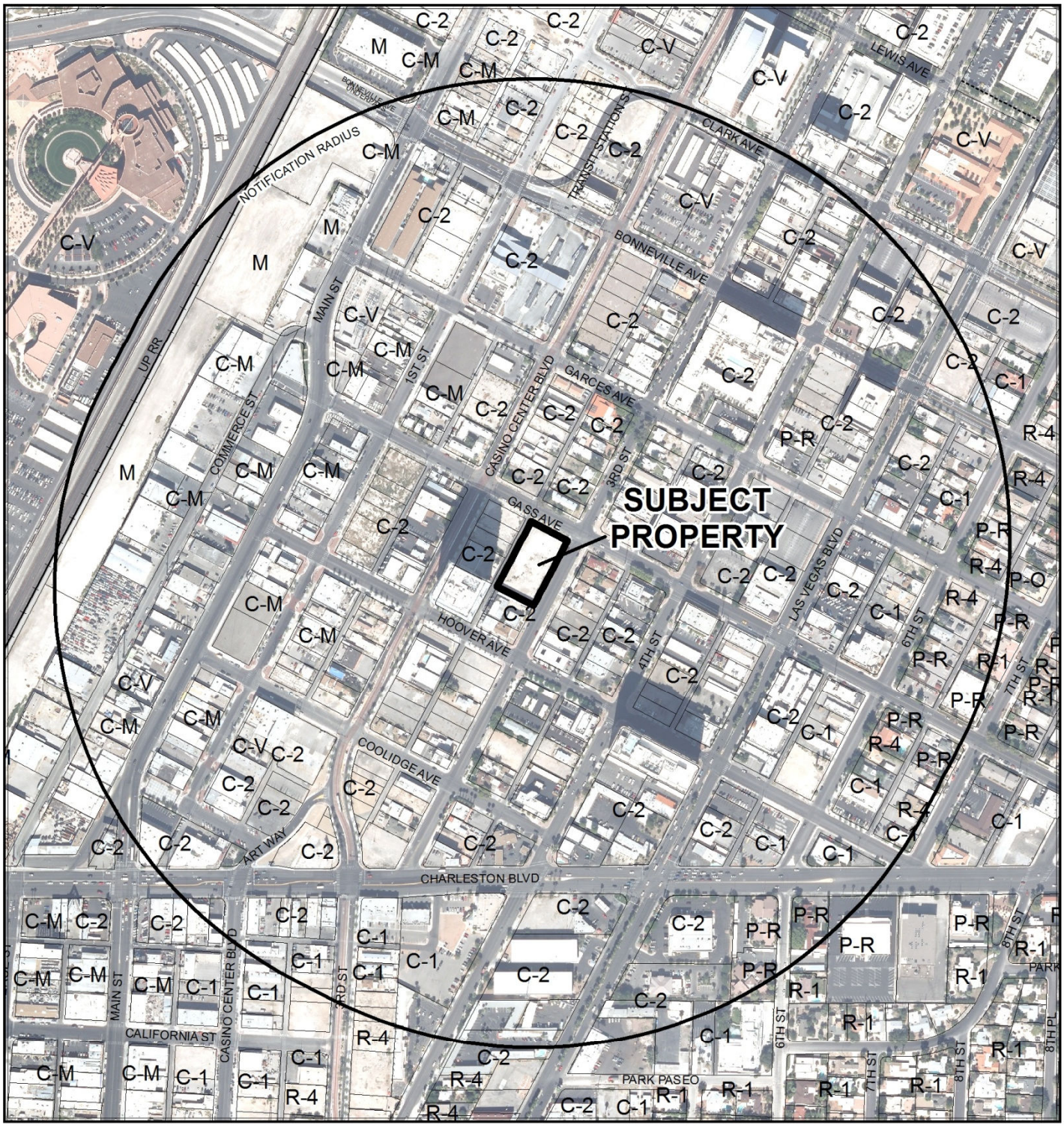
0 400 800 Feet

CASE: **SUP-52105 AND SDR-52106 (PRJ-51975)**

RADIUS: 1500 FEET

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

N



CASE: **SUP-52105 AND SDR-52106 (PRJ-51975)**

RADIUS: 1500 FEET

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



SUP-52105 (PRJ-51975)

Tavern-Limited Establishment

Business Licenses

- Tavern

Protected Uses

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Child Care/ Children Facility

- 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: Thursday, December 05, 2013

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-52105

Case Number: PRJ-51975 APN: 139-34-401-014

Name of Property Owner: SHARET HOLDINGS II, LLC % Sharet Davidyan

Name of Applicant: SHARET HOLDINGS II, LLC % Sharet Davidyan

Name of Representative: Melvin Green - KME 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: DAVIDYAN SHARET

Subscribed and sworn before me

This 27 day of NOVEMBER, 2013

_____

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

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KRISTEN A. HAYNES
Appt. No. 04-88308-1
My Appt. Expires Oct. 1, 2015

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 814 South 3rd Street

Project Name Eclipse Movie Theater **Proposed Use** Com. Amusement

Assessor's Parcel #(s) 139-34-401-014 **Ward #** 3

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

Commercial Square Footage 56,857 S.F. **Floor Area Ratio** .924%

Gross Acres .8 acres **Lots/Units** _____ **Density** _____

Additional Information Special Use Permit for a proposed Tavern-Limited Establishment Use

PROPERTY OWNER Sharet Holdings II, LLC **Contact** Sharet Davidyan

Address 125 E. Harmon Ave #89 **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89109-4577

E-mail Address _____

APPLICANT Sharet Holdings II, LLC **Contact** Sharet Davidyan

Address 125 E. Harmon Ave #89 **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89109-4577

E-mail Address _____

REPRESENTATIVE KME Architects **Contact** Melvin Green

Address 6765 W. Russell Rd, Ste 200 **Phone:** 7028882088 **Fax:** 7028882089

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

E-mail Address melvin@kmearchitects.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 Sharet Davidyan

Subscribed and sworn before me

This 26th day of November, 20 13.

Brenda Cook

Notary Public in and for said County and State

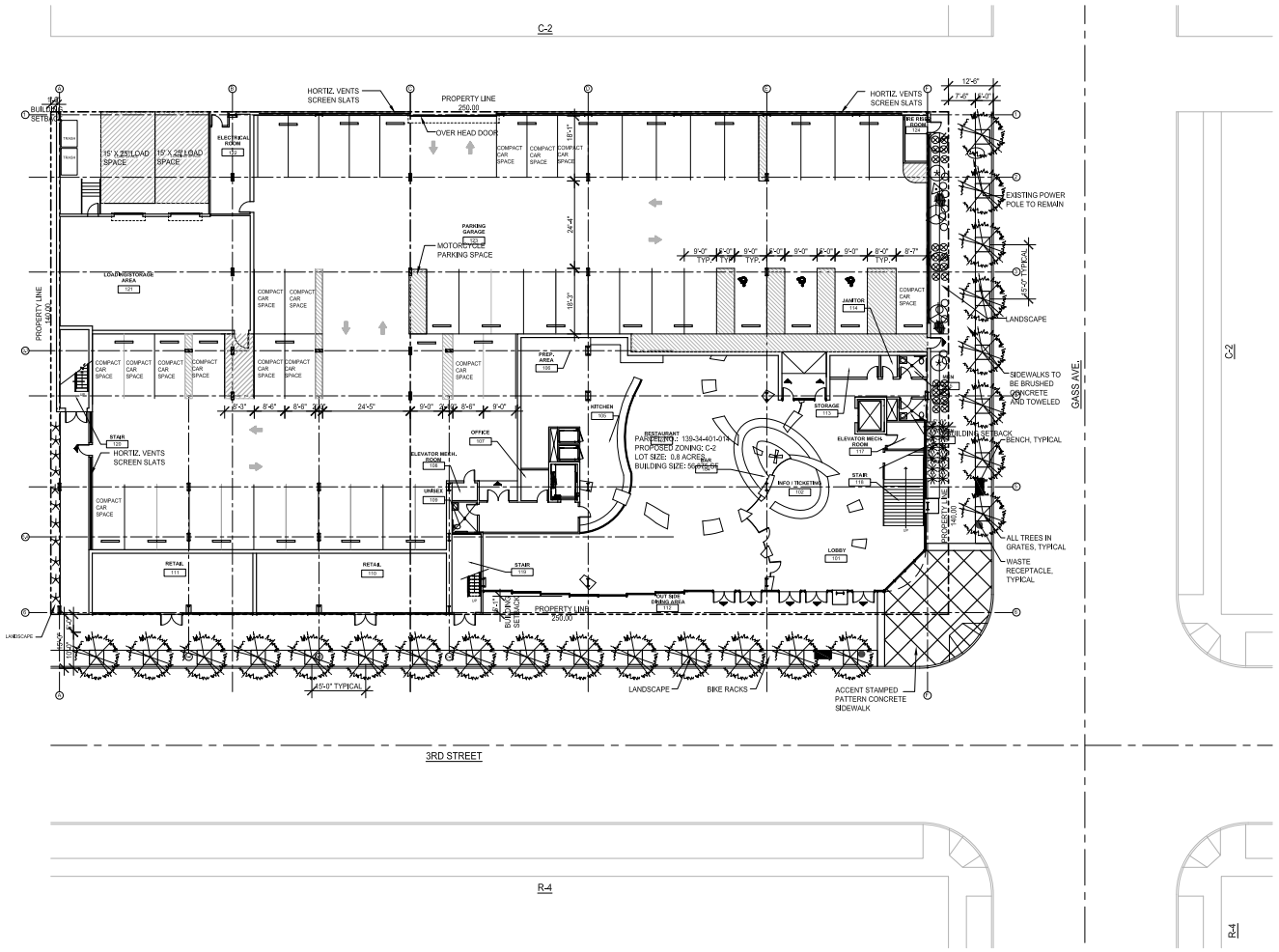
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
BRENDA COOK
Appt. No. 13-10909-1
My Appt. Expires April 25, 2017

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-52105
Meeting Date:	01/14/14 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.



ARCHITECTURAL SITE PLAN / LANDSCAPE PLAN

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

1

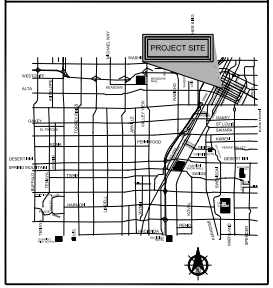
SCALE: 1/16" = 1'-0"
0 2'-4' 8' 16'

PARKING CALCULATION
PER TITLE 19A (TABLE 19.10)

BUILDING ACREAGE= .80 ACRES
BUILDING Area = 56,857 S.F.

A1 (THEATER): 1 SPACE PER 4 SEATS 540 SEATS / 4 = 136 STALLS	
A1 (THEATER): 1 SPACE PER 1 EMPLOYEE 30 EMPLOYEES = 30 STALLS	
RESTAURANT: 1 STALL PER 50 SF RESTAURANT = 9,016 SF 9,016 SF/ 50 SF = 180 STALLS	
RESTAURANT OTHERS: 1 STALL PER 200 SF RESTAURANT = 4,575 SF 4,575 SF/ 200 SF = 23 STALLS	
OFFICE SPACES: 1 STALL PER 300 SF OFFICE = 544 SF 544 SF/ 300 SF = 2 STALLS	
RETAIL SPACE: 1 STALL PER 250 SF RETAIL = 1,742 SF 1,742 S. SF/ 250 SF = 7 STALLS	
TOTAL PARKING PROVIDED	
STANDARD STALLS	49 STALLS
H.C. ACCESSIBLE (H)	3 STALLS
PARKING PROVIDED:	52 STALLS
PARKING REQUIRED:	378 STALLS

VICINITY MAP



PLANT LEGEND

CODE	QTY.	MATERIAL AND SIZE	COMMENTS
	23	PISTACHIA CHINENSIS 'RED PUSH' CHINESE PISTACHE, 36" BOX CONT., STANDARD TRUNK	WITH TREE GRATES
	3	SOPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL, 24" BOX CONT	MULTI-BRANCH 3 STEM MIN.
	2	YUCCA RECURVIFOLIA WEEPING YUCCA, 15 GAL. CONT.	
	11	LORIOPE GIGANTEA GIANT LILY TURF, 5 GAL. CONT.	
	2	DASYLIRION LONGISSIMUM TOOTHLESS SOTOL, 5 GAL. CONT	
	24	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS, 1 GAL. CONT	
	13	VERBENA 'HOMESTEAD RED' OR OTHER RED VARIETY RED VERBENA, 1 GAL. CONT	
	2	ARTEMISIA X 'POWIS CASTLE' POWIS CASTLE WORMWOOD, 1 GAL. CONT	
	1	MYRTUS COMMUNIS 'BOETICA' TWISTED MYRTLE, 24" BOX CONT	TRAINED TO MULTI-TRUNK
	12	MUHLENBERGIA EMERSLEYI BULL GRASS, 1 GAL CONT	TRAINED TO MULTI-TRUNK

DECOMPOSED GRANITE

CODE	QTY.	MATERIAL: COLOR AND SIZE	
	690 SF	DECOMPOSED GRANITE ROCK MULCH, 1/2" SCREENED COLOR: TBD, 2" DEPTH IN ALL PLANTERS	
	3	DECOMPOSED GRANITE BOULDERS COLOR: TO MATCH ROCK MULCH COLOR	(1) 3'x3'x3' (2) 2'x1.5'x2'

SITE FURNISHINGS

CODE	QTY.	MATERIAL: COLOR AND SIZE	
	2	WASTE RECEPTACLE PER DOWNTOWN CENTENNIAL PLAN COLOR: TBD	
	2	BENCH PER DOWNTOWN CENTENNIAL PLAN COLOR: TBD	
	3	BIKE RACK COLOR: TBD	

kme ARCHITECTS
6765 West Russell Rd.,
Suite #200
Las Vegas, NV 89118
office: 702.888.2088
fax: 702.888.2089
web: www.kmearchitects.com
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MELVIN D. GREEN REGISTERED ARCHITECT STATE OF NEVADA

All reports, plans, specifications, computer files, field data, notes and other documents and Instruments prepared by the Architect as Instruments of service shall remain the property of the Architect. The Architect shall retain all common law, statutory and other reserved rights, including the copyright thereto. Reproduction, publication or re-use by any method in whole or in part, is prohibited.

PROJECT:
ECLIPSE MOVIE THEATER
814 SOUTH 3RD STREET
LAS VEGAS, NEVADA 89101

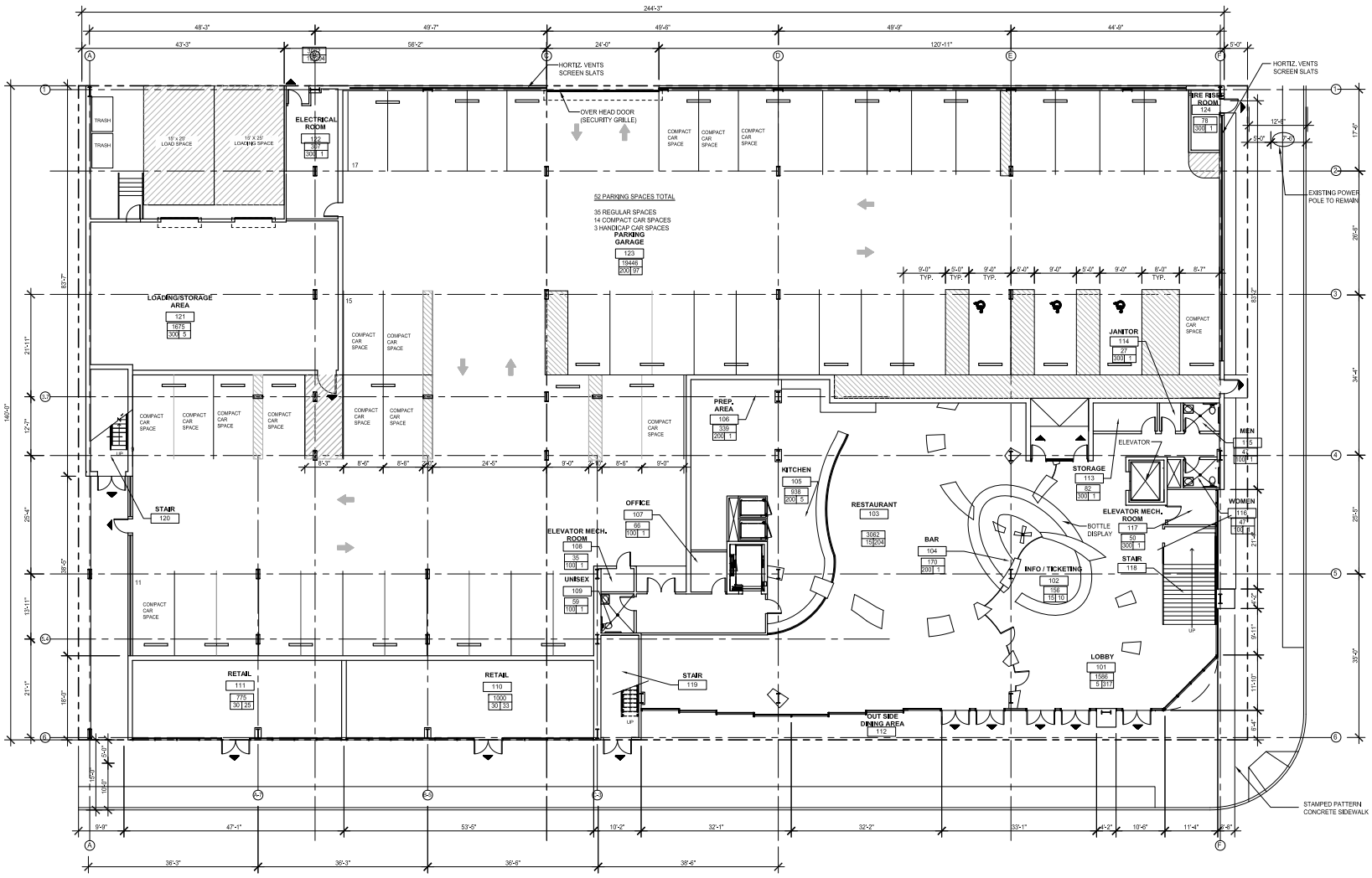
SHEET TITLE:
ARCHITECTURAL SITE PLAN/LANDSCAPE PLAN

REVISIONS	DATE

DRAWN BY: JJC
DATE: 11-26-2013
JOB NO: 2013-023
SCALE: AS INDICATED

SHEET
AS1.01

SUP-52105 SDR-52106



FLOOR PLAN- LEVEL ONE 1

SCALE: 3/32" = 1'-0"

SCALE: 3/32" = 1'-0"
0 2' 4' 8' 16'

kme ARCHITECTS
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Las Vegas, NV 89118
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fax: 702.888.2089
web: www.kmearchitects.com

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PROJECT:
ECLIPSE MOVIE THEATER
814 SOUTH 3RD STREET
LAS VEGAS, NEVADA 89101

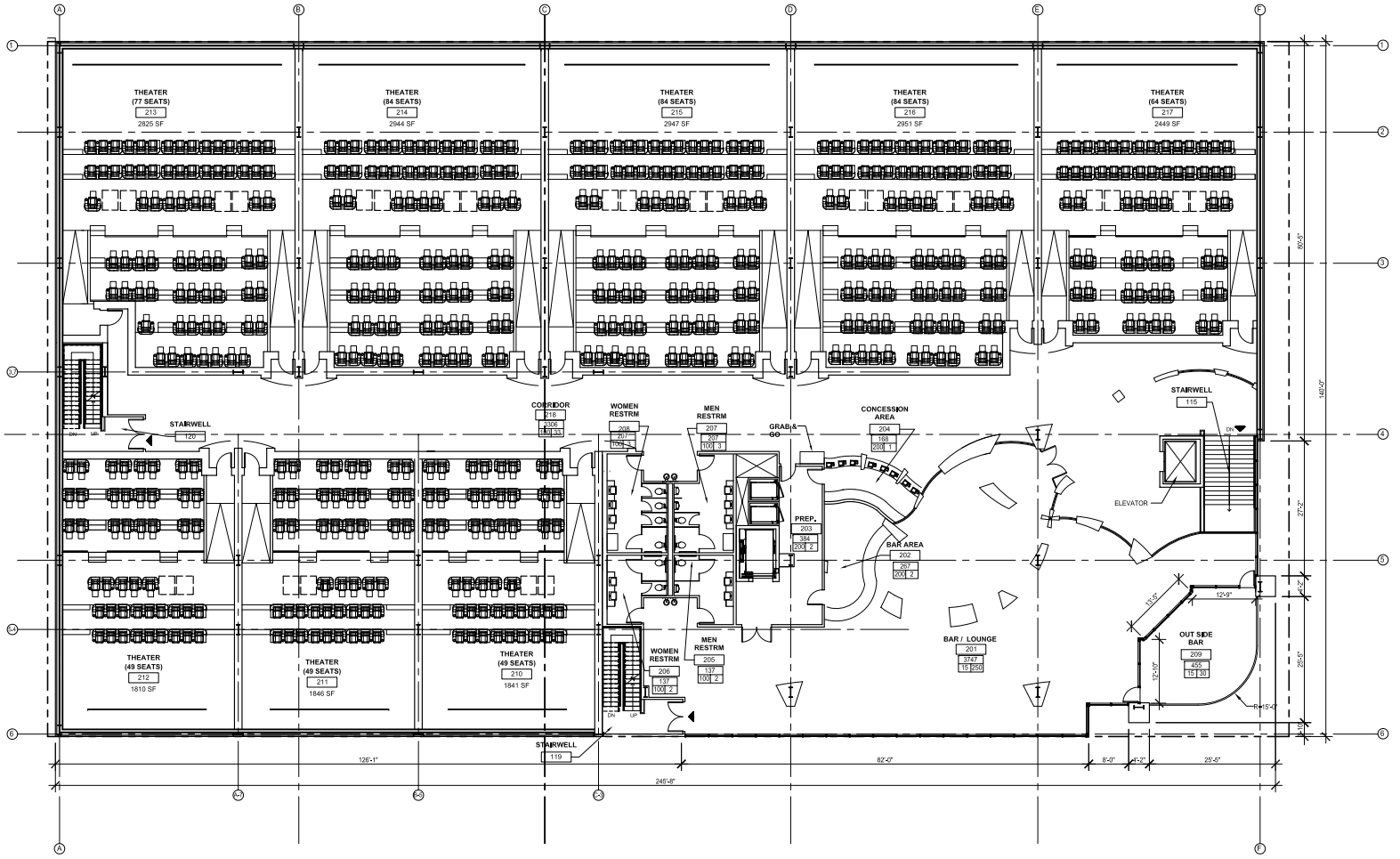
SHEET TITLE:
FLOOR PLAN- LEVEL ONE

REVISIONS	DATE

DRAWN BY: JJC
DATE: 11-26-2013
JOB NO: 2013-023
SCALE: AS INDICATED

SHEET
A2.01

SUP-52105 SDR-52106



FLOOR PLAN- LEVEL TWO

SCALE: 3/32" = 1'-0"

1

SCALE: 3/32" = 1'-0"

0 2' 4' 8' 16'

kme ARCHITECTS

6765 West Russell Rd.,
Suite #200
Las Vegas, NV 89118
office: 702.888.2088
fax: 702.888.2089
web: www.kmearchitects.com

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MELVIN D. GREEN
REGISTERED
ARCHITECT
STATE OF NEVADA

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PROJECT:
ECLIPSE MOVIE THEATER
814 SOUTH 3RD STREET
LAS VEGAS, NEVADA 89101

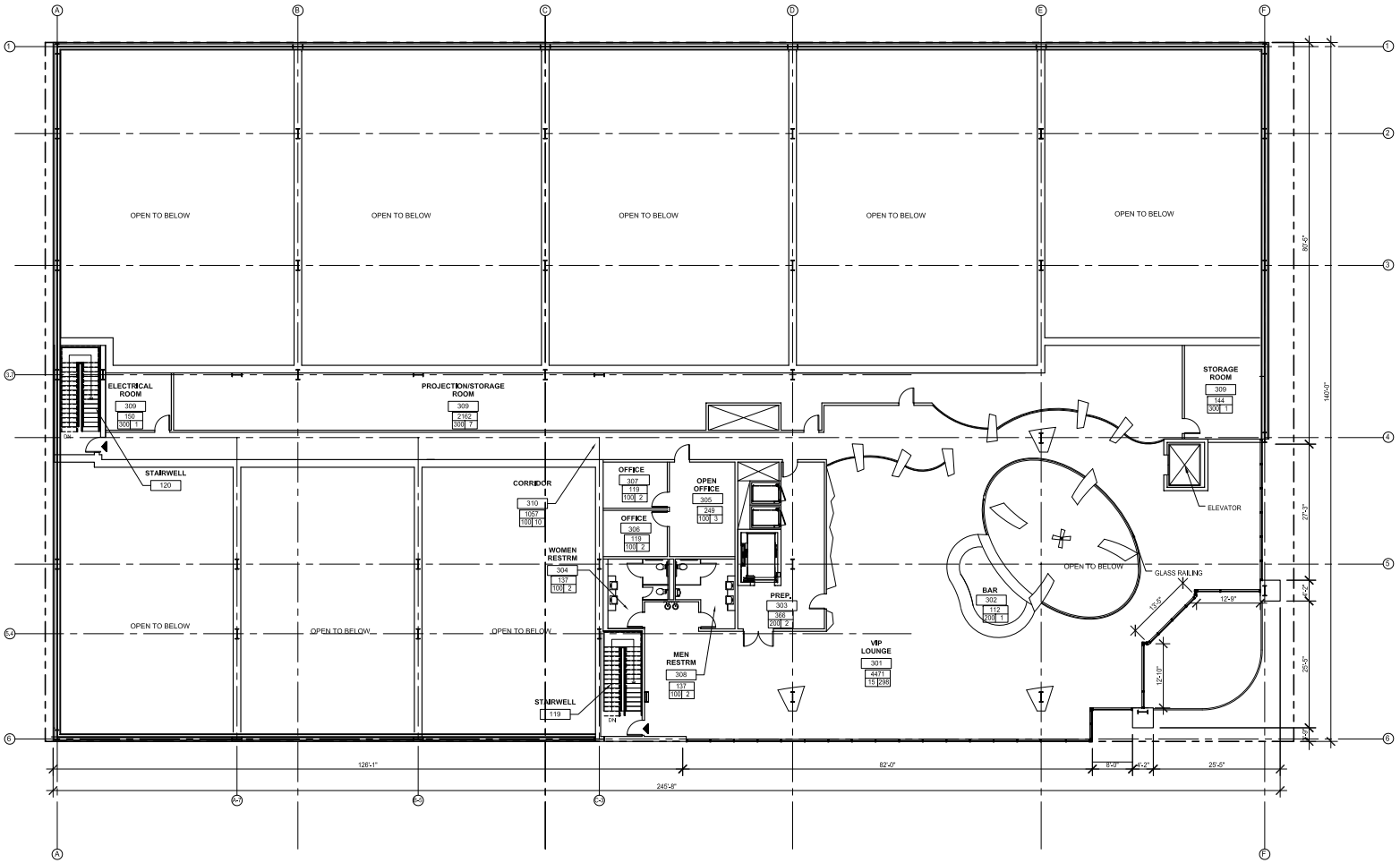
SHEET TITLE:
FLOOR PLAN- LEVEL TWO

REVISIONS	DATE

DRAWN BY: JJC
DATE: 11-26-2013
JOB NO: 2013-023
SCALE: AS INDICATED

SHEET
A2.02

SUP-52105 SDR-52106



FLOOR PLAN- LEVEL THREE 1

SCALE: 3/32" = 1'-0"

SCALE: 3/32" = 1'-0"
0 2' 4' 8' 16'

kme ARCHITECTS
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Las Vegas, NV 89118
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MELVIN D. GREEN REGISTERED ARCHITECT STATE OF NEVADA

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PROJECT:
ECLIPSE MOVIE THEATER
814 SOUTH 3RD STREET
LAS VEGAS, NEVADA 89101

SHEET TITLE:
FLOOR PLAN - LEVEL THREE

REVISIONS	DATE

DRAWN BY: JJC
DATE: 11-26-2013
JOB NO: 2013-023
SCALE: AS INDICATED

SHEET
A2.03

SUP-52105 SDR-52106

November 26, 2013

Department of Planning
Development Services Center
333 N. Rancho Drive, 3rd Floor
Las Vegas, NV 89106

Re: Eclipse Movie Theater
814 S. 3rd Street
Las Vegas, NV 89101

APN 139-34-401-014

Kelvin Haywood
President

Melvin Green
Principal

Emanuele Arguelles
Principal

Justification Letter

KME Architects, LLC on behalf of our client, the ShareT Holdings II LLC and Elite Tower LLC, are pleased to submit this application submittal package for Site Design Review (SDR), Major and Special Use Permit (SUP), Major

Site Development Review:

The project consists of a movie theater with commercial kitchen, outdoor dining, parking on the first level, service kitchen for second floor restaurant, retail space, loading dock, storage and trash enclosure. The second level will consist of 8 movie screens, accommodating approximate 540 occupants, concessions, and a restaurant with service bars. The third level will include support offices, V.I.P. Lounge, electrical rooms and projection rooms. Operational hours will be from 12:00 p.m. to 12:00 a.m. The exterior of the Building will draw from the color scheme of the new City Hall and nearby structural truss roof system of the Newport Lofts. The project will adhere to the latest City of Las Vegas Unified Development Code - Title 19 and the Las Vegas Downtown Centennial Plan, Downtown South District requirements. The first level will be set back 5' from the property line at the lobby and outdoor seating along S. 3rd Street and 5' at outdoor seating area.

6765 west russell road suite two hundred, las vegas Nevada 89118 | office. 702.888.2088 | fax. 702.888.2089 | website: www.kmearchitects.com

PRJ-51975
11/27/13
11/27/13

SUP-52105 SDR-52106

Special Use Permit:

We are requesting a Special Use Permit for a proposed tavern-limited establishment use, the restaurant service bar, lounge and V.I.P. space.

Please contact me with any questions you may have regarding this project.

Sincerely,

Melvin Green, NCARB, APEC, NOMA
Principal

Kelvin Haywood
President

Melvin Green
Principal

Emanuele Arguelles
Principal

6765 west russell road suite two hundred, las vegas Nevada 89118 | office. 702.888.2088 | fax. 702.888.2089 | website: www.kmearchitects.com

PRJ-51975
11/27/13
SUP-52105 SDR-52106

City of Las Vegas Agenda Item No.: **39.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 14, 2014

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

SUBJECT:
SDR-52106 - SITE DEVELOPMENT PLAN REVIEW REALTED TO SUP-52105 - PUBLIC HEARING - APPLICANT/OWNER: SHARET HOLDINGS II, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 52,900 SQUARE-FOOT, THREE-STORY COMMERCIAL RECREATION/AMUSEMENT (INDOOR) FACILITY (WALK-IN THEATER) WITH A TAVERN-LIMITED ESTABLISHMENT AND RESTAURANT on 0.80 acres at 814 South 3rd Street (APN 139-34-401-014), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-51975].

MAY GO TO CITY COUNCIL ON 02/19/2014
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. 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-52106

Case Number: PRJ-51975 APN: 139-34-401-014

Name of Property Owner: SHARET HOLDINGS II, LLC % Sharet Davidyan

Name of Applicant: SHARET HOLDINGS II, LLC % Sharet Davidyan

Name of Representative: Melvin Green - KME 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: DAVIDYAN SHARET

Subscribed and sworn before me

This 27 day of NOVEMBER, 2013

_____

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

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KRISTEN A. HAYNES
Appt. No. 04-88308-1
My Appt. Expires Oct. 1, 2015

PRJ-51975
11/27/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review

Project Address (Location) 814 South 3rd Street

Project Name Eclipse Movie Theater **Proposed Use** Com. Amusement

Assessor's Parcel #(s) 139-34-401-014 **Ward #** 3

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

Commercial Square Footage 56,857 S.F. **Floor Area Ratio** .924%

Gross Acres .8 acres **Lots/Units** _____ **Density** _____

Additional Information Three story walk-in theater, restaurant and retail commerical building

PROPERTY OWNER Sharet Holdings II, LLC **Contact** Sharet Davidyan

Address 125 E. Harmon Ave #89 **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89109-4577

E-mail Address _____

APPLICANT Sharet Holdings II, LLC **Contact** Sharet Davidyan

Address 125 E. Harmon Ave #89 **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89109-4577

E-mail Address _____

REPRESENTATIVE KME Architects **Contact** Melvin Green

Address 6765 W. Russell Rd, Ste 200 **Phone:** 7028882088 **Fax:** 7028882089

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

E-mail Address melvin@kmearchitects.com

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Property Owner Signature* _____

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

Print Name Sharet Davidyan

Subscribed and sworn before me

This 26th day of November, 20 13.

Brenda Cook

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
BRENDA COOK
Appt. No. 13-10909-1
My Appt. Expires April 25, 2017

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-52106
Meeting Date:	01/14/14 PC
Total Fee:	
Date Received:*	
Received By:	

PRJ-51975
11/27/13

*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.

City of Las Vegas Agenda Item No.: **40.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 14, 2014

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

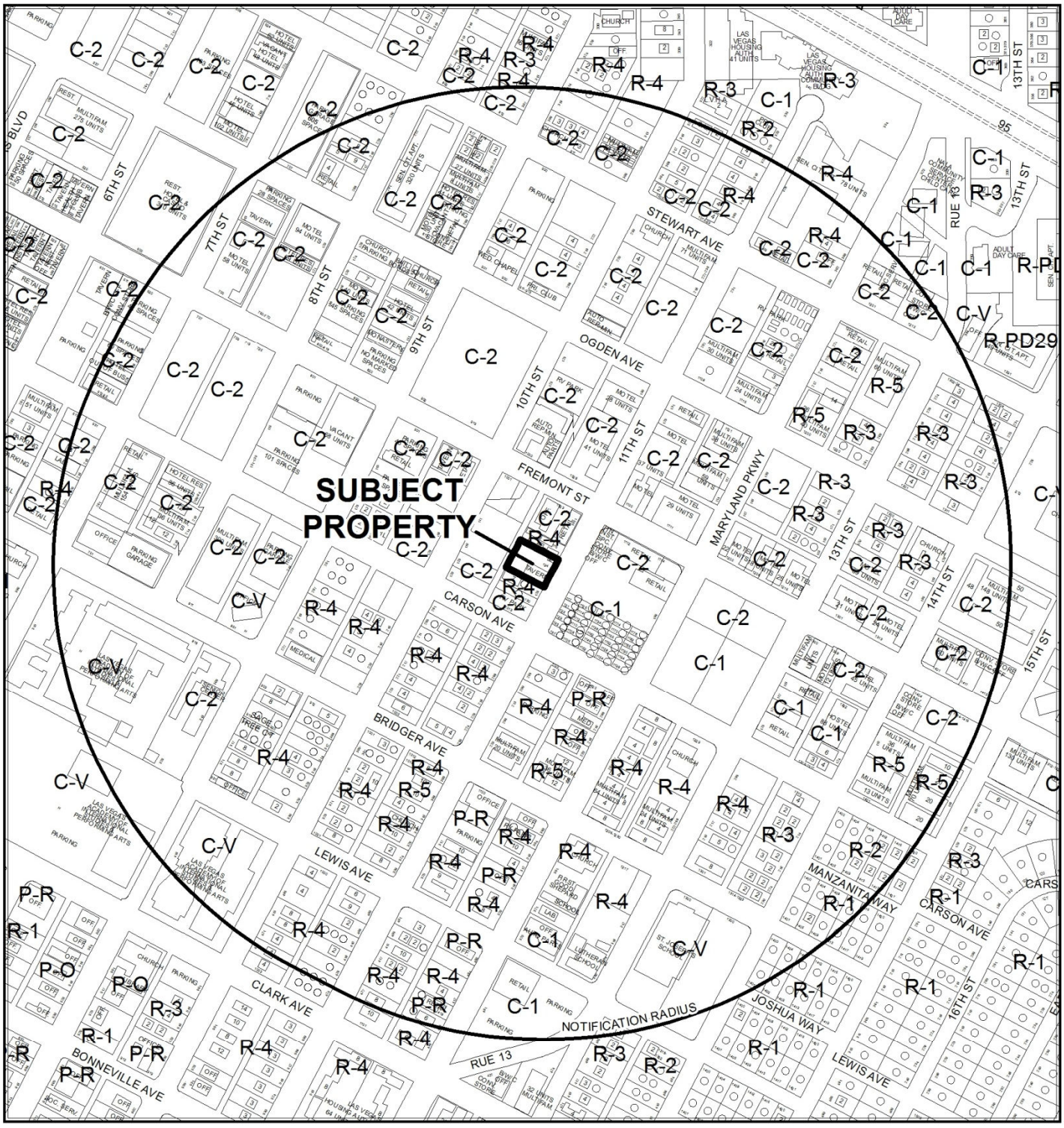
SUBJECT:
SUP-52120 - SPECIAL USE PERMIT - APPLICANT/OWNER: 11TH STREET TAVERN, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED TAVERN-LIMITED ESTABLISHMENT use at 120 South 11th Street (APN 139-34-712-079), Ward 3 (Coffin) [PRJ-51986].

MAY GO TO CITY COUNCIL ON 02/19/2014
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 and Aerial Maps - SUP-52120 and SDR-52121
2. Special Map
3. Conditions and Staff Report - SUP-52120 and SDR-52121
4. Supporting Documentation
5. Photos - SUP-52120 and SDR-52121
6. Justification Letter - SUP-52120 and SDR-512121



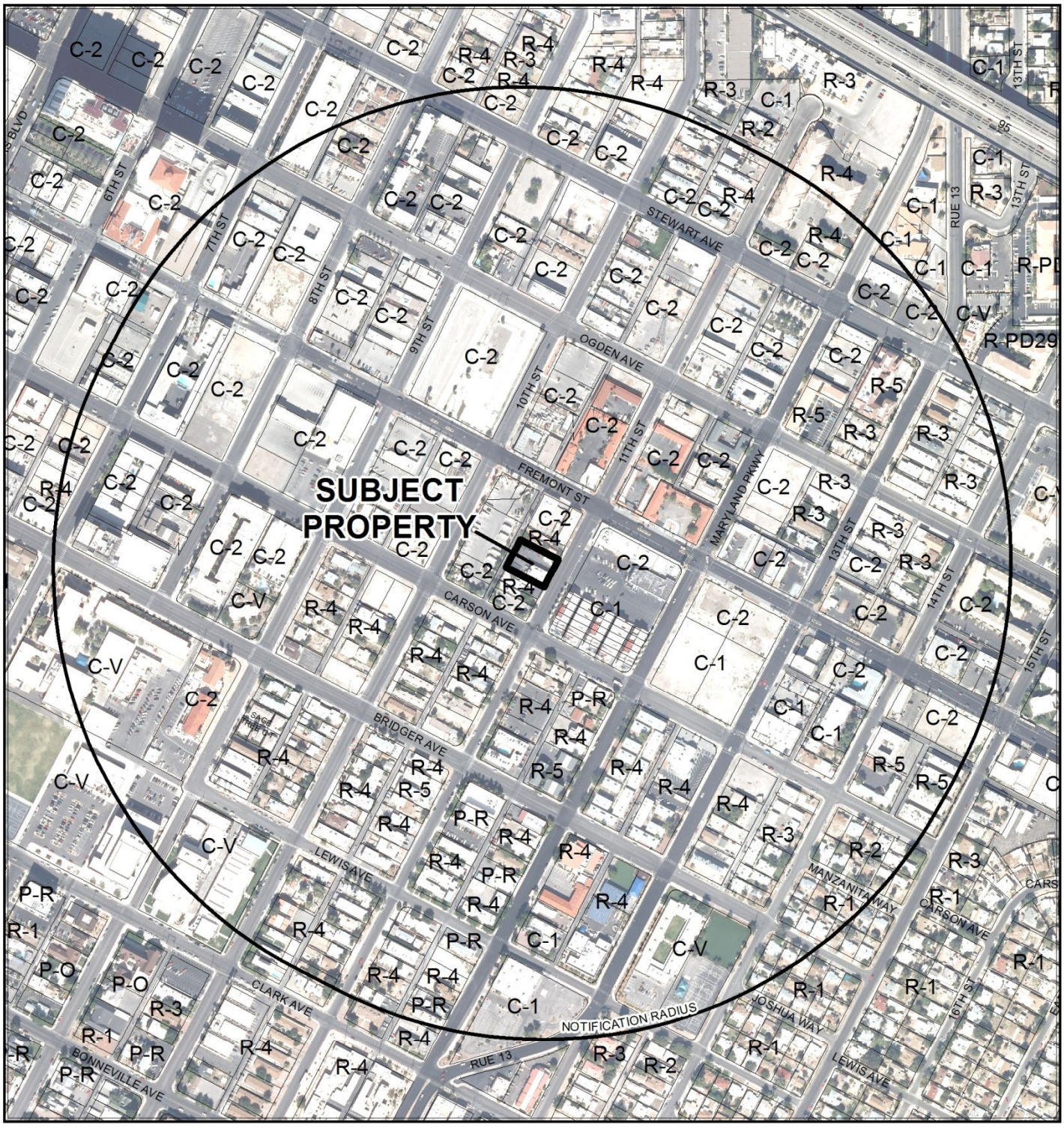
0 400 800 Feet

CASE: **SUP-52120 AND SDR-52121 (PRJ-51986)**

RADIUS: 1500 FEET

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

N



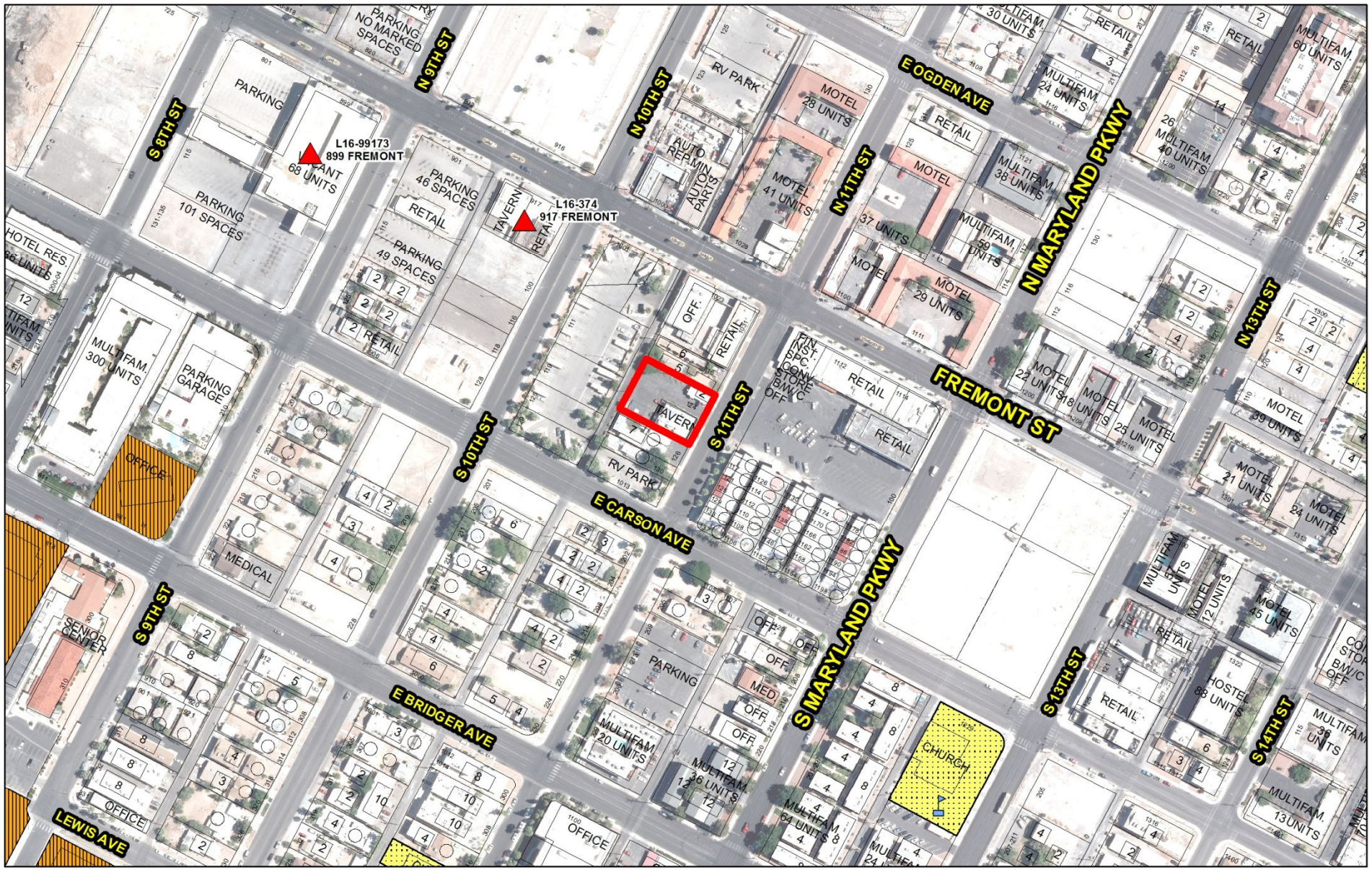
0 400 800 Feet

CASE: **SUP-52120 AND SDR-52121 (PRJ-51986)**

RADIUS: 1500 FEET

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

N



SUP-52120 (PRJ-51986)

Tavern-Limited Establishment

Business Licenses

- Tavern

Protected Uses

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Child Care/ Children Facility

- 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: Thursday, December 05, 2013

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-52120

Case Number: PRJ-51896 APN: 139-34-712-079

Name of Property Owner: 11th Street Tavern, LLC

Name of Applicant: 11th Street Tavern, LLC

Name of Representative: Todd Kessler

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Andrew B Donner

Subscribed and sworn before me

This 25 day of November 2013

_____

Notary Public in and for said County and State

MIKKI G HARTMAN
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: June 15, 2015
Certificate No: 05-98887-1

PRJ-51986
11/27/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SUP for Tavern Limited

Project Address (Location) 124 S 11th Street/Las Vegas, NV 89101

Project Name Bunkhouse **Proposed Use**

Assessor's Parcel #(s) 139-34-712-079 **Ward #** 3-Coffin

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

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

Gross Acres .33 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER 11th Street Tavern, LLC **Contact** Todd Kessler

Address PO Box 1570 **Phone:** 7029534320 **Fax:** 7024895188

City Las Vegas **State** NV **Zip** 89125

E-mail Address Todd@rgglv.com

APPLICANT 11th Street Tavern, LLC **Contact** Todd Kessler

Address PO Box 1570 **Phone:** 7029534320 **Fax:** 7024895188

City Las Vegas **State** NV **Zip** 89125

E-mail Address Todd@rgglv.com

REPRESENTATIVE Todd Kessl;er **Contact** _____

Address PO Box 1570 **Phone:** 7029534320 **Fax:** 7024895188

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 25 day of November, 20 13.

_____

Notary Public in and for said County and State

MIKKI G HARTMAN
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: June 15, 2015
Certificate No: 05-96887-1

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-52120
Meeting Date:	01/14/14 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-51986
11/27/13

APARTMENT RESIDENCE (R-4)
APN 139-34-712-078

140'-0"
92'-6"
47'-6"
0"

PROPERTY LINE
EXISTING FENCE
PROPERTY LINE
CENTERLINE OF ROAD

BUNKHOUSE ANNEX BUILDING
879 SF
(TAVERN LIMITED)

18'-8"
0"

NEW FENCE W/ MAN GATES

PRIVATE OUTDOOR PLAZA
8,654 SF
(TAVERN LIMITED)

APN 139-34-712-079

SIDEWALK

GENERAL COMMERCIAL (C-2)
APN 139-34-712-073

LIMITED COMMERCIAL (C-1)
APN 139-35-317-001

36'-4"
100'-0"

ALLEY (20' ROW)

PROPERTY LINE

11TH STREET (80' ROW)

GENERAL COMMERCIAL (C-2)
APN 139-34-712-072

NOT A PART

45'-0"

EXISTING FENCE
PROPERTY LINE

40'-8"
16'-10"
82'-6"
0"

APARTMENT RESIDENCE (R-4)
APN 139-34-712-080

BUNKHOUSE ANNEX BUILDING - 879 SF
PRIVATE OUTDOOR PLAZA - 8,654 SF

TOTAL TAVERN LIMITED AREA - 9,533 SF

NORTH
0 5' 10' 20'

BUNKHOUSE SITE PLAN + VICINITY MAP 1/8" = 1'-0" 1

PROJECT VICINITY



PRJ-51986
11/27/13

SUP-52120 SDR-52121

Issues and Revisions

Consultant:

Project: THE BUNKHOUSE TAVERN LIMITED
124 S. 11th Street, Las Vegas, NV 89101

Drawing: SITE PLAN (COLOR)

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.: 13-0701

Sheet No.: SITE

APARTMENT RESIDENCE (R-4)
APN 139-34-712-078

140'-0"
92'-6"
47'-6"
0"

PROPERTY LINE
EXISTING FENCE
PROPERTY LINE

BUNKHOUSE ANNEX BUILDING
879 SF
(TAVERN LIMITED)

18'-8"
0"

NEW FENCE
W/ MAN GATES

PRIVATE OUTDOOR PLAZA
8,654 SF
(TAVERN LIMITED)

APN 139-34-712-079

36'-4"
100'-0"

SIDEWALK

CENTERLINE OF ROAD

LIMITED COMMERCIAL (C-1)
APN
139-35-317-001

GENERAL COMMERCIAL (C-2)
APN
139-34-712-073

ALLEY
(20' ROW)

PROPERTY LINE

NOT A PART

45'-0"

GENERAL COMMERCIAL (C-2)
APN
139-34-712-072

11TH STREET
(80' ROW)

EXISTING FENCE

PROPERTY LINE

0"

40'-8"
16'-10"
82'-6"

APARTMENT RESIDENCE (R-4)
APN 139-34-712-080

BUNKHOUSE ANNEX BUILDING - 879 SF

PRIVATE OUTDOOR PLAZA - 8,654 SF

TOTAL TAVERN LIMITED AREA - 9,533 SF

NORTH

0 5' 10' 20'

PROJECT VICINITY



BUNKHOUSE SITE PLAN + VICINITY MAP 1/8" = 1'-0" 1

PRJ-51986
11/27/13

SUP-52120 SDR-52121

Issues and Revisions

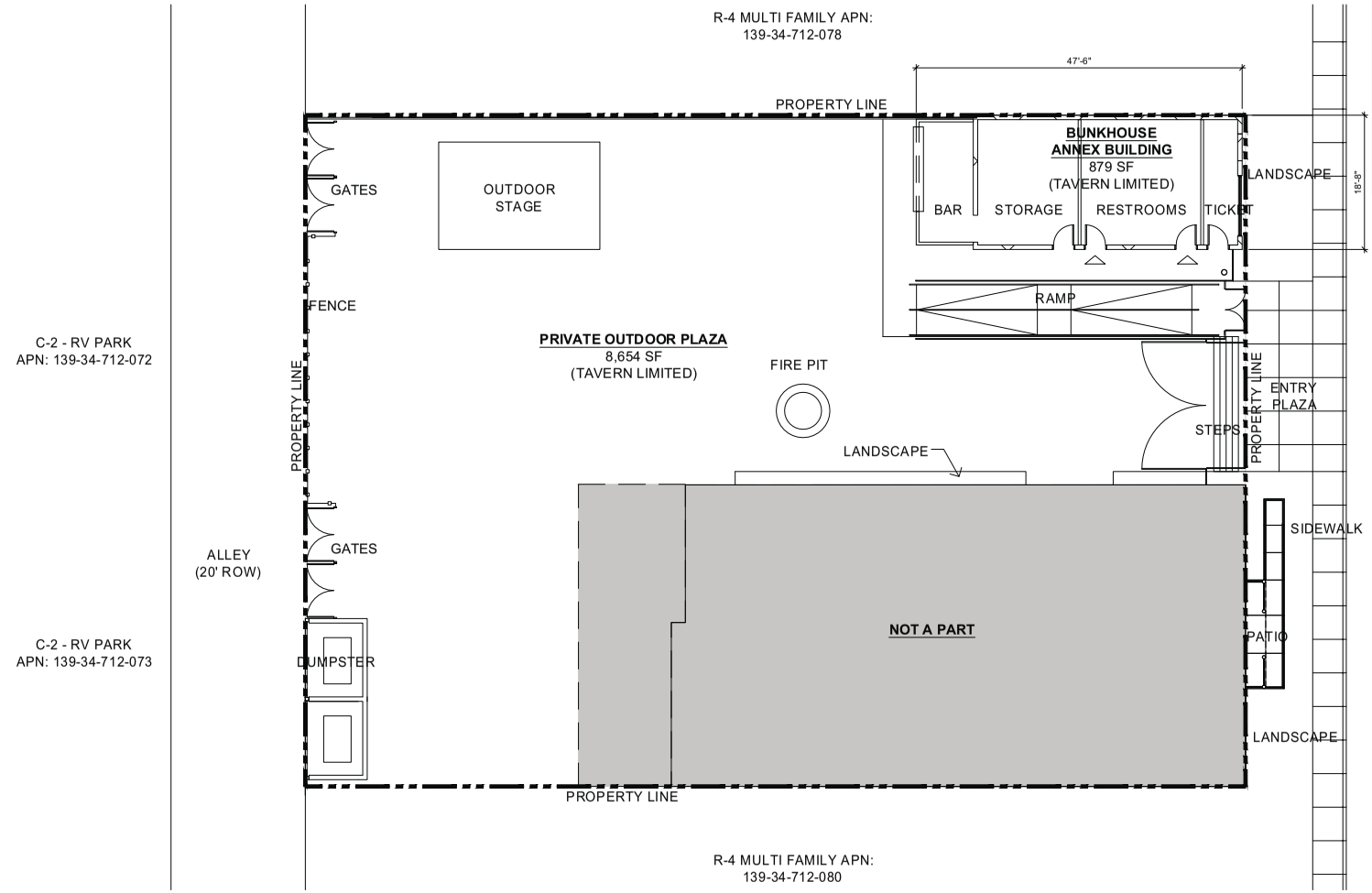
Consultant:

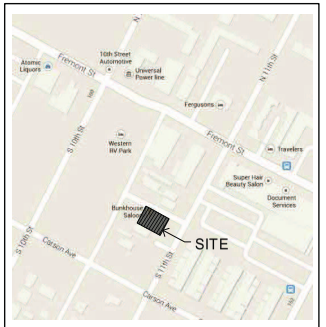
Project: THE BUNKHOUSE TAVERN LIMITED
124 S. 11th Street, Las Vegas, NV 89101
Drawing: SITE PLAN (BLACK AND WHITE)

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.: 13-0701
Sheet No.: SITE





VICINITY MAP NTS

PHASING

PHASE 1A: MAIN BUILDING RENOVATION AND EXPANSION
15 PARKING SPACES (1 ADA) PROVIDED
(SUBMITTED TO BLDG DEPT UNDER PERMIT #50814)
PHASE 1B: REMOVE ASPHALT PAVING AND VEHICLE PARKING
INSTALL RAMP, STAIRS, DUMPSTERS, FENCE AND GATES
PHASE 2: ANNEX RENOVATION AND EXPANSION
INSTALL SITE AMENITIES

NORTH

0 5' 10' 20'

PRJ-51986
11/27/13

SCHEMATIC SITE AND FLOOR PLAN 1/8" = 1'-0" 1

Issues and Revisions

Consultant:

Project: THE BUNKHOUSE TAVERN LIMITED
124 S. 11th Street , Las Vegas, NV 89101

Drawing: SCHEMATIC SITE AND FLOOR 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.: 13-0701

Sheet No.: PLAN

SUP-52120 SDR-52121

TODD KESSLER
300 Las Vegas Blvd. North – Suite 110
Las Vegas, NV 89101

November 26, 2013

Flinn Fagg
City of Las Vegas
Planning & Development
333 N. Rancho Drive
Las Vegas, Nevada 89101

Re: JUSTIFICATION LETTER re: PRJ-51896 APN 139-34-712-079

Dear Mr. Fagg:

Please accept this as our official justification letter for an SDR for a Private Outdoor Plaza and an SUP for a 9,533 sf Tavern Limited (879 sq. ft. annex and 8,654 sq. ft plaza) establishment. The Applications are for a SPECIAL USE PERMIT FOR A PROPOSED TAVERN-LIMITED ESTABLISHMENT USE and SITE DEVELOPMENT REVIEW FOR A PROPOSED 879 SF TAVERN-LIMITED ESTABLISHMENT WITH A 9,533 SQUARE-FOOT PRIVATE OUTDOOR PLAZA on 0.33 acres at 124 S. 11th Street, Las Vegas, Nevada 89101 zoned C-2 (General Commercial).

The proposed private outdoor plaza use will allow for flexible event space for temporary festivals and concerts and provide a much needed amenity to the new wave of urbanites that are now living and working Downtown. The tavern use would remain in the main building, and the 879 square foot annex building would serve as a tavern limited establishment, along with the private outdoor plaza.

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-51986
11/27/13

SUP-52120 SDR-52121

City of Las Vegas Agenda Item No.: **41.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 14, 2014

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

SUBJECT:
SDR-52121 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-52120 - APPLICANT/OWNER: 11TH STREET TAVERN, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 880 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT WITH A 8,654 SQUARE-FOOT PRIVATE OUTDOOR PLAZA on a portion of 0.33 acres at 120 South 11th Street (APN 139-34-712-079), Ward 3 (Coffin) [PRJ-51986].

MAY GO TO CITY COUNCIL ON 02/19/2014
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. 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-52121

Case Number: PRJ-51896 APN: 139-34-712-079

Name of Property Owner: 11th Street Tavern, LLC

Name of Applicant: 11th Street Tavern, LLC

Name of Representative: Todd Kessler

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Andrew B Donner

Subscribed and sworn before me

This 25 day of November 2013

_____

Notary Public in and for said County and State

MIKKI G HARTMAN
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: June 15, 2015
Certificate No: 05-96887-1

PRJ-51986
11/27/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SDR for Private Outdoor Plaza

Project Address (Location) 124 S 11th Street/Las Vegas, NV 89101

Project Name Bunkhouse **Proposed Use**

Assessor's Parcel #(s) 139-34-712-079 **Ward #** 3-Coffin

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

Commercial Square Footage **Floor Area Ratio**

Gross Acres .33 **Lots/Units** **Density**

Additional Information

PROPERTY OWNER 11th Street Tavern, LLC **Contact** Todd Kessler

Address PO Box 1570 **Phone:** 7029534320 **Fax:** 7024895188

City Las Vegas **State** NV **Zip** 89125

E-mail Address Todd@rggiv.com

APPLICANT 11th Street Tavern, LLC **Contact** Todd Kessler

Address PO Box 1570 **Phone:** 7029534320 **Fax:** 7024895188

City Las Vegas **State** NV **Zip** 89125

E-mail Address Todd@rggiv.com

REPRESENTATIVE Todd Kessl;er **Contact**

Address PO Box 1570 **Phone:** 7029534320 **Fax:** 7024895188

City Las Vegas **State** NV **Zip** 89125

E-mail Address Todd@rggiv.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 25 day of November, 20 13.

_____

Notary Public in and for said County and State

MIKKI G HARTMAN
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: June 15, 2015
Certificate No: 05-98887-1

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-52121
Meeting Date:	01/14/14 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-51986
11/27/13

City of Las Vegas Agenda Item No.: **42.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 14, 2014

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

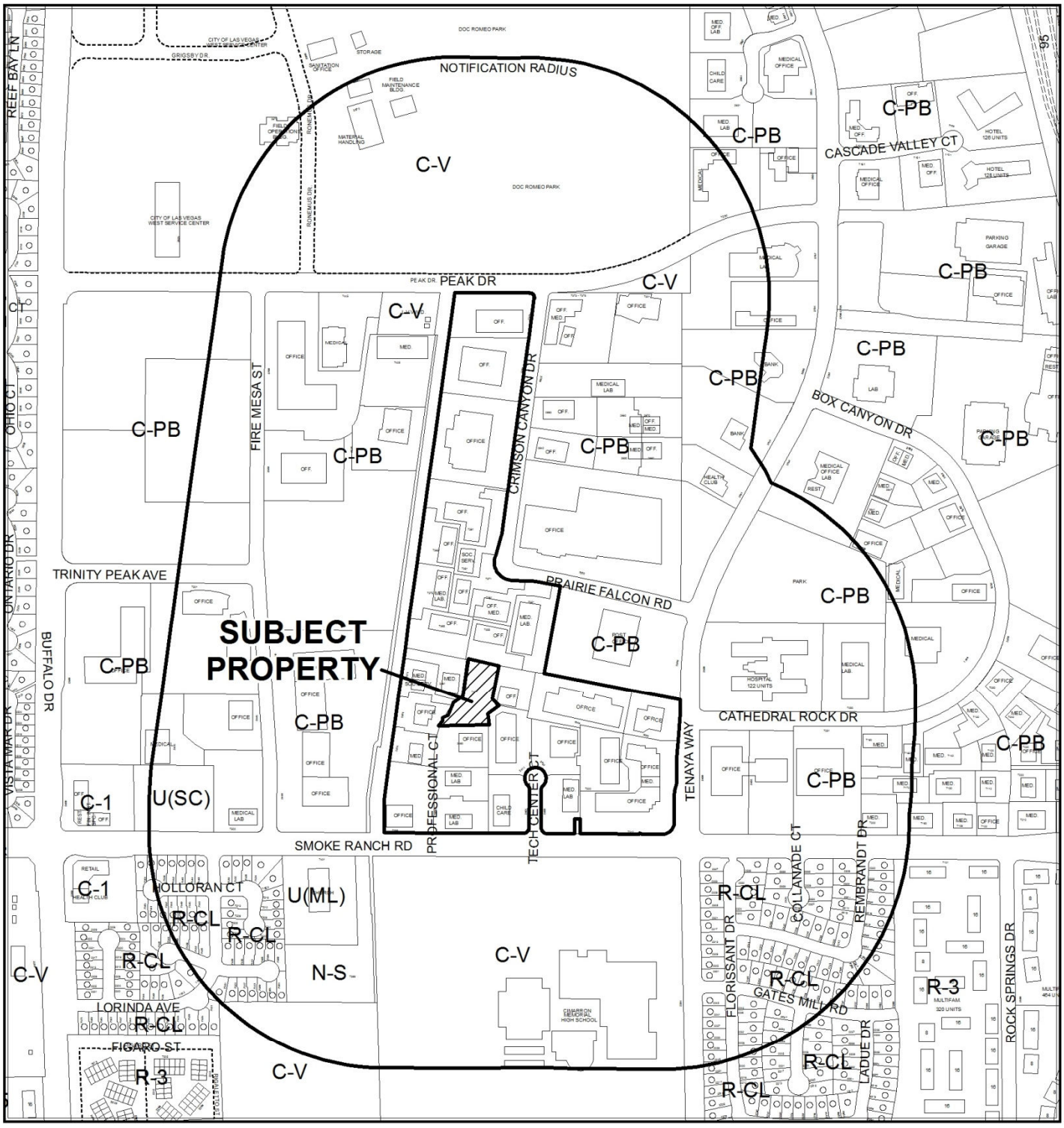
SUBJECT:
SDR-51931 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: HIGH FIVES, LLC - For possible action on a request for a Site Development Plan Review FOR A ONE-STORY, 7,675 SQUARE-FOOT PROFESSIONAL OFFICE BUILDING WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER WHERE EIGHT FEET IS REQUIRED FOR A 136-FOOT PORTION OF THE WEST INTERIOR LOT LINE on 0.97 acres at 2480 Professional Court (APN 138-15-410-051), C-PB (Planned Business Park) Zone, Ward 1 (Tarkanian).

MAY GO TO CITY COUNCIL ON 02/19/2014
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

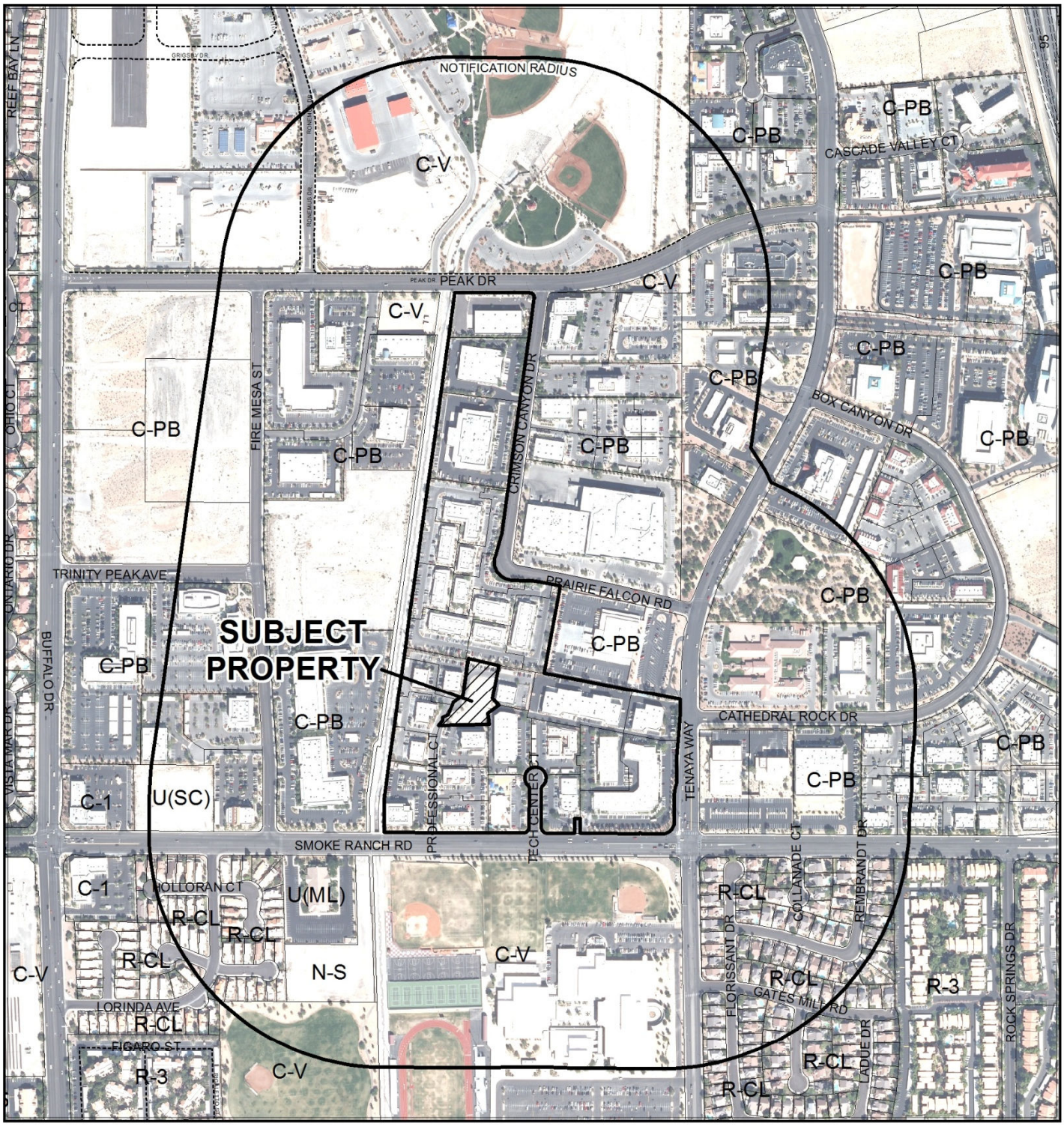
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SDR-51931**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-PB (PLANNED BUSINESS PARK)



CASE: **SDR-51931**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-PB (PLANNED BUSINESS PARK)

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-51931 APN: 138-15-410-051

Name of Property Owner: High Fives LLC

Name of Applicant: Dr. Shanker N. Dixit MD

Name of Representative: Wade Takashima, NCARB, AIA, LEED AP bd+c

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: Shanker Dixit

Print Name: Shanker N. Dixit

Subscribed and sworn before me

This 2nd day of July, 2013

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

ARACELI VALLIN
Notary Public, State of Nevada
Appointment No. 11-5042-1
My Appt. Expires May 24, 2015

RECEIVED
NOV 12 2013
City of Las Vegas
Dept. of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Neurology Center of Las Vegas

Project Address (Location) Located at Professional Ct., Las Vegas, NV 89128 (No Address Yet)

Project Name Neurology Center of Las Vegas **Proposed Use** Professional Office

Assessor's Parcel #(s) 138-15-410-051 **Ward #** _____

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

Commercial Square Footage 9,885 **Floor Area Ratio** .23

Gross Acres .97 **Lots/Units** 1 **Density** 1

Additional Information New Professional Office Building located at the Las Vegas Technology Center

PROPERTY OWNER High Fives LLC **Contact** Dr. Shanker N. Dixit

Address 9701 Amber Peak Ct. **Phone:** (702) 445-7030 **Fax:** (702) 405-7793

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

E-mail Address tixid@yahoo.com

APPLICANT Neurology Center of Las Vegas **Contact** Dr. Shanker N. Dixit

Address 9701 Amber Peak Ct. **Phone:** (702) 445-7030 **Fax:** (702) 405-7793

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

E-mail Address tixid@yahoo.com

REPRESENTATIVE TWC Construction, Inc. **Contact** Wade Takashima

Address 431 Eastgate Road - 3rd Floor **Phone:** (702) 597-3444 **Fax:** (702) 597-3431

City Henderson **State** NV **Zip** 89011

E-mail Address wtakashima@twcconstruction.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* Shanker Dixit

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

Print Name Shanker N Dixit

Subscribed and sworn before me

This 2nd day of July, 2013.

Clark County, Nevada.

RECEIVED

Notary Public in and for said County and State

NOV 12 2013

Revised 10/27/08

City of Las Vegas
Dept. of Planning

ARACELI VALLIN
Notary Public, State of Nevada
Appointment No. 11-5042-1
My Appt. Expires May 24, 2015

FOR DEPARTMENT USE ONLY

Case #	SDR-51931
Meeting Date:	01/14/13
Total Fee:	$1030.00
Date Received:*	11/12/13
Received By:	Jonathan B.

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

PROJECT DATA

- LAS VEGAS TECHNOLOGY CENTER
  PLAT BOOK 47 PAGE 35
  PT LOT 1 BLOCK 3
  SEC 15 TWP 20 RNG 60
  LAS VEGAS, NEVADA 89134
- ASSESSORS#: 138-15-410-051
- ZONING ORDINANCE: CHAPTER 19
- JURISDICTION: CITY OF LAS VEGAS
  CURRENT ZONING: C-PB
  PLANNED BUSINESS PARK DISTRICT
- TOTAL LOT AREA: .97 ACRES (42,295.2 SF)
- TOTAL LOT COVERAGE: 20.1% (8,500 SF/42,295.2 SF)
- BUILDING HEIGHT: 25'-10"

BASED ON C-PB ZONING

SETBACKS	BUILDING REQ.
FRONT:	20'-0"
INTERIOR SIDE:	10'-0"
REAR:	20'-0"
HEIGHT LIMIT:	65'-0"
MAX LOT COVERAGE:	N/A

BASED ON LV TECHNOLOGY CENTER CC&RS

SETBACKS	BUILDING REQ.	PARKING REQ.
FRONT:	30'-0"	30'-0"
INTERIOR SIDE:	10'-0"	10'-0"
REAR:	15'-0"	15'-0"
HEIGHT LIMIT:	55'-0"	N/A
MAX LOT COVERAGE:	50%	50%

BUILDING AREA ANALYSIS

- NEUROLOGY CENTER OF LV = 4300 SF
- LEASE SPACE = 3,175 SF

GRAND TOTAL AREA = 7,675 SF

PARKING ANALYSIS

- NEUROLOGICAL CENTER OF LV = 4500 SF
  FLOOR AREA = 2,000 SF/200 = 10
  FLOOR AREA = 2,500 SF/175 = 14.28
  PARKING SPACES REQUIRED: 24.28 SPACES
- MEDICAL OFFICE PARKING REQUIRED
  - 1 PER 200 SF UP TO 2,000 SF
  - 1 PER 175 SF GREATER THAN 2,000 SF
- LEASE SPACE "A" & "B" = 3,175 SF
  FLOOR AREA = 2,000 SF/200 = 10
  FLOOR AREA = 1,175 SF/175 = 6.71
  PARKING SPACES REQUIRED: 16.71 SPACES

PARKING ANALYSIS SUMMARY - TOTAL SITE

- PARKING SPACES REQUIRED: (40.99) 41 SPACES
- STANDARD SPACES (76%): 31 SPACES
- COMPACT SPACES (24%): 10 SPACES
- PARKING SPACES PROVIDED: 41 SPACES

ACCESSIBLE PARKING ANALYSIS

- ACCESSIBLE PARKING REQUIRED: 2 SPACES (26 TO 50 = 2 SPACES)
- VEHICLE ACCESSIBLE PROVIDED: 1 SPACES
  VAN ACCESSIBLE PROVIDED: 1 SPACES
  ACCESSIBLE PARKING PROVIDED: 2 SPACES

LOADING

- LOADING SPACE REQUIRED: 1 SPACE (LESS THAN 10,000 SF = 1 SPACE)
- LOADING SPACE PROVIDED: 1 SPACE

LANDSCAPING

- LANDSCAPE WILL COMPLY WITH CHAPTER 19, LAS VEGAS TECHNOLOGY CC&RS, & PLANT SPECIES ADVISORY LETTER DATED NOVEMBER 17, 2012
- TREES: MINIMUM SIZE 24" BOX TREES
- SHRUBS: MINIMUM SIZE 5 GALLON
- GROUND COVERS: TO BE INSTALLED FROM 1 GALLON CONTAINERS OR FLATS AND STABILIZED ON SLOPES USING JUTE NETTING STAPLED TO SLOPE OR EQUIVALENT METHOD. TURF MAY BE SEEDED (FLAT AREAS ONLY), SODDED, OR HYDROSEEDED.

LANDSCAPE BUFFERS

SETBACKS	REQUIRED
ADJACENT TO RIGHT OF WAY:	15'-0"
INTERIOR LOT LINES:	8'-0"
TURF COVERAGE:	25% OF LANDSCAPING MAX

3 PROJECT DATA
N.T.S.

PROJECT LOCATION



2 VICINITY MAP
N.T.S.



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

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NOV 12 2013
City of Las Vegas
Dept. of Planning

SDR-51931

CREATIVE FIT
215 CAMELBACK RIDGE AVENUE
HENDERSON, NEVADA 89012
PH: 702-498-4498

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Project:
NEUROLOGICAL CENTER OF LAS VEGAS

Address:
LAS VEGAS, NV 89128

APN #:
138-15-410-051

Date:
10-25-13

Job No.:
13-404

Revisions:

Sheet Contents
SITE PLAN

Sheet Number
A-1
of Sheets

PLANT LEGEND

LARGE TREES

KEY	BOTANICAL / COMMON NAME	SIZE	NOTES
	Fraxinus a. "raywood" Raywood Ash	24 in. Box	
	Pyrus calleryana "Bradford" Bradford Flowering Pear	24 in. Box	

COLUMNER & SMALL TREES

KEY	BOTANICAL / COMMON NAME	SIZE	NOTES
	Acacia salicina Acacia or	24 in. Box	
	Pistacia texticous Mastic Tree	24 in. Box	

LARGE SHRUBS

KEY	BOTANICAL / COMMON NAME	SIZE	NOTES
	Tecoma stans Yellow Bells or	5 GAL.	
	Nerium oleander "Petite Pink" Petite Pink Oleander or	5 GAL.	
	Podocarpus m. "Maki" Yew Pine	15 GAL.	

SMALL SHRUBS

KEY	BOTANICAL / COMMON NAME	SIZE	NOTES
	Ilex v. "Nana" Dwarf Holley or	5 GAL.	
	Eremophila "Valentine" Valentine Bush or	5 GAL.	
	Viburnum tinus "Spring Bouquet" Viburnum	5 GAL.	

ACCENT SHRUBS

KEY	BOTANICAL / COMMON NAME	SIZE	NOTES
	Hesperaloe parviflolia Red Yucca or	5 GAL.	
	Muhlenbergia rigida Purple Muhly	5 GAL.	

GROUNDCOVERS

KEY	BOTANICAL / COMMON NAME	SIZE	REMARKS
	Rosa "Flower Carpet" Carpet Rose	1 GAL	3' O.C.

NOTES

ALL LANDSCAPE AREAS SHALL RECEIVE A 2" LAYER OF 1/2" VISTA GOLD ROCK MULCH.

ALL TREES WITHIN 5' OF HARDSCAPE MUST HAVE ROOT BARRIERS INSTALLED.

2 LEGENDS
N.T.S.



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

CREATIVE FIT
215 CAMELBACK RIDGE AVENUE
HENDERSON, NEVADA 89012
PH. 702-498-4895

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Project:
NEUROLOGICAL CENTER OF LAS VEGAS

Address:
-
LAS VEGAS, NV 89128

APN #:
139-19-410-051

Date:
10-25-13

Job No.:
13-404

Revisions:

Sheet Contents
LANDSCAPE PLAN

Sheet Number
L-1
of Sheets

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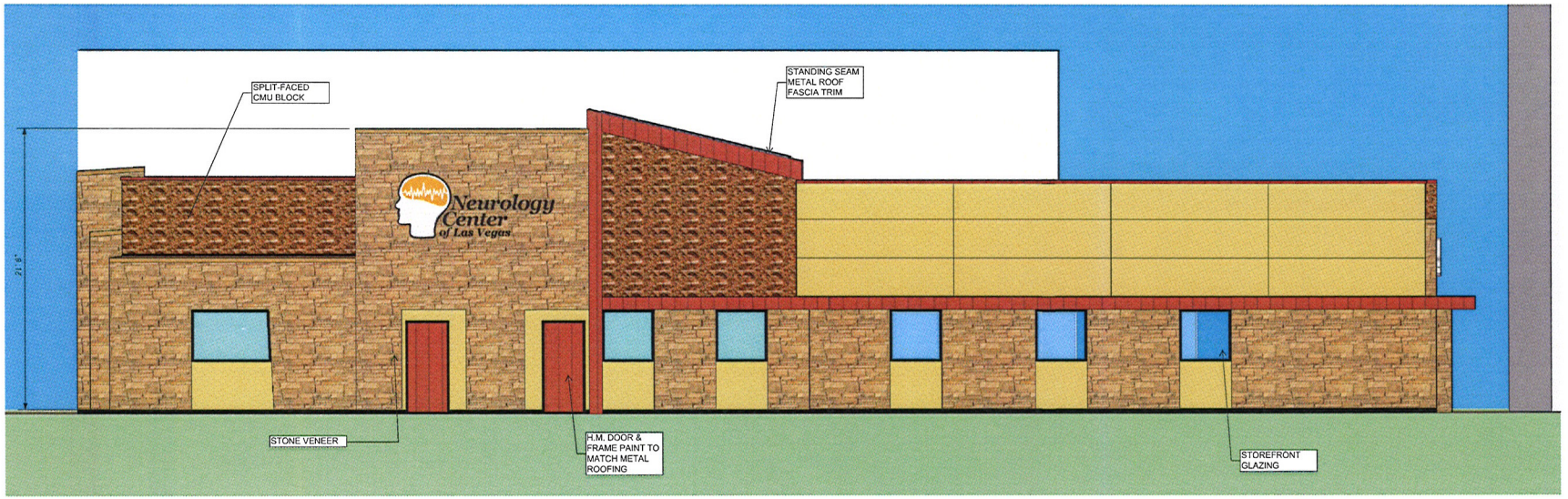
City of Las Vegas
Dept. of Planning
SDR-51931



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



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

CREATIVE FIT
215 CAMELBACK RIDGE AVENUE
HENDERSON, NEVADA 89012
PH: 702-456-4456

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Project:
NEUROLOGICAL CENTER OF LAS VEGAS

Address:
-
LAS VEGAS, NV 89128

APN #:
138-15-410-051

Date:
11-11-13

Job No.:
15-404

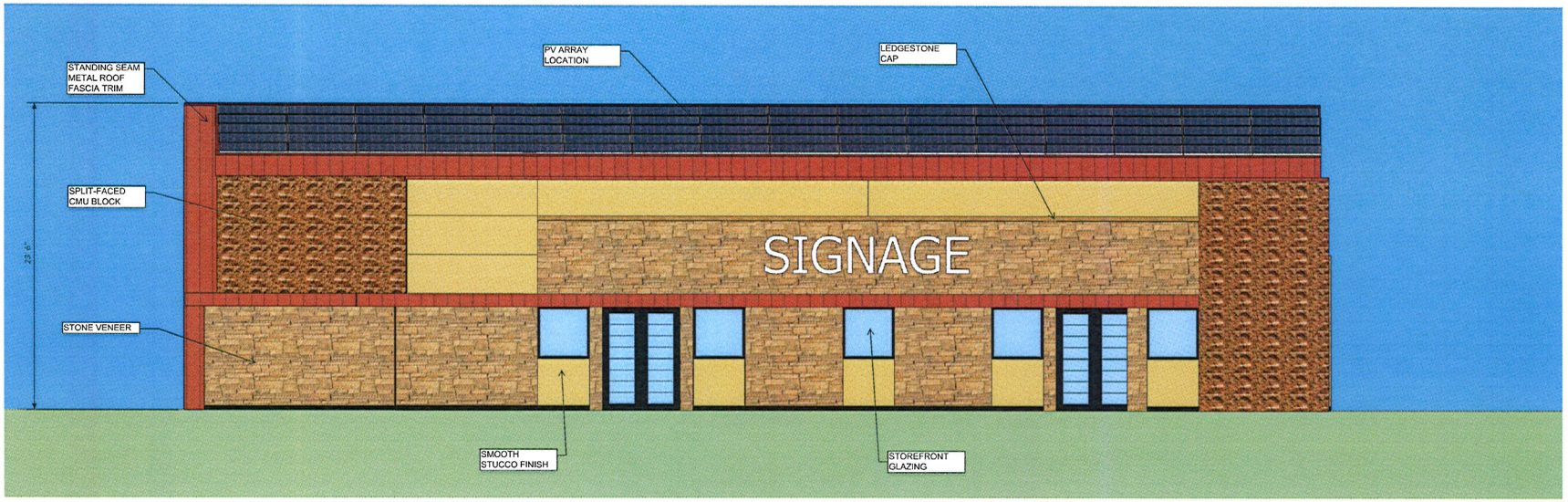
Revisions:

Sheet Contents

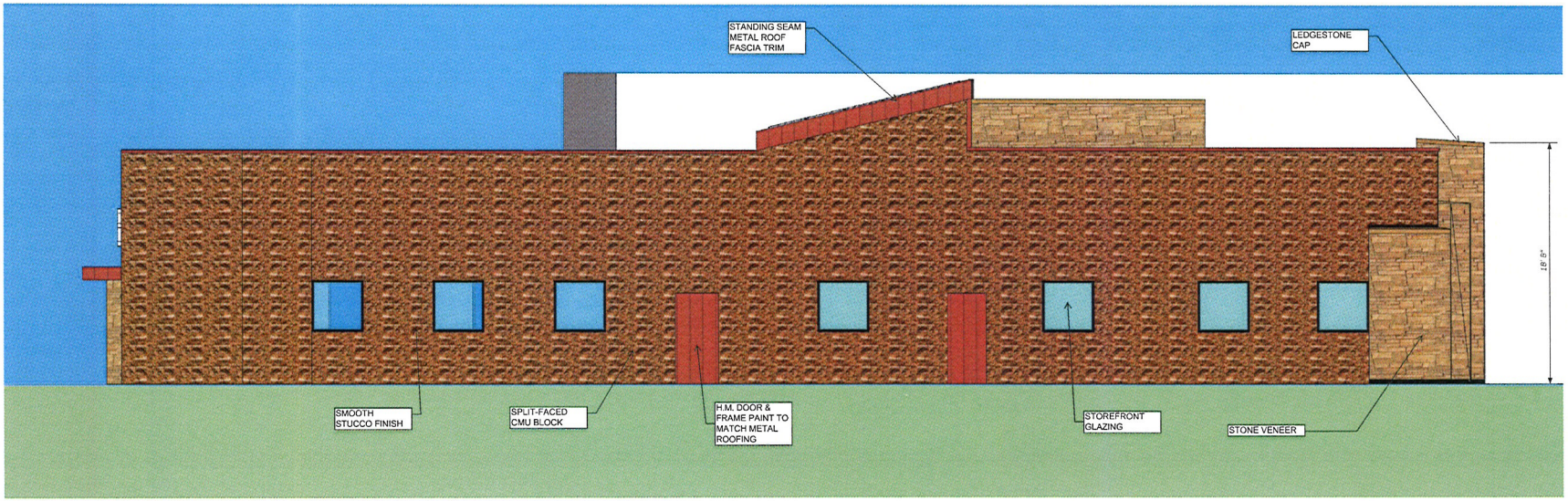
Sheet Number
A-5
Of Sheets

RECEIVED
NOV 12 2013
City of Las Vegas
Dept. of Planning

SDR-51931



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



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

CREATIVE FIT
215 CAMELBACK RIDGE AVENUE
HENDERSON, NEVADA 89012
PH: 702-456-4456

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Project:
NEUROLOGICAL CENTER OF LAS VEGAS

Address:
-
LAS VEGAS, NV 89128

APN #:
138-15-410-031

Date:
11-11-13

Job No.:
13-404

Revisions:

Sheet Contents

Sheet Number
A-5.1
of Sheets

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Dept. of Planning

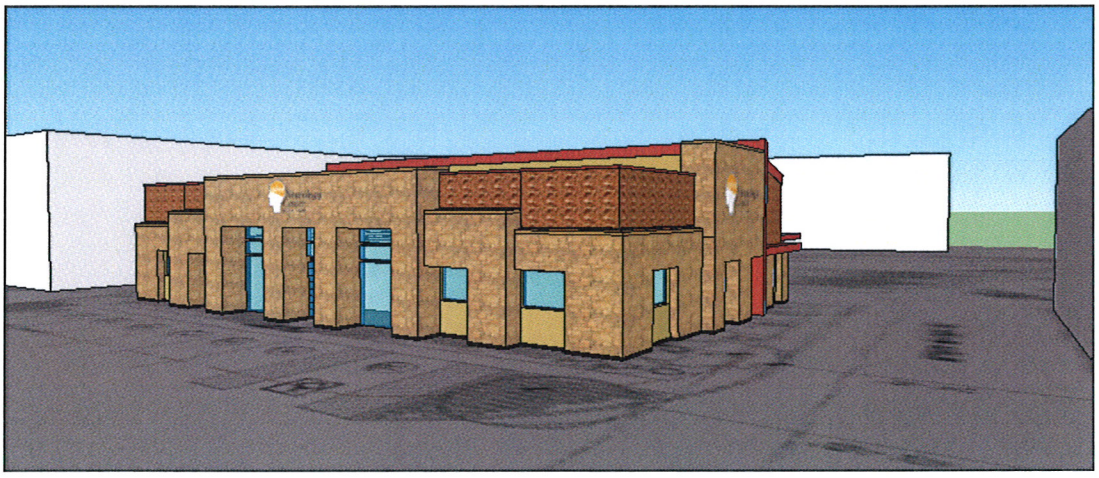
SDR-51931



Shot #1

SW CORNER

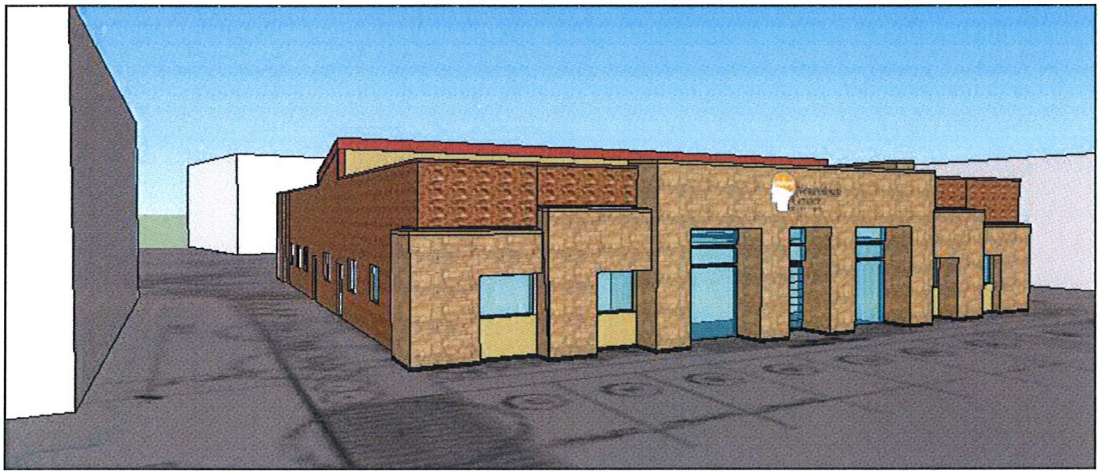
STREET VIEW



Shot #2

NW CORNER

STREET VIEW



Shot #3

NE CORNER

STREET VIEW

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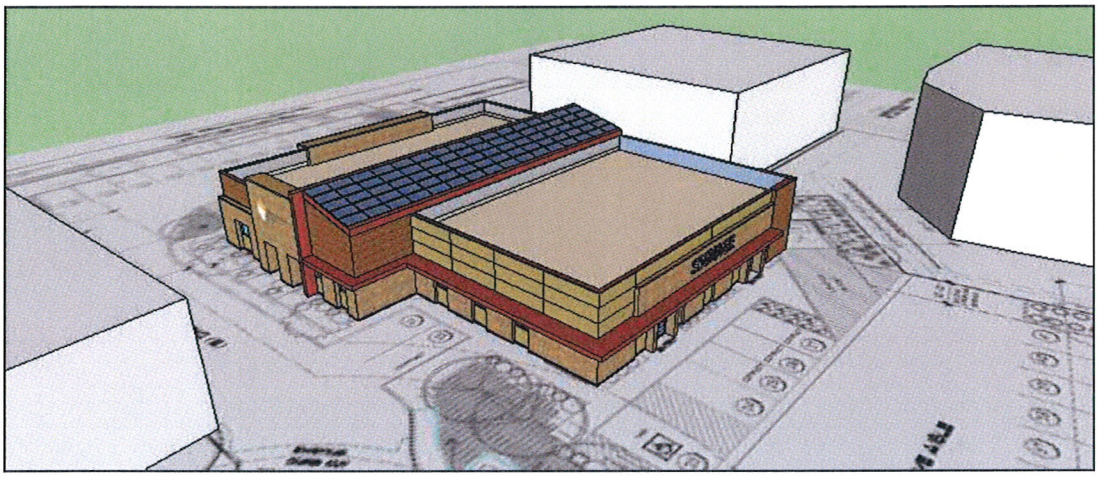
Dept. of Planning



Shot #4

SE CORNER

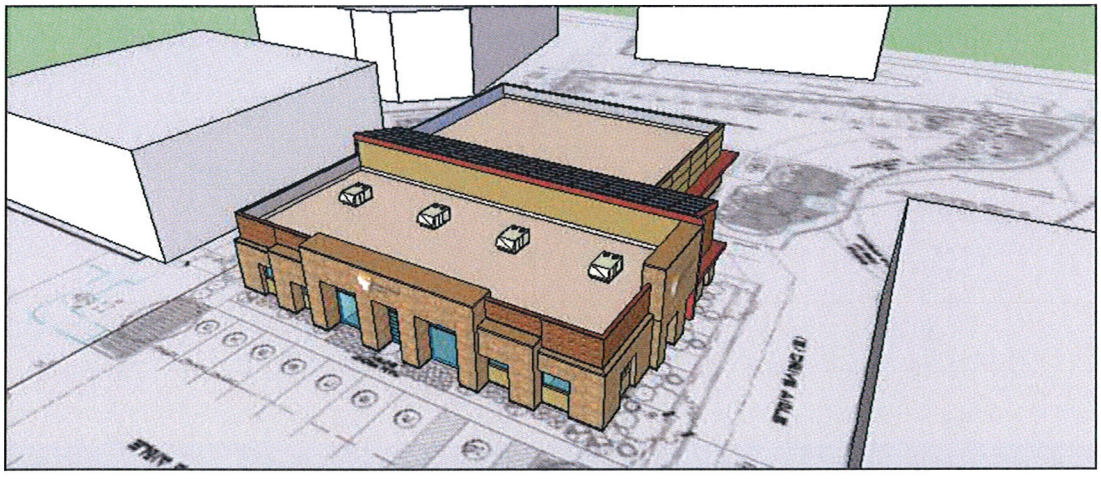
AREIAL VIEW



Shot #5

SW CORNER

AREIAL VIEW



Shot #6

NW CORNER

AREIAL VIEW

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10-12-13

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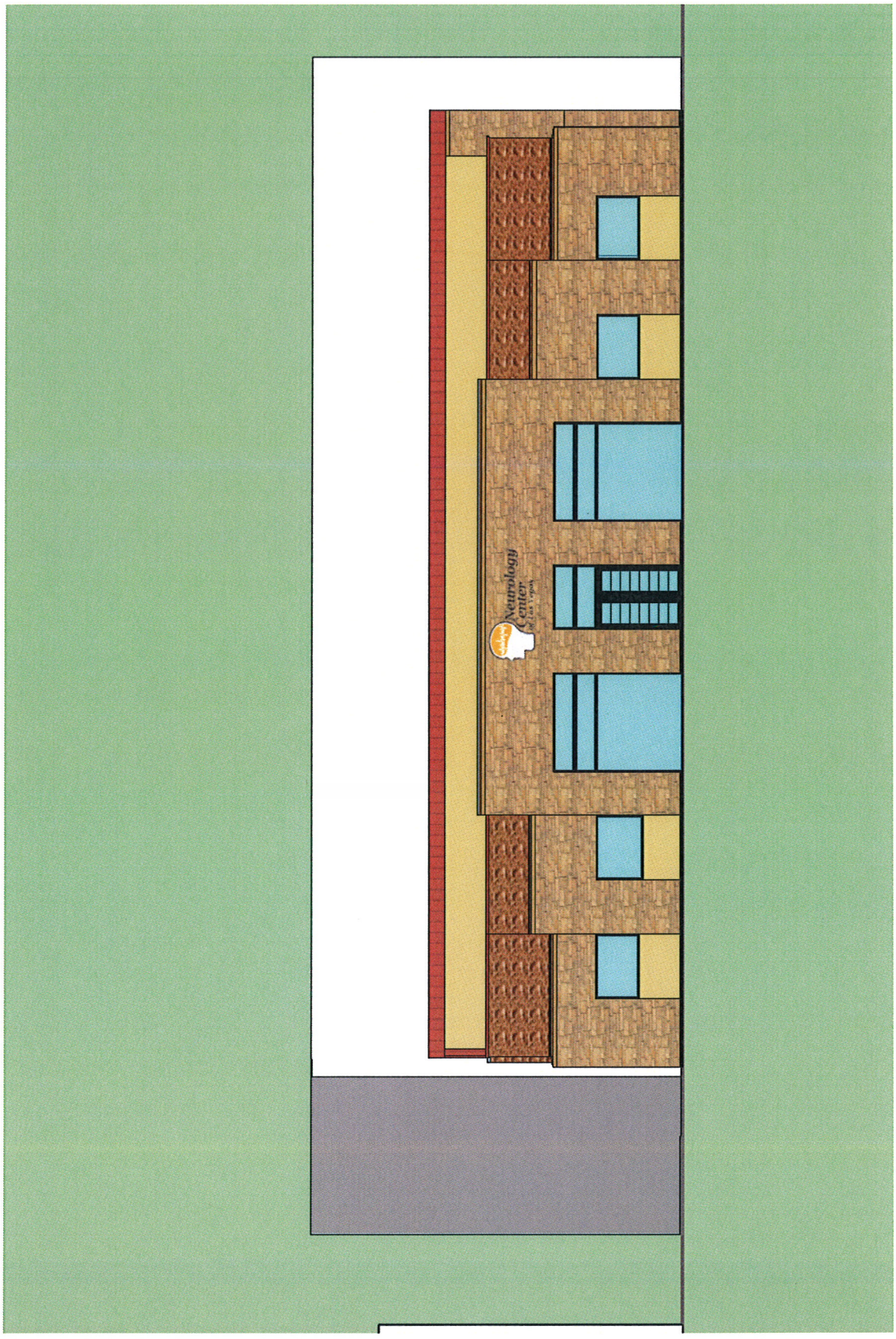

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Dept. of Planning

NORTH ELEVATION

10-12-13

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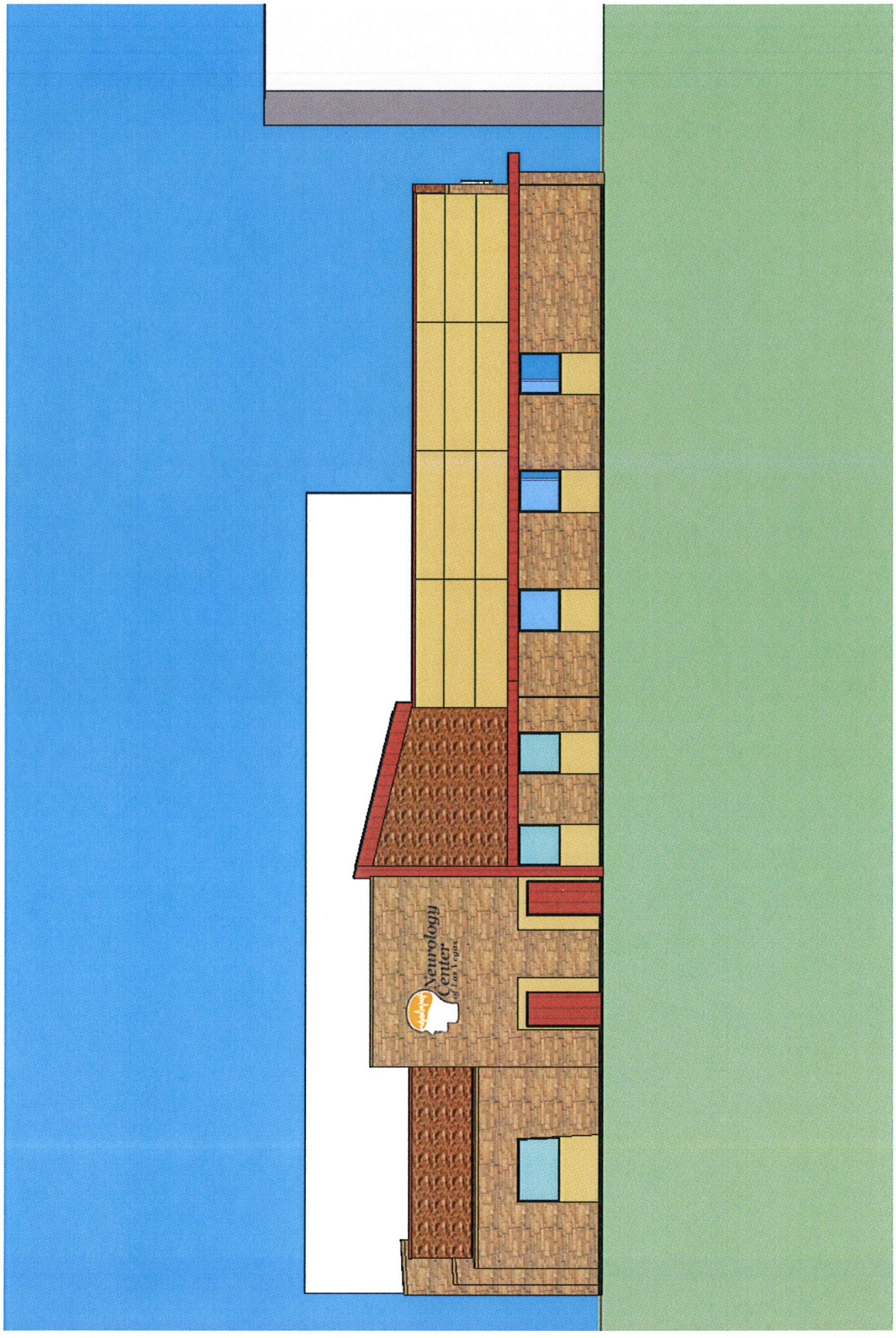

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WEST ELEVATION

10-12-13

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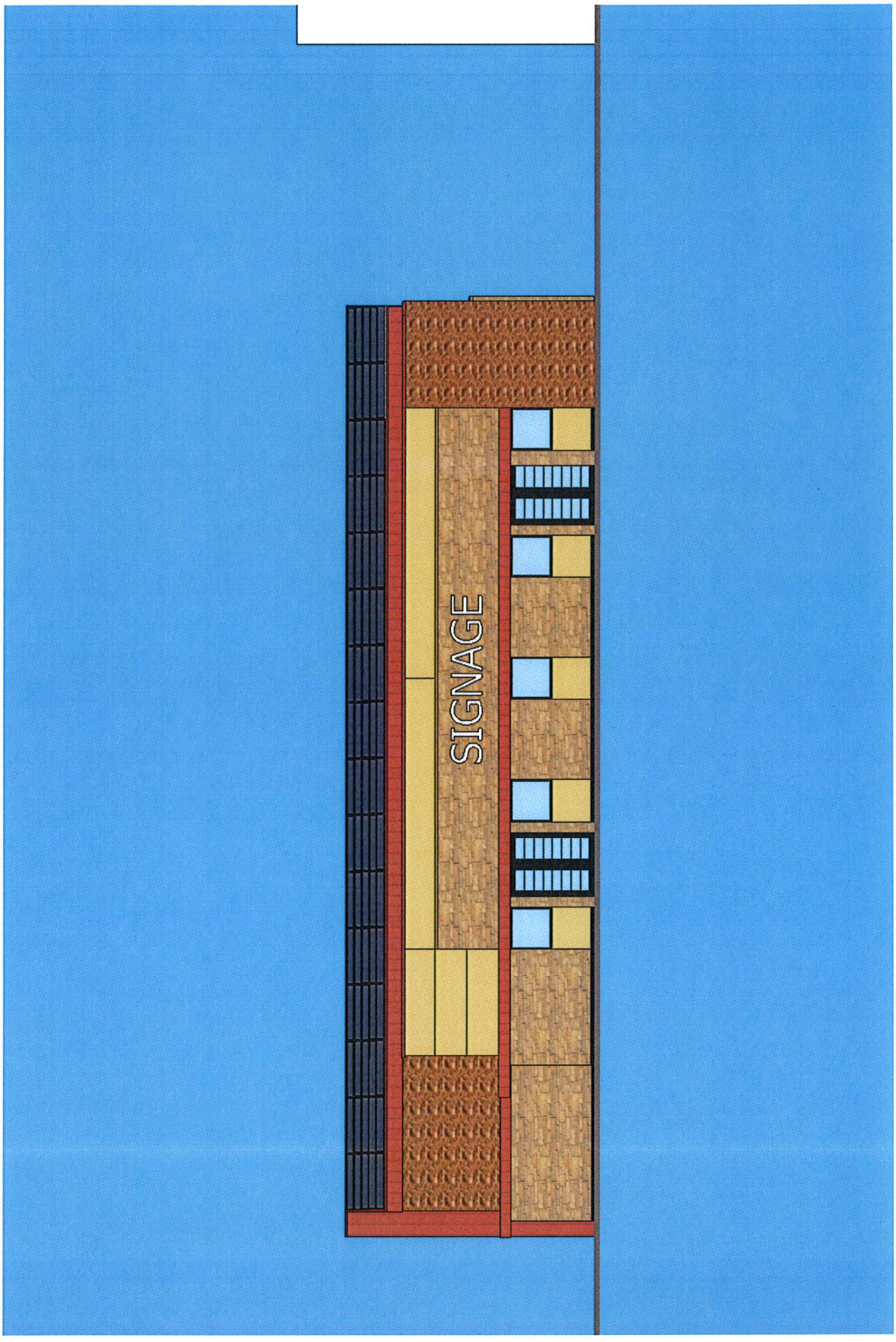

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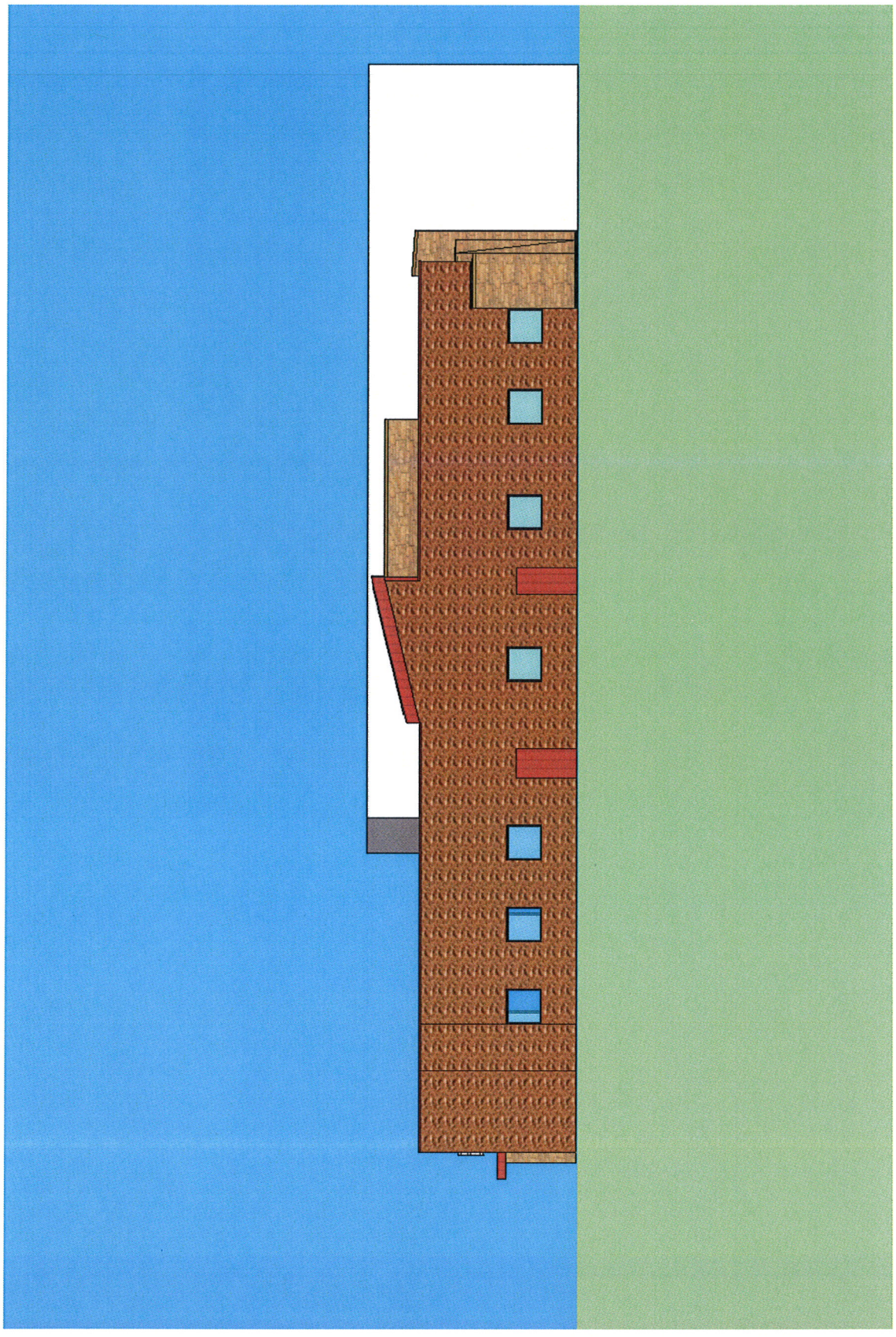
SOUTH ELEVATION

10-12-13

Creative FIT

SDR-51931



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City of Las Vegas
Dept. of Planning

EAST ELEVATION

10-12-13

Creative FIT

TWC Construction
431 Eastgate Road, 3RD Floor, Henderson, NV 89011
702.597.3444 · FAX 702.597.3431
GENERAL CONTRACTORS • NEVADA LICENSE #46293 • CALIFORNIA LICENSE #780331 • UTAH LICENSE #3106644-5501 • ARIZONA LICENSE #ROC203635

November 11, 2013

City of Las Vegas – Comprehensive Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106
Ph: 702-229-6301
Fax: 702-474-7463

Re: Neurology Center of Las Vegas
Justification Letter

To Whom It May Concern:

This design review package includes the concept to construct a new 7,675 sf building for Neurology Center of Las Vegas at the end of the cul-de-sac of Professional Ct. in the Las Vegas Technology Center. This project is being developed to be the new offices for the Neurology Center of Las Vegas to the north and leasable professional office space to the south.

In designing this project with the vision of Dr. Shanker N. Dixit MD, owner, our main focus is to design a facility that flows well, is an energy efficient design, and gives him the ability to grow his practices. The new facility will employ 6 to 7 employees and will operate from 8:00 am to 6:00 pm. Currently Neurology Center of Las Vegas is located in an existing building in the same business park at 2440 Professional Ct. - #150, Las Vegas, NV 89128.

The proposed project will be utilizing sustainable practices such as passive energy efficient design strategies along with, renewable solar energy, the use of energy efficient Lighting, and high-efficiency HVAC units are just a few examples of how we are planning to reduce our energy consumption.

We are confident that this project complies and is consistent with the overall design intent of the current local Zoning Ordinance & the Las Vegas Technology Business Park and no waivers are being requested as part of this submittal. In addition there is no Cross Access Agreement or Shared parking Agreement for the property.

We are requesting design review approval for the currently proposed design concept.

We look forward to working with the City of Las Vegas to create an energy efficient building and a destination for local residents and future visitors. Should you have any questions in regards to our project please feel free to contact me at your convenience at 702-597-3444.

Sincerely,

Wade Takashima, NCARB, AIA, LEED AP bd+c
Chief Architect
TWC Construction, Inc.

cc: Dr. Shanker N. Dixit MD, Owner – Neurology Center of Las Vegas
Matthew L. Ryba, Chief Executive Officer – TWC Construction, Inc.
Mark Wilmer, Vice President – TWC Construction, Inc.

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NOV 12 2013
City of Las Vegas
Dept. of Planning
SDR-51931

City of Las Vegas Agenda Item No.: **43.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 14, 2014

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

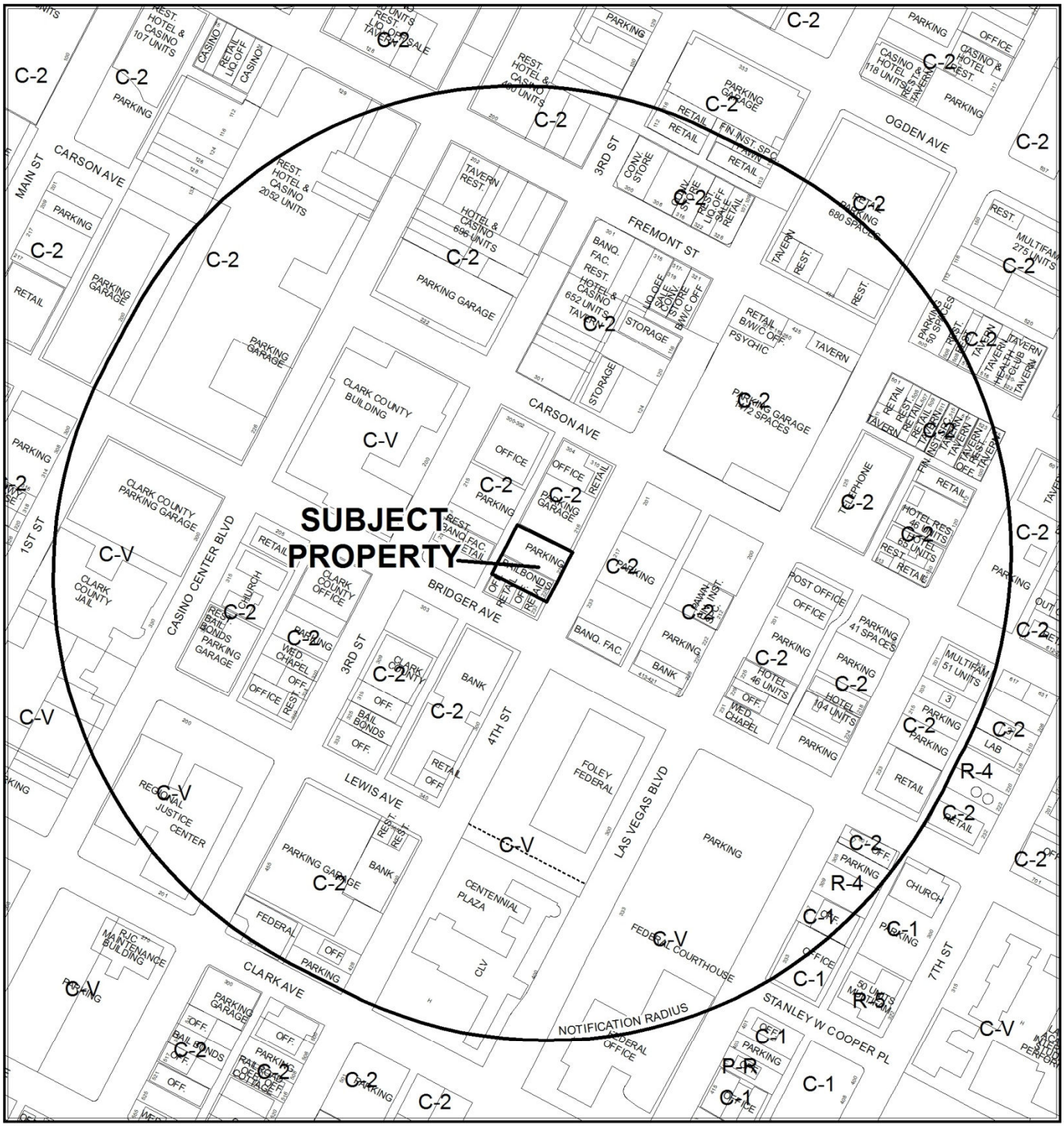
SUBJECT:
SDR-51999 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/ OWNER: 228 SOUTH FOURTH, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 23-STORY, 402,500 SQUARE-FOOT HOTEL AND PARKING GARAGE on 0.41 acres at 222 and 228 South Fourth Street (APNs 139-34-210-079 and 080), Ward 3 (Coffin) [PRJ-51223].

MAY GO TO CITY COUNCIL ON 02/19/2014
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

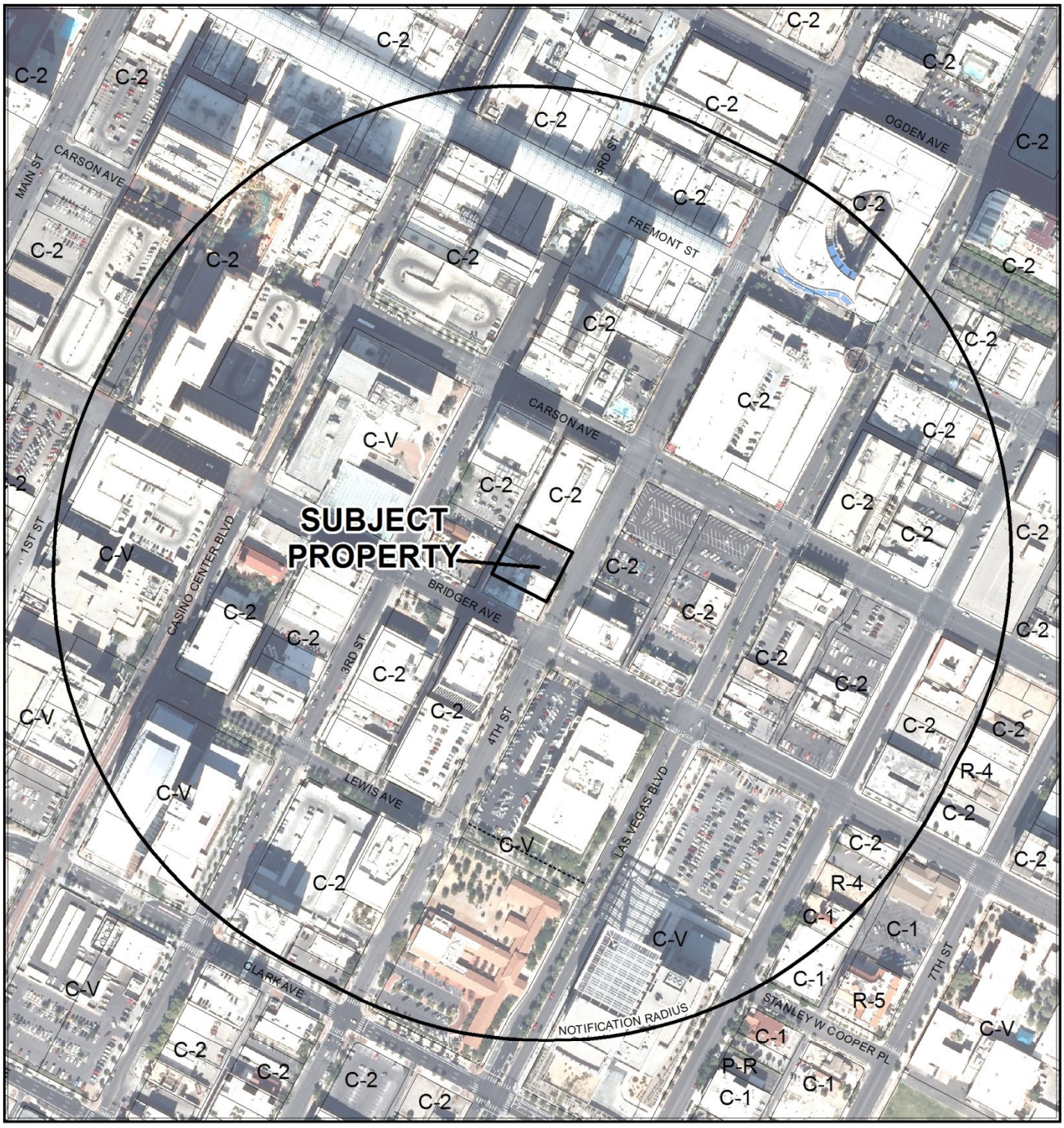
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Parking Analysis
6. Federal Aviation Administration Approval Letter
7. Justification Letter



CASE: **SDR-51999 (PRJ-51223)**

RADIUS: 1000 FEET

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



0 300 600 Feet

CASE: **SDR-51999 (PRJ-51223)**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-51999 APN: 139-34-210-079 & 080

Name of Property Owner: 228 South Fourth LLC

Name of Applicant: 228 South Fourth LLC

Name of Representative: G.C. Garcia, Inc. c/o George Garcia

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Bradley Holland, Manager

Subscribed and sworn before me

This 19th day of September, 2013

_____

Notary Public in and for said County and State

RICHIENA RICKSECKER
Notary Public-State of Nevada
APPT. NO. 13-11379-1
My App. Expires July 09, 2017

PRJ-51223
11/20/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review

Project Address (Location) Near 4th Street & Bridger Ave

Project Name Tower 228 Boutique Hotel **Proposed Use** Commercial

Assessor's Parcel #(s) 139-34-210-079 & 080 **Ward #** 3

General Plan: existing C proposed N/A **Zoning:** existing C-2 proposed N/A

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

Gross Acres 0.41+/- **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER 228 South Fourth LLC **Contact** Bradley Hofland

Address 228 South 4th Street, #100 **Phone:** (702) 895-6760 **Fax:** _____

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

E-mail Address BradH@hoflandlaw.com

APPLICANT 228 South Fourth LLC **Contact** Bradley Hofland

Address 228 South 4th Street, #100 **Phone:** (702) 895-6760 **Fax:** _____

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

E-mail Address BradH@hoflandlaw.com

REPRESENTATIVE G.C. Garcia, Inc. **Contact** George Garcia

Address 1711 Whitney Mesa Dr., Suite 110 **Phone:** (702) 435-9909 **Fax:** (702) 435-0457

City Henderson **State** NV **Zip** 89002

E-mail Address acole@gcgarciainc.com

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

Property Owner Signature* _____

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

Print Name Bradley Hofland, Manager

Subscribed and sworn before me

This 14th day of September, 20 13.

_____

Notary Public in and for said County and State

RICHIENA RICKSECKER
Notary Public-State of Nevada
APPT. NO. 13-11379-1
My App. Expires July 09, 2017

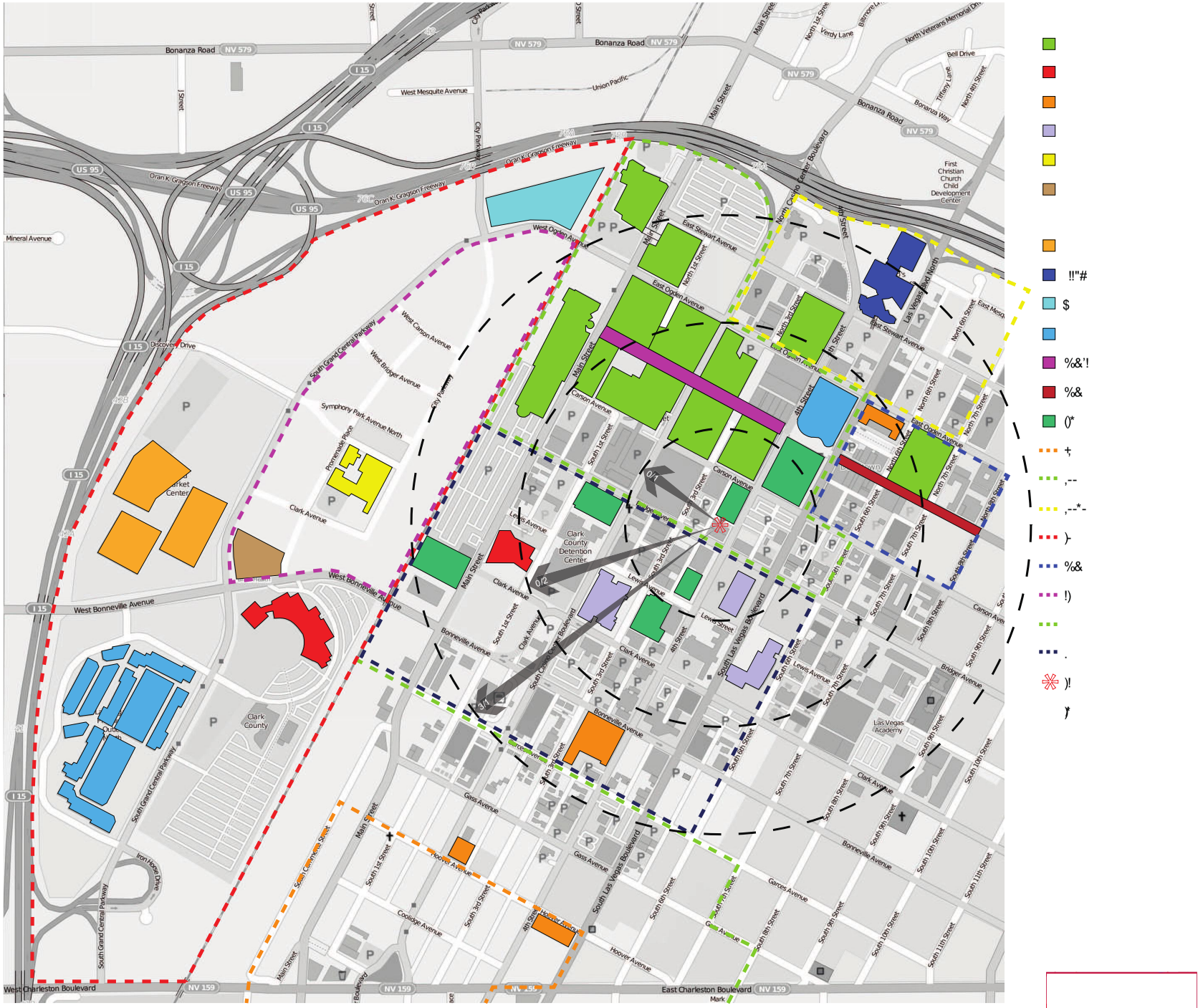
FOR DEPARTMENT USE ONLY

Case #	SDR-51999
Meeting Date:	01/14/14 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-51223
11/20/13

Revised 10/27/08



Bonanza Road
NV 579
I 15
US 95
West Mesquite Avenue
Union Pacific
Oran K. Gragson Freeway
Mineral Avenue
Discovery Drive
West Ogden Avenue
East Stewart Avenue
East Ogden Avenue
Main Street
Carson Avenue
West Carson Avenue
West Bridger Avenue
South Grand Central Parkway
Symphony Park Avenue North
Promenade Place
Clark Avenue
Lewis Avenue
Clark County Detention Center
West Bonneville Avenue
Bonneville Avenue
South Las Vegas Boulevard
Gass Avenue
Hoover Avenue
Coolidge Avenue
Garces Avenue
Bridger Avenue
Las Vegas Academy
Clark County
Iron Horse Drive
West Charleston Boulevard
East Charleston Boulevard
NV 159
North Casino Center Boulevard
Las Vegas Blvd North
First Christian Church Child Development Center
North Veterans Memorial Drive
Bell Drive
Bonanza Way
Verdy Lane
Tiffany Lane
North 4th Street
North 1st Street
North 3rd Street
4th Street
South 1st Street
South 3rd Street
South 6th Street
South 7th Street
South 8th Street
South 9th Street
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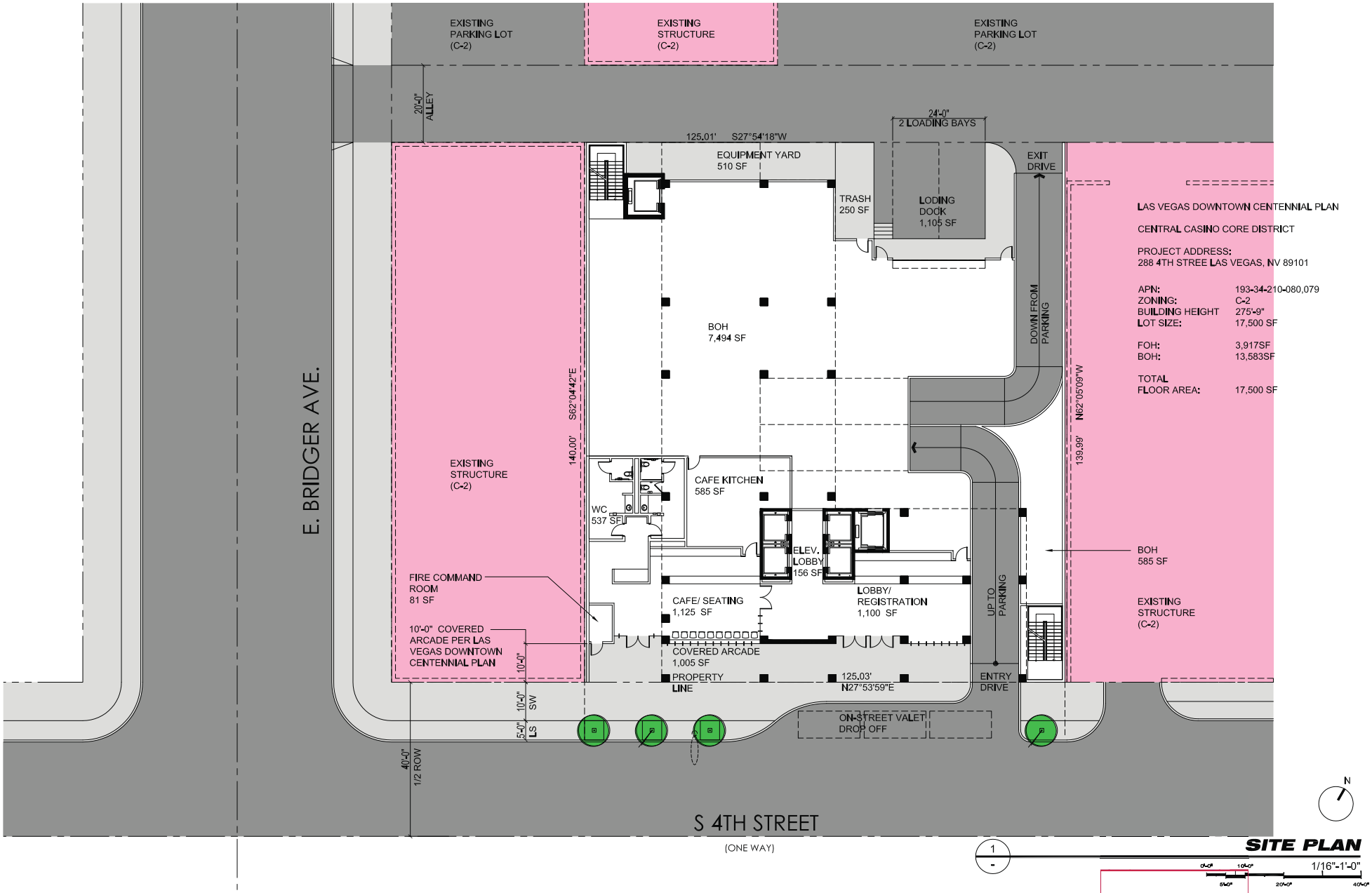
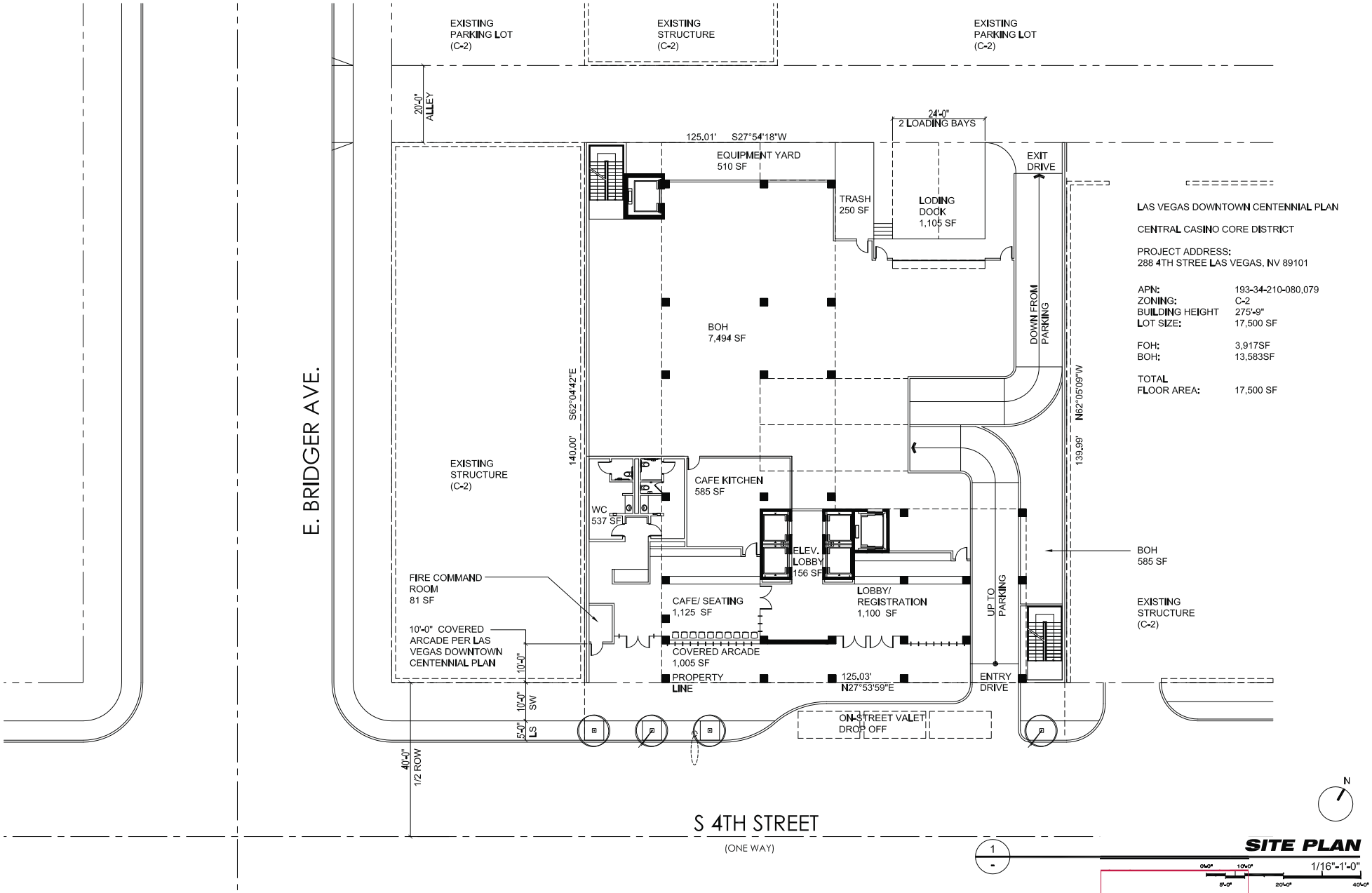
SDR-51999



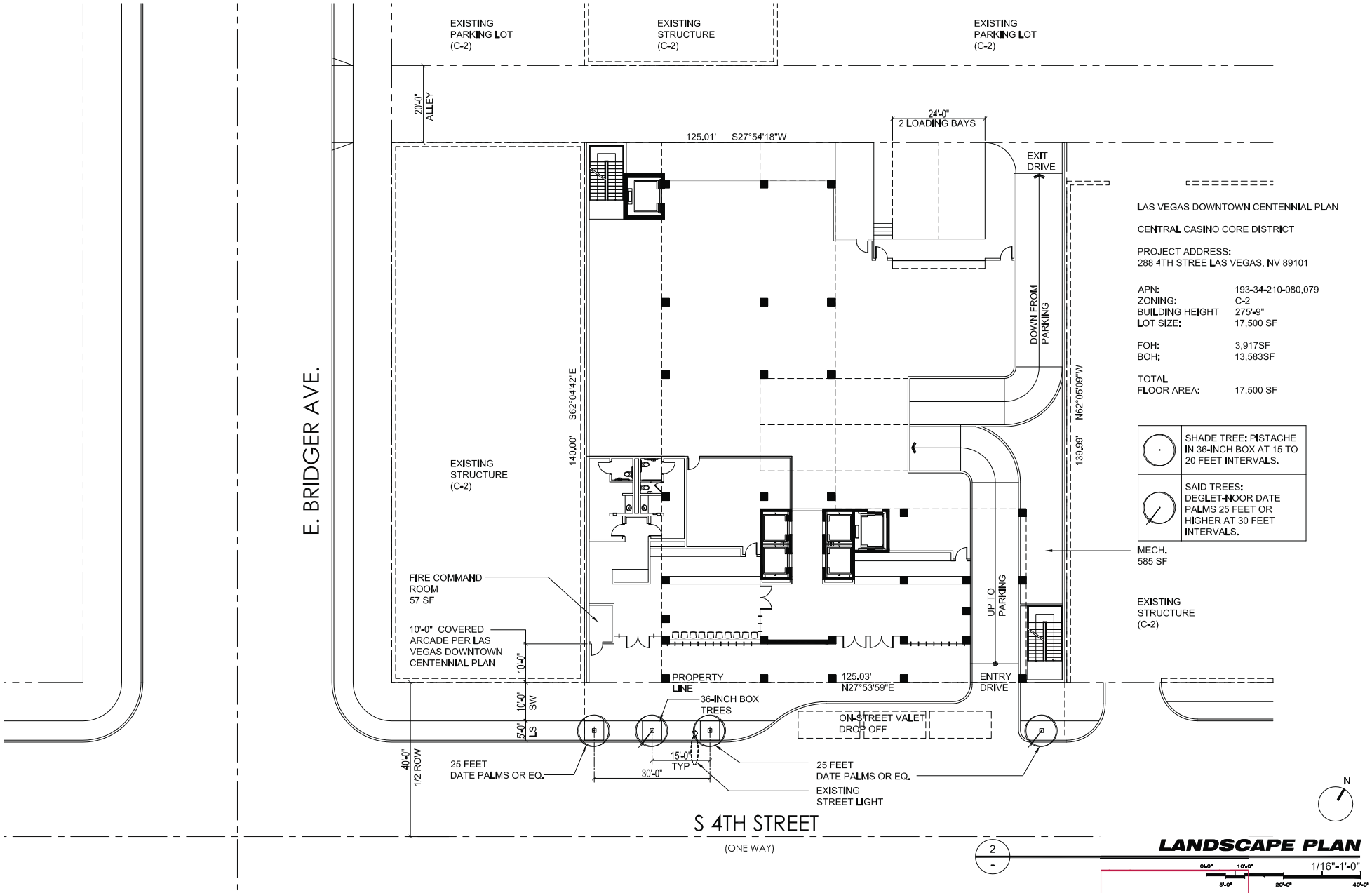
1 - **SITE PLAN** 1/16"-1'-0"

0'-0" 10'-0" 20'-0" 40'-0" 5'-0"

SDR-51999


EXISTING PARKING LOT (C-2)
EXISTING STRUCTURE (C-2)
EXISTING PARKING LOT (C-2)
20'-0" ALLEY
24'-0" 2 LOADING BAYS
125.01' S27°54'18"W
EQUIPMENT YARD 510 SF
TRASH 250 SF
LODING DOCK 1,105 SF
EXIT DRIVE
DOWN FROM PARKING
BOH 7,494 SF
S62°04'42"E 140.00'
N62°05'09"W 139.99'
EXISTING STRUCTURE (C-2)
CAFE KITCHEN 585 SF
WC 537 SF
ELEV. LOBBY 156 SF
BOH 585 SF
FIRE COMMAND ROOM 81 SF
CAFE/ SEATING 1,125 SF
LOBBY/ REGISTRATION 1,100 SF
UP TO PARKING
EXISTING STRUCTURE (C-2)
10'-0" COVERED ARCADE PER LAS VEGAS DOWNTOWN CENTENNIAL PLAN
COVERED ARCADE 1,005 SF
10'-0"
PROPERTY LINE
125.03' N27°53'59"E
ENTRY DRIVE
10'-0" SW
5'-0" LS
ON-STREET VALET DROP OFF
40'-0" 1/2 ROW
E. BRIDGER AVE.
S 4TH STREET
(ONE WAY)
LAS VEGAS DOWNTOWN CENTENNIAL PLAN
CENTRAL CASINO CORE DISTRICT
PROJECT ADDRESS:
288 4TH STREE LAS VEGAS, NV 89101
APN: 193-34-210-080,079
ZONING: C-2
BUILDING HEIGHT 275'-9"
LOT SIZE: 17,500 SF
FOH: 3,917SF
BOH: 13,583SF
TOTAL FLOOR AREA: 17,500 SF
N
1
SITE PLAN
1/16"-1'-0"
0'-0" 10'-0" 20'-0" 40'-0"
5'-0"

SDR-51999


EXISTING
PARKING LOT
(C-2)
EXISTING
STRUCTURE
(C-2)
EXISTING
PARKING LOT
(C-2)
20'-0"
ALLEY
24'-0"
2 LOADING BAYS
125.01' S27°54'18"W
EXIT
DRIVE
DOWN FROM
PARKING
E. BRIDGER AVE.
S62°04'42"E
140.00'
N62°05'09"W
139.99'
EXISTING
STRUCTURE
(C-2)
FIRE COMMAND
ROOM
57 SF
10'-0" COVERED
ARCADE PER LAS
VEGAS DOWNTOWN
CENTENNIAL PLAN
10'-0"
10'-0"
SW
5'-0"
LS
PROPERTY
LINE
125.03'
N27°53'59"E
36-INCH BOX
TREES
ON-STREET VALET
DROP OFF
UP TO
PARKING
ENTRY
DRIVE
MECH.
585 SF
EXISTING
STRUCTURE
(C-2)
40'-0"
1/2 ROW
25 FEET
DATE PALMS OR EQ.
15'-0"
TYP
30'-0"
25 FEET
DATE PALMS OR EQ.
EXISTING
STREET LIGHT
S 4TH STREET
(ONE WAY)
LAS VEGAS DOWNTOWN CENTENNIAL PLAN
CENTRAL CASINO CORE DISTRICT
PROJECT ADDRESS:
288 4TH STREE LAS VEGAS, NV 89101
APN: 193-34-210-080,079
ZONING: C-2
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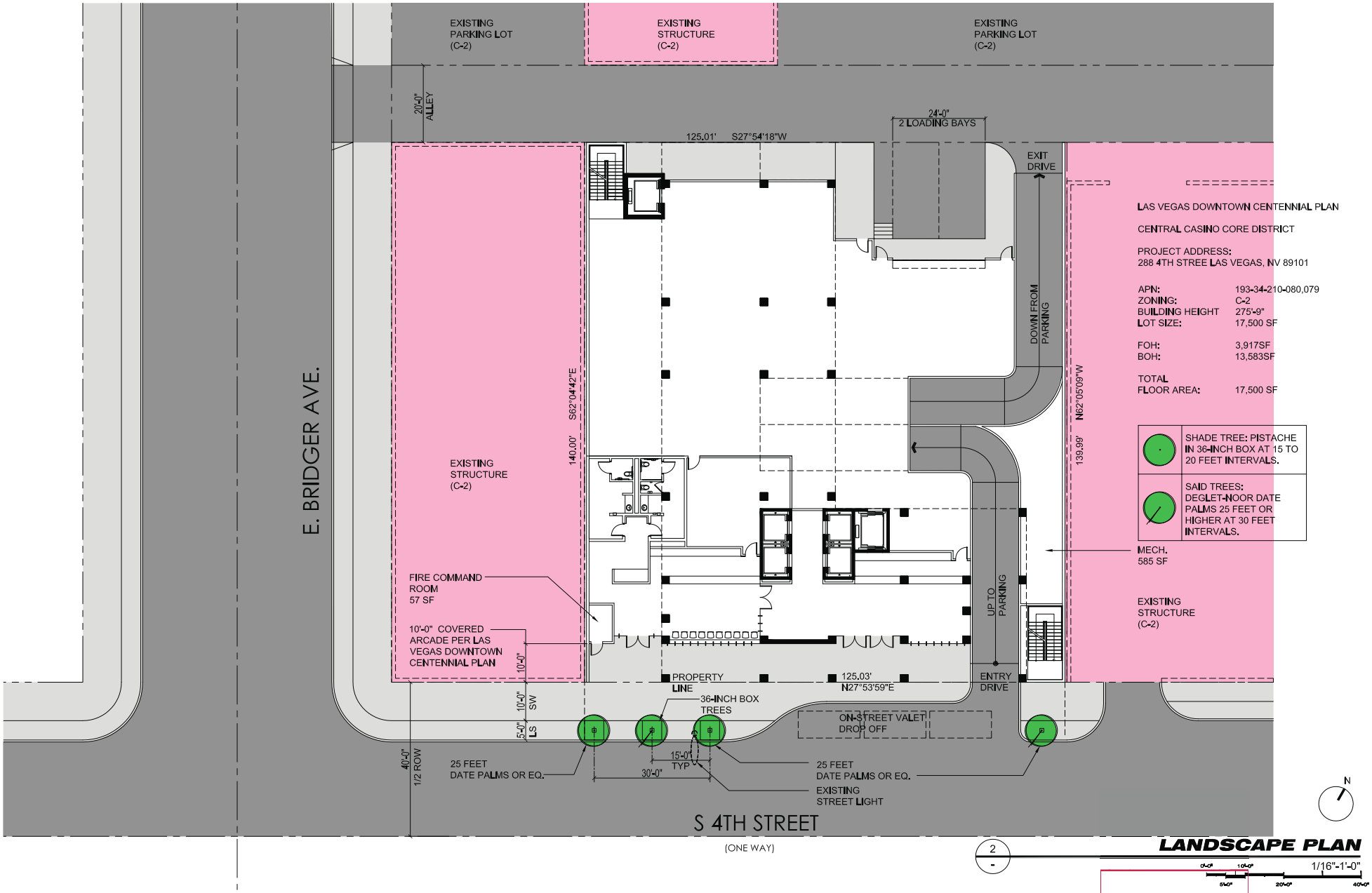
LOT SIZE: 17,500 SF
FOH: 3,917SF
BOH: 13,583SF
TOTAL
FLOOR AREA: 17,500 SF
SHADE TREE: PISTACHE IN 36-INCH BOX AT 15 TO 20 FEET INTERVALS.
SAID TREES: DEGLET-NOOR DATE PALMS 25 FEET OR HIGHER AT 30 FEET INTERVALS.
N
2
-
LANDSCAPE PLAN
1/16"-1'-0"
0'-0"
10'-0"
20'-0"
40'-0"
5'-0"

SDR-51999


EXISTING PARKING LOT (C-2)
EXISTING STRUCTURE (C-2)
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20'-0" ALLEY
24'-0" 2 LOADING BAYS
125.01' S27°54'18"W
EXIT DRIVE
DOWN FROM PARKING
E. BRIDGER AVE.
S62°04'42"E
140.00'
N62°05'09"W
139.99'
EXISTING STRUCTURE (C-2)
FIRE COMMAND ROOM 57 SF
10'-0" COVERED ARCADE PER LAS VEGAS DOWNTOWN CENTENNIAL PLAN
10'-0"
10'-0" SW
5'-0" LS
PROPERTY LINE
125.03' N27°53'59"E
ENTRY DRIVE
UP TO PARKING
36-INCH BOX TREES
ON-STREET VALET DROP OFF
40'-0" 1/2 ROW
25 FEET DATE PALMS OR EQ.
15'-0" TYP
30'-0"
25 FEET DATE PALMS OR EQ.
EXISTING STREET LIGHT
S 4TH STREET
(ONE WAY)
LAS VEGAS DOWNTOWN CENTENNIAL PLAN
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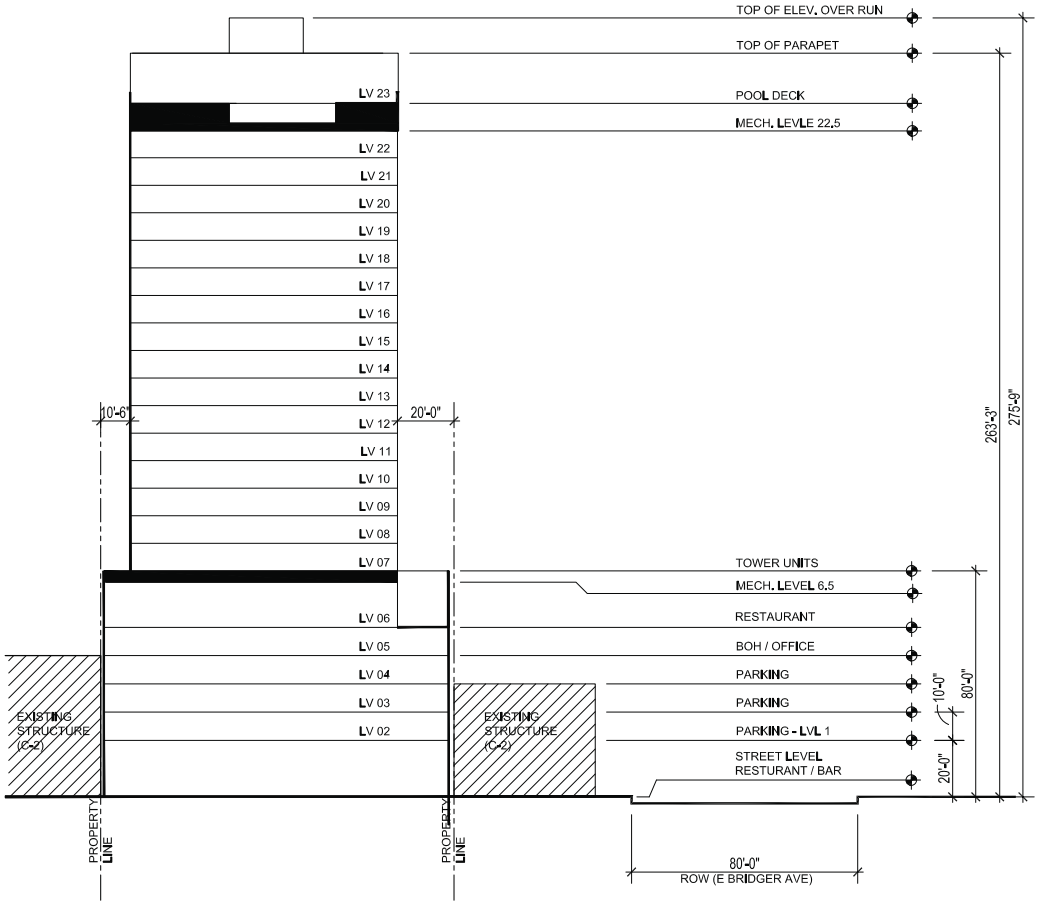
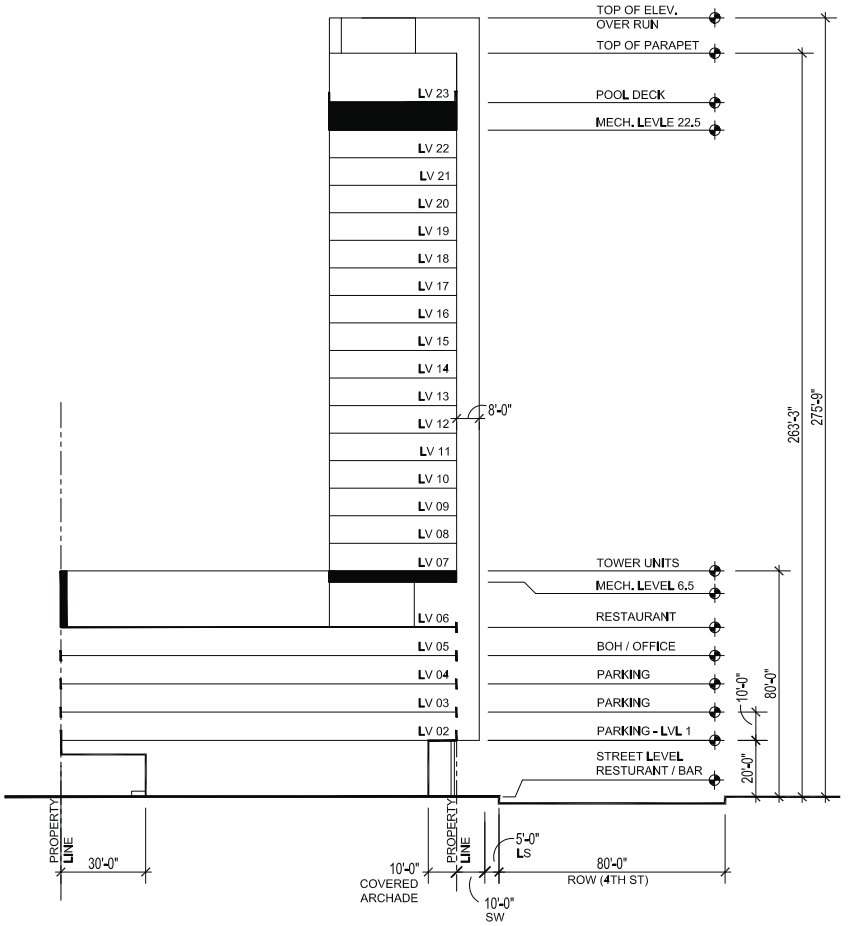
SAID TREES: DEGLET-NOOR DATE PALMS 25 FEET OR HIGHER AT 30 FEET INTERVALS.
MECH. 585 SF
EXISTING STRUCTURE (C-2)
N
2
-
LANDSCAPE PLAN
1/16"-1'-0"
0'-0" 10'-0" 20'-0" 40'-0"
5'-0"

SDR-51999



14 - **N/S BUILDING SECTION**

1/32"-1'-0"



15 - **E/W BUILDING SECTION**

1/32"-1'-0"

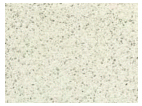


SDR-51999

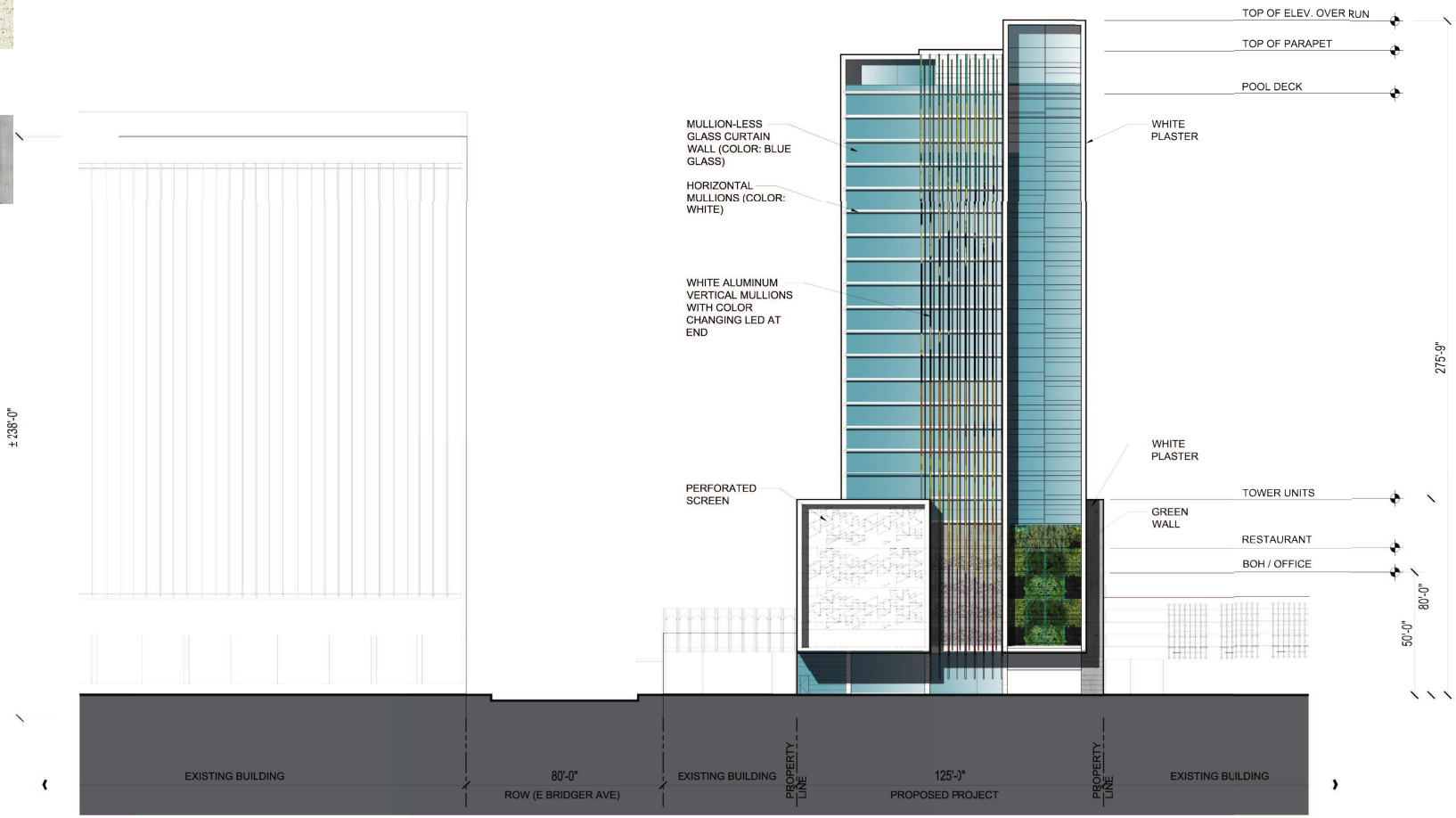


SDR-51999









10 **EAST ELEVATION (4TH STREET)**

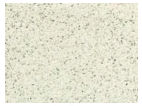
1/32"-1'-0"

0'-0" 10'-0" 40'-0"
5'-0" 20'-0"

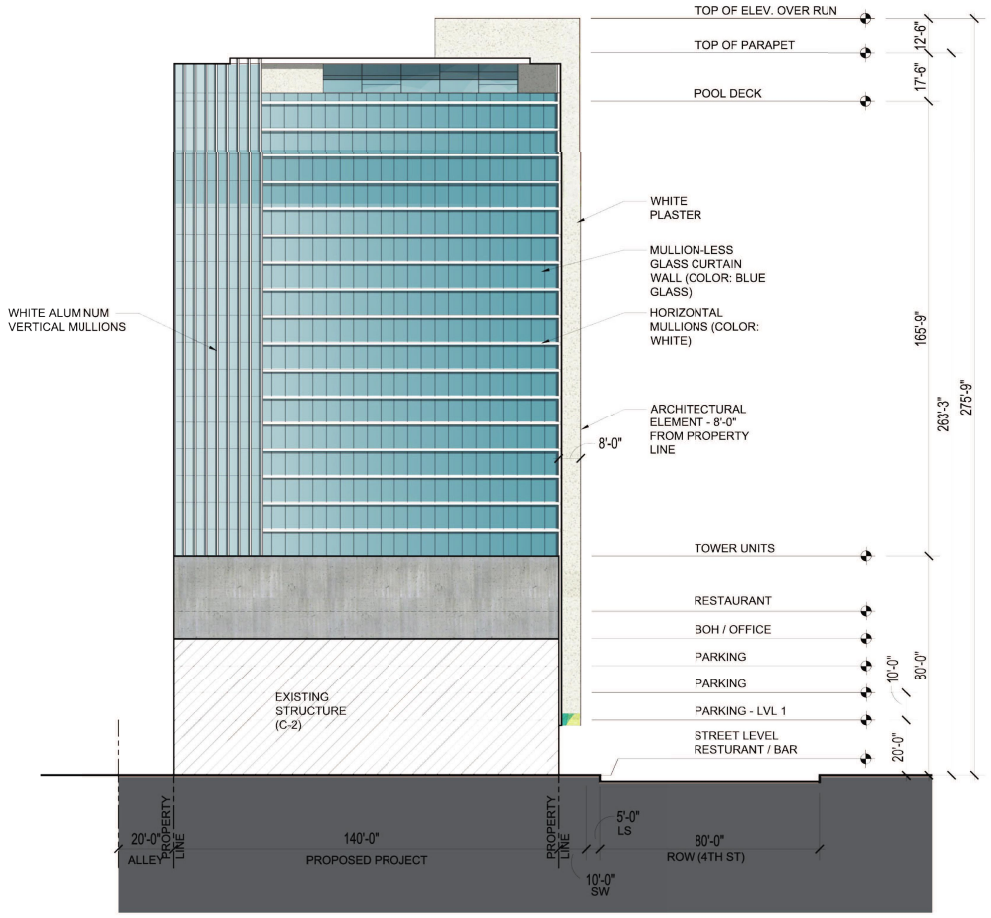
SDR-51999

tower228









12
-

NORTH ELEVATION

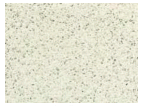
1/32"-1'-0"

0'-0" 10'-0" 40'-0"
5'-0" 20'-0"

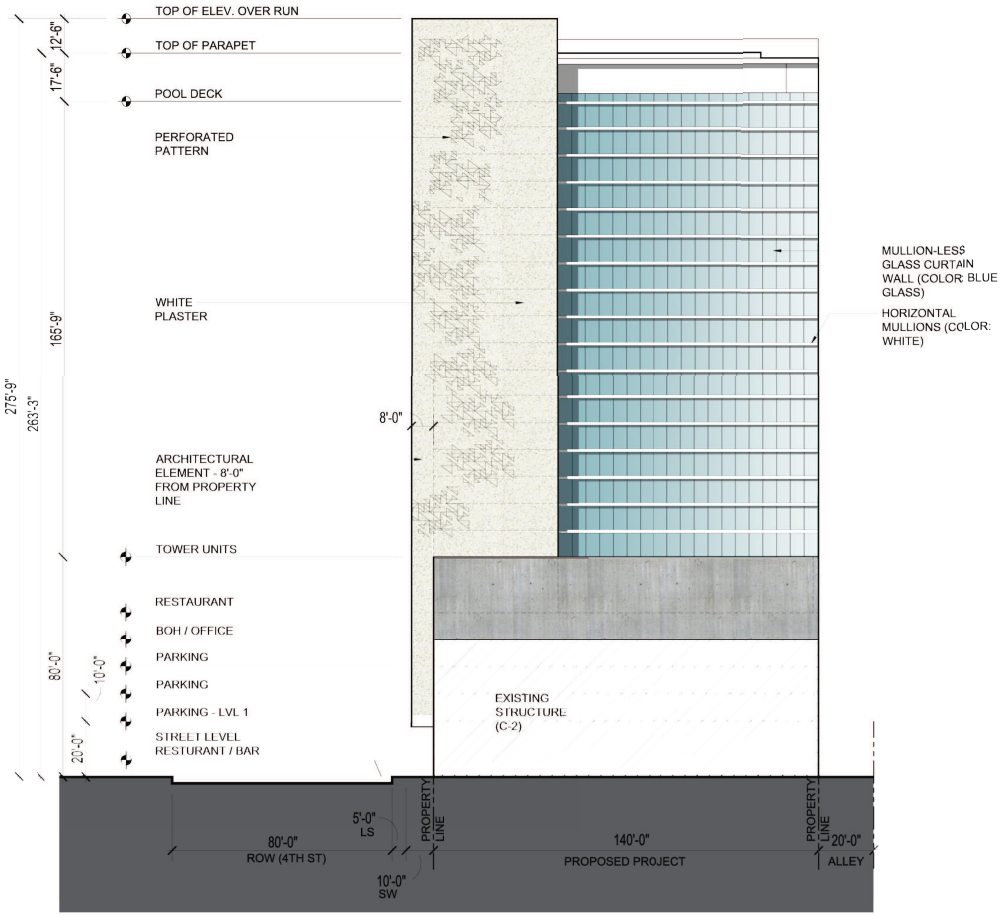
tower228

SDR-51999









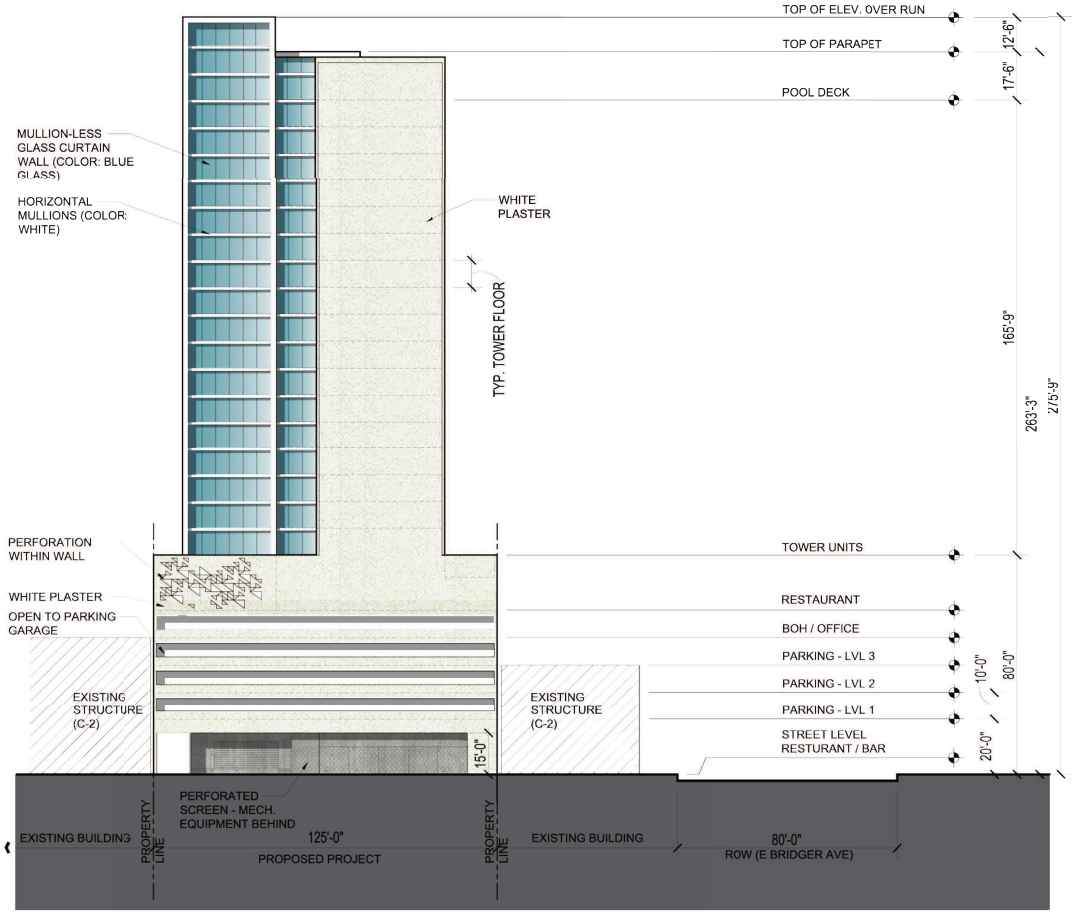
13

SOUTH ELEVATION

1/32"=1'-0"

SDR-51999

tower228



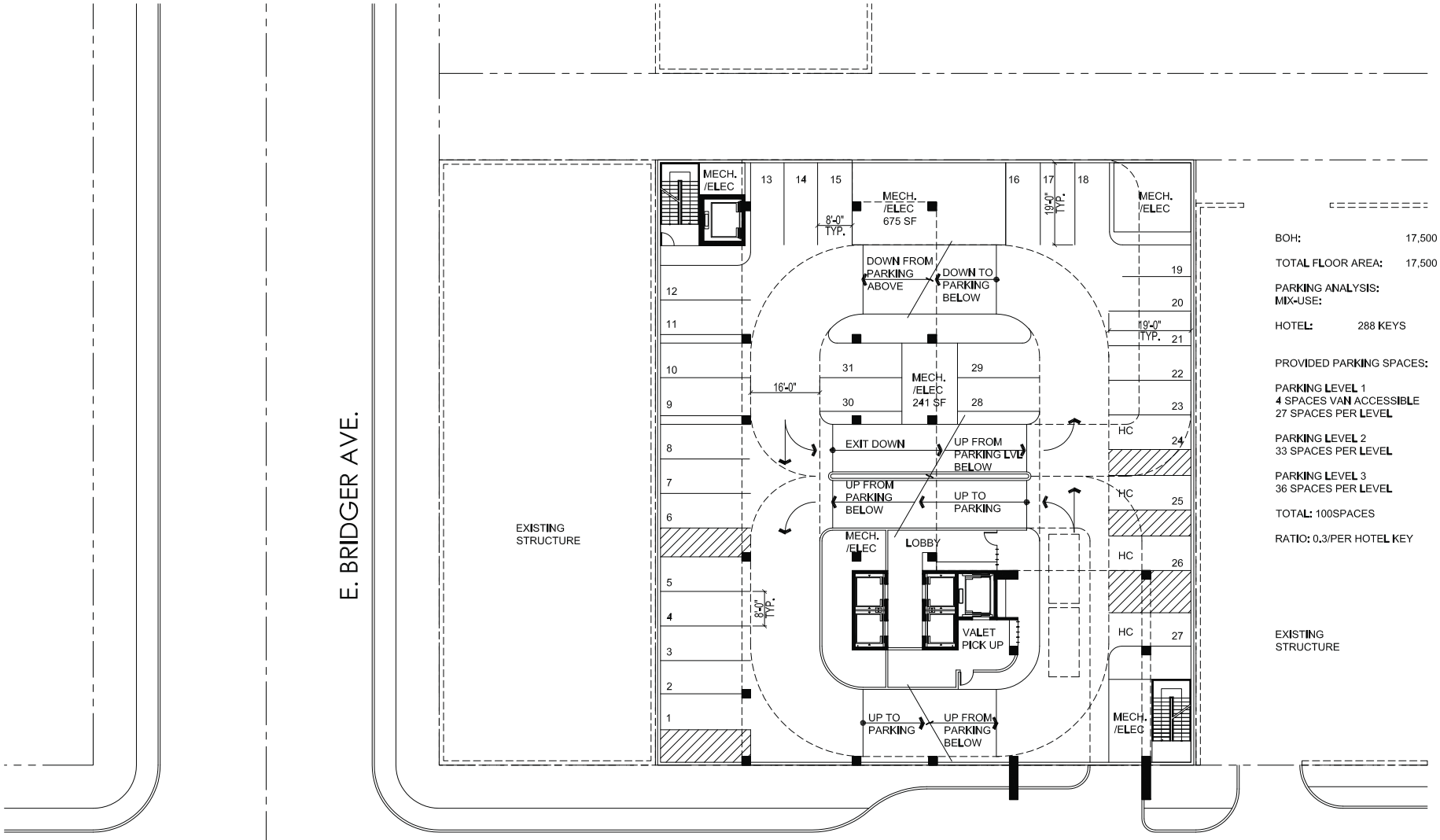
11 — **WEST ELEVATION (ALLEY WAY)**

1/32"-1'-0"

0'-0" 10'-0" 40'-0"
5'-0" 20'-0"

SDR-51999

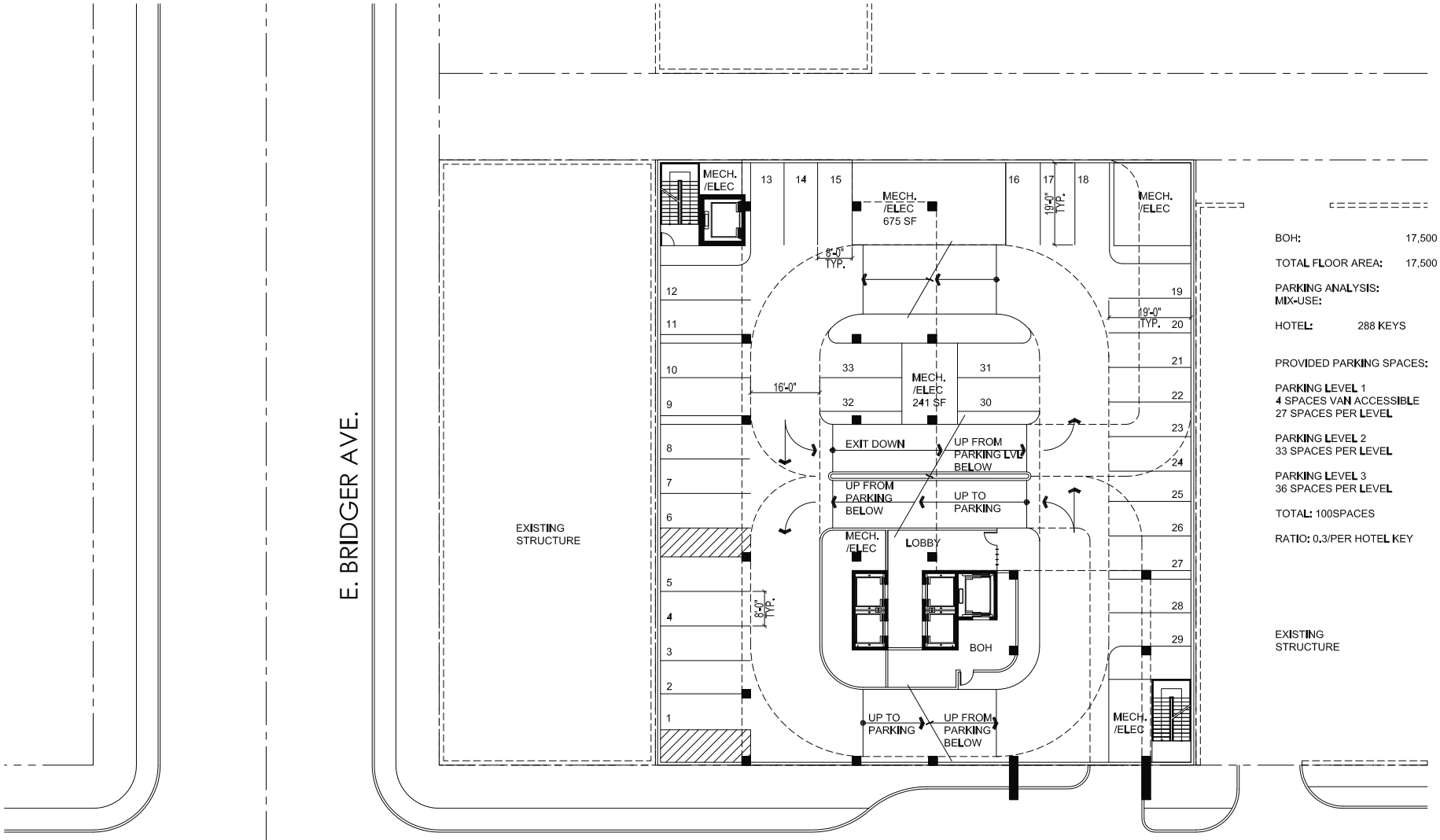
tower228



3 - **LEVEL 2 - GARAGE 1**

1/16"-1'-0"

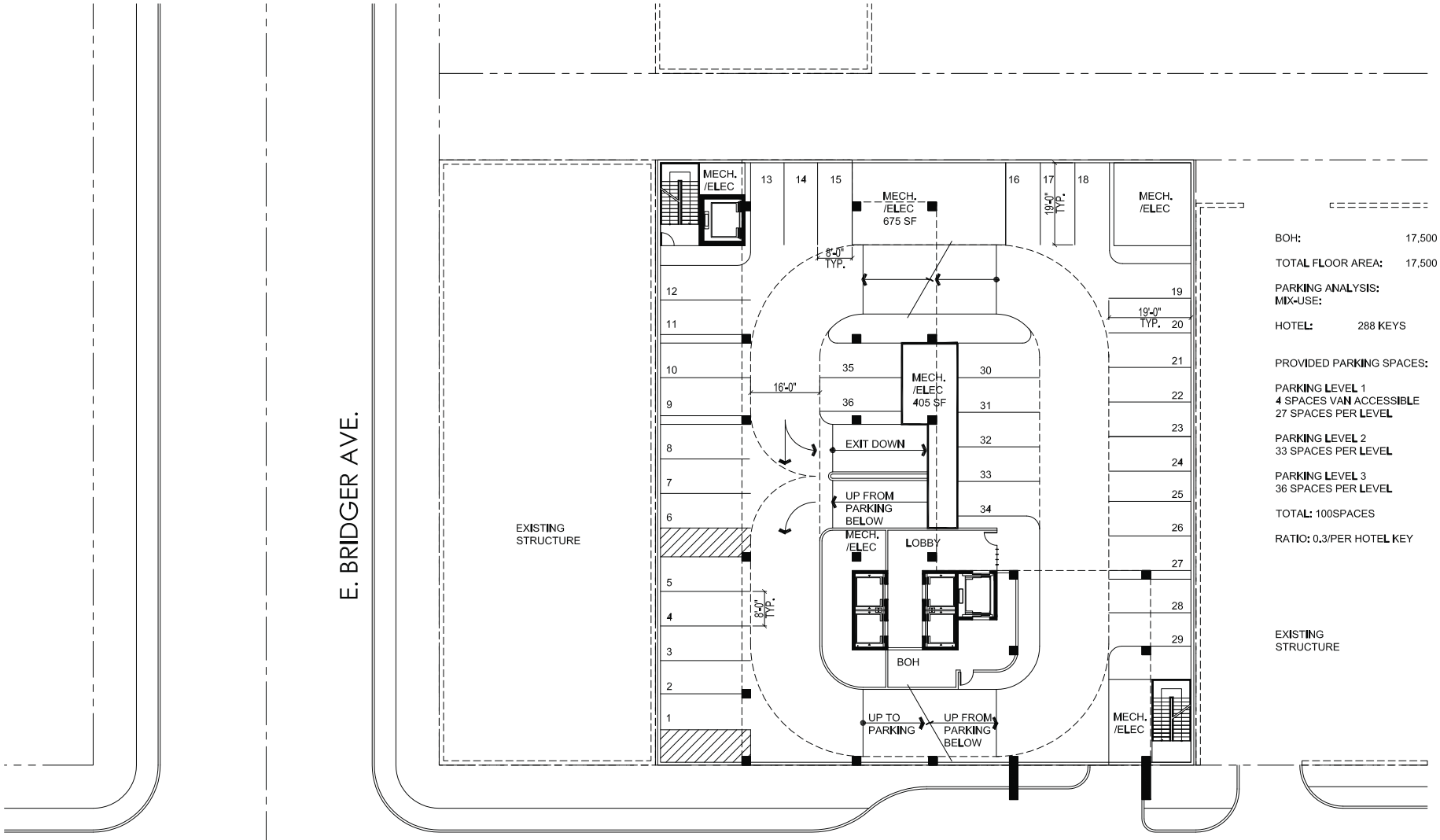
SDR-51999



4 - LEVEL 3 - GARAGE 2

1/16"=1'-0"

SDR-51999



5
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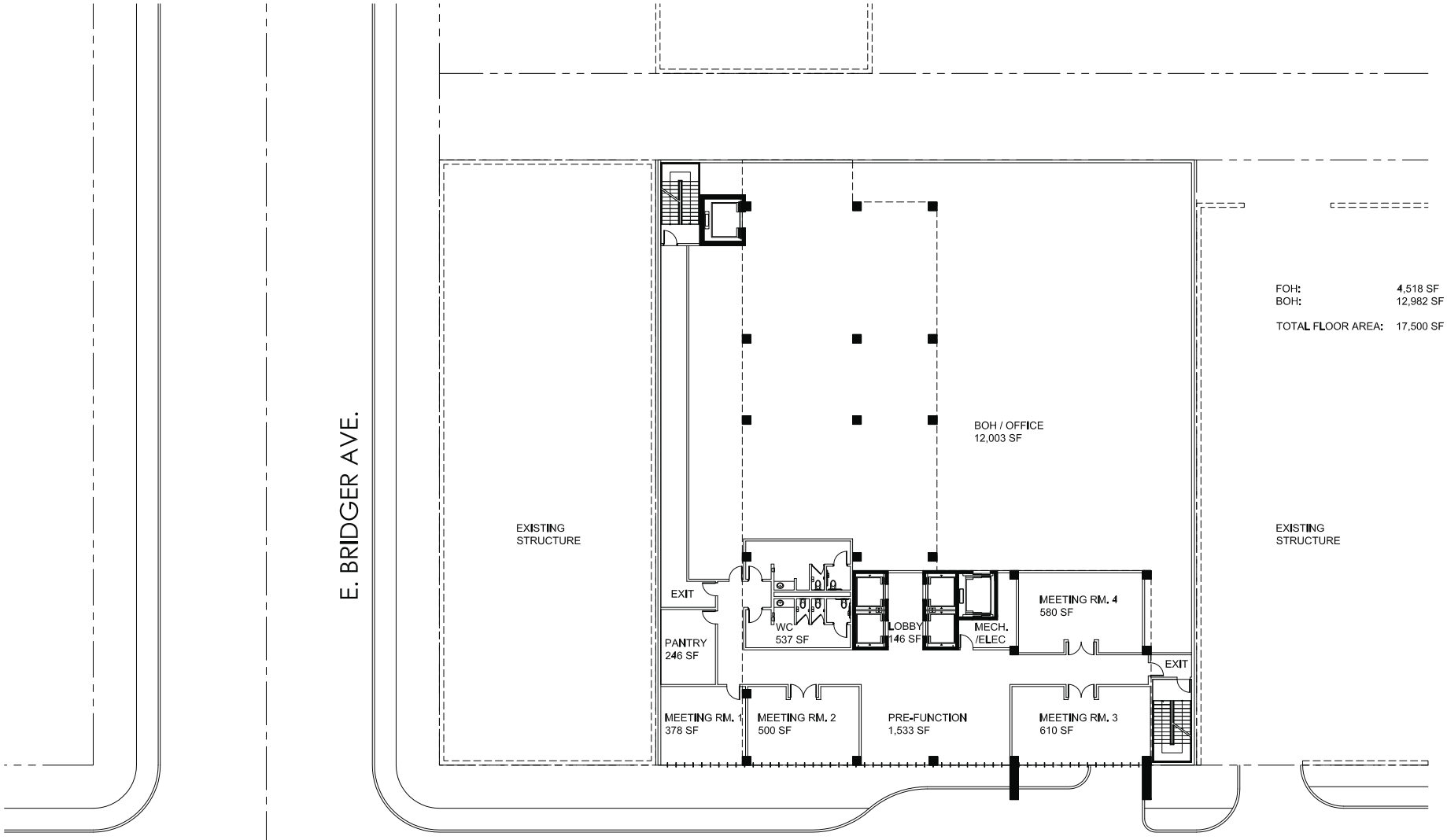
LEVEL 4 - GARAGE 3

1/16"-1'-0"

SDR-51999



6
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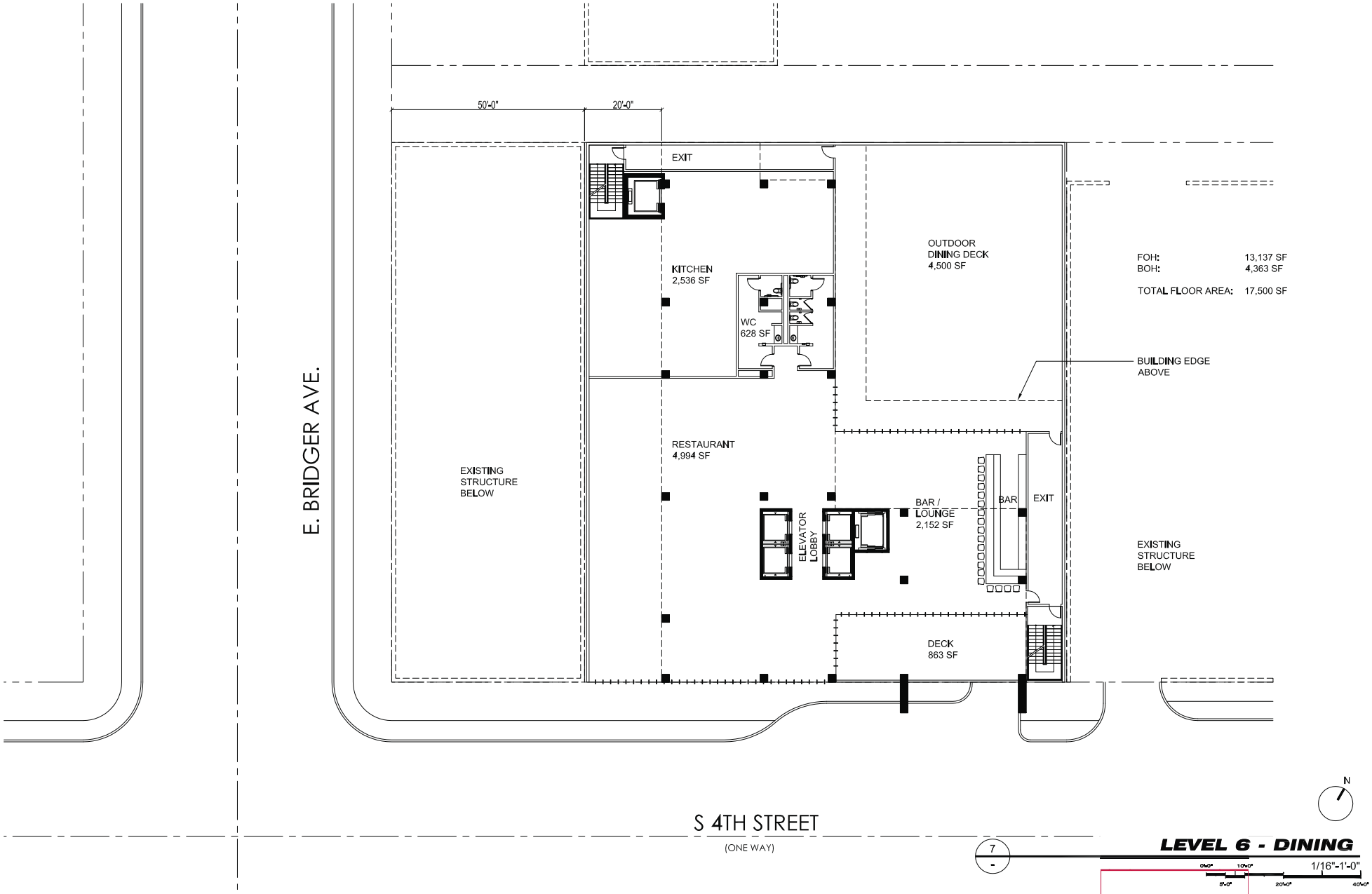
LEVEL 5 - OFFICE / BOH

1/16"-1'-0"

0'-0" 10'-0" 20'-0" 40'-0"
5'-0"

SDR-51999



7
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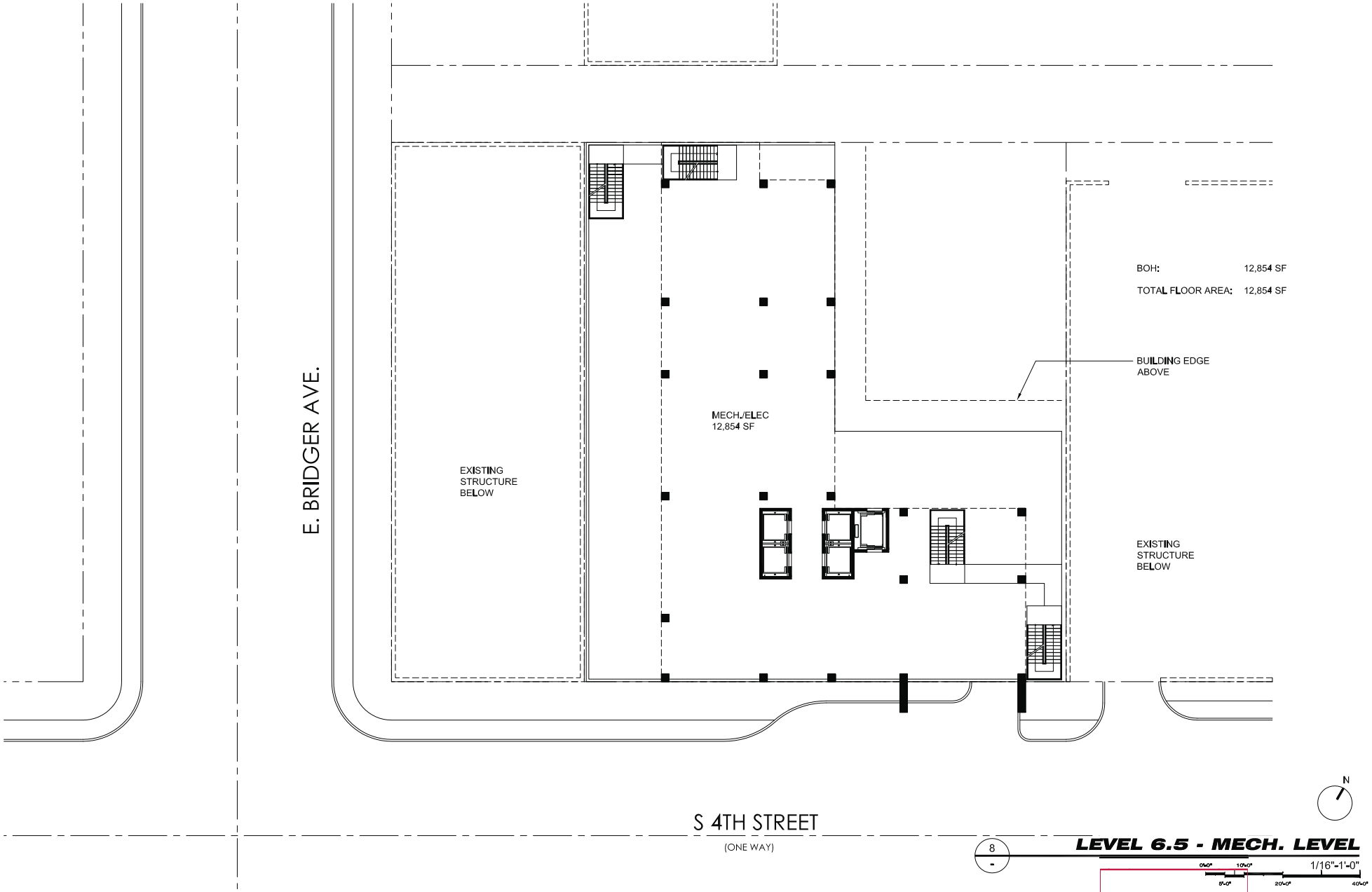
LEVEL 6 - DINING

1/16"=1'-0"

0'-0" 10'-0" 20'-0" 40'-0"
5'-0"

SDR-51999



8
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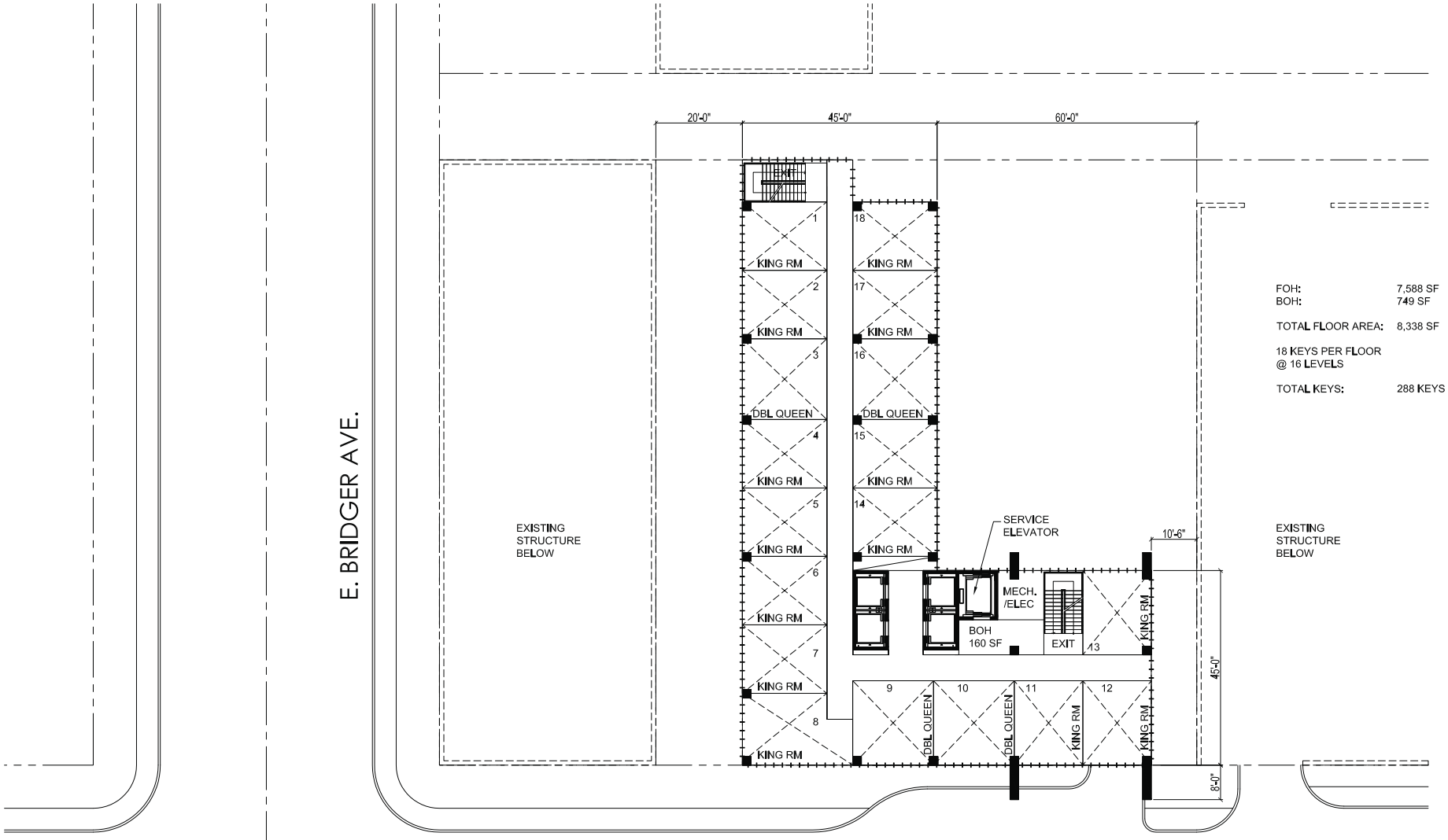
LEVEL 6.5 - MECH. LEVEL

1/16"-1'-0"

0'-0" 10'-0" 20'-0" 40'-0"
5'-0"

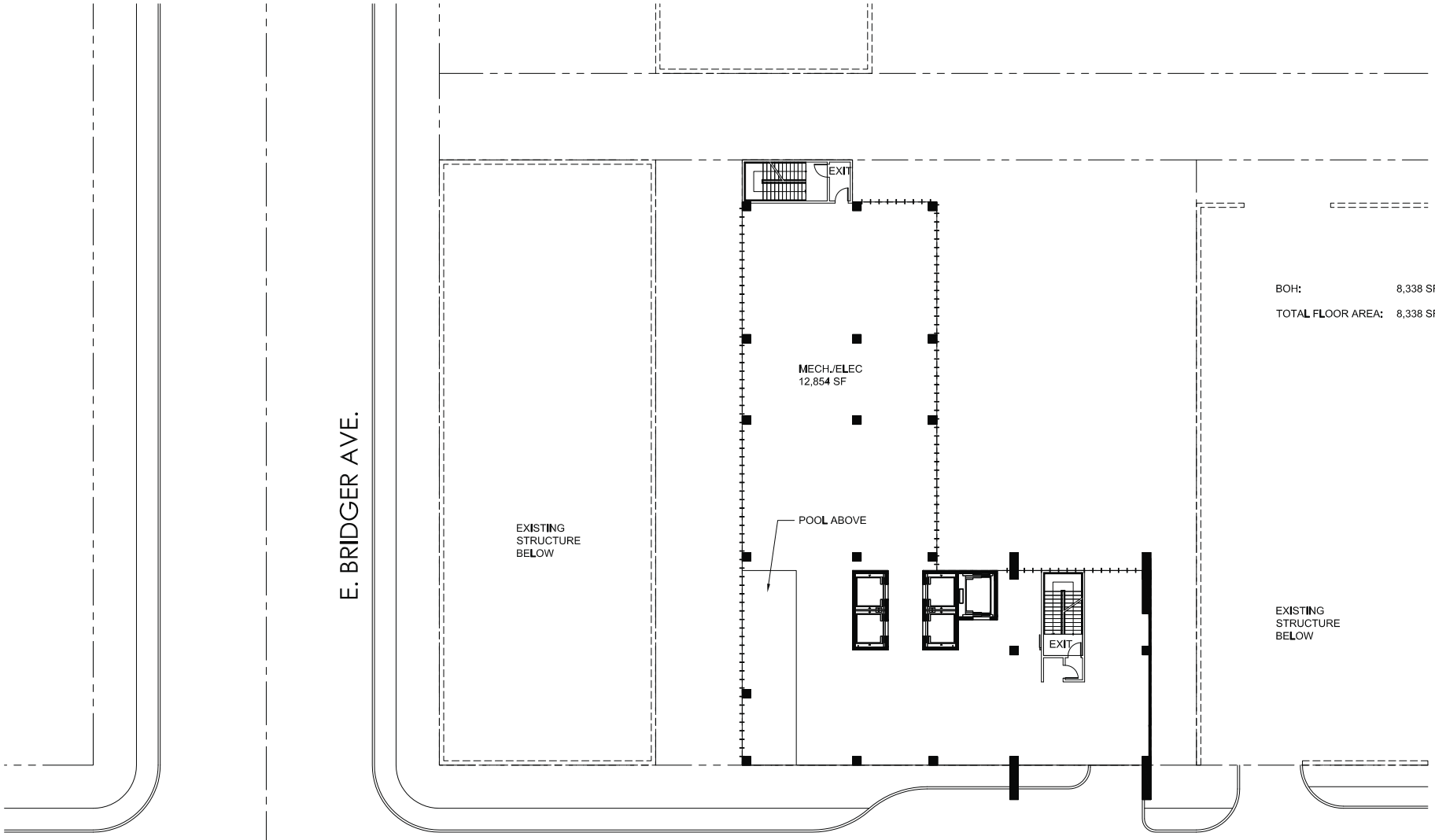
SDR-51999



7 - **LEVEL 7-22 - TOWER UNITS**

1/16"-1'-0"

SDR-51999



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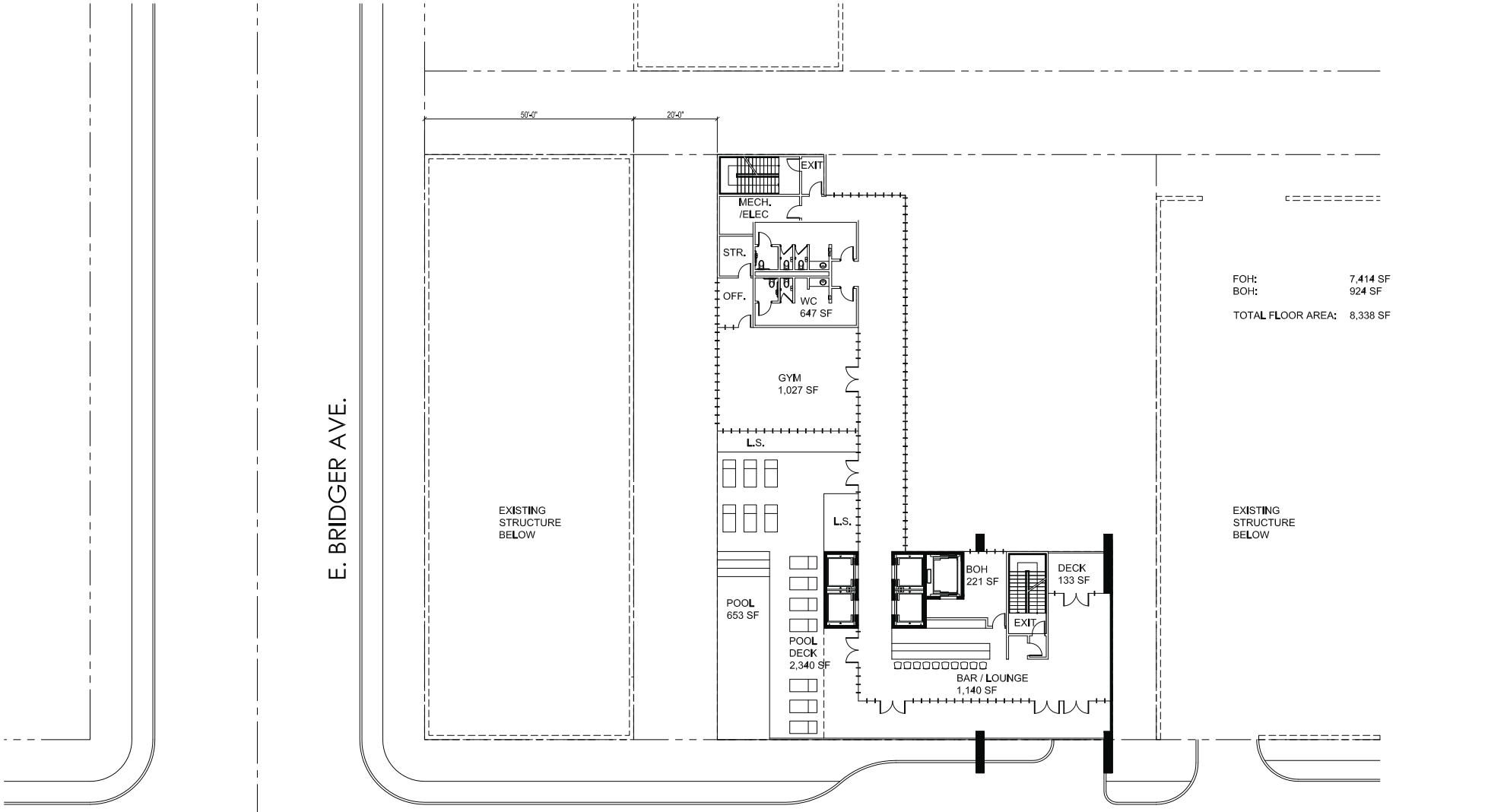
LEVEL 22.5 - MECH. LEVEL

1/16"-1'-0"

0'-0" 10'-0" 20'-0" 40'-0"
5'-0"

SDR-51999



9
-

LEVEL 23 - POOL DECK

1/16"=1'-0"

0'-0" 10'-0" 20'-0" 40'-0"
5'-0"

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URBAN PARTNERS LLC

tower228
PARKING STUDY

PRJ-51223
11/20/13

RAYMOND H. BURKE FITE
11/4/2013

SDR-51999

tower228

INTRODUCTION

This report presents the results of a parking analysis of the proposed Tower 228 located at South 4th Street and East Bridger Avenue.

PROJECT DESCRIPTION

The project consists of a conversion of an existing building to include 288 hotel rooms with a four story structure with 100 parking spaces on three floors and Valet Parking within the City of Las Vegas Downtown area. Entrance for the parking structure and Valet drop off are located off South 4th Street.

PARKING ANALYSIS METHODOLOGY

The available literature on hotel parking demand shows a wide range of parking ratios. The parking-space-per-guest room ratios used for a range of type of hotels is primarily in the range of 1.0 to 1.5. Primary factors are the size of the restaurant, the lounge and meeting space facilities, and the percentage of guests arriving by limousine, taxi, or shuttle.

Before a hotel is constructed, the ratio of spaces per guest room is typically derived by charting the projected parking demand hour by hour for each demand factor Then the demand factors for each hour are added together to get the peak parking demand. The ratio of parking spaces per guest room is a function of the peak parking demand estimate. Typical hotel parking ratios are listed with publication titles (in italics) in the following:

* *The Dimensions of Parking*…….. This Urban Land Institute (ULI) publication suggests a range of 0.20 to 1.50 parking spaces per guest room. (5 studies)

* *Parking Generation*……. In studying the relationship between peak parking spaces occupied and number of guest rooms, the Institute of Transportation Engineers (ITE) reported the following parking ratios:

> For convention hotels, peak parking required ranges from 0.26 to 1.32 spaces per guest room with an average of 0.81. This observation was based on a survey of 22 facilities, each with 100-786 rooms.
>
> For non-convention hotels, with ancillary facilities for small meetings only, the peak parking need is 0.29 to 0.68 parking space per guest room, with an average of 0.52. This ratio was based on four facilities with 150-209 rooms.

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The ITE Parking Rate average of Code "300 Lodging" which is 0.52 spaces per room might normally be used for this project where it in a suburban location but a lower rate of 0.30 spaces per room would be more realistic and appropriate and certainly at 0.34 more than acceptable, when taking into account the Downtown City Core of Las Vegas.

MUNICIPAL CODES VERSUS HOTEL PARKING NEEDS

A survey of the Las Vegas area will show that several quality hotels have parking ratios of 1.0 to 2.0 spaces per guest room even though the parking demand may not require a ratio that high. Local municipal parking codes are often not a good indicator of how much parking is actually needed. These codes frequently do not consider that restaurant, lounge, and meeting space parking demand and guest room parking demand peak at different times of the day.

Parking requirements in many zoning ordinances frequently result in many empty spaces and extra costs for the developer. The traditional way to determine parking requirements is through the use of parking ratios developed nationally by the Institute of Transportation Engineers (ITE) and surveys of existing regulations across the country from the American Planning Association (APA). These have been developed for hundreds of different uses based on surveys of existing buildings and areas and are based on anticipated square feet or acres of development or the number of employees that might work there. They are easy to use and legally defensible, but they almost always lead to more parking then are needed. These are generally collected at suburban locations poorly served by transit and are designed to encourage auto use, thus resulting in an oversupply of parking with in a Central Business District (CBD)/ Downtown area.

Linking a reduction in parking requirements to transit policy is an important first step towards developing Smart Growth friendly parking policies. Some Cities in California authorizes variances from parking requirements to encourage the use of transit.

In California, Oregon and Washington, downtowns such as San Francisco, Oakland, Portland, Seattle and Sacramental do not require commercial development to provide and off-street parking. Cities such as Los Angeles and Vancouver are reducing minimum parking requirements in their downtowns (Wilbur Smith et al 2005). Smaller cities are reducing parking requirements. In an example, Petaluma in California adopted major revisions to it parking standards, as part of wider shift to newer parking policies. They included the eventual abolition of minimum parking requirements altogether, and the adoption of extensive design standards to ensure the parking does not impact the pedestrian environment.

Off-street parking policies can limit the ability to create effective parking, affective urban design, and make new development more costly. Therefore, it can be preferable to reduce or eliminate parking requirements in areas with development opportunities that may provide better resources, in locations with shared parking and public parking to handle peak parking demands and in communities with a highly developed transit system that provides viable alternatives that reduce parking demand.

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The reduction in the amount of parking spaces can be linked to its proximity to transit and good pedestrian infrastructure. A number of communities have developed and implemented approaches that support infill, transit-oriented and pedestrian-orientated development, and downtown development.

To reduce, develop demand-based or eliminate parking requirements, a community will need to examine economic issues, site and neighborhood characteristics, location features, and market issues. Eliminating or reducing parking can help developers to increase the economic value of the project. The reduction of parking requirements as part of a redevelopment ordinance, such as used in Downtown Los Angeles, they considered an essential part of their redevelopment efforts resulted in the conversions of existing obsolete buildings that would not meet current minimum parking requirements.

In some jurisdictions, applicants for hotel development may present studies that show how peak demands for each of the factors combine. The findings may be used as the basis for developing the parking requirement. In some cases, proximity to public transportation, provision of shuttle service, and availability of valet parking can bring about a reduction in the number of required parking spaces.

VARIABLES INFLUENCING EACH COMPONENT OF PARKING DEMAND

The following is a checklist of variables influencing each component of parking demand:

Guest rooms. A default value is generally estimated at 0.95 spaces per guest room at 9 p.m. However, applying the default value to the wrong hotel category can lead to a substantial overstatement of parking demand, particularly for hotels and resort hotels where many of the guests use mass transit, taxis, limousines, shuttles, and tour buses, alleviating the need for on-site parking. In addition, guests in a resort hotel typically return to their rooms later than guests at a hotel catering primarily to business demand, tending to reduce the parking demand for guest rooms at resorts between 8 p.m. and 9 p.m., when there is still significant meeting space, restaurant, and lounge demand.

The key variables for determining the appropriate parking ratio for the guest room component are: **(1)** peak occupancy rate (87.4% on average in Las Vegas) in the evening when parking is at its peak; **(2)** percentage of guests by transportation type: depending on owned or rented automobiles (i.e., arriving and traveling in cars as opposed to limousines, mass transit, taxis, or shuttles); and **(3)** number of guest rooms occupied per car. The percentage of guests arriving and traveling in cars is a major consideration. Car use by hotel room guests can vary from 30% to 80% for a range of type of hotels.

The other variable is the use of "SMART GROWTH DEVELOPMENT" policies as developed by the ITE which features relativity dense land uses, compatible with pedestrian amenities and good access to public transportation encouraging walking within the downtown area. Studies have found that a number of cities that have provided accommodations for Smart Growth development in their parking requirements have found there isn't an excess supply of parking relative to demand documented in nationwide studies.

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Demand documented in studies conducted in other regions provides a starting point for analyzing potential parking strategies that may be appropriate in Smart Growth environments, based on the experiences at existing Smart Growth developments that have employed these strategies and policies. Studies have shown parking demand in smart growth areas should also be lower than elsewhere and

that parking supplies should reflect this fact. Additionally this Project has six public access parking lots/structures within a one block of the site, valet parking and within a transit corridor.

What does parking to do with environment? Research and reports from EPA and others show that the way we develop our communities has a major impact on the quality of the natural environment. Regions that provide walk able and transit corridors, cities and counties, knit together by a robust network of transportation choices, protect human health and the natural environment. Parking policies and requirements can have a strong influence on both the built and natural environment in a community. A better understanding of the influence of parking policies is an important step toward Smarter Growth.

RECOMMENDATION

The ITE Parking Rate average of Code "300 Lodging" which is 0.52 spaces per room might normally be used for this project but the lower rate of 0.34 spaces would be more realistic. The studies that ITE incorporates into its manual however are mainly single use, suburban projects where all parking is provided on-site and free to the user. This single-use, suburban emphasis likely results in parking rates that are too high for Smart Growth or urban core sites, where use of non-auto modes and shared parking between different on-site users serve to reduce parking demand.

The City should allow either the lower ITE Parking Rate of 0.34 spaces per room to allow for one hundred (100) spaces and valet parking utilizing other parking lots near the site or an elimination of the parking requirements since is an essential part of their redevelopment efforts resulting in the conversions of existing obsolete buildings that would not meet current minimum parking requirements as part of their re-development efforts. Eliminating or reducing parking can help developers to increase the economic value of the project. Additionally there are six public parking lots within walking distance of the site that can be utilized by its valet parking and driving clients and the **tower228** is within a transit corridor.

Reduced parking requirements, combined with flexible design standards, parking pricing of public parking spaces, valet parking and other parking management policies, can ensure an appropriate supply of parking. Such regulations also can further boarder community planning objectives, including infill development, support for transit and other modes, and creation of walk able communities.

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11/20/13

Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
2601 Meacham Boulevard
Fort Worth, TX 76137

Aeronautical Study No.
2013-AWP-5502-OE

Issued Date: 11/04/2013

Andrea Cole
G.C. Garcia, Inc.
1711 Whitney Mesa Drive
Ste. 110
Henderson, NV 89014

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building Hotel at 4th & Bridger
Location:	Las Vegas, NV
Latitude:	36-10-05.31N NAD 83
Longitude:	115-08-36.62W
Heights:	2014 feet site elevation (SE)
	310 feet above ground level (AGL)
	2324 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

As a condition to this Determination, the structure is marked/lighted in accordance with FAA Advisory circular 70/7460-1 K Change 2, Obstruction Marking and Lighting, red lights - Chapters 4,5(Red),&12.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

_____ At least 10 days prior to start of construction (7460-2, Part I)
__X__ Within 5 days after the construction reaches its greatest height (7460-2, Part II)

This determination expires on 05/04/2015 unless:

(a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
(b) extended, revised, or terminated by the issuing office.
(c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

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11/20/13

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NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

If we can be of further assistance, please contact our office at (817) 321-7752. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2013-AWP-5502-OE.

Signature Control No: 197371508-200995109 (DNE)
Alice Yett
Technician

PRJ-51223
11/20/13

SDR-51999

Andrea Cole

From: Denna Woodbury
Sent: Thursday, September 19, 2013 3:32 PM
To: Andrea Cole
Subject: FW: Status of FAA Filing

Below is the date that it was file (September 3), our number and the time frame of 45 days.

From: noreply@faa.gov [mailto:noreply@faa.gov]
Sent: Tuesday, September 03, 2013 10:38 AM
To: Andrea Cole; Denna Woodbury
Subject: Status of FAA Filing

Your filing is assigned Aeronautical Study Number (ASN): 2013-AWP-5502-OE.

To review your electronic record, go to our website oeaaa.faa.gov and select the Search Archives link to locate your case using the assigned Aeronautical Study Number (ASN). Copies of your letter are available on the website for your convenience.

The FAA verified your filing and an aeronautical study has been initiated. Please allow a minimum 45 days for the FAA to complete the study. Please refer to the assigned ASN on all future inquiries regarding this filing.

For Wind Turbine proposals only, please ensure Wind Turbine Data as described on the project summary page in your registered e-filing account has been uploaded to your filing.

To ensure e-mail notifications are delivered to your inbox please add noreply@faa.gov to your address book. Notifications sent from this address are system generated FAA e-mails and replies to this address will NOT be read or forwarded for review. Each system generated e-mail will contain specific FAA contact information in the text of the message.

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11/20/13

SDR-51999

November 6, 2013

Flinn Fagg, Director
Planning and Development Department
City of Las Vegas
333 N. Rancho Drive
Las Vegas, NV 89106

RE: Tower 228 Boutique Hotel near 4th & Bridger: SDR for Non-Gaming Hotel
APN: 139-34-210-079 & 080

Dear Mr. Fagg:

On behalf of our client, 228 South Fourth LLC, please accept this justification letter for a Site Development Review application for a 23 level hotel with 3 story parking garage starting on the second floor. This application is located on 0.40 +/- gross acres (17,500 square feet) located on the west side of 4th Street north of Bridger within the Central Casino Core District of the Downtown Centennial Plan.

The request is for a SDR for a 23 level non-gaming hotel (23 levels and a mechanical penthouse), with a 3 story integral parking garage, approximately 280 feet tall. The hotel will include 288 guest rooms, multiple bars and restaurants, gift shop, fitness center, and roof top pool. The zoning at this location is C-2, which is appropriate for this type of use.

This hotel is typical as far as services and parking that you would find with an urban hotel versus a more suburban location. Guests often use various forms of alternative transportation to arrive at their destination rather than just drive to the hotel and then to all of their destinations. Guests will stay at this location due to the proximity of the downtown uses and the walkability to downtown destinations. Additionally, the downtown has numerous parking garages available to encourage pedestrian movement. The hotel will have 3 levels of parking with an average of 33 parking spaces per level for a total of 100 spaces or nearly 0.35 parking stalls per room.

SITE DEVELOPMENT REVIEW

The proposed design requires a Major Review as the building is more than four stories. It meets the Code design criteria and fits with the design of the commercial in the downtown area. The building has a modern architecture feel with floor to ceiling windows on a portion of the building. The building will incorporate a street level restaurant/bar enhancing the streetscape and connectivity to the neighborhood. The result is a plan that promotes quality design that is sensitive to the surrounding conditions.

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed development is compatible with the adjacent development, the development in the area. It is located in the downtown area and near other tall buildings, making the scale of the building appropriate for this location. Additionally, this use is appropriate as this is permitted in the C-2 zoning district.

2. **The proposed development is consistent with the General Plan, this Title, the Downtown Centennial Plan Commercial Design Standards for Parking,**

Landscape, Wall and Buffer Standards, Sign and other duly-adopted city plans, policies and standards;

The proposed development is consistent with the General Plan and the Development as proposed. It will meet the Commercial Design Standards, Downtown Centennial and Redevelopment Plans as well as other duly-adopted city plans, policies and standards.

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

   Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic. The site's public access is off of 4th Street, with the loading/service areas access of the alley between 3rd and 4th Streets. It is located near the corner of two major streets, Bridger Street and 4th Street.

4. **Building and landscape materials are appropriate for the area and for the City and consistent and compatible with existing commercial;**

   The building and landscape materials are appropriate for the area and for the City. They are consistent with the materials and textures of the other existing buildings within the surrounding area and will be per City Code.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area consistent and compatible with existing commercial along the corridor;**

   The building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearances. They are harmonious and compatible with the surrounding development in the area. They create an orderly, unified, and aesthetically pleasing environment to the surrounding area.

6. **Appropriate measures will be taken to secure and protect the public health, safety and general welfare through the design.**

   Appropriate measures have been taken to secure and protect the public health, safety and general welfare.

SUMMARY JUSTIFICATION

In summary, we believe the requested SDR will enable the compatible and appropriate development that is adequately served by public facilities, services and infrastructure. The request conforms to how this area of the Downtown is evolving and the vision of the City for Redevelopment of the Core District.

This exciting new hotel development will provide and support for new businesses, jobs and investment as well as allow for the redevelopment of an older underutilized site and facilities. The use and design are appropriate for the Core District, Redevelopment and Zoning district.

We respectfully request you favorable consideration of this request. Please contact me if you have any questions or need additional information.

Sincerely,

for George Garcia,
President

PRJ-51223
11/20/13

SDR-51999

City of Las Vegas Agenda Item No.: **44.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 14, 2014

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

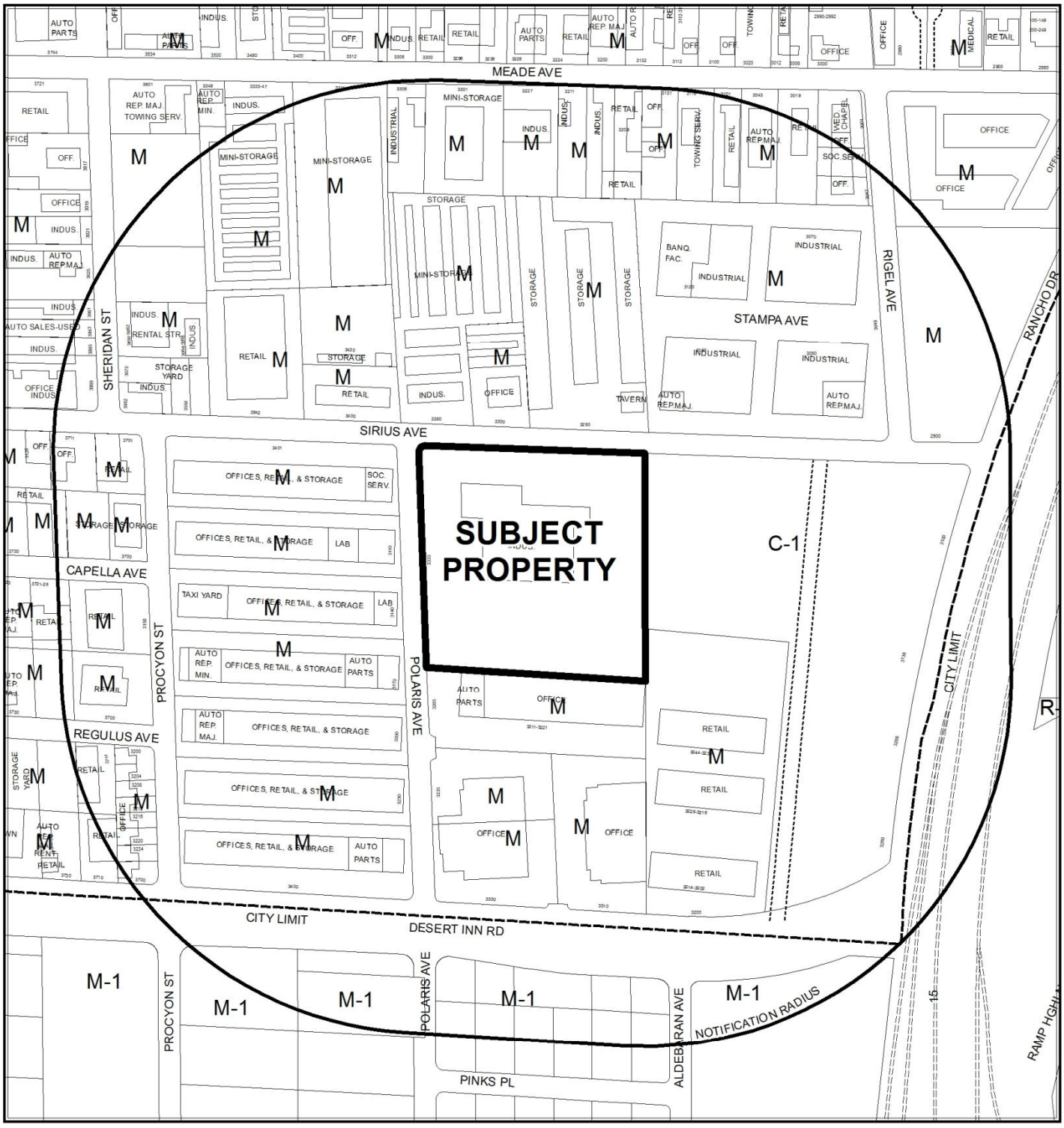
SUBJECT:
SDR-52077 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: BOTTLING GROUPS HOLDINGS, INC - For possible action on a request for a Site Development Plan Review FOR THE PROPOSED 16,321 SQUARE-FOOT EXPANSION OF AN EXISTING 74,739 SQUARE-FOOT WAREHOUSE FACILITY on 8.41 acres at 3131 Polaris Avenue (APN 162-08-401-001), M (Industrial) Zone, Ward 1 (Tarkanian) [PRJ-52013].

MAY GO TO CITY COUNCIL ON 02/19/2014
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

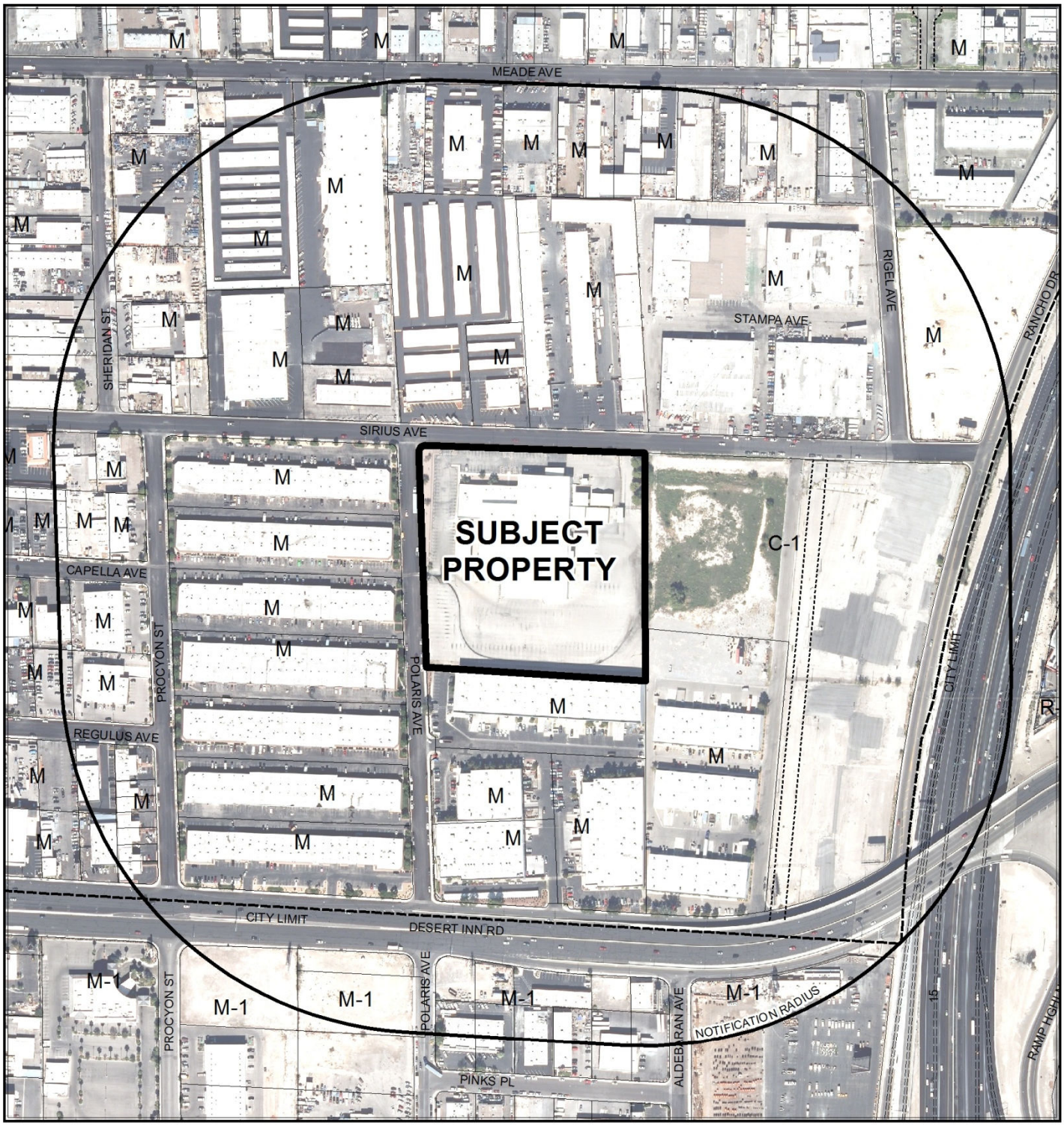
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SDR-52077 (PRJ-52013)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)



CASE: **SDR-52077 (PRJ-52013)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 300 600 Feet

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: PRJ - 52013 APN: 162-08-401-001

Name of Property Owner: ~~Gray Bern Holdings, LLC~~ Bottling Group Holdings, Inc.

Name of Applicant: Bottling Group Holdings, Inc. — Victor Diggs

Name of Representative: LVI Construction — Mike Brown

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: BOTTLING GROUP HOLDINGS, INC. Cynthia M Poggiogalle

Print Name: Cynthia M Poggiogalle
Director of Real Estate

Subscribed and sworn before me

This 25th day of November, 2013

Notary Public in and for said County and State

DEBORAH MILL
NOTARY PUBLIC - STATE OF NEW YORK
NO. 01MI6144560
QUALIFIED IN DUTCHESS COUNTY
MY COMMISSION EXPIRES APRIL 24, 2014

PRJ-52013
11/26/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) 3131 Polaris Ave Las Vegas, NV 89102

Project Name Pepsi Repair Facility **Proposed Use**

Assessor's Parcel #(s) 162-08-401-001 **Ward #** 1

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

Commercial Square Footage 91,060 s.f. **Floor Area Ratio** 24.8%

Gross Acres 8.41 **Lots/Units** 1 **Density** _____

Additional Information _____

PROPERTY OWNER Bottling Group Holdings Inc **Contact** Cynthia M Poggiogalle

Address 1 Pepsi way **Phone:** 914-767-6543 **Fax:** 914-767-1076

City Somers, NY **State** NY **Zip** 10589

E-mail Address cindy.poggiogalle@pepsico.com

APPLICANT Bottling Group Holdings, Inc. **Contact** Victor Diggs

Address 3131 Polaris Avenue **Phone:** 254-251-66 **Fax:** 254-953-7439

City Las Vegas **State** NV **Zip** 89102

E-mail Address victor.diggs@pepsico.com

REPRESENTATIVE LM Construction **Contact** Mike Brown

Address 5075 Cameron Street **Phone:** (702) 262-6032 **Fax:** (702) 262-6150

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

E-mail Address mikeb@lmconstructionco.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* Cynthia M Poggiogalle, Director of Real Estate

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

Print Name Cynthia M Poggiogalle

Subscribed and sworn before me

This 25th day of November, 2013.

Deborah Mill

Notary Public in and for said County and State

DEBORAH MILL
NOTARY PUBLIC - STATE OF NEW YORK
NO. 01MI6144560
QUALIFIED IN DUTCHESS COUNTY
MY COMMISSION EXPIRES APRIL 24, 2014

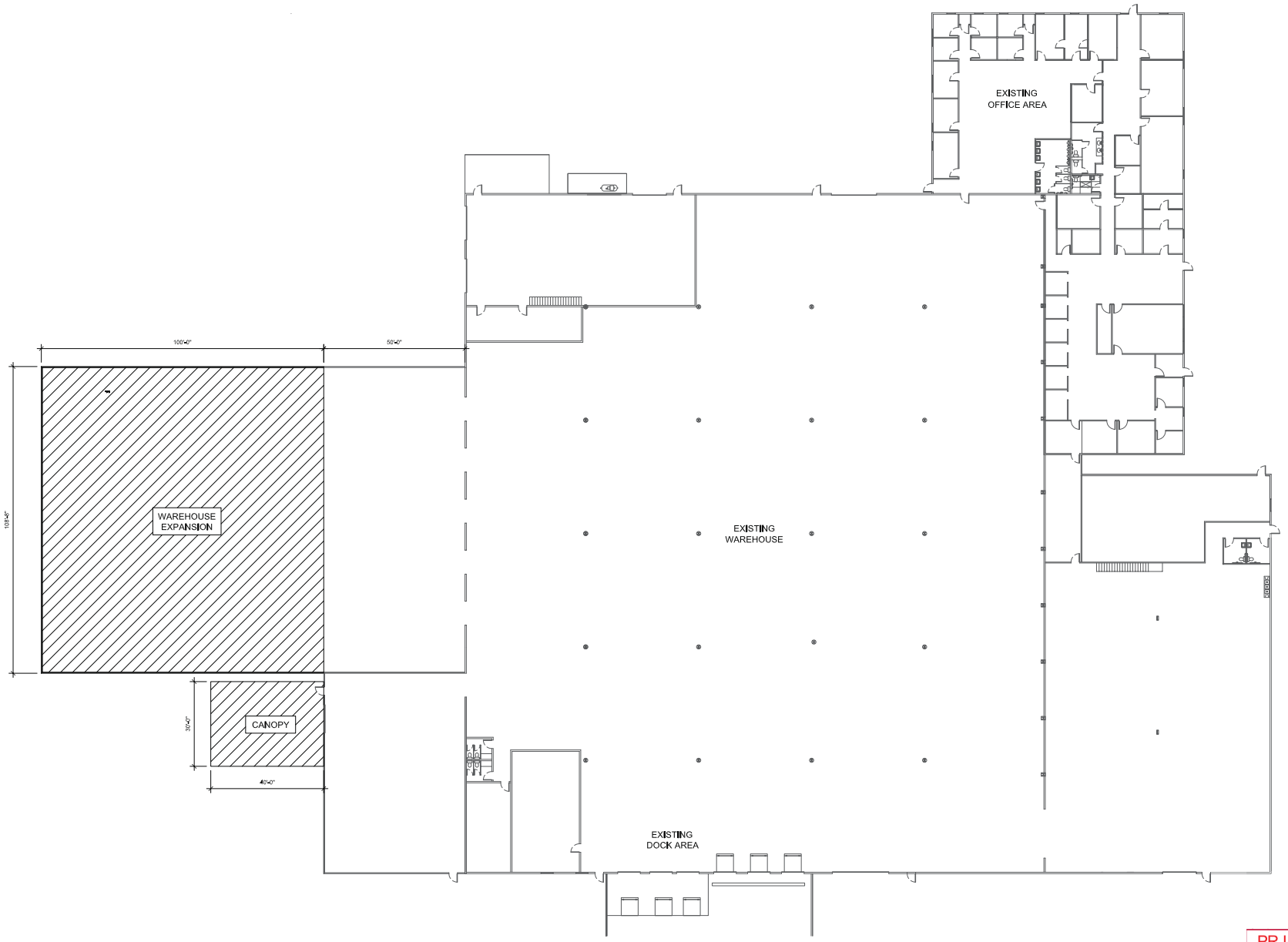
FOR DEPARTMENT USE ONLY

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 for completeness and consistency with applicable sections of the Zoning Ordinance.

PRJ-52013
11/26/13

Revised 10/27/08



1 FLOOR PLAN

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

N

CONTRACTOR:

LM CONSTRUCTION CO.
(Company Name)

0042596A
(Contractors License #)

Larry Mumbach
(Plans Prepared By)

(Signature)

LM CONSTRUCTION CO.
5075 CAMERON SUITE #H
LAS VEGAS, NEVADA 89118
(702) 262-6032, FAX (702) 262-6150
NEVADA LIC. # 0042596A

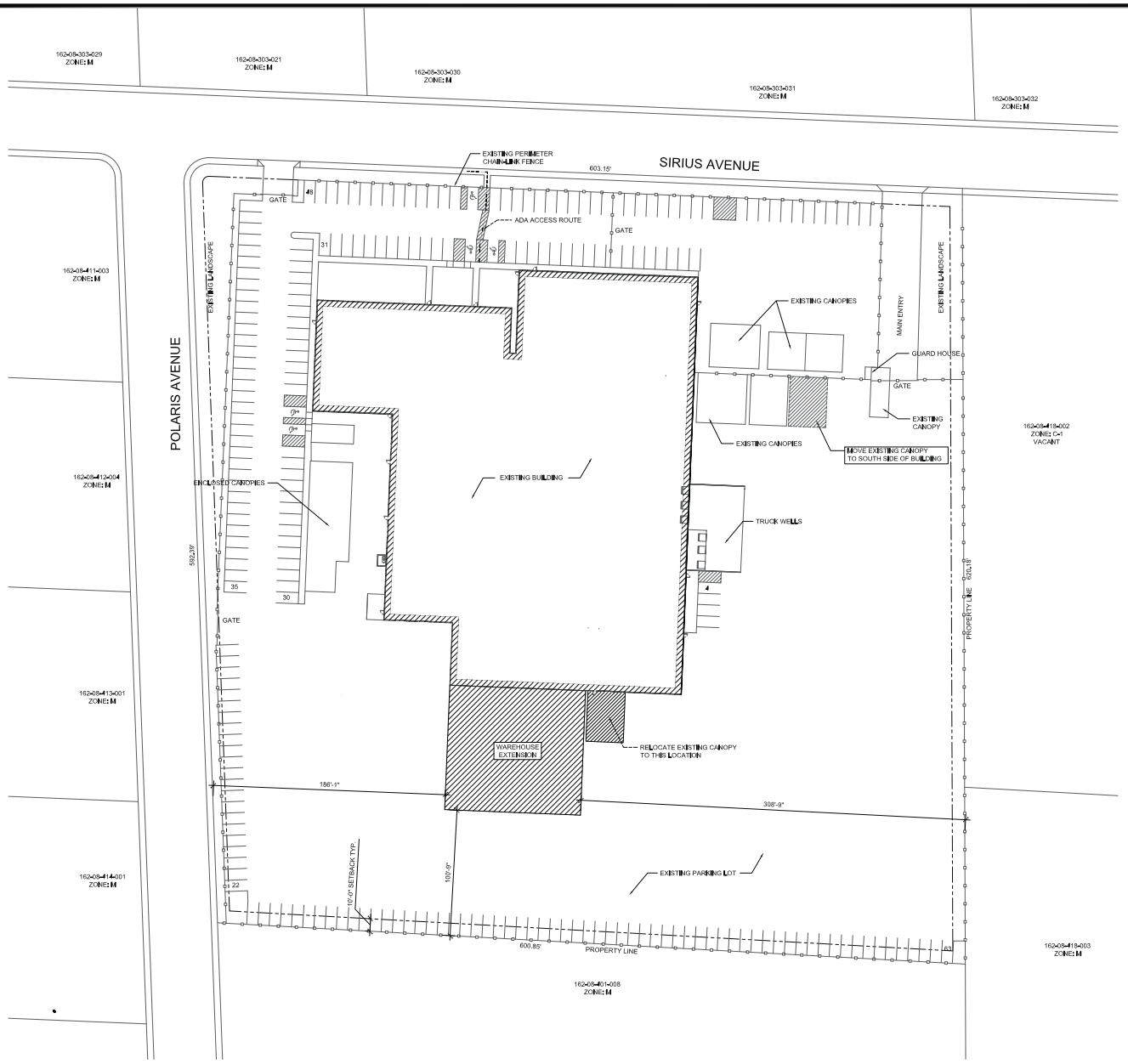
FLOOR PLAN

PEPSI REPAIR FACILITY
3131 POLARIS
LAS VEGAS, NEVADA 89102

DRAWN BY: MB
CHECKED BY:
JOB NUMBER: 910
DATE: 11-8-13

A1.0

PRJ-52013
11/26/13



1 SITE PLAN

SCALE: 1"=40'-0"

NORTH

SITE SUMMARY

CLARK COUNTY APN: 162-08-401-001

SITE TOTALS

TOTAL SITE ACREAGE: 8.41 ACRES
BUILDING AREA: 91,060 S.F.

PARKING

INDUSTRIAL/WAREHOUSE = 1 STALL PER 1000= 80,248 S.F./1000=81 STALLS
OFFICE = 1 STALL PER 300=12,731 S.F./300= 43 STALLS
TOTAL PARKING REQUIRED = 124 STALLS
PARKING PROVIDED = 233 STALLS

TOTAL HANDICAP PARKING REQUIRED = 5 STALLS
TOTAL HANDICAP PARKING PROVIDED = 5 STALLS



2 VICINITY MAP

SCALE: N.T.S.

CONTRACTOR:

I am the [illegible] of the [illegible] and I have read the foregoing [illegible] and I am familiar with the contents thereof; and that the same is true of my own knowledge, except as to those matters therein stated on information and belief, and as to those matters, I believe them to be true. [illegible] LM CONSTRUCTION CO. (Company Name) [illegible] # 0042596A (Contractors License #) [illegible] (Date Prepared By) (Signature)

LM CONSTRUCTION CO.
5075 CAMERON SUITE #H
LAS VEGAS, NEVADA 89118
(702) 262-6032, FAX (702) 262-6150
NEVADA LIC. # 0042596A

SITE PLAN

PEPSI REPAIR FACILITY
3131 POLARIS
LAS VEGAS, NEVADA 89102

DRAWN BY: MB
CHECKED BY:
JOB NUMBER: 910
DATE: 11-22-13

PRJ-52013
11/26/13

AS1.0



1 SITE PLAN

SCALE: 1"=40'-0"

SITE SUMMARY

CLARK COUNTY APN: 162-08-401-001

SITE TOTALS

TOTAL SITE ACREAGE: 8.41 ACRES
BUILDING AREA: 91,060 S.F.

PARKING

INDUSTRIAL/WAREHOUSE - 1 STALL PER 1000= 80,248 S.F./1000=81 STALLS
OFFICE - 1 STALL PER 300=12,731 S.F./300= 43 STALLS
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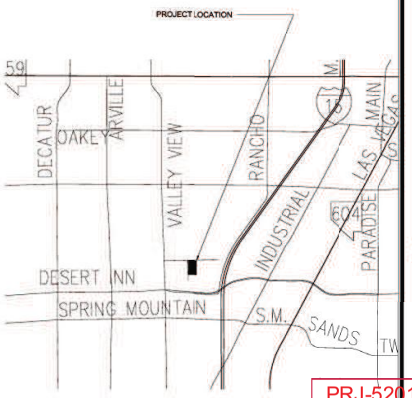


2 VICINITY MAP

SCALE: N.T.S.

CONTRACTOR:

The undersigned acknowledges that he has read the notice on this document and agrees to be bound by the terms and conditions contained therein. Failure to do so may result in a violation of law.

LM CONSTRUCTION CO.
(Company Name)

0042596A
(Contractors License #)

Larry Mallozzi
(Print Name)

(Signature)

None of the statistics provided on this document may be used, reproduced or transmitted, in whole or in part, in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the express written consent of Construction Co., LLC. Furthermore, the work of authorship contained in this document may not be used for any purpose whatsoever, including, without limitation, in connection with any sale, boilerplate, lease or exchange of such property to any third party, without the express written consent of Construction Co., LLC. Any unauthorized use of this document violates the Copyright Act of 1976, as amended, and may subject the infringer to statutory and actual damages up to $100,000.00 (One Hundred Thousand Dollars) per infringement. When applicable, infringers may also be subject to criminal prosecution. LM CONSTRUCTION CO., LLC. RESERVES ALL RIGHTS AND PRIVILEGES UNDER THE COPYRIGHT LAWS OF THE UNITED STATES.

LM CONSTRUCTION CO.
5075 CAMERON SUITE #H
LAS VEGAS, NEVADA 89118
(702) 262-6032, FAX (702) 262-6150
NEVADA LIC. # 0042596A

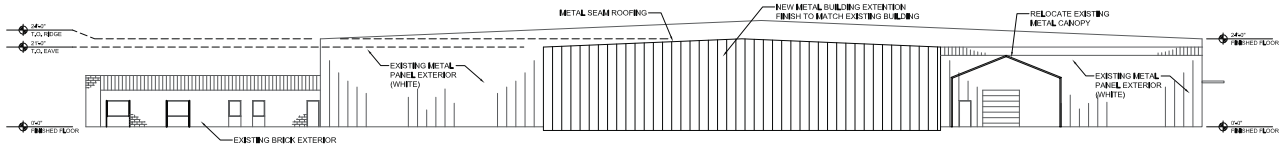
SITE PLAN

PEPSI REPAIR FACILITY
3131 POLARIS
LAS VEGAS, NEVADA 89102

DRAWN BY: MB
CHECKED BY:
JOB NUMBER: 910
DATE: 11-22-13

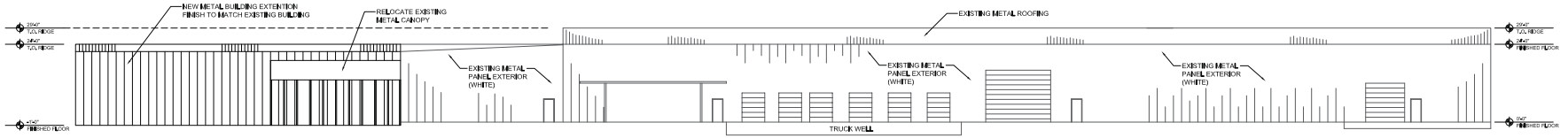
PRJ-52013
11/26/13

AS1.0



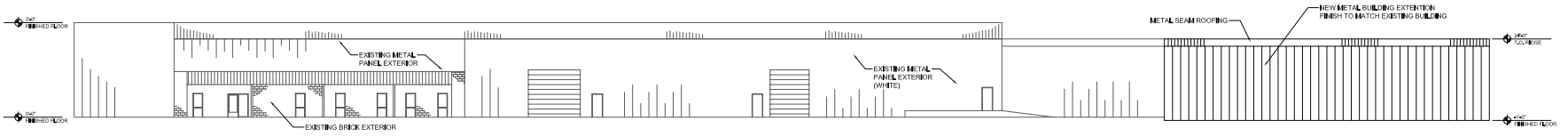
4 SOUTH ELEVATION

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



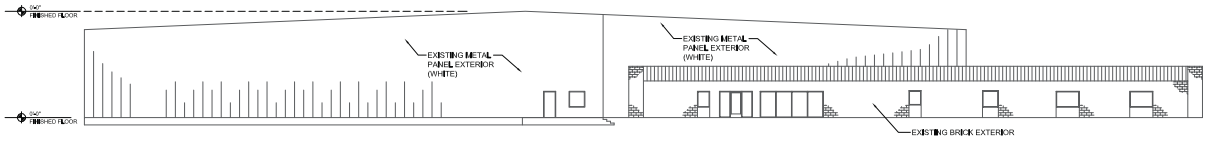
3 EAST ELEVATION

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



2 WEST ELEVATION

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



1 NORTH ELEVATION

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

CONTRACTOR:

LM CONSTRUCTION CO.
(Company Name)

(Contractors License #)

(Date Prepared)

(Signature)

LM CONSTRUCTION CO.
5075 CAMERON SUITE #H
LAS VEGAS, NEVADA 89118
(702) 262-6032, FAX (702) 262-6150
NEVADA LIC. # 0042596A

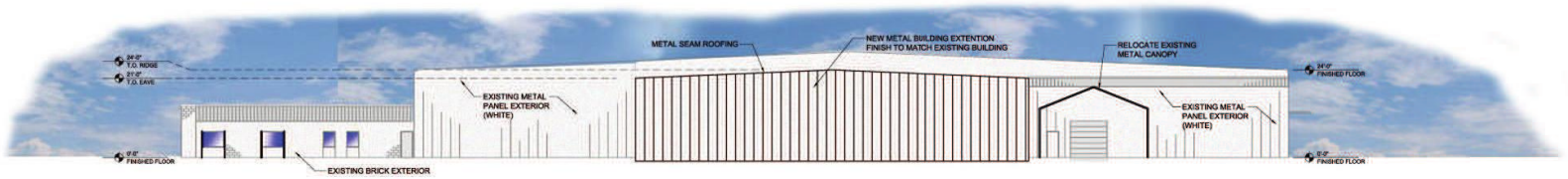
ELEVATIONS

PEPSI REPAIR FACILITY
3131 POLARIS
LAS VEGAS, NEVADA 89102

DRAWN BY: MB
CHECKED BY:
JOB NUMBER: 910
DATE: 11-22-13

PRJ-52013
11/26/13

A 2.0



4 SOUTH ELEVATION

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



3 EAST ELEVATION

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



2 WEST ELEVATION

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



1 NORTH ELEVATION

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

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CONTRACTOR:

This plan and/or specification is the property of the owner and is not to be used in any manner without written permission. Do not scale drawings. Contractor shall verify and be responsible for all dimensions and conditions on the job. Any discrepancies must be reported to the architect before commencing work. Contractor shall provide all labor, materials, equipment and services necessary for the proper execution of the work, unless noted otherwise. Contractor shall keep premises free from debris. Contractor shall comply with all applicable laws, codes and regulations. Contractor shall take precautions for safety of, and provide reasonable protection to prevent damage, injury or loss to employees on the work and other persons who may be affected thereby. Contractor shall comply with all codes, ordinances, regulations and other requirements of public authorities which bear on performance of the work. Contractor shall promptly remedy damage and loss caused by the work or by persons for whom the Contractor is responsible. Contractor shall not load or permit any part of the work to be loaded so as to endanger its safety.

LM CONSTRUCTION CO.
(Company Name)

0042596A
(Contractor's License #)

Larry Mallozzi
(Print Name of Signed By)

(Signature)

LM CONSTRUCTION CO.
5075 CAMERON SUITE #H
LAS VEGAS, NEVADA 89118
(702) 262-6032, FAX (702) 262-6150
NEVADA LIC. # 0042596A

ELEVATIONS

PEPSI REPAIR FACILITY
3131 POLARIS
LAS VEGAS, NEVADA 89102

DRAWN BY: MB
CHECKED BY:
JOB NUMBER: 910
DATE: 11-22-13

PRJ-52013
11/26/13

A 2.0

LM CONSTRUCTION CO.

5075 CAMERON SUITE H · LAS VEGAS, NV 89118 · (702) 262-6032 · FAX: (702) 262-6150
WWW.LMCONSTRUCTIONCO.COM

November 26, 2013

City Of Las Vegas
Department of Planning
333 North Rancho
Las Vegas, NV 89030

Subject: **Justification Letter for Pepsi Warehouse Extension**
Located At 3131 Polaris Ave. , APN# 162-08-401-001

ATTN: Greg Kapovich, Planner

The proposed warehouse extension will be located in the back of the current warehouse building located at 3131 Polaris Avenue. The building is owned by a holding company for Pepsi Bottling Company. Pepsi proposes to re-open this property and use the building as a regional repair facility for its vending machines. Pepsi vending machines will be refurbished at this facility. Pepsi expects to employ sixty people at this facility. Work hours will be from 6:00am to 2:30pm Monday through Friday.

A covered grade level truck dock on the south side of building would be extended 100 feet to the south and enclosed. The expanded warehouse space is required for storing parts and materials for repairing the vending machines. Also Pepsi would like to relocate an existing canopy from the northeast part of the property to the south side of the property. This existing canopy will sit along site of the warehouse extension and cover proposed recycling bins.

The existing metal building has an exterior finish of metal panels. The proposed extension will consist of metal panels to match the existing building. The color of the building extension will be off-white to match the existing facility. The facility has abundant parking and will meet the current Las Vegas parking requirements for the expanded facility (see site plan). The facility is located in an industrial district and we feel the proposed extension is an appropriate structure for the surrounding area and would not affect surrounding properties. We therefore ask this project be approved.

Sincerely,

Mike Brown
LM Construction Co. LLC

PRJ-52013
11/26/13

SDR-52077

City of Las Vegas Agenda Item No.: **45.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 14, 2014

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

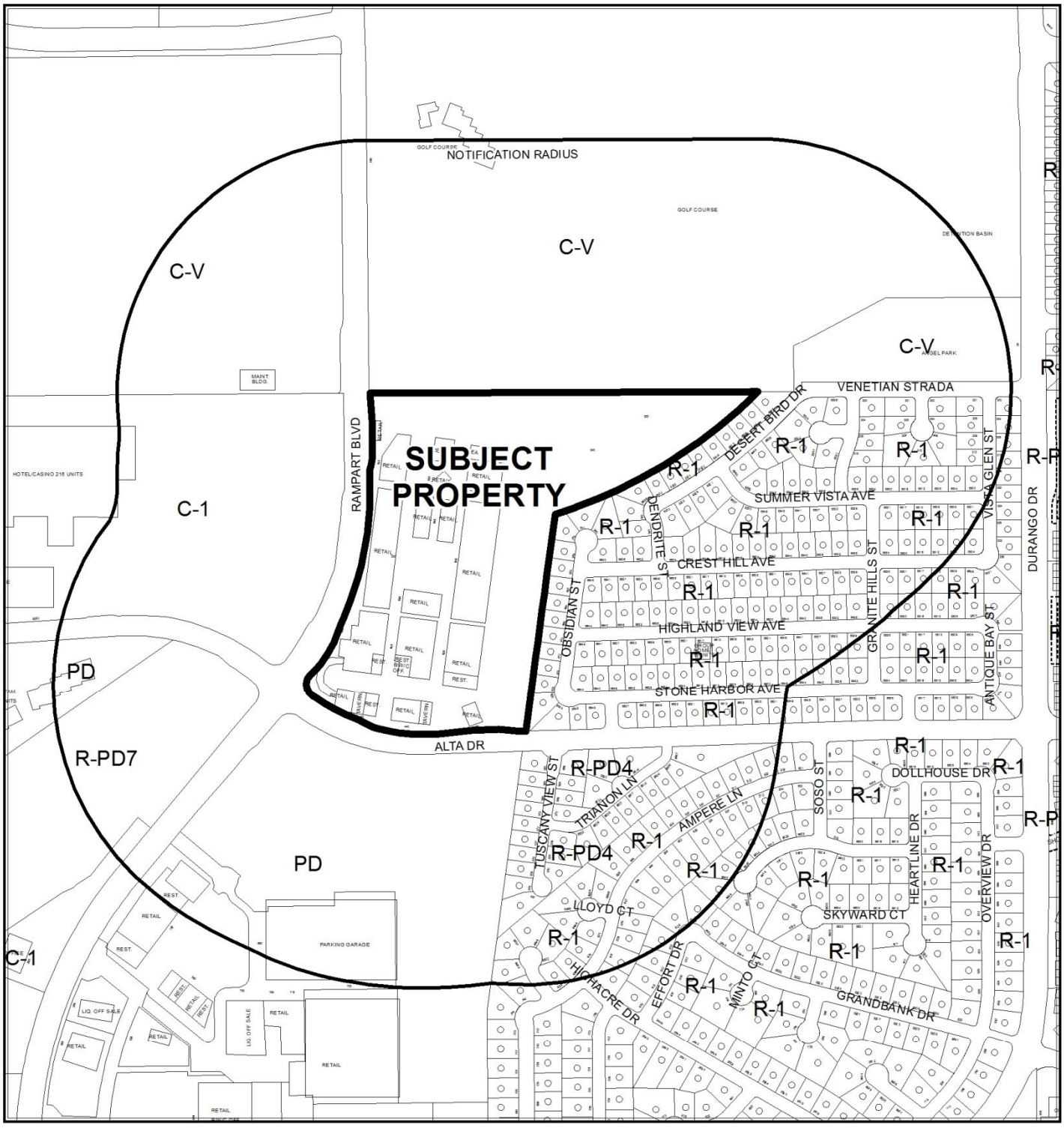
SUBJECT:
SDR-52089 - SITE DEVELOPMENT PLAN - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC - For possible action on a request for a Major Amendment of an approved Site Development Plan Review (SDR-10770) FOR REVISIONS TO BUILDING ELEVATIONS AND FLOOR PLANS ON THE NINE ACRE RESIDENTIAL PORTION OF AN EXISTING MIXED USE DEVELOPMENT on 28.43 acres at 330, 340, 350 and 360 South Rampart Boulevard (APN 138-32-615-001), C-2 (General Commercial) Zone, Ward 2 (Beers) [PRJ-51517].

MAY GO TO CITY COUNCIL ON 02/19/2014
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

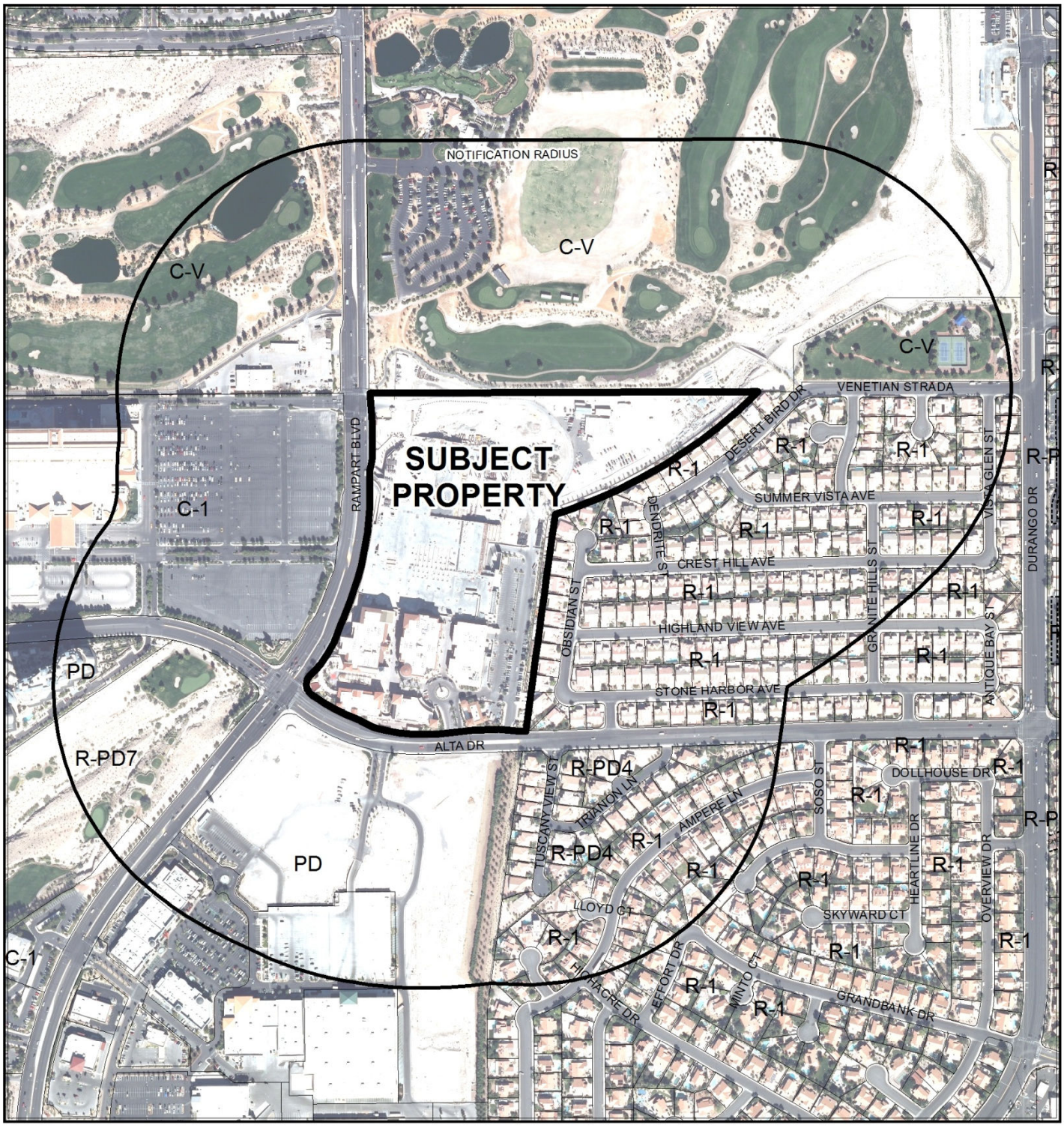
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SDR-52089 (PRJ-51517)**

RADIUS: 1000 FEET

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



0 400 800 Feet

CASE: **SDR-52089 (PRJ-51517)**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-52089 APN: 138-32-615-001

Name of Property Owner: Great Wash Park, LLC

Name of Applicant: Great Wash Park, LLC

Name of Representative: Noam Ziv

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Noam Ziv

Subscribed and sworn before me

This 22 day of November, 2013

LeeAnn Stewart Schencke

Notary Public in and for said County and State

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

PRJ-51517
11/26/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Great Wash Park LLC

Project Address (Location) 400 S Rampart BLVD

Project Name Tivoli Residential Development **Proposed Use** _____

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

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

Commercial Square Footage 699,000 **Floor Area Ratio** 0.86

Gross Acres 30.21 **Lots/Units** 300 **Density** 9.93

Additional Information _____

PROPERTY OWNER Great Wash Park LLC **Contact** Gary Chappell

Address 9525 Hillwood Drive, Ste 100 **Phone:** (702) 940-8882 **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89134

E-mail Address gchappell@tvqr.com

APPLICANT Great Wash Park LLC **Contact** Gary Chappell

Address 9525 Hillwood Drive, Ste 100 **Phone:** (702) 940-8882 **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89134

E-mail Address gchappell@tvqr.com

REPRESENTATIVE Moreno & Associates **Contact** Greg Borgel

Address 300 S. 4th St., Suite 1500 **Phone:** (702) 383-8888 **Fax:** (702) 671-2495

City Las Vegas **State** Nevada **Zip** 89101

E-mail Address jellison@lionelsawyer.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 NORM ZIV

Subscribed and sworn before me

This 22 day of November, 20 13.

LeeAnn Stewart-Schencke

Notary Public in and for said County and State

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

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-52089
Meeting Date:	01/14/14 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-51317
11/26/13

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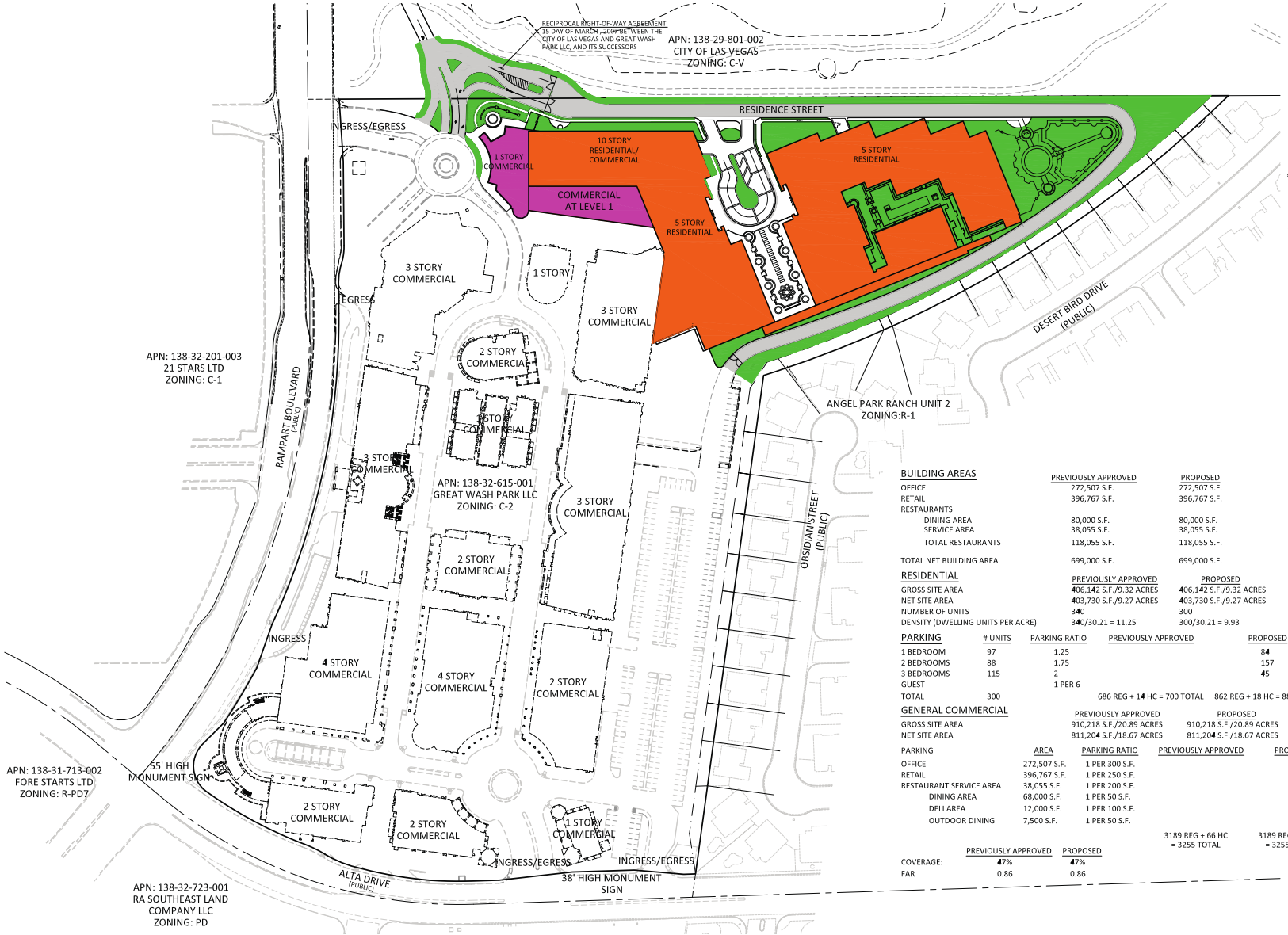
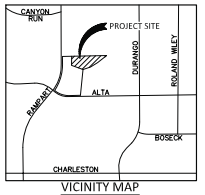


GRAPHIC SCALE

80 0 40 80
(IN FEET)
1 INCH = 80 FT

LEGEND

- LANDSCAPE AREA
- MULTI-FAMILY
- COMERCIAL
- PAVING
- EXISTING



VICINITY MAP

BUILDING AREAS	PREVIOUSLY APPROVED	PROPOSED
OFFICE	272,507 S.F.	272,507 S.F.
RETAIL	396,767 S.F.	396,767 S.F.
RESTAURANTS		
DINING AREA	80,000 S.F.	80,000 S.F.
SERVICE AREA	38,055 S.F.	38,055 S.F.
TOTAL RESTAURANTS	118,055 S.F.	118,055 S.F.
TOTAL NET BUILDING AREA	699,000 S.F.	699,000 S.F.

RESIDENTIAL	PREVIOUSLY APPROVED	PROPOSED
GROSS SITE AREA	406,142 S.F./9.32 ACRES	406,142 S.F./9.32 ACRES
NET SITE AREA	403,730 S.F./9.27 ACRES	403,730 S.F./9.27 ACRES
NUMBER OF UNITS	340	300
DENSITY (DWELLING UNITS PER ACRE)	340/30.21 = 11.25	300/30.21 = 9.93

PARKING	# UNITS	PARKING RATIO	PREVIOUSLY APPROVED	PROPOSED	REQUIRED
1 BEDROOM	97	1.25		84	105
2 BEDROOMS	88	1.75		157	276.5
3 BEDROOMS	115	2		45	90
GUEST	-	1 PER 6			47.83
TOTAL	300		686 REG + 14 HC = 700 TOTAL	862 REG + 18 HC = 880 TOTAL	508 REG + 11 HC = 519 TOTAL

GENERAL COMMERCIAL	PREVIOUSLY APPROVED	PROPOSED
GROSS SITE AREA	910,218 S.F./20.89 ACRES	910,218 S.F./20.89 ACRES
NET SITE AREA	811,204 S.F./18.67 ACRES	811,204 S.F./18.67 ACRES

PARKING	AREA	PARKING RATIO	PREVIOUSLY APPROVED	PROVIDED	REQUIRED
OFFICE	272,507 S.F.	1 PER 300 S.F.			884
RETAIL	396,767 S.F.	1 PER 250 S.F.			1,623
RESTAURANT SERVICE AREA	38,055 S.F.	1 PER 200 S.F.			191
DINING AREA	68,000 S.F.	1 PER 50 S.F.			1,360
DELI AREA	12,000 S.F.	1 PER 100 S.F.			120
OUTDOOR DINING	7,500 S.F.	1 PER 50 S.F.			150
			3189 REG + 66 HC = 3255 TOTAL	3189 REG + 66 HC = 3255 TOTAL	4241 REG + 87 HC = 4328 TOTAL

	PREVIOUSLY APPROVED	PROPOSED
COVERAGE:	47%	47%
FAR	0.86	0.86

PRJ-51517
11/26/13

SP001

SDR-52089

KLAI JUBA
architects

TIVOLI RESIDENTIAL TOWERS
PRJ-51517
SDR-10770

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KJA Job Number: 13027

NAC 623.780

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PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 11-26-2013

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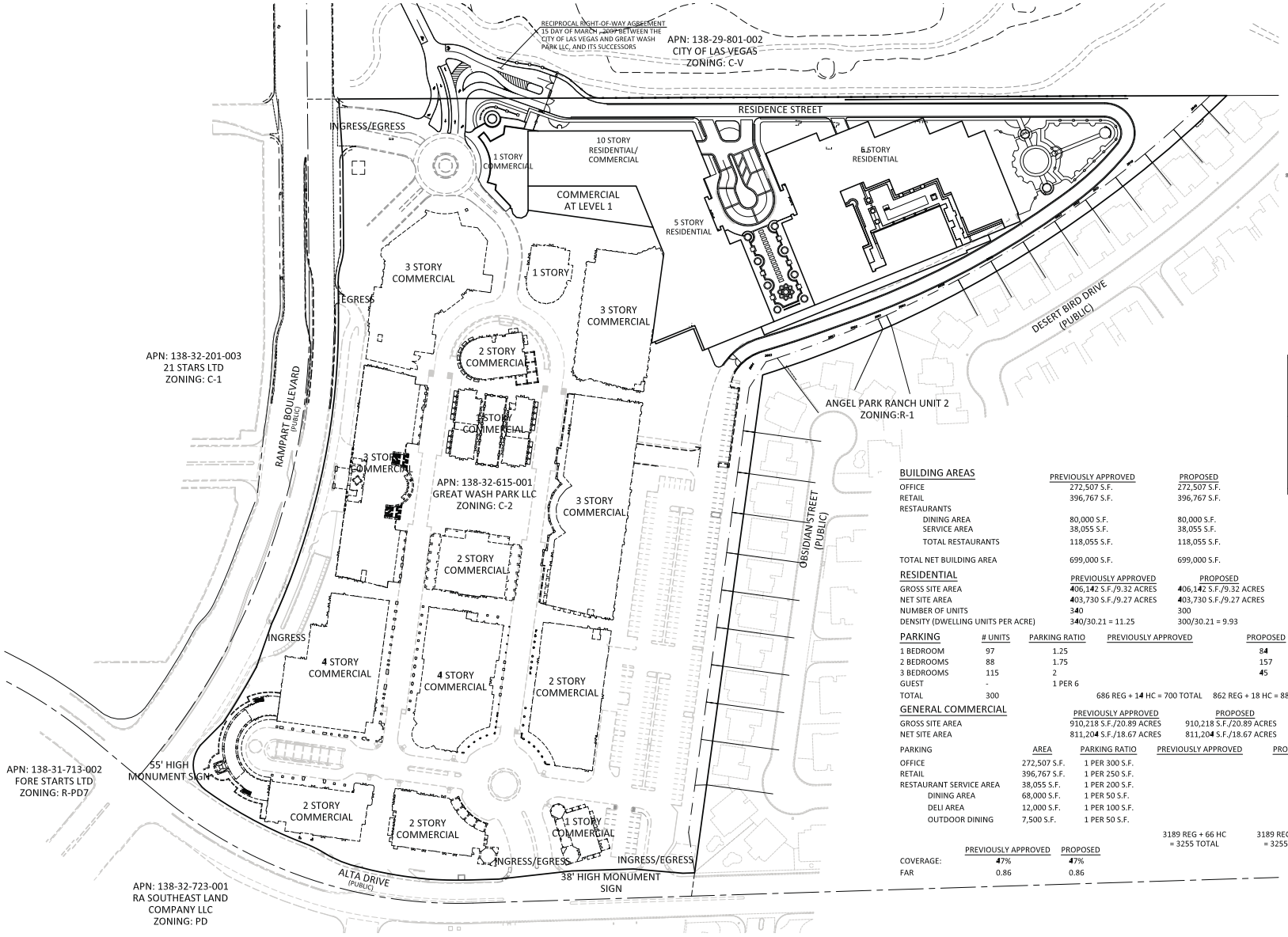

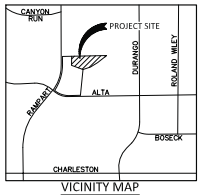

VICINITY MAP

BUILDING AREAS	PREVIOUSLY APPROVED	PROPOSED
OFFICE	272,507 S.F.	272,507 S.F.
RETAIL	396,767 S.F.	396,767 S.F.
RESTAURANTS		
DINING AREA	80,000 S.F.	80,000 S.F.
SERVICE AREA	38,055 S.F.	38,055 S.F.
TOTAL RESTAURANTS	118,055 S.F.	118,055 S.F.
TOTAL NET BUILDING AREA	699,000 S.F.	699,000 S.F.

RESIDENTIAL	PREVIOUSLY APPROVED	PROPOSED
GROSS SITE AREA	406,142 S.F./9.32 ACRES	406,142 S.F./9.32 ACRES
NET SITE AREA	403,730 S.F./9.27 ACRES	403,730 S.F./9.27 ACRES
NUMBER OF UNITS	340	300
DENSITY (DWELLING UNITS PER ACRE)	340/30.21 = 11.25	300/30.21 = 9.93

PARKING	# UNITS	PARKING RATIO	PREVIOUSLY APPROVED	PROPOSED	REQUIRED
1 BEDROOM	97	1.25		84	105
2 BEDROOMS	88	1.75		157	276.5
3 BEDROOMS	115	2		45	90
GUEST	-	1 PER 6			47.83
TOTAL	300		686 REG + 14 HC = 700 TOTAL	862 REG + 18 HC = 880 TOTAL	508 REG + 11 HC = 519 TOTAL

GENERAL COMMERCIAL	PREVIOUSLY APPROVED	PROPOSED
GROSS SITE AREA	910,218 S.F./20.89 ACRES	910,218 S.F./20.89 ACRES
NET SITE AREA	811,204 S.F./18.67 ACRES	811,204 S.F./18.67 ACRES

PARKING	AREA	PARKING RATIO	PREVIOUSLY APPROVED	PROVIDED	REQUIRED
OFFICE	272,507 S.F.	1 PER 300 S.F.			884
RETAIL	396,767 S.F.	1 PER 250 S.F.			1,623
RESTAURANT SERVICE AREA	38,055 S.F.	1 PER 200 S.F.			191
DINING AREA	68,000 S.F.	1 PER 50 S.F.			1,360
DELI AREA	12,000 S.F.	1 PER 100 S.F.			120
OUTDOOR DINING	7,500 S.F.	1 PER 50 S.F.			150
			3189 REG + 66 HC = 3255 TOTAL	3189 REG + 66 HC = 3255 TOTAL	4241 REG + 87 HC = 4328 TOTAL

	PREVIOUSLY APPROVED	PROPOSED
COVERAGE:	47%	47%
FAR	0.86	0.86

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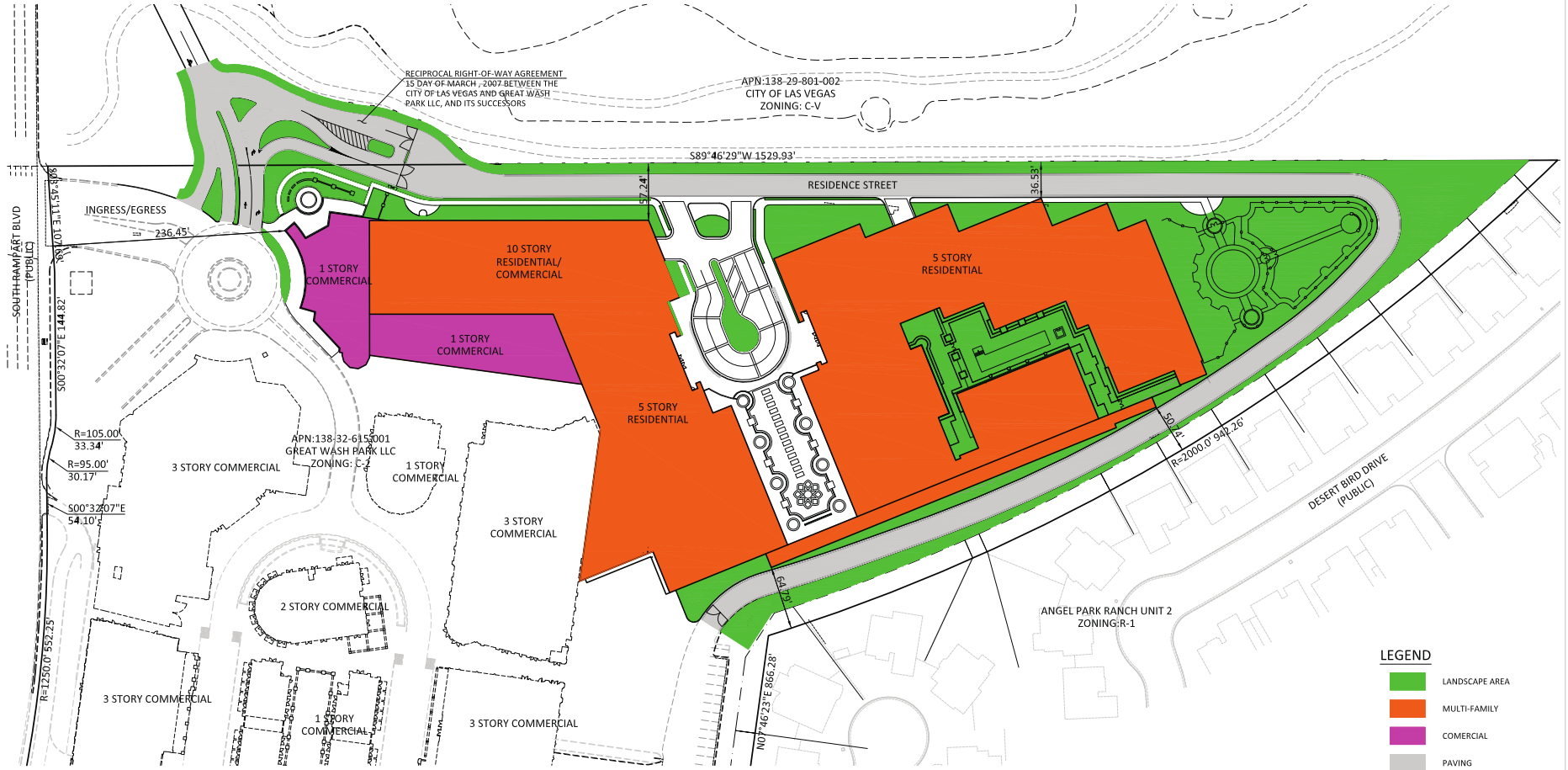
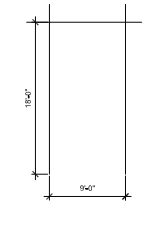
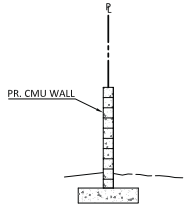
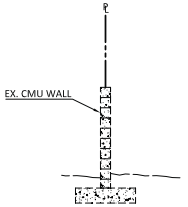




TYPICAL PARKING SPACE
NOT TO SCALE



PROPOSED PERIMETER CMU WALL
NOT TO SCALE



EXISTING PERIMETER CMU WALL
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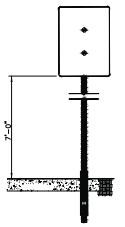


SIGN HEIGHT DETAIL
NOT TO SCALE

Tivoli Village Residential SDR Comparison

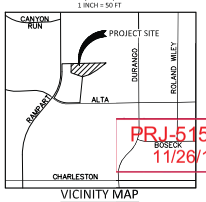
Item	Code Required	SDR-10770 (2006)	Redesigned Project (2013)
Unit Count		318 Designed/340 Proposed & Approved	287 Designed/300 Proposed
Bedrooms		618 (318 units)	534 (287 units)
Height		Max height: 110' to roof of top floor (10 Stories above grade, 3 stories below grade)	Max height: 110' to roof of top floor (10 stories above grade, 4 stories below grade)
Setbacks			
Front Yard (Rampart)	10	No measurement for Residential	318.31'
Back Yard (Residential)	20	114.66'	56.56'
Side Yard (Golf Course)	5	38.83'	36.53'
Vertical	3:1 from SE property Line	3:1 from SE property Line	3:1 from SE property line
Parking (City of Las Vegas Zoning Code Chapter 19.10)			
Residential		686 REG + 14 HC = 700 TOTAL	862 REG + 18 HC = 880 TOTAL
General Commercial		3189 REG + 66 HC = 3255 TOTAL	3189 REG + 66 HC = 3255 TOTAL

LEGEND

- LANDSCAPE AREA
- MULTI-FAMILY
- COMERCIAL
- PAVING
- EXISTING

GRAPHIC SCALE

50 0 25 50
(IN FEET)
1 INCH = 50 FT



VICINITY MAP

PRJ-51517
11/26/13

SP002

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TIVOLI RESIDENTIAL
TOWERS
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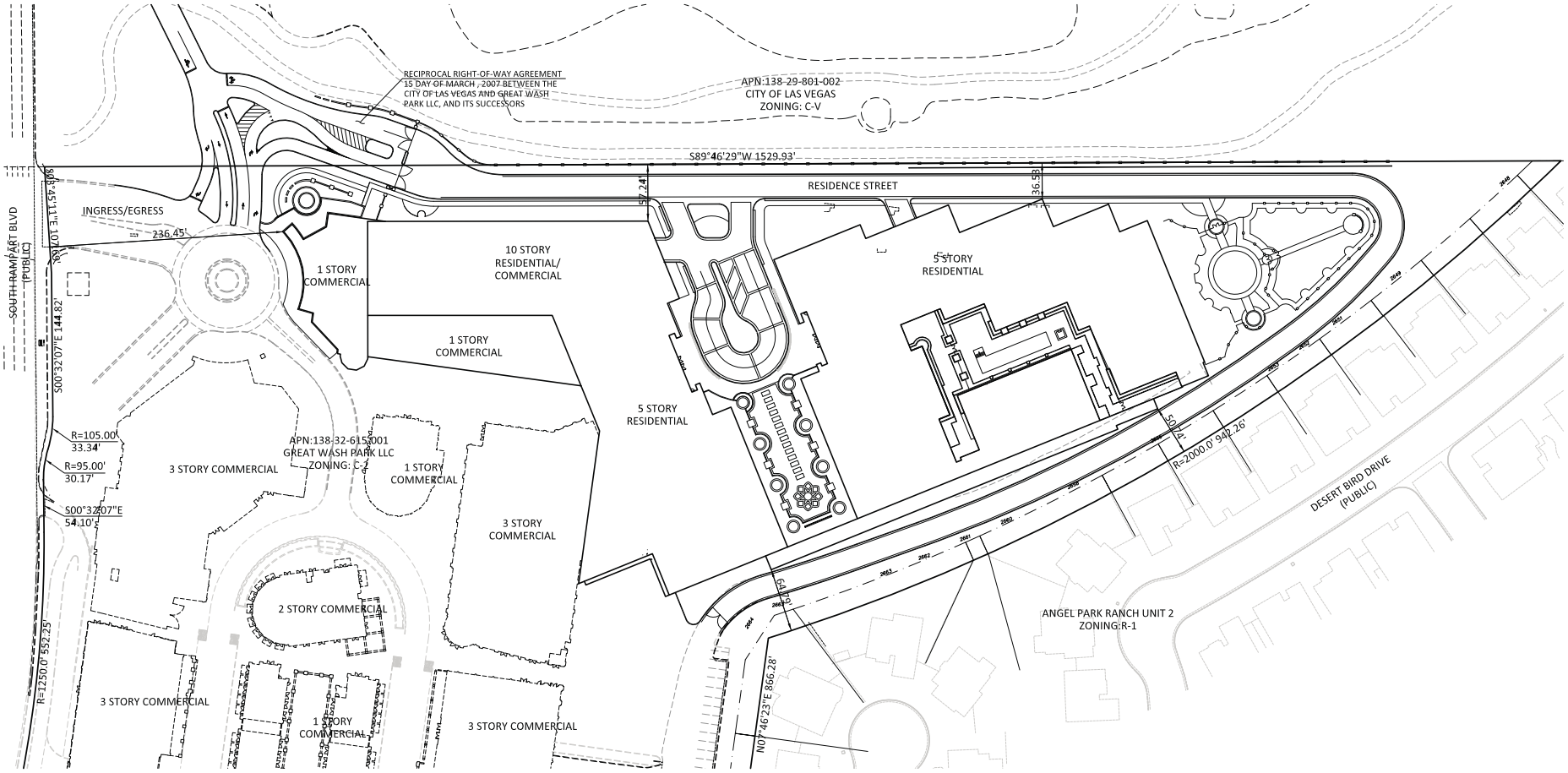

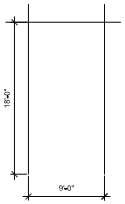

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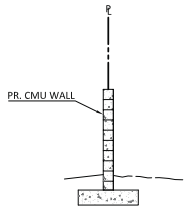

PROPOSED PERIMETER CMU WALL
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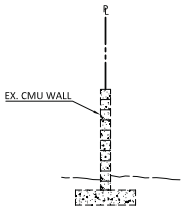

EXISTING PERIMETER CMU WALL
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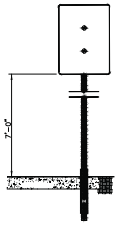

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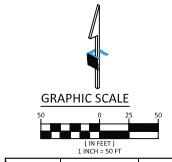

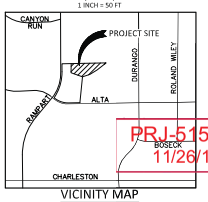

VICINITY MAP

PRJ-51517
11/26/13

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architects

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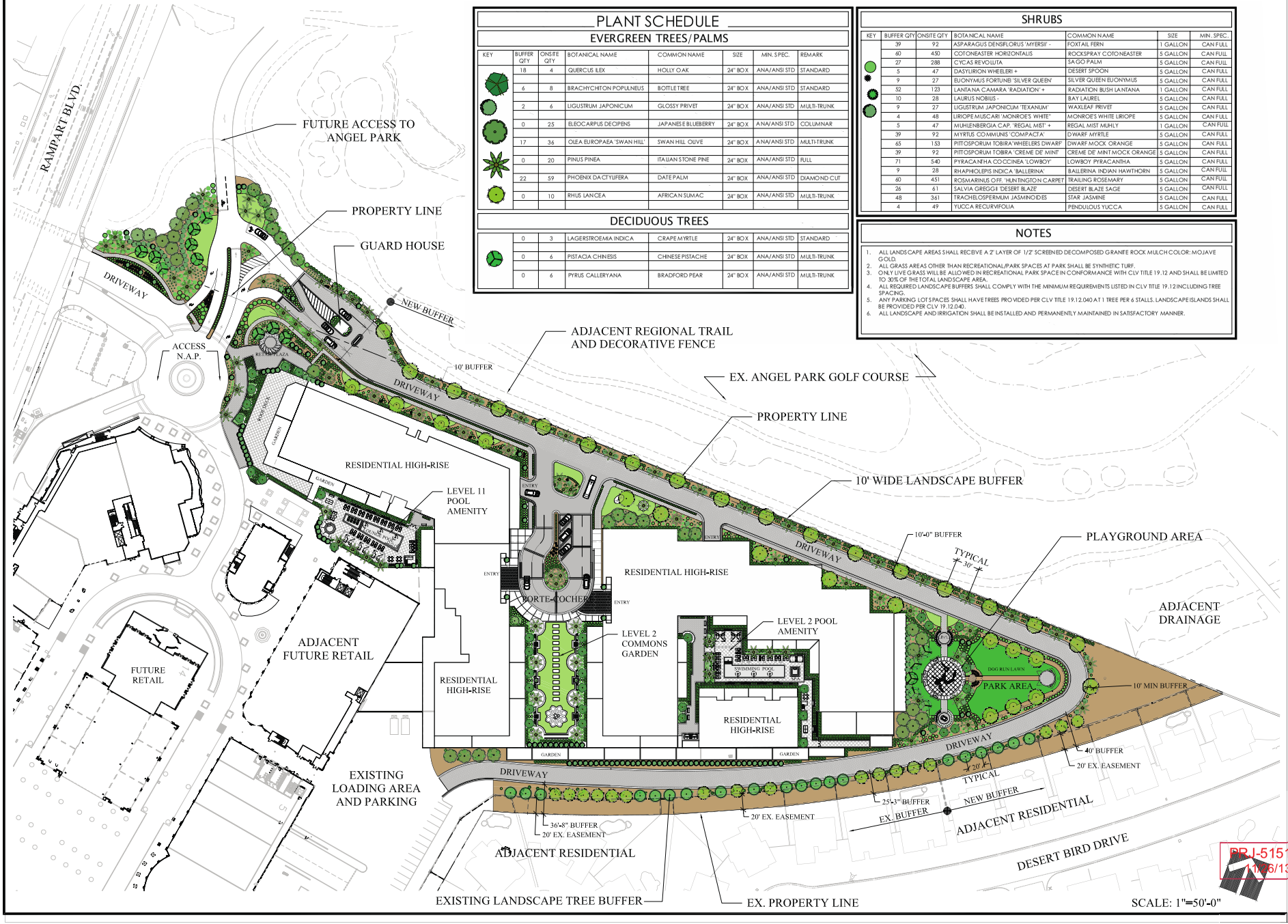

PLANT SCHEDULE

EVERGREEN TREES/PALMS

KEY	BUFFER QTY	ONSITE QTY	BOTANICAL NAME	COMMON NAME	SIZE	MIN. SPEC.	REMARK
	18	4	QUERCUS ILEX	HOLLY OAK	24" BOX	ANA/ANSI STD	STANDARD
	6	8	BRACHYCHITON POPULNEUS	BOTTLE TREE	24" BOX	ANA/ANSI STD	STANDARD
	2	6	LIGUSTRUM JAPONICUM	GLOSSY PRIVET	24" BOX	ANA/ANSI STD	MULTI-TRUNK
	0	25	ELEOCARPUS DECIPENS	JAPANESE BLUEBERRY	24" BOX	ANA/ANSI STD	COLUMNAR
	17	36	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE	24" BOX	ANA/ANSI STD	MULTI-TRUNK
	0	20	PINUS PINEA	ITALIAN STONE PINE	24" BOX	ANA/ANSI STD	FULL
	22	59	PHOENIX DACTYLIFERA	DATE PALM	24" BOX	ANA/ANSI STD	DIAMOND CUT
	0	10	RHUS LANCEA	AFRICAN SUMAC	24" BOX	ANA/ANSI STD	MULTI-TRUNK

DECIDUOUS TREES

	0	3	LAGERSTROEMIA INDICA	CRAPE MYRTLE	24" BOX	ANA/ANSI STD	STANDARD
	0	6	PISTACIA CHINESIS	CHINESE PISTACHE	24" BOX	ANA/ANSI STD	MULTI-TRUNK
	0	6	PYRUS CALLERYANA	BRADFORD PEAR	24" BOX	ANA/ANSI STD	MULTI-TRUNK

SHRUBS

KEY	BUFFER QTY	ONSITE QTY	BOTANICAL NAME	COMMON NAME	SIZE	MIN. SPEC.
	39	92	ASPARAGUS DENSIFLORUS 'MYERSII' -	FOXTAIL FERN	1 GALLON	CAN FULL
	60	450	COTONEASTER HORIZONTALIS	ROCKSPRAY COTONEASTER	5 GALLON	CAN FULL
	27	288	CYCAS REVOLUTA	SAGO PALM	5 GALLON	CAN FULL
	5	47	DASYLIRION WHEELERI +	DESERT SPOON	5 GALLON	CAN FULL
	9	27	EUONYMUS FORTUNE 'SILVER QUEEN'	SILVER QUEEN EUONYMUS	5 GALLON	CAN FULL
	52	123	LANTANA CAMARA 'RADIATION' +	RADIATION BUSH LANTANA	1 GALLON	CAN FULL
	10	28	LAURUS NOBILIS	BAY LAUREL	5 GALLON	CAN FULL
	9	27	LIGUSTRUM JAPONICUM 'TEXANUM'	WAXLEAF PRIVET	5 GALLON	CAN FULL
	4	48	LIRIOPE MUSCARI 'MONROE'S WHITE'	MONROE'S WHITE LIRIOPE	5 GALLON	CAN FULL
	5	47	MUHLENBERGIA CAP. 'REGAL MIST' +	REGAL MIST MUHLY	1 GALLON	CAN FULL
	39	92	MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	5 GALLON	CAN FULL
	65	153	PITTOSPORUM TOBIRA'WHEELERS DWARF'	DWARF MOCK ORANGE	5 GALLON	CAN FULL
	39	92	PITTOSPORUM TOBIRA 'CREME DE' MINT'	CREME DE' MINT MOCK ORANGE	5 GALLON	CAN FULL
	71	540	PYRACANTHA COCCINEA 'LOWBOY'	LOWBOY PYRACANTHA	5 GALLON	CAN FULL
	9	28	RHAPHOLEPIS INDICA 'BALLERINA'	BALLERINA INDIAN HAWTHORN	5 GALLON	CAN FULL
	60	451	ROSMARINUS OFF. 'HUNTINGTON CARPET'	TRAILING ROSEMARY	5 GALLON	CAN FULL
	26	61	SALVIA GREGGII 'DESERT BLAZE'	DESERT BLAZE SAGE	5 GALLON	CAN FULL
	48	361	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	5 GALLON	CAN FULL
	4	49	YUCCA RECURVIFOLIA	PENDULOUS YUCCA	5 GALLON	CAN FULL

NOTES

1. ALL LANDSCAPE AREAS SHALL RECEIVE A 2" LAYER OF 1/2" SCREENED DECOMPOSED GRANITE ROCK MULCH COLOR: MOJAVE GOLD.
2. ALL GRASS AREAS OTHER THAN RECREATIONAL/PARK SPACES AT PARK SHALL BE SYNTHETIC TURF.
3. ONLY LIVE GRASS WILL BE ALLOWED IN RECREATIONAL PARK SPACE IN CONFORMANCE WITH CLV TITLE 19.12 AND SHALL BE LIMITED TO 30% OF THE TOTAL LANDSCAPE AREA.
4. ALL REQUIRED LANDSCAPE BUFFERS SHALL COMPLY WITH THE MINIMUM REQUIREMENTS LISTED IN CLV TITLE 19.12 INCLUDING TREE SPACING.
5. ANY PARKING LOT SPACES SHALL HAVE TREES PROVIDED PER CLV TITLE 19.12.040 AT 1 TREE PER 6 STALLS. LANDSCAPE ISLANDS SHALL BE PROVIDED PER CLV 19.12.040.
6. ALL LANDSCAPE AND IRRIGATION SHALL BE INSTALLED AND PERMANENTLY MAINTAINED IN SATISFACTORY MANNER.

PRJ-51517
11/26/13

SCALE: 1"=50'-0"

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ATTANASIO LANDSCAPE ARCHITECTURE

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KJA Job Number: 13027

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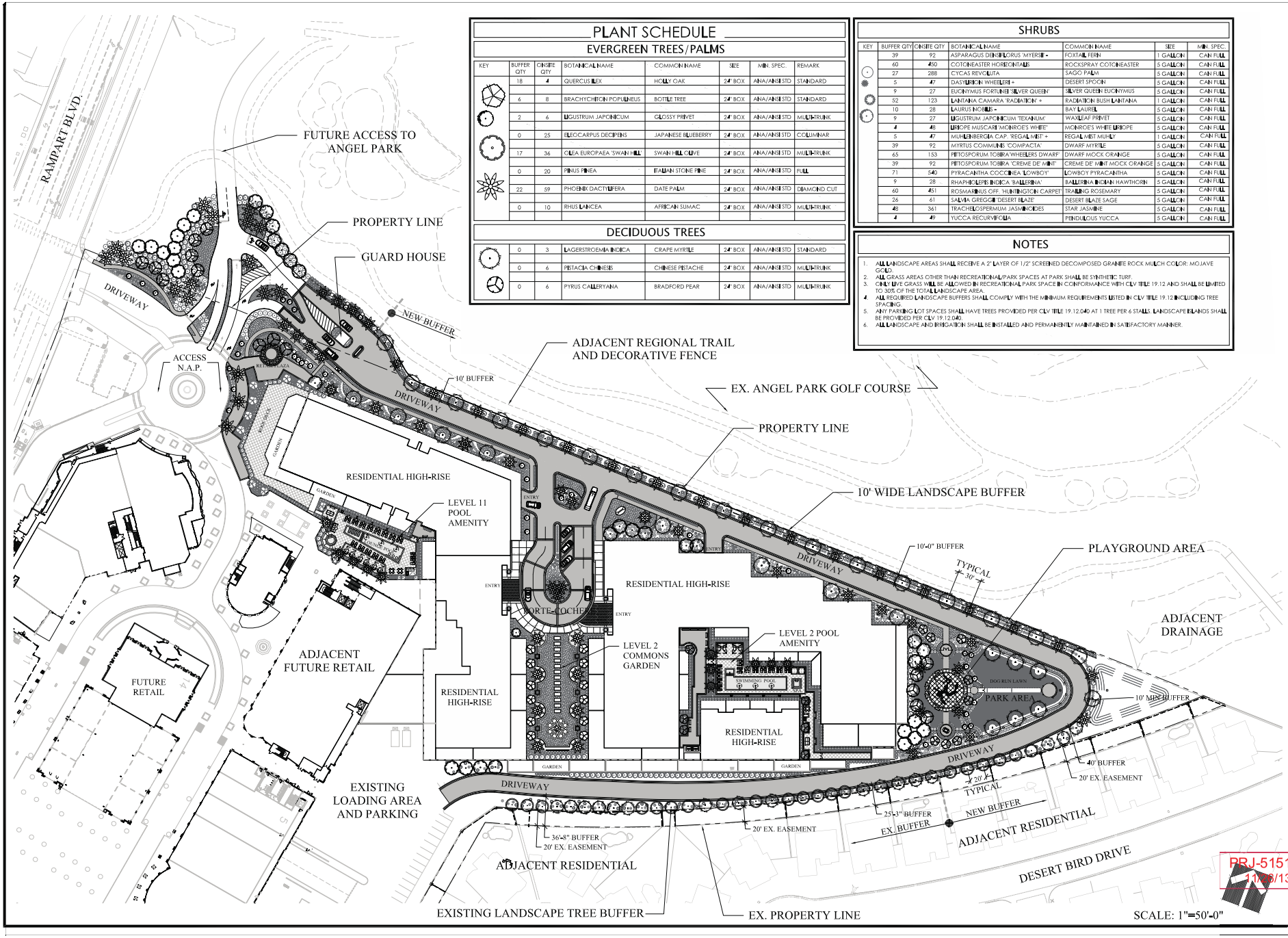
Revision:

LANDSCAPE PLAN

LP001

SDR-52089



PLANT SCHEDULE

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KEY	BUFFER QTY	ONSITE QTY	BOTANICAL NAME	COMMON NAME	SIZE	MIN. SPEC.	REMARK
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	2	6	LIGUSTRUM JAPONICUM	GLOSSY PRIVET	24" BOX	ANA/ANSI STD	MULTI-TRUNK
	0	25	ELEOCARPUS DECIPIENS	JAPANESE BLUEBERRY	24" BOX	ANA/ANSI STD	COLUMNAR
	17	36	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE	24" BOX	ANA/ANSI STD	MULTI-TRUNK
	0	20	PINUS PINEA	ITALIAN STONE PINE	24" BOX	ANA/ANSI STD	FULL
	22	59	PHOENIX DACTYLIFERA	DATE PALM	24" BOX	ANA/ANSI STD	DIAMOND CUT
	0	10	RHUS LANCEA	AFRICAN SUMAC	24" BOX	ANA/ANSI STD	MULTI-TRUNK

DECIDUOUS TREES

KEY	BUFFER QTY	ONSITE QTY	BOTANICAL NAME	COMMON NAME	SIZE	MIN. SPEC.	REMARK
	0	3	LAGERSTROEMIA INDICA	CRAPE MYRTLE	24" BOX	ANA/ANSI STD	STANDARD
	0	6	PISTACIA CHINESIS	CHINESE PISTACHE	24" BOX	ANA/ANSI STD	MULTI-TRUNK
	0	6	PYRUS CALLERYANA	BRADFORD PEAR	24" BOX	ANA/ANSI STD	MULTI-TRUNK

SHRUBS

KEY	BUFFER QTY	ONSITE QTY	BOTANICAL NAME	COMMON NAME	SIZE	MIN. SPEC.
	39	92	ASPARAGUS DENSIFLORUS 'MYERSII' +	FOXTAIL FERN	1 GALLON	CAN FULL
	60	450	COTONEASTER HORIZONTALIS	ROCKSPRAY COTONEASTER	5 GALLON	CAN FULL
	27	288	CYCAS REVOLUTA	SAGO PALM	5 GALLON	CAN FULL
	5	47	DASYLIRION WHEELERII +	DESERT SPOON	5 GALLON	CAN FULL
	9	27	EUONYMUS FORTUNEI 'SILVER QUEEN'	SILVER QUEEN EUONYMUS	5 GALLON	CAN FULL
	52	123	LANTANA CAMARA 'RADIATION' +	RADIATION BUSH LANTANA	1 GALLON	CAN FULL
	10	28	LAURUS NOBILIS +	BAY LAUREL	5 GALLON	CAN FULL
	9	27	LIGUSTRUM JAPONICUM 'TEXANUM'	WAXLEAF PRIVET	5 GALLON	CAN FULL
	4	48	LIRIOPE MUSCARI 'MONROE'S WHITE'	MONROE'S WHITE LIRIOPE	5 GALLON	CAN FULL
	5	47	MUHLENBERGIA CAP. 'REGAL MIST' +	REGAL MIST MUHLY	1 GALLON	CAN FULL
	39	92	MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	5 GALLON	CAN FULL
	65	153	PITTOSPORUM TOBIRA 'WHEELERS DWARF'	DWARF MOCK ORANGE	5 GALLON	CAN FULL
	39	92	PITTOSPORUM TOBIRA 'CREME DE MINT'	CREME DE MINT MOCK ORANGE	5 GALLON	CAN FULL
	71	540	PYRACANTHA COCCINEA 'LOWBOY'	LOWBOY PYRACANTHA	5 GALLON	CAN FULL
	9	28	RHAPHIOLEPIS INDICA 'BALLERINA'	BALLERINA INDIAN HAWTHORN	5 GALLON	CAN FULL
	60	451	ROSMARINUS OFF. 'HUNTINGTON CARPET'	TRAILING ROSEMARY	5 GALLON	CAN FULL
	26	61	SALVIA GREGGII 'DESERT BLAZE'	DESERT BLAZE SAGE	5 GALLON	CAN FULL
	48	361	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	5 GALLON	CAN FULL
	4	49	YUCCA RECURVIFOLIA	PENDULOUS YUCCA	5 GALLON	CAN FULL

NOTES

1. ALL LANDSCAPE AREAS SHALL RECEIVE A 2" LAYER OF 1/2" SCREENED DECOMPOSED GRANITE ROCK MULCH COLOR: MOJAVE GOLD.
2. ALL GRASS AREAS OTHER THAN RECREATIONAL/PARK SPACES AT PARK SHALL BE SYNTHETIC TURF.
3. ONLY LIVE GRASS WILL BE ALLOWED IN RECREATIONAL PARK SPACE IN CONFORMANCE WITH CLV TITLE 19.12 AND SHALL BE LIMITED TO 30% OF THE TOTAL LANDSCAPE AREA.
4. ALL REQUIRED LANDSCAPE BUFFERS SHALL COMPLY WITH THE MINIMUM REQUIREMENTS LISTED IN CLV TITLE 19.12 INCLUDING TREE SPACING.
5. ANY PARKING LOT SPACES SHALL HAVE TREES PROVIDED PER CLV TITLE 19.12.040 AT 1 TREE PER 6 STALLS. LANDSCAPE ISLANDS SHALL BE PROVIDED PER CLV 19.12.040.
6. ALL LANDSCAPE AND IRRIGATION SHALL BE INSTALLED AND PERMANENTLY MAINTAINED IN SATISFACTORY MANNER.

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LANDSCAPE PLAN

LP001

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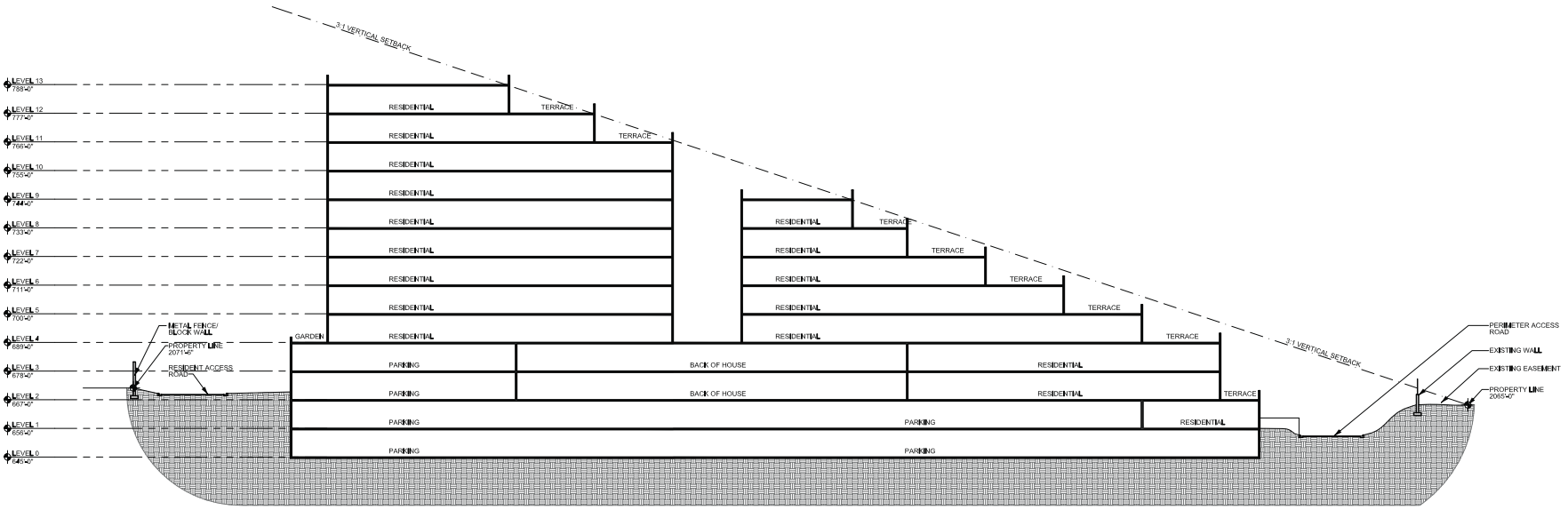
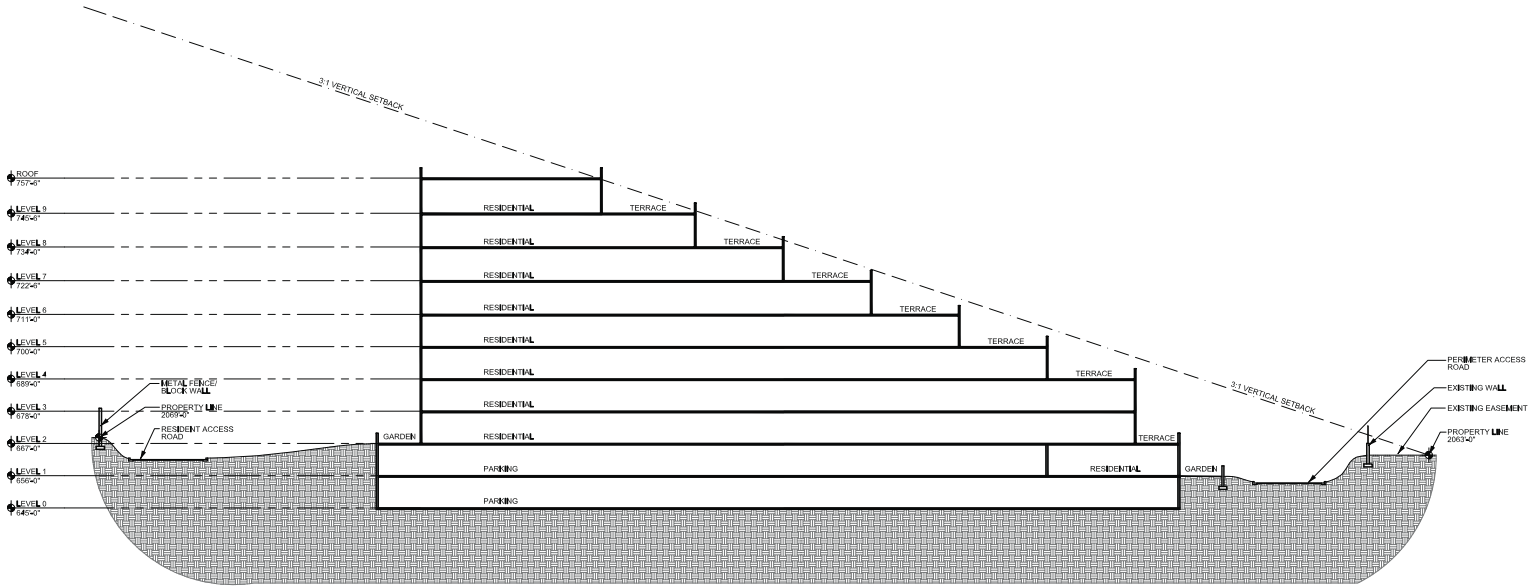


1 BUILDING SECTION
1" = 20'



2 BUILDING SECTION
1" = 20'

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BUILDING SECTION

CS001

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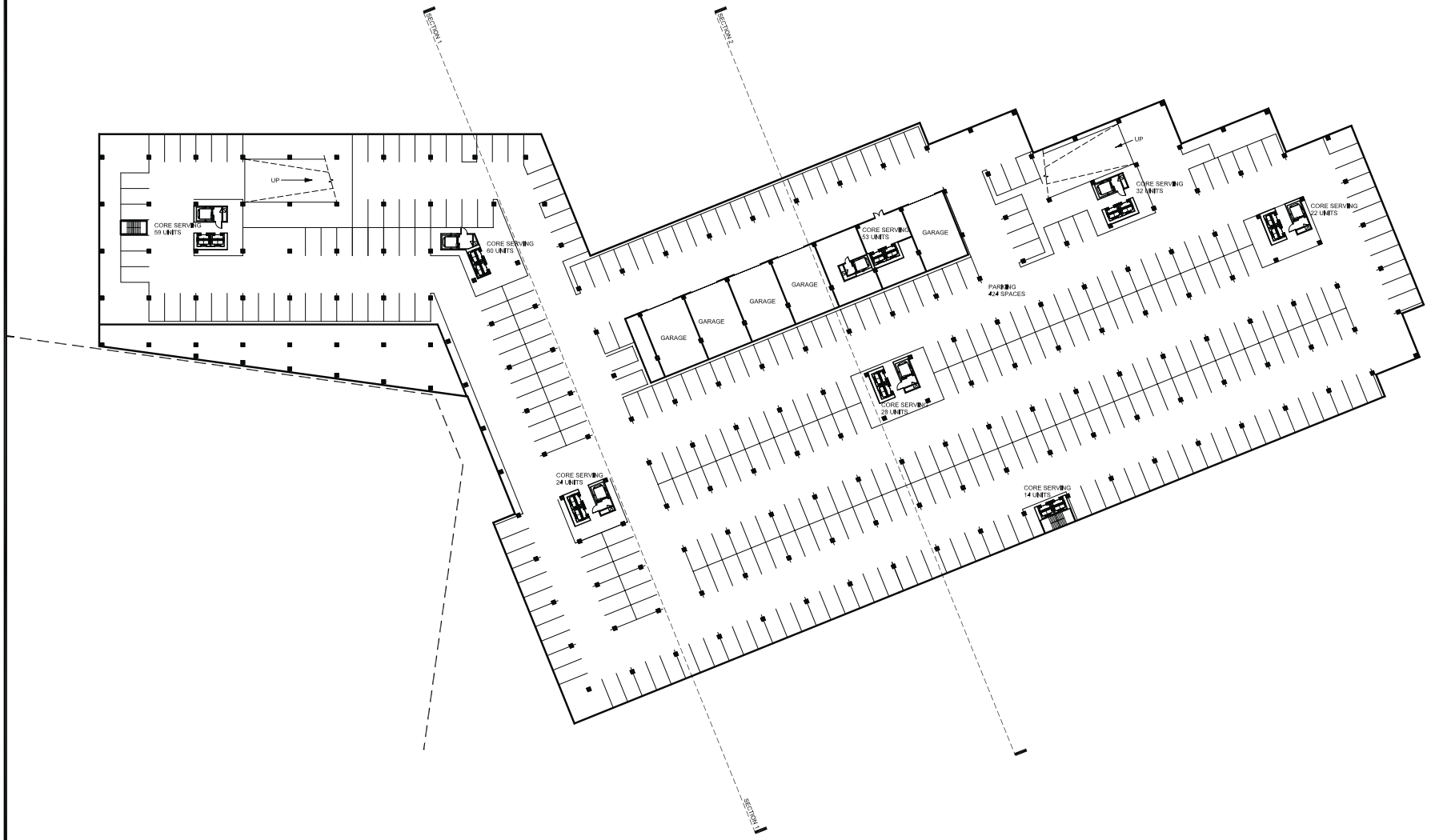

1 LEVEL 0 FLOOR PLAN
1" = 30'

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LEVEL 0
FLOOR PLAN

FP000

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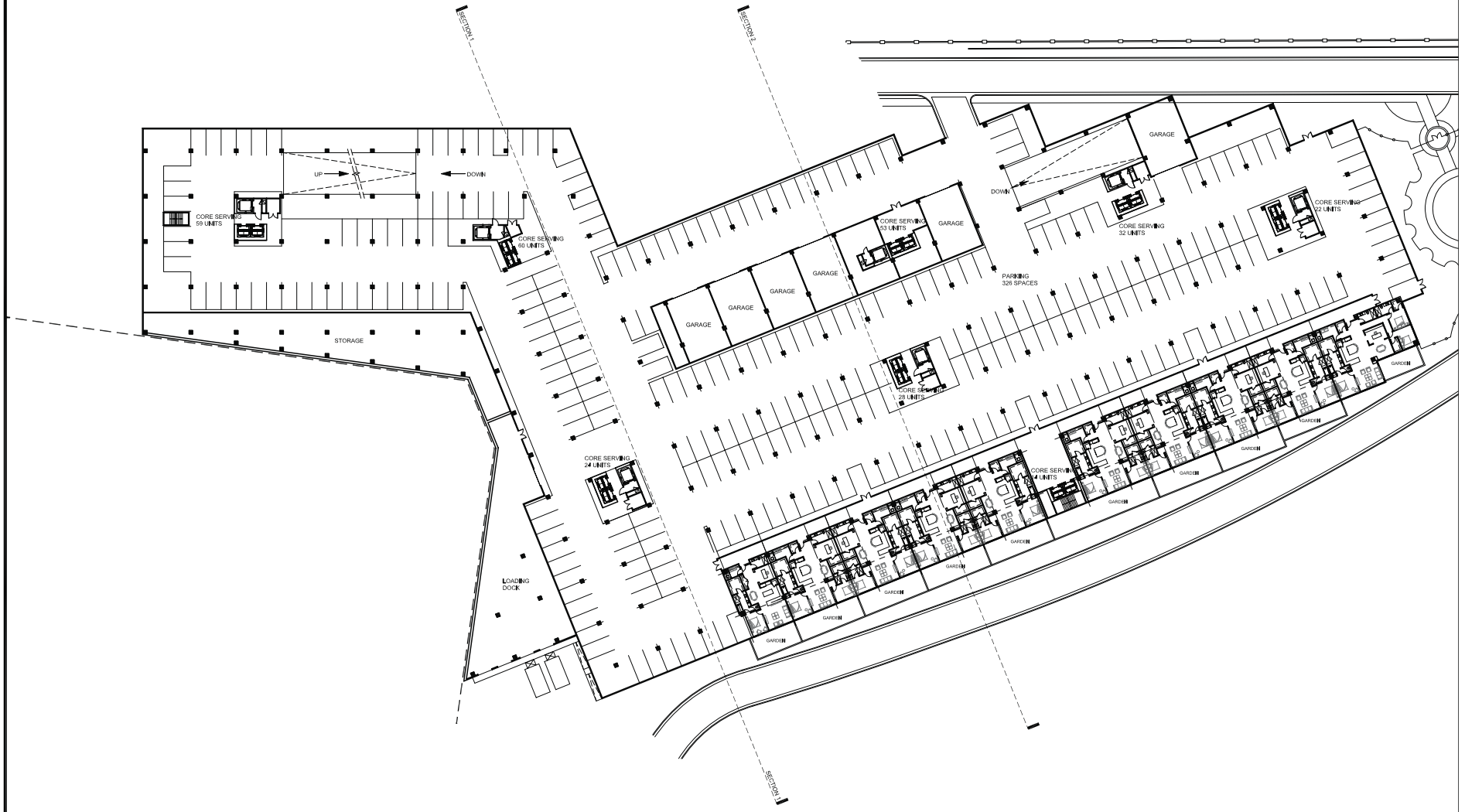

1 LEVEL 1 FLOOR PLAN
1" = 30'

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LEVEL 1
FLOOR PLAN

FP001

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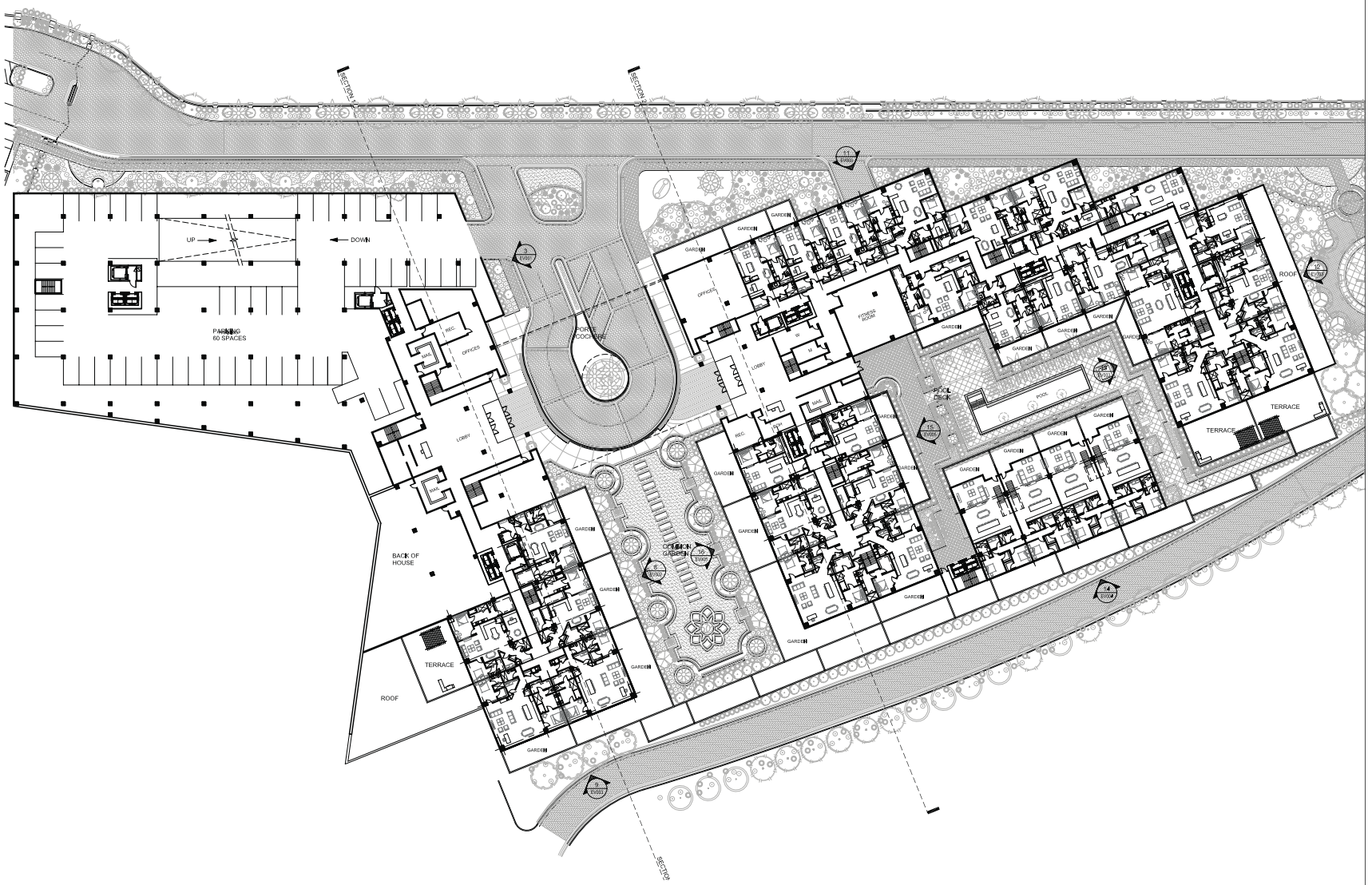

1 LEVEL 2 FLOOR PLAN
1" = 30'

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LEVEL 2
FLOOR PLAN

FP002

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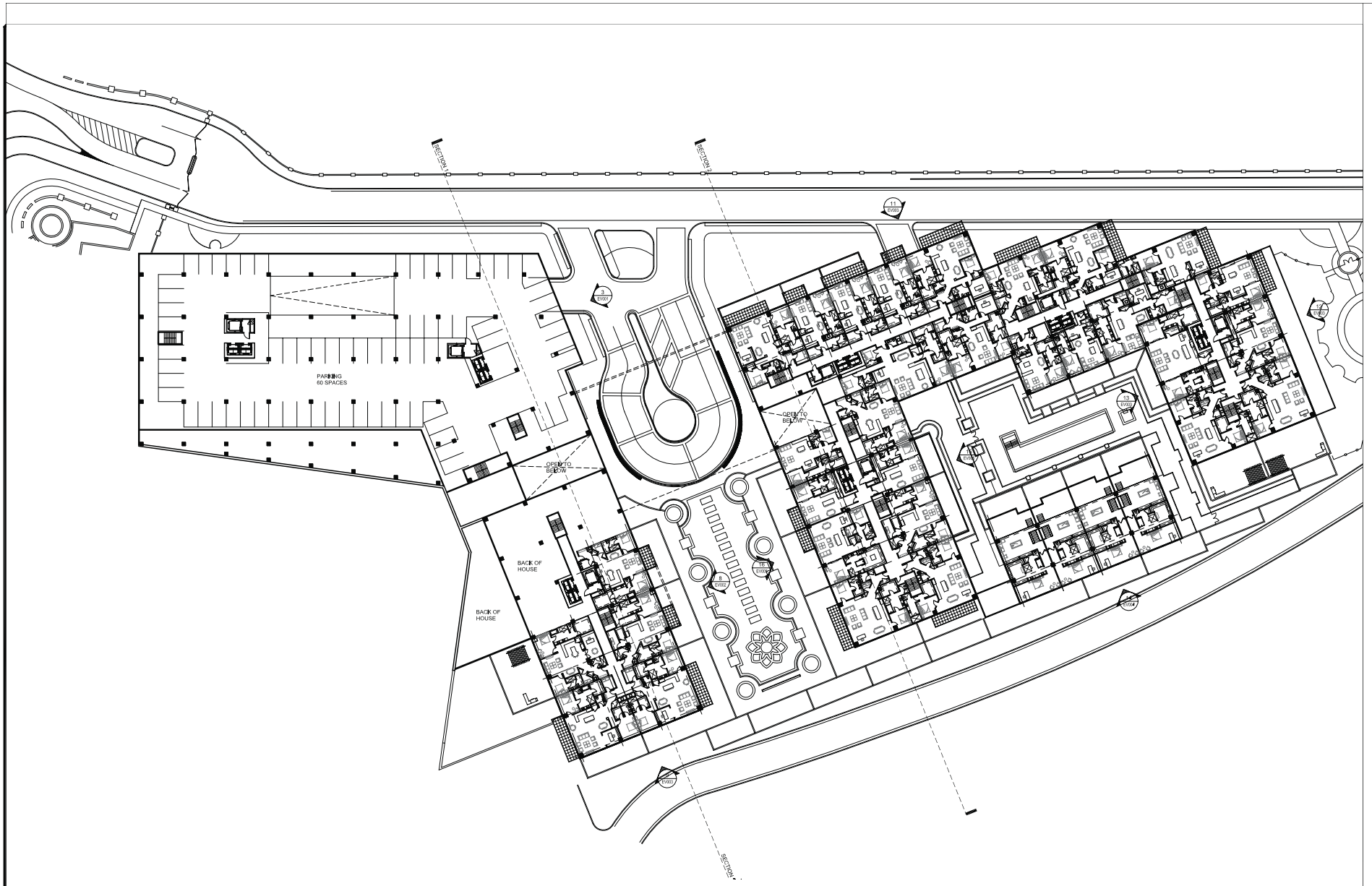

1 LEVEL 3 FLOOR PLAN
1" = 30'

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LEVEL 3
FLOOR PLAN

FP003

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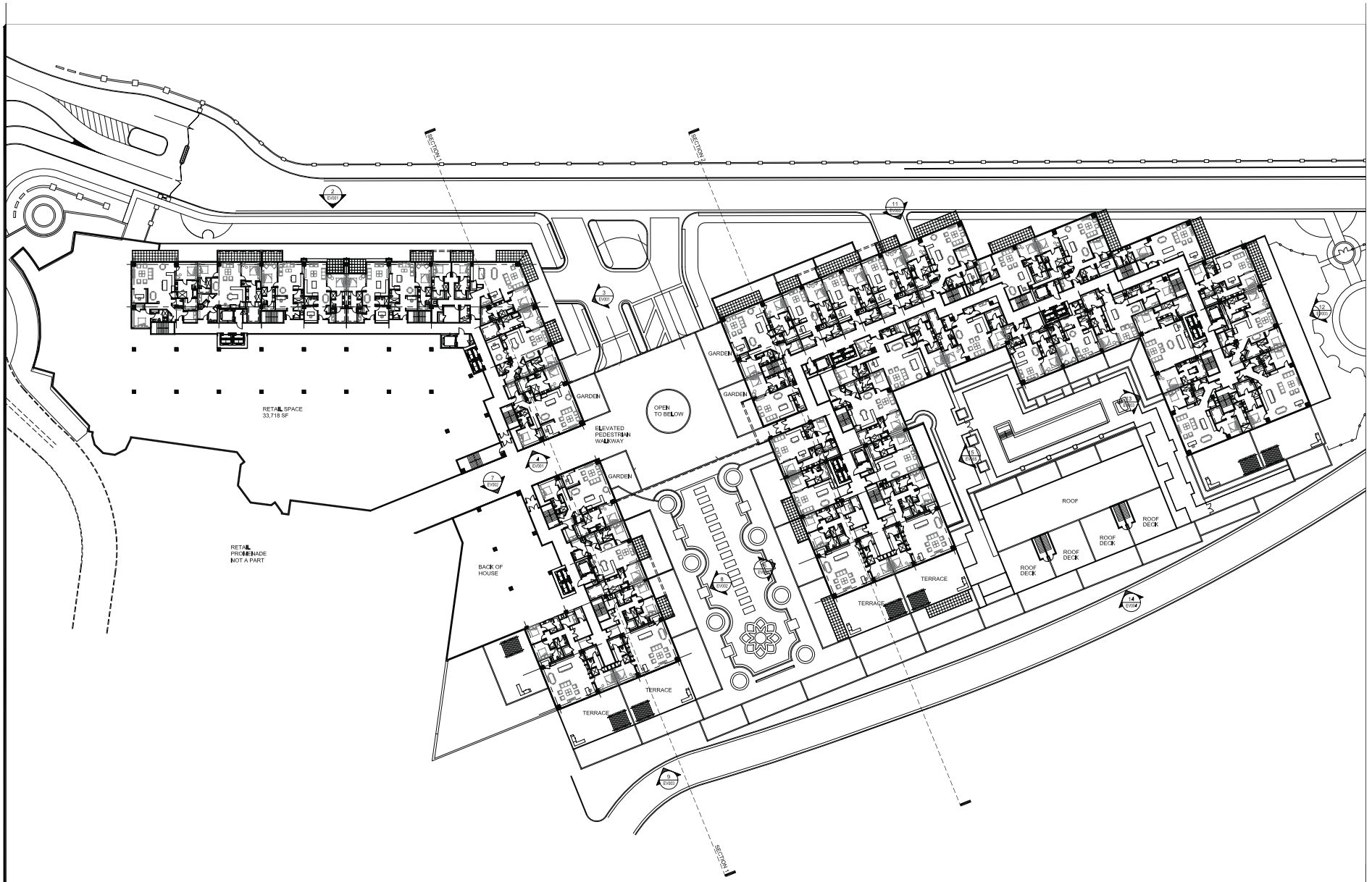

1 LEVEL 4 FLOOR PLAN
1" = 30'

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LEVEL 4
FLOOR PLAN

FP004

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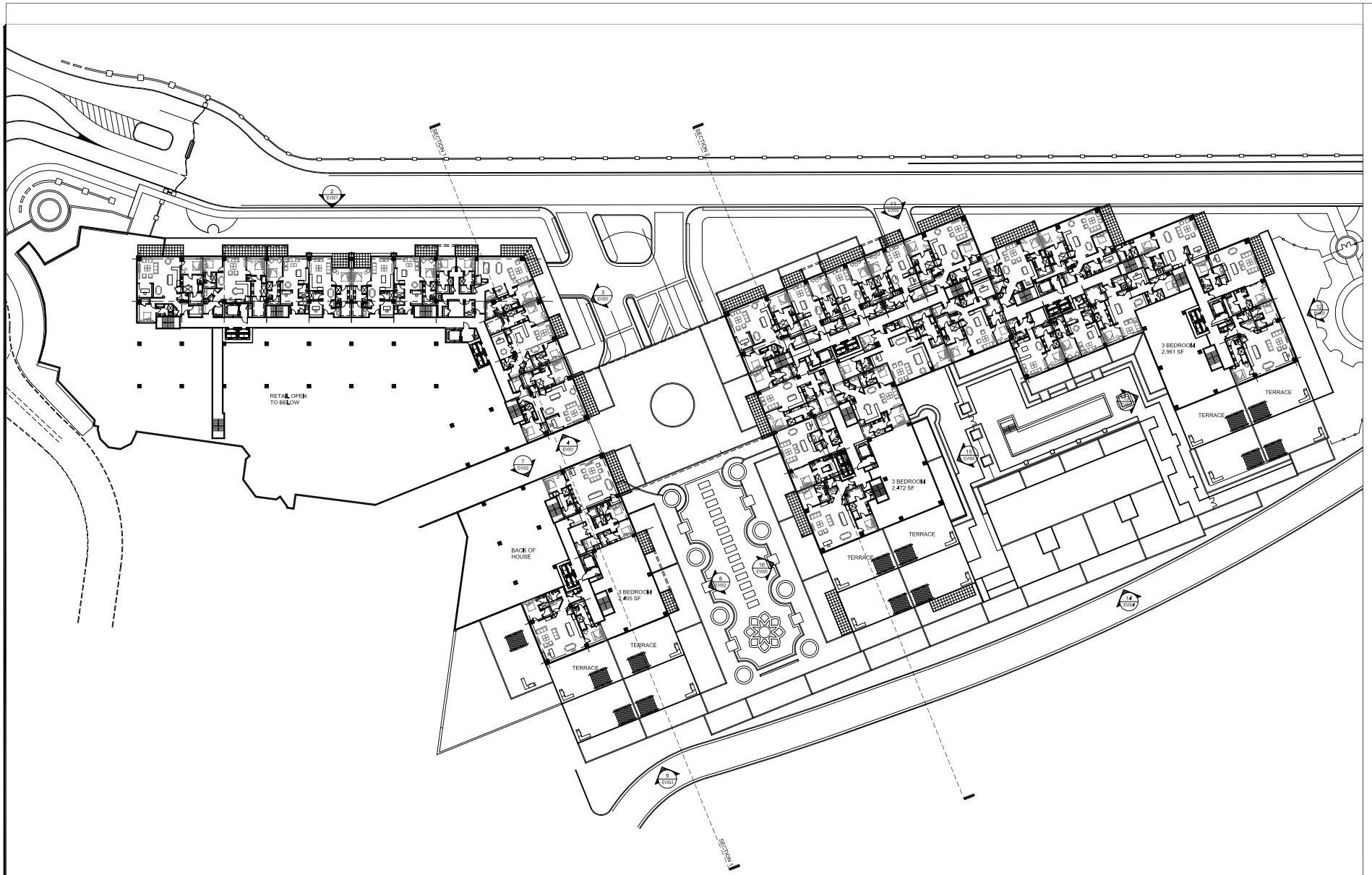

1 LEVEL 4 FLOOR PLAN
1" = 30'

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LEVEL 5 FLOOR PLAN

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FP005

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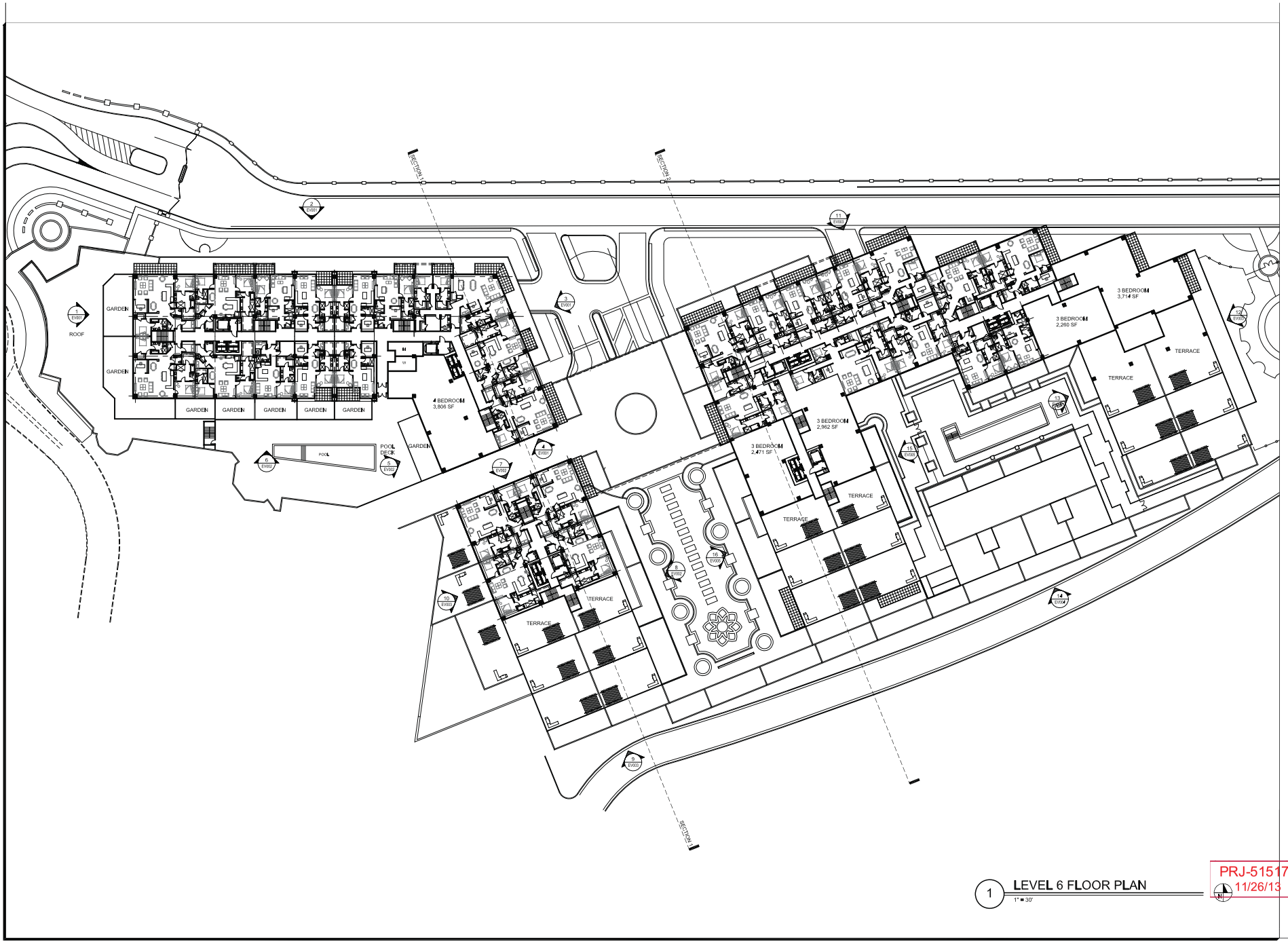

1 LEVEL 6 FLOOR PLAN
1" = 30'

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LEVEL 6
FLOOR PLAN

FP006

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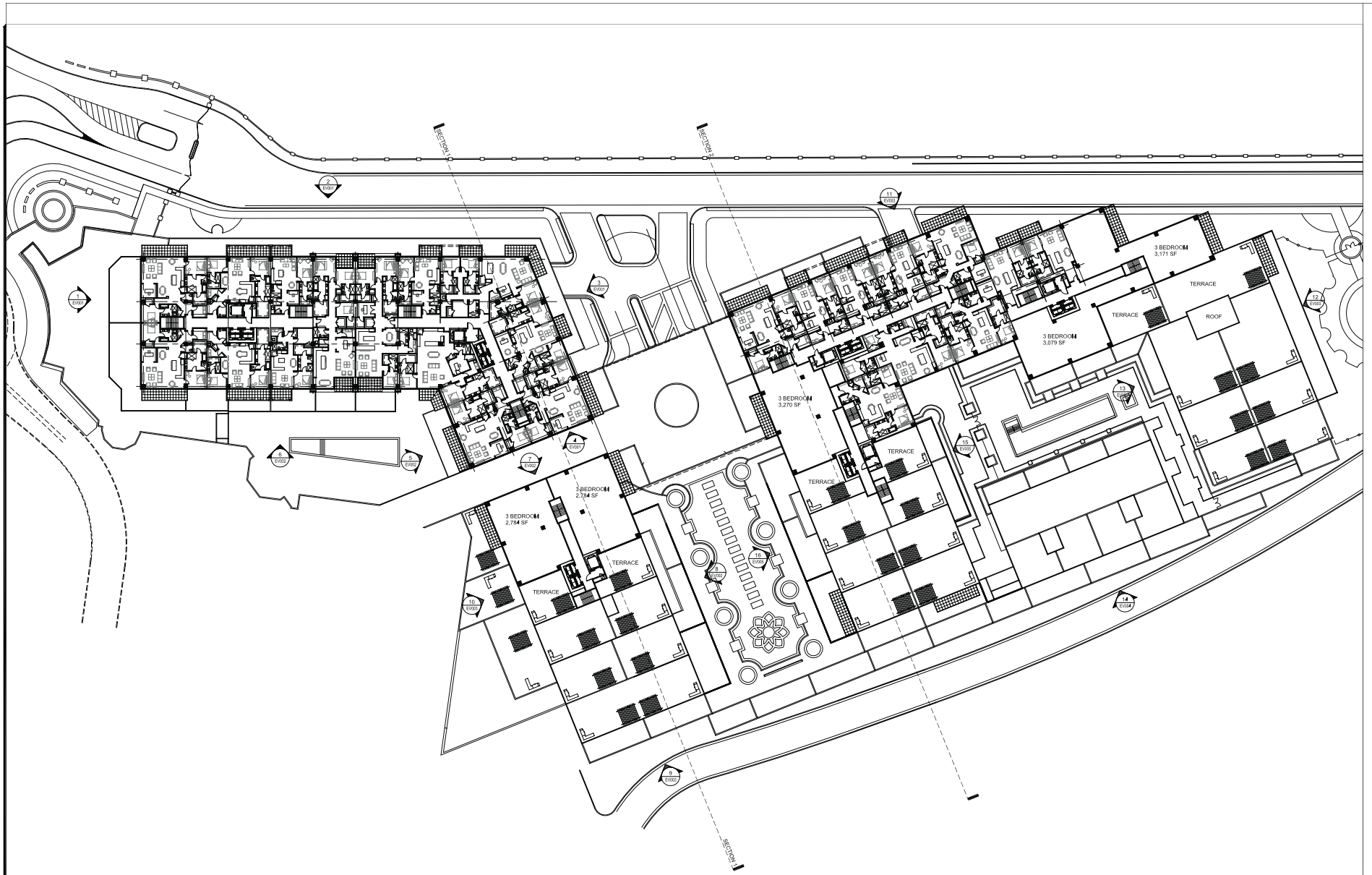

1 LEVEL 7 FLOOR PLAN
1" = 30'

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LEVEL 7
FLOOR PLAN

FP007

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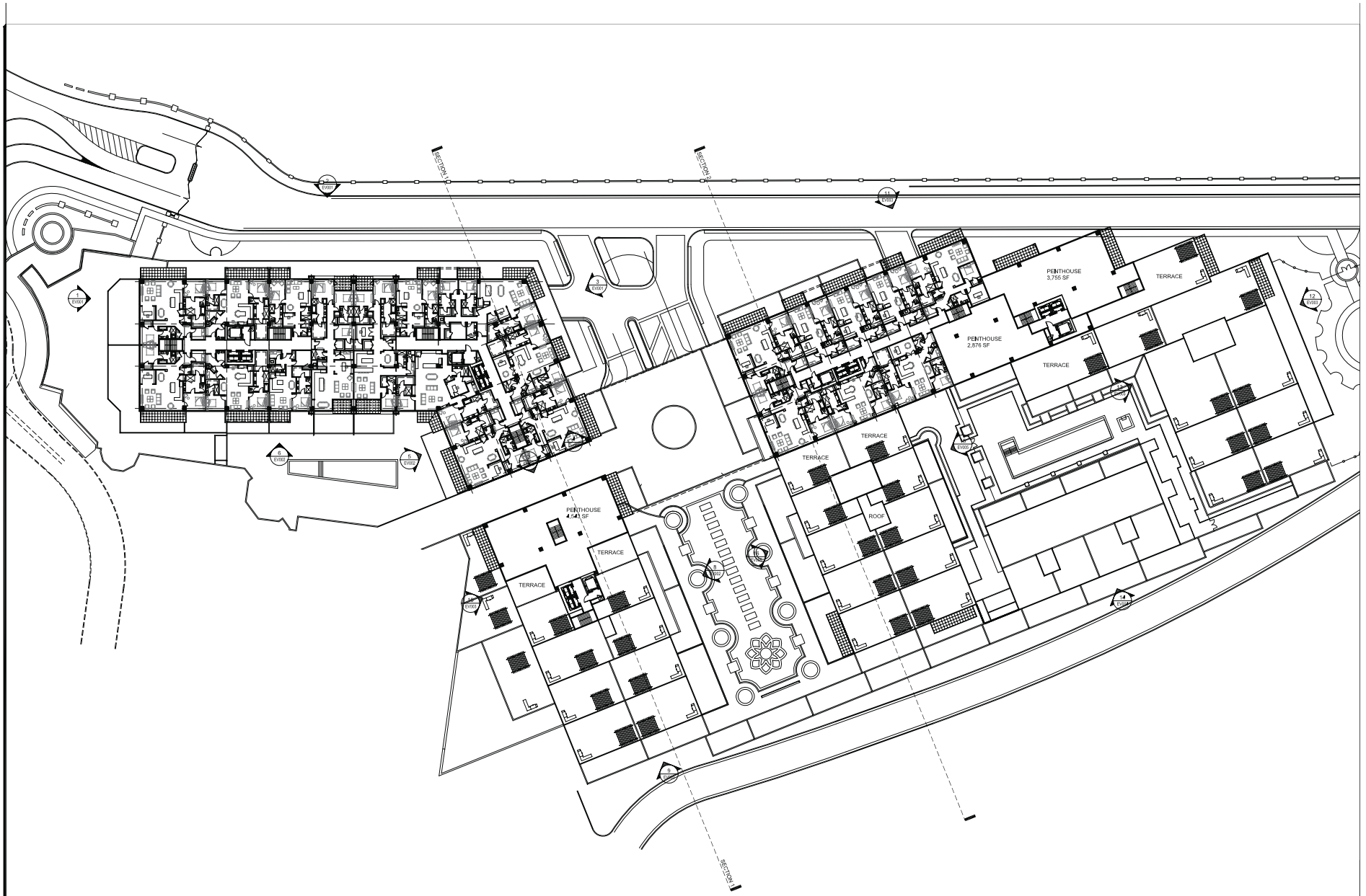

1 LEVEL 8 FLOOR PLAN
1" = 30'

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LEVEL 8
FLOOR PLAN

FP008

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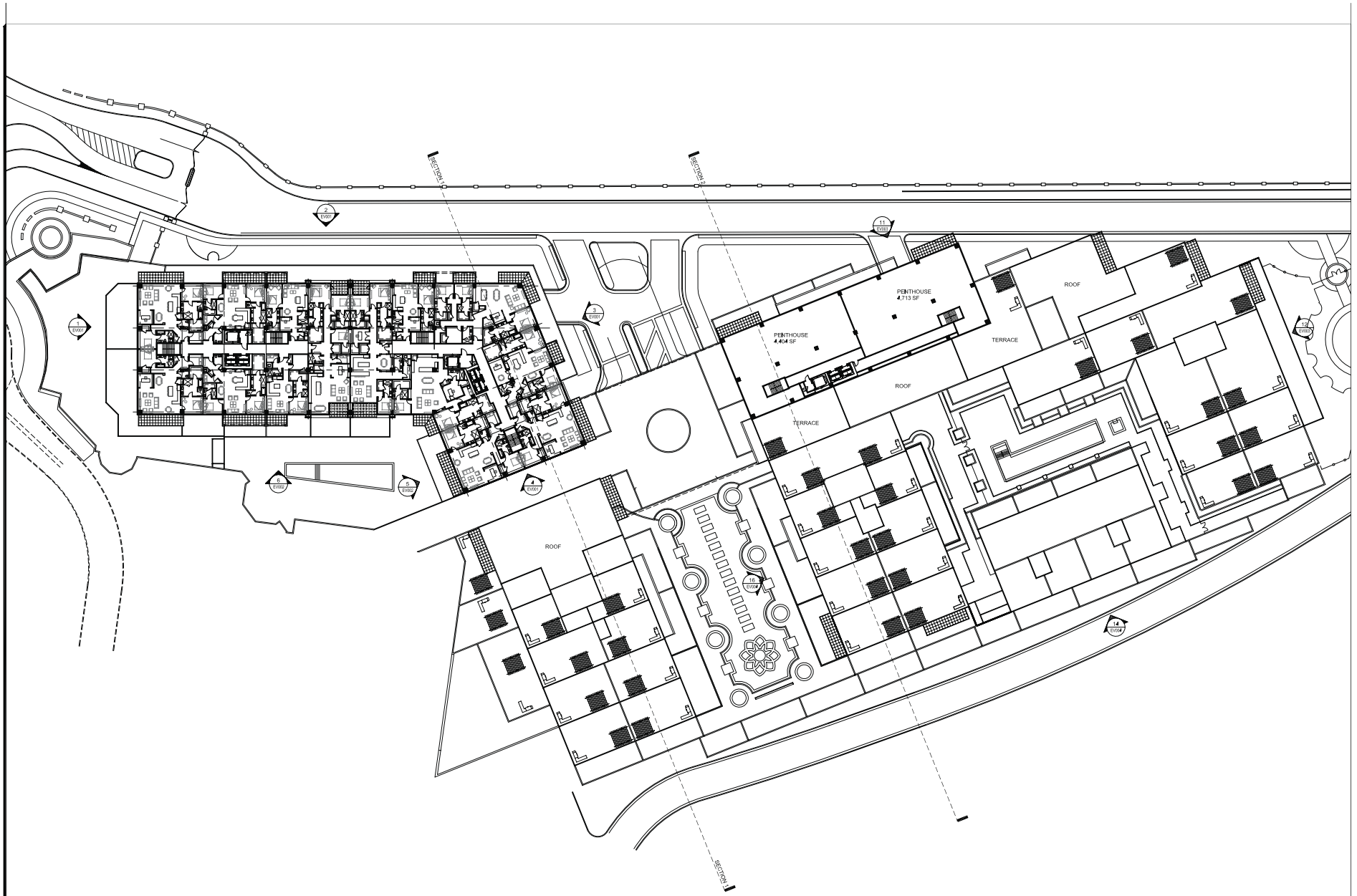

1 LEVEL 9 FLOOR PLAN
1" = 30'

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LEVEL 9
FLOOR PLAN

FP009

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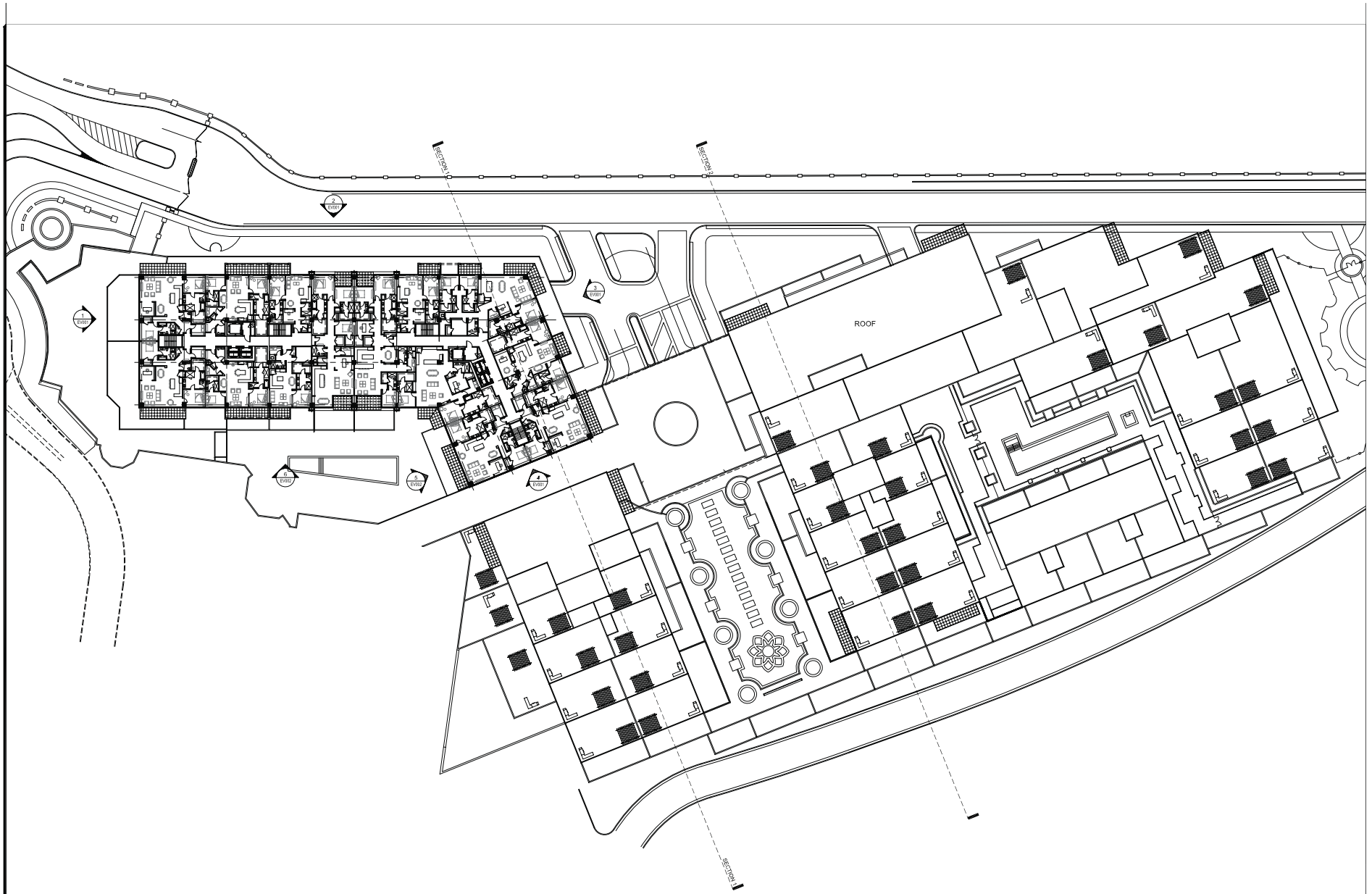

1 LEVEL 10 FLOOR PLAN
1" = 30'

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LEVEL 10
FLOOR PLAN

FP010

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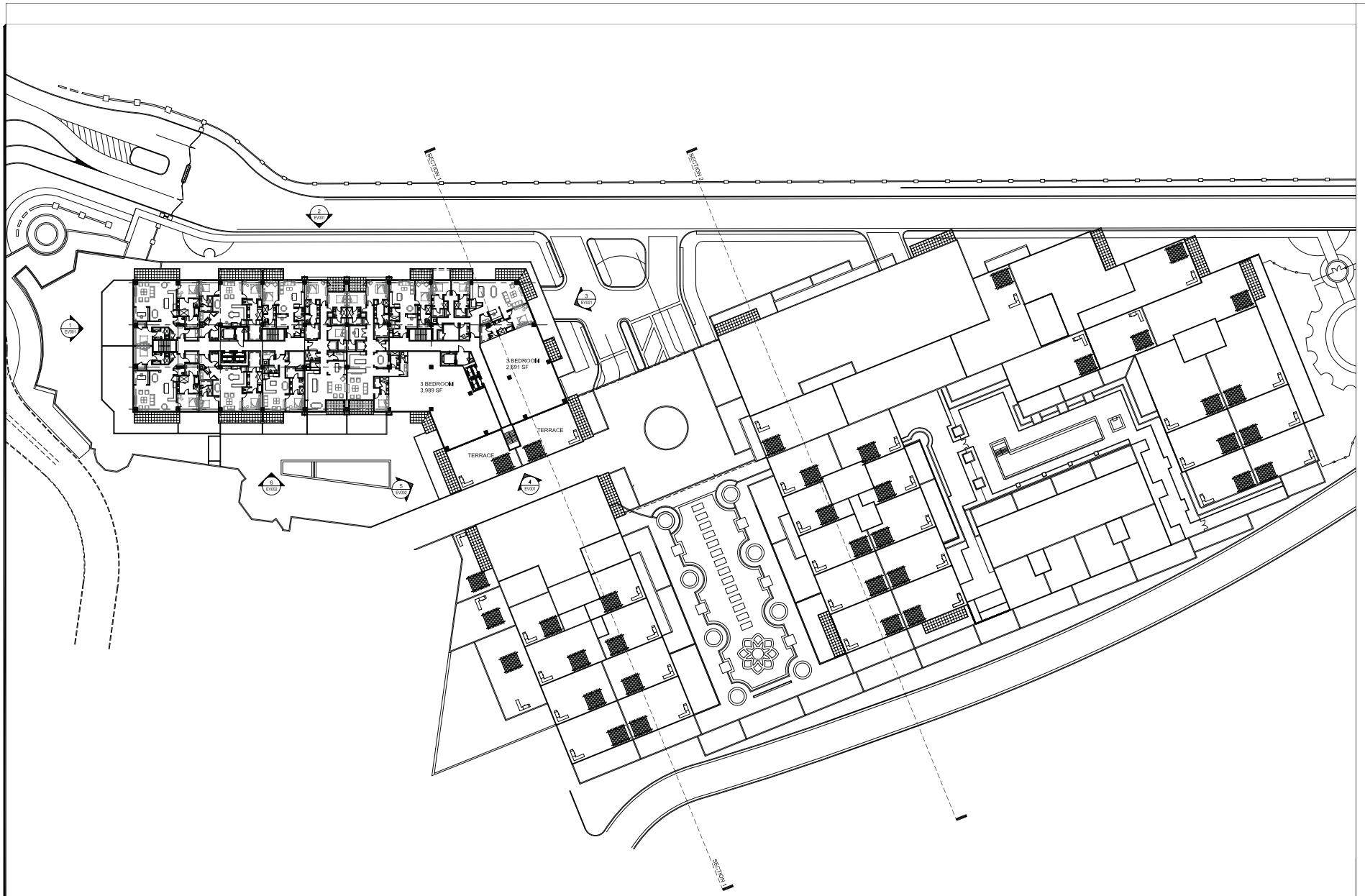

1 LEVEL 11 FLOOR PLAN
1" = 30'

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LEVEL 11
FLOOR PLAN

FP011

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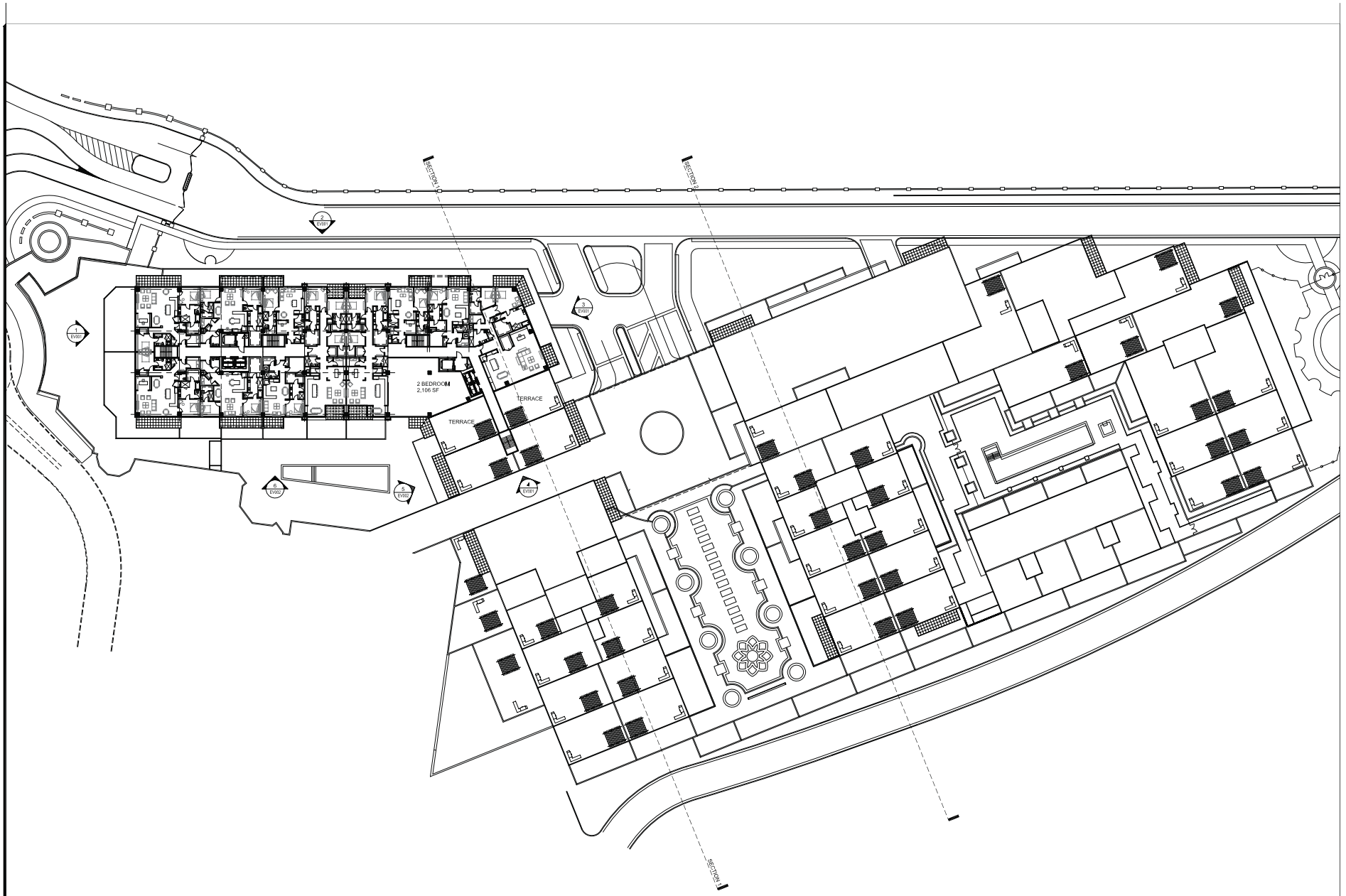

1 LEVEL 12 FLOOR PLAN
1" = 30'

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LEVEL 12
FLOOR PLAN

FP012

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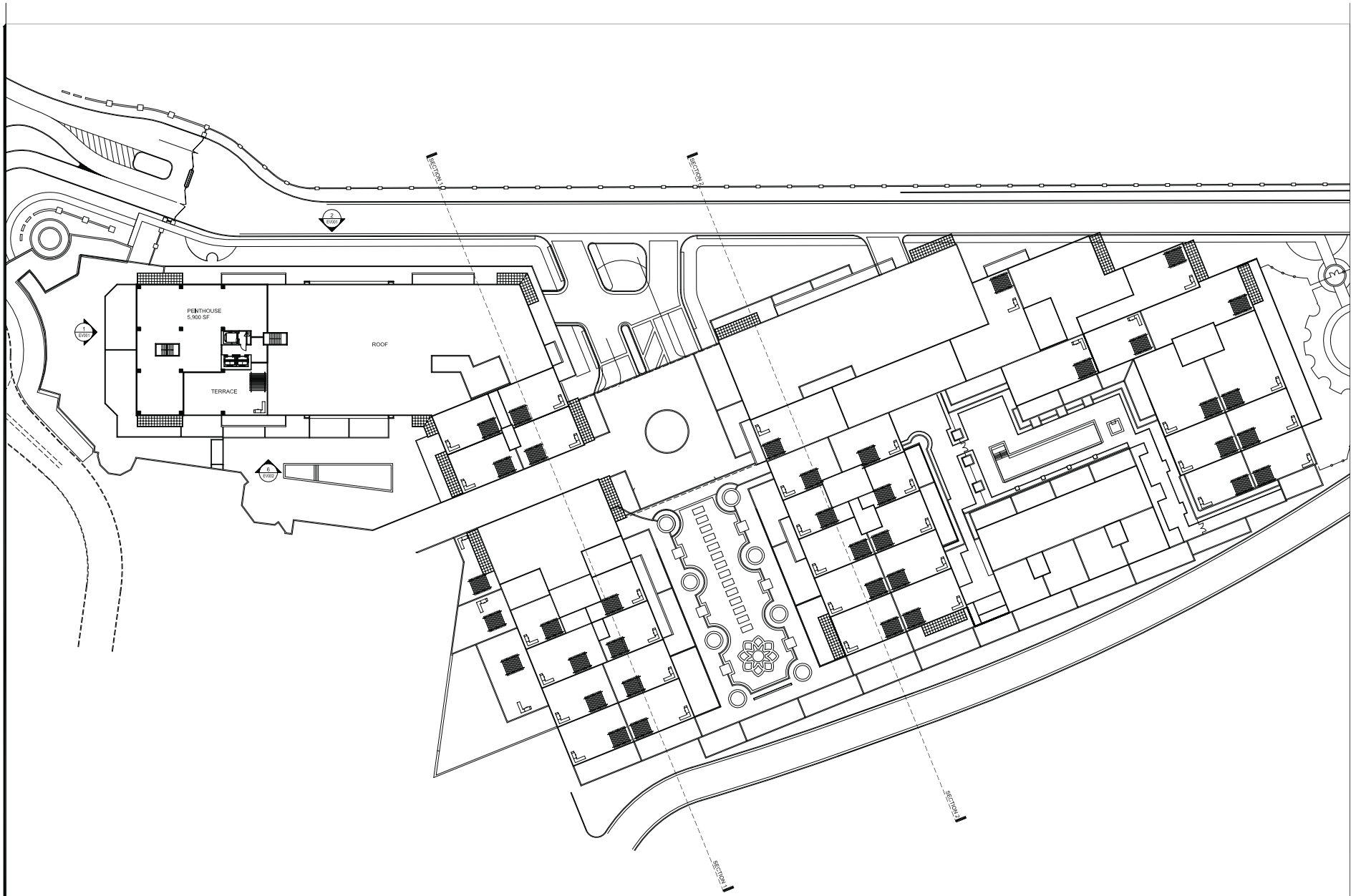

1 LEVEL 13 FLOOR PLAN
1" = 30'

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LEVEL 13
FLOOR PLAN

FP013

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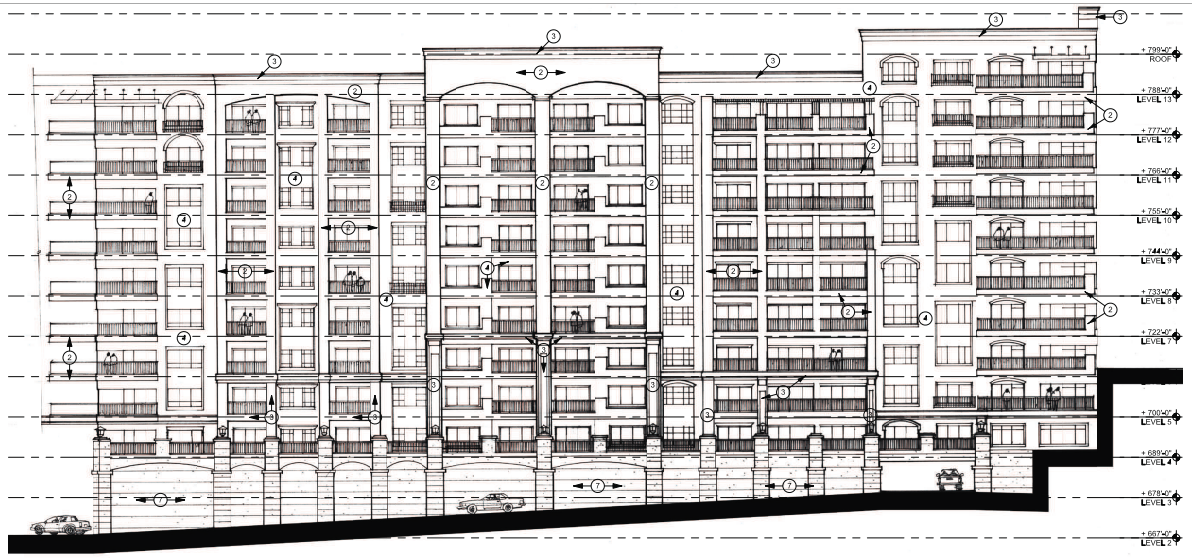
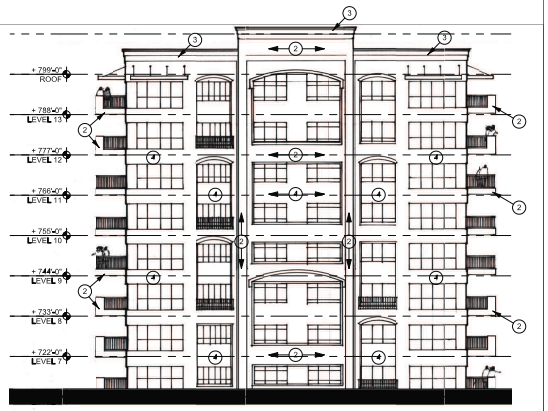
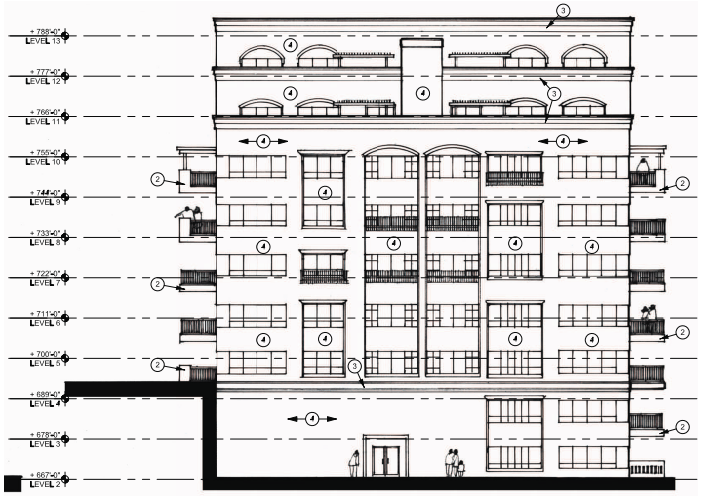


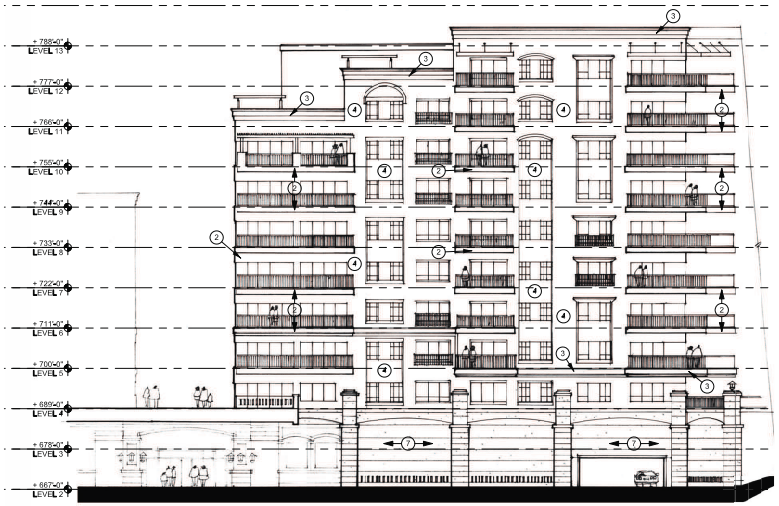
2 NORTH ELEVATION
1/16" = 1'-0"



1 WEST ELEVATION
1/16" = 1'-0"



4 SOUTH ELEVATION
1/16" = 1'-0"



3 EAST ELEVATION
1/16" = 1'-0"

EXTERIOR FINISH LEGEND

NOTE: EXTERIOR FINISHES ARE BASED ON THE PREVIOUSLY APPROVED COLOR AND MATERIAL BOARDS FOR SDR-10770, BLDG. 1

1. MULLIONS: FRAZEE #7784M - NULLABOR SAND
2. PAINTED EIFS: FRAZEE #8364M - OLDE TOWN
3. PAINTED EIFS: FRAZEE #7280W - GOLDEN BLONDE
4. PAINTED EIFS: FRAZEE #7784M - NULLABOR SAND
5. METAL ROOF (NOT USED)
6. LOW E GLASS
7. STONE

PRJ-51517
11/26/13

KLAI JUBA
architects

TIVOLI RESIDENTIAL TOWERS
PRJ-51517
SDR-10770

KJA Job Number: 13027

NAC 623.780

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PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 11-26-2013

John R. Klai II • Daniel J. Juba
John B. Wald

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Fax 702 • 221 • 7655

Issue Date: 11-26-2013
Revision:

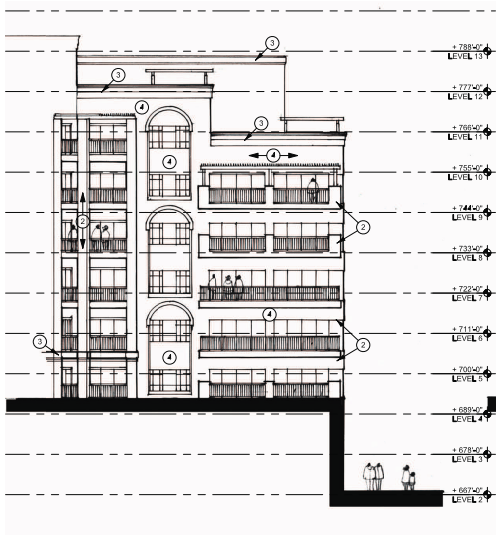
ELEVATIONS

EV001

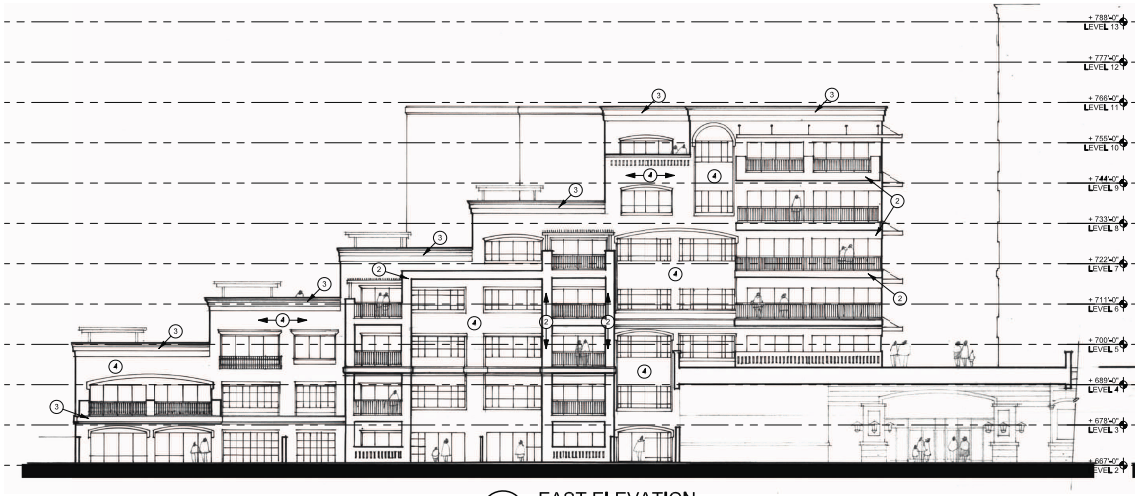
SDR-52089



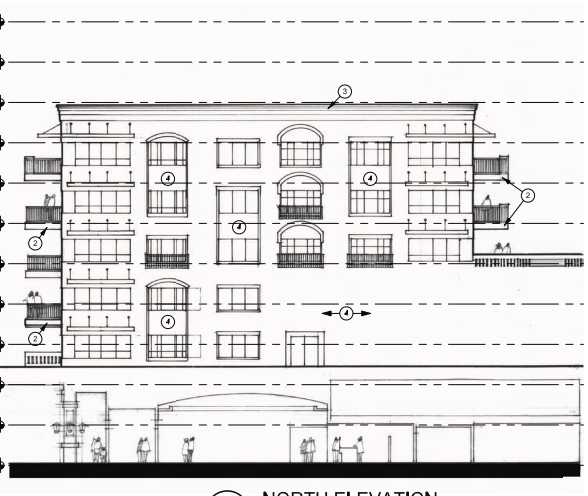
6 SOUTH ELEVATION
1/16" = 1'-0"



5 WEST ELEVATION
1/16" = 1'-0"



8 EAST ELEVATION
1/16" = 1'-0"



7 NORTH ELEVATION
1/16" = 1'-0"

EXTERIOR FINISH LEGEND
NOTE: EXTERIOR FINISHES ARE BASED ON THE PREVIOUSLY APPROVED COLOR AND MATERIAL BOARDS FOR SDR-10770, BLDG. 1

1. MULLIONS: FRAZEE #7784M - NULLABOR SAND
2. PAINTED EIFS: FRAZEE #8364M - OLDE TOWN
3. PAINTED EIFS: FRAZEE #7280W - GOLDEN BLONDE
4. PAINTED EIFS: FRAZEE #7784M - NULLABOR SAND
5. METAL ROOF (NOT USED)
6. LOW E GLASS
7. STONE

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NAC 623.780

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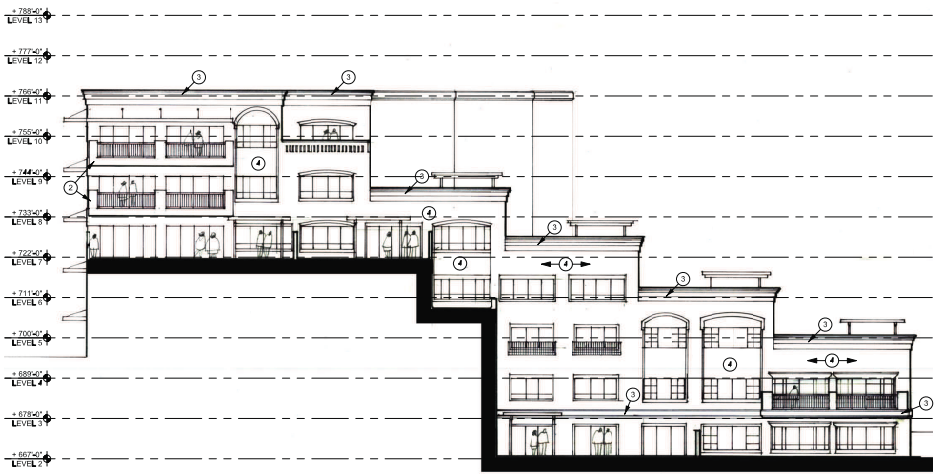
Revision:

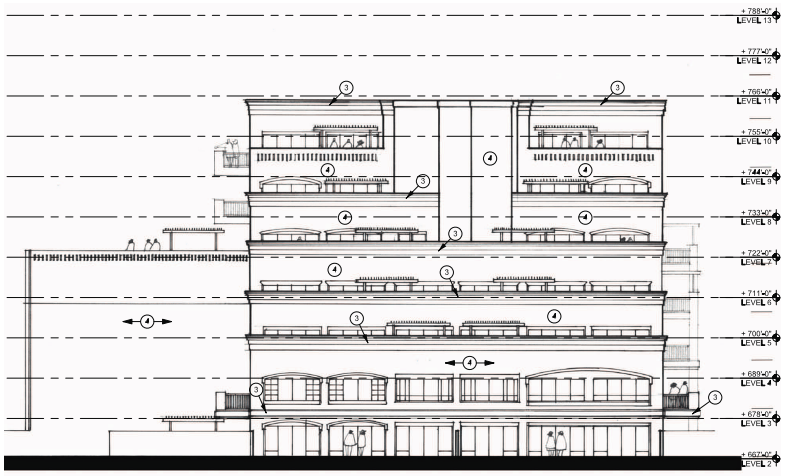
ELEVATIONS

EV002

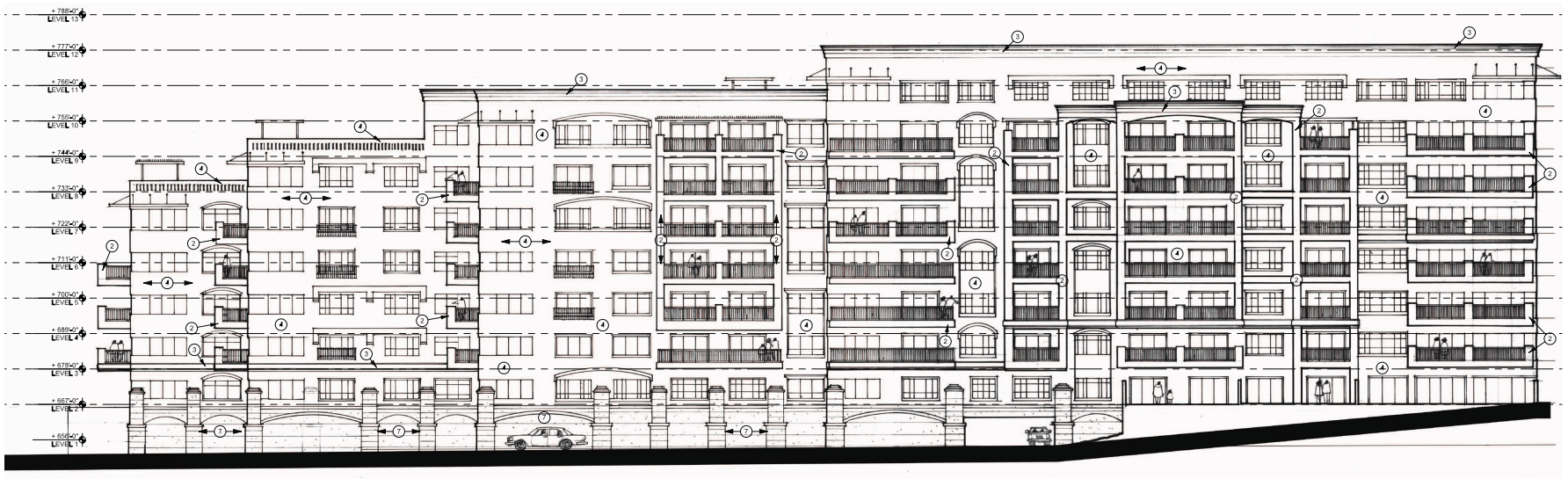
SDR-52089



10 WEST ELEVATION
1/16" = 1'-0"



9 SOUTH ELEVATION
1/16" = 1'-0"



11 NORTH ELEVATION
1/16" = 1'-0"

EXTERIOR FINISH LEGEND
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PRJ-51517
SDR-10770

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NAC 623.780

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PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 11-26-2013

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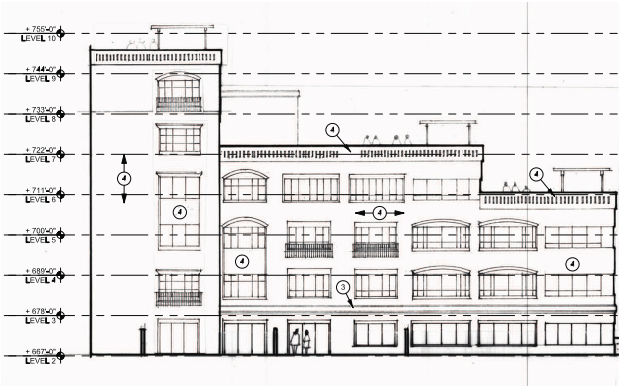
Revision:

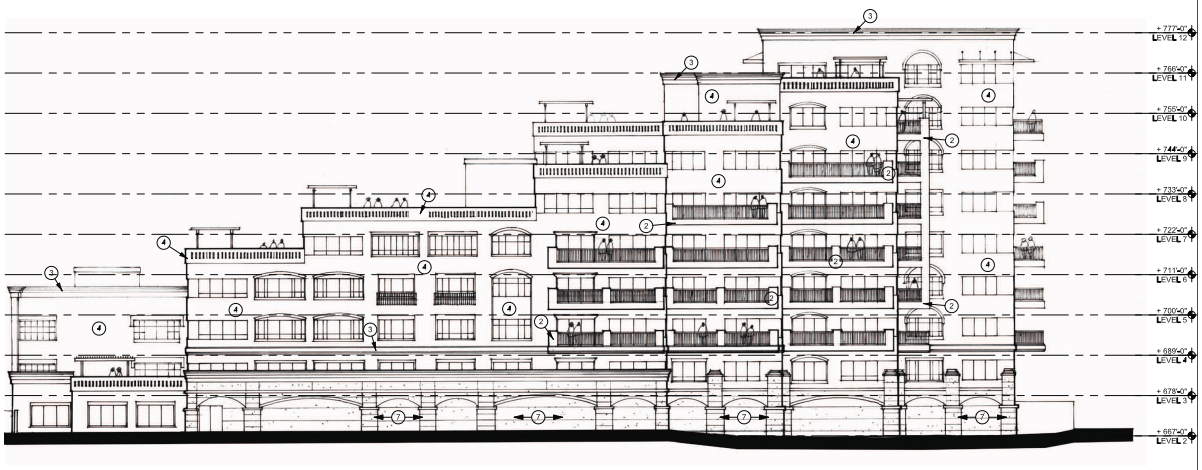
ELEVATIONS

EV003

SDR-52089



13 WEST ELEVATION
1/16" = 1'-0"



12 EAST ELEVATION
1/16" = 1'-0"



14 SOUTH ELEVATION
1/16" = 1'-0"

EXTERIOR FINISH LEGEND
NOTE: EXTERIOR FINISHES ARE BASED ON THE PREVIOUSLY APPROVED COLOR AND MATERIAL BOARDS FOR SDR-10770, BLDG 1

1. MULLIONS: FRAZEE #7784N - NULLABOR SAND
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5. METAL ROOF (NOT USED)
6. LOW E GLASS
7. STONE

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11/26/13

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KJA Job Number: 13027

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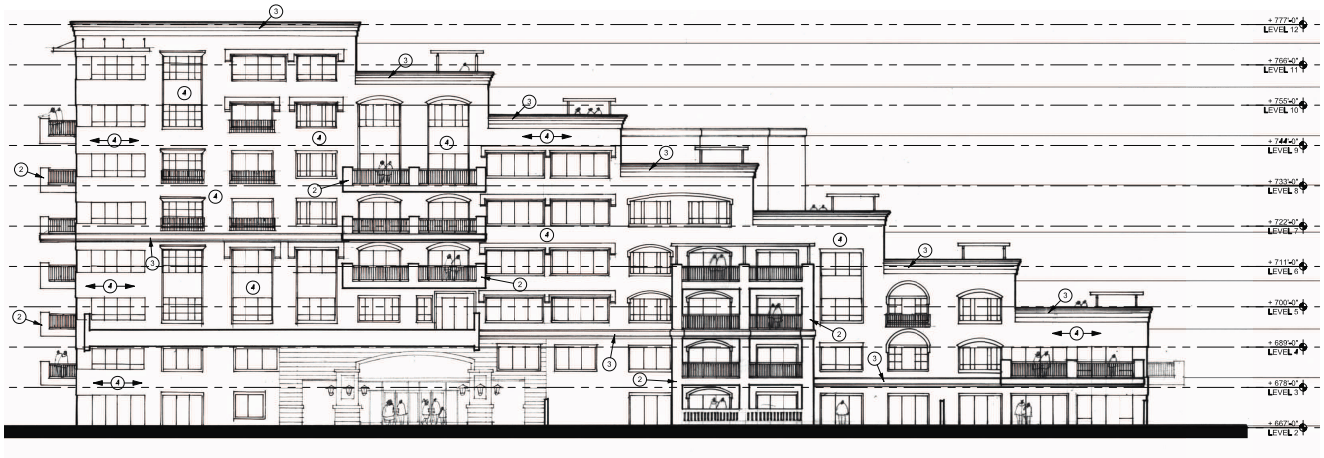
ELEVATIONS

EV004

SDR-52089



15 EAST ELEVATION
1/16" = 1'-0"



16 WEST ELEVATION
1/16" = 1'-0"

EXTERIOR FINISH LEGEND
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Issue Date: 11-26-2013
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EV005

SDR-52089

CCSD
Real Property Management
4190 McLeod Drive, 2nd Floor
Las Vegas, NV 89121

School Development Tracking Form

http://ccsd.net/departments/real-property

Date Filed 12/05/2013 **Application Number** SDR-52089 **Entity** LV

Company Name Great Wash Park, LLC

Contact Name

Contact Mailing Address

City **State** **Zip Code**

Phone **Mobile** **Fax** **Email**

Project Name Rampart & Alta

Project Description Rampart & Alta

APN's 138-32-615-001

Student Yield		Elementary School	Middle School	High School
Single-Family Units (1)		x 0.195 = 0	x 0.102 = 0	x 0.134 = 0
Multi-Family Units (2)	300	x 0.132 = 40	x 0.057 = 17	x 0.062 = 19
Resort Condo Units (3)				
Total		40	17	19

(1) *Single Family unit is defined as single family detached home, mobile home, and town homes.*
(2) *Multi-Family unit is defined as apartment, multiplexes, and condominiums.*
(3) *Resort Condominium units for tracking purposes only.*

** To be completed by CCSD*

Schools Serving the Area*

Name	Address	Grade	Capacity	Enrollment	Site Date
Jacobson ES	8400 Boseck	K-5	578	627	11/18/13
Johnson MS	7701 Ducharme	6-8	1,541	1,142	11/18/13
Palo Verde HS	333 Pavilion Center	9-12	2,944	2,859	11/18/13

CCSD Comments* Jacobson ES is over-capacity for the 2013-14 school year. No new schools are planned for the area.

☐ Approved ☐ Disapproved

Great Wash Park LLC
9525 Hillwood Drive, Suite 100
Las Vegas, NV 89134

November 25, 2013

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

RE: The Village at Queensridge (aka Tivoli Village at Queensridge)
Amendment to SDR-10770

To whom it may concern:

This letter will function as the Justification Letter for the proposed modification to SDR-10770 for The Village at Queensridge, a mixed-use project located at the northeast corner of Rampart Boulevard and Alta Drive.

This urban mixed-use center features pedestrian-friendly streets with stone paved walkways and convenient amenities such as an integrated below-ground parking structure with direct access to the surrounding shops. Limited above-ground parking is also be available, adding to the center's metropolitan vibe without disturbing the pedestrian experience.

This proposed amendment relates to the residential portion of the project at the north end of the site. An important part of this experience in Tivoli Village is the urban residential lifestyle afforded by the multi-family portion of the development. The proposed amendment reflects the desire of the developers to make the residential product more consistent with the expectations of today's buyer including unit types, sizes, and amenities. SDR-10770 permitted 340 units. We are reducing the proposed total number of units to 300 for the amendment.

As with the original SDR-10770, it is not anticipated that any variances will be required for setbacks or other project parameters, other than the parking variance in effect for the commercial portion of the project.

We appreciate your consideration of this amendment, and look forward to working with the City of Las Vegas to complete this project.

Sincerely,



PRJ-51517
11/26/13

SDR-52089

City of Las Vegas Agenda Item No.: **46.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 14, 2014

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

SUBJECT:
TXT-51723 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action to amend LVMC 19.16.100 to revise the applicability and procedures related to Minor Review of Site Development Plans and Minor Amendments of approved Site Development Plans, and to provide for other related matters.

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:
None

BACKUP DOCUMENTATION:
Proposed Amendment and Staff Report

City of Las Vegas Agenda Item No.: **47.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: JANUARY 14, 2014

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