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.

February 11, 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 PLANNING COMMISSION MEETING OF DECEMBER 10, 2013 AND JANUARY 14, 2014

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-52272 - ANNEXATION - APPLICANT/OWNER: ESTEVAN PEREZ** - For possible action on a Petition to Annex 1.91 acres at 3031 Coran Lane (APN 139-20-301-003), Ward 5 (Barlow). Staff recommends APPROVAL.

8. **EOT-52239 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: TRUE LOVE BAPTIST CHURCH** - For possible action on a request for an Extension of Time of a previously approved Site Development Plan Review (SDR-43718) FOR A PROPOSED 5,445 SQUARE-FOOT ADDITION TO AN EXISTING CHURCH/HOUSE OF WORSHIP on 2.28 acres at 1941 H Street (APN 139-21-703-003), C-V (Civic) Zone, Ward 5 (Barlow)[PRJ-52152]. Staff recommends APPROVAL.

ONE MOTION - ONE VOTE

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

9. **ABEYANCE - 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 MEDICAL OFFICE BUILDING WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER WHERE EIGHT FEET IS REQUIRED FOR A PORTION OF THE EAST AND WEST PROPERTY LINES on 0.97 acres at 2480 Professional Court (APN 138-15-410-051), C-PB (Planned Business Park) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

10. **MSP-51851 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: DTG LAS VEGAS, LLC - OWNER: 220 NORTH 4TH STREET LV, LLC, ET AL** - For possible action on a request for a Major Amendment of an approved Master Sign Plan (MSP-45918) TO ADD ONE FREESTANDING SIGN AND INCREASE THE AREA OF AN APPROVED WALL SIGN AT AN EXISTING HOTEL/CASINO on 3.73 acres at 206 North 3rd Street, 221 North 3rd Street and 220 North 4th Street (APNs 139-34-514-007 through 009; and 139-34-510-019), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

11. **VAC-51781 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: D R HORTON, INC.** - 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.

12. **VAR-52347 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: D R HORTON, INC.** - For possible action on a request for a Variance TO ALLOW A 3.5-FOOT SIDE YARD SETBACK WHERE 5 FEET IS THE MINIMUM REQUIRED FOR A SINGLE FAMILY DWELLING on 0.15 acres at 6187 Maxmar Court (APN 138-14-716-001), R-1 (Single Family Residential) Zone, Ward 5 (Barlow) [PRJ-52220]. Staff recommends APPROVAL.

13. **SUP-52351 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ALADDIN BAIL NV, INC. - OWNER: GARCES VENTURE, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED BAILBOND SERVICE at 626 South Las Vegas Boulevard (APN 139-34-311-141), C-2 (General Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

14. **SUP-52371 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AARON LUELLING - OWNER: PROVIEW SERIES, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 7,508 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH ANCILLARY BREW PUB at 10 East Charleston Boulevard (APN 162-03-110-074), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-52313]. Staff recommends APPROVAL.

15. **SUP-52384 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LV STEAK HOLDINGS, LLC/VILLAGE - OWNER: TRAILS VILLAGE CENTER COMPANY** - For possible action on a request for a Special Use Permit FOR A PROPOSED 3,865 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN A PROPOSED RESTAURANT WITH OUTDOOR SEATING at 1910 Village Center Circle, Suite #1 (APN 138-19-719-006), P-C (Planned Community) Zone [VC (Village Commercial) Summerlin Special Land Use Designation], Ward 2 (Beers) [PRJ-52340]. Staff recommends APPROVAL.

16. **SUP-52420 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PLKNV, INC. - OWNER: CLARK COUNTY CREDIT UNION** - For possible action on a request for a Special Use Permit FOR A DRIVE-THROUGH FACILITY IN CONJUNCTION WITH A PROPOSED RESTAURANT at 7065 North Durango Drive (APN 125-20-114-003), T-C (Town Center) Zone [Mixed-Use Commercial Montecito Town Center Land Use Designation], Ward 6 (Ross) [PRJ-52374]. Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

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

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

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

20. **ABEYANCE - 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 10.18 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]. Staff recommends DENIAL.

21. **ABEYANCE - 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 10.18 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]. Staff recommends DENIAL.

22. **ABEYANCE - 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 10.18 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]. Staff recommends DENIAL.

23. **ABEYANCE - 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 10.18 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]. Staff recommends DENIAL.

24. **ABEYANCE - 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]. Staff recommends APPROVAL.

25. **ABEYANCE - 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]. Staff recommends APPROVAL.

26. **ABEYANCE - 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]. Staff recommends DENIAL.

27. **ABEYANCE - 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 roadway easement of the west side of Bradley Road, as well as all of Honeycreek Avenue at the northwest corner of Iron Mountain Road and Bradley Road, Ward 6 (Ross) [PRJ-52087]. Staff recommends DENIAL.

28. **ABEYANCE - TMP-52127 - TENTATIVE MAP RELATED TO GPA-52122, ZON-52123, WVR-52171 AND VAC-52125 - GRANITE FALLS 2 - PUBLIC HEARING - 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]. Staff recommends DENIAL.

29. **ABEYANCE - 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 (APN 125-01-301-006), Ward 6 (Ross) [PRJ-52085]. Staff recommends APPROVAL.

30. **ABEYANCE - 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 (APN 125-01-301-006), Ward 6 (Ross) [PRJ-52085]. Staff recommends APPROVAL.

31. **ABEYANCE - 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 (APN 125-01-301-006), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Ross) [PRJ-52085]. Staff recommends APPROVAL.

32. **ABEYANCE - 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 WITHIN AN EXISTING 4,184 SQUARE-FOOT CONVENIENCE STORE WITH A WAIVER TO ALLOW A 242-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED at 400 North Eastern Avenue (APN 139-36-210-003), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-51956]. Staff recommends DENIAL.

33. **ZON-51413 - REZONING - PUBLIC HEARING - APPLICANT: JP MORGAN/CHASE - OWNER: VAUSE FAMILY TRUST** - For possible action on a request for a Rezoning FROM: C-D (DESIGNED COMMERCIAL) TO: O (OFFICE) on 0.70 acres at 2301 and 2319 West Charleston Boulevard (APNs 162-05-511-015 and 016), Ward 1 (Tarkanian). Staff recommends APPROVAL.

34. **VAR-51414 - VARIANCE RELATED TO ZON-51413 - PUBLIC HEARING - APPLICANT: JP MORGAN/CHASE - OWNER: VAUSE FAMILY TRUST** - For possible action on a request for a Variance TO ALLOW A 23-FOOT FRONT YARD SETBACK WHERE 25 FEET IS REQUIRED AND A 10-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED on 0.70 acres at 2301 and 2319 West Charleston Boulevard (APNs 162-05-511-015 and 016), C-D (Designed Commercial) Zone [PROPOSED: O (Office)], Ward 1 (Tarkanian). Staff recommends APPROVAL.

35. **SUP-51415 - SPECIAL USE PERMIT RELATED TO ZON-51413 AND VAR-51414 - PUBLIC HEARING - APPLICANT: JP MORGAN/CHASE - OWNER: VAUSE FAMILY TRUST** - For possible action on a request for a Special Use Permit FOR A PROPOSED DRIVE-THROUGH WITH NO INTERVENING BUILDING BETWEEN THE DRIVE-THROUGH AND RESIDENTIALLY ZONED PROPERTY at 2301 and 2319 West Charleston Boulevard (APNs 162-05-511-015 and 016), C-D (Designed Commercial) Zone [PROPOSED: O (Office)], Ward 1 (Tarkanian). Staff recommends APPROVAL.

36. **SDR-51412 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-51413, VAR-51414 AND SUP-51415 - PUBLIC HEARING - APPLICANT: JP MORGAN/CHASE - OWNER: VAUSE FAMILY TRUST** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 24-FOOT TALL, 3,475 SQUARE-FOOT FINANCIAL INSTITUTION, GENERAL AND DRIVE-THROUGH WITH A WAIVER TO ALLOW A FIVE-FOOT PERIMETER LANDSCAPE BUFFER ALONG THE NORTH PROPERTY LINE WHERE 10 FEET IS REQUIRED on 0.70 acres at 2301 and 2319 West Charleston Boulevard (APNs 162-05-511-015 and 016), C-D (Designed Commercial) Zone [PROPOSED: O (Office)], Ward 1 (Tarkanian). Staff recommends APPROVAL.

37. **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 (APNs 139-34-712-078 and 080), Ward 3 (Coffin) [PRJ-52056]. Staff recommends APPROVAL.

38. **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]. Staff recommends APPROVAL.

39. **VAC-52115 - VACATION RELATED TO ZON-52112 AND SUP-52114 - PUBLIC HEARING - APPLICANT/OWNER: 126 11TH ST, LLC, ET AL** - For possible action on a Petition to Vacate a 20-foot wide public alley generally located west of 11th Street between Fremont Street and Carson Avenue, Ward 3 (Coffin) [PRJ-52056]. Staff recommends APPROVAL.

40. **TMP-52113 - TENTATIVE MAP - BUNKHOUSE (A COMMERCIAL SUBDIVISION) - PUBLIC HEARING - RELATED TO ZON-52112, SUP-52114 AND VAC-52115 - APPLICANT/OWNER: 126 11TH ST, 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, Carson Avenue, 10th Street, and 11th Street (APNs 139-34-612-078 and 079, 139-34-712-070 through 080, and 139-34-712-082), C-2 (General Commercial) Zone and R-4 (High Density Residential) Zone [PROPOSED: C-2 (General Commercial)], Ward 3 (Coffin) [PRJ-52056]. Staff recommends APPROVAL.

41. **ZON-52391 - REZONING - PUBLIC HEARING - APPLICANT: D R HORTON - OWNER: VALENCIA A13004 INVESTORS, LLC** - For possible action on a request for a Rezoning FROM : R-E (RESIDENCE ESTATES) TO R-1 (SINGLE FAMILY RESIDENTIAL) on 2.91 acres on the east side of Buffalo Drive, approximately 230 feet north of Oakey Boulevard (APNs 163-03-201-003, 004 and 005), Ward 1 (Tarkanian) [PRJ-52028]. Staff recommends APPROVAL.

42. **VAR-52392 - VARIANCE RELATED TO ZON-52391 - PUBLIC HEARING - APPLICANT: D R HORTON - OWNER: VALENCIA A13004 INVESTORS, LLC** - For possible action on a request for a Variance TO ALLOW A 1.0 CONNECTIVITY RATIO WHERE THE MINIMUM REQUIRED IS 1.30 AND TO ALLOW A PRIVATE STREET WITH NO GATE TO HAVE SIDEWALKS ON ONE SIDE OF THE STREET WHERE BOTH SIDES ARE REQUIRED on 2.91 acres on the east side of Buffalo Drive, approximately 230 feet north of Oakey Boulevard (APNs 163-03-201-003, 004 and 005), Ward 1 (Tarkanian) [PRJ-52028]. Staff recommends DENIAL.

43. **TMP-52393 - TENTATIVE MAP RELATED TO ZON-52391 AND VAR-52392 - BUFFALO/OAKEY - APPLICANT: D R HORTON - OWNER: VALENCIA A13004 INVESTORS, LLC** - For possible action on a request for a Tentative Map FOR AN 11-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 2.91 acres on the east side of Buffalo Drive, approximately 230 feet north of Oakey Boulevard (APNs 163-03-201-003, 004 and 005), Ward 1 (Tarkanian) [PRJ-52028]. Staff recommends DENIAL.

44. **VAR-52463 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: J W B INVESTMENT SERIES B, LLC** - For possible action on a request for a Variance TO ALLOW FOUR PARKING SPACES WHERE A MINIMUM OF SEVEN SPACES ARE REQUIRED on 0.16 acres at 344 South Jones Boulevard (APN 138-36-210-011), P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian) [PRJ-52403]. Staff recommends APPROVAL.

45. **SDR-52464 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-52463 - PUBLIC HEARING - OWNER/APPLICANT: J W B INVESTMENT SERIES B, LLC** - For possible action on a request for a Site Development Plan Review FOR THE CONVERSION OF A SINGLE FAMILY RESIDENCE TO A 1,853 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS TO ALLOW A FIVE-FOOT LANDSCAPE BUFFER ALONG THE WEST PROPERTY LINE WHERE 15 FEET IS REQUIRED, A THREE-FOOT LANDSCAPE BUFFER ALONG THE NORTH PROPERTY LINE WHERE FIVE FEET IS REQUIRED AND A ZERO-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE SOUTH PROPERTY LINE WHERE FIVE FEET IS REQUIRED on 0.16 acres at 344 South Jones Boulevard (APN 138-36-210-011), P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian) [PRJ-52403]. Staff recommends APPROVAL.

46. **VAR-52377 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MARK C & JENNIFER N TINGEY** - For possible action on a request for a Variance TO ALLOW A 21-FOOT FRONT YARD SETBACK WHERE 25 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED EXPANSION OF A SINGLE FAMILY DWELLING on 0.39 acres at 4108 Everest Street (APN 138-05-411-005), R-PD2 (Residential Planned Development - 2 Units per Acre) Zone, Ward 4 (Anthony) [PRJ-52338]. Staff recommends DENIAL.

47. **VAR-52450 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: NEMO STRANG** - For possible action on a request for a Variance TO ALLOW A FOUR-FOOT, SIX-INCH SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED TO ENCLOSE AN EXISTING CARPORT on 0.24 acres at 1023 Norman Avenue (APN 162-03-512-048), R-1 (Single Family Residential) Zone, Ward 3 (Coffin) [PRJ-52432]. Staff recommends DENIAL.

48. **VAR-52451 - VARIANCE - PUBLIC HEARING - APPLICANT: WILLIAM & KELLY OAKLEY - OWNER: SHADY LADY TRUST** - For possible action on a request for a Variance TO ALLOW A FIVE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED EXPANSION OF A SINGLE FAMILY DWELLING on 0.52 acres at 3201 Skipworth Drive (APN 139-32-211-039), R-E (Residence Estates) Zone, Ward 1(Tarkanian) [PRJ-52358]. Staff recommends DENIAL.

49. **VAR-52452 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ROBERT B FOSTER** - For possible action on a request for a Variance TO ALLOW A PROPOSED 595 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) [CASITA] IN FRONT OF THE PRIMARY STRUCTURE on 0.33 acres at 6224 Waterleaf Court (APN 125-26-511-035), R-PD3 (Residential Planned Development - 3 Units per Acre) Zone, Ward 6 (Ross). Staff recommends APPROVAL.

50. **VAR-52462 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JERRY VOZZOLA** - For possible action on a request for a Variance TO ALLOW A 15-FOOT FRONT YARD SETBACK WHERE A 20-FOOT SETBACK IS REQUIRED FOR A PROPOSED ACCESSORY STRUCTURE (CLASS II) [GARAGE] on 0.15 acres at 329 Lorenzi Street (APN 138-35-210-039), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.

51. **SUP-52437 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: STORAGE ONE - OWNER: FNBN-CMLON I, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED MINI-STORAGE FACILITY WITH A WAIVER OF THE REQUIREMENT TO PROVIDE A RETAIL OR OFFICE FACADE ON ALL EXTERIOR WALLS at the southeast corner of Farm Road and Oso Blanca Road (portion of APN 125-17-301-006), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-52157]. Staff recommends APPROVAL.

52. **SUP-52438 - SPECIAL USE PERMIT RELATED TO SUP-52437 - PUBLIC HEARING - APPLICANT: STORAGE ONE - OWNER: FNBN-CMLON I, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED TRUCK RENTAL USE WITH A WAIVER TO ALLOW A 130-FOOT DISTANCE SEPARATION FROM A SINGLE-FAMILY DETACHED DWELLING WHERE 330 FEET IS REQUIRED at the southeast corner of Farm Road and Oso Blanca Road (portion of APN 125-17-301-006), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-52157]. Staff recommends APPROVAL.

53. **SDR-52440 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-52437 AND SUP-52438 - PUBLIC HEARING - APPLICANT: STORAGE ONE - OWNER: FNBN-CMLON I, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 122,325 SQUARE-FOOT MINI-STORAGE FACILITY WITH A WAIVER OF THE TOWN CENTER DEVELOPMENT STANDARDS TO ALLOW 10% OPEN SPACE WHERE 20% OPEN SPACE IS REQUIRED on 2.90 acres at the southeast corner of Farm Road and Oso Blanca Road (portion of APN 125-17-301-006), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-52157]. Staff recommends APPROVAL.

54. **SUP-52442 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RIDE NOW, LLC - OWNER: CAM-MAC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 4,795 SQUARE-FOOT MOTORCYCLE/MOTOR SCOOTER SALES USE WITH A WAIVER TO ALLOW A MINIMUM GROSS FLOOR AREA UNDER 7,000 SQUARE FEET at 990 North Buffalo Drive (APN 138-27-220-005), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

DIRECTOR'S BUSINESS:

55. **TXT-52502 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For discussion and possible action to amend LVMC Chapter 19.12 related to Permitted Uses and Chapter 19.18 related to Definitions and Measures to add Medical Marijuana Dispensaries, Facilities for the Production of Edible Marijuana Products or Marijuana Infused Products and Marijuana Cultivation Facilities as permissible uses by adding zoning district applicability, descriptions and definitions for these activities as they are contemplated by SB 374 of the Nevada Revised Statues and to provide for other related matters. Staff has NO RECOMMENDATION.

56. **TXT-52680 - TEXT AMENDMENT - PUBLIC HEARING APPLICANT/OWNER: CITY OF LAS VEGAS** - For discussion and possible action to amend LVMC Chapter 19.12 related to the Mixed-Use use by revising the applicability in the C-PB (Planned Business Park) District and to provide for other related matters. Staff recommends APPROVAL.

CITIZENS PARTICIPATION:

57. 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: FEBRUARY 11, 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: FEBRUARY 11, 2014

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: FEBRUARY 11, 2014

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

SUBJECT:

ROLL CALL

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: FEBRUARY 11, 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: FEBRUARY 11, 2014

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:

FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF DECEMBER 10, 2013 AND JANUARY 14, 2014

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: FEBRUARY 11, 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: FEBRUARY 11, 2014

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

☒ **Consent** ☐ **Discussion**

SUBJECT:

ANX-52272 - ANNEXATION - APPLICANT/OWNER: ESTEVAN PEREZ - For possible action on a Petition to Annex 1.91 acres at 3031 Coran Lane (APN 139-20-301-003), Ward 5 (Barlow). Staff recommends APPROVAL.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

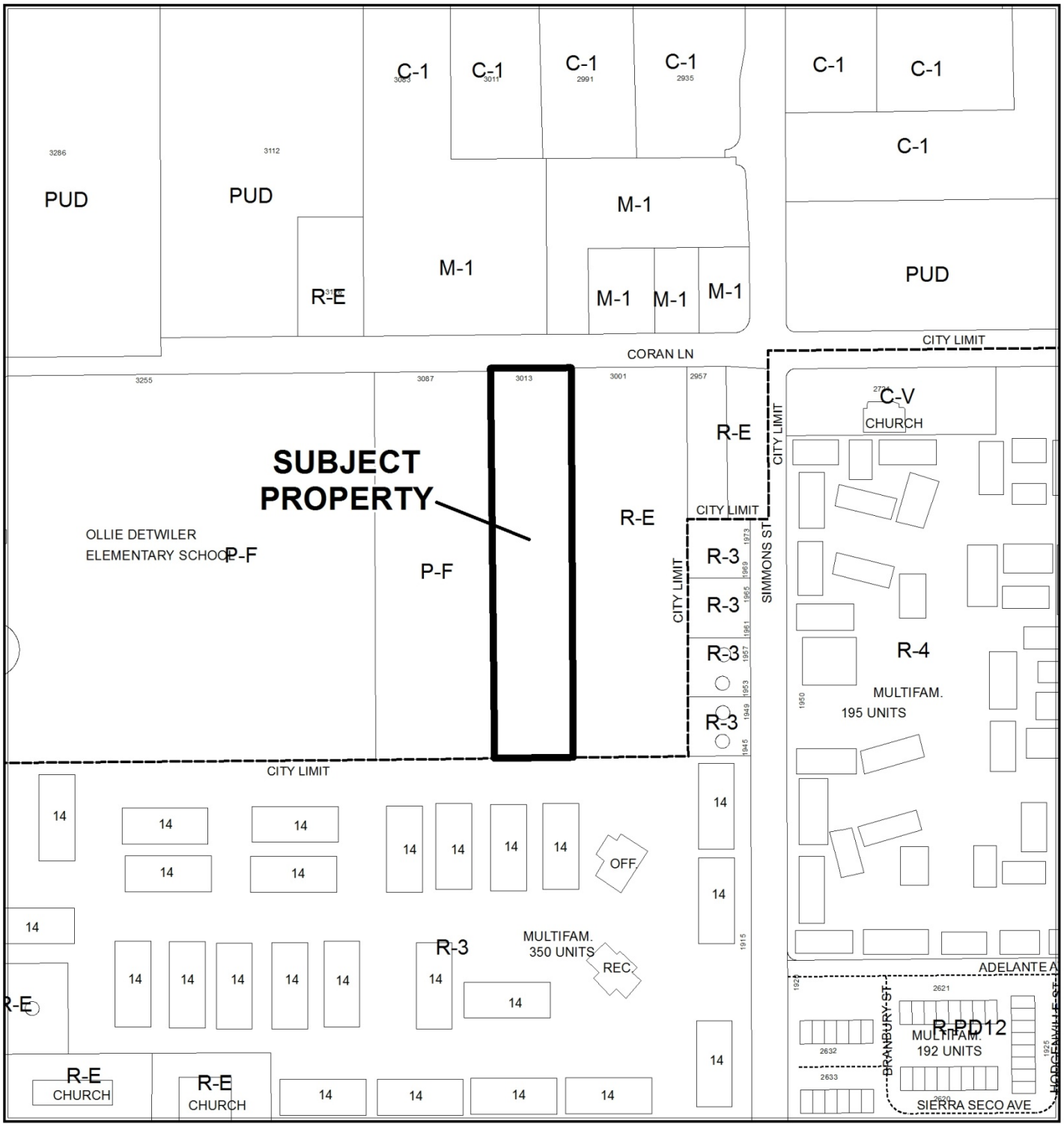
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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



CASE: ANX-52272

0 200 400
Feet

N

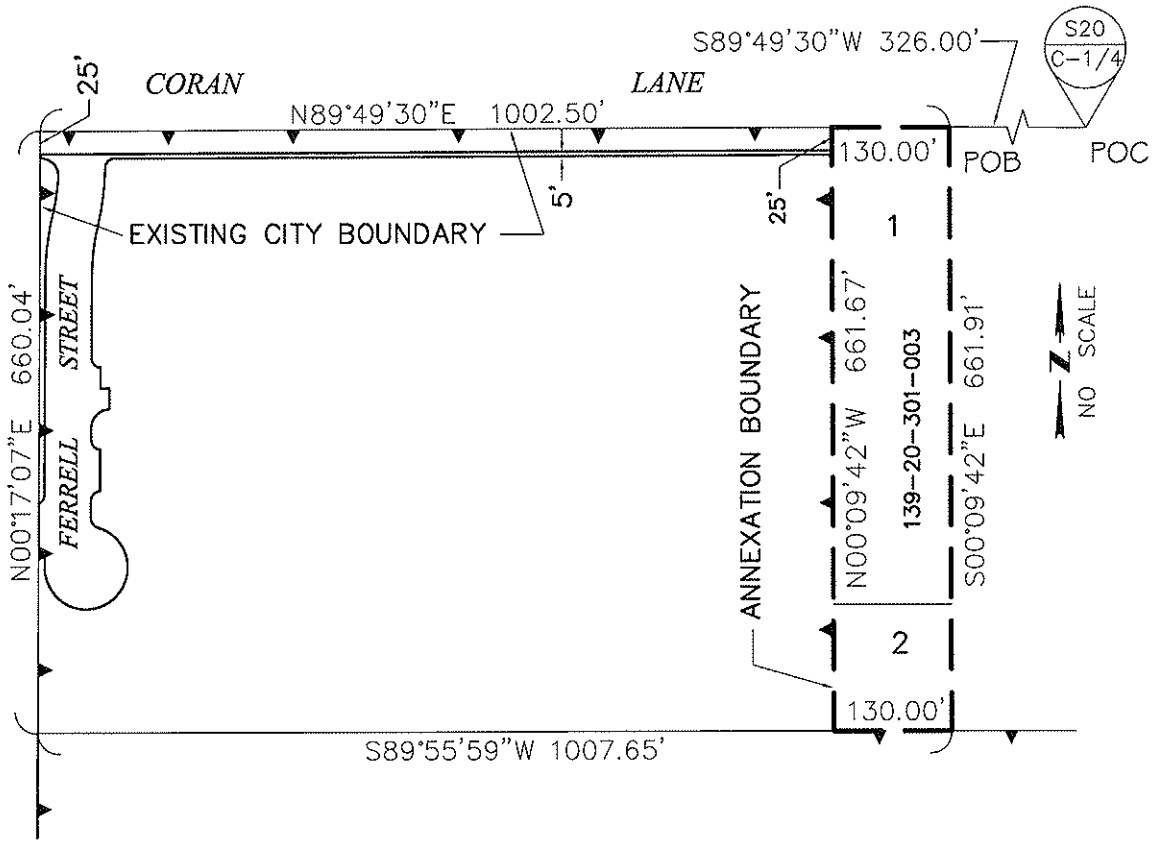


CASE: **ANX-52272**

0 200 400
Feet

N

PORTION OF N 1/2 NE 1/4 SW 1/4 SEC 20, T20S, R61E, MDM



ANNEXATION AREA = 86,032 S.F. OR 1.975 ACRES

ANX-52272

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

THIS MAP WAS PREPARED FROM THE EXISTING INFORMATION AS SHOWN ON RECORD OF SURVEY IN FILE 78 , PAGE 87 OF CLARK COUNTY NEVADA RECORDS, NO RESPONSIBILITY IS ASSUMED FOR CORRECTNESS OF THE INFORMATION SHOWN THEREON.

DEPARTMENT OF OPERATION AND MAINTENANCE RIGHT-OF-WAY SECTION DATE: 01/09/2014 DRAWN BY: BYU SHEET: 1 OF 1	ANNEXATION PLAT FOR ANX-52272 SOUTHWEST CORNER OF CORAN LANE AND SIMMONS STREET

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: FEBRUARY 11, 2014
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: ESTEVAN PEREZ

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
ANX-52272	Staff recommends APPROVAL.	

YK

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request by the owner to have a parcel of land located in a county island annexed into the City of Las Vegas. The parcel is located at 3013 Coran Lane. The site is in conformance with NRS 268.580 requirements for annexation; therefore, staff recommends approval of the request. If denied, the property would remain in Clark County's jurisdiction.

BACKGROUND INFORMATION

Most Recent Change of Ownership	
01/07/08	A deed was recorded for a change in ownership.

Field Check	
01/02/14	Staff visited the site and found a single family dwelling with some accessory structures. The property had close to a dozen peacocks running loose on the property.

Details of Application Request	
Site Area	
Net Acres	1.91

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	RN (Rural Neighborhood)	R-E (Rural Estates Residential District) - Clark County
North	Warehouse	EMP (Employment) North Las Vegas	M-1 (Industrial Business Park) - North Las Vegas
South	Apartments	M (Medium Density Residential)	R-3 (Medium Density Residential)
East	Single Family, Detached	RN (Rural Neighborhood)	R-E (Rural Estates Residential District) - Clark County
West	Public School (Elementary)	PF (Public Facility)	C-V (Civic)

ANALYSIS

This property is in an area considered to be appropriate for annexation in that it meets the provisions of NRS 268.580 N. 2(b), which states, "Not less than one-eighth of the aggregate external boundaries must be contiguous to the boundaries of the annexing city." The parcel has an existing single family dwelling on it. If annexed, the property would have a General Plan designation of RNP (Rural Neighborhood Preservation) and a zoning designation of R-E (Residence Estates). Staff recommends approval.

There are currently no active entitlements on the site and the applicant has stated that they have applied for none in Clark County.

FINDINGS

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

RECEIVED
DEC 12 2013

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ANX-52272 APN: 139-20-301-003

Name of Property Owner: ESTEVAN PEREZ

Name of Applicant: ESTEVAN PEREZ

Name of Representative: OSCAR OKEEFE ARCHITECT

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with 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: ESTEVAN PEREZ

Subscribed and sworn before me

This 12TH day of DECEMBER, 2013

CLARK COUNTY, NV

Notary Public in and for said County and State

MARTA D. PEREZ-DE-LOPEZ
Notary Public-State of Nevada
Appointment Recorded in Clark County
My Appointment Expires 10-10-2016
12-9020-1

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: ANNEXATION INTO CITY OF LAS VEGAS

Project Address (Location) 3013 CORAN LANE

RECEIVED
DEC 12 2013

Project Name _____ **Proposed Use** _____

Assessor's Parcel #(s) 139-20-301-003 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing R-2 proposed C-1

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

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

Additional Information _____

PROPERTY OWNER ESTEVAN PEREZ **Contact** ESTEVAN

Address 3013 CORAN LANE **Phone:** 202-9632 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89106

E-mail Address _____

APPLICANT ESTEVAN PEREZ **Contact** ESTEVAN

Address 3013 CORAN LANE **Phone:** 202-9632 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89106

E-mail Address _____

REPRESENTATIVE OSCAR OKEEFE ARCHITECT **Contact** OSCAR

Address 2256 SAVANNAH RIVER **Phone:** 461-4848 **Fax:** _____

City HENDERSON **State** NV **Zip** 89044

E-mail Address OOKOSCAR@AOL.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 ESTEVAN PEREZ

Subscribed and sworn before me

This 12TH day of DECEMBER, 20 13.

CLARK COUNTY, NEVADA

Notary Public in and for said County and State

MARTA D. PEREZ-DE-LOPEZ
Notary Public-State of Nevada
Appointment Recorded in Clark County
My Appointment Expires 10-10-2016
12-9020-1

FOR DEPARTMENT USE ONLY

Case #	ANX-52272
Meeting Date:	2/11/14
Total Fee:	330.00
Date Accepted:	12/12/13
Accepted By:	

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

cords, including surveys and deeds,
uired for assessment. See the
ed legal information.

EDUCED FROM 11X17 ORIGINAL

600 800

MAP LEG

MATCH / LEADER LINE
HISTORIC LOT LINE
HISTORIC SUB BOUNDARY
HISTORIC PM/LD BOUNDARY
SECTION LINE
SUB-SURFACE PCL

202 PARCEL SUB/SEQ NUMBER
PB 24-45 PLAT RECORDING NUMBER
5 BLOCK NUMBER
5 LOT NUMBER
GL5 GOV. LOT NUMBER

164	163	162	161

19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

7	3
8	4
5	1

Scale: 1" = 200 ' | Rev: 02/09/2011

CORAN LN
ANDERSON LN
VALLEY LN
CINDYSUE ST
ALWELL CT
GOODWILL ST
FERRELL ST
LAS VEGAS ACRES TRACT NO 1
ALWELL PLAZA
PM 4-77
PM 30-18
PB 1-78
PB 23-45
VAC 930423:1432

RECEIVED
DEC 12 2013



ANX-52272 - APPLICANT/OWNER: ESTEVAN PEREZ
3031 CORAN LANE

01/02/14



ANX-52272 - APPLICANT/OWNER: ESTEVAN PEREZ
3031 CORAN LANE

01/02/14



ANX-52272 - APPLICANT/OWNER: ESTEVAN PEREZ
3031 CORAN LANE

01/02/14

12-12-13

TO: CITY OF LAS VEGAS

RE: ANNEXATION TO BECOME PART OF CITY OF LAS VEGAS 3013 CORAN LANE

WE WISH TO ANNEX OUR PROPERTY !! FOR THE ADJACENT PROPERTY "SCHOOL" IS CURRENTLY IN THE PROCESS (ANNEX # 47538 FOR SCHOOL)

OUR APN# 139-20-301-003

THANK YOU

OSCAR OKOSO ARCHITECT
461-4844
EMAIL = OOKOSCAR @ AOL. COM

RECEIVED
DEC 12 2013
ANX-52272

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: FEBRUARY 11, 2014

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

SUBJECT:
EOT-52239 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: TRUE LOVE BAPTIST CHURCH - For possible action on a request for an Extension of Time of a previously approved Site Development Plan Review (SDR-43718) FOR A PROPOSED 5,445 SQUARE-FOOT ADDITION TO AN EXISTING CHURCH/HOUSE OF WORSHIP on 2.28 acres at 1941 H Street (APN 139-21-703-003), C-V (Civic) Zone, Ward 5 (Barlow)[PRJ-52152]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 03/19/2014
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. Photos
5. Justification Letter
6. Action Letter for SDR-43178



CASE: **EOT-52239 (PRJ-52152)**

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)



CASE: **EOT-52239 (PRJ-52152)**

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: FEBRUARY 11, 2014
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: TRUE LOVE BAPTIST CHURCH

** STAFF RECOMMENDATION **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
EOT-52239	Staff recommends APPROVAL, subject to conditions:	N/A

EOT-52239 CONDITIONS

Planning

1. This Site Development Plan Review (SDR-43718) shall expire December 13, 2015 unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. Conformance to the conditions of approval of Site Development Plan Review (SDR-43718) and all sire related actions as required by the Department of Planning and Department of Public Works.

MH

** STAFF REPORT **

PROJECT DESCRIPTION

This is the first request for an Extension of Time of an approved Site Development Plan Review (SDR-43718) for a proposed 5,445 square-foot addition to an existing Church. The Site Development Plan Review (SDR-43718) was approved by the Planning Commission on 12/13/11 and will have expiration date of 12/13/13, unless the requested Extension of Time is approved. The applicant submitted this Extension of Time request prior to the expiration dated. The applicant is requesting more time to secure development funds and complete construction drawings for building permit submittal. Staff recommends approval of a two-year extension of time.

ISSUES

- The approved Site Development Plan Review (SDR-43718) will have an expiration date of 12/13/13, unless the requested Extension of Time is approved.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
10/19/60	The Board of City Commissioners approved a request for Rezoning (Z-0034-60) from R-E (Residence Estates) to C-1 (Limited Commercial) at property generally located on the west side of H Street between Wyatt and the north City limits.
06/26/63	The Board of Commissioners of the City of Las Vegas approved a request for Rezoning (Z-0034-60) from C-1 (Limited Commercial) to R-4 (High Density Residential) at property generally located on the west side of H Street between Doolittle Avenue and College Avenue.
01/04/61	The Board of Commissioners of the City of Las Vegas approved a request for a Variance (V-0020-60) to allow a Community Recreation Facility, including a Bowling Alley, at property generally located on the west side of H Street between Owens Avenue and College Avenue.
02/18/09	The City Council approved the request to Rezone (ZON-32214) 2.18 acres of property to the C-V (Civic) zoning district and the related request for a Site Development Plan Review (SDR-32218) for a proposed 4,686 square-foot modular building addition to an existing Church/House of Worship on 2.28 acres at 1941 H Street. The Planning Commission and staff recommended approval.

Related Relevant City Actions by P&D, Fire, Bldg., etc	
12/13/11	The Planning Commission approved a request for a Site Development Plan Review (SDR-43718) for a proposed 5,445 square-foot addition to an existing Church/House of Worship on 2.28 acres at 1941 H Street. Staff recommended approval.

Most Recent Change of Ownership	
09/30/74	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
1975	A 10,790 square-foot Church/House of Worship was constructed at 1941 H Street.
04/03/07	A building permit (#85342) was issued for 770 linear feet of six-foot high block wall at the north and south property lines at 1941 H Street. A final inspection was completed on 06/09/07.

Pre-Application Meeting
A pre-application meeting is not required, nor was one held

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

Field Check	
01/02/14	During a routine field check, staff visited the site and found a 10,790 square-foot Church. The site was well maintained and there were no signs of construction staging or site preparations for the proposed expansion.

Details of Application Request	
Site Area	
Net Acres	2.28

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Church/House of Worship	PF (Public Facilities)	C-V (Civic)

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
North	Multi-Family Residential	C (Commercial)	R-4 (High Density Residential)
South	Multi-Family Residential	M (Medium Density Residential)	R-4 (High Density Residential)
East	Single-Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West	City Park and Library	PF (Public Facilities)	C-V (Civic)

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

ANALYSIS

This is the first request for an Extension of Time of a the approved Site Development Plan Review (SDR-43718) for a proposed 5,445 square-foot addition to an existing Church/House of Worship located at 1941 H Street. Title 19.16.100 and Title 19.16.110 of the Unified Development Code deems a Site Development Plan Review exercised upon the issuance of a building permit for new construction. Since no plans or permits have been submitted for review the Site Development Plan Review (SDR-43718) will expire on 12/13/13, unless an Extension of Time is granted.

FINDINGS (SDR-43718)

The Site Development Plan Review (SDR-24527) has not been exercised in accordance with the requirements of Title 19.16, since no building permits have been issued for the proposed development to date. The applicant is requesting the Extension of Time, in order to secure all of the necessary financing and has submitted Civil Improvement Plans (L-CIVIL 51007) for review. Staff is recommends approval of this request with a two-year time limit. Conformance to the conditions of approval of the Site Development Plan Review (SDR-24527) shall be required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: EOT-52239 APN: 139-21-703-003

Name of Property Owner: Willie Jacobs, Jr.

Name of Applicant: Willie Jacobs, Jr.

Name of Representative: John Lopeman,AIA, Ethos Three Architecture

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: [signature]

Print Name: Willie Jacobs SR

Subscribed and sworn before me

This 2nd day of DECEMBER 20 13

Ben Winslow

Notary Public in and for said County and State

BEN WINSLOW
Notary Public State of Nevada
No. 98-3957-1
My Appt. Exp. September 23, 2014

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: EXTENSION OF TIME (SDR-43718)

Project Address (Location) 1941 H Street

Project Name True Love Baptist Church Addition **Proposed Use** Classrooms

Assessor's Parcel #(s) 139-21-703-003 **Ward #** 5

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

Commercial Square Footage 15,850 **Floor Area Ratio** 15.95%

Gross Acres 2.28 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER True Love Baptist Church **Contact** Willie Jacobs, Jr.

Address 1941 H Street **Phone:** 812-5713 **Fax:** 649-4844

City Las Vegas **State** NV **Zip** 89106

E-mail Address deacon2@cox.net / bwbw@cox.net

APPLICANT True Love Baptist Church **Contact** Willie Jacobs, Jr.

Address 1941 H Street **Phone:** 812-5713 **Fax:** 649-4844

City Las Vegas **State** NV **Zip** 89106

E-mail Address deacon2@cox.net / bwbw@cox.net

REPRESENTATIVE ethos three ARCHITECTURE **Contact** John Lopeman, AIA

Address 8985 S. Eastern Ave., Suite 220 **Phone:** 456-1070 **Fax:** 456-7020

City Las Vegas **State** NV **Zip** 89123

E-mail Address jclopeman@ethosthree.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 Willie Jacobs Jr.

Subscribed and sworn before me

This 2nd day of DECEMBER, 20 13.

Ben Winslow

Notary Public in and for said County and State

BEN WINSLOW
Notary Public State of Nevada
No. 98-3957-1
My Appt. Exp. September 23, 2014

Revised 10/27/08

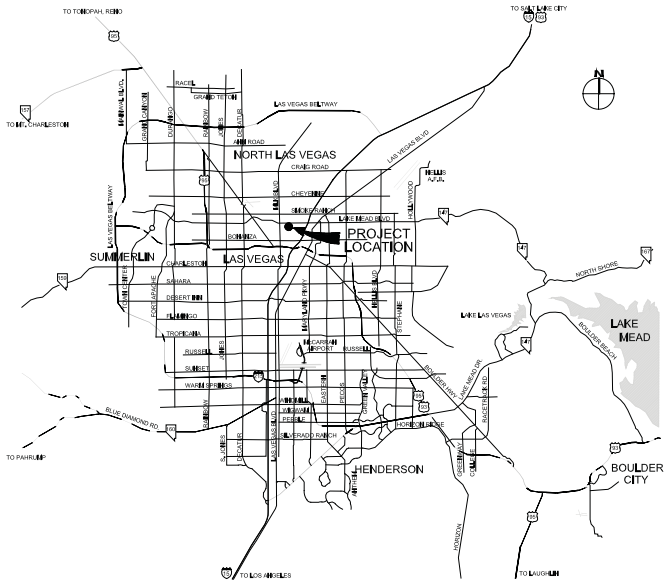
FOR DEPARTMENT USE ONLY

Case #	EOT-52239
Meeting Date:	02/11/14 PC
Total Fee:	
Date Received:*	
Received By:	

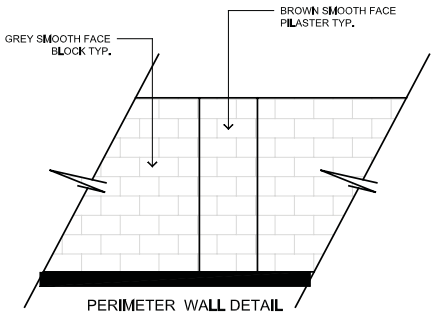
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

PRJ52152_SP001

VICINITY MAP



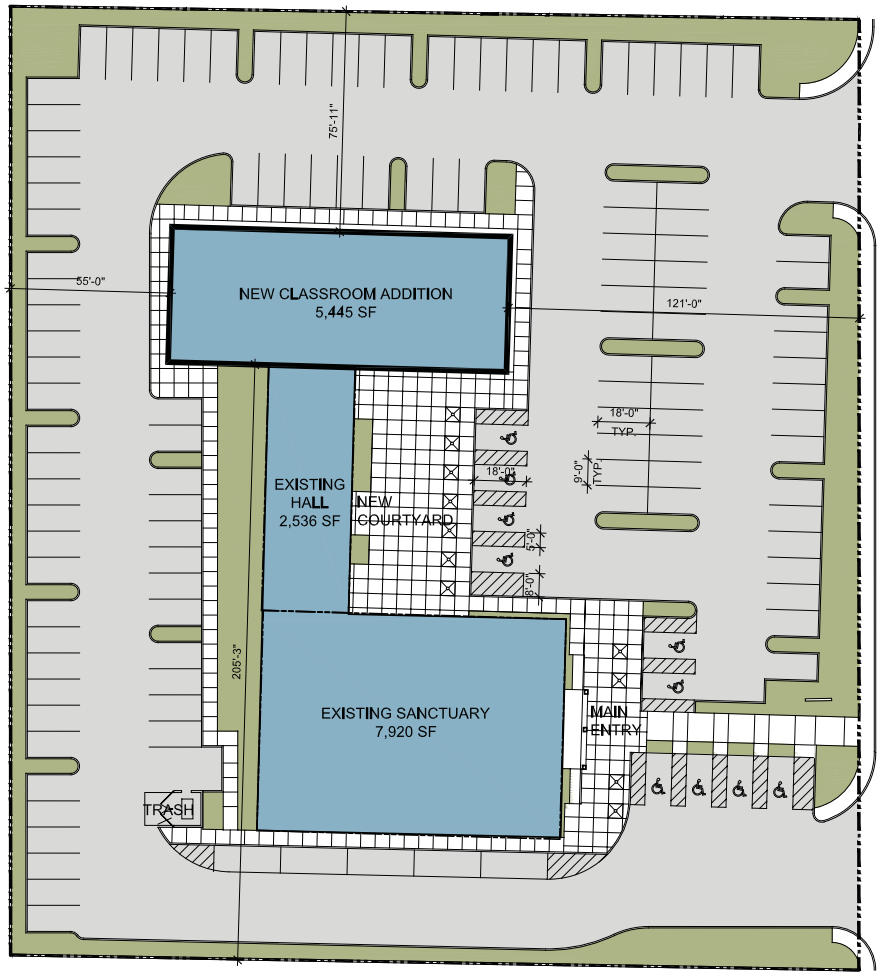
C-V



SITE DATA
PARKING ANALYSIS

SITE AREA	95,737 SF
	2.2 ACRES
F.A.R.	16.5%
NEW BUILDING AREA:	5,445 SF
JURISTICTION:	CITY OF LAS VEGAS
ZONED:	CV
PARKING REQUIRED:	NOT APPLICABLE
PARKING PROVIDED	129
HANDICAP ACCESSIBLE PARKING REQUIRED	4
HANDICAP ACCESSIBLE PARKING PROVIDED	10
VAN ACCESSIBLE PARKING REQUIRED	1
VAN ACCESSIBLE PARKING PROVIDED	1

R-4



R-4

H STREET

SITE PLAN

SCALE : 1"=20'-0"

0 10 20 40

10-27-11

8985 s. eastern
suite 220
las vegas, nv 89123
p 702.456.1070
f 702.456.7020

DRAWING APPROVED:
DATE:

ethos three
ARCHITECTURE

True Love Baptist Church
1941 H Street

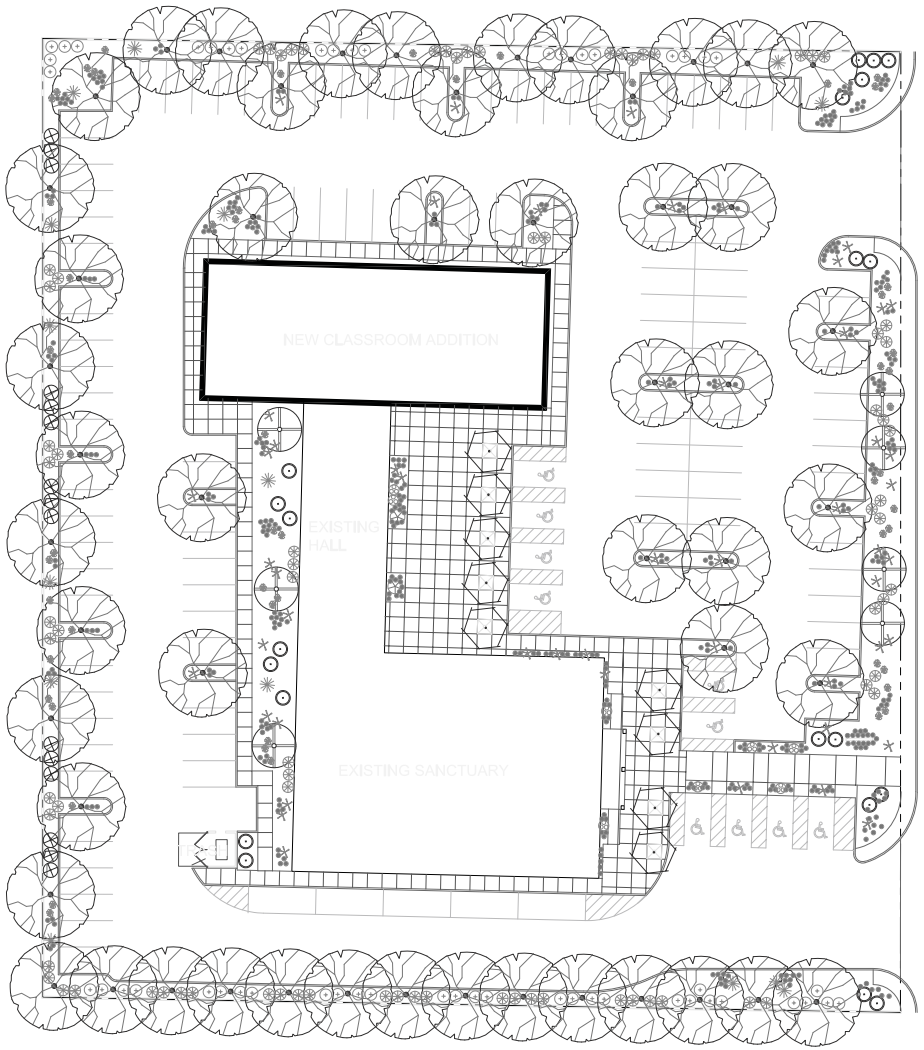
SITE PLAN

PRJ-52152
12/12/13

SHT A1.1

EOT-52239

PRJ52152_LP002



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
TREES					
	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY TREE		24" BOX	STD.
	PRUNUS CAROLINIANA	CAROLINA CHERRY LAUREL		24" Box	STD.
	QUERCUS ILEX	HOLLY OAK		24" BOX	STD.
SHRUBS					
	EUPHORBIA ANTISYPHILITICA	CANDELILLA		5 GAL	
	LONICERA X AMERICANA 'PAM'S PINK'	PAM'S PINK HONEYSUCKLE		5 GAL	
	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL		15 GAL	
	XYLOSMA CONGESTUM 'COMPACTA'	COMPACT XYLOSMA		5 GAL	
GROUNDCOVERS					
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	UPRIGHT ROSEMARY		5 GAL	
	TEUCRIUM CHAMAEDRYS	BUSH GERMANDER		1 GAL	MIN. 18" O.C.
ACCENTS					
	CYCAS REVOLUTA	SAGO PALM		24" BOX	
	DASYLIRION QUADRANGULATUM	TOOTHLESS SOTOL		5 GAL	
	HESPERALOE PARVIFLORA 'RED'	RED YUCCA		5 GAL	
	YUCCA PALLIDA	PALE-LEAF YUCCA		5 GAL	
OTHER					
	BOULDERS	'CHERRY MIST' BOULDERS FROM MINERAL PARK	14	2' - 3' DIAMETER	SEE DETAIL 'N' SHEET L3.01

LANDSCAPE NOTES:

1. CITY OF LAS VEGAS STANDARDS TO BE FOLLOWED.
2. ALL PLANTER AREAS TO RECEIVE A 2" LAYER OF ⅜" SCREENED CRUSHED GRANITE ROCK GROUNDCOVER, INCLUDING THE AREA OF FUTURE ROADWAY AND CURBING AS INDICATED ON THE PLAN. ('HUALAPAI RED' COLOR, FROM MINERAL PARK DECORATIVE ROCK, or 'REBEL RED' FROM KALAMAZOO MATERIALS, or 'RED GRANITE' FROM VISTA LANDSCAPE CENTER.)
3. PLANT QUANTITIES SHOWN ON PLANT SCHEDULE ARE FOR REFERENCE ONLY. CONTRACTOR TO VERIFY ALL PLANT QUANTITIES.

HILL CLARK & ASSOCIATES LANDSCAPE ARCHITECTURE
74 N. Pecos Road, Ste. B
Henderson, NV 89074
P: (702) 260-9356
F: (702) 260-9357

8985 s. eastern
suite 220
las vegas, nv 89123
p 702.456.1070
f 702.456.7020

DRAWING APPROVED:
DATE:

ethos three ARCHITECTURE

LANDSCAPE PLAN

True Love Baptist Church
1941 H Street

PRJ-52152
12/12/13

10-27-11

SHT L2.1

LANDSCAPE PLAN

SCALE : 1"=20'-0"

0 10 20 40

EOT-52239

PRJ52152_LP001

8985 s. eastern
suite 220
las vegas, nv 89123
p 702.456.1070
f 702.456.7020



H STREET

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY TREE	24" BOX
	PRUNUS CAROLINIANA	CAROLINA CHERRY LAUREL	24" Box
	QUERCUS ILEX	HOLLY OAK	24" BOX
SHRUBS			
	EUPHORBIA ANTISYPHILITICA	CANDELILLA	5 GAL
	LONICERA X AMERICANA 'PAM'S PINK'	PAM'S PINK HONEYSUCKLE	5 GAL
	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	15 GAL
	XYLOSMA CONGESTUM 'COMPACTA'	COMPACT XYLOSMA	5 GAL
GROUNDCOVERS			
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	UPRIGHT ROSEMARY	5 GAL
	TEUCRIUM CHAMAEDRYS	BUSH GERMANDER	1 GAL
ACCENTS			
	CYCAS REVOLUTA	SAGO PALM	24" BOX
	DASYLIRION QUADRANGULATUM	TOOTHLESS SOTOL	5 GAL
	HESPERALOE PARVIFLORA 'RED'	RED YUCCA	5 GAL
	YUCCA PALLIDA	PALE-LEAF YUCCA	5 GAL

DRAWING APPROVED:
DATE:

ethos three ARCHITECTURE

HILL CLARK & ASSOCIATES LANDSCAPE ARCHITECTURE
74 N. Pecos Road, Ste. B
Henderson, NV 89074
P: (702) 260-9356
F: (702) 260-9357

LANDSCAPE PLAN

True Love Baptist Church
1941 H Street

PRJ-52152
12/12/13

LANDSCAPE PLAN
SCALE : 1"=20'-0"

0 10 20 40

10-27-11

SHT L2.1

EOT-52239

PRJ52152_EV001

8985 s. eastern
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las vegas, nv 89123
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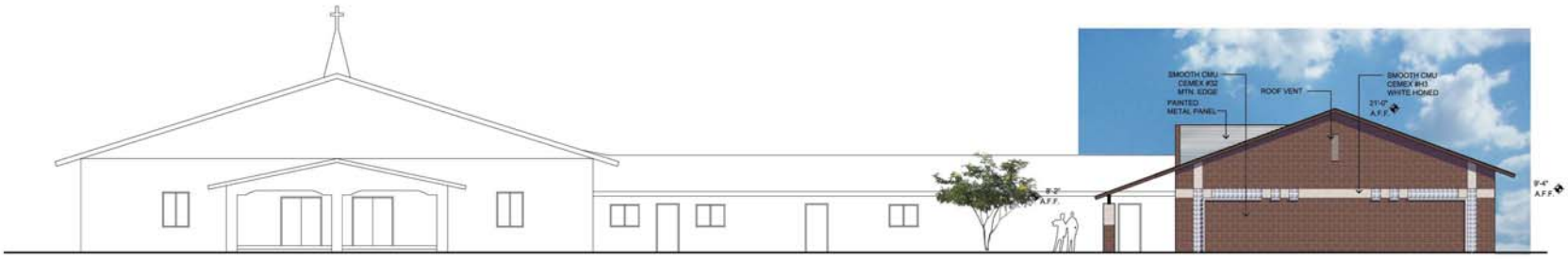
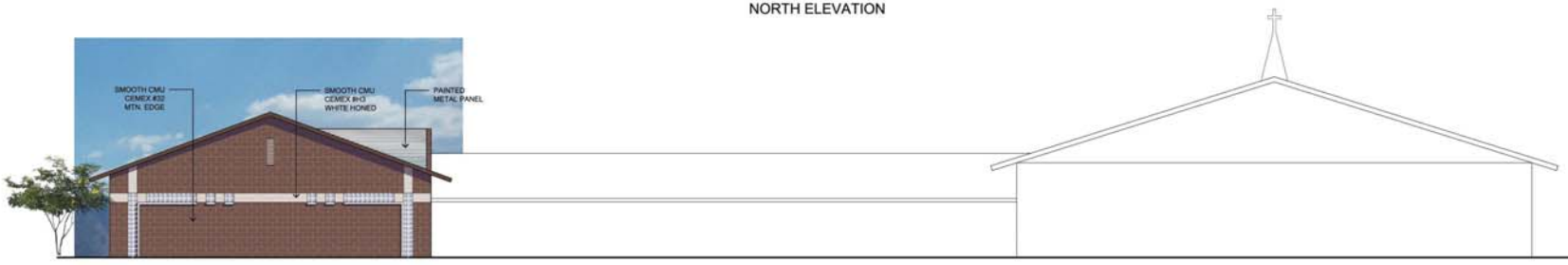


EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

DRAWING APPROVED:
DATE:

ethos three ARCHITECTURE

ELEVATIONS

True Love Baptist Church
1941 H Street

ELEVATIONS

SCALE : 1/8"=1'-0"

0 4 8 16

08-31-11

PRJ-52152
12/12/13

SHT A5.1

EOT-52239

PRJ52152_FP001

8985 s. eastern
suite 220
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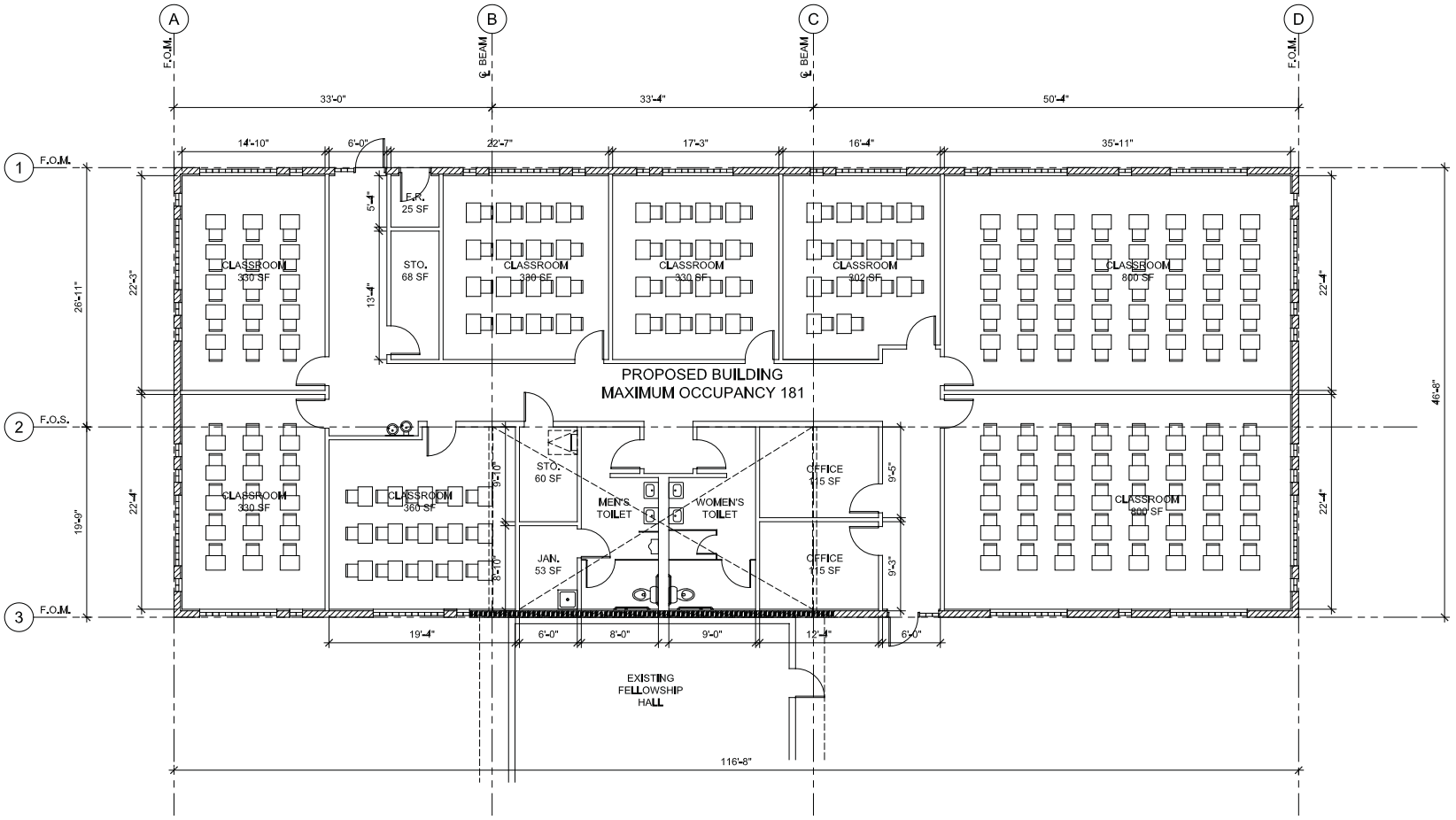


DRAWING APPROVED:
DATE:

ethos three
ARCHITECTURE

Floor Plan

True Love Baptist Church
1941 H Street

FLOOR PLAN

SCALE : 3/16" = 1'-0"

0 2' 4' 8'

PRJ-52152
12/12/13

10-27-11

SHT A2.1

EOT-52239

TRUE LOVE Missionary Baptist Church

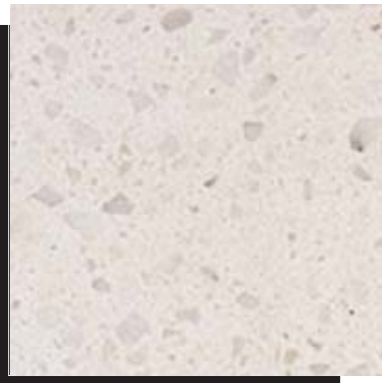
PRJ52152_MB001

ethos three
ARCHITECTURE

classroom addition



CEMEX CMU
WHITE
HONED



CEMEX CMU
MTN. EDGE
SMOOTH



SHERWIN WILLIAMS
SW 6066
SAND TRAP

SHERWIN WILLIAMS
SW 7003
TOQUE WHITE

CLEAR GLASS BLOCK
8"X8"





EOT-52239



EOT-52239 [PRJ-52152]- APPLICANT/OWNER: TRUE LOVE BAPTIST CHURCH
1941 H STREET

01/02/14

ethos three
ARCHITECTURE

December 10, 2013

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

RE: True Love Baptist Church Classroom Addition
APN: 139-21-703-002

Dear Planning Department,

We are requesting an Extension of time for SDR-43718 which was granted final approval on December 14, 2011. The Owner requires additional time to complete the final design for the site, along with coordination with all entities, due in part to secure funds for design and construction.

The project includes a Classroom Addition and parking lot redesign at an existing Religious Facility located at 1941 H Street, known as True Love Baptist Church. The addition is 5,445 square feet and consists of 8 classrooms, 2 offices and toilet rooms. The Classroom Addition will allow the church to efficiently provide religious instruction to its congregation. The parking lot redesign is intended to improve traffic flow as well as increase parking capacity of the site.

These improvements to the property will enhance the neighborhood by introducing space needed for instruction, beautifying the property, and improving site utilization, efficiency and capacity.

The project design has not changed since approval and it is the intent of the Owner to develop the project as originally approved. The preparation of construction documents for building permits is currently in progress.

Sincerely,

John Lopeman, AIA

EOT-52239

8985 S. Eastern Suite 220 Las Vegas, Nevada 89123 P: 702.456.1070 www.ethosthree.com

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

ELIZABETH N. FRETWELL
CITY MANAGER

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

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

December 14, 2011

Mr. Curtis Wilson
True Love Missionary Baptist Church
1944 North "H" Street
Las Vegas, Nevada 89106

RE: SDR-43718 - SITE DEVELOPMENT PLAN REVIEW
PLANNING COMMISSION MEETING OF DECEMBER 13, 2011

Dear Mr. Wilson:

Your request for a Site Development Plan Review FOR A PROPOSED 5,445 SQUARE-FOOT ADDITION TO AN EXISTING CHURCH/HOUSE OF WORSHIP on 2.28 acres at 1941 "H" Street (APNs 139-21-703-003), C-V (Civic) Zone, Ward 5 (Barlow), was considered by the Planning Commission on December 13, 2011.

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

Planning

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

2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 10/27/11, except as amended by conditions herein.

3. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 10/27/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

4. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

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

EOT-52239

6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.08.040.

10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

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

12. Roofing materials shall conform to the requirements of Title 19.08.040(B)(3)(b). Asphalt shingles are prohibited.

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

Public Works

14. Remove all substandard sidewalk improvements, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. The existing "pan style" driveways accessing this site may remain.

15. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

EOT-52239

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

This action by the Planning Commission on **December 13, 2011** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm, or contact the Department of Planning and Development at 702.229.6301 after ***January 3, 2012***. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. John Lopeman
Ethos Three Architecture
8985 South Eastern Avenue, Suite #220
Las Vegas, Nevada 89123

EOT-52239

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 11, 2014

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

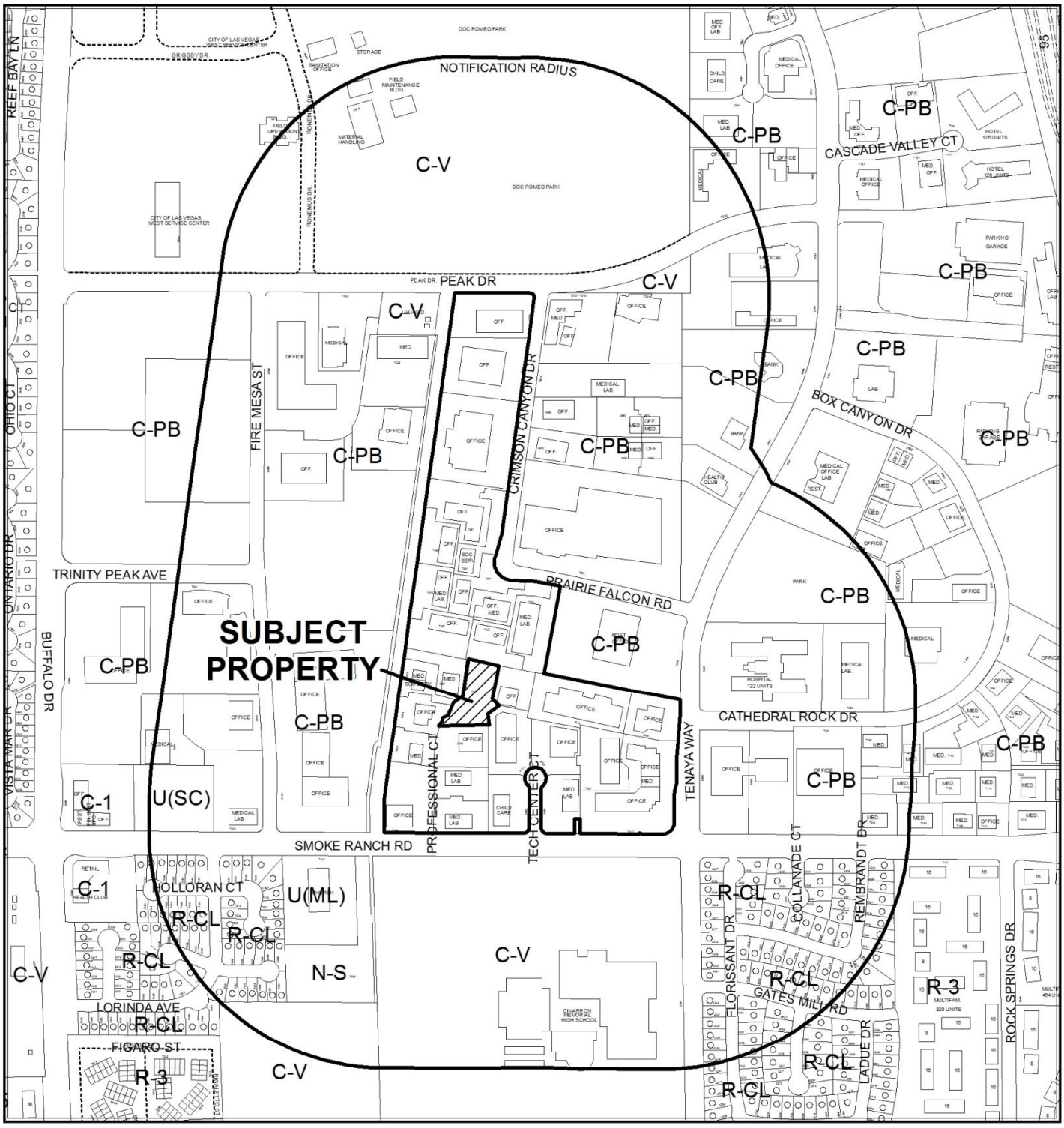
SUBJECT:
ABEYANCE - SDR-51931 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: HIGH FIVES, LLC - For possible action on a request for a Site Development Plan Review FOR A ONE-STORY, 7,675 SQUARE-FOOT MEDICAL OFFICE BUILDING WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER WHERE EIGHT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

MAY GO TO CITY COUNCIL ON 03/19/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**3**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

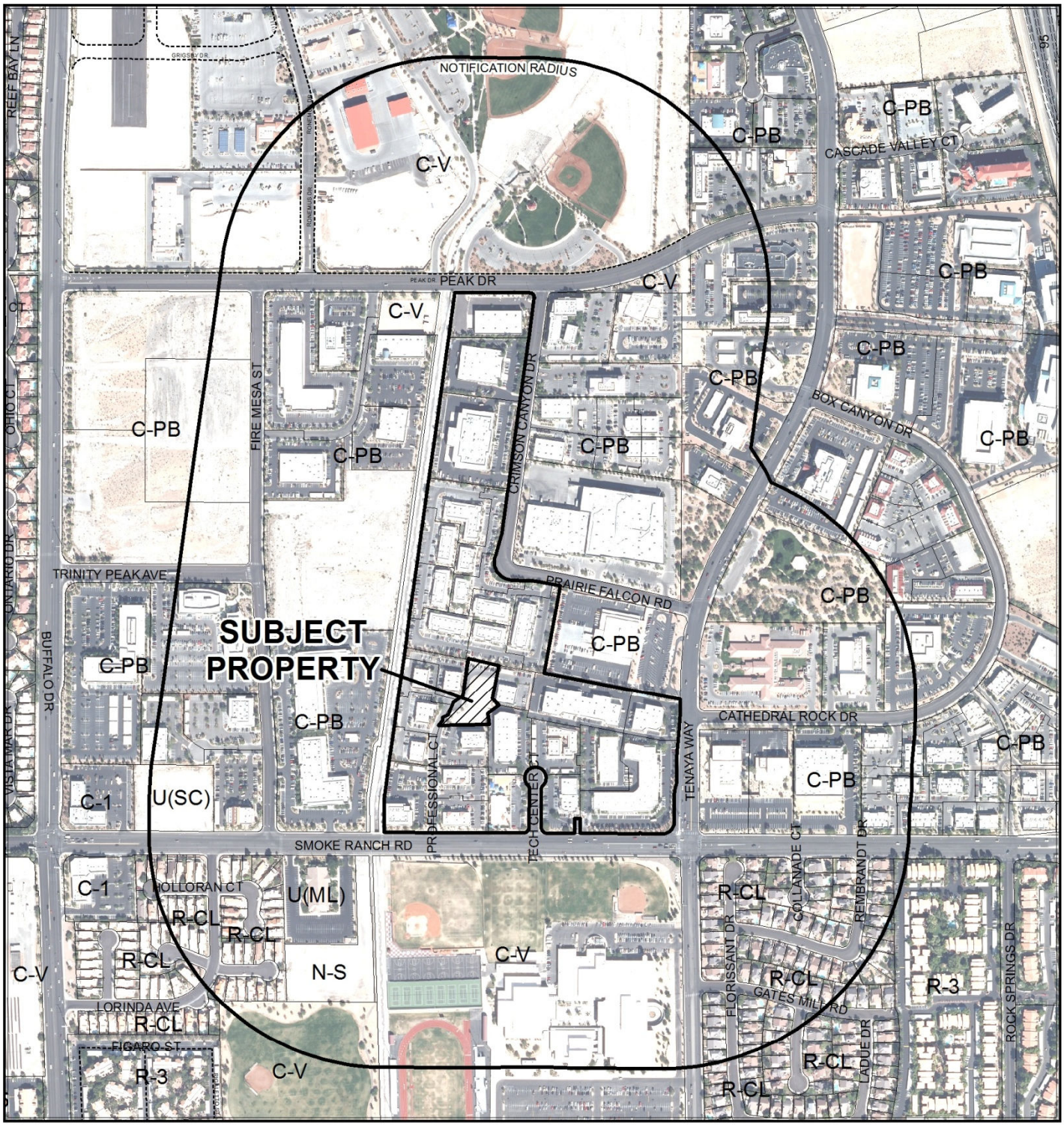
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Condition Confirmation Letter and Protest Postcards



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)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: FEBRUARY 11, 2014
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: HIGH FIVES, LLC

**** STAFF RECOMMENDATION ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-51931	Staff recommends APPROVAL, subject to conditions:	

**** CONDITIONS ****

SDR-51931 CONDITIONS

Planning

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

2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 11/12/13, except as amended by conditions herein.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

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

5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

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

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

Public Works

8. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.

9. Site development to comply with all applicable conditions of approval for Z-68-85 and all other subsequent site-related actions.

Staff Report Page One
February 11, 2014 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This Site Development Plan Review is for a proposed single-story 7,675 square-foot office development located on the last remaining undeveloped lot at the end of a private cul-de-sac in the Las Vegas Technology Center. The proposal consists of two medical office suites, a 4,500 square-foot suite oriented to the north and an adjoining 3,175 square-foot suite oriented to the south. The applicant has requested a Waiver to allow a zero-foot wide landscape buffer for a portion of the west property line and a portion of the east property line. Staff supports this Waiver request, as the areas in question are part of existing cross access drives and parking areas, and are minor in nature. Staff recommends approval of this request, as the proposed development is harmonious and compatible with the surrounding commercial development and is in substantial conformance with the Design and Development Standards listed in for the Las Vegas Technology Park.

ISSUES

- The applicant received approval from the Architectural Review Committee of the Las Vegas Technology Center on 11/11/13.
- The applicant has requested a Waiver to allow a zero-foot wide landscape buffer where an eight-foot wide buffer is required for portions of the west and east perimeter landscaping. This request is in response to the existing cross access driveways and parking areas utilized by the adjacent developments. Staff recommends approval of this request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
10/24/96	The City Council approved a Plot Plan and Elevation Review [Z-0068-85(31)] for a proposed three-story, 171,238 square-foot hospital located 650 feet west of Tenaya Way and Smoke Ranch Road on 7.86 acres. The Planning Commission and staff recommended approval.
10/12/98	The City Council approved a Site Development Plan review [Z-0068-85(46)] for an office park proposed west of Tenaya Way and along the north side of Smoke Ranch Road. The planning Commission recommended approval on September 10, 1998.

02/22/99	The City Council approved a General Plan Amendment (GPA-0047-98) from SC (Service Commercial) to LI/R (Light Industry/Research) and a Rezoning (Z-0087-98) from C-1 (Limited Commercial) to C-PB (Planned Business Park) for this site as part of a larger request for the entire Las Vegas Technology Center expansion area. The Planning Commission and staff recommended approval.
01/17/99	The City Council approved a Site Development Plan Review [Z-0087-98(1)] and Master Plan Review and Z-0066-87(4)] for the Las Vegas Technology Center, Phase II. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
02/13/13	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no building permits or business licenses related to this request.

Pre-Application Meeting	
07/15/13	A pre-application meeting was held with the applicant to discuss the submittal requirements for a proposed two-story 10,050 square-foot medical office. In response to initial concerns for the scope of the development, the applicant revised the proposal to reflect a single-story 7,675 square-foot medical office.

Neighborhood Meeting	
02/03/14	The applicant has scheduled a voluntary neighborhood meeting at 6:00 pm inside the Rainbow Library located at 3150 North Buffalo Drive, Las Vegas, NV.

Field Check	
12/05/13	During a routine field check staff visited the subject site and found an undeveloped lot that has been prepared for development and surrounded by well-maintained office developments. There are cross access drives located within the north and west portion of the lot, with existing parking spaces also provided along the north property line.

Details of Application Request	
Site Area	
Net Acres	0.97

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Undeveloped	LI/R (Light Industrial / Research)	C-PB (Planned Business Park)
North	Office, Other Than Listed	LI/R (Light Industrial / Research)	C-PB (Planned Business Park)
South	Office, Other Than Listed	LI/R (Light Industrial / Research)	C-PB (Planned Business Park)
East	Office, Other Than Listed	LI/R (Light Industrial / Research)	C-PB (Planned Business Park)
West	Office, Medical	LI/R (Light Industrial / Research)	C-PB (Planned Business Park)

Master Plan Areas	*Compliance*
Las Vegas Technology Center – Phase One	Y
Special Purpose and Overlay Districts	***Compliance***
PD (Planned Development) District	Y
A-O (Airport Overlay) District – 175 Feet	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to the Las Vegas Technology Center, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Setbacks			
• Front	30 Feet	80 Feet	Y
• Side	10 Feet	10 Feet	Y
• Rear	20 Feet	84 Feet	Y
Min. Distance Between Buildings	30 Feet	30 Feet	Y
Max. Lot Coverage	50 %	20 %	Y
Max. Building Height	55 Feet	29 Feet	Y
Trash Enclosure	Solid masonry trash enclosure	Solid masonry trash enclosure	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to the Las Vegas Technology Center, the following standards apply:

Landscaping and Open Space Standards			
Standards	***Required***	***Provided***	***Compliance***
Parking Area	Five Percent (5%)	Eight Percent (8%)	Y
LANDSCAPE BUFFER WIDTHS			
Min. Zone Width			
• North	8 Feet	15 Feet	Y
• South	8 Feet	10 Feet	Y
• East	8 Feet	0 Feet	N*
• West	15 Feet	0 Feet	N*

** A Waiver request has been submitted for this deficiency with this review. Staff recommends approval of this request, as the areas in question are in response to existing cross access agreements and shared parking arrangements.*

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Professional Court	Private Drive	N/A	50’	N/A

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Medical Office	2,000 SF	1:200 SF	10				
Additional Floor Area	2,500 SF	1:175 SF	14				
Medical Office (Lease Space)	2,000 SF	1:200 SF	10				
Additional Floor Area	1,175 SF	1:175 SF	7				
TOTAL SPACES REQUIRED			41		41		
Regular and Handicap Spaces Required			39	2	39	2	Y
Loading Spaces	7,675 SF	1:10,000 SF	1		1		Y

MH

Waivers		
Requirement	***Request***	***Staff Recommendation***
Eight-foot wide landscape buffer along the west interior property line.	Zero-foot wide landscape buffer for a 138-foot portion along the west property line.	Approval
Eight-foot wide landscape buffer along the east interior property line.	Zero-foot wide landscape buffer for a 23-foot portion along the east property line.	Approval

ANALYSIS

The applicant proposes to develop a single-story 7,675 square-foot office development consisting of a 4,500 square-foot and a 3,175 square-foot medical office suite. The proposed medical use is permissible within the C-PB (Planned Business Park) zoning district, which allows for industrial uses, including research, development and testing laboratories with medical-related and ancillary general commercial uses allowed as well. The applicant received approval on 11/11/13 from the Architectural Review Committee of the Las Vegas Technology Center and has provided a copy of the approval letter with this request.

The proposed building is located within the southern portion of the Las Vegas Technology Park with access provided by Professional Court, a private drive, located between the Fire Mesa Street and Tech Center Court. The building is centrally positioned on the last remaining undeveloped lot at the end of the private cul-de-sac. The development maintains a north/south orientation with public entrances provided on both sides of the building with direct access to the two parking areas located to the north and south sides of the building. Per Title 19.12, the Office, Medical use parking requirement is one space per 200 square feet, for up to 2,000 square feet and with one space per 175 square feet for the remaining gross floor area, with one loading space required as well. The submitted site plans show 41 total spaces provided, including two handicapped accessible spaces, where 41 spaces are required and one loading space located at the southeast corner of the building.

The applicant is submitting this proposal with a Waiver request to allow a zero-foot wide landscape buffer along a 138-foot portion of the west property line and a 23-foot portion of the east property line where an eight-foot buffer is required along the interior lot line. Staff supports this request, as the applicant is developing the last remaining lot within this portion of the Las Vegas Technology Center, and the areas affected by the Waiver request are in response to existing cross access agreements and the existing adjacent developments. The applicant has proposed a landscape plan that ensures the visually appealing and coherent design that will provide a cohesive completion to this area of the Las Vegas Technology Center; therefore, staff recommends approval, with conditions of this request.

FINDINGS (SDR-51931)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed 7,675 square-foot medical office is consistent in use and design with the neighboring office developments located along Professional Court and will provide a cohesive completion of the office development for this portion of the Las Vegas Technology Center.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

   The proposed project is consistent with the LI/R (Light Industrial/Research) land use designation and the Las Vegas Technology Center Design Standards, with approval of the requested waiver. The applicant has provided a copy of the Architectural Review Committee approval dated 11/11/13.

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

   Primary access to the site is provided from Smoke Ranch Road, a 100-foot wide Primary Arterial Roadway, via Professional Court, a secondary Private Drive. The proposed development is the last remaining undeveloped parcel and will not affect the existing circulation. The existing cross access drives will provide access for the proposed development and will not negatively impact adjacent roadways.

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

   The proposed building materials and colors are compatible with the desert environment and the surrounding office development. With approval of the requested Waiver for the reduction of select portions of the perimeter landscape buffers, the proposed landscaping conforms to the Las Vegas Technology Center.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The building elevations are appealing and are compatible with the surrounding office development in the Las Vegas Technology Center. The proposed development will provide a cohesive completion for the office developments located on Professional Court and the applicant has received approval from the Architectural Review Committee of the Las Vegas Technology Center.

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

   The proposed development will be subject to building permit review and inspection; therefore, appropriate measures will be taken to protect the health, safety, and general welfare of the public.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 22

NOTICES MAILED 203

APPROVALS 0

PROTESTS 3

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

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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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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"

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LANDSCAPE PLAN

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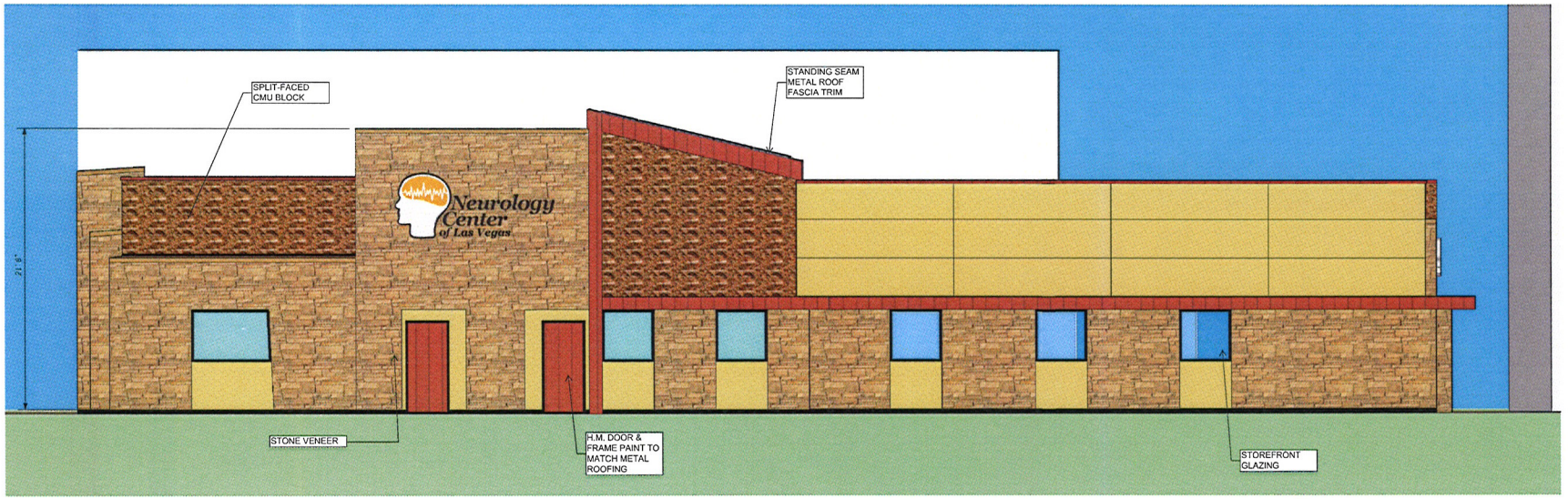
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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

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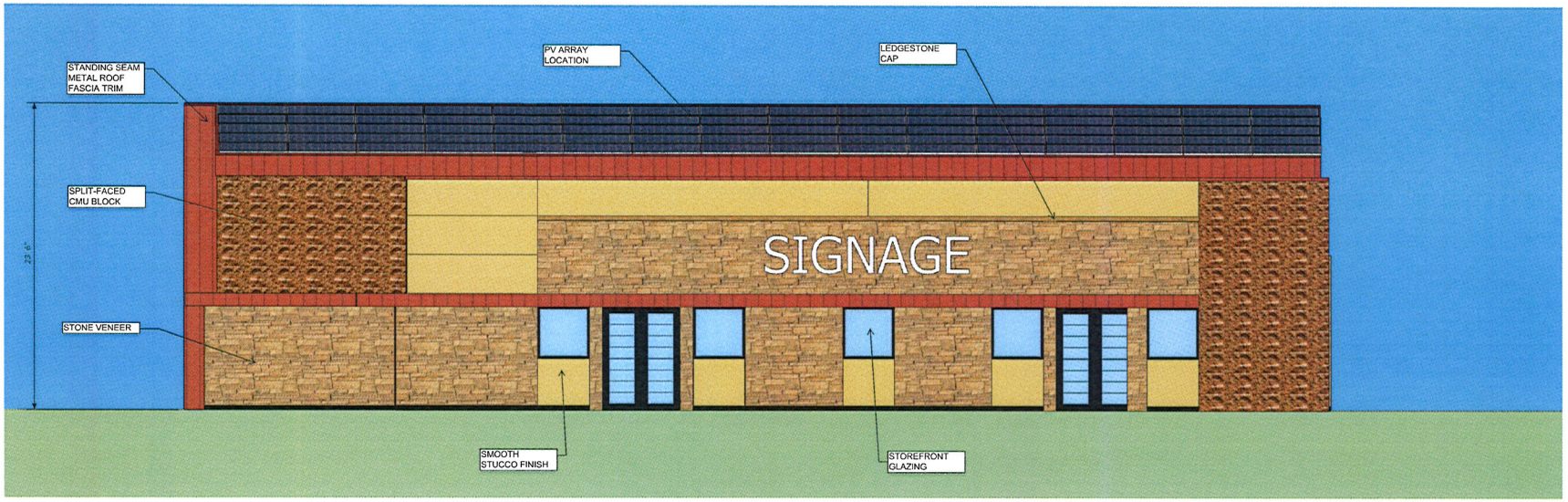
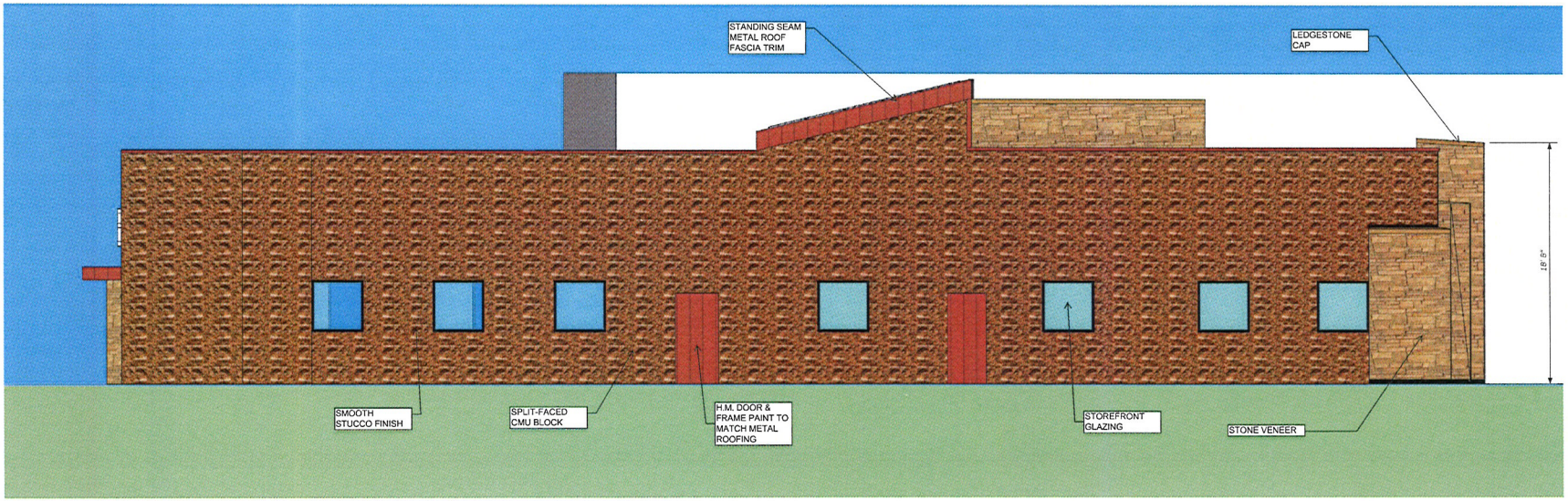


SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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

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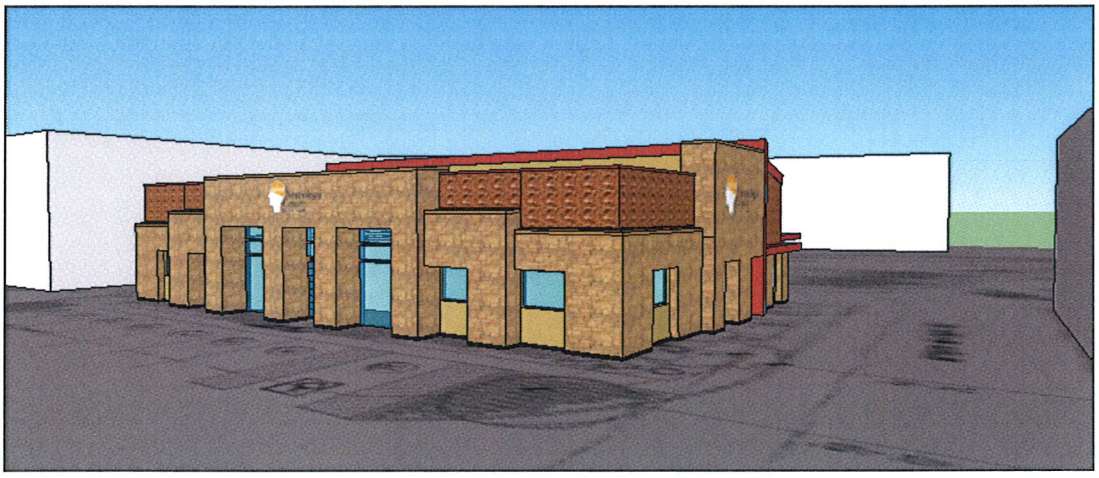
Shot #1

SW CORNER

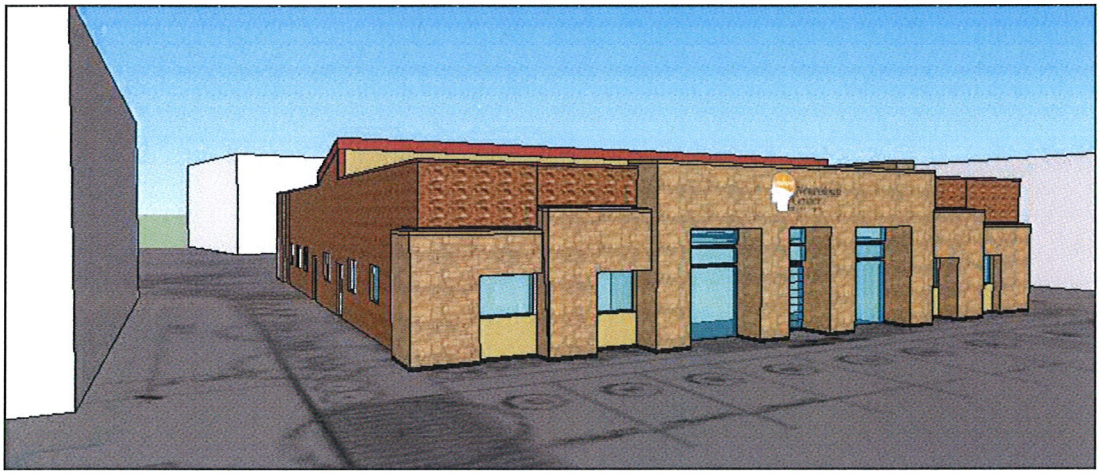
STREET VIEW



Shot #2

NW CORNER

STREET VIEW



Shot #3

NE CORNER

STREET VIEW

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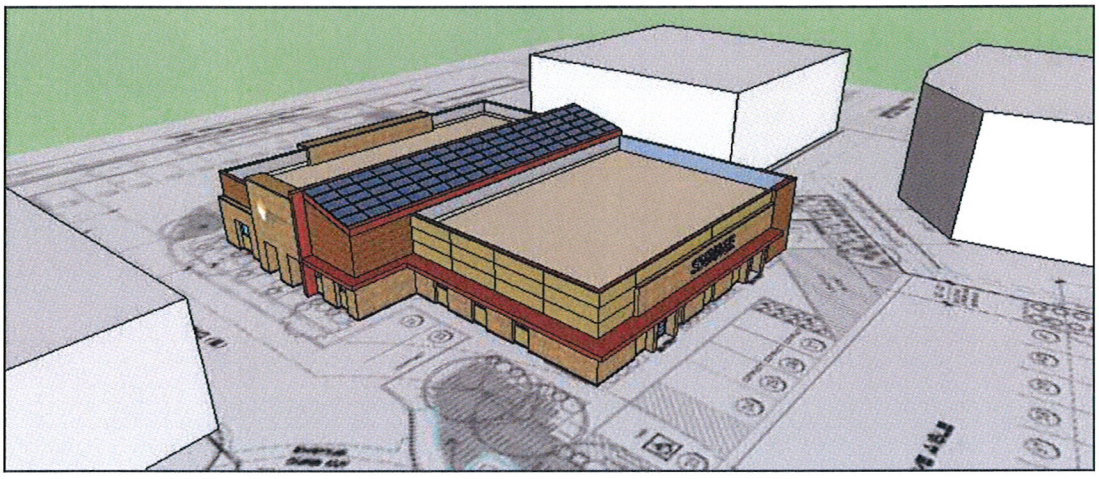
Shot #4

SE CORNER

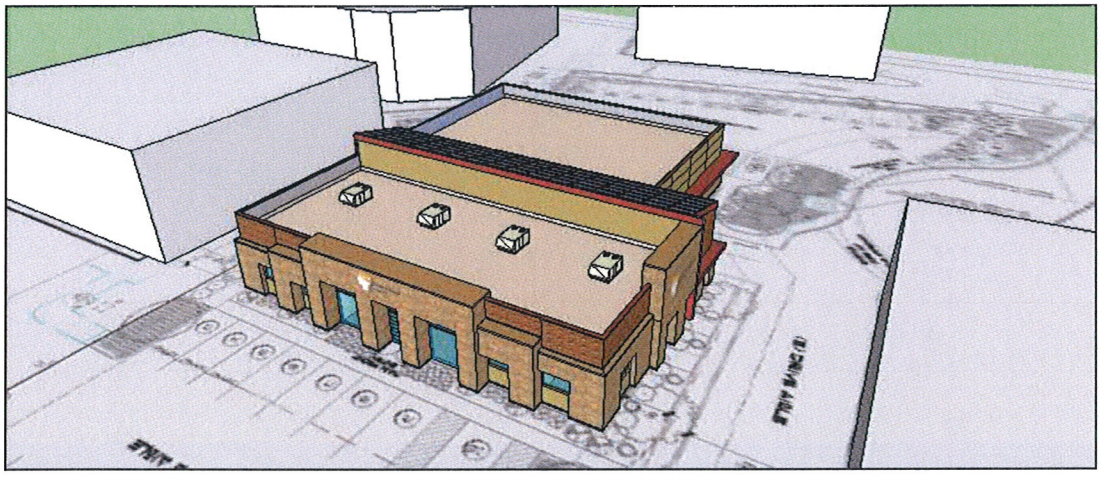
AREIAL VIEW



Shot #5

SW CORNER

AREIAL VIEW



Shot #6

NW CORNER

AREIAL VIEW

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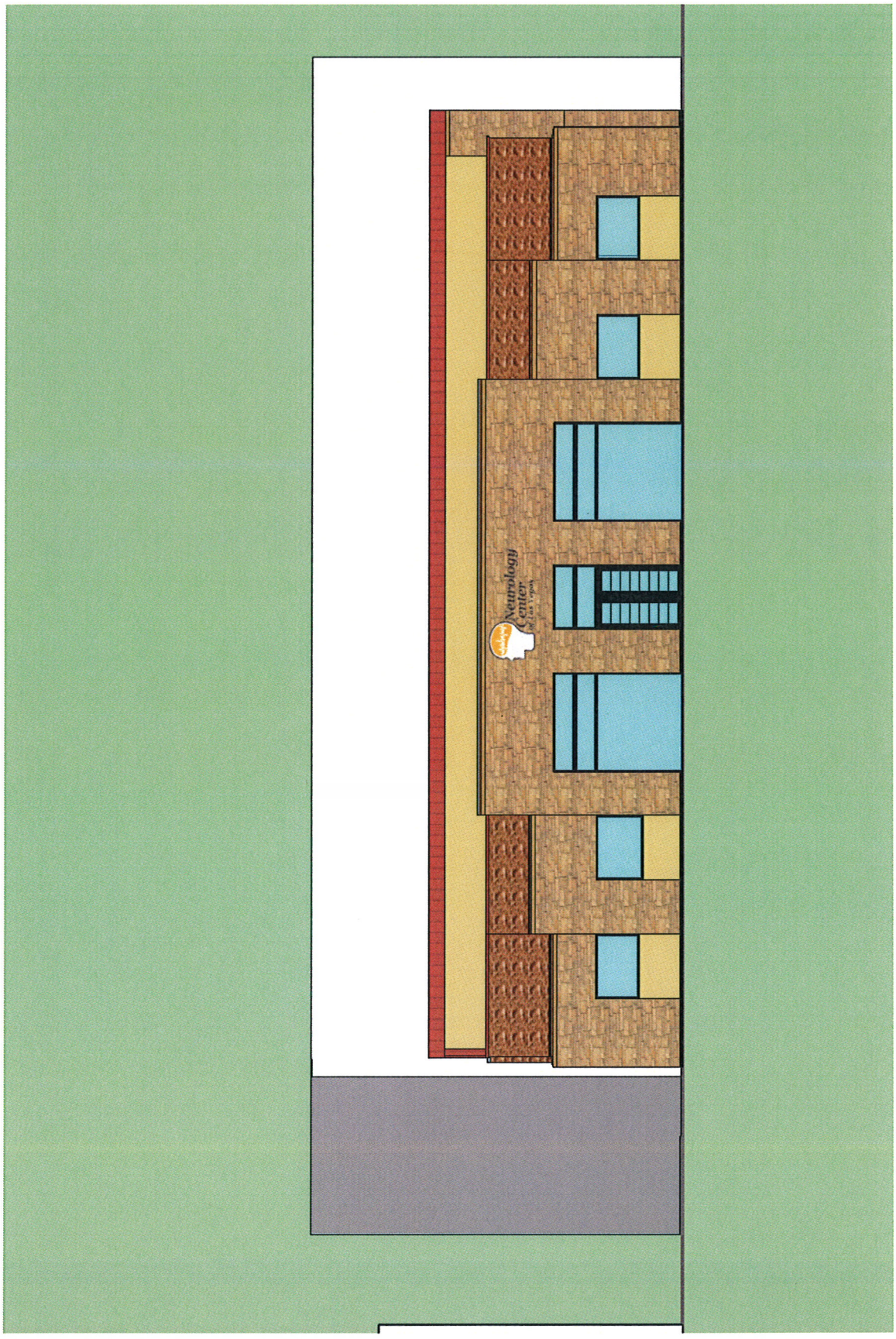

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NORTH ELEVATION

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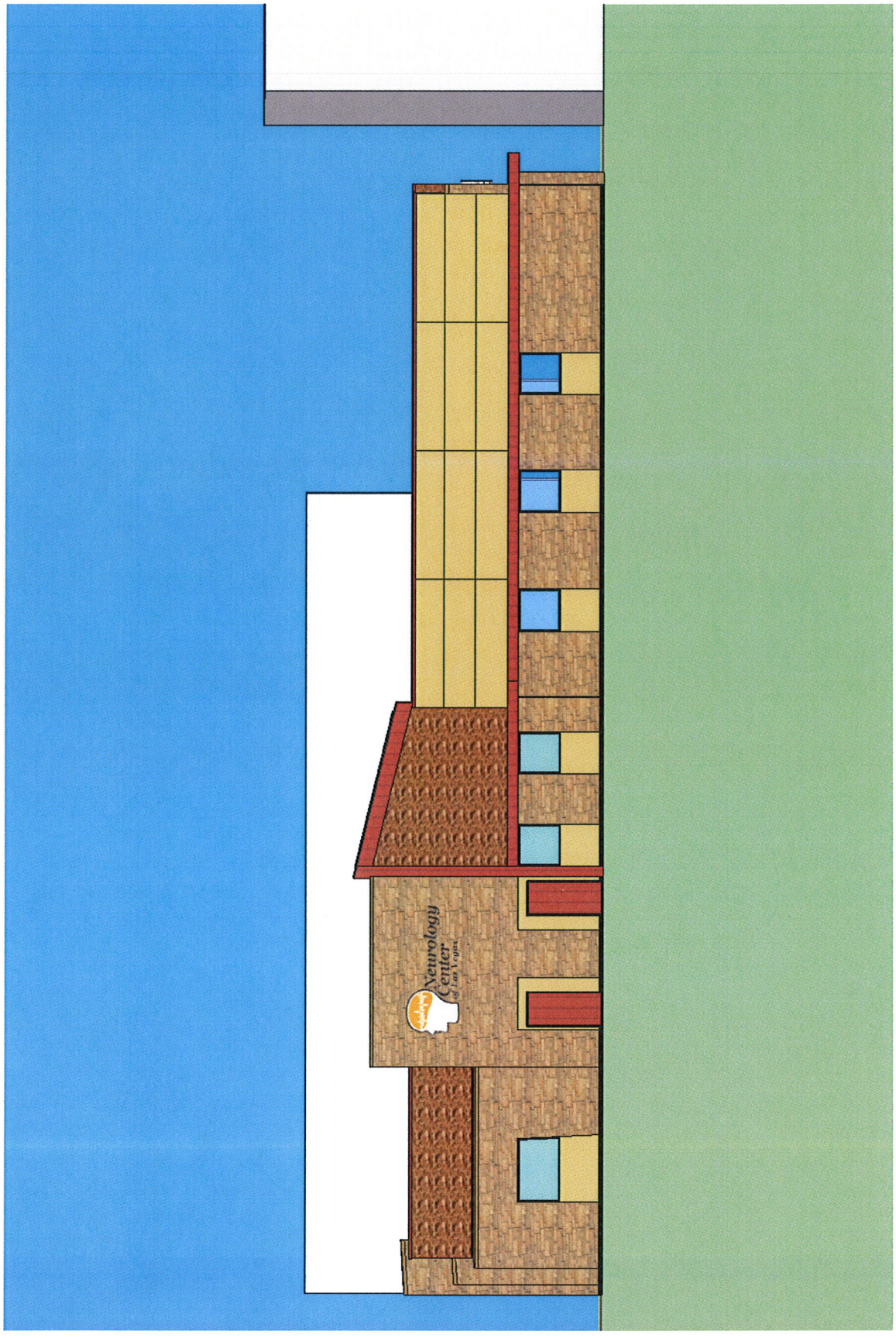

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WEST ELEVATION

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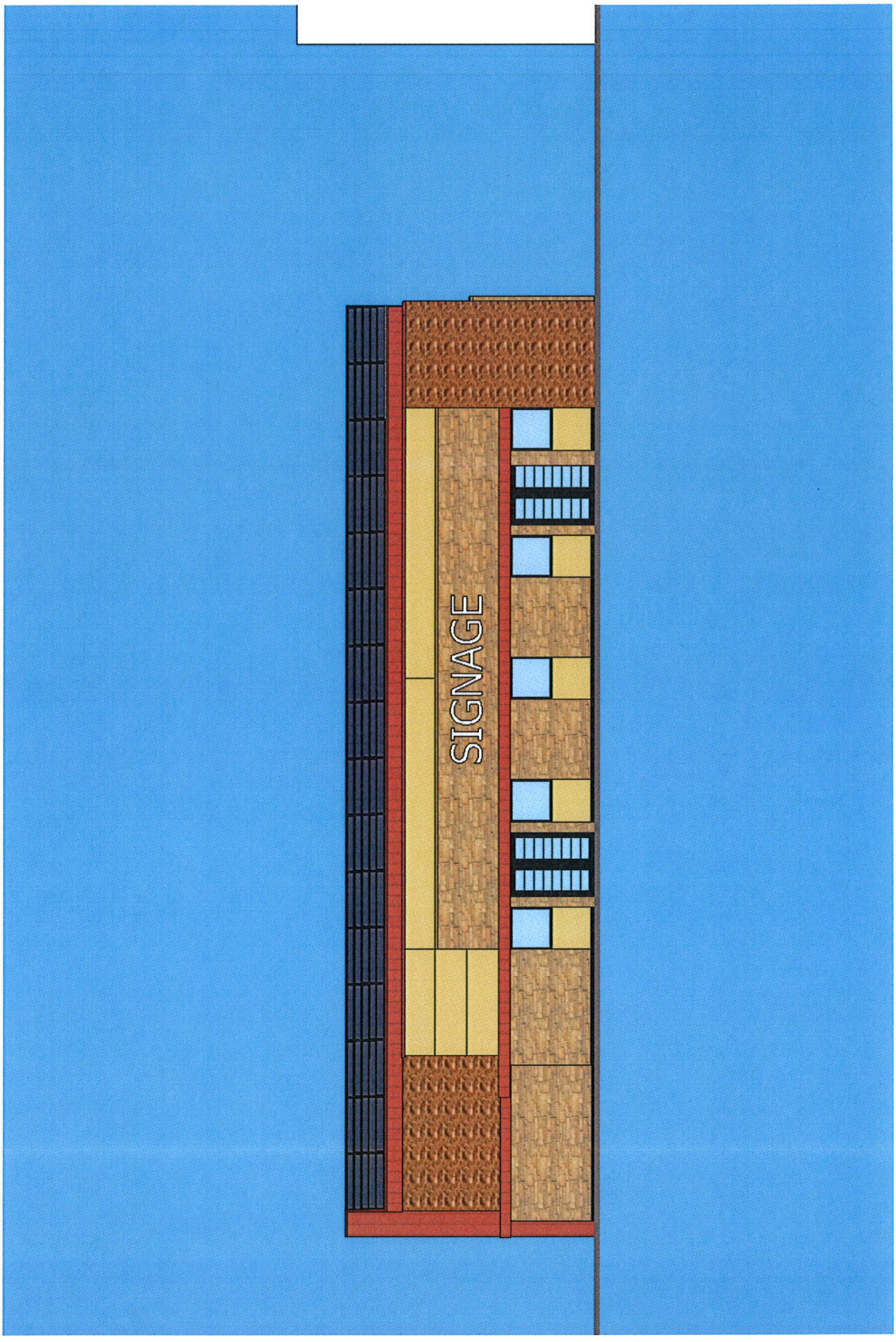

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SOUTH ELEVATION

10-12-13

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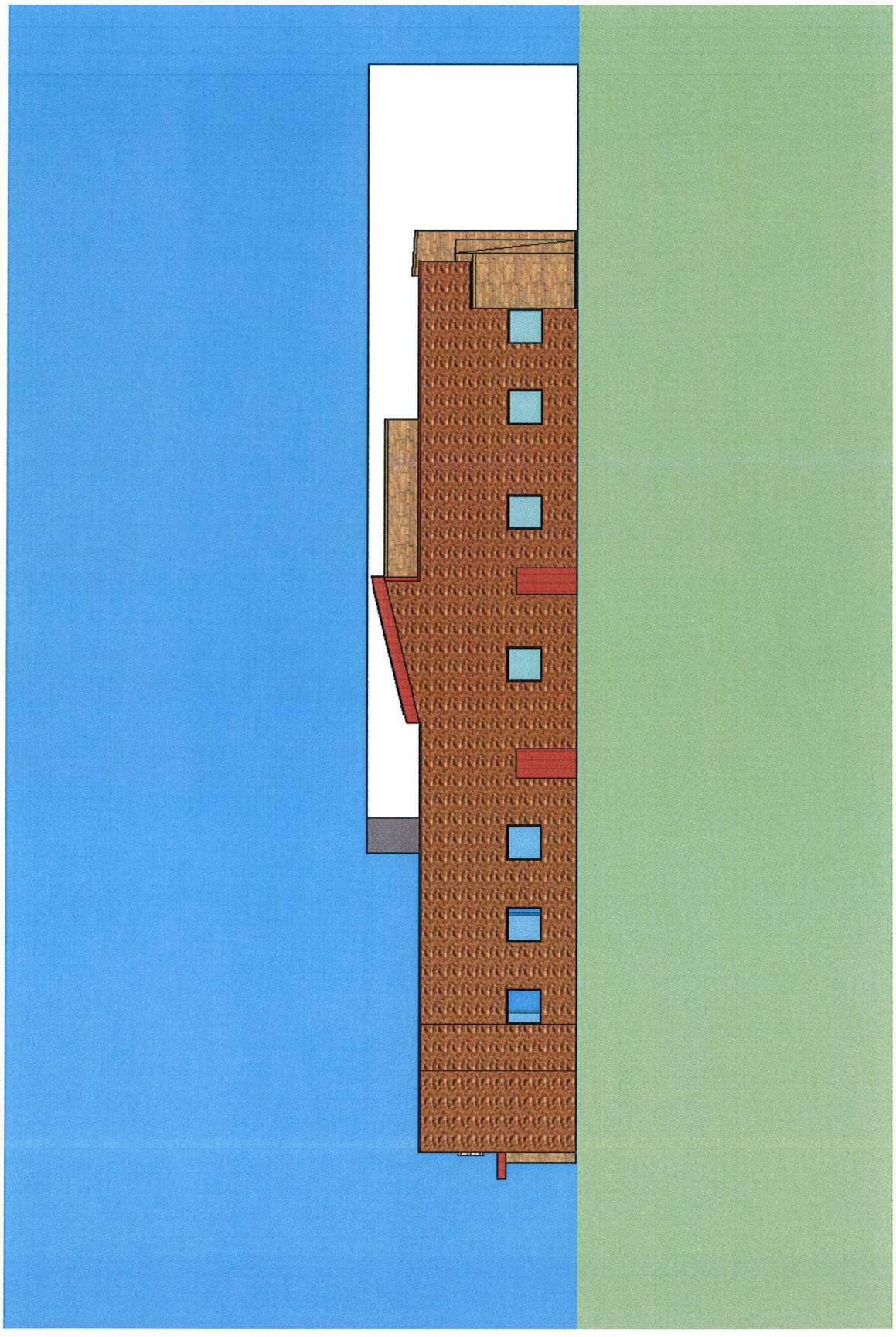
SDR-51931



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City of Las Vegas
Dept. of Planning

EAST ELEVATION

10-12-13

Creative FIT

SDR 51931
High Fives, LLC

ES Professional Ct., N of Smoke Ranch Rd.

Proposed 7.675 thousand square foot medical office building.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MEDICAL-DENTAL OFFICE BUILDING [1000 SF]	7.675	36.13	277
AM Peak Hour			2.30	18
PM Peak Hour			3.46	27

Existing traffic on all nearby streets:

Smoke Ranch Road	
Average Daily Traffic (ADT)	12,788
PM Peak Hour (heaviest 60 minutes)	1,023

Buffalo Drive	
Average Daily Traffic (ADT)	21,975
PM Peak Hour (heaviest 60 minutes)	1,758

Tenaya Way	
Average Daily Traffic (ADT)	20,375
PM Peak Hour (heaviest 60 minutes)	1,630

	Adjacent Street ADT Capacity
Smoke Ranch Road	32,775
Buffalo Drive	51,800
Tenaya Way	34,500

This project is expected to add about 277 trips per day on Smoke Ranch Rd., Buffalo Dr. and Tenaya Way. Currently, Smoke Ranch is at about 39 percent of capacity, Buffalo is at about 42 percent of capacity and Tenaya is at about 59 percent of capacity. With this project, Smoke Ranch is expected to be at about 40 percent of capacity, Buffalo is expected to be at about 43 percent of capacity and Tenaya to be at about 60 percent of capacity.

Based on Peak Hour use, this project will add about 27 trips in the peak hour, or about one every two minutes.

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



SDR-51931 – APPLICANT/OWNER: HIGH FIVES, LLC
2480 PROFESSIONAL COURT

12/05/13



SDR-51931 – APPLICANT/OWNER: HIGH FIVES, LLC
2480 PROFESSIONAL COURT

12/05/13



SDR-51931 – APPLICANT/OWNER: HIGH FIVES, LLC
2480 PROFESSIONAL COURT

12/05/13

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.

RECEIVED
NOV 12 2013
City of Las Vegas
Dept. of Planning
SDR-51931

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 Phone (702) 464-7499 Fax

SUBJECT: SDR-51931 – APPLICANT/OWNER: HIGH FIVES, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***JANUARY 14, 2014*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to ***Carman Burney*** at ***(702)464-7499*** or e-mail to ***cburney@lasvegasnevada.gov***. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***JANUARY 13, 2014.***

Signature — Date: 1/8/14

SHANKER DIXIT
Please Print Name

HIGH FIVES LLC
Company Name

Sincerely,

Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

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JAN 08 2014
City of Las Vegas
Department of Planning
Submitted after final agenda

Date 1/8/14 Item 12

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.43³
0004279218 JAN02 2014
MAILED FROM ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above or fax this side of this card to (702) 464-7499. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-51931
Planning Commission Meeting of **1/14/2014**

Case: SDR-51931
13815610017
475 VAUGHN L L C
% LARRY R ADAMSON MANAGER
30 CALLE CLARA VISTA
TUCSON AZ 85716-4907

RECEIVED
JAN 14 2014
City of Las Vegas
Department of Planning

Submitted after final agenda

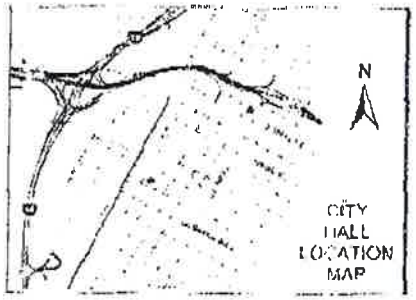
Date 1/14/14 Item 12

12P

City of Las Vegas

Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-51931

Planning Commission Meeting of **1/14/2014**

Case: SDR-51931
13815710024
OTTO C L L C
9731 ORIENT EXPRESS CT
LAS VEGAS NV 89145-8702

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JAN 14 2014
City of Las Vegas
Department of Planning

89145 JRDFHMP

Date 1/14/14 Item 12

Submitted after final agenda

12P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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0004279218 JAN02 2014
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-51931

Planning Commission Meeting of **1/14/2014**

Case: SDR-51931
13815710028
LAS VEGAS TECHNOLOGY OWNERS
%L HARRIS
3150 N TENAYA WY #405
LAS VEGAS NV 89128-0463

RECEIVED
JAN 14 2014
City of Las Vegas
Department of Planning

Submitted after final agenda

Date 1/14/14 Item 12

12P

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 11, 2014

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

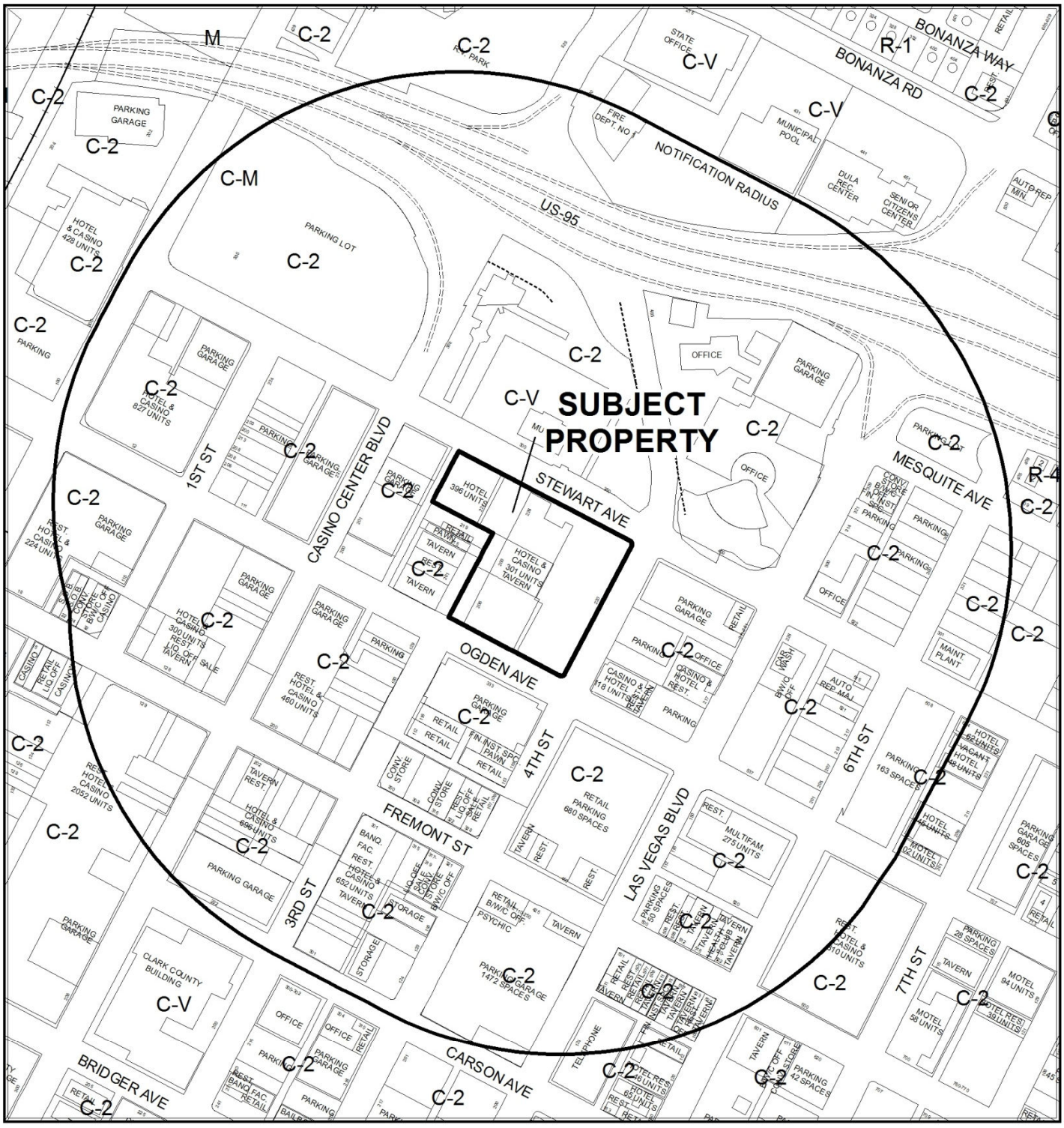
SUBJECT:
MSP-51851 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: DTG LAS VEGAS, LLC - OWNER: 220 NORTH 4TH STREET LV, LLC, ET AL - For possible action on a request for a Major Amendment of an approved Master Sign Plan (MSP-45918) TO ADD ONE FREESTANDING SIGN AND INCREASE THE AREA OF AN APPROVED WALL SIGN AT AN EXISTING HOTEL/CASINO on 3.73 acres at 206 North 3rd Street, 221 North 3rd Street and 220 North 4th Street (APNs 139-34-514-007 through 009; and 139-34-510-019), C-2 (General Commercial) Zone, Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 03/19/2014
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. Photos
5. Justification Letter
6. City Council Action Letter for VAR-45918
7. City Council Action Letter for MSP-45919
8. Downtown Design Review Committee Action Letter for ARC-45917



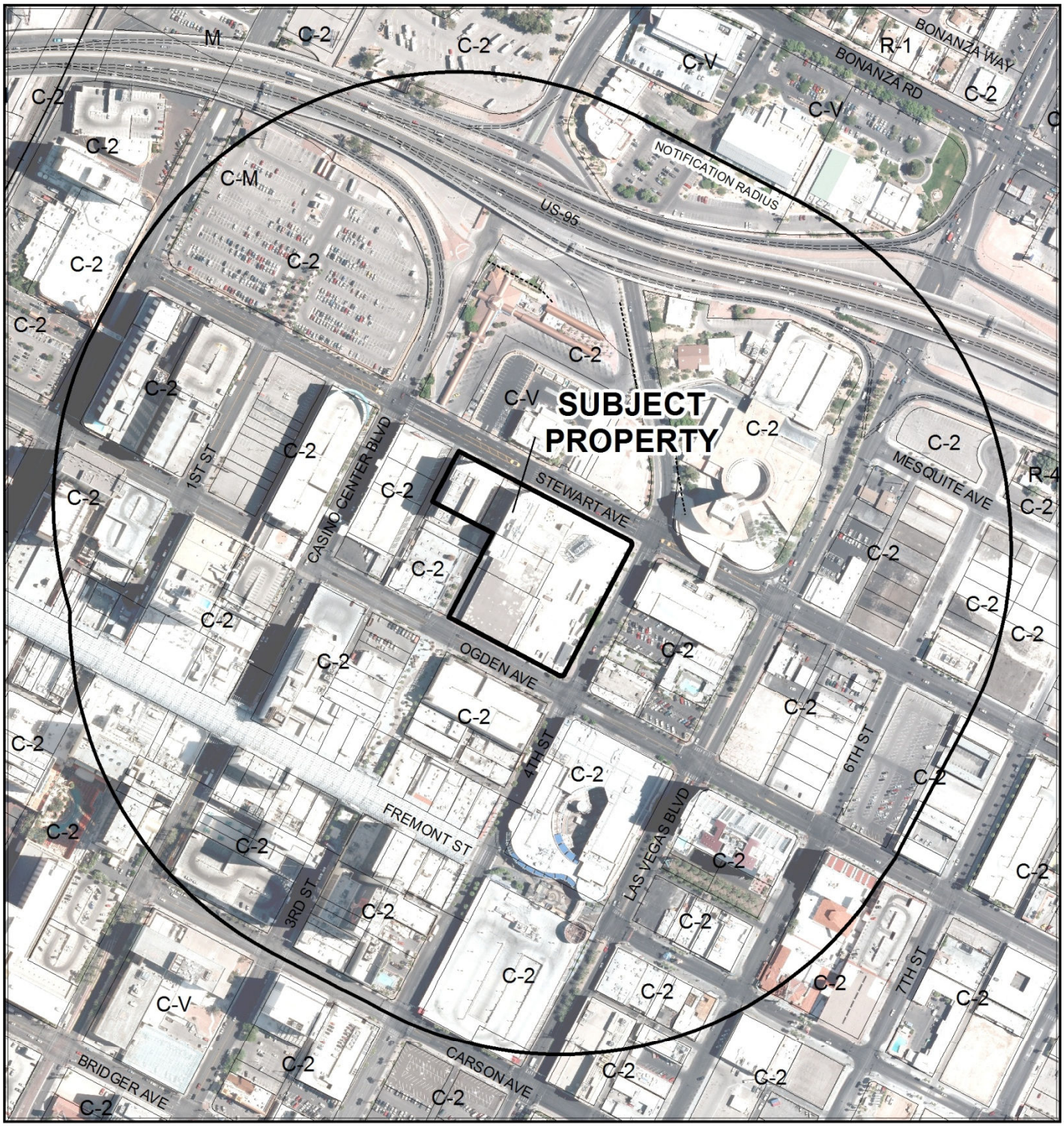
CASE: **MSP-51851**

RADIUS: 1000 FEET

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

0 300 600 Feet

N



CASE: **MSP-51851**

RADIUS: 1000 FEET

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

0 300 600 Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: FEBRUARY 11, 2014
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: DTG LAS VEGAS, LLC - OWNER: 220 NORTH 4TH STREET LV, LLC, ET AL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
MSP-51851	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

MSP-51851 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for Master Sign Plan (MSP-45919) shall be required, except as amended herein.

2. Conformance to the sign elevations and documentation submitted in conjunction with this request, date stamped 10/31/13.

3. The elevation for Sign 31 shall be revised, prior to submittal for building permits, to show a minimum eight-inch support at the base of the sign per Title 19.08.120(I).

4. Prior to installation, a Waiver of Downtown Casino Overlay District illumination requirements for Sign 2 shall be reviewed as part of the sign design review by the Downtown Design Review Committee. If the waiver is denied, Sign 2 shall conform to Title 19 requirements for illumination.

5. Minor modifications that conform to Title 19 requirements and/or the approved Master Sign Plan may be approved by the Department of Planning.

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

Public Works

7. Submit an Encroachment Agreement for all signage and private improvements located in the Fourth Street public right-of-way adjacent to this site prior to this issuance of permits for the signs shown on the proposed Master Sign Plan. The installation and maintenance of all signage and any private improvements in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

8. Site development to comply with all applicable conditions of approval for MSP-45919 and all other applicable site-related actions.

Staff Report Page One
February 11, 2014 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting to amend the approved Master Sign Plan (MSP-45919) for the Downtown Grand Hotel/Casino to add a 12-foot tall, maximum 15 square-foot freestanding sign (labeled on the site plan as Sign 31) along the 4th Street frontage to alert patrons needing valet service to the 4th Street entrance. Additionally, the approved 100 square-foot illuminated wall sign (Sign 2) on the south elevation of the East Tower facing Ogden Avenue is now proposed to be a 121 SF painted wall sign externally illuminated by overhead gooseneck lighting as was allowed for other signs on this elevation through a waiver approved by the Downtown Design Review Committee (DDRC). As the signs are compatible with the development, are in keeping with downtown signage objectives and do not require variances, staff recommends approval with conditions. If denied, the requested changes could not be made and only the designs allowed by the existing entitlement would be permitted.

ISSUES

- Pursuant to Title 19.16.270(E), a major amendment of the approved Master Sign Plan for this site is required to add Sign 3; the increase in size and change in illumination of Sign 2, although not triggering a major amendment, is also included in the sign proposal package. All other signs previously approved through the Master Sign Plan are not part of this request.
- Sign 2 is located within the Special Signage Sub-District of the Downtown Casino Overlay District. Per Title 19.10.100, at least 50 percent of the surface area of the sign face is required to be illuminated by exposed neon, LED or animated. As none of these methods are proposed, a waiver must be approved by the DDRC prior to installation of Sign 2.
- An adjustment must be made to the width of the support pole of Sign 31 to meet Title 19 freestanding sign design standards. A condition of approval addresses this.
- Signage encroaching into the public right-of-way will require approval of an encroachment agreement for private maintenance of the signs.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
07/17/12	The Downtown Design Review Committee approved a Master Sign Plan Design Review (ARC-45917) for an existing Hotel/Casino with waivers to allow individual signs to contain less than 50 percent illumination and/or animation, to allow a single wall sign to exceed 1,500 square feet, and to allow the total area of all sign on the south elevation of the East Tower to exceed 50 percent of the eligible sign area at 206 North 3rd Street, 221 North 3rd Street and 220 North 4th Street. Staff recommended denial.

Related Relevant City Actions by P&D, Fire, Bldg., etc	
10/17/12	The City Council approved a Variance (VAR-45918) to allow a projecting sign on a property containing a freestanding sign where such is not allowed, a projecting sign to project eight feet from a building where six feet is the maximum allowed, three projecting signs to be 59 square feet, 105 square feet and 51 square feet where 32 square feet is the maximum allowed, a roof sign to be 300 square feet and 22 feet above the roofline where 150 square feet in area and eight feet in height are the maximum allowed and to allow wall signage to cover 20.4 percent of the surface area of the north elevation of the East Tower, 42 percent of the surface area of the north elevation of the West Tower, and 37 percent of the surface area of the south elevation of the West Tower where 20 percent is the maximum allowed for each elevation, on 3.73 acres at 206 North 3rd Street, 221 North 3rd Street and 220 North 4th Street. The Planning Commission recommended approval; staff recommended denial.
10/17/12	The City Council approved a Master Sign Plan (VAR-45919) for an existing Hotel/Casino on 3.73 acres at 206 North 3rd Street, 221 North 3rd Street and 220 North 4th Street. The Planning Commission recommended approval; staff recommended denial.
05/01/13	The City Council approved Ordinance 6250, which authorized supergraphic signage within the Downtown Centennial Plan Overlay District and established standards and procedures relating thereto.
07/15/13	Department of Planning staff approved a Minor Amendment (MSP-49989) of an approved Master Sign Plan (MSP-45919) for an existing Hotel/Casino on 3.73 acres at 206 North 3rd Street, 221 North 3rd Street and 220 North 4th Street.

Most Recent Change of Ownership	
10/08/07	A deed was recorded for a change in ownership on APN 139-34-514-008 and 009.
04/16/08	A deed was recorded for a change in ownership on APN 139-34-510-019.
12/21/12	A deed was recorded for a change in ownership on APN 139-34-514-007.

Related Building Permits/Business Licenses	
12/13/12	A building permit (223311) was issued for supergraphic wall signs on the south elevation of the East and West Towers at 206 North 3rd Street and 221 North 3rd Street. A special inspection is required and has not yet been completed. The permit expired 6/13/13 and was reinstated on 10/15/13.
09/19/13	A building permit (241153) was issued for one freestanding sign, three projecting signs and 31 wall signs at 206 North 3rd Street, 221 North 3rd Street and 220 North 4th Street. A final inspection has not yet been completed.

Pre-Application Meeting	
01/02/14	A follow-up checklist based on meetings with the applicant in May and October 2013 was sent to the applicant by e-mail. Although the valet freestanding sign (Sign 31) can be approved as an update to the approved Master Sign Plan without a variance, approval of a waiver for no illumination on the wall sign (Sign 2) will need to come from the DDRC.

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

Field Check	
01/23/14	Signage previously approved through the Master Sign Plan has been installed. Sign 2 has been installed as a non-illuminated painted wall sign on the south elevation of the East Tower.

Details of Application Request	
Site Area	
Net Acres	3.73

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Hotel and Gaming Establishment, Non-Restricted	C (Commercial)	C-2 (General Commercial)
North	Museum (Public)	PF (Public Facilities)	C-V (Civic)
South	Parking Garage	C (Commercial)	C-2 (General Commercial)
East	Hotel/Gaming Establishment, Non-Restricted/Tavern	C (Commercial)	C-2 (General Commercial)
	Parking Facility		
West	Taverns/Restaurant	C (Commercial)	C-2 (General Commercial)
	Parking Facility		

Master Plan Areas	***Compliance***
Downtown Centennial Plan	Y

Special Purpose and Overlay Districts	***Compliance***
Downtown Centennial Plan Overlay District (Downtown Gateway District)	Y
A-O (Airport Overlay) District (200 Feet)	Y
Downtown Casino Overlay District – 75' Buffer Area	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

Sign Details Summary

Sign	***Location***	***Type***	***Area***	***Height***	***Height Above Ground***	***Illumination***	***Projection***	***Illumination/ Animation Amount***
2	S elevation E Tower	wall (painted)	121 SF	11 feet	14 feet	external	none	none
31	E property line (4th St)	freestanding	15 SF	12 feet	N/A	exposed neon/ incandescent	N/A	90%

DEVELOPMENT STANDARDS

Pursuant to the approved Master Sign Plan (MSP-45919), Title 19.10.100 and the Downtown Centennial Plan, the following standards apply:

Freestanding Signs: *[Sign 31]*			
Standards	***Allowed***	***Provided***	***Compliance***
Maximum Number	1 sign per 200 linear feet of street frontage	2 signs total (1 new proposed)	Y
Maximum Area	2 SF per linear foot of street frontage (770 SF max)	8 SF (710 SF available)	Y
Maximum Height	40 Feet	12 Feet	Y
Minimum Setback	5 Feet	5 Feet	Y
Width of support base	0.62 feet	0.50 feet	N
Illumination	Internal/External	90% neon/animated	Y

Wall Signs: *[Sign 2]*			
Standards	***Approved MSP-45919***	***Proposed***	***Compliance***
Maximum Number	31 signs	31 signs total (1 proposed to be altered)	Y
Maximum Area	100 SF	121 SF	Y
Maximum Projection	11 in	none	Y
Illumination	100% illumination (LED)	0% illumination (direct lighting)	N

ANALYSIS

New signage on the subject site is subject to Title 19.10.100 for sign design, installation and maintenance, as referenced by the Downtown Gateway District Standards within the Downtown Centennial Plan. As the Downtown Gateway District is not coterminous with the boundaries of the Downtown Casino Overlay Signage Sub-District, some of the standards within Title 19.10.100 do not apply (such as maximum number, height, area, illumination and minimum setback for freestanding signs), and thus must conform to the standards of Title 19.08.120. Sign 31, a freestanding sign, does not fall within the Signage Sub-District boundaries but does require DDRC design review. Sign 2, a wall sign, does fall within the Sub-District and must meet illumination requirements.

Per Title 19.16.270, changes to an approved Master Sign Plan constitute a major amendment if there is any increase by greater than 10 percent in the number or size of freestanding or consolidated signs. In this case, there was one freestanding sign originally approved by MSP-45919, at the southwest corner of Stewart Avenue and 4th Street; therefore, the addition of one freestanding sign is a 100 percent increase over the previous approval and a major amendment is required. Each face of Sign 31 consists of die cut white vinyl copy on a circular black painted eight square-foot aluminum cabinet. White exposed neon is proposed to cover each letter, as well as the outer edge of the cabinet. In addition to the face, an arrow consisting of rows of animated incandescent bulbs is proposed to wrap around the edge of the cabinet. (Note that this portion of the sign is decorative and not included in the sign area calculation.) The sign is intended to inform patrons that the valet entrance is on 4th Street, rather than on Stewart Avenue. The support pole proposed for the sign is compatible with design characteristics of the overall development; however, Title 19.08.120(I) requires this support to be the lesser of three feet wide or 20 percent of the sign width at the base. Since the proposed sign cabinet is 3.10 feet wide, the base must be at least 0.62 feet (7.44 inches) wide. As allowing the proposed six-inch base would require a variance, a condition of approval will require widening the base to conform to Title 19 requirements.

Per Title 19.10.100, at least 50 percent of the surface area of Sign 2 is required to be illuminated by exposed neon, LED, be animated or a combination of these elements. The applicant's request would remove the previously approved 100 square-foot LED-illuminated wall sign and replace it with a slightly larger painted wall sign with external lighting from above similar to other signs along the Ogden frontage that were approved with waivers of the illumination standards. Since this sign would now be more in keeping with the approved signage theme of painted signs along the south elevation of the East Tower, staff has no objection to this proposed change. A waiver of the 50 percent illumination standard must still be granted in a public hearing before the DDRC.

FINDINGS – MAJOR AMENDMENT TO MASTER SIGN PLAN (MSP-45919)

The changes proposed by this amendment would be compatible with the signs already approved through the Master Sign Plan. There are some minor inconsistencies with Title 19 requirements that can be rectified through the conditions of approval and design review. Staff therefore recommends approval of the major amendment with conditions.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 36

NOTICES MAILED 128

APPROVALS 0

PROTESTS 0

RECEIVED
OCT 3 1 2013

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: MSP - 49989 **MSP-51851** APN: 139-34-514-009, 139-34-510-019

Name of Property Owner: 220 NORTH 4TH ST. LV, LLC

Name of Applicant: DTG LAS VEGAS, LLC

Name of Representative: LYNDSEE VELTRE

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with 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: _____

By: 220 North 4th St. LV, LLC:
Signature of Property Owner: By: _____

Print Name: Shaul Kuba, Vice President

Subscribed and sworn before me

This _____ day of _____, 20_____

(see attached notary)
Notary Public in and for said County and State

RECEIVED
OCT 31 2013

CALIFORNIA JURAT WITH AFFIANT STATEMENT
GOVERNMENT CODE § 8202

☑ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

1
2
3
4
5
6

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 7th day of October, 2013, by

Date *Month* *Year*

(1) Shaul Kuba

(2) _____

Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

ELLEN JO ROSE
Commission # 2030564
Notary Public - California
Los Angeles County
My Comm. Expires Jun 23, 2017

Place Notary Seal Above

Signature _____
Signature of Notary Public
Ellen Jo Rose, Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Further Description of Any Attached Document

Title or Type of Document: 220 North 4th Street LV, LLC - Master Sign Application

Document Date: _____ Number of Pages: 1

Signer(s) Other Than Named Above: None

© 2013 National Notary Association • NationalNotary.org • 1-800-US NOTARY (1-800-876-6827) Item #5910

MSP-51851

DEPARTMENT OF PLANNING

RECEIVED
OCT 31 2013

STATEMENT OF FINANCIAL INTEREST

MSP-51851

Case Number: MSP - 49989 APN: 139-34-514-008

Name of Property Owner: 221 NORTH 3RD LV, LLC

Name of Applicant: DTG LAS VEGAS, LLC

Name of Representative: LYNDSEE VELTRE

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with 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: _____

By: 221 North 3RD LV, LLC:
Signature of Property Owner: ~~By:~~ _____

Print Name: Shaul Kuba, Vice President

Subscribed and sworn before me

This _____ day of _____, 20_____

(see attached notary)
Notary Public in and for said County and State

RECEIVED
OCT 3 1 2013

CALIFORNIA JURAT WITH AFFIANT STATEMENT
GOVERNMENT CODE § 8202

☑ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

1
2
3
4
5
6

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 7th day of October, 2013, by
Date *Month* *Year*

(1) Shaul Kuba

(2) _____
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

ELLEN JO ROSE
Commission # 2030564
Notary Public - California
Los Angeles County
My Comm. Expires Jun 23, 2017

Place Notary Seal Above

Signature _____
Signature of Notary Public
Ellen Jo Rose, Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Further Description of Any Attached Document

Title or Type of Document: 221 North 3rd LV, LLC - Master Sign Plan Application

Document Date: _____ Number of Pages: 1

Signer(s) Other Than Named Above: None

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MSP-51851

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OCT 3 1 2013

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: MASTER SIGN PLAN - MAJOR AMENDMENT

Project Address (Location) 206 N. THIRD STREET. LAS VEGAS, NV 89101

Project Name DOWNTOWN GRAND HOTEL & CASINO **Proposed Use** HOTEL CASINO

Assessor's Parcel #(s) 139-34-514-009, 139-34-510-019 **Ward #** 5

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

Commercial Square Footage 501,531 **Floor Area Ratio** 2.92

Gross Acres 3.12 **Lots/Units** N/A **Density** N/A

Additional Information _____

PROPERTY OWNER 220 NORTH 4TH ST., LV LLC **Contact** BRAD AARONSON

Address 6922 HOLLYWOOD BLVD **Phone:** (323) 860-4988 **Fax:** _____

City HOLLYWOOD **State** CA **Zip** 90028

E-mail Address BAaronson@cimgroup.com

APPLICANT DTG LAS VEGAS, LLC **Contact** BRAD AARONSON

Address 6922 HOLLYWOOD BLVD **Phone:** (323) 860-4988 **Fax:** _____

City HOLLYWOOD **State** CA **Zip** 90028

E-mail Address BAaronson@cimgroup.com

REPRESENTATIVE ULTRASIGNS INC. **Contact** LYNDSEE VELTRE

Address 10 RESEARCH LANE **Phone:** (702) 431-1729 **Fax:** (702) 431-3585

City LAS VEGAS **State** NV **Zip** 89101

E-mail Address LVeltre@Ultrasigns.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.

By: 220 North 4th St. LV, LLC
Property Owner Signature* By: _____

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

Print Name Shaul Kuba, Vice President

Subscribed and sworn before me

This _____ day of _____, 20 _____.

(see attached notary)

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	MSP-51851
Meeting Date:	02/11/14 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

RECEIVED
OCT 31 2013

CALIFORNIA JURAT WITH AFFIANT STATEMENT
GOVERNMENT CODE § 8202

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Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 7th day of October, 2013,
Date *Month* *Year*
by

(1) Shaul Kuba

(2) _____
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

ELLEN JO ROSE
Commission # 2030564
Notary Public - California
Los Angeles County
My Comm. Expires Jun 23, 2017

Place Notary Seal Above

Signature _____
Signature of Notary Public
Ellen Jo Rose, Notary Public

OPTIONAL

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Title or Type of Document: 220 North 4th Street LV, LLC - Master Sign Application

Document Date: _____ Number of Pages: 1

Signer(s) Other Than Named Above: None

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MSP-51851

DEPARTMENT OF PLANNING

RECEIVED
OCT 3 1 2013

APPLICATION / PETITION FORM

Application/Petition For: MASTER SIGN PLAN - MAJOR AMENDMENT

Project Address (Location) 206 NORTH THIRD ST. LAS VEGAS, NV 89101

Project Name DOWNTOWN GRAND HOTEL CASINO **Proposed Use** HOTEL CASINO

Assessor's Parcel #(s) 139-34-514-008 **Ward #** 5

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

Commercial Square Footage 501,531 **Floor Area Ratio** 2.92

Gross Acres 3.12 **Lots/Units** NA **Density** NA

Additional Information ____

PROPERTY OWNER 221 NORTH 3RD LV, LLC **Contact** BRAD AARONSON

Address 6922 HOLLYWOOD BLVD 9TH FLOOR **Phone:** (323) 860-4988 **Fax:** ____

City HOLLYWOOD **State** CA **Zip** 90028BA

E-mail Address BAaronson@cimgroup.com

APPLICANT DTG LAS VEGAS, LLC **Contact** BRAD AARONSON

Address 6922 HOLLYWOOD BLVD, 9TH FLOOR **Phone:** (323) 860-4988 **Fax:** ____

City HOLLYWOOD **State** CA **Zip** 90028

E-mail Address BAaronson@cimgroup.com

REPRESENTATIVE ULTRASIGNS INC. **Contact** LYNDSEE VELTRE

Address 10 RESEARCH LANE **Phone:** (702) 431-1729 **Fax:** (702) 431-3585

City LAS VEGAS **State** NV **Zip** 89101

E-mail Address LVeltre@Ultrasigns.com

By: 221 North 3RD LV, LLC:
Property Owner Signature* By: ____

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

Print Name Shaul Kuba, Vice President

Subscribed and sworn before me

This ____ day of ____, 20 ____.

(see attached notary)

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	MSP-51851
Meeting Date:	01/14/14 02/11/14
Total Fee:	830.00
Date Received:*	10/31/13
Received By:	

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

Revised 10/27/08

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

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OCT 3 1 2013

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GOVERNMENT CODE § 8202

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Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 7th day of October, 2013, by
Date *Month* *Year*

(1) Shaul Kuba

(2) _____
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

ELLEN JO ROSE
Commission # 2030564
Notary Public - California
Los Angeles County
My Comm. Expires Jun 23, 2017

Place Notary Seal Above

Signature _____
Signature of Notary Public
Ellen Jo Rose, Notary Public

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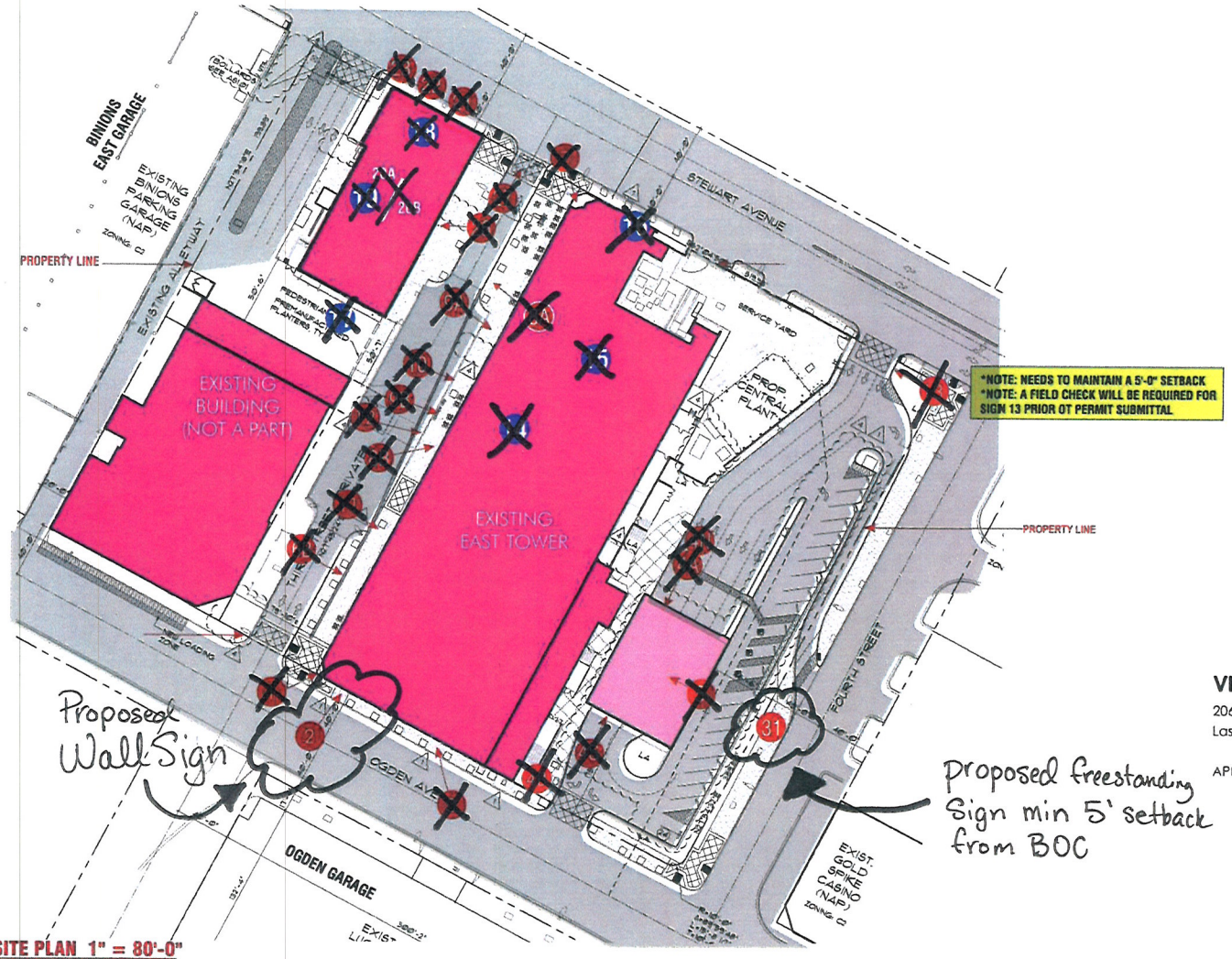
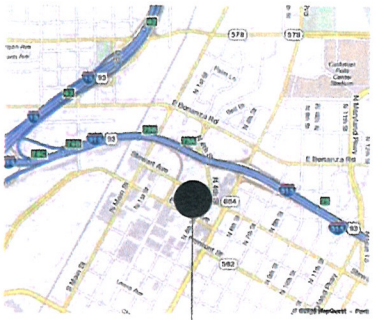
MSP-51851



SITE PLAN 1" = 80'-0"

FREE STANDING SIGN DATA

NAME	SETBACK	SIGN SIZE
SIGN 13	5'-0"	5'-7" X 9' 0-1/4"



VICINITY MAP

206 N. 3rd Street
Las Vegas, Nevada 89101

APN: 139-34-514-007, 008, 009

JOB INFORMATION
DOWNTOWN GRAND
206 N. 3RD STREET
LAS VEGAS, NV 89101

SALESPERSON
LYNDSEE VELTRE
MARK WHITEHOUSE

DESIGNER
BRANDI W.
DAVID GREEN

SKETCH NO
DOWNTOWN GRAND 01

DATE
06-22-2012

VOLTAGE
VERIFY

PRIMARY ELECTRICAL TO SIGN LOCATIONS IS TO BE PROVIDED BY OTHERS. 20 AMP DEDICATED CIRCUIT(S) WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS.

COLORS REPRESENTED IN THIS DRAWING ARE FOR PRESENTATION PURPOSES ONLY. THEY MAY NOT MATCH YOUR FINISHED PRODUCT PERFECTLY COLOR CALL-OUTS ARE FOR A MATCH AS CLOSE AS POSSIBLE.

THIS ORIGINAL DESIGN IS THE SOLE PROPERTY OF ULTRASIGNS. IT CANNOT BE REPRODUCED, COPIED OR EXHIBITED IN WHOLE OR PART, WITHOUT FIRST OBTAINING WRITTEN CONSENT FROM ULTRASIGNS.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

REVISION DATES
11 12-19-2012 BMW
12 01-09-2013 BMW
13 01-21-2013 BMW
14 01-29-2013 BMW
15 02-04-2013 BMW
16 02-06-2013 BMW
17 02-13-2013 BMW
18 02-18-2013 BMW
19
20

CLIENT APPROVAL

ultrasigns
ELECTRICAL ADVERTISING
TEL: 858-569-1400 FAX: 858-569-1453
9025 BALBOA AVENUE, STE 150
SAN DIEGO, CA 92123-1520

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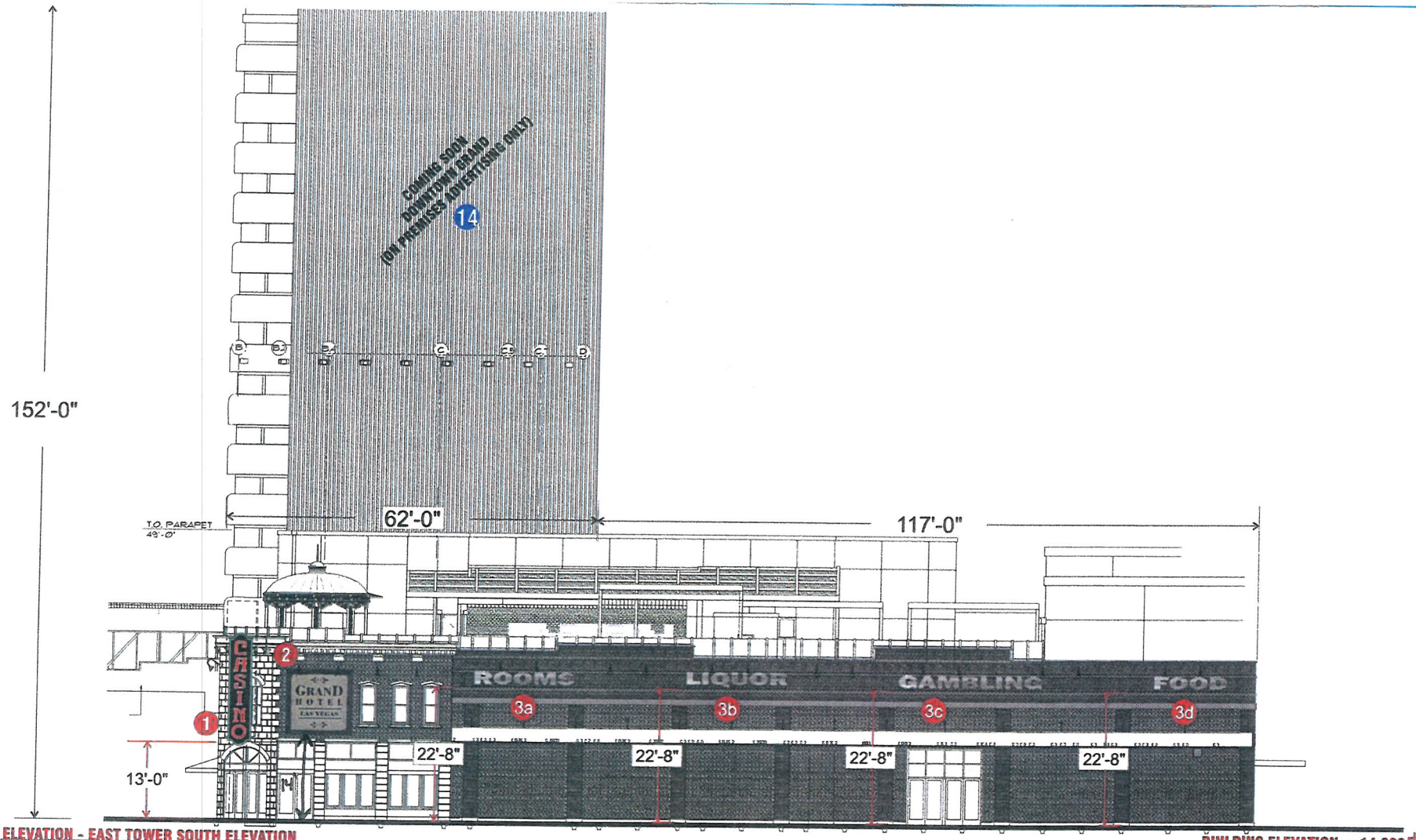
OCT 31 2013

MSP-51851



BUILDING ELEVATION - EAST TOWER SOUTH ELEVATION

BUILDING ELEVATION = 14,689

JOB INFORMATION
DOWNTOWN GRAND
206 N. 3RD STREET
LAS VEGAS, NV 89101

SALESPERSON
LYNDSEE VELTRE
MARK WHITEHOUSE
DESIGNER
BRANDI W.
DAVID GREEN
SKETCH NO
DOWNTOWN GRAND 01

DATE
06-22-2012
VOLTAGE
VERIFY

PRIMARY ELECTRICAL TO SIGN LOCATIONS IS TO BE PROVIDED BY OTHERS. 20 AMP DEDICATED CIRCUIT(S) WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS.

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REVISION DATES
11 12-19-2012 BMW
12 01-09-2013 BMW
13 01-21-2013 BMW
14 01-29-2013 BMW
15 02-04-2013 BMW
16 02-06-2013 BMW
17 02-13-2013 BMW
18 02-18-2013 BMW
19
20

CLIENT APPROVAL

ultrasigns
ELECTRICAL ADVERTISING
TEL: 858-569-1400 FAX: 858-569-1453
9025 BALBOA AVENUE, STE 150
SAN DIEGO, CA 92123-1520

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OCT 3 1 2013

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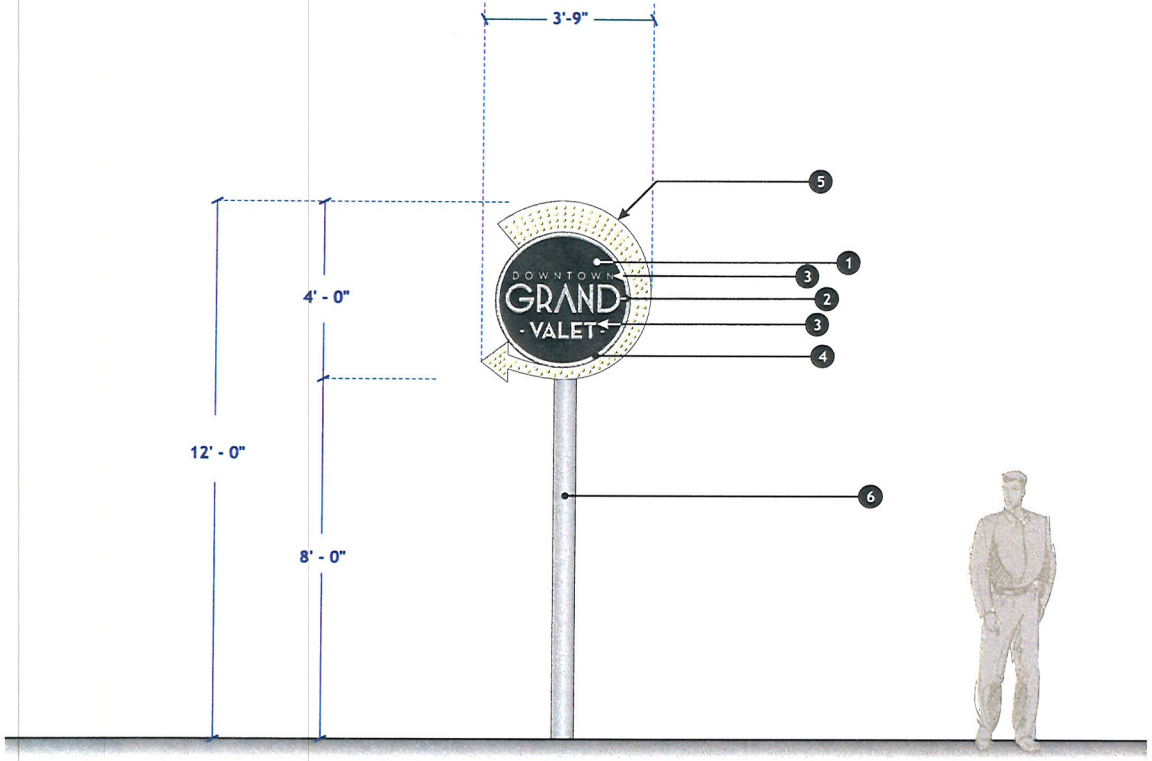


1 SIGN 31 - S/F VALET DIRECTIONAL POLE SIGN

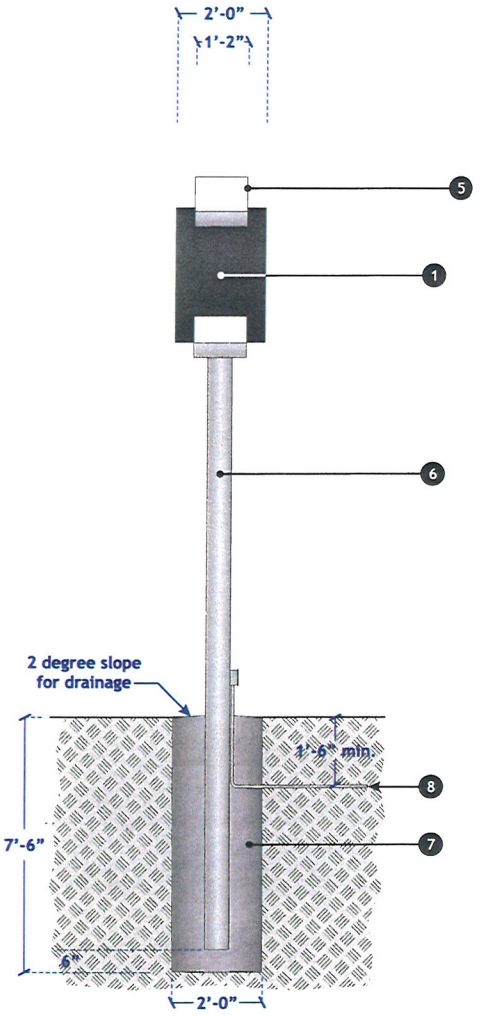
Scale: 3/8" = 1'-0"

1. Custom fabricated aluminum S/F sign cabinet with 3" deep open faced pan painted satin black.
2. 3"deep open faced channel letters. Letter exteriors to be painted satin black. Letter interiors to be painted satin white. Letters to be illuminated with single stroke 12mm 6500 white exposed neon luminous tubing.
3. 12mm 6500 white exposed neon luminous tubing over die-cut opaque white vinyl copy
4. 15mm 6500 white exposed neon luminous tubing
5. Custom fabricated aluminum wrap-around arrow painted satin white. 3" deep open faced pan to have incandescent light bulb array wired to chaser unit. Animation to sweep from top of arrow to point of arrow via 4 point flasher, sequential animation.
6. 6" diameter x .375" wall upright steel pipe support with galvanized finish.
7. Poured in place consolidated concrete footing. fc=2,500 psi
8. Primary electrical circuit provided by others.

* All cabinet framing to be 1½"x 1½"x 3/16" aluminum angle welded at all intersections. Cabinet cladding to be .080" aluminum sheet.

* Final location of sign to be determined via field survey prior to application for permit.

Two 20amp, 120v dedicated electrical circuits required.



2 END VIEW

Scale: 3/8" = 1'-0"

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OCT 3 1 2013

MSP-51851

JOB INFORMATION
DOWNTOWN GRAND
206 N. 3rd Street
Las Vegas, NV 89101

APN:139-34-514-007, 008, 009

SALESPERSON
Mark Whitehouse

DESIGNER
Miguel Reiman
SKETCH NO
DTGRAN09-EXTERIOR
DATE
03-30-2013

REVISION DATES
1
2
3
4
5

VOLTAGE
120v

PRIMARY ELECTRICAL TO SIGN LOCATIONS IS TO BE PROVIDED BY OTHERS. 20 AMP DEDICATED CIRCUIT(S) WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS.

COLORS REPRESENTED IN THIS DRAWING ARE FOR PRESENTATION PURPOSES ONLY. THEY MAY NOT MATCH THE FINISHED PRODUCT PERFECTLY. COLOR CALL-OUTS ARE FOR A MATCH AS CLOSE AS POSSIBLE.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND THE CALIFORNIA ELECTRIC CODE. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

PRODUCTION APPROVAL

CLIENT APPROVAL

ultrasigns
TEL: 858-569-1400 FAX: 858-569-1453
9025 BALBOA AVENUE, STE 150
SAN DIEGO, CA 92123-1520

DOWNTOWN GRAND

Sign	Sign Type	Req. Setback	Proposed Setback	Req. Height	Proposed Height	Req. Area	Proposed Area	Req. Lighting	Proposed Lighting	Projection Distance	Sign Height Above Grade
31	Freestanding	5' BOC	5' BOC	20'	12'	100	15	yes	Neon w/ animation	N/A	12'
2	Wall	<4' off wall	<4' off wall	N/A	11'	<25%	22	no	Indirect goosenecks	0	14'

MSP-51851



MSP-51851 - APPLICANT: DTG LAS VEGAS, LLC - OWNER: 220 NORTH 4TH STREET LV, LLC, ET AL
206 NORTH 3RD STREET, 221 NORTH 3RD STREET AND 220 NORTH 4TH STREET

01/02/14



MSP-51851 - APPLICANT: DTG LAS VEGAS, LLC - OWNER: 220 NORTH 4TH STREET LV, LLC, ET AL
206 NORTH 3RD STREET, 221 NORTH 3RD STREET AND 220 NORTH 4TH STREET

01/02/14



MSP-51851 - APPLICANT: DTG LAS VEGAS, LLC - OWNER: 220 NORTH 4TH STREET LV, LLC, ET AL
206 NORTH 3RD STREET, 221 NORTH 3RD STREET AND 220 NORTH 4TH STREET

01/02/14



MSP-51851 - APPLICANT: DTG LAS VEGAS, LLC - OWNER: 220 NORTH 4TH STREET LV, LLC, ET AL
206 NORTH 3RD STREET, 221 NORTH 3RD STREET AND 220 NORTH 4TH STREET

01/02/14

ultrasigns
ELECTRICAL ADVERTISING

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OCT 31 2013

City of Las Vegas
Development Services
333 N. Rancho Drive
Las Vegas, NV 89106

To Whom it May Concern,
This letter is in regards to the Downtown Grand Hotel & Casino located at 206 N. Third Street in Downtown LasVegas. We are requesting a major amendment to the Master Sign Plan #45919 that has already been approved and also had a minor amendment done administratively. We are requesting an additional freestanding sign, Sign #31, that is 12 in height and 15 square feet of sign area. This sign's functionality is as a directional sign due to the unique entrance conditions as the main entrance to the Port Cochere area, where the main casino valet is located is along Stewart Ave. The main entrance to the Casino faces Fourth Street and there is a small turn in opening along Fourth Street. Since Fourth Street is a one way street only this poses a hardship on getting patrons into the Valet area at the Port Cochere. We are requesting this sign to be located along Fourth Street before the small drive so that it can catch passing traffic to turn into the casino before they pass it and back up traffic. This sign will alleviate any confusion for entry and also help with the flow of traffic along Fourth Street and into the Casino. Due to the existing layout of the area with the landscaping, curbs and sidewalks we will be able to fully maintain the required setback, this being said, this is why we are requesting a 12' tall sign. I understand this signs functionality is actually a directional but due to the location we need to get it up off the ground and the maximum height of 7' for a directional sign will not be enough height here to grab attention so this is the main reason why we are asking for a 12' sign here. Also we are requesting a painted on sign, Sign #2, that originally had an animated LED display in this location which was relocated to the large tri-sided marquee sign on Third Street. With this relocation, this left a large blank wall. In going with the whole "Old era warehouse" design motif, we already have some painted on letters that have a distressed look on the brick wall on this elevation that are indirectly lit with goosenecks so we are requesting the same type of sign here. This painted on sign we are requesting will also have a distressed look as to seem like it has been up for years and faded after time. This sign does not meet the illumination requirements due to the indirect goosenecks so we are requesting a waiver for the illumination. This property is very different than any other in the downtown area and we would like to maintain the integrity of this very different design model.

Thank you,

Lyndsee B. Veltre
Ultrasigns Inc
Las Vegas Division
10 Research Lane
Las Vegas, NV 89101

MSP-51851

LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

November 8, 2012

Mr. James Germain
Beth Garside, et al
10620 Southern Highlands Parkway, Suite #110-441
Las Vegas, Nevada 89141

RE: VAR-45918 – VARIANCE
CITY COUNCIL MEETING OF OCTOBER 17, 2012
RELATED TO MSP-45919

Dear Mr. Germain:

The City Council at a regular meeting held September 19, 2012, APPROVED the request for a Variance TO ALLOW A PROJECTING SIGN ON A PROPERTY CONTAINING A FREESTANDING SIGN WHERE SUCH IS NOT ALLOWED, A PROJECTING SIGN TO PROJECT EIGHT FEET FROM A BUILDING WHERE SIX FEET IS THE MAXIMUM ALLOWED, THREE PROJECTING SIGNS TO BE 59 SQUARE FEET, 105 SQUARE FEET AND 51 SQUARE FEET WHERE 32 SQUARE FEET IS THE MAXIMUM ALLOWED, A ROOF SIGN TO BE 300 SQUARE FEET AND 22 FEET ABOVE THE ROOFLINE WHERE 150 SQUARE FEET IN AREA AND EIGHT FEET IN HEIGHT ARE THE MAXIMUM ALLOWED AND TO ALLOW WALL SIGNAGE TO COVER 20.4 PERCENT OF THE SURFACE AREA OF THE NORTH ELEVATION OF THE EAST TOWER, 42 PERCENT OF THE SURFACE AREA OF THE NORTH ELEVATION OF THE WEST TOWER, AND 37 PERCENT OF THE SURFACE AREA OF THE SOUTH ELEVATION OF THE WEST TOWER WHERE 20 PERCENT IS THE MAXIMUM ALLOWED FOR EACH ELEVATION on 3.73 acres at 206 North Third Street, 221 North Third Street and 220 North Fourth Street (APNs 139-34-514-007 through 009; and 139-34-510-019), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 18, 2012. This approval is subject to:

Planning

1. Deleted at City Council.

2. Approval of and conformance to the Conditions of Approval for Master Sign Plan (MSP-45919) shall be required, if approved.

3. Conformance to the conditions of approval for Site Development Plan Review (SDR-37946) and all subsequent site-related actions.

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

MSP-51851

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

5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

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

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

Sincerely,

Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

Flinn Fagg
Director
Planning

cc: Mr. Brad Aaronson
CIM/LL Las Vegas, LLC
6922 Hollywood Boulevard, 9th Floor
Hollywood, California 90028

Mr. Todd Kessler
PO Box 1570
Las Vegas, Nevada 89125

LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

November 8, 2012

Mr. James Germain
Beth Garside, et al
10620 Southern Highlands Parkway, Suite #110-441
Las Vegas, Nevada 89141

RE: MSP-45919 – MASTER SIGN PLAN
CITY COUNCIL MEETING OF OCTOBER 17, 2012
RELATED TO VAR-45918

Dear Mr. Germain:

The City Council at a regular meeting held October 17, 2012, APPROVED the request for a Master Sign Plan FOR AN EXISTING HOTEL/CASINO on 3.73 acres at 206 North Third Street, 221 North Third Street and 220 North Fourth Street (APNs 139-34-514-007 through 009; and 139-34-510-019), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 18, 2012. This approval is subject to:

Planning

1. Deleted at City Council.

2. Approval of and conformance to the Conditions of Approval for a Variance (VAR-45918) and a Sign Design Review (ARC-45917) by the Downtown Design Review Committee prior to the issuance of permits for signage on the subject site.

3. Conformance to the conditions of approval for Site Development Plan Review (SDR-37946) and all subsequent site-related actions.

4. Conformance to the sign elevations and documentation as submitted in conjunction with this request, date stamped 06/28/12 and 07/09/12, except as amended by conditions herein.

5. All signage shall have proper permits obtained through the Building and Safety Department.

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

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

MSP-51851

7. Any future amendments to the approved signage within the Master Sign Plan in conformance with Title 19 standards may be reviewed and approved administratively by the Department of Planning. Downtown Design Review Committee approval is also required, subject to the provisions of Title 19.10.100.

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

Public Works

9. All signage installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections and shall comply with the requirements of the Downtown Centennial Plan standards.

10. No sign or surface structure shall be allowed to encroach within the 34-foot wide public sewer easement reserved by Document #20041119:01305, located from 13 feet on the southeast side through 21 feet on the northwest side of the centerline of former 3rd Street right-of-way. Any proposed sign or structure in the public sewer easement area must have an unobstructed vertical clearance of at least 20 feet from the ground.

11. Submit an Encroachment Agreement for all signage and private improvements located in the Stewart Avenue and Ogden Avenue public rights-of-way adjacent to this site prior to issuance of permits for the signs shown on the proposed Master Sign Plan. The installation and maintenance of all signage and any private improvements in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

Sincerely,

Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

Flinn Fagg
Director
Planning

cc: Mr. Brad Aaronson
CIM/LL Las Vegas, LLC
6922 Hollywood Boulevard, 9th Floor
Hollywood, California 90028

Mr. Todd Kessler
PO Box 1570
Las Vegas, Nevada 89125

LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

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

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

July 17, 2012

Beth Garside, Et Al
Mr. James Germain
10620 Southern Highlands Pkwy #110-441
Las Vegas, Nevada 89141

RE: ARC-45917

Dear Applicant:

Your request FOR A MASTER SIGN PLAN DESIGN REVIEW FOR AN EXISTING HOTEL/CASINO AND WAIVERS TO ALLOW INDIVIDUAL SIGNS TO CONTAIN LESS THAN 50 PERCENT ILLUMINATION AND/OR ANIMATION, TO ALLOW A SINGLE WALL SIGN TO EXCEED 1,500 SQUARE FEET, AND TO ALLOW THE TOTAL AREA OF ALL SIGNS ON THE SOUTH ELEVATION OF THE EAST TOWER TO EXCEED 50 PERCENT OF THE ELIGIBLE SIGN AREA at 206 North Third Street, 221 North Third Street and 220 North Fourth Street (APNs 139-34-514-007 through 009; and 139-34-510-019), C-2 (General Commercial) Zone, Ward 5 (Barlow), was considered by the Downtown Design Review Committee (DDRC) on July 17, 2012. The Notice of Final Action was filed with the Las Vegas City Clerk on July 18, 2012.

The Downtown Design Review voted to *APPROVE* of your request subject to the following amended conditions:

Conformance to the sign elevations and documentation as submitted and date stamped 06/28/12 and 07/09/12 in conjunction with this request, except as modified herein.

1. A horizontal neon band shall be added to the metal canopy on the south elevation of the East Tower on the north side of Ogden Avenue.

2. Conformance to the sign elevations and documentation as submitted and date stamped 06/28/12 and 07/09/12 in conjunction with this request, except as modified herein.

3. Approval of a Variance (VAR-45918) prior to issuance of any permits for signage on the subject site not in conformance with Title 19.08 requirements.

4. All signage, including temporary signage, shall have proper permits obtained through the Building and Safety Department prior to installation.

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

6. Minor modifications may be approved by the Department of Planning.

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

MSP-51851

This action by the Downtown Design Review Committee on July 17, 2012 is final unless a written appeal is filed with the City Clerk within ten (10) days of the date of the Downtown Design Review Committee's decision.

Sincerely,

Steve Gebeke, AICP
Senior Planner
Case Planning Division

SG:nl

Cc:

CIM/LL Las Vegas, LLC
Mr. Brad Aaronson
6922 Hollywood Boulevard, 9th Floor
Hollywood, California 90028

Mr. Todd Kessler
P.O. Box 1570
Las Vegas, Nevada 89125

220 North 4th St LV, LLC
Mr. Brad Aaronson
6922 Hollywood Boulevard, 9th Floor
Hollywood, California 90028

221 North 3rd St LV, LLC
Mr. Brad Aaronson
6922 Hollywood Boulevard, 9th Floor
Hollywood, California 90028

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 11, 2014

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

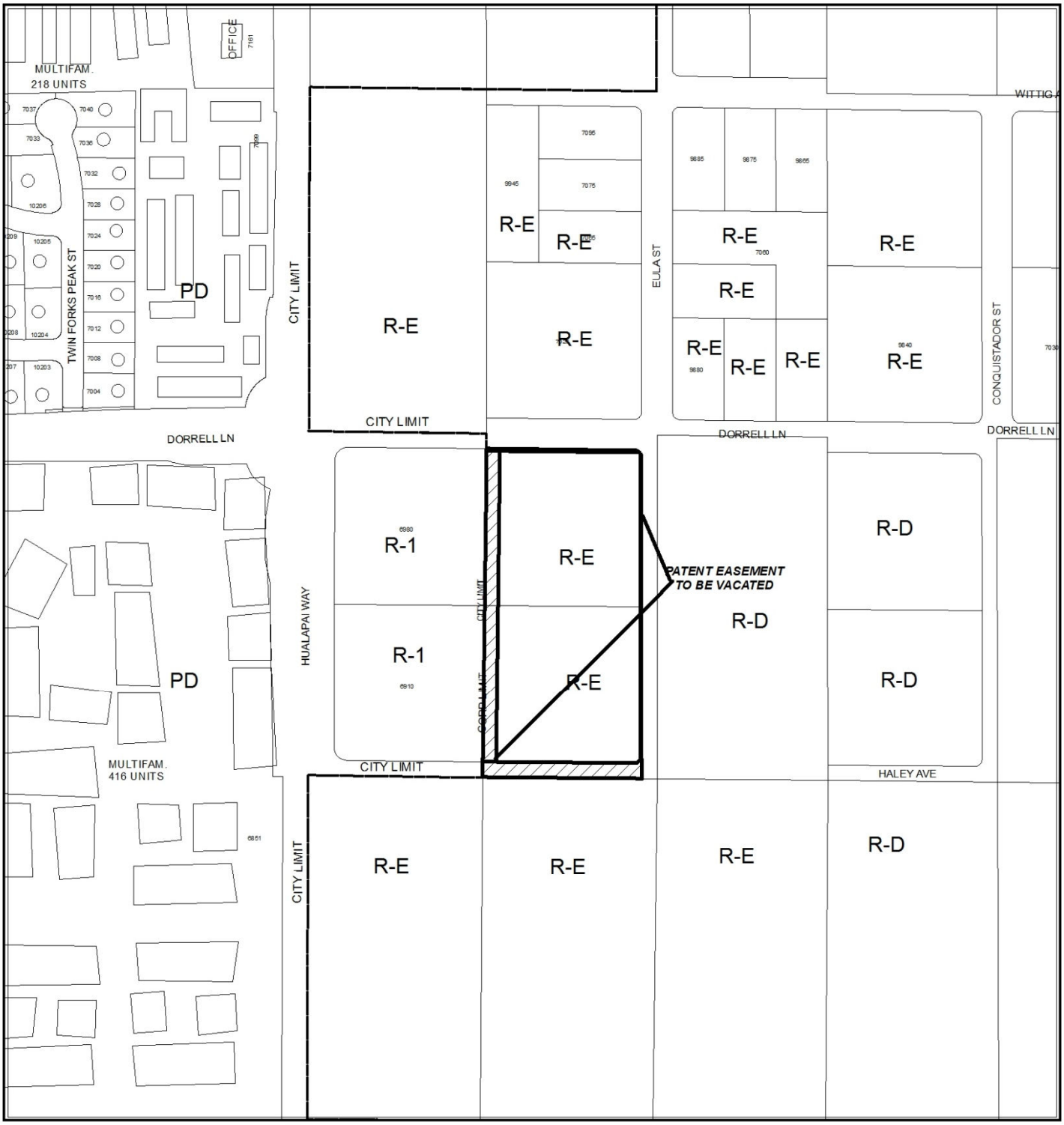
SUBJECT:
VAC-51781 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: D R HORTON, INC. - For possible action on a request for a Petition to Vacate a 30-foot wide portion of Haley Avenue and U.S. Government Patent Easements generally located at the southwest corner of Dorrell Lane and Eula Street, Ward 6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

MAY GO TO CITY COUNCIL ON 03/19/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

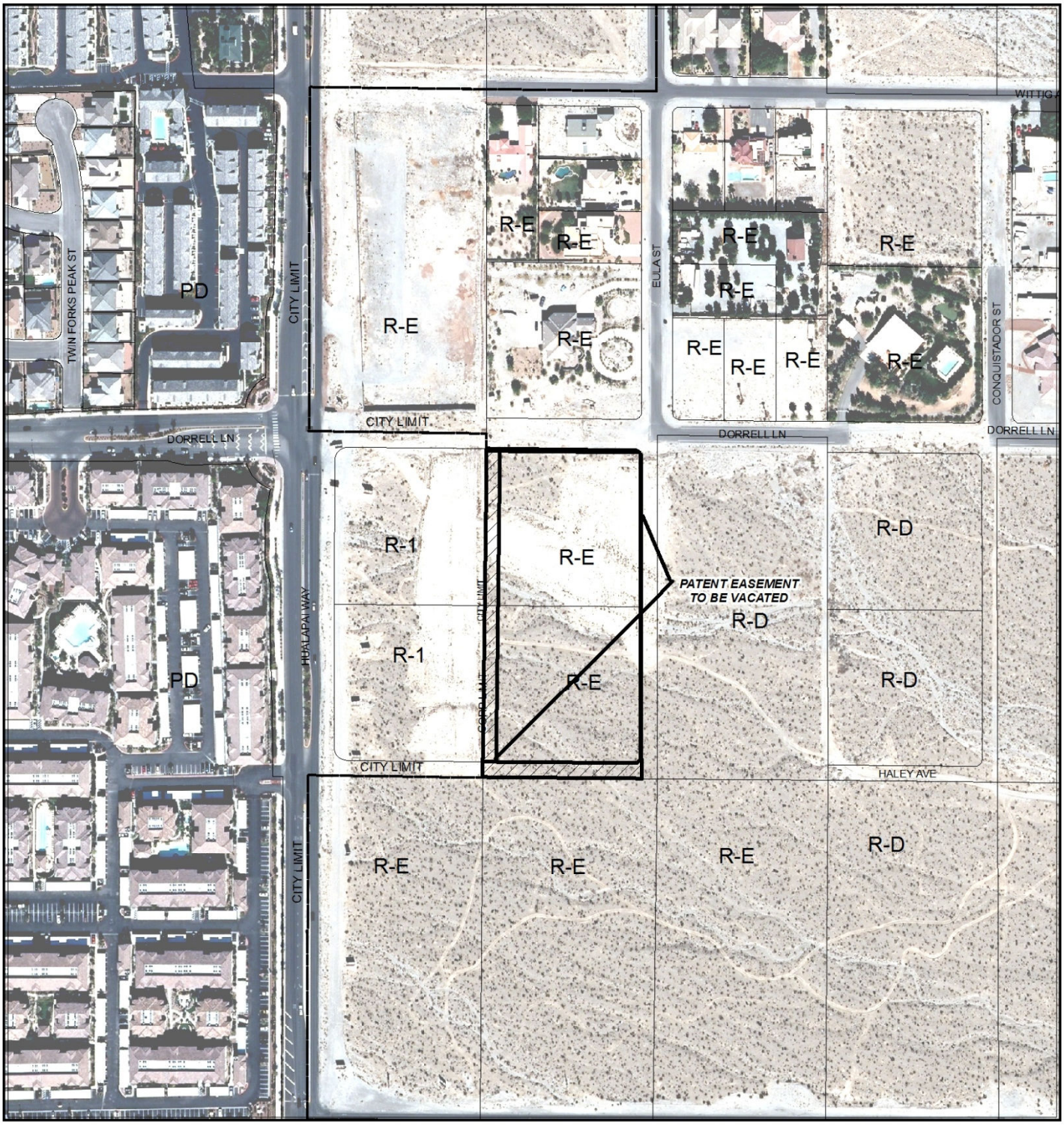
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: FEBRUARY 11, 2014
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: D R HORTON, INC.

** STAFF RECOMMENDATION **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAC-51781	Staff recommends APPROVAL.	N/A

VAC-51781 CONDITIONS

1. The limits of this Petition of Vacation shall be defined as the 30-foot wide portion of Haley Avenue west of Eula Street and the U.S. Government Patent Easement generally located around Assessor's Parcel Numbers 125-19-201-002 and 125-19-201-004.

2. Prior to the recordation of this Petition of Vacation, submit to the City of Las Vegas signed, notarized copies from the abutting adjacent landowners stating they have no objection to the vacation.

3. A Vacation to eliminate Haley Avenue west of this site, such as VAC-49184, shall record concurrent with this Vacation to insure that no portion of Haley Avenue will exist after the recordation of this Order of Vacation.

4. This Petition of Vacation shall be revised to reserve a 20-foot wide public drainage easement, to be privately maintained, in the Haley Avenue alignment.

5. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of the Order of Vacation.

MH

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

7. All development shall be in conformance with code requirements and design standards of all City Departments.

8. If the Order of Vacation and the Relinquishment of Interest in the Patent Reservation are not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a petition to vacate the U.S. Government Patent Easements along the perimeter of the subject site and to vacate the northern half of Haley Avenue that is adjacent to the southern side of the site. This request is submitted in order to accommodate the development of the site for single family residential subdivision that was approved by the Clark County Commission prior to the site being annexed into the City of Las Vegas limits. As the areas to be vacated are no longer needed due to similar vacations and development to the west, staff recommends approval of this request, with conditions.

ISSUES

- The proposed petition to vacate the Government Patent Easements and Haley Avenue reflect the pattern of low-density residential development adjacent to the subject site.
- A five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
12/03/08	The Las Vegas City Council adopted an Inter-Local Agreement with Clark County regarding the annexation process to be used. This agreement expired on 01/13/14.
07/03/13	The Clark County Board of County Commissioners approved a Rezoning (ZC-0262-13) of the subject site from the R-E (Rural Estates Residential) (RNP-I) Zone to the R-D (Suburban Estates Residential) Zone, a petition to Vacate and Abandon (VS-0263-13) easements of interest to Clark County located between Dorrell Lane and Haley Avenue, and between Hualapai Way and Eula Street; and a portion of right-of-way being Haley Avenue located between Hualapai Way and Eula Street, and a Tentative Map (TM-0063-13) consisting of 15 single family residential lots and common lots on 5.0 acres generally located on the southwest corner of Eula Street and Dorrell Lane.
10/08/13	The Planning Commission recommended approval for a Petition to Annex (ANX-50680) 4.12 acres at the southwest corner of Dorrell Lane and Eula Street.

Most Recent Change of Ownership	
12/02/13	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no building permits or business licenses affiliated with this request.

Pre-Application Meeting	
10/24/13	A pre-application meeting was held with the applicant to discuss submittal requirements for a Petition to Vacate a portion of Haley Avenue and the existing Government patent easements.

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

Field Check	
01/02/14	During a routine field check, staff visited the site and found a an undeveloped, ungraded site.

Details of Application Request	
Site Area	
Gross Acres	4.5

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

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

ANALYSIS

We have no objection to the portion of the vacation application request to relinquish the City's interests in U.S. Government Patent Reservations generally located along the north side of Haley Avenue, the west side of Eula Street, the south side of Dorrell Lane and along the west side of lots 125-19-201-002 and 125-19-201-004.

We present the following information concerning this request to vacate certain public street right-of-way (ROW):

A. Does this vacation request result in uniform or non-uniform right-of-way widths? *Not applicable, as it will eliminate the right-of-way of an unused street.*

B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, since no traffic currently uses it.*

C. Does it appear that the vacation request involves only excess right-of-way? *No, it is for an unused street.*

D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, the proposed Dorrell/Hualapai West subdivision (TMP-49164).*

E. Does this vacation request eliminate public street access to any abutting parcel? *No, since the adjacent parcels have other access points.*

F. Does this vacation request result in a conflict with any existing City requirements? *No.*

G. Does the Department of Public Works have an objection to this vacation request? *No.*

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 0

NOTICES MAILED 4

APPROVALS 0

PROTESTS 0

MH

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-51781 APN: 125-19-201-002 and 004

Name of Property Owner: DR Horton, Inc.

Name of Applicant: DR Horton, Inc.

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Bradley F. Burns

RECEIVED
JAN 9 2014
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Subscribed and sworn before me

This 12th day of December, 2013

Barbara Bross

Notary Public in and for said County and State

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: 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 DR Horton, Inc. **Contact** Brad Burns

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

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

E-mail Address _____

APPLICANT DR Horton, Inc. **Contact** Brad Burns

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

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

E-mail Address _____

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JAN 9 2014
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

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 Bradley E. Burns

Subscribed and sworn before me

This 12th day of December, 2013.

Barbara Bross

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

Case #	VAC-51781
Meeting Date:	11 FEB 14
Total Fee:	$1030 cc
Date Received:*	
Received By:	

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

Revised 10/27/08

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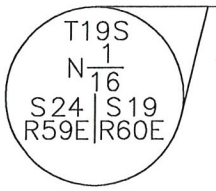
APN: 125-19-299-002
RIGHT-OF-WAY VACATION



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'

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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

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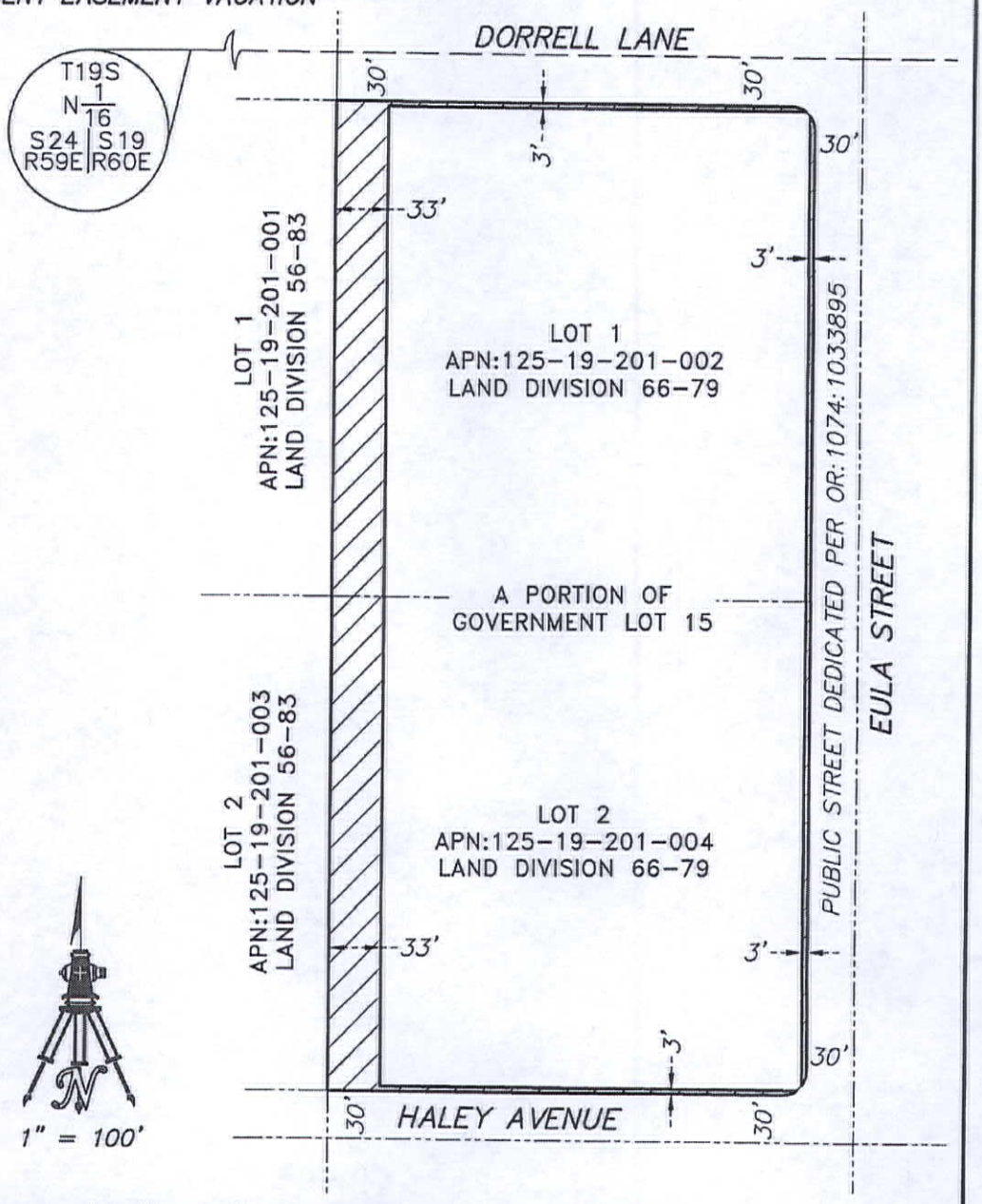
OCT 24 2013

VAC-51781

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



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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

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VAC-51781
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT



VAC-51781 - APPLICANT/OWNER: D R HORTON, INC.
SOUTHWEST CORNER OF DORRELL LANE AND EULA STREET

01/02/14

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.: **12.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 11, 2014

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

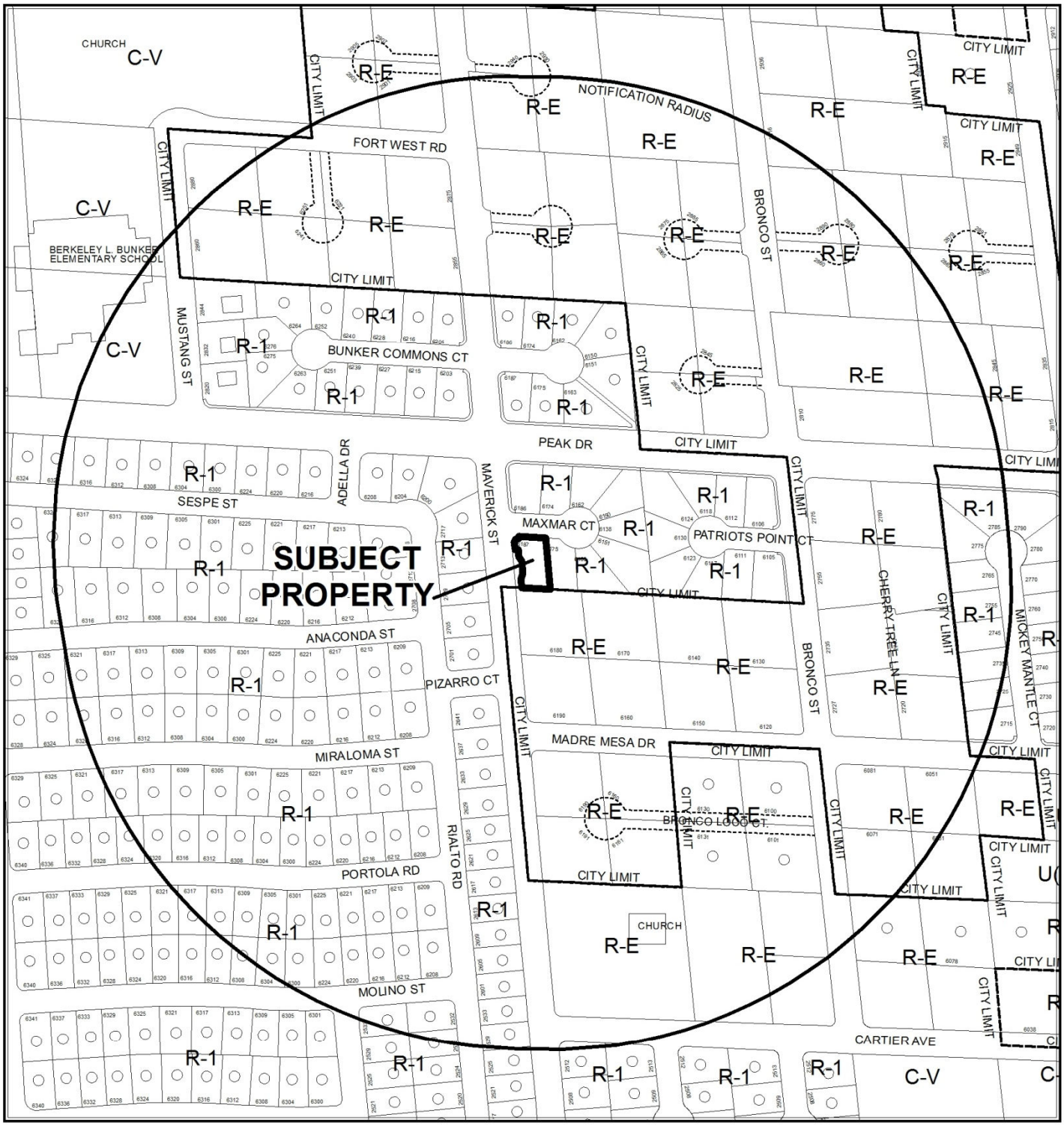
SUBJECT:
VAR-52347 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: D R HORTON, INC. - For possible action on a request for a Variance TO ALLOW A 3.5-FOOT SIDE YARD SETBACK WHERE 5 FEET IS THE MINIMUM REQUIRED FOR A SINGLE FAMILY DWELLING on 0.15 acres at 6187 Maxmar Court (APN 138-14-716-001), R-1 (Single Family Residential) Zone, Ward 5 (Barlow) [PRJ-52220]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 03/19/2014
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. Photos
5. Justification Letter



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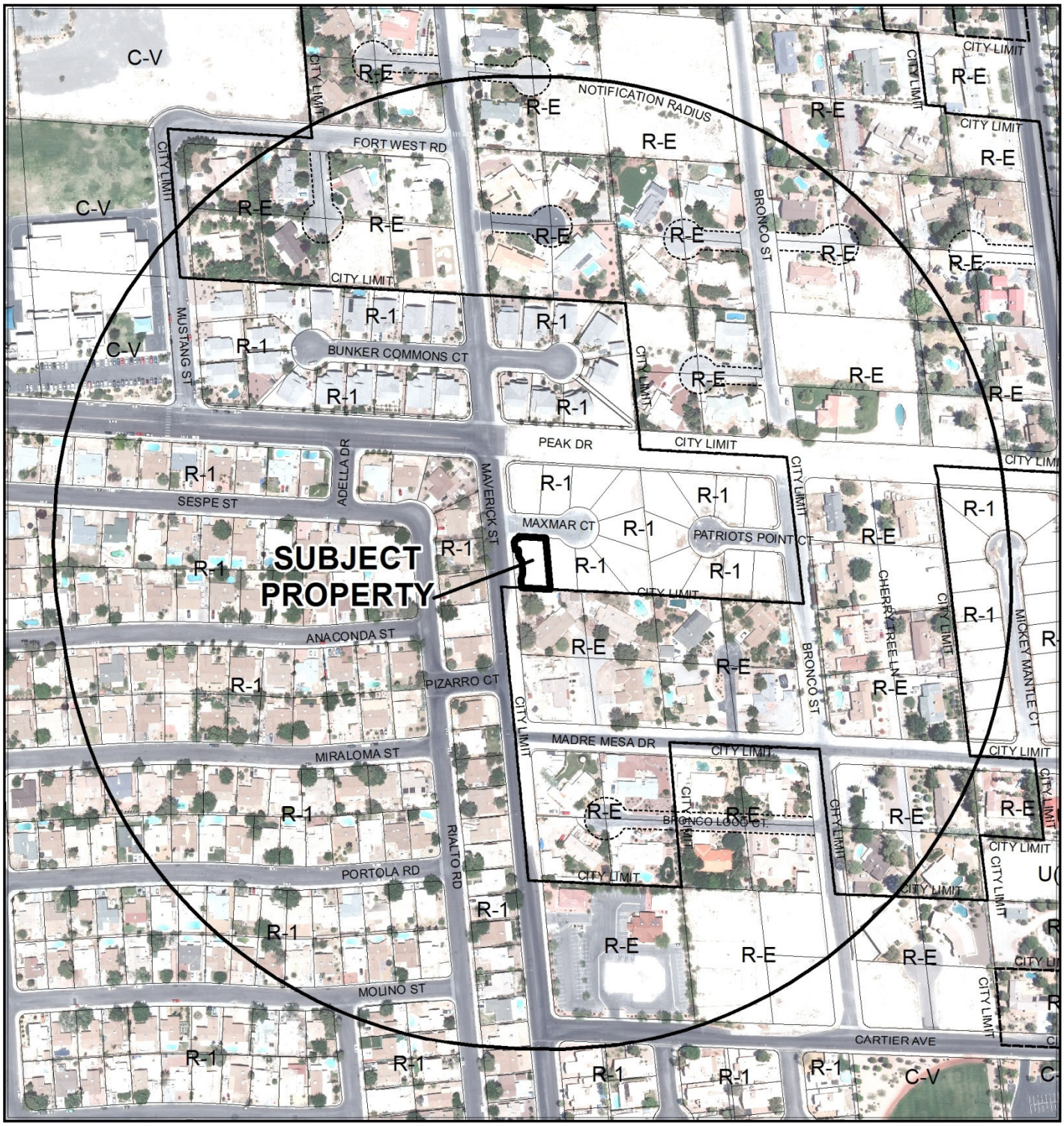
CASE: **VAR-52347 (PRJ-52220)**

RADIUS: 1000 FEET

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

N



0 200 400 Feet

CASE: **VAR-52347 (PRJ-52220)**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: FEBRUARY 11, 2014
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: D R HORTON, INC.

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-52347	Staff recommends APPROVAL, subject to conditions:	N/A

**** CONDITIONS ****

VAR-52347 CONDITIONS

Planning

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

2. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Variance to allow a proposed 2,076 square-foot single family dwelling to have a 3.5-foot side yard building setback where five feet is the minimum required per code. The site is located at 6187 Maximar Court, in an R-1 (Single Family Residential) zoning district. This Variance request is direct result of the placement of a large utility box resulting in an adjustment to the east and west property line and an irregular shape lot. A lot with a unique shape is a valid site condition for a setback Variance. Staff recommends approval of this request. If this application is denied then the lot will have to be utilized in a manner that conforms to Title 19.06.070 standards.

ISSUES

- A Variance is required to allow a 3.5-foot side yard setback for a proposed Single Family Dwelling where five feet is the minimum required.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
12/03/03	The City Council approved a General Plan Amendment (GPA-2570) request from R (Rural Density Residential) to L (Low Density Residential) on 10 acres located adjacent to the north and south sides of Peak Drive, approximately 630 feet east of Torrey Pines Drive. The Planning Commission and staff recommended approval.
12/03/03	The City Council approved a Rezoning (ZON-3119) request from R-E (Residence Estates) to R-1 (Single Family Residential) and to allow 5.5 dwelling units per acre within a Rural Preservation Neighborhood buffer where 3.0 units per acre is permitted on 10 acres adjacent to the northeast corner of Peak Drive and Maverick Street. The Planning Commission and staff recommended approval.
02/04/04	The City Council approved a Waiver (WVR-3402) request to allow a 181-foot separation between intersections where a minimum of 220 feet is required when providing external access from a subdivision to a existing street having a right-of-way width of 60 feet or more on 10 acres adjacent to the northwest corner of Peak Drive and Maverick Street. The Planning Commission and staff recommended approval.

Related Relevant City Actions by P&D, Fire, Bldg., etc	
02/26/04	The Planning Commission approved a Tentative Map (TMP-3718) request for a 34-lot single family subdivision. Staff recommended approval
11/19/04	A Final Map (FMP-4952) was recorded for a 34-lot single family subdivision.

Most Recent Change of Ownership	
05/14/13	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
04/30/07	A building permit (#87816) was issued for a single family dwelling. The permit expired on 11/01/07.
12/16/13	A building permit (#250798) was issued for a temporary power pole. The permit has not been finalized.

Pre-Application Meeting	
12/10/13	A pre-application meeting was held with the applicants designated representative to discuss the submittal requirements for a proposed single family dwelling setback Variance.

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

Field Check	
01/02/13	A filed check was conducted on the subject site and revealed that the lot is undeveloped.

Details of Application Request	
Site Area	
Net Acres	0.15

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	L (Low Density Residential)	R-1 (Single Family Residential)
North	Undeveloped	L (Low Density Residential)	R-1 (Single Family Residential)
South	Single Family, Detached	RN (Rural Neighborhood) – Clark County	R-E (Rural Estates Residential [2 Units per Acre) – Clark County
East	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)

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

DEVELOPMENT STANDARDS

Pursuant to 19.06070 the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	6,500 SF	6,534 SF	Y
Min. Setbacks			
• Front	20 Feet	20 Feet	Y
• Side	5 Feet	3.5 Feet	N*
• Corner	15 Feet	N/A	N/A
• Rear	15 Feet	38 Feet	Y
Max. Lot Coverage	50 %	32 %	Y
Max. Building Height	35 Feet	14.08 Feet	Y

* This application is to allow for the required setback to be reduced to 3.5 feet.

ANALYSIS

This is request is for a Variance to allow a proposed principal dwelling to deviate from the R-1 (Single Family Residential) zoning district standards. To allow a 3.5-foot side yard setback where five feet is the minimum required. The requested setback represents a 30 percent reduction in the required side yard setback.

Initially the minimum side yard setback of five feet (detailed in Title 19.060.070) was met; however, the placement of a large utility box resulted in the originally mapped lot [by Final Map (FMP-4952)] to be reconfigure east and west property lines in a manner that created an irregular lot.

This irregularly shaped lot and Variance request could have been avoided if utility companies were involved earlier in the development process. In the future, the City's street beautification efforts and developer's final product would greatly benefit if utility companies were more actively involved in the land use entitlement and development review process.

In summation, the required side yard setback is the result of an irregularly shaped lot. A bona fide hardship has been presented, and thus staff is recommending approval of this side yard setback Variance. If this Variance is denied, then this lot will have to be utilized in a manner that is consistent with code.

FINDINGS (VAR-52347)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

Evidence of a unique or extraordinary circumstance has been presented, in that the applicant has an irregularly shaped lot created by circumstance beyond their control. Staff recommends approval of this side yard setback Variance.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

NOTICES MAILED 222

APPROVALS 0

PROTESTS 0

MR

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-52347 APN: 138-14-716-001

Name of Property Owner: D.R. Horton

Name of Applicant: D.R. Horton

Name of Representative: Impulse Civil Engineering

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Bradley F. Burns

Subscribed and sworn before me

This 11th day of December, 2013

Barbara A. Bross

Notary Public in and for said County and State

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

PRJ-52220
12/18/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance or Setback Variance

Project Address (Location) SEC Maverick Street and Peak Drive - 6187 Maximar Court

Project Name Bunker Commons (Unit 1) **Proposed Use** R-E

Assessor's Parcel #(s) 138-14-716-001 **Ward #** 5

General Plan: existing R proposed R **Zoning:** existing R-1 proposed R-1

Commercial Square Footage 373,509 **Floor Area Ratio**

Gross Acres 10 **Lots/Units** 34 **Density** 3.4

Additional Information

PROPERTY OWNER D.R.Horton **Contact** Mark Jones

Address 330 Carousel Parkway **Phone:** (702) 635-3673 **Fax:** (800) 276-4817

City Henderson **State** NV **Zip** 89014

E-mail Address MEJones3@drhorton.com

APPLICANT D.R. Horton **Contact** Mark Jones

Address 330 Carousel Parkway **Phone:** (702) 635-3673 **Fax:** (800) 276-4817

City Henderson **State** NV **Zip** 89014

E-mail Address MEJones3@drhorton.com

REPRESENTATIVE Impulse Civil Engineering **Contact** Pete Laas

Address 5135 Camino Al Norte **Phone:** (702) 853-6702 **Fax:** (702) 853-6703

City North Las Vegas **State** NV **Zip** 89031

E-mail Address impulse-ce@cox.net

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

Property Owner Signature* _____

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

Print Name Bradley F. Burns

Subscribed and sworn before me

This 11th day of November, 2013.

Barbara A. Bross

Notary Public in and for said County and State

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

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAR-52347
Meeting Date:	02/11/14 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-52220
12/18/13

APPLICATION/PLOT PLAN FOR REPETITIVE TRACT PERMITS

ADDRESS: 6187 MAXMAR CT **PARCEL NO.** 138-14-713-001

REC. SUBDIV: BUNKER COMMONS I **ZONE** R-1

PLAN CHECK: 49736 **LOT** 1 **BLOCK** 1 **BOOK** 120 **PAGE** 0099

APPROVAL FOR: SFD ☒ PATIO COVER ☐ BALCONY ☐ ONLY

NUMBER OF STORIES ONE ☒ TWO ☐ THREE ☐

AP# _____

GRAPHIC SCALE

30 0 15 30 60

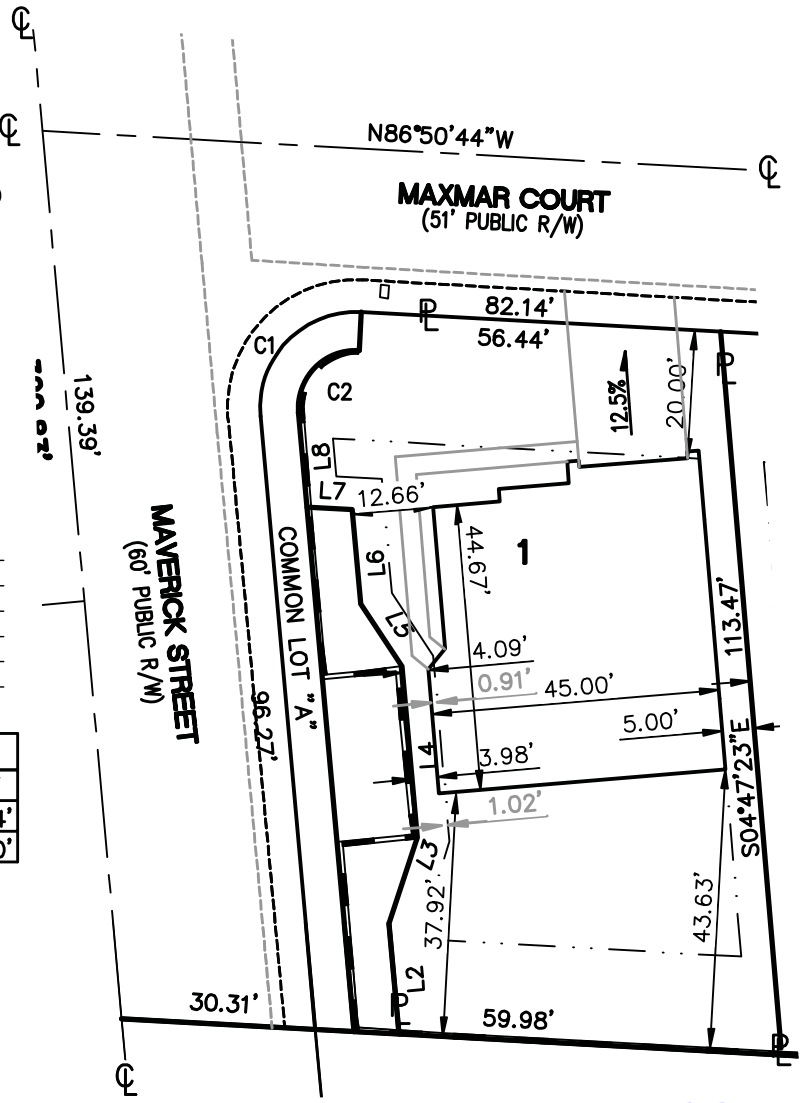
D·R·HORTON DHI Listed NYSE
America's Builder

Impulse
Civil Engineering & Planning

$$I = \int F \cdot dt$$

SETBACKS

FRONT – HOUSE	20'
FRONT – GARAGE	20'
INTERIOR SIDE	5'
CORNER	15'
REAR	15'
HEIGHT 2 STORIES / 35'	



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	98°16'07"	15.00'	25.73'	17.34'
C2	98°16'07"	9.00'	15.44'	10.40'

LINE	BEARING	DISTANCE
L2	N05°06'51"W	17.39'
L3	N18°01'50"E	14.09'
L4	N05°06'51"W	26.85'
L5	N33°20'31"W	11.71'
L6	N05°06'51"W	14.84'
L7	N86°52'46"W	7.07'
L8	N05°06'51"W	14.79'

VAR-52347

D.R. HORTON **11/12/2013** **0039179** **C25-99999**
CONTRACTOR/AGENT/OWNER **DATE** **STATE LICENSE NO.** **CITY LICENSE NO.**

PRJ-52220
12/18/13

CONTACT NAME Monique O'Neill **PHONE NO.** 702-413-0918 **FAX NO.** (800) 933-3519

EMAIL CONTACT FOR READY NOTICE: monell@drhorton.com

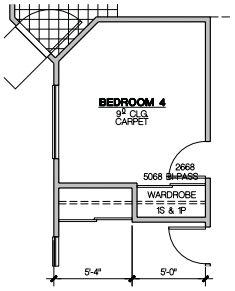
CONDITIONS LOTS 1, 2, 3, & 4 ARE RESTRICTED TO 1 STORY, NO BENCH

PLANNING DEPARTMENT **DATE**

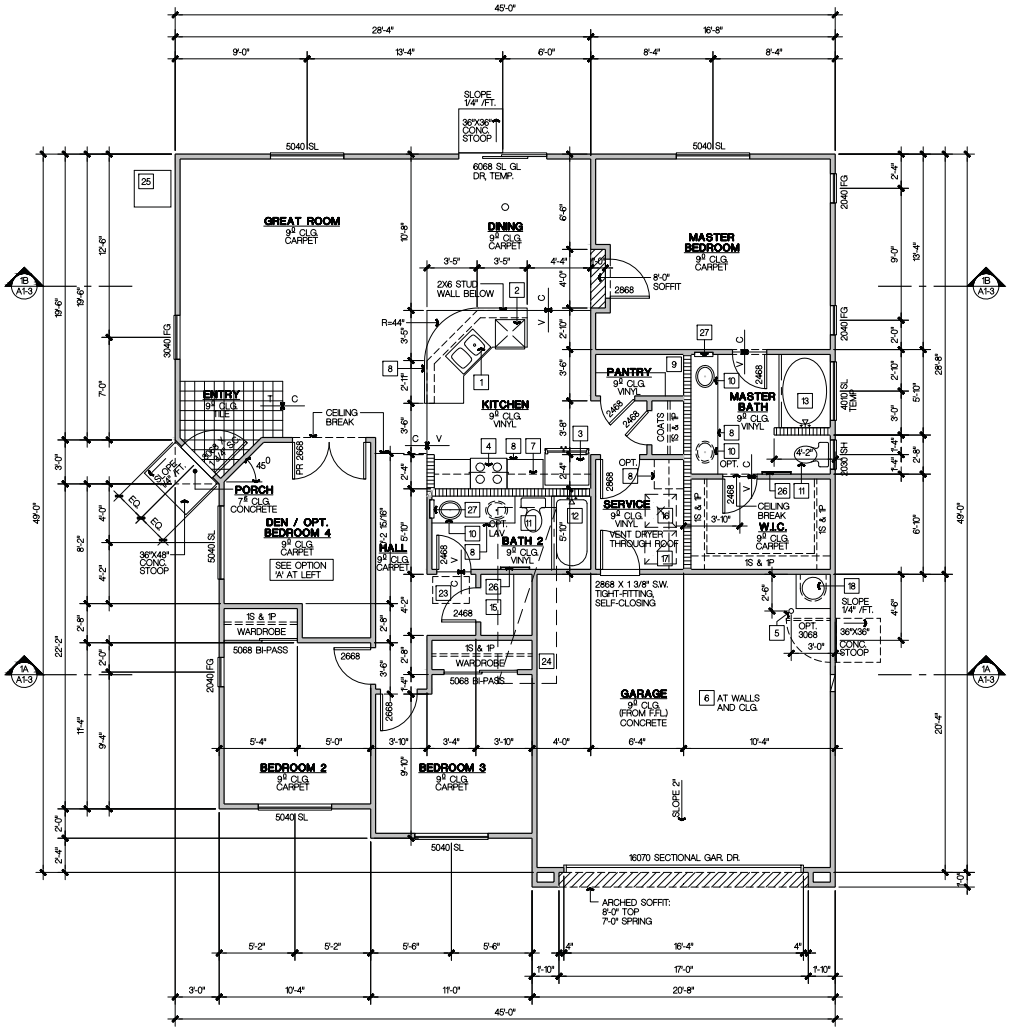
LAND DEVELOPMENT **DATE**

BUILDING DEPARTMENT **DATE**

I hereby certify that I have reviewed this application and the proposed plans and found that the proposed development meet the requirements of the City of Las Vegas Flood Hazard Reduction Ordinance for the issuance of this Development Permit.



A BEDROOM 4



SQUARE FOOTAGE

FLOOR AREA	
FIRST FLOOR	1,636 S.F.
TOTAL	1,636 S.F.
GARAGE	414 S.F.

WALL LEGEND

2 X 4 WALL

2 X 6 WALL

SOFFIT PER ELEVATIONS, U.O.N.

NOTE: PROVIDE FIRE BLOCKING AT ALL INTERSECTIONS BETWEEN CONCEALED WALL AND HORIZONTAL SPACES SUCH AS SOFFITS, ROOFS OR CEILINGS PER 2009 IRC R602.8

KEYNOTES

1. SINK WITH GARBAGE DISPOSAL W/ AIR GAP FOR DISHWASHER. REFER TO SPECIFICATIONS.
2. DISHWASHER W/ AIR GAP. REFER TO SPECIFICATIONS.
3. 39" REFRIGERATOR SPACE. PROVIDE RECESSED COLD WATER BIB AND SHUT-OFF FOR ICE MAKER. REFER TO SPECIFICATIONS.
4. 30" SLIDE-IN RANGE W/ FAN/LIGHT ABOVE. REFER TO SPECS. (OPTIONAL MICROWAVE ABOVE)
5. 3" DIA. PIPE COLUMN. CONCRETE FILLED, EXTENDING 36" ABOVE SLAB AND 18" INTO FOOTING W/ 6" GRAVEL BELOW. SEE DET. 4/D-2
6. GARAGE (U) AND LIVING (R-3) SEPARATION: THE PRIVATE GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY MEANS OF A MINIMUM 1/2" GYP. BOARD APPLIED TO GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN A 5/8" TYPE 'X' GYP. BOARD OR EQUIVALENT.
7. LINE OF UPPER CABINETS.
8. LINE OF LOWER CABINETS.
9. PANTRY WITH 4 SHELVES. SEE PLANS FOR WIDTH
10. LAVATORY, REFER TO SPECIFICATIONS.
11. WATER CLOSET W/ A 30" WD. X 24" DP. CLEAR SPACE AND A MAX. OF 1.6 GAL./ FLUSH. PER IRC
12. 32" X 60" FIBERGLASS TUB/SHWR. PROVIDE DENSHIELD OR EQ. TILE BACKER. REFER TO OWNER SPECS. FOR MORE INFO
13. 42" X 60" FIBERGLASS TUB/SHWR. PROVIDE DENSHIELD OR EQ. TILE BACKER. REFER TO OWNER SPECS. FOR MORE INFO
14. NOT USED
15. LINEN WITH 5 SHELVES
16. WASHER SPACE. PROVIDE RECESSED WATER AND CONNECTIONS. REFER TO SPECIFICATIONS.
17. DRYER SPACE. REFER TO SPECIFICATIONS. PROVIDE DRYER VENT TO OUTSIDE AIR PER IRC. 14' MAXIMUM LENGTH WITH 2 ELBOWS, UNLESS CALCULATIONS ARE PROVIDED. VENT BOX TO BE 8" A.F.F. SEE MECHANICAL DWGS FOR MORE INFO.
18. WATER HEATER ON 18" HIGH PLATFORM W/ SEISMIC STRAPS. PROVIDE PRESSURE RELIEF VALVE W/ DRAIN TO OUTSIDE, VENT TO OUTSIDE AND COMBUSTION AIR PER THE IRC.
19. NOT USED
20. NOT USED
21. NOT USED
22. NOT USED
23. 22" X 30" ATTIC ACCESS
24. FAU IN ATTIC PER UMC. PROVIDE LIGHT, POWER, GAS, ACCESS AND 30" WIDE WORK SPACE. PROVIDE COMBUSTION AIR PER THE UMC. VENT TO OUTSIDE
25. AC CONDENSER ON CONCRETE PAD. VERIFY SIZE AND LOCATION WITH MECHANICAL DRAWINGS. PROVIDE 240V WEATHERPROOF DISCONNECT AND, WITHIN 25', 120V WEATHERPROOF OUTLET.
26. 24" TOWEL BAR. PROVIDE 2X SOLID BACKING @ 40" A.F.F. SEE SPECS. FOR MORE INFO.
27. RECESSED MOUNTED MEDICINE CABINET PER OWNERS SPEC.
28. NOT USED
29. OPT. 36" 'HEAT N' GLO' FIREPLACE OR EQ. - DIRECT VENT. U.O.N. REFER TO SPECIFICATIONS. INSTALL IN ACCORDANCE WITH ANSI Z2180/CSA222

NOTES

1. REFER TO INTERIOR ELEVATIONS FOR KITCHEN, BATH AND SERVICE ROOM FINISHES.
2. ALL GLAZING SHALL COMPLY WITH THE INTERNATIONAL RESID. CODE AND LOCAL ORDINANCES. REFER TO THE INTERNATIONAL ENERGY CONSERVATION CODE COMPLIANCE STATEMENT FOR U-VALUE OF ALL GLAZING
3. REFER TO GENERAL NOTE SHEETS FOR THE GENERAL CONTRUCTION METHODS AND CONDITIONS.
4. ALL EXTERIOR DOORS OF CONDITIONED SPACES SHALL BE FULLY WEATHER STRIPPED.
5. CEILING AND SOFFIT HEIGHTS INDICATED ON PLANS ARE NOMINAL DIMENSIONS. CEILING HEIGHTS NOTED AS 7'-0" WILL HAVE A ROUGH FRAMED HEIGHT OF 7'-1". 7'-0" CLEAR FINISHED OPENING IS REQUIRED PER THE INTERNATIONAL RESIDENTIAL CODE
6. EGRESS REQUIREMENTS AT ALL BEDROOMS: MIN (1) OPERABLE WINDOW WITH A MIN NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. THE MIN NET CLEAR OPENABLE HEIGHT SHALL BE 24 IN, AND WIDTH SHALL BE 20 INCHES PER THE IRC
7. VENTING SYSTEMS SHALL TERMINATE AT LEAST (4) FEET FROM A PROPERTY LINE PER THE UMC

BUILDING DEPT. NOTES:

1. THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN SUCH A POSITION TO BE PLAINLY LEGIBLE FROM STREET FRONTING THE PROPERTY. MUST BE ILLUMINATED.
2. SEE INTERNATIONAL ENERGY CONSERVATION CODE COMPLIANCE STATEMENT FOR INSULATION VALUES.
3. ALL FIREPLACES CONSTRUCTED AFTER JULY 1, 1991 IN RESIDENTIAL DWELLING UNITS TO CONFORM TO SPECIFIED LISTING OR EPA REQUIREMENTS, OR THEIR EQUIVALENT, OR TO BE DECORATIVE ELECTRICAL APPLIANCES.
4. EXCEPT WHERE OTHERWISE NOTED IN THE IRC ALL FOAM PLASTIC OR FOAM PLASTIC CORES IN MANUFACTURED ASSEMBLIES USED IN BUILDING CONSTRUCTION SHALL HAVE A FLAME-SPREAD RATING OF NOT MORE THAN 75 AND SHALL HAVE A SMOKE-DEVELOPED RATING OF NOT MORE THAN 450 WHEN TESTED IN THE MAXIMUM THICKNESS INTENDED FOR USE IN ACCORDANCE WITH ASTM E 84
5. IN AREAS WHERE EXPANSIVE OR COLLAPSIBLE SOILS ARE KNOWN TO EXIST, ALL DWELLINGS SHALL HAVE A CONTROLLED METHOD OF WATER DRAINAGE FROM THE ROOFS TO GROUND SURFACE AT LEAST 5 FEET FROM FOUNDATION WALLS TO AN APPROVED DRAINAGE SYSTEM PER THE IRC
6. THE PERIMETER OF WINDOW FRAMES SHALL BE SEALED TO THE EXTERIOR WALL CONSTRUCTION WITH A WEATHER RESISTANT SEALANT.
7. GLASS SHALL BE ¾" THICK MIN.
8. GLASS OF FIXED SASH WINDOWS SHALL BE SEALED WITH A NON HARDENING SEALANT OR A SOFT ELASTOMER GASKET TAPE.
9. ALL BEDROOMS MUST HAVE CARPET FLOORING PER THE 25 db ZONE REQUIREMENT.

A 2 A1-3 B
C INTERIOR ELEVATIONS

FLOOR PLAN AND OPTION | SCALE : 1/4" = 1'-0"

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ktgy

KTGY Group, Inc.
17922 Fitch
Irvine, California 92614
ktgy.com
949 851 2133

KTGY Project No: 2013-0226

Project Contact: Bill Ramsey
Email: wramsey@ktgy.com

Principal: J. Tully
Project Designer: J. Tsai

Client

D.R. Horton, Inc
Las Vegas Division
330 Carousel Parkway
Henderson, NV 89014
702 635 3648 Main
800 604 6806 Fax

BUNKER VISTAS
Las Vegas, NV

No.	Date	Description
	05/07/13	2009 IRC UPDATE
	06/14/13	24X36 REFORMAT

It is the client's responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which is not noted or thoroughly known/operable with the building codes and methods of construction should reasonably be aware. Written notice of any such perceived errors or omissions shall be received from the architect prior to the client or client's subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

CHRISTOPHER S. TEXTER LICENSED ARCHITECT No. 7112938-0301 STATE OF UTAH

May 07, 2013

PLAN 1630
FLOOR PLAN
AND OPTION

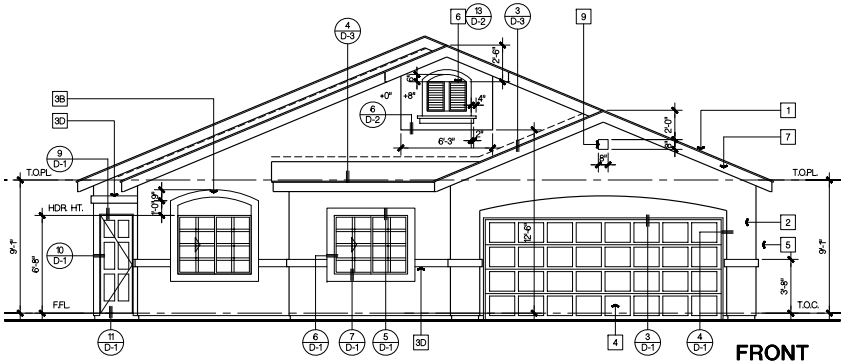
PRJ-52347
12/18/13

A-101

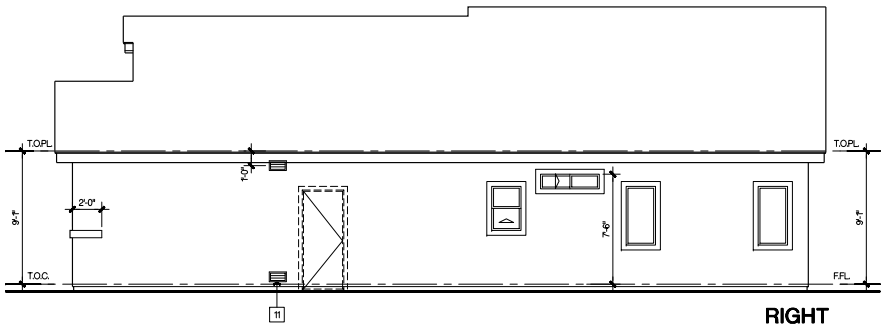
VAR-52347



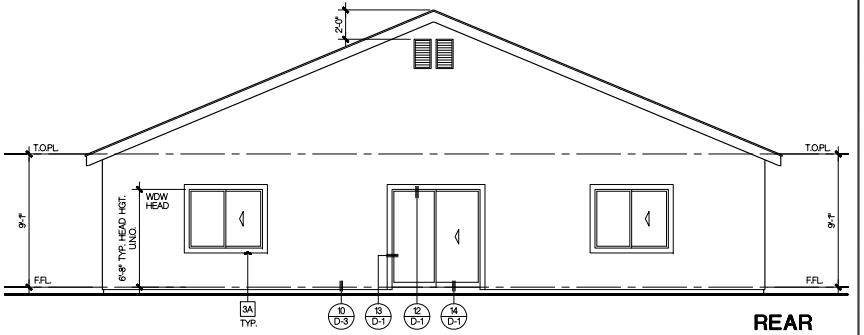
LEFT



FRONT



RIGHT



REAR

EXTERIOR ELEVATIONS

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

1. ROOF MATERIAL: MANUFACTURED CONCRETE 'S' ROOF TILES BY MONIER LIFETILE OR EQUAL. VERIFY WITH COLOR SCHEME
2. EXT. PLASTER WALLS: 1-COAT STUCCO SYSTEM LACE FINISH OVER GRADE D MINIMUM BLG. PAPER. PROVIDE 2 LAYERS OF BUILDING PAPER OVER WOOD SHEATHING THAT WILL RECEIVE STUCCO. OMEGA WALL SYSTEM.
3A. DOOR/WINDOW TRIM: 1"X4" EPS FOAM TRIM AT HEAD, JAMB AND SILL WITH LIGHT LACE FINISH EXT. PLASTER OVER, TYP. (OMIT TRIM AT JAMB WHERE SHUTTER OCCURS)
3B. DOOR/WINDOW TRIM: 1"X6" (U.N.O.) EPS FOAM TRIM AT HEAD, JAMB AND SILL WITH LIGHT LACE FINISH EXT. PLASTER OVER, TYP.
3C. TRIM: 1"X4" EPS FOAM TRIM WITH LIGHT LACE FINISH EXT. PLASTER OVER
3D. TRIM: 2"X6" EPS FOAM TRIM WITH LIGHT LACE FINISH EXT. PLASTER OVER. (3"X6" TRIM ABOVE STONE VENEER)
3E. TRIM: EPS FOAM TRIM WITH LIGHT LACE FINISH EXT. PLASTER OVER. SIZE AS NOTED ON EXT. ELEVATIONS.
4. GARAGE DOOR: MANUFACTURED OVERHEAD STEEL SECTIONAL GARAGE DOOR. OPT. GLASS
5. DOWNSPOUT - 2"X3" GALV. SHEETMETAL DOWNSPOUT. CONNECT TO SUB-SURFACE DRAINAGE SYSTEM.
6. GABLE-END VENT: 14"W X 24"H (U.N.O.) LOUVER VENTS WITH 1/4" MAX. GALVANIZED METAL MESH SCREEN. (12 / D-2)
7. FASCIA: 2X6 R.S. WOOD BARGE AND FASCIA BOARD.
8. MANUFACTURED STONE VENEER - BY ENVIRONMENTAL STONE
9. RECESS: 1" DEEP X 8" X 8" EXT. PLASTER RECESS (11 / D-2)
10. SHUTTERS: MANUFACTURED SHUTTER, SEE EXT. ELEVATIONS FOR SIZE (8 / D-2)
11. WATER HEATER VENTILATION - 14"X8" GALVANIZED SHEET METAL LOUVERED COMBUSTION AIR VENTS. TOP & BOTTOM
12. CEILING: LINE OF VAULTED CEILING, SEE FLOOR PLAN

KEYNOTES

ATTIC VENTILATION

THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS.

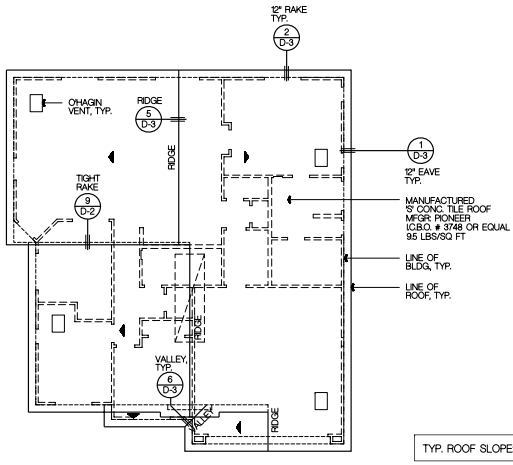
VENT CLEARANCE: WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF A 1-INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE LOCATION OF THE VENT

ROOF TILE VENTS:
MODEL #50043 BY "O'HAGINS INC." OR APPROVED EQUAL.
98 SI. NET FREE AREA

ALL ROOF TILE VENTS TO BE LOCATED THE SAME DISTANCE FROM THE EAVE LINE

ATTIC SQUARE FOOTAGE	2076 S.F.
2076 SQ. FT. X 1/300	6.92 S.F.
X SQ. FT. X 144 SQ. IN. (REQUIRED)	997 SI.
HIGH VENTILATION:	
(4) 14"X24" GABLE END VENTS X 168 SI. =	672 SI.
PROVIDED:	672 SI.
LOW VENTILATION:	
(4) 5' TILE VENTS X 98 SI. =	392 SI.
PROVIDED:	392 SI.
TOTAL PROVIDED:	1064 SI.

ATTIC VENTILATION



TYP. ROOF SLOPE: 5 : 12 U.N.O.

ROOF PLAN

SCALE : 1/8" = 1'-0"

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17922 Fitch
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KTGY Project No: 2013-0226

Project Contact: Bill Ramsey
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BUNKER VISTAS

Las Vegas, NV

No.	Date	Description
	05/07/13	2009 IRC UPDATE
	06/14/13	24X36 REFORMAT

It is the client's responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or client's subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

CHRISTOPHER S. TEXTER LICENSED ARCHITECT No. 7112938-0301 STATE OF UTAH

May 07, 2013

PLAN 1630
EXT. ELEVS &
ROOF PLAN

PRJ-52347
12/18/13

A-104

VAR-52347



VAR-52347 [PRJ-52220] - APPLICANT/OWNER: D R HORTON, INC.
6187 MAXMAR COURT

01/02/14



VAR-52347 [PRJ-52220] - APPLICANT/OWNER: D R HORTON, INC.
6187 MAXMAR COURT

01/02/14

Impulse
Civil Engineering & Planning
5135 Camino Al Norte, Suite 284
North Las Vegas, NV 89031
PHONE 702-308-7115
FAX 702-853-6703

November 26, 2013

City of Las Vegas Planning Department
333 North Rancho Drive
Las Vegas, Nevada 89107

Re: Justification Letter for
Bunker Commons Unit 1, SDR –3235 Variance
CLV Project Number 49736 to 49738-R-13

To Whom It May Concern:

Impulse Civil Engineering represents D.R. Horton (the Applicant). We are respectfully requesting a variance to setback for Lot 1, Bunker Commons Unit 1, APN 138-14-713-001, 6187 Maximar Court. On May 30, 2013 we met with Planning Staff and the City Surveyor in a pre-application conference to discuss amending the final map for Bunker Commons Unit 1 in order to allow a house to fit on Lot 1. Lot 1 had an easement and block wall that encroached into the lot on the west side which would not allow a house to fit on the lot. During the conference, it was suggested that the easement be included in the adjacent common lot to the west so that the future home owner would not have to pay taxes on unusable property.

Since setback requirements are taken from the property line, the 5-foot setback is now measured from the new amended westerly property line. Had the westerly property line not been adjusted, the setback requirement would have been met. There is still over 3.5-feet clear from proposed house to existing block wall which meets the building and fire department requirements. This variance request is for a reduction to 3.5-feet where 5-feet is required, which is a reduction of 30%.

We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact me.

Sincerely,
Impulse Civil Engineering

Peter J. Laas, P.E.
Principal

cc: Monique O'Neil, D.R. Horton

VAR-52347

PRJ-52220
12/18/13

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 11, 2014

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

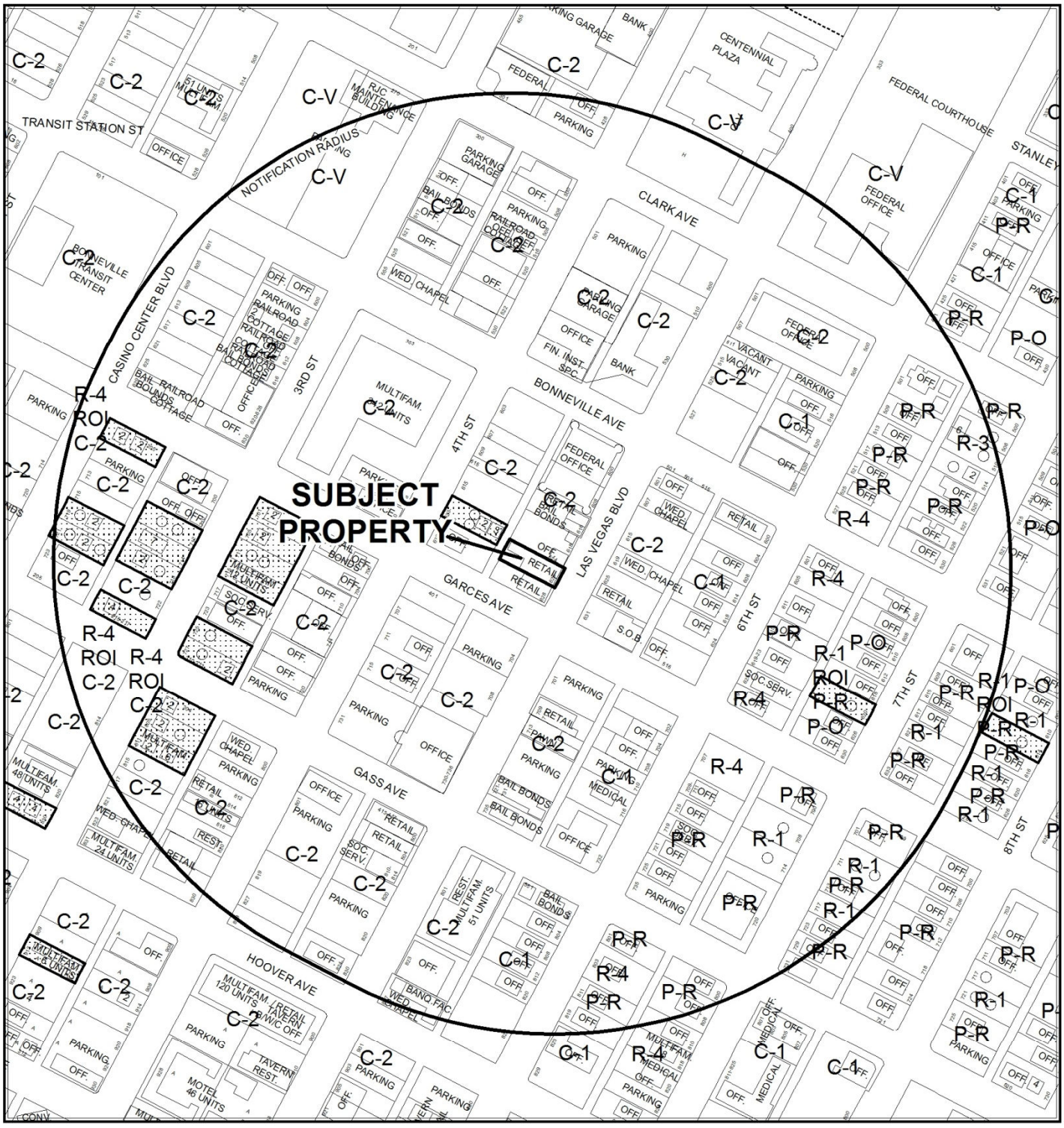
SUBJECT:
SUP-52351 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ALADDIN BAIL NV, INC. - OWNER: GARCES VENTURE, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED BAILBOND SERVICE at 626 South Las Vegas Boulevard (APN 139-34-311-141), C-2 (General Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 03/19/2014
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:

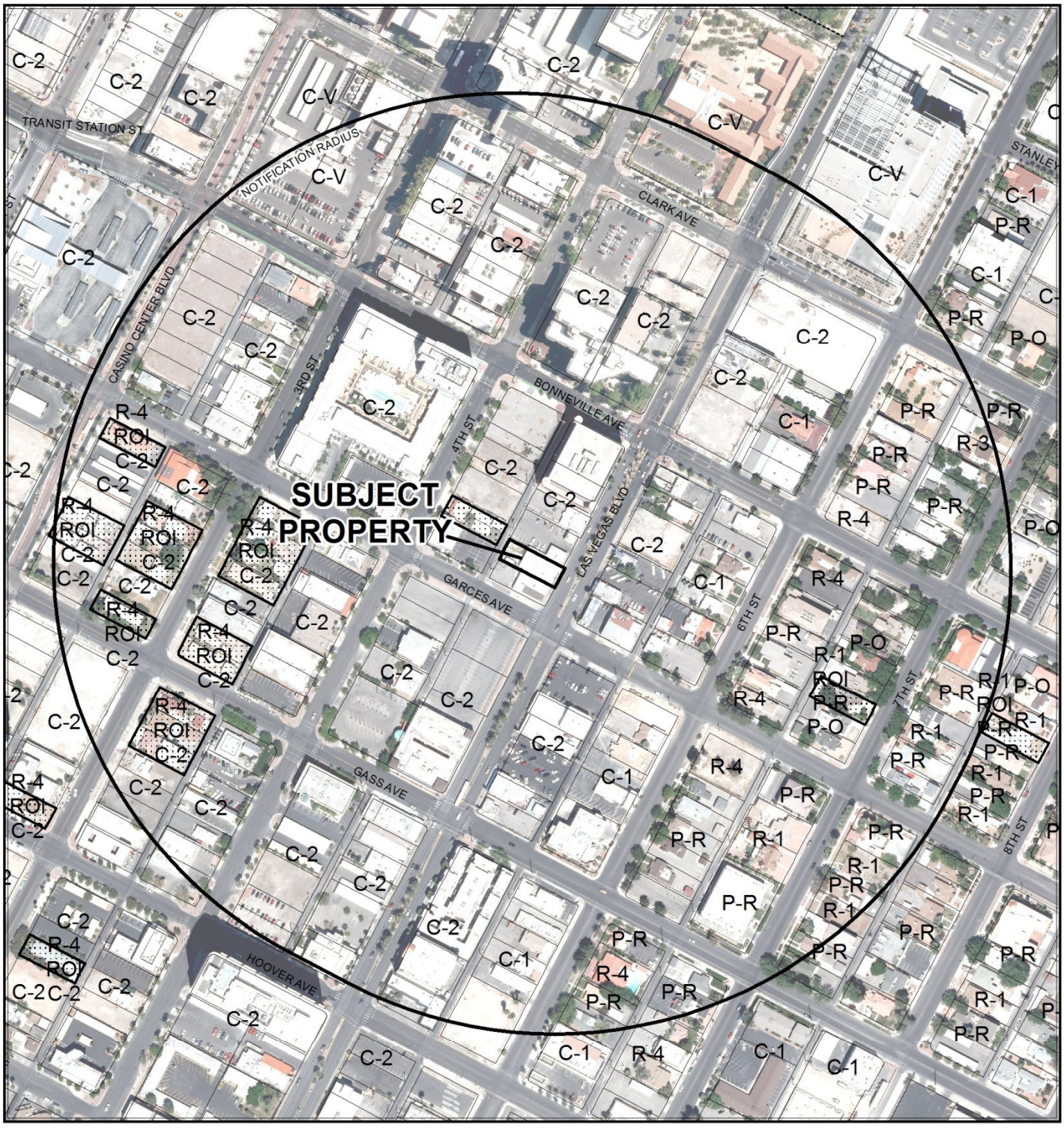
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-52351**

RADIUS: 1000 FEET

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



0 300 600 Feet

CASE: **SUP-52351**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: FEBRUARY 11, 2014
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: ALADDIN BAIL NV, INC. - OWNER: GARCES VENTURE, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-52351	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-52351 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Bailbonds Service use.

2. Prior to the submittal of a business license application, the applicant shall meet with Department of Planning staff to develop a suite number for the remaining building square footage to be utilized as a Bailbond Service use.

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

4. All signage shall conform to the sign standards of Title 19.08, 19.10.100 and 19.10.160, and shall be approved by the Downtown Design Review Committee prior to issuance of any sign permit.

5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

6. Approval of this Special Use Permit does not constitute approval of a Bailbonds license.

GK

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed Bailbond Service use within an existing 3,000 square-foot building located at 626 South Las Vegas Boulevard. Currently, an Office, Other Than Listed use occupies 500 square feet of the building. The proposed Bailbond Service use would occupy the remaining 2,500 square feet. The subject site is located within the Downtown Centennial Plan – Office Core District and is in close proximity to the courthouse facilities. As such, the use can be conducted in a manner that is compatible with the surrounding land uses. Staff is recommending approval of this request for a Bailbond Service. If denied, the Bailbond Service would not be permitted to operate at this location.

ISSUES

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

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
01/18/06	The City Council approved a Site Development Plan Review (SDR-9153) for a 55-story, 833-foot tall mixed-use development consisting of 349 residential units and 6,000 square feet of commercial space with waivers of the Downtown Centennial Plan stepback requirements, streetscape requirements and build-to-line requirements on 1.10 acres at the northwest corner of Las Vegas Boulevard and Garces Avenue. Planning Commission and staff recommended approval. The entitlement expired on 01/18/12.
	The City Council approved a Special Use Permit (SUP-9159) for a mixed-use development on 1.10 acres at the northwest corner of Las Vegas Boulevard and Garces Avenue. Planning Commission and staff recommended approval. The entitlement expired on 01/18/12.
03/05/08	The City Council approved an Extension of Time (EOT-26485) of an approved Special Use Permit (SUP-9159) for a mixed use development on 1.10 acres at the northwest corner of Las Vegas Boulevard and Garces Avenue. Staff recommended approval.

Related Relevant City Actions by P&D, Fire, Bldg., etc	
	The City Council approved an Extension of Time (EOT-26486) of an approved Site Development Plan Review (SDR-9153) for a 55-story, 833-foot tall mixed-use development consisting of 349 residential units and 6,000 square feet of commercial space with waivers of the Downtown Centennial Plan stepback requirements, streetscape requirements and build-to-line requirements on 1.10 acres at the northwest corner of Las Vegas Boulevard and Garces Avenue. Staff recommended approval.
03/03/10	The City Council approved an Extension of Time (EOT-37220) of an approved Special Use Permit (SUP-9159) for a mixed use development on 1.10 acres at the northwest corner of Las Vegas Boulevard and Garces Avenue. Staff recommended approval.
	The City Council approved an Extension of Time (EOT-37221) of an approved Site Development Plan Review (SDR-9153) for a 55-story, 833-foot tall mixed-use development consisting of 349 residential units and 6,000 square feet of commercial space with waivers of the Downtown Centennial Plan stepback requirements, streetscape requirements and build-to-line requirements on 1.10 acres at the northwest corner of Las Vegas Boulevard and Garces Avenue. Staff recommended approval.
01/11/11	A code enforcement case was processed for a complaint of remodeling done without building permits. The case was resolved by Code Enforcement on 09/10/13.

Most Recent Change of Ownership	
08/01/05	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
10/05/06	A business license (F03-00047) was issued for a General Retail use at 626 South Las Vegas Boulevard. The business was marked out of business on 11/18/13.
10/05/06	A business license (S25-00276) was issued for a Secondhand Dealer use at 626 South Las Vegas Boulevard. The business was marked out of business on 11/18/13.
10/05/06	A business license (H02-1401) was issued for a General Personal Service use at 626 South Las Vegas Boulevard. The business was marked out of business on 11/18/13.
05/21/12	A business license (P50-02671) was issued for a Professional Office use at 626 South Las Vegas Boulevard, Suite #100. The license is still active.
07/12/12	A business license (Q03-3731) was issued for a Professional Office use at 626 South Las Vegas Boulevard, Suite #100. The license was marked out of business on 07/02/13.
09/09/13	A building permit (244341) was issued for electrical repair at 626 South Las Vegas Boulevard. A final inspection has not been completed.

Pre-Application Meeting	
12/11/13	Staff met with the representative to discuss the proposed Bailbond Service use at 626 South Las Vegas Boulevard. Staff determined that a Bailbond Service use is permissible at the subject site with approval of a Special Use Permit. The submittal requirements for a Special Use Permit were discussed.

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

Field Check	
01/02/14	Staff conducted a site visit and noted a well maintained commercial building free of any trash or debris. Approximately two-thirds of the existing rear yard is paved with the remaining area dirt. There are no striped parking stalls on the existing paved surface.

Details of Application Request	
Site Area	
Gross Acres	0.16

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Office, Other Than Listed	C (Commercial)	C-2 (General Commercial)
North	General Retail	C (Commercial)	C-2 (General Commercial)
South	General Retail	C (Commercial)	C-2 (General Commercial)
East	Sexually Oriented Business	C (Commercial)	C-2 (General Commercial)
	General Retail		
West	Office, Other Than Listed	C (Commercial)	C-2 (General Commercial)
			C-1 (Limited Commercial)

Master Plan Areas	***Compliance***
Downtown Centennial Plan (Office Core)	Y

GK

Special Purpose and Overlay Districts	***Compliance***
Las Vegas Boulevard Scenic Byway Overlay District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Las Vegas Boulevard	Primary Arterial	Master Plan of Streets and Highways	80	Y

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Bailbond Service	2,500	1:300	9				
Office, Other Than Listed	500	1:300	2				
TOTAL SPACES REQUIRED			11		0		Y*
Regular and Handicap Spaces Required			10	1	0	0	Y*

**Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City.*

ANALYSIS

This is a request for a Special Use Permit for a Bailbond Service use at 626 South Las Vegas Boulevard. Currently, the site consists of a 3,000 square-foot, single-story office building. The building has a current tenant within Suite #100, which is 500 square feet in size. The tenant is utilizing Suite #100 as an Office, Other Than Listed use. The Bailbond Service use would locate within the remaining 2,500 square feet. A condition of approval has been added requiring the applicant to obtain a suite number for the remaining portion of the building prior to issuance of a business license.

According to Title 19.12, both a Bailbond Service use and an Office, Other Than Listed use require a parking ratio of one space for every 300 square feet of gross floor area. However, the subject site is located within the Downtown Centennial Plan – Office Core District where the application of parking requirements is not automatically applied. Approximately two-thirds of the rear yard is a paved surface, with the remaining area remaining as dirt. The applicant is not proposing to stripe new parking spaces on the existing paved surface.

The Office Core District, within the Downtown Centennial Plan, contains a concentration of legal and court-related professional functions. The subject site is in close proximity to the courthouse facilities and a Bailbond Service use can complement the services provided in the area. Staff is recommending approval, as the use is considered appropriate for the surrounding area.

FINDINGS (SUP-52351)

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

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

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

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

   The site is physically suitable for the type and intensity of land uses proposed, as this area is designated for this and other similar types of uses.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   Access to the site is provided via Las Vegas Boulevard, which is an 80-foot wide Primary Arterial according to the Master Plan of Streets and Highways. The right-of-way provides adequate capacity to serve the proposed use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

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

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 37

NOTICES MAILED 209

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-52351 APN: 139-34-311-141

Name of Property Owner: Garces Venture LLC

Name of Applicant: Aladdin Bail NV, Inc.

Name of Representative: Chris Kaempfer - Kaempfer Crowell

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

____ Yes __X__ No

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

City Official: _____

Partner(s): _____

APN: _____

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DEC 18 2013

Signature of Property Owner: _____

Print Name: Robert Fiumara, MGR.

Subscribed and sworn before me

This 11th day of October, 2013

Tammie Rankine

Notary Public in and for said County and State

Tammie Rankine

TAMMIE RANKINE
Commission # EE 154808
Expires April 20, 2016
Bonded Thru Troy Fain Insurance 800-385-7019

Revised 11-14-06

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

1306186.1

TAC

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 626 S. Las Vegas Blvd.

Project Name _____ Proposed Use Bail Bond

Assessor's Parcel #(s) 139-34-311-141 Ward # 3

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

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres 0.16 Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER Garces Venture LLC c/o R Finvarb Contact _____

Address 1065 Kane Concourse #201 Phone: _____ Fax: _____

City Bay Harbor Islands State FL Zip 33154-2100

E-mail Address _____

APPLICANT Aladdin Bail NV, IHc. Contact Robert Hayes

Address 1000 Aviara Pkwy. Suite 300 Phone: _____ Fax: _____

City Carlsbad State CA Zip 92011

E-mail Address _____

REPRESENTATIVE Kaempfer Crowell Contact Chris Kaempfer

Address 8345 W. Sunset Road, Suite 250 Phone: 792-7000 Fax: 796-7181

City Las Vegas State NV Zip 89113

E-mail Address clk@kcnvlaw.com

Property Owner Signature*

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

Print Name Robert FINVARB / Manager

Subscribed and sworn before me

This 11TH day of OCTOBER, 2013.

Tammie Rankine

Notary Public in and for said County and State

TAMMIE RANKINE
Commission # EE 154808
Expires April 20, 2016
Bonded Thru Troy Fain Insurance 800-385-7019

FOR DEPARTMENT USE ONLY

Case #	SUP-52351
Meeting Date:	2-11-14 ~~2-5-14~~
Total Fee:	1030.00
Date Received:	12-18-13
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.

Revised 10/27/08

f:\depdocs\Application Packets\Application Form.pdf

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DEC 24 2013

City of Las Vegas
Department of Planning

SITE DATA

TOTAL SITE: APN #: 139 34 311 141
SITE AREA: 0.16 ACRES (6,969 SF)

THE SCOPE OF WORK FOR THIS PROJECT IS A SPECIAL USE PERMIT FOR ALADDIN BAIL BOND

PARKING REQUIREMENTS FOR PROJECT:

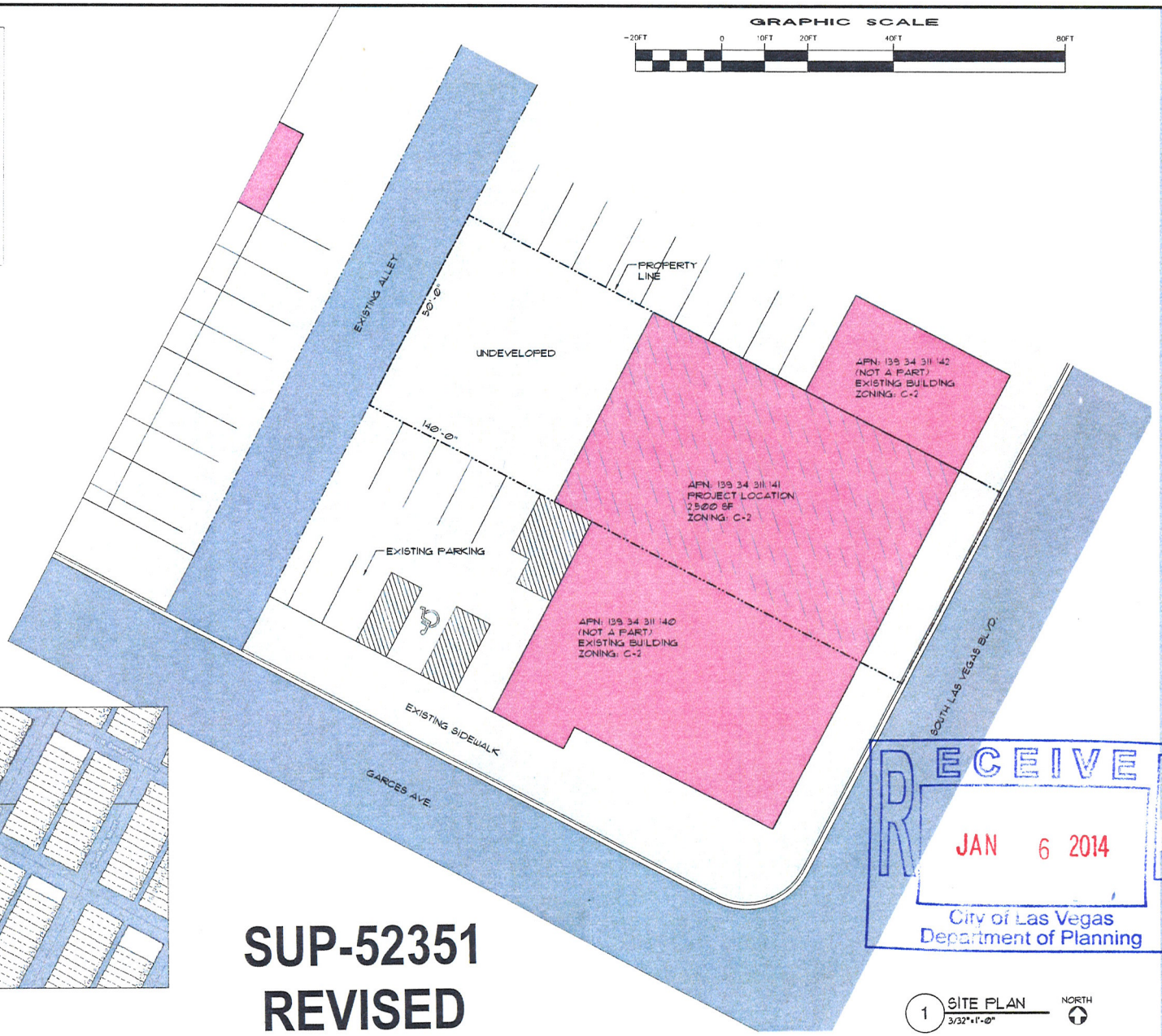
THIS PROJECT IS LOCATED IN THE DOWN TOWN CENTENNIAL PLAN OVERLAY DISTRICT: OFFICE CORE

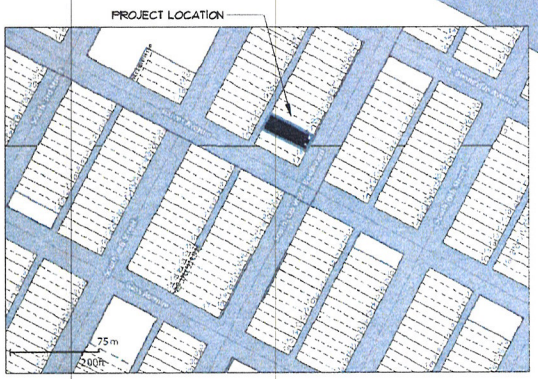
STANDARD PARKING REQUIREMENTS (1:300SF) PER TITLE 19- NOT APPLICABLE

SURROUNDING PARKING HAS BEEN ILLUSTRATED FOR REFERENCE. ALL STRUCTURES AND PARKING ARE EXISTING TO REMAIN

GRAPHIC SCALE

-20FT 0 10FT 20FT 40FT 80FT





2 VICINITY MAP
N.T.S.

SUP-52351
REVISED

1 SITE PLAN
3/32"=1'-0"

NORTH

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JAN 6 2014
City of Las Vegas
Department of Planning

gk3 architecture
2111 EDGEWOOD AVENUE
LAS VEGAS, NEVADA 89102
Tel. (702) 832-0455 • Fax (702) 832-0456
Mobile (702) 238-9416
kevin@gk3architecture.com
gemie@gk3architecture.com
WWW.GK3ARCHITECTURE.COM

OWNERS:

GARCES VENTURE LLC
TENANT:
JUSTIN ELLENBECKER
ALADDIN BAIL BONDS
TEL.: (702) 600-1464
JUSTIN_ELLENBECKER @ALADDINBAIL.NV.COM

PROJECT:

ALADDIN BAIL BONDS
626 S. LAS VEGAS BLVD.
LAS VEGAS, NV
89101
APN: 139 34 311 141

SEAL:

REVISIONS

NO.	DESCRIPTION

SHEET TITLE:
SITE PLAN

SCALE: AS NOTED
DATE: 12-16-2013
ISSUED FOR: CLV SUP

SHEET:
A1.0

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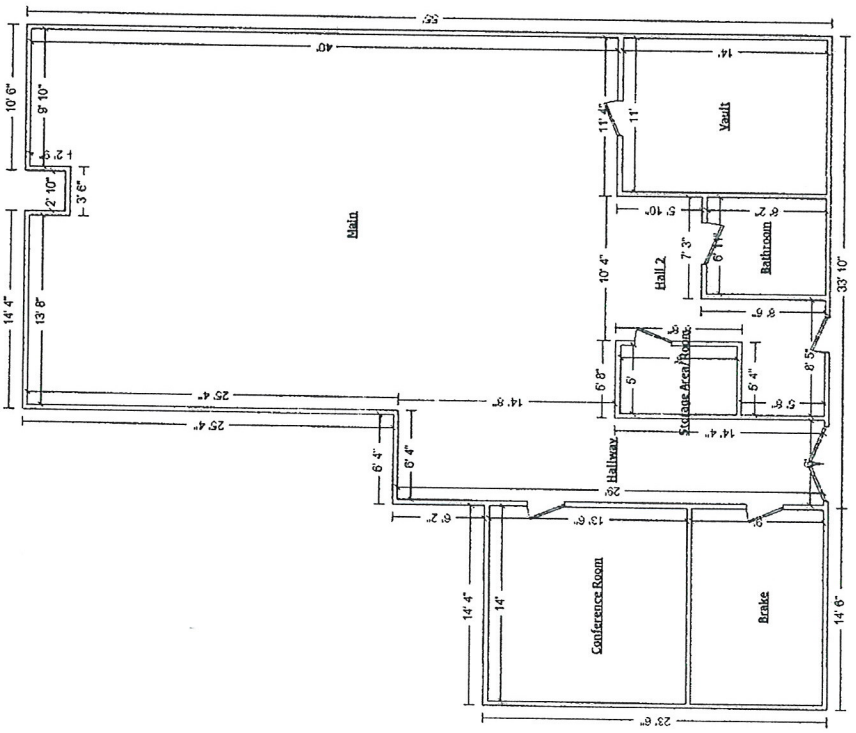
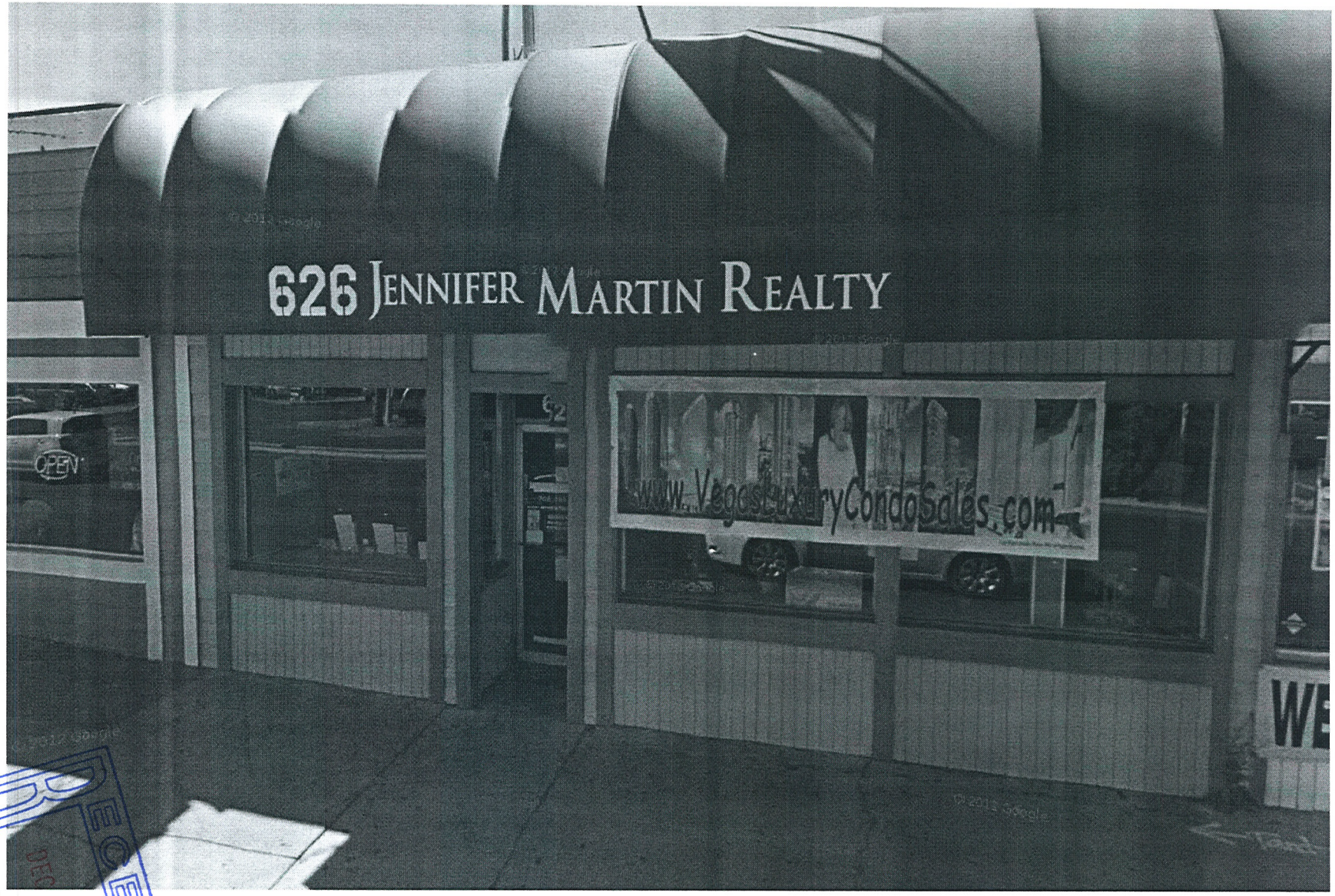
DEC 18 2013

SUP-52351

Garces Avenue

Las Vegas Boulevard





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DEC 18 2013

SUP-52351



SUP-52351 - APPLICANT: ALADDIN BAIL NV, INC. - OWNER: GARCES VENTURE, LLC
626 SOUTH LAS VEGAS BOULEVARD

01/02/14

KAEMPFER CROWELL

LAS VEGAS OFFICE
8345 West Sunset Road
Suite 250
Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
50 West Liberty Street
Suite 900
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

LAS VEGAS OFFICE

CHRISTOPHER L. KAEMPFER
ckaempfer@kcnvlaw.com
702.792.7054

December 9, 2013

City of Las Vegas
Planning Department

Re: Special Use Permit Application (Bail Bond retail operation)
626 South Las Vegas Boulevard
Las Vegas, Nevada 89101
Parcel No. 139-34-311-141

To whom it may concern:

This office represents both Aladdin Bail NV, Inc. a Nevada Corporation and Triton Management Services, LLC. ("Triton"). Our client, Triton, will be directly leasing the above described property from the existing property owner, Garces Venture LLC. However, our client, Aladdin Bail NV, Inc., as the planned operating entity, desires to operate from this location a bail bond retail operation to be known as "Aladdin Bail Bonds".

The property is zoned C-2 which by code in that zoning district, (19.12.050), allows for such an operation with a special use permit. The surrounding property on the east side of S. Las Vegas Boulevard (as well as the property immediately across from this location on the west side of S. Las Vegas Boulevard) is similarly zoned C-2 so the use is compatible with other existing zonings in the area.

The bail bond retail business will be operated from an existing retail building on the property that is currently vacant. There will be some tenant improvements to be constructed internally, but no significant exterior alterations or additions are planned at this time.

We would respectfully request your consideration of our special use permit application and Mr. Tom Combs and I stand ready, willing and able to answer any questions or address any concerns that the City of Las Vegas might have.

Thank you and Happy Holiday Season.

Sincerely,

KAEMPFER CROWELL

Christopher L. Kaempfer

RECEIVED
DEC 18 2013

CLK/mao

SUP-52351

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 11, 2014

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

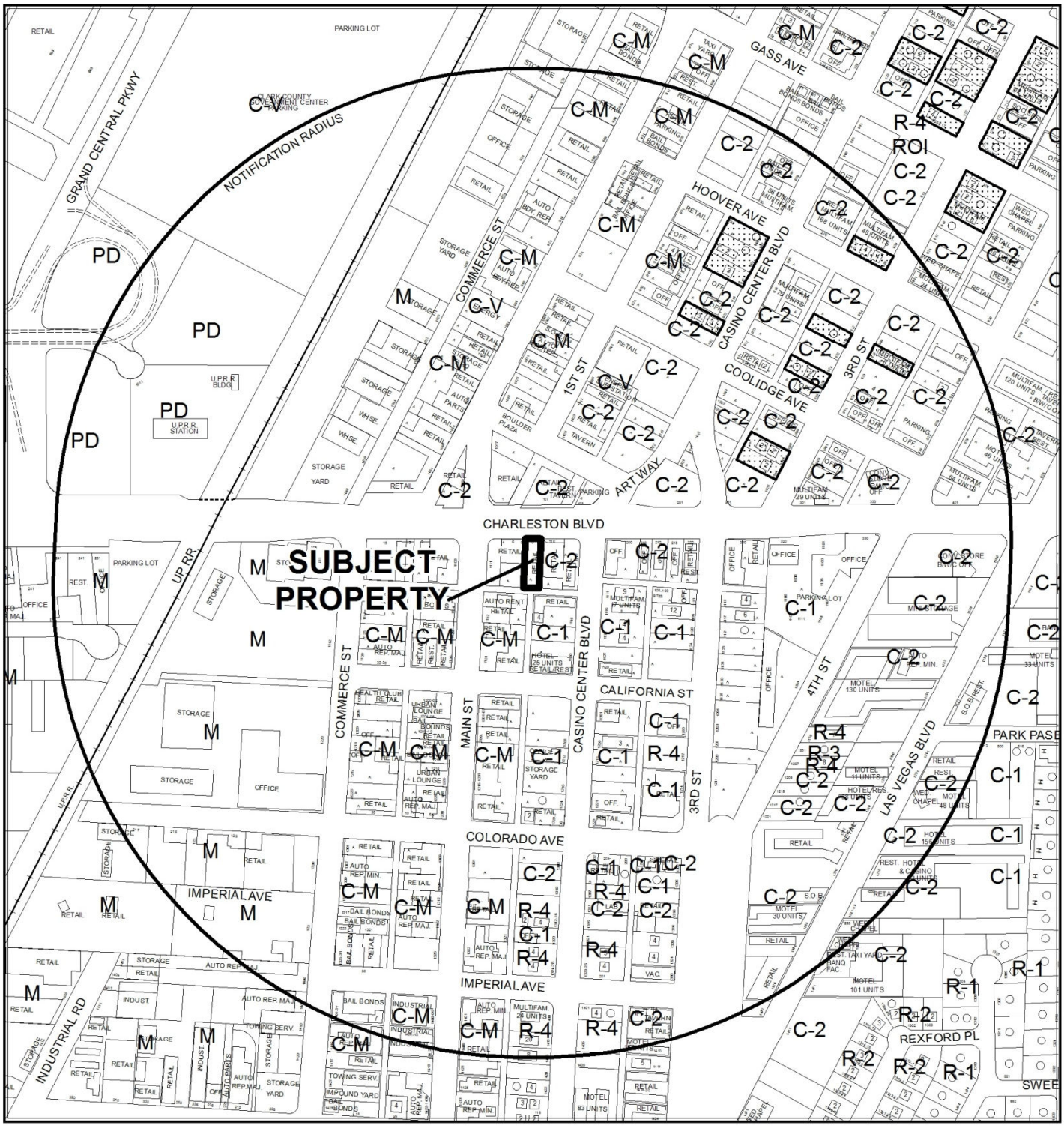
SUBJECT:
SUP-52371 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AARON LUELLING - OWNER: PROVIEW SERIES, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 7,508 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH ANCILLARY BREW PUB at 10 East Charleston Boulevard (APN 162-03-110-074), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-52313]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 03/19/2014
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:

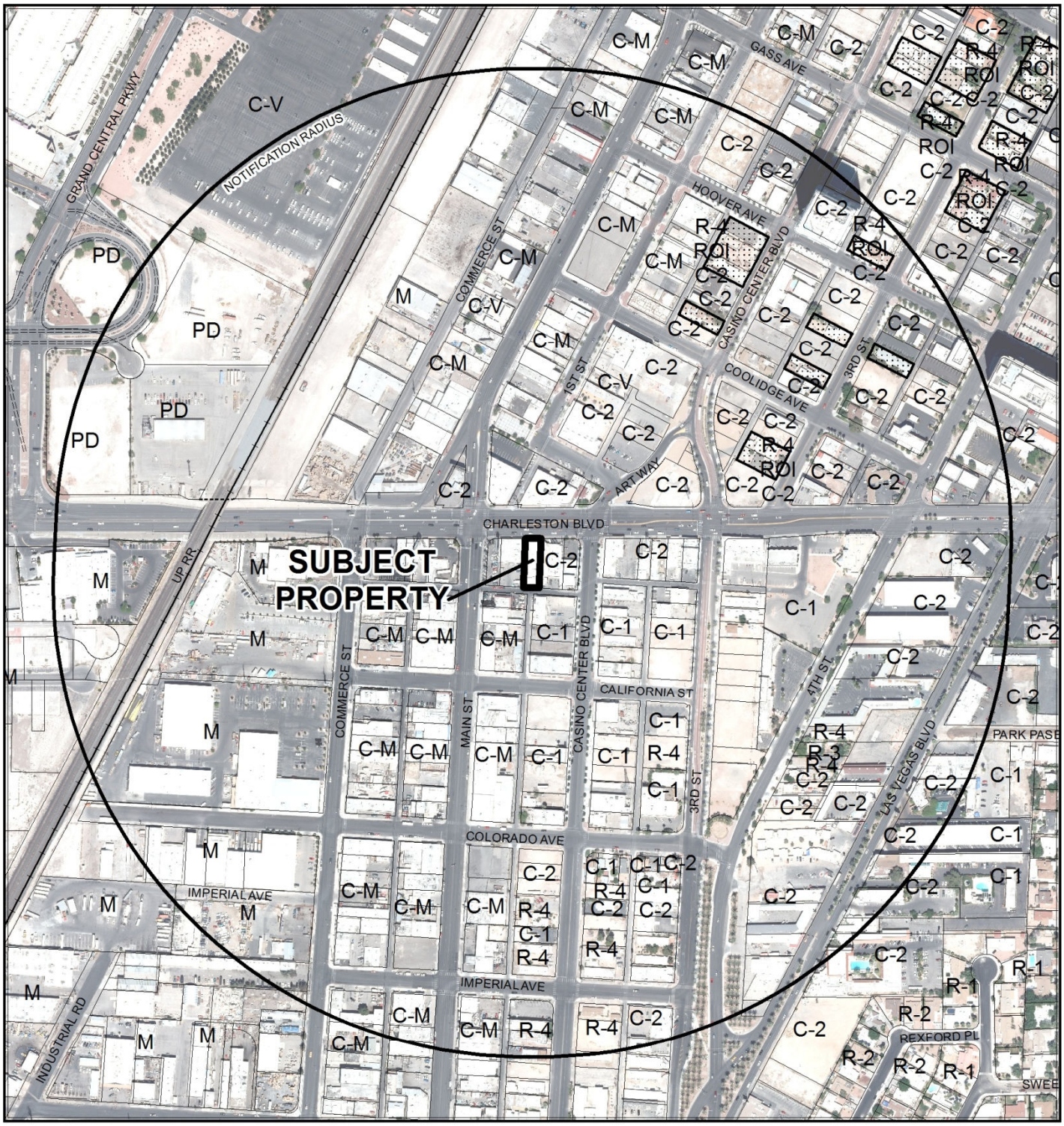
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-52371 (PRJ-52313)**

RADIUS: 1500 FEET

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



0 300 600 Feet

CASE: **SUP-52371 (PRJ-52313)**

RADIUS: 1500 FEET

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

N



SUP-52371 (PRJ-52313)

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: Tuesday, December 31, 2013

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: FEBRUARY 11, 2014
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: AARON LUELLING - OWNER: PROVIEW SERIES, LLC

** STAFF RECOMMENDATION **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-52371	Staff recommends APPROVAL, subject to conditions:	

SUP-52371 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Tavern-Limited Establishment use.

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

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as part of any business license application.

5. Minors shall only be permitted in such areas wherein spirituous, malt or fermented liquors or wines are served only in conjunction with regular meals and where dining tables or booths are provided separate from the bar in conformance with Title 6.50.

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting a Special Use Permit for a proposed 7,508 square-foot Tavern-Limited Establishment use at 10 East Charleston Boulevard. The area to be entitled consists of an approximate 1,100 square-foot interior patio area, a 2,500 square-foot restaurant area, a 1,200 square-foot lounge and bar area, and a 580 square-foot microbrewery. The remaining approximate 2,300 square feet of building area located at the rear of the building will be reserved for general retail space. The proposed Tavern-Limited Establishment use can be conducted in a manner that is harmonious and compatible within the 18b Las Vegas Arts District; therefore, staff recommends approval.

ISSUES

- The Tavern-Limited Establishment use is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit.
- The proposed Tavern-Limited Establishment use will operate with an ancillary Brew Pub (Microbrewery) on premises.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc
There is no relevant history of City actions or entitlements for this property.

Most Recent Change of Ownership	
12/17/12	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
04/04/13	The subject site was assessed for the CLV Quick Start Program (QSP-48945); however, no building permits or licenses have been issued in relation to this Special Use Permit request.

Pre-Application Meeting	
12/17/13	A pre-application meeting was held with the applicant's representative to discuss the requirements for a proposed Tavern-Limited Establishment use with an ancillary Brew Pub and companion restaurant with area dedicated for general retail use.

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

Field Check	
01/02/14	Staff visited the site and found an unoccupied retail storefront free of trash and graffiti.

Details of Application Request	
Site Area	
Net Acres	0.18

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	General Retail	C (Commercial)	C-2 (General Commercial)
North	General Retail	C (Commercial)	C-2 (General Commercial)
	Tavern-Limited Establishment		
South	Automobile Rental	MXU (Mixed Use)	C-1 (Limited Commercial))
	General Retail	C (Commercial)	C-M (Commercial Industrial)
East	General Retail	C (Commercial)	C-2 (General Commercial)
West	General Retail	C (Commercial)	C-2 (General Commercial)

Master Plan Areas	***Compliance***
Downtown Centennial Plan	Y
Special Purpose and Overlay Districts	***Compliance***
Downtown Centennial Plan Overlay District – 18b The Las Vegas Arts District	Y
Live/Work Overlay District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Tavern-Limited Establishment Public seating	2,000 SF	1:50 SF	40				
Tavern-Limited Establishment Remain GFA	3,196 SF	1:200 SF	16				
General Retail, Other Than Listed	2,312 SF	1:175 SF	14				
TOTAL SPACES REQUIRED			70		0		
Regular and Handicap Spaces Required			67	3	0	0	Y*

**Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. However, the above table is used to illustrate the requirements of an analogous project in another location in the City.*

ANALYSIS

The Tavern-Limited Establishment use is defined in Title 19.18 as:

> "An Establishment that is licensed with a tavern-limited license in accordance with LVMC Chapter 6.50."

The proposed use meets the definition, as the applicant is seeking entitlement to operate a Tavern-Limited Establishment use with an Ancillary Brew Pub business license in conjunction with a proposed restaurant use. There are no Minimum Special Use Permit Requirements for this use; however, there are specific licensing requirements that affect the operation and performance of this use. No gaming is allowed.

The applicant proposes to develop a Tavern Limited Establishment use that occupies an existing 7,508 square-foot building. The rear 2,312 square feet of building area is shown as general retail a space, but will be considered as part of the overall entitlement area to be included with the restaurant, lounge, bar, interior patio and microbrewery areas as well.

Per Bill #2013-14, the "Beer and Wine Room and Ancillary Brew Pub Licenses" authorizes the manufacture and sale of malt beverages at an establishment, provided that the owner or operator of the establishment has either a Tavern Alcoholic beverage license [i.e Liquor Establishment (Tavern)] or a Tavern-Limited Alcoholic Beverage License. The provided floor plans show 31 seats available in the designated lounge/bar area with 15 of those seats provided at the bar. There are 12 additional seats for the Restaurant, 2,000 square feet or less w/o Drive-Through use and 44 seats in the front 1,100 square-foot indoor patio area. In addition to the proposed Tavern-Limited Establishment use and the Restaurant use is roughly 2,300 square feet of space for General Retail, Other than listed, 3,500 sq. ft. or less use, which is a permitted use in the 18b The Las Vegas Arts District.

There are two building exits provided. The primary exit is located at the front entrance, which exits through a private indoor patio area then onto Charleston Boulevard. A secondary exit is available in the retail space at the rear of the building exists into the alley. There is no parking existing for the current structure and no new parking is proposed. Although no onsite parking is provided, the applicant seeks to offset parking demand by emphasizing pedestrian and bicycling access with nearby transit stops and accommodations for bike racks. Vehicular parking will utilize on street metered parking spaces and nearby surface parking lots. An encroachment agreement will be required for the proposed landscape planters and bicycle racks located along Charleston Boulevard.

FINDINGS (SUP-52371)

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

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

   The proposed Tavern-Limited Establishment use is located within 18b The Las Vegas Arts District of the Downtown Centennial Plan. The proposed use was recently added to the Permitted Uses (with a requirement for a Special Use Permit). Included with the proposed use is an ancillary microbrewery operation. This proposal will contribute to the walkability and vibrant nightlife specifically encouraged within the Arts District with a proposed private indoor patio area located adjacent to Charleston Boulevard.

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

   The subject site is physically suitable for a proposed Tavern-Limited Establishment use and is in close proximity other Taverns and Urban Lounges in the neighborhood. In addition to the proposed Tavern-Limited Establishment use, there is a Restaurant use and General Retail use located at the rear of the building.

3. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.

Site access is provided from Charleston Boulevard, a 100-foot wide Primary Arterial as designated in the Master Plan of Streets and Highways, and a 20-foot wide rear alley. Charleston Boulevard is sufficient in size to accommodate the needs of the proposed use; however, vehicular access is provided only by the rear alley. The parking standards of Title 19 are not automatically applied for proposals within the Downtown Centennial Plan; however, there adjacent on-street parking meters and nearby surface parking lots to satisfy the vehicular parking demand and multiple transit stops and sidewalk accommodations to encourage pedestrian access to the facility. Staff finds that a sufficient amount of available parking is located within a one-block radius of this proposal.

4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.

Approval of this proposed Special Use Permit will not compromise the public health, safety and general welfare of the public. The use will be subject to regular inspections and is subject to licensing restrictions.

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

There are no applicable Minimum Special Use Permit Requirements listed in Title 19.12 for the Tavern-Limited Establishment use.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 29

NOTICES MAILED 380

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-52371

Case Number: PREAPP2013 - 000414 APN: 162-03-110-074

Name of Property Owner: PROVIEW SERIES 14 LLC

Name of Applicant: KAMRAN FOULADBAKHSH

Name of Representative: ROBERT T. GURDISON

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with 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: KAMRAN FOULADBAKHSH

Subscribed and sworn before me

This 6 day of December, 2013.

_____

Notary Public in and for said County and State

GLORIA L AVELAR
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 11-18-15
Certificate No: 12-6450-1

PRJ-52313
12/19/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit - Tavern Limited with Ancillary Brew Pub

Project Address (Location) 10 E. Charleston Las Vegas, NV. 89104

Project Name Luelling Orchard Brewery **Proposed Use** A2 - Tavern

Assessor's Parcel #(s) 162-03-110-074 **Ward #** 3 - Bob Coffin

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

Commercial Square Footage 7,508 SF **Floor Area Ratio** 95%

Gross Acres 0.18 **Lots/Units** Lot 6 **Density** _____

Additional Information _____

PROPERTY OWNER Proview Series LLC **Contact** KAMRAN FOULADBAKHSH

Address 203 NORTH 9TH STREET **Phone:** (702) 750-1668 **Fax:** _____

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

E-mail Address construction126@aol.com

APPLICANT Aaron Luelling **Contact** _____

Address 10239 Radcliffe Peak Ave **Phone:** (702) 373-0045 **Fax:** _____

City Las Vegas **State** NV **Zip** 89166

E-mail Address aaron@lobcl.com

REPRESENTATIVE Robert T. Gurdison **Contact** _____

Address 817 S. Main Street **Phone:** (702) 768-7779 **Fax:** _____

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

E-mail Address rgurdison@digdg.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 KAMRAN FOULADBAKHSH

State of Nevada County Clark.

Subscribed and sworn before me

This 16 day of December, 20 13.

_____

Notary Public in and for said County and State

GLORIA L AVELAR
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 11-18-15
Certificate No: 12-6450-1

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-52371
Meeting Date:	02/11/14 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-52313
12/19/13

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



2 SITE PLAN
SCALE: 1" = 40'-0"

0' 20' 40' 80'

NORTH

CODE ANALYSIS

PROJECT NAME
LUELLING ORCHARD BREWERY

JURISDICTION
CITY OF LAS VEGAS

OCCUPANCY CLASSIFICATION - OPERATIONS CENTER BUILDING 'A'
Chapter 3

A-2	ASSEMBLY	FOOD & BEVERAGE SPACES
M	MERCHANTILE	RETAIL

TYPE OF CONSTRUCTION
Section 602
TYPE VB

FIRE PROTECTION SYSTEMS
Chapter 9
YES...FIRE SPRINKLER SYSTEMS TO BE INSTALLED IN ACCORDANCE TO SECTION 903.1.1

OCCUPANT LOAD & REQUIRED EXITS

A-2	ASSEMBLY	355 OCCUPANTS
M	MERCHANTILE	78 OCCUPANTS
	TOTAL OCCUPANTS	433 OCCUPANTS

REQUIRED: 2 EXITS
PROVIDED: 2 EXITS

SITE INFORMATION

JURISDICTION
CITY OF LAS VEGAS

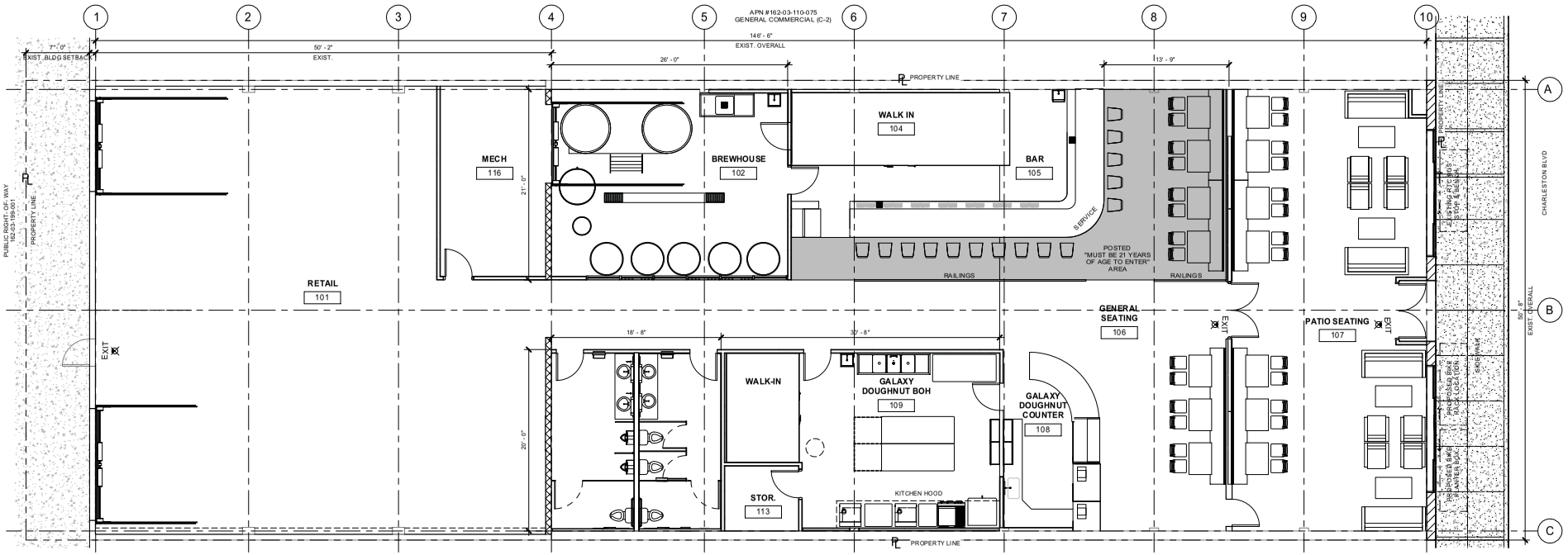
ZONING
GENERAL COMMERCIAL DISTRICT - C2

ASSESSOR'S PARCEL NUMBER
APN #: 162-03-110-074

PROJECT ADDRESS NUMBER
10 E CHARLESTON BLVD, LAS VEGAS NV. 89104

SITE SPECIFICS

AREA	7,862 S.F.
TOTAL BUILDING SF	7,508 S.F.
FLOOR AREA RATIO	95.5%



1 FLOOR PLAN
SCALE: 3/16" = 1'-0"

0 4' 8' 16'

NORTH

SUP-52371

PRJ-52313
12/19/13

Dao!Gurdison design group
875 S. Main Street Las Vegas, NV 89101
t.702.768.7779 f.702.478.8207
www.dgdg.com emailchris@dgdg.com

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF DG DESIGN GROUP. USE OF THESE DRAWINGS IS LIMITED TO A SPECIFIED PROJECT FOR PERSONS NAMED HEREON AND FOR THE CONSTRUCTION OF ONLY ONE BUILDING. REPRODUCTION, IN WHOLE OR IN PART, BY ANY MEANS WHATSOEVER, IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF D!G DESIGN GROUP.

SITE PLAN & FLOOR PLAN
10 E CHARLESTON
10 E CHARLESTON LAS VEGAS, NV. 89104

Revision #	Revision Description	Revision Date

#13041

11.07.13

SHEET NUMBER:
SP-001



EXTERIOR RENDERING FROM CHARLESTON BLVD

Dao!Gurdison design group
857 S. Main Street Las Vegas, NV 89101
t.702.768.7779 f.702.478.8207
www.dgdg.com emailthis@dgdg.com

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EXTERIOR RENDERING

10 E CHARLESTON

10 E CHARLESTON LAS VEGAS, NV. 89104

Revision Schedule

Revision #	Revision Description	Revision Date

#13041

12/06/13

PRJ-52313
12/19/13

SHEET NUMBER:

EV_001

SUP-52371



SUP-52371 [PRF-52131] - APPLICANT: AARON LUELLING - OWNER: PROVIEW SERIES, LLC
10 EAST CHARLESTON BOULEVARD

01/02/14



SUP-52371 [PRF-52131] - APPLICANT: AARON LUELLING - OWNER: PROVIEW SERIES, LLC
10 EAST CHARLESTON BOULEVARD

01/02/14



SUP-52371 [PRF-52131] - APPLICANT: AARON LUELLING - OWNER: PROVIEW SERIES, LLC
10 EAST CHARLESTON BOULEVARD

01/02/14



SUP-52371 [PRF-52131] - APPLICANT: AARON LUELLING - OWNER: PROVIEW SERIES, LLC
10 EAST CHARLESTON BOULEVARD

01/02/14

December 18, 2013

City of Las Vegas
Planning Department
333 N. Rancho Dr
Las Vegas, NV 89107

JUSTIFICATION LETTER

Please accept this letter on behalf of Aaron Luelling (the applicant), owner of Luelling Orchard Brewery LLC dba Luelling Orchard Brewery, located at 10 E. Charleston Blvd. Las Vegas, NV 89104. Mr. Luelling respectfully requests a special use permit for a Tavern Limited ancillary brew pub license to serve alcoholic beverages in his business. The applicant will sell alcohol to consumers only for consumption on the premises and intends to abide by all other code requirements and rules.

Luelling Orchard Brewery will be located within a newly renovated ±7,500 Square Foot building along with Galaxy Doughnuts (an artisanal doughnut and coffee house) and a 2,500 SF retail space where the crafts are handcrafted by local artisans. Inside the Building, visitors can share their day's bounties with their friends, sample 5 unique mini doughnuts which are paired with a flight of craft brews while relaxing under the ambient décor or at the patio area which the storefronts would manually opens up the bustling streets of Charleston via glass windows. The Bar area will have a "No one under 21" separation rail. We request to permit alcohol to be consumed throughout the building's ±7,500 SF footprint and would be monitor by Luelling Orchard Brewery staff. Luelling Orchard Brewery will employ approximately 20 local crafts "brew"tenders and their hours of operation will be 11am-2am.

We are looking at an encroachment onto the public sidewalk along Charleston Avenue to provide bike racks and planters.

Currently there are no onsite parking and none is required per Downtown Centennial Plan 18b Art;s District.

The applicant is looking forward to being a member of the 18b Art District rehabilitation movement and has a concept that will not only aesthetically enhance but also engage and connect the existing neighborhood & community.

Please see the enclosed Site, floor plan and rendering exhibits as reference to the above.

Thank you,



Ly Dao
D!G Design Group –Client Representative
817 S. Main Street
Las Vegas, NV 89101

SUP-52371

PRJ-52313
12/19/13

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 11, 2014

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

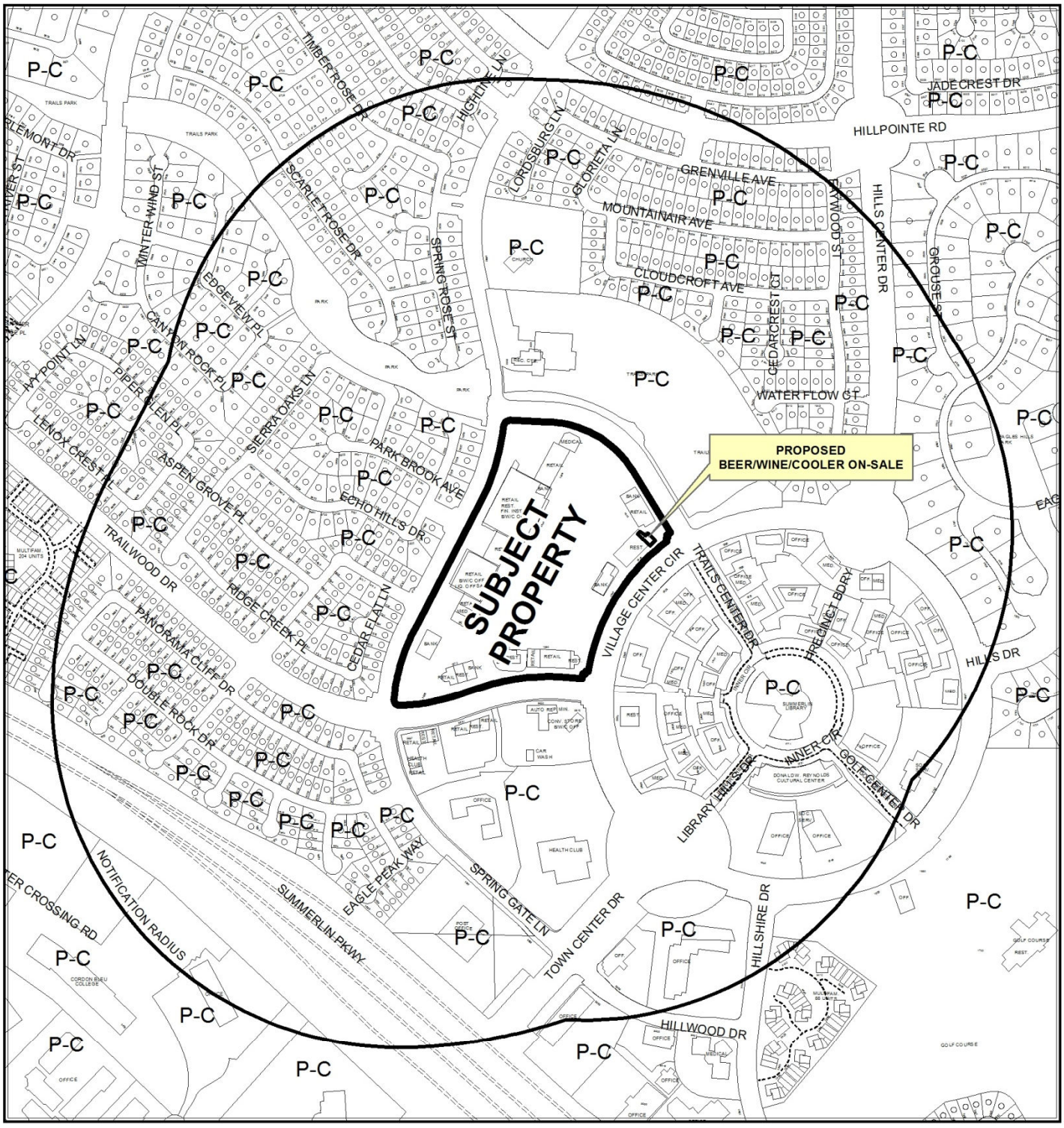
SUBJECT:
SUP-52384 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LV STEAK HOLDINGS, LLC/VILLAGE - OWNER: TRAILS VILLAGE CENTER COMPANY - For possible action on a request for a Special Use Permit FOR A PROPOSED 3,865 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN A PROPOSED RESTAURANT WITH OUTDOOR SEATING at 1910 Village Center Circle, Suite #1 (APN 138-19-719-006), P-C (Planned Community) Zone [VC (Village Commercial) Summerlin Special Land Use Designation], Ward 2 (Beers) [PRJ-52340]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 03/19/2014
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, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



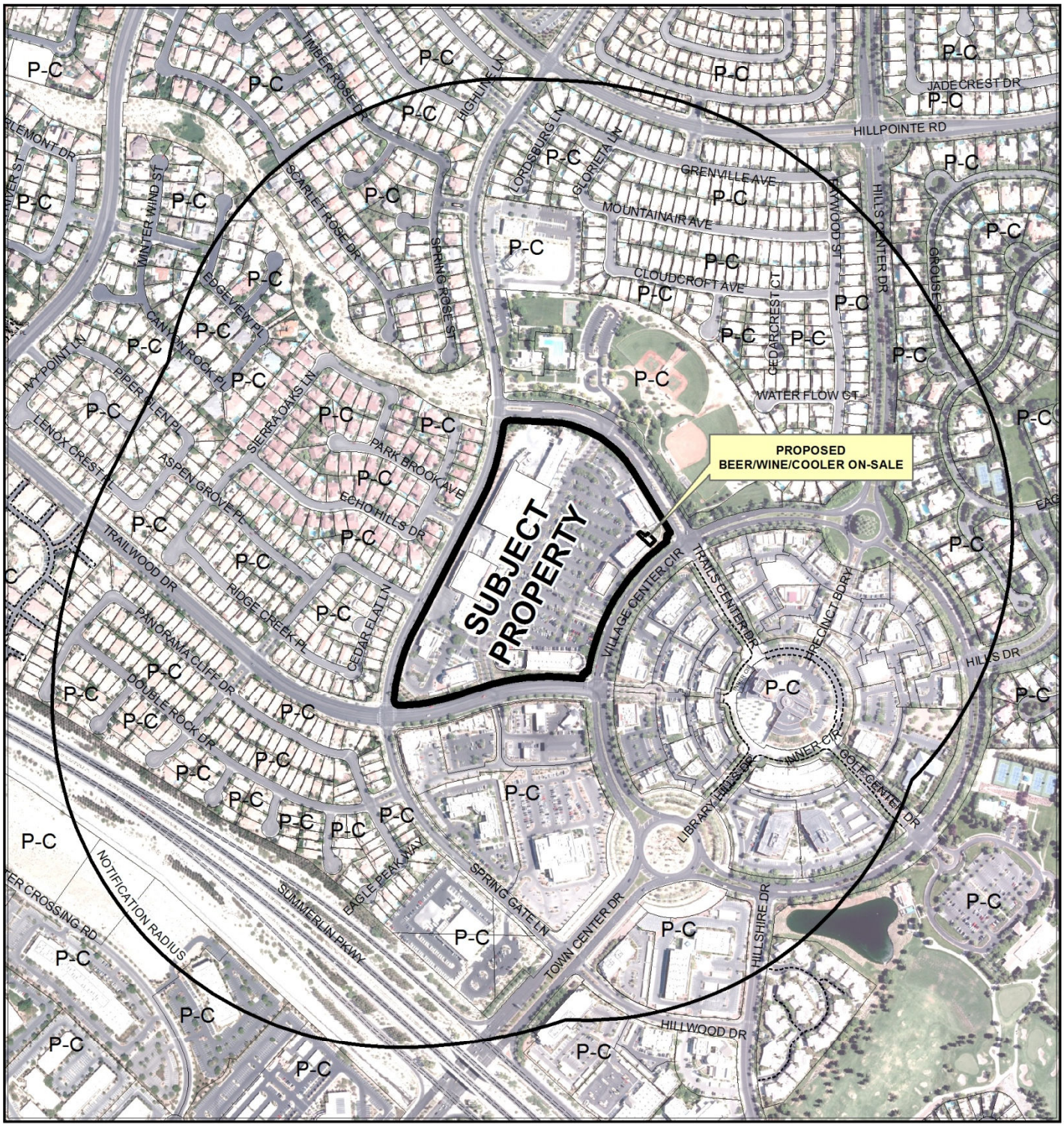
0 500 1,000 Feet

CASE: **SUP-52384 (PRJ-52340)**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY) [VC (Village Commercial) SUMMERLIN SPECIAL LAND USE DESIGNATION]

N



0 500 1,000 Feet

CASE: **SUP-52384 (PRJ-52340)**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY) [VC (Village Commercial) SUMMERLIN SPECIAL LAND USE DESIGNATION]

N



SUP-52384 (PRJ-52340)

Beer/Wine/Cooler On-Sale Establishment

Business Licenses

- Beer/Wine/Cooler On-Sale
- Tavern
- Restaurant With Alcohol/ Restaurant With Service Bar/ Beer Wine Room/ Ancillary Brew Pub

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: Tuesday, December 31, 2013

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: FEBRUARY 11, 2014
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: LV STEAK HOLDINGS, LLC/VILLAGE - OWNER: TRAILS VILLAGE CENTER COMPANY

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-52384	Staff recommends APPROVAL, subject to conditions:	N/A

SUP-52384 CONDITIONS

Planning

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

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

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

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

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed 3,845 square-foot Beer/Wine/Cooler On-Sale Establishment use within an proposed restaurant with outdoor seating at 1910 Village Center Circle, Suite #1. The subject site is located in an existing Shopping Center within the P-C (Planned Community) zoning district [VC (Village Commercial) Summerlin Land Use designation]. The proposed use is compatible with the surrounding land uses and is consistent with the type of business generally associated found within an existing shopping center; therefore, staff recommends approval of this request. If this application is denied, then the restaurant can open for business; however, no beer or wine may be sold.

ISSUES

- The Beer/Wine/Cooler On-Sale use is permitted in the P-C (Planned Community) zoning district [VC (Village Commercial) Summerlin Land Use designation] with the approval of a Special Use Permit.
- Note, the Beer/Wine/Cooler On-Sale use does not exist in Summerlin; however, the Summerlin Development Standards defer to Title 19 standards when a land use entitlement question is not specifically addressed.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
06/03/87	The City Council approved Rezoning (Z-0044-87) request from N-U (Non-Urban) to PC (Planned Community) generally located between Lake Mead Boulevard and Summerlin Parkway west of Rampart Boulevard. The Planning Commission and staff recommended approval.
12/18/96	The City Council approved Special Use Permit (U-0126-96) request to allow a Package Liquor use on property located on the northwest corner of Village Center Circle and Trailwood Drive. The Board of Zoning Adjustment recommended approval.
01/08/97	The Planning and Development Department administratively approved a Site Development Plan Review (SV-0033-96) request to allow a 19.48-acre retail shopping center on the west side of Village Center Circle between Trailwood Drive and Trails Center Drive.

Related Relevant City Actions by P&D, Fire, Bldg., etc	
03/09/98	The City Council approved a Special Use Permit (U-0008-98) request for a Packaged Liquor use on the property located on the northwest corner of Village Center Circle and Trailwood Drive. The Planning Commission and staff recommended approval.
04/13/98	The City Council approved a Special Use Permit (U-0016-98) request to allow the on-premise sale of beer and wine in conjunction with a proposed restaurant with a waiver of the minimum 400-foot separation distance requirement from a city park on property located on the northwest corner of Village Center Circle and Trailwood Drive. The Planning Commission and staff recommended approval.
02/16/00	The City Council approved a Special Use Permit (U-0157-99) request for a proposed 4,475 square-foot Supper Club in conjunction with an existing shopping center on at 1930 Village Center Circle. The Planning Commission and staff recommended approval.
03/03/04	The City Council approved a Special Use Permit (SUP-3542) request for a Supper Club with a Waiver of the distance separation requirements at 1916 Village Center Circle, Suite #7. Planning Commission and staff recommended approval.
07/21/10	The City Council approved a Special Use Permit (SUP-37871) request for a Supper Club at 1916 Village Center Circle, Suite #1 and #2. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
05/30/97	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
09/26/97	A building permit (#97017651) was issued for structural shell for building M (1910 Village Center Circle). The building permit was finalized on 08/04/98.
03/19/10	A building permit (#158097) was issued for interior demo at 1910 Village Center Circle, Suite #1. The permit was finalized on 06/21/10.
03/30/10	A building permit (#159752) was issued for a tenant improvement a restaurant at 1910 Village Center Circle, Suite #1. The permit was finalized on 06/21/10.
05/24/10	A business license (R09-01557) was issued for a restaurant at 1910 Village Center Circle #1. The business license was marked out on 04/30/13.
02/15/12	A business license (L21-00092) was issued for a Restaurant with Alcohol at 1910 Village Center Circle #1. The business license was marked out on 04/30/13.

Pre-Application Meeting	
12/17/13	A pre-application meeting was held with the applicant's designated representative to discuss the Special Use Permit submittal requirements for a Beer/Wine/Cooler On-Sale Establishment use.

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

Field Check	
01/02/13	A field check was conducted on the subject property and revealed that the existing suite is vacant and the building and shopping center was well maintained.

Details of Application Request	
Site Area	
Net Acres	17.64

Surrounding Property	***Existing Land Use Per Title 19.12/Summerlin Development Standards***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	VC (Village Commercial Summerlin) Land Use Designation	P-C (Planned Community)
North	Community Association Facility (Public)	PR-OS (Parks/Recreation/Open Space)	P-C (Planned Community)
South	Shopping Center	VC (Village Commercial) Summerlin Land Use Designation	P-C (Planned Community)
East	Single Family Detached	SF3 (Single Family Detached – 10 Units per Acre)	P-C (Planned Community)
West	Shopping Center	VC (Village Commercial) Summerlin Land Use Designation	P-C (Planned Community)

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

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	174,817 SF	1/250	686				
TOTAL SPACES REQUIRED			700		898		Y
Regular and Handicap Spaces Required			686	14	877	21	Y

ANALYSIS

The Beer/Wine/Cooler On-Sale Establishment use is defined by Title 19.18 as "an establishment whose license to sell alcoholic beverages is limited to the sale of beer, wine and coolers only for consumption on the premises where the same is sold."

The proposed use meets the definition, as the provided floor plans show a 2,468 square-foot restaurant with an additional 1,200 square feet of outdoor dining area. Furthermore, beer, wine and wine coolers will only be sold in conjunction with meals for consumption on the premises.

The minimum Special Use Permit requirements for this use include:

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

The proposed use meets this requirement, as there are no protected uses within 400 feet of the subject property.

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

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

The proposed use meets this requirement, as the measurement is taken from the existing property line of Lot 1 of Book 79 Page 69 of Plat Trails Village Center located at the northwest corner of Trailwood Drive and Village Center Circle.

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

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

This requirement does not apply to the proposed use, as the parcel on which it is proposed is less than 80 acres in size.

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

    This requirement does not apply to the proposed use, as no distance separation Waiver is necessary.

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

a. An establishment which has a nonrestricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992 or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992; or
b. A proposed establishment having more than 50,000 square feet of retail floor space.

Neither condition applies to this application.

6. All businesses which sell alcoholic beverages shall conform to the provisions of LVMC Chapter6.50. (Nonwaivable)

The proposed use will meet this requirement, as it is a condition of approval of the Special Use Permit.

The proposed use will be located within an established shopping center with retail and other restaurants, and alcohol uses. The existing shopping center provides cross-access and shared parking throughout the entire commercial center. No additional is required for the proposed use. There are no protected uses located within 400 feet of the subject property. In summation, the proposed use can be conducted in a harmonious and compatible manner with the surrounding area. For these reasons staff recommends approval of this application.

FINDINGS (SUP-52384)

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

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

   The proposed Beer/Wine/Cooler On-Sale use is located within established shopping center that can easily accommodate a variety of uses such as, general retail sales, professional offices, general personal services, and restaurants. The addition of a beer and wine sales is consistent with the restaurant use and other uses within this shopping center and the VC (Village Commercial) Summerlin Land Use designation.

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

   The subject site is physically suitable for the proposed Beer/Wine/Cooler On-Sale Establishment use as it will be operated within an existing shopping center with adequate parking and access.

3. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.

The subject site has shared access to existing driveways onto Village Center Circle, a 100-foot Primary Arterial (as designated by the Master Plan of Streets and Highways), Trailwood Drive, a 60-foot Minor Collector, and Trails Center Drive, a Local Street. The proposed use will not increase the intensity of the existing use (a Shopping Center); therefore, the existing roadways are adequate in size.

4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.

The site will be subject to the business licensing process, building permit reviews and it will be subject to annual building, fire and licensing inspections. Approval of this Special Use Permit will not compromise the public health, safety, and welfare, or the overall objectives of the General Plan.

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

The proposed use meets all Title 19.12 minimum requirements for the Beer/Wine/Cooler On-Sale Establishment use.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

NOTICES MAILED 1098

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-52384 APN: 138-19-719-006

Name of Property Owner: Trail Village Center Company

Name of Applicant: LV Steak Holdings, LLC/Village

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: JAMES A. CHRISTENSON

Subscribed and sworn before me

This 19 day of December, 2013

KATHLEEN YODICE

Notary Public in and for said County and State

KATHLEEN YODICE
Notary Public, State of Nevada
Appointment No. 05-93778-1
My Appt. Expires Sep. 27, 2017

PRJ-52340
12/23/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SUP-Beer & Wine

Project Address (Location) 1990 Village Center Circle

Project Name Jacques Cafe **Proposed Use** restaurant

Assessor's Parcel #(s) 138-19-719-006 **Ward #** 2

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

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

Gross Acres 18 +/- **Lots/Units** 1 **Density** _____

Additional Information This was previously a supper club, the applicant wants just beer & wine

PROPERTY OWNER Trail Village Center Company **Contact** JAMES CHRISTENSON

Address 1970 Village Center Circle #7 **Phone:** (714) 979 8500 **Fax:** _____

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

E-mail Address _____

APPLICANT LV Steak Holdings, LLC/Village **Contact** Mark McConaghy

Address 1645 Village Center Circle, Ste 170 **Phone:** _____ **Fax:** _____

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

E-mail Address mmccon6851@aol.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* ASSIGNED AGENT

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

Print Name KATHLEEN YODICE

Subscribed and sworn before me

This 19th day of December, 2013.

Notary Public in and for said County and State

KATHLEEN YODICE
Notary Public, State of Nevada
Appointment No. 05-93778-1
My Appt. Expires Sep. 27, 2017

KATHLEEN YODICE
Notary Public, State of Nevada
Appointment No. 05-93778-1
My Appt. Expires Sep. 27, 2017

FOR DEPARTMENT USE ONLY

Case #	SUP-52384
Meeting Date:	02/11/14 PC
Total Fee:	
Date Received:*	
Received By:	

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

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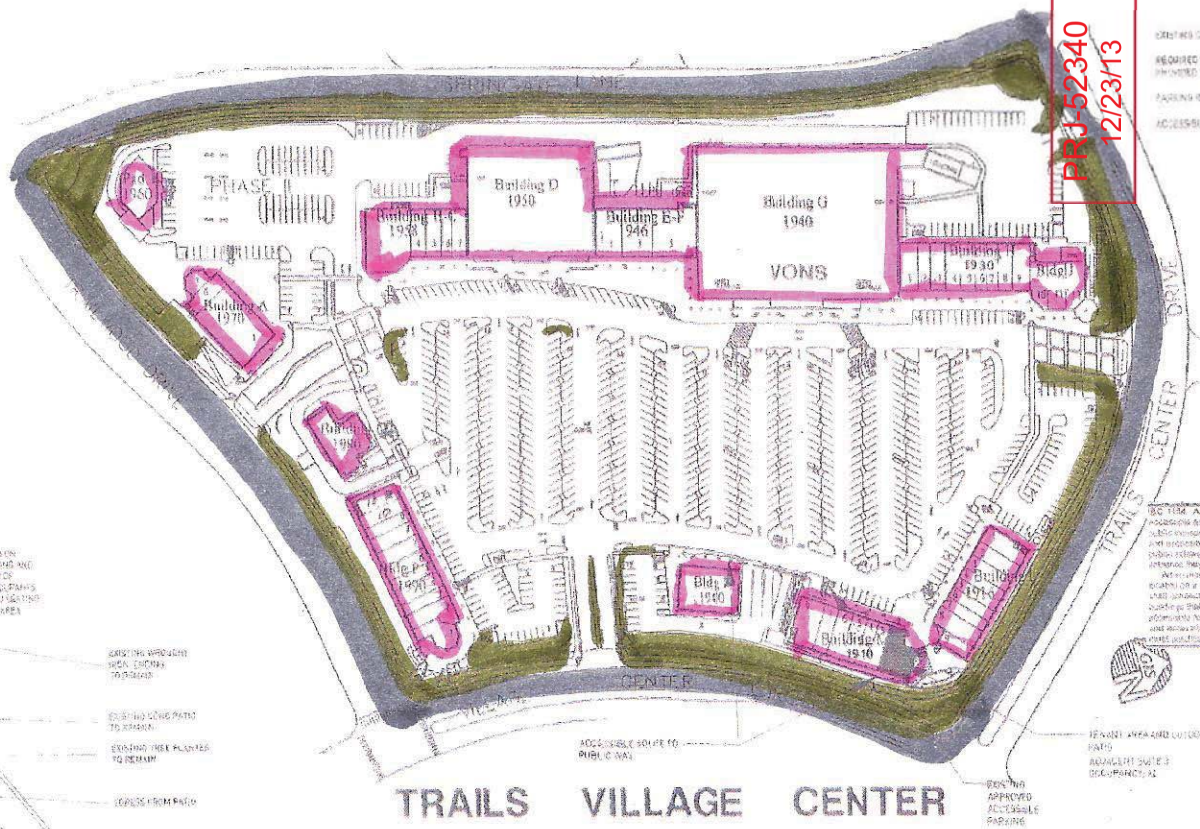
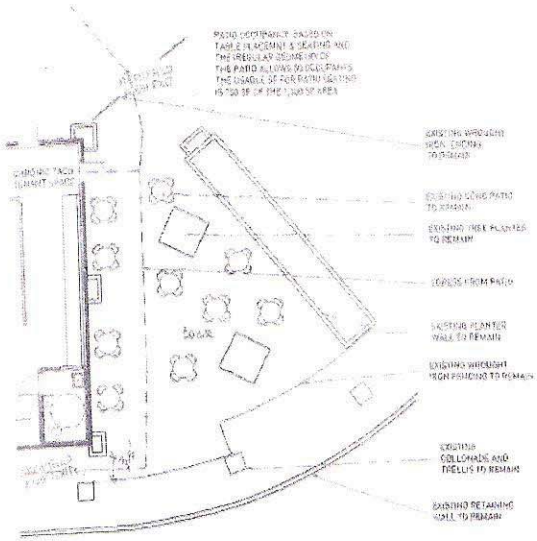
12/23/13

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

PRJ-52340
12/23/13

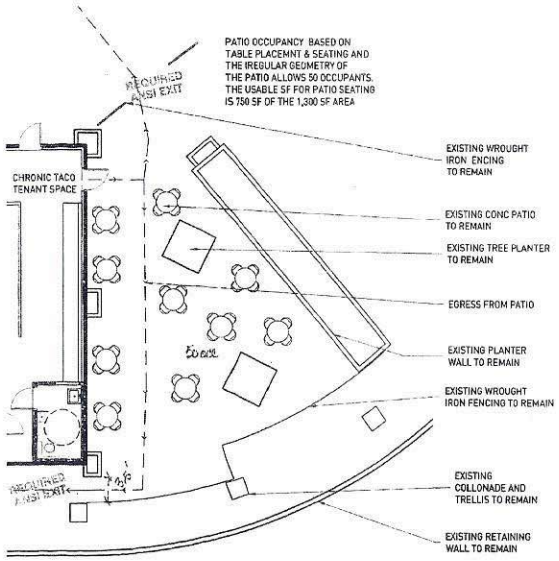




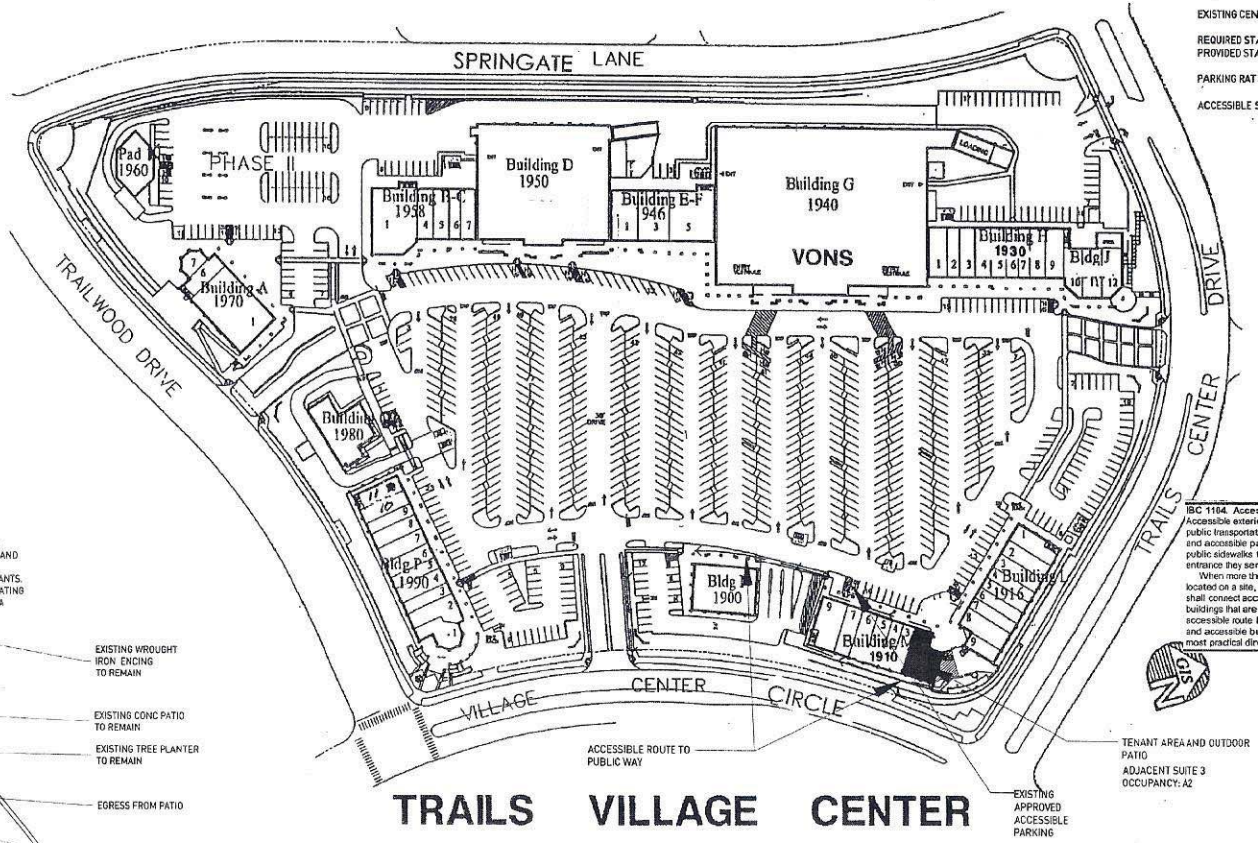
OUTDOOR PATIO PLAN

SUP-52384

PRJ-52340
12/23/13



OUTDOOR PATIO PLAN SCALE: 1/8"=1'-0"



EXISTING CENTER PARKING:

REQUIRED STALLS	204
PROVIDED STALLS	901
PARKING RATIO	5.24/1000
ACCESSIBLE STALLS	15 (VAN 10)

IBC 1104. Accessible Exterior Routes.
Accessible exterior routes shall be provided from public transportation stops, accessible parking and accessible passenger loading zones and public sidewalks to the accessible building entrance they serve.
When more than one building or facility is located on a site, at least one accessible route shall connect accessible elements, facilities and buildings that are on the same site. The accessible route between accessible parking and accessible building entrances shall be the most practical direct route.

PLANS APPROVED ARCHITECTURAL
MAR 30 20

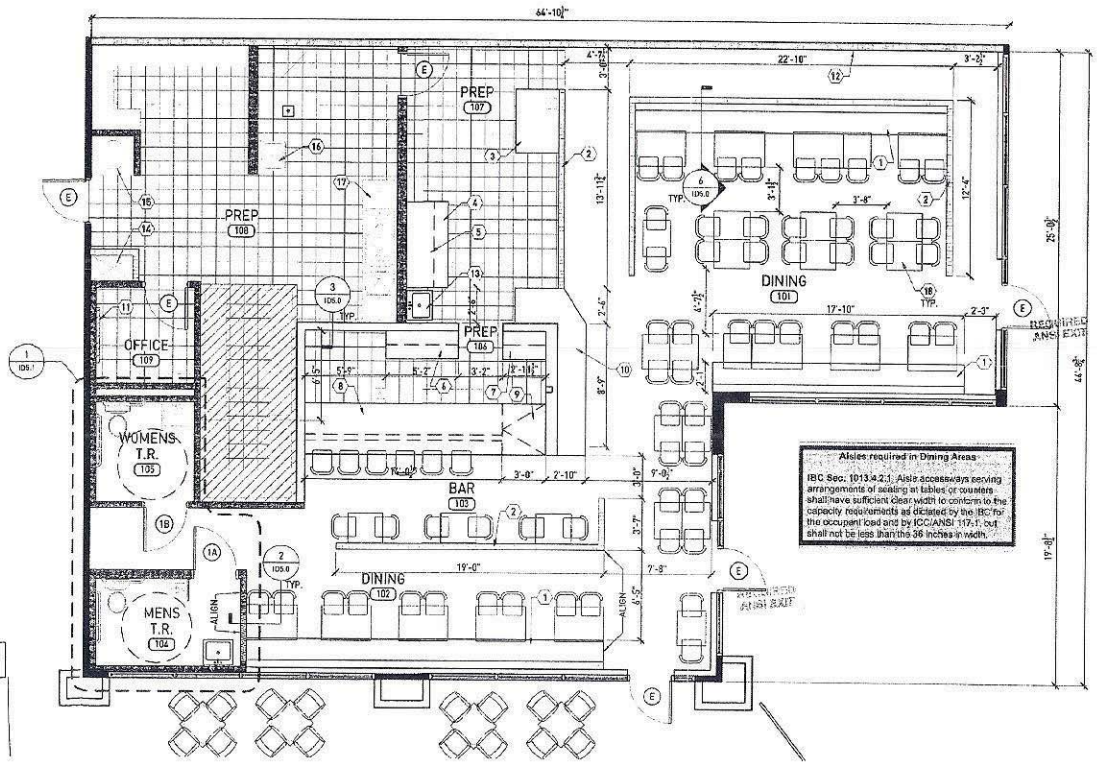
SITE ACCESSIBILITY PLAN SCALE: NONE

ACCESSIBILITY/SITE PLAN & PATIO AREA
FIRST FLOOR
1910 VILLAGE CENTER CIRCLE SUITE 1

REVISIONS

ID1.0

SUP-52384



KEY NOTES

1. BUILT-IN BANQUETTE SEATING. UPHOLSTERED BACK & SEAT FINISH: F-1, ALL OTHER EXPOSED SURFACES TO BE P.LAM-1.
2. 48" HIGH PARTITION WALL W/ METAL SUBSTRATE. FINISH: P.LAM-1.
3. 36"D X 54"W X 36"H METAL CONSTRUCTION OPEN BASE CABINET W/ ADJUSTABLE SHELVING AND STAINLESS STEEL COUNTER TOP. CABINET FINISH: P.LAM-1.
4. 36"D X 72"W X 36"H METAL CONSTRUCTION OPEN BASE CABINET W/ STAINLESS STEEL COUNTER TOP. PROVIDE SPACE FOR UNDER COUNTER REFRIGERATOR. CABINET FINISH: P.LAM-1.
5. 24"D X 72"W STAINLESS STEEL SHELF. TENANT TO VERIFY MOUNTING HEIGHT.
6. 24"D X 36"H METAL CONSTRUCTION OPEN BASE CABINET W/ STAINLESS STEEL COUNTER TOP AND 12"D STAINLESS STEEL SHELF, TENANT TO VERIFY MOUNTING HEIGHT. PROVIDE SPACE FOR UNDER COUNTER REFRIGERATOR.
7. 24"D X 36"H METAL CONSTRUCTION BASE CABINET WITH 12"D X 30"H METAL CONSTRUCTION UPPER CABINET. CABINET FINISH: P.LAM-1.
8. 43 3/4"D X 42"H BAR COUNTER TOP SUPPORTED BY PARTIAL HEIGHT PARTITION WALL. FINISH: SS-1.
9. 43 3/4"D X 36"W X 42"H HINGED BAR COUNTER TOP. FINISH: SS-1.
10. 34"H METAL CONSTRUCTION BASE CABINET W/ ADJUSTABLE SHELVING (PREP 107 SIDE & P.LAM BASE CABINETS DINING 101 SIDE). COUNTER TOP FINISH: SS-1. CABINET FINISH: P.LAM-1.
11. TELEPHONE BACKBOARD TO REMAIN (PAINT TO MATCH WALL).
12. CONTRACTOR TO SUPPLY BLOCKING IN WALL FOR SHEET PLYWOOD & PLYWOOD DECKING INSTALLATION. VERIFY DESIGN INTENT W/ OWNER.
13. HAND SINK.
14. EXISTING WATER HEATER.
15. EXISTING MOP SINK.
16. EXISTING HAND SINK.
17. EXISTING 3-COMPARTMENT SINK.
18. NON-FIXED SEATING AND TABLES.

LEGEND

EXISTING TO REMAIN

NORTH

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

FLOOR PLAN

FLOOR PLAN
FIRST FLOOR

1910 VILLAGE CENTER CIRCLE SUITE 1

PROJECT

REVISIONS

ID2.0

PRJ-52340
12/23/13

SUP-52384



SUP-52384 [PRJ-52340] - APPLICANT: LV STEAK HOLDINGS, LLC/VILLAGE - OWNER: TRAILS VILLAGE CENTER COMPANY
1910 VILLAGE CENTER CIRCLE, SUITE #1

01/02/14

LAS Consulting
1916 Trail Peak Lane
Las Vegas, NV 89134
(702) 499-6469-Cell
(702) 946-0857-Fax

Wednesday, December 18, 2013

Mark Rex, Planner I
Planning & Development
City of Las Vegas
333 Rancho Rd
Las Vegas, NV 89104

RE: PRJ-52340_JF001

Dear Mr. Rex:

Please accept this letter as our request for a restaurant with beer and wine sales. There was a previous SUP at this location for a supper club; however it has been over two years since the previous restaurant shut down and a new SUP is required.

Title 19 defines "An establishment whose license to sell alcoholic beverages is limited to the sale of beer, wine and coolers for consumption only in connection with a meal on the premises where the same is sold, and is operated in connection with a restaurant in which 30 or more people may be served with meals at any one time at tables or stools."

This location meets that requirement.

Minimum Special Use Permit Requirements per Title 19:
1. Except as otherwise provided, no beer/wine/cooler on-sale establishment (hereinafter "establishment") shall be located within 400 feet of any church, synagogue, school, child care facility licensed for more than 12 children, or City park.
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

SUP-52384

PRJ-52340
12/23/13

pertains, and the other being the property line of that existing use which is closest to the proposed establishment. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:
a. Any leasehold parcel; or
b. Any parcel which lacks access to a public street or has no area for on site parking and which has been created so as to avoid the distance limitation described in Requirement 1.
3. In the case of an establishment proposed to be located on a parcel of at least 80 acres in size, the minimum distances referred to in Requirement 1 shall be measured in a straight line:
a. From the nearest property line of the existing use to the nearest portion of the structure in which the establishment will be located, without regard to intervening obstacles; or
b. In the case of a proposed establishment which will be located within a shopping center or other multiple tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the establishment will be located, without regard to intervening obstacles.
4. When considering a Special Use Permit application for an establishment which also requires a waiver of the distance limitation in Requirement 1, the Planning Commission shall take into consideration the distance policy and shall, as part of its recommendation to the City Council, state whether the distance requirement should be waived and the reasons in support of the decision.
5. The minimum distance requirements in Requirement 1 do not apply to:
a. An establishment which has a nonrestricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992 or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992; or
b. A proposed establishment having more than 50,000 square feet of retail floor space.
** 6. All businesses which sell alcoholic beverages shall conform to the provisions of LVMC Chapter 6.50.*
On-site Parking Requirement: No additional parking required beyond that which is required for the principal use(s) on the site.

There are baseball fields across the street from this site, however the assessor's record shows the property is owned by the Summerlin Council. This location previously sold alcohol (Chronic Taco) and the adjacent suite has a full bar.

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

SUP-52384

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12/23/13

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 11, 2014

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

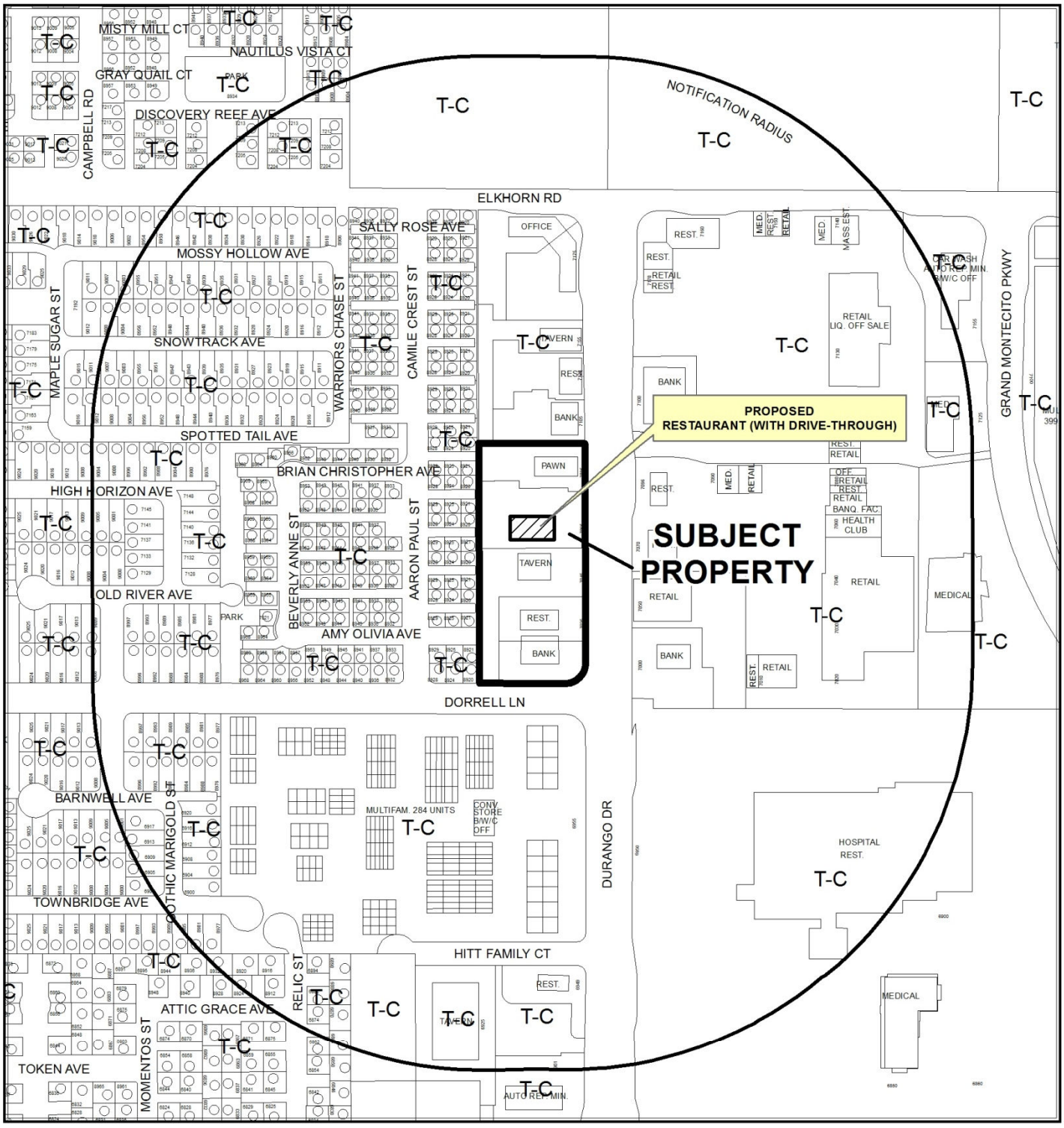
SUBJECT:
SUP-52420 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PLKNV, INC. - OWNER: CLARK COUNTY CREDIT UNION - For possible action on a request for a Special Use Permit FOR A DRIVE-THROUGH FACILITY IN CONJUNCTION WITH A PROPOSED RESTAURANT at 7065 North Durango Drive (APN 125-20-114-003), T-C (Town Center) Zone [Mixed-Use Commercial Montecito Town Center Land Use Designation], Ward 6 (Ross) [PRJ-52374]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 03/19/2014
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. Photos
5. Justification Letter



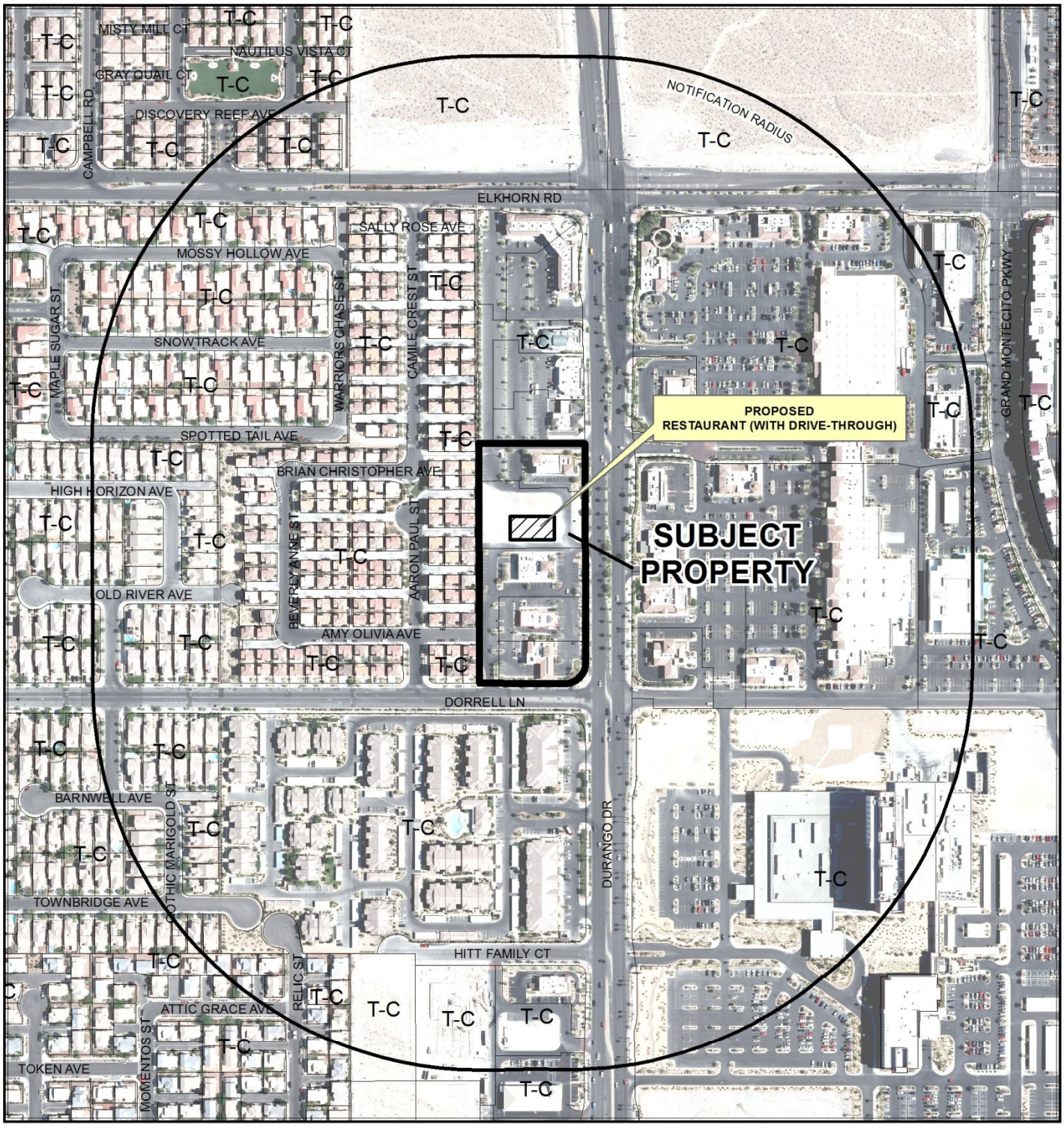
0 300 600 Feet

CASE: **SUP-52420 (PRJ-52374)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) [UC-TC (URBAN CENTER MIXED USE - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

N



0 300 600 Feet

CASE: **SUP-52420 (PRJ-52374)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) [UC-TC (URBAN CENTER MIXED USE - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: FEBRUARY 11, 2014
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: PLKNV, INC. - OWNER: CLARK COUNTY CREDIT UNION

** STAFF RECOMMENDATION **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-52420	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

SUP-52420 CONDITIONS

Planning

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

2. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant proposes to develop a 2,695 square-foot Restaurant (with drive-through) use on a vacant pad site (Pad EE) within an approved commercial development located within Montecito Town Center, as outlined in the Montecito Development Agreement. As the proposed use is compatible with the shopping center and adjacent development, staff recommends approval of the proposed Special Use Permit.

ISSUES

- Per the Montecito Town Center Development Agreement, a building utilizing a Drive-Through Facility use requires a Special Use Permit. There are no Minimum Special Use Permit Requirements for such use.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
04/07/04	The City Council approved a Site Development Plan Review (SDR-3764) related to Modification (MOD-3763) and Rezoning (ZON-3840) for a proposed 587,750 square-foot mixed-use commercial development on 45.6 acres in Montecito Town Center, adjacent to the southeast corner of Elkhorn Road and Durango Drive. Additionally, the following Special Use Permits were also approved: (SUP-3765) for liquor sales on Pad A, (SUP-3767) for gaming (incidental) on Pad A, (SUP-3769) for a drive-through facility on Pad A, (SUP-3770) for a drive-through facility on Pad O, (SDR-3771) for a tavern on Pad P, (SUP-3773) for gaming (incidental) on Pad P, (SDR-3764) for gasoline sales on Pad Q, (SUP-3776) for a car wash on Pad Q, (SUP-3777) for gaming (incidental) on Pad Q, (SUP-3778) for liquor sales on Pad Q, (SUP-3779) for a tavern on Pad Z, (SUP-3780) for gaming (incidental) on Pad Z, (SUP-3781) for a drive-through on Pad F, (SUP-3783) for liquor sales on Pad HH, (SUP-3785) for gaming (incidental) on Pad HH, (SUP-3786) for a drive-through facility on Pad HH, (SUP-3788) for a drive-through facility on DD, and (SUP-3789) for a drive-through facility on EE. The Planning Commission and staff recommended approval.
11/09/04	A Final Map (FMP-4961) was recorded by the applicant for "Durango/Dorrell (A Commercial Subdivision)", a one-lot 4.09-acre commercial subdivision.

Related Relevant City Actions by P&D, Fire, Bldg., etc	
02/16/05	The City Council approved a request for a Site Development Plan Review (SDR-5731) for a 380,000 square-foot commercial development on 45.6 acres adjacent to the southeast corner of Durango Drive and Elkhorn Road. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
11/17/04	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
07/15/07	Business licenses were issued for a pawnbroker (P04-00034), an auto pawnbroker (P08-00023), and a Secondhand Dealer Class II (S25-00103) at 7095 North Durango Drive. These licenses all remain active.
08/02/07	A business license was issued for a nondepository lender (N02-00084) at 7095 North Durango Drive. This license remains active.
06/29/07	Business licenses were issued for a tavern (L16-00273), a restaurant (R09-01619), and food services (R10-00468) at 7045 North Durango Drive. These licenses remain active.

Pre-Application Meeting	
12/18/13	A pre-application meeting was held with the applicant's representative to discuss the submittal requirements for a proposed Restaurant (with with drive-through) lane located within Montecito Town Center. It was determined that a Special Use Permit would be required for the Drive-Through Facility use and that a Minor Amendment to Site Development Plan Review (SDR-5731) would be required for the proposed construction.

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

Field Check	
01/02/14	During a routine field check, staff noted an undeveloped lot located within a retail center.

Details of Application Request	
Site Area	
Net Acres	1.01

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	Mixed-Use Commercial - Montecito Town Center Land Use Designation	T-C (Town Center)
North	Pawn Shop	Mixed-Use Commercial - Montecito Town Center Land Use Designation	T-C (Town Center)
South	Liquor Establishment (Tavern)	Mixed-Use Commercial - Montecito Town Center Land Use Designation)	T-C (Town Center)
East	Restaurant	Mixed-Use Commercial - Montecito Town Center Land Use Designation	T-C (Town Center)
West	Single Family, Detached	M-TC (Medium Density Residential - Town Center)	T-C (Town Center)

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

DEVELOPMENT STANDARDS

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Restaurant-Seating and waiting	1,166 SF	1:50 SF	24				
Restaurant-Remaining GFA	1,529 SF	1:200 SF	8				
TOTAL SPACES REQUIRED			32		40		
Regular and Handicap Spaces Required			31	1	38	2	Y

ANALYSIS

The proposed Restaurant (with drive-through) use is located within Montecito Town Center, as outlined in the Montecito Town Center Development Agreement, and has a overall land use classification of Mixed-Use Commercial. The Montecito Town Center Land Use and Design Standards Appendix refers to a drive-through lane use as a "Drive-Through Facility", independent of the primary use it is associated with, and requires an approved Special Use Permit. In this instance, the applicant is proposing to develop a restaurant with a drive-through lane adjacent to the southern side of the building. The Montecito Town Center Development Agreement provides no definition for the Drive-Through Facility use, nor is there any minimum Special Use Permit requirements listed. However, the Title 19.18 definition for a "Drive-Through" is provided below to illustrate the requirements of an analogous use in another location of the City.

> "The use of a dedicated drive lane that, incidental to a principal use, provides access to a station, such as a window, door or mechanical device, from which occupants of a motor vehicle receive or obtain a product or service."

The proposed use meets the Title 19 definition, as the primary use on the property is a Restaurant and the drive lane is provided for pickup of food and beverages from the restaurant. The drive-through lane provides vehicle stacking for nine cars, where typically stacking for six cars is required. Although no additional parking is required as a result of the subject Special Use Permit request, 38 spaces are provided where 32 parking spaces are required. A handicap-accessible route is provided from Durango to the restaurant on the provided site plan.

An accompanying Site Development Plan Review (SDR-52421) has been submitted for administrative review, pending final approval of the Special Use Permit for the requested drive-through use. With approval of this Special Use Permit, the proposed use will be conformance with the Montecito Town Center Development Agreement, while also meeting the development requirements listed in the Town Center Development Standards Manual and the Title 19 development standards as well; therefore, staff recommend approval of this request.

FINDINGS (SUP-52420)

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

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

   The Montecito Development Agreement allows for a Drive-Through Facility use with an approved Special Use Permit. The proposed Restaurant (with drive-through) use is compatible with the adjacent uses and is design in manner that is sensitive to the adjacent residential land uses to the west, while remaining compatible with the neighboring commercial development to the north and south.

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

   The existing retail development can accommodate the proposed Drive-Through Facility use, as adequate parking, access and circulation are provided and unhindered by the location of the drive-through lane.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   Durango Drive is classified as a 120-foot wide Town Center Parkway Arterial and has adequate capacity to serve the proposed development.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

The proposed Restaurant (with drive-through) will be subject to ongoing City inspections for licensing; therefore, public health, safety, and welfare will not be compromised.

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

There are no specific use requirements for the Drive-Through Facility use, as listed in the Montecito Town Center Development Agreement nor are there any conditional requirements listed in the Town Center Development Standards Manual for a Restaurant (with drive-through) use. The proposed use would meet the conditions listed in Title 19.12, if applicable.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 32

NOTICES MAILED 605

APPROVALS 0

PROTESTS

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-52420

Case Number: PRJ-52374 APN: 125-20-114-003

Name of Property Owner: Clark County Credit Union

Name of Applicant: PLK NV, Inc.

Name of Representative: Nareg Amirian

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with 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: Matt Kershaw

Print Name: Matt Kershaw

Subscribed and sworn before me

This 20 day of December, 2013

Jean L Burns

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
JEAN L. BURNS
Appt. No 03-81875-1
My Appt. Expires March 6, 2015

PRJ-52374
12/24/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Popeye's Louisiana Kitchen Restaurant with Drive Through

Project Address (Location) 7065 N. Durango Dr.

Project Name Popeye's Louisiana Kitchen **Proposed Use** QSR restaurant

Assessor's Parcel #(s) 125-20-114-003 **Ward #** 6-Ross

General Plan: existing T-C proposed NA **Zoning:** existing UC-TC proposed NA

Commercial Square Footage 2695sf **Floor Area Ratio** .06

Gross Acres 1.01 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Clark County Credit Union **Contact** _____

Address P.O. Box 36490 **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89133

E-mail Address _____

APPLICANT PLK NV, Inc. **Contact** Nareg Amirian

Address 601 E. Glenoaks Blvd., Ste. 108 **Phone:** (818) 247-4716 **Fax:** _____

City Glendale **State** CA **Zip** 91207

E-mail Address NA@amcofoods.net

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

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

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

E-mail Address deppe@adnarch.com

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

Property Owner Signature* Matt Kershaw

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

Print Name Matt Kershaw

Subscribed and sworn before me

This 20 day of December, 2013.

Jean L Burns

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
JEAN L. BURNS
Appt. No 03-81875-1
My Appt. Expires March 6, 2015

FOR DEPARTMENT USE ONLY

Case #	SUP-52420
Meeting Date:	02/11/14 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-52374
12/24/13

Revised 10/27/08

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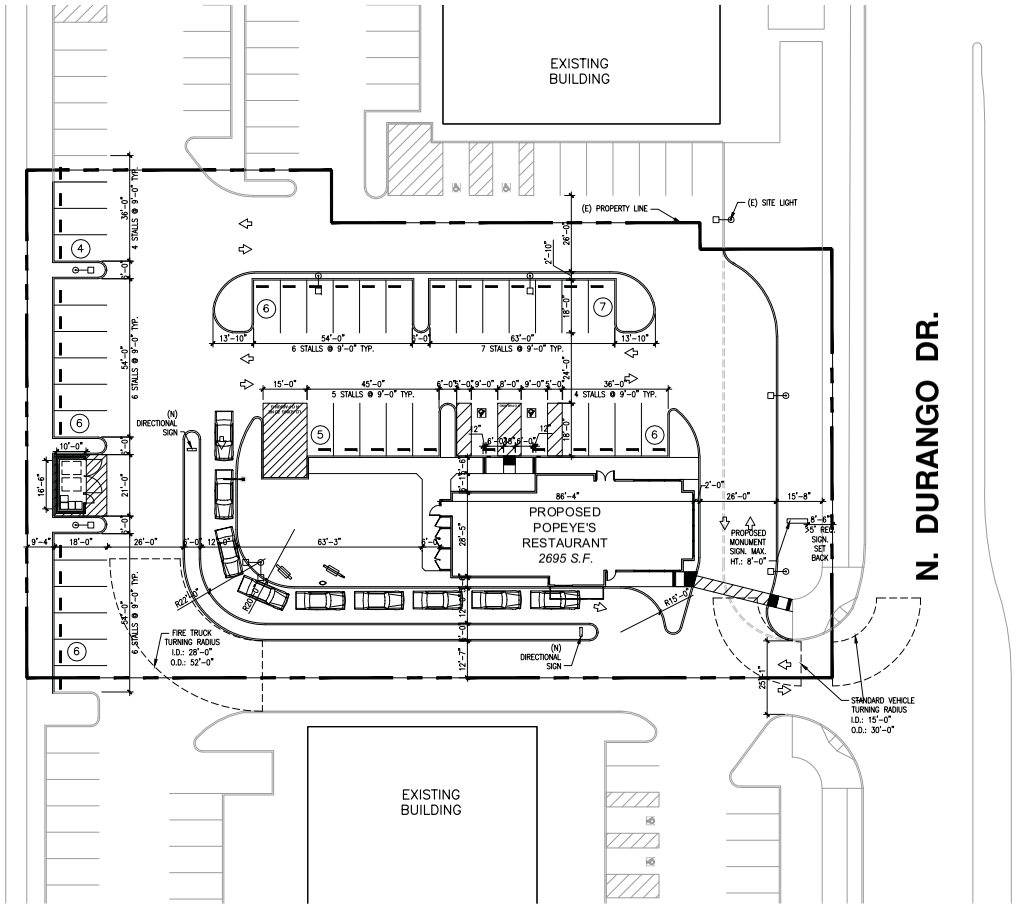


SITE ANALYSIS

APN 125-20-114-003
GROSS ACRES: 1.01 (44,078 S.F.)

		AREA
PARCEL AREA		44,078 S.F.
POPEYES BUILDING AREA		2,695 S.F.
FLOOR AREA RATIO	2,695 S.F. / 45,700 S.F.	.06 (6%)
LANDSCAPE AREA	> 5% OF SITE/PARKING AREA	8,557 S.F.

PARKING ANALYSIS

REQUIRED

1 STALL PER 50 S.F. OF SEATING/WAITING AREA	1,166 S.F. / 50 S.F.	24
1 STALL PER 200 S.F. REMAINING S.F. (KITCHEN)	1,529 S.F. /200 S.F.	8
TOTAL		32
LOADING ZONE		1

PARKING ANALYSIS

PROVIDED

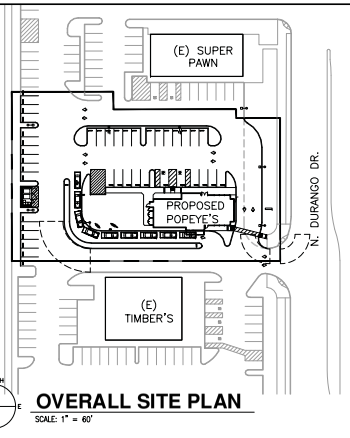
STANDARD PARKING STALLS	38
ADA PARKING STALLS	2
TOTAL	40
LOADING ZONE	1

NORTH

SITE PLAN

SCALE: 1" = 20'

0 20' 40'



NORTH

OVERALL SITE PLAN

SCALE: 1" = 60'



PRJ-52374
01/23/14

VICINITY MAP

SCALE: N.T.S.

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

REV.	DATE	DESCRIPTION

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

VICTOR M NEWLOVE REGISTERED 1363 ARCHITECT STATE OF NEVADA

LOUISIANA KITCHEN

LOCATION
POPEYES
LK1260-DL PLUS PROTO
DURANGO & ELKHORN
LAS VEGAS, NV. 89149

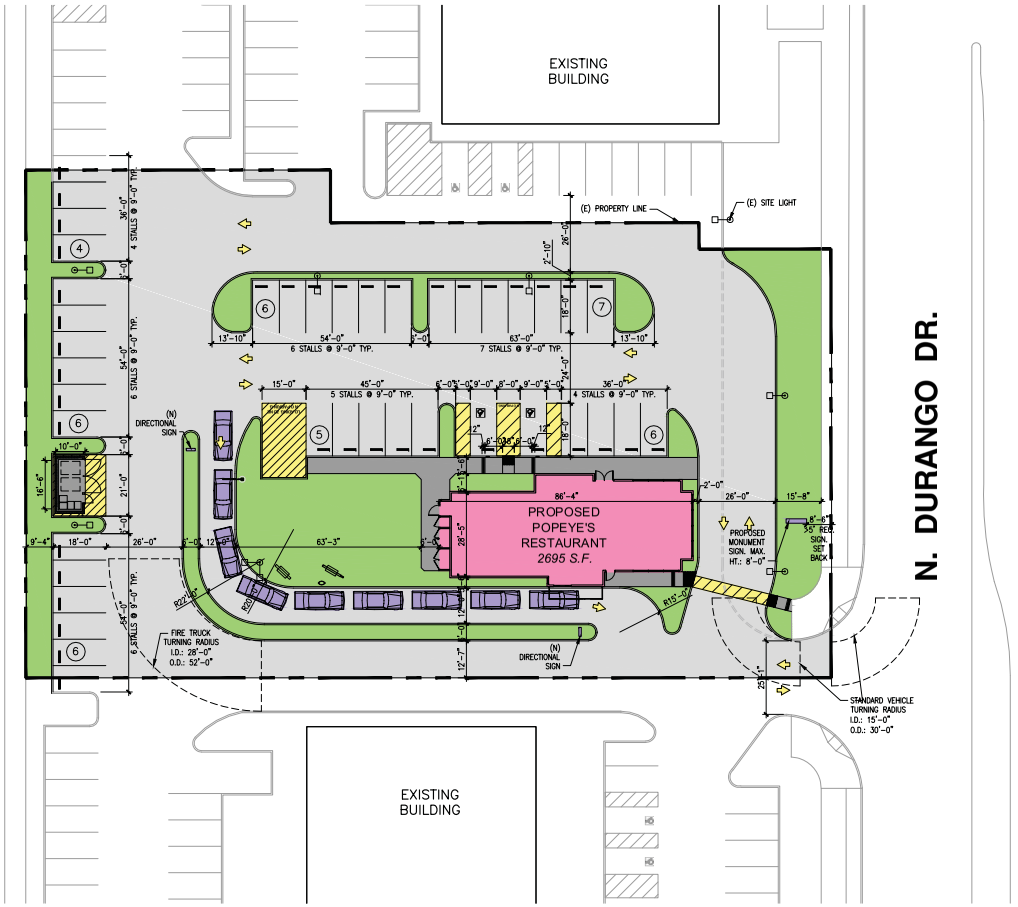
DATE	12/23/13
JOB NO.	13-000
DRAWN BY	KD
CHECKED BY	PD
FILE NAME	.DWG

SITE PLAN

C1

K:\Active Projects\Popeyes\13 - Ground Ups\Popeye's - Las Vegas (Durango & Elkhorn), NV\Drawings\LK1260 Durango & Elk... C1 - SITE.dwg, 1/14/2014 11:16:24 AM

SUP-52420 - REVISED



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APN 125-20-114-003
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TOTAL	40
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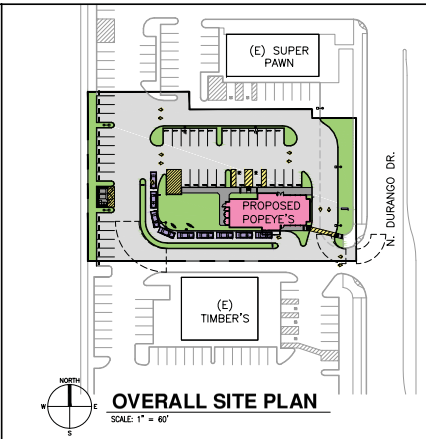
NORTH

SITE PLAN

SCALE: 1" = 20'

0 20' 40'



OVERALL SITE PLAN

SCALE: 1" = 60'



VICINITY MAP

SCALE: N.T.S.

PRJ-52374
01/23/14

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

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VICTOR M NEWLOVE REGISTERED ARCHITECT 1363 STATE OF NEVADA

LOUISIANA KITCHEN

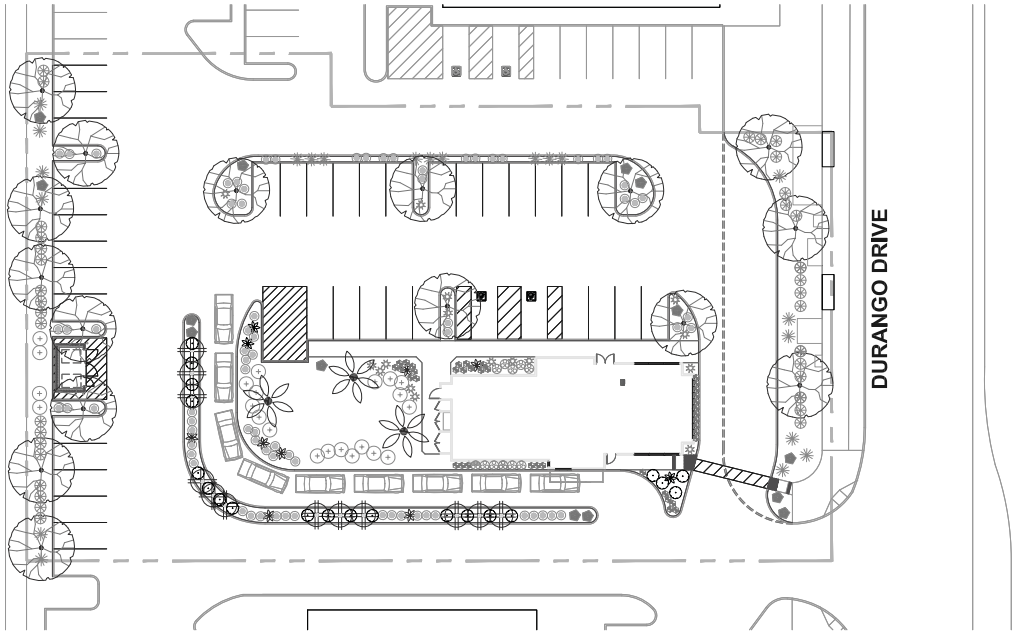
LOCATION
POPEYES
LK1260-DL PLUS PROTO
DURANGO & ELKHORN
LAS VEGAS, NV. 89149

DATE	12/23/13
JOB NO.	13-000
DRAWN BY	KD
CHECKED BY	PD
FILE NAME	.DWG

SITE PLAN

C1

SUP-52420 - REVISED



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
TREES					
	QUERCUS ILEX	HOLLY OAK	16	24" BOX	STD.
	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	3	36" BOX	3 TO 4 TRUNKS 3-4 FEET HIGH
	ARBUTUS UNEDO	STRAWBERRY TREE	12	24" BOX	SEMI-MULTI
SHRUBS					
	AGAVE GEMINIFLORA	TWIN FLOWERED AGAVE	16	5 GAL	
	DASYLIRION QUADRANGULATUM	TOOTHLESS SOTOL	21	5 GAL	
	SIMMONDSIA CHINENSIS 'VISTA'	VISTA COMPACT JOJOBA	38	5 GAL	
	XYLOSMA CONGESTUM 'COMPACTA'	COMPACT XYLOSMA	22	5 GAL	
	CYCAS REVOLUTA	SAGO PALM	10	5 GAL	
	RHAPHIOLEPIS INDICA BALLERINA	BALLERINA HAWTHORNE	12	5 GAL	
GROUNDCOVERS					
	CEPHALOPHYLLUM SPECIOSUM	RED SPIKE ICE PLANT	39	1 GAL	
	LANTANA SPECIES 'NEW GOLD'	NEW GOLD LANTANA	14	1 GAL	
	TEUCRIUM CHAMAEDRYS	BUSH GERMANDER	76	1 GAL	
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	20	5 GAL	
OTHER					
NOT SHOWN	3/4" CRUSHED ROCK 2-INCH DEPTH	COLOR & TYPE TO MATCH EXISTING CRUSHED ROCK AT DURANGO DRIVE	–	MATCH EXISTING	SEE DETAIL " SHEET XX.XX

PLANTING PLAN

north

0 10' 20' 40'

SCALE: 1"=20'-0"

VICTOR M. NEWLOVE, AIA
1330 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310 452-5535 FAX 310 450-4742

DESCRIPTION

PRJ-52277
01/23/14

HILL CLARK & ASSOCIATES
LANDSCAPE ARCHITECTURE
94 Megan Drive
Henderson, NV 89074
P: (702) 260-9356

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LOUISIANA KITCHEN

LOCATION
POPEYES
LK1260-DL PLUS
PROTO

DURANGO & ELKHORN
LAS VEGAS, NV. 89149

DATE
12/20/13

JOB NO.
13-000

DRAWN BY
DH

CHECKED BY
DH

FILE NAME
PLANTING-PLAN

L1.1

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SUP-52420 - REVISED

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
TREES					
	QUERCUS ILEX	HOLLY OAK	16	24" BOX	STD.
	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	3	36" BOX	3 TO 4 TRUNKS 3-4 FEET HIGH
	ARBUTUS UNEDO	STRAWBERRY TREE	12	24" BOX	SEMI-MULTI
SHRUBS					
	AGAVE GEMINIFLORA	TWIN FLOWERED AGAVE	16	5 GAL	
	DASYLIRION QUADRANGULATUM	TOOTHLESS SOTOL	21	5 GAL	
	SIMMONDSIA CHINENSIS 'VISTA'	VISTA COMPACT JOJOBA	38	5 GAL	
	XYLOSMA CONGESTUM 'COMPACTA'	COMPACT XYLOSMA	22	5 GAL	
	CYCAS REVOLUTA	SAGO PALM	10	5 GAL	
	RHAPHIOLEPIS INDICA BALLERINA	BALLERINA HAWTHORNE	12	5 GAL	
GROUNDCOVERS					
	CEPHALOPHYLLUM SPECIOSUM	RED SPIKE ICE PLANT	39	1 GAL	
	LANTANA SPECIES 'NEW GOLD'	NEW GOLD LANTANA	14	1 GAL	
	TEUCRIUM CHAMAEDRYS	BUSH GERMANDER	76	1 GAL	
	TRACHELOSPERMUM JASMNOIDES	STAR JASMINE	20	5 GAL	
OTHER					
	NOT SHOWN	3/4" CRUSHED ROCK 2-INCH DEPTH	COLOR & TYPE TO MATCH EXISTING CRUSHED ROCK AT DURANGO DRIVE	—	MATCH EXISTING SEE DETAIL " SHEET L3.01

0 10' 20' 40'

SCALE: 1"=20'-0"

DURANGO DRIVE

PRJ-52374
12/24/13

north

VICTOR M. NEWLOVE, AIA

REV. DATE DESCRIPTION

HILL CLARK & ASSOCIATES
LANDSCAPE ARCHITECTURE
94 Megan Drive
Henderson, NV 89074
P: (702) 260-9356

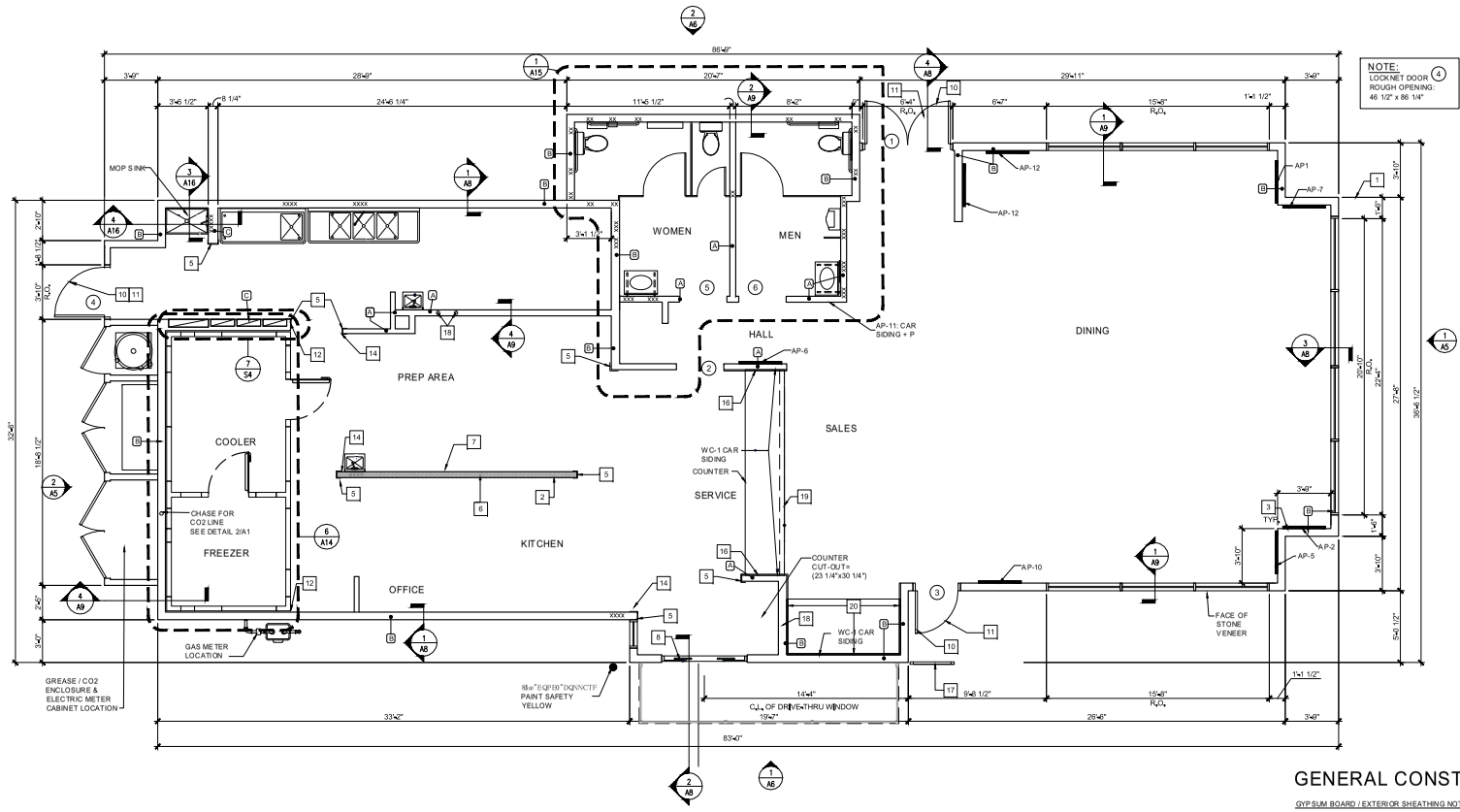
LOUISIANA MITCHELL

DURANGO & ELKHORN
LAS VEGAS, NV. 89149

DATE 12/20/13
JOB NO. 13-000
DESIGN BY DH CHECKED BY DH
FILE NAME PLANTING-PLAN

L1.1

SUP-52420



NOTE:
LOCK-SET DOOR ROUGH OPENING: 46 1/2" x 86 1/4" (4)

SPECIFICATIONS

DIVISION 9: FINISHES

SECTION 9A: GYPSUM WALLBOARD

GENERAL PROVISIONS

1. SCOPE: FURNISH AND INSTALL GYPSUM BOARD AS A SUBSTRATE FOR OTHER FINISH MATERIALS ON ALL INTERIOR WALLS AND THE INTERIOR PORTIONS OF EXTERIOR WALLS. FURNISH AND INSTALL GYPSUM BOARD SUSPENDED CEILING WITH HANGERS AND SUPPORTS.

1. MATERIALS

1. MATERIAL NAMES ARE BASED ON A NATIONAL GYPSUM GOLD BOND STA-SMOOTH BEVEL EDGE SYSTEM. USE GOLD BOND OR EQUAL SYSTEM BY U.S. GYPSUM.

WALLS (EXCEPT WHERE NOTED):	1/2" STA SMOOTH GYPSUM WALLBOARD
WALLS WHERE NOTED:	1/2" THICK TAPERED EDGE M/R (MOISTURE RESISTANT) GYPSUM WALLBOARD
DROPPED CEILING WHERE NOTED:	1/2" STA-SMOOTH GYPSUM WALLBOARD
FIRE RATED WHERE NOTED OR REQUIRED BY CODE	5/8 FIRE SHIELD (GYP. BOARD)

2. FASTENERS
A. GWB-54 LONG ANNULAR RING SHANK NAILS MEETING THE REQUIREMENTS OF ASTM C-380.
B. 1-1/4" LONG TYPE-W DRYWALL SCREWS TO WOOD STUDS.
C. 1-1/4" LONG TYPE-S DRYWALL SCREWS TO INTERIOR METAL STUDS.
D. 1-1/4" LONG TYPE-S12 CORROSION RESISTANT SCREWS FOR EXTERIOR GYPSUM SHEATHING TO METAL STUDS.
E. JOINT TREATMENT COMPOUND SHALL BE READY MIXED. JOINT TAPE SHALL BE CROSS FIBERED, PERFORATED, FEATHER EDGED. CORNER BEADS SHALL BE GALVANIZED STEEL ROLL-FORMED U-SHAPED CHANNELS.
F. HANGERS AND SUPPORTS: 2X4 WOOD FRAMING. SUBSTITUTION: FOR STEEL TRUSS BUILDINGS 1-1/2" CARRYING CHANNELS, 3/4" FURRING CHANNELS, 8 GAGE HANGER WIRES, 16 GAGE TIE WIRES, AND 1" TYPE S SCREWS.

PERFORMANCE
1. INSTALLATION

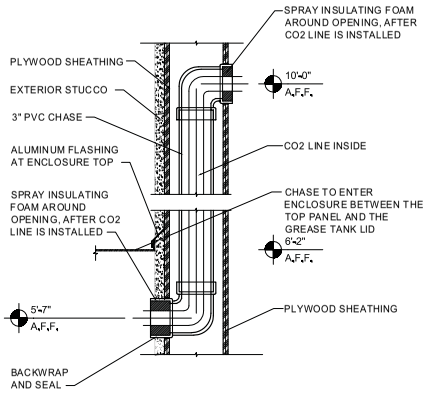
A. CUTTING WALLBOARD: GYPSUM WALLBOARD SHALL BE CUT BY SCORING AND BREAKING, OR BY SAWING, WORKING FROM THE FACE SIDE. WHERE BOARD MEETS PROJECTING SURFACES, IT SHALL BE SCRIBED NEATLY.

B. INSTALLING WALLBOARD: GYPSUM WALLBOARD SHALL BE APPLIED AT RIGHT ANGLES TO FRAMING MEMBERS. BOARDS OF MAXIMUM PRACTICAL LENGTH SHALL BE USED SO THAT AN ABSOLUTE MINIMUM NUMBER OF END JOINTS OCCUR. WALLBOARD JOINTS AT OPENINGS SHALL BE LOCATED SO THAT NO END JOINT SHALL ALIGN WITH EDGES OF OPENINGS. END JOINTS SHALL BE STAGGERED.

C. FASTENING WALLBOARD: ATTACH WITH SCREWS OR NAILS SPACED APPROXIMATELY 8" o.c.. THE NAILS SHALL BE DRIVEN HOME WITH THE HEAD SLIGHTLY BELOW THE SURFACE OF THE BOARD IN A DIMPLE FORMED BY THE DRIVING TOOL.

D. FASTENING EXTERIOR GYPSUM SHEATHING: ATTACH TO METAL STUDS WITH SCREWS @ 12" o.c. WITH HEAD FLUSH WITH SURFACE.

E. JOINTS FINISHING: JOINT COMPOUND, QUICK-TREAT, AND TOPPING COMPOUND SHALL BE APPLIED IN ACCORDANCE WITH PRINTED INSTRUCTIONS CONTAINED IN THE PACKAGE. A UNIFORMLY THIN LAYER OF JOINT COMPOUND SHALL BE APPLIED OVER THE JOINT UNDER THE TAPE TO PROVIDE PROPER BOND. CEILING AND WALL ANGLES AND INSIDE CORNER ANGLES SHALL BE REINFORCED WITH THE TAPE FOLDED TO CONFORM TO THE ANGLE AND EMBEDDED IN THE COMPOUND.
AFTER THE COMPOUND IS THOROUGHLY DRY, APPROXIMATELY TWENTY FOUR (24) HOURS FOR REGULAR COMPOUND, 2-1/2 HOURS FOR QUICK TREAT, THE TAPE SHALL BE COVERED WITH A COAT OF JOINT COMPOUND OR TOPPING COMPOUND SPREAD OVER THE TAPE APPROXIMATELY 3" ON EACH SIDE OF TAPE, AND FEATHERED OUT AT THE EDGE. AFTER THOROUGHLY DRY, APPLY ANOTHER CROWN OVER JOINTS. THIS COAT SHALL BE SMOOTH AND THE EDGES FEATHERED APPROXIMATELY 3" BEYOND THE PRECEEDING COAT. ALLOW EACH APPLICATION OF COMPOUND TO JOINTS AND NAIL HEADS TO DRY, THEN SAND IF NECESSARY. ALL WALLBOARD AND TREATED AREAS SHALL BE SMOOTH AND READY FOR PAINTING OR WALLCOVERING.



1 A1 **CO2 CHASE DETAIL**
SCALE: 1-1/2" = 1'-0"

SYMBOL LIST

A 2X4 FRAMING @ 16" O.C.
B 2X6 FRAMING @ 24" O.C.
C 2X8 FRAMING @ 24" O.C.

1 — DOOR NUMBER. SEE SHEET A-10 FOR DETAILS

6 / A12 — DETAIL NUMBER / SHEET NUMBER
PLAN DETAIL

1 / A5 — DETAIL NUMBER / SHEET NUMBER
SECTION DETAIL - ARROW INDICATES DIRECTION OF VIEW

XXX DENOTES BLOCKING AS REQUIRED

CONSTRUCTION KEY NOTES

1. DIMENSIONS ARE SHOWN:
1) EXTERIOR WALLS: FROM INTERIOR FACE OF GYPSUM BOARD TO THE EXTERIOR FACE OF PLYWOOD.
2) INTERIOR WALLS: FROM THE FACE OF FINISH WALL TO THE FACE OF FINISH WALL, U.N.O..
2. INSTALL 3'-0" W X 8'-0" H X 18 GA STAINLESS STEEL PANEL BEHIND OVENS. REFER TO INTERIOR KITCHEN ELEVATIONS AND EQUIPMENT PLAN FOR EXACT LOCATION.
3. ALL GYPSUM BOARD BELOW FINISHED CEILING HEIGHT IS TO BE PREPARED FOR PAINTING OR WALLCOVERING AS INDICATED ON INTERIOR ELEVATIONS AND FINISH SCHEDULE. SEE GEN. CONSTR. NOTES FOR DINING AREA
4. DIVIDER WALL- FURNISHED WITH SEATING PACKAGE
5. GENERAL CONTRACTOR (G.C.) TO PROVIDE 2"X2"X4'-0" HIGH CORNER GUARDS ON ALL OUTSIDE CORNERS @ KITCHEN WALL, PROVIDE COMPLETE WRAP ON END WALLS.- SEE DETAIL 1-A2.
6. HOOD WALL TO BE CONSTRUCTED WITH 3-5/8" 16 GAUGE (GA.) METAL STUDS AT 24" o.c. AND 1/2" DURAROCK ON HOOD WALL SIDE.
7. G.C. TO INSTALL 18 GA. STAINLESS STEEL PANELS ON WALL. REFER TO MECHANICAL HOOD DRAWINGS FOR PANEL SIZES.
8. ELECTRIC DRIVE-THRU WINDOW SHOWN. G.C TO PROVIDE JUNCTION BOX UNDERNEATH THE WINDOW. VERIFY REQUIRED ROUGH-IN AND ELECT. REQUIREMENTS W/MANUF. DRAWINGS.
9. DISABLED ACCESS TO BUILDING IS DESIGNED ACCORDING TO APPLICABLE CODE. G.C. TO ENSURE THAT ALL DIRECTIONS AND DIMENSIONS GIVEN ARE STRICTLY ADHERED TO. IF CHANGES ARE MADE THAT CONTRADICT WITH THE DRAWING, OR IF EXISTING FILED CONDITIONS MAKE THE DRAWINGS NOT APPLICABLE, THE ARCHITECT MUST BE CONTACTED IMMEDIATELY.
10. ALL DOORS SHALL BE ABLE TO BE OPENED FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT. MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS SHALL NOT BE USED.
11. PROVISIONS FOR EXIT DISCHARGE LIGHTING ARE SHOWN ON THE LIGHTING PLAN.
12. PROVIDE STAINLESS STEEL ENCLOSURE AT WALK-IN FREEZER AND COOLER CORNERS. SEE DETAILS SHEET A14.
13. ALL GLAZING WITHIN A 24" ARC OF DOORS WHOSE BOTTOM IS LESS THAN 60" ABOVE THE FLOOR AND ALL GLAZING IN DOORS SHALL BE SAFETY, TEMPERED, OR ACRYLIC PLASTIC SHEET.
14. PORTABLE FIRE EXTINGUISHER PER NFPA-10 INSTALLED BY OTHERS ON SITE AND SUBJECT TO LOCAL JURISDICTION APPROVAL.
15. NOT USED
16. SOLID SURFACE SPLASH GUARD.
17. GUARDRAIL, SEE DETAIL 2/A2.
18. SEE P1 SHEET FOR SODA LINE CHASES.
19. WOOD HEADER ABOVE COUNTER STAINED TO MATCH CR-1 (SERVES AS BOUNDARY FOR CEILING CHANGE BETWEEN KITCHEN AND DINING).
20. CERAMIC WALL TILE IF REQUIRED BY LOCAL CODE. COORDINATE WITH CORPORATE.

GENERAL CONSTRUCTION NOTES

GYPSUM BOARD / EXTERIOR SHEATHING NOTES:

1. EXTERIOR SHEATHING SHALL BE 1/2" EXTERIOR PLYWOOD NAILED IN ACCORDANCE WITH THE STRUCTURAL NAILING SCHEDULE. REFER TO SHEETS S-4.
2. 1/2" GYPSUM BOARD TO BE INSTALLED ON ALL INTERIOR WALLS WHERE PLYWOOD IS NOT REQUIRED. ALL JOINTS ARE TO BE TAPED.
3. GYPSUM BOARD SHALL BE TYPE "WMR" IN ALL AREAS TO RECEIVE WALL TILE OR FRP PANELS.
4. WALLS TO RECEIVE TILE BASE SHALL HAVE 1/2" USG "DUROCK" INSTALLED TO 18" AFF.

INSULATION NOTES:

1. ALL EXTERIOR WALLS TO RECEIVE FIBERGLASS BATT INSULATION TO MATCH DEPTH OF WALL CAVITY.

KITCHEN WALL NOTES:

1. PROVIDE 1/2" PLYWOOD FROM 1'-6" AFF TO 9'-6" AFF IN ALL KITCHEN WALLS.
2. PROVIDE 1/2" PLYWOOD FROM FLOOR TO 3'-2" AFF AT INTERIOR TOILET ROOM WALLS.

DINING AREA NOTES:

1. PLASTIC LAMINATE TO ADHERE TO 1/2" PLYWOOD SUBSTRATE. PLYWOOD FROM FINISH FLOOR TO 2'-10" AFF.
2. VINYL WALL COVERING ON 1/2" GYPSUM BOARD.

BLOCKING NOTES:

1. "xxxxxxx" INDICATES BLOCKING REQUIRED IN WALL FOR PLUMBING LINES AND RESTROOM ACCESSORIES. BLOCKING SHALL BE FIRE RETARDANT WHERE REQUIRED BY CODE.
2. CONTRACTOR TO VERIFY REQUIREMENTS WITH LOCAL BUILDING OFFICIALS PRIOR TO BIDDING. CONTRACTOR IS RESPONSIBLE FOR OBTAINING MANUFACTURS' CUT SHEETS AND LOCATING BLOCKING AS REQUIRED. THIS INCLUDES KITCHEN EQUIPMENT AND ITEMS FURNISHED AND INSTALLED BY OTHERS.

FRAMING NOTES:

1. CONTRACTOR MAY SUBSTITUTE METAL STUDS FOR INTERIOR WALL, AND SOFFIT FRAMING. WHERE USED, METAL FRAMIMING TO BE 25 GA. UNLESS NOTED OTHERWISE (U.N.O.).
2. REFER TO FRAMING NOTES FOR WALL SECTIONS.
3. ALL INTERIOR WOOD FRAMING TO BE #2 SPRUCE, FIR OR WHITE PINE. WHERE REQUIRED BY CODE, FRAMING SHALL BE #2 FIRE RETARDANT YELLOW PINE. CONTRACTOR TO VERIFY REQUIREMENTS WITH LOCAL BUILDING OFFICIALS PRIOR TO BIDDING.
4. ALL WOOD IN CONTACT WITH THE SLAB MUST BE PRESSURE TREATED.
5. ALL INTERIOR WALLS TO BE FRAMED TO UNDERSIDE OF TRUSS U.N.O..
6. ALL INTERIOR WALLS THAT ARE NOT SHEAR WALLS TO BE ANCHORED W/ 5/8" DIA. EXPANSION ANCHORS AT 6'-0" O.C. SEE STRUCTURAL DWGS. FOR SHEAR WALL ANCHORS.

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

REV.	DATE	DESCRIPTION

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VICTOR M NEWLOVE REGISTERED 1363 ARCHITECT STATE OF NEVADA

LOUISIANA KITCHEN

LOCATION
POPEYES
LK1260-DL PLUS PROTO
DURANGO & ELKHORN
LAS VEGAS, NV. 89149

DATE: 12/09/13
JOB NO.: 13-000
DRAWN BY: KD
CHECKED BY: PD
FILE NAME: A1 - FLOOR PLAN.DWG

PRJ-52374
12/24/13

FLOOR PLAN

A1

SUP-52420

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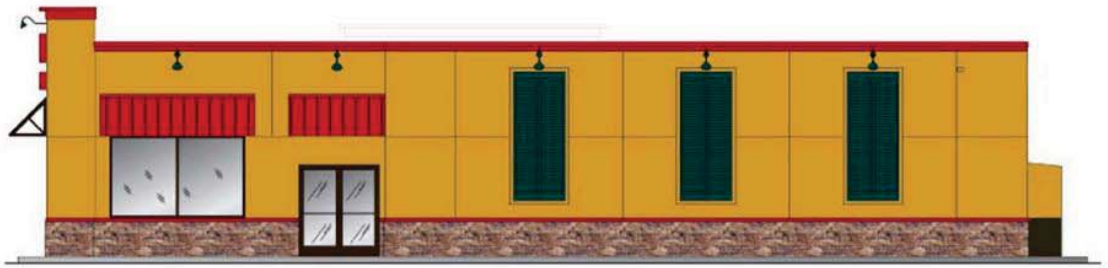

SOUTH ELEVATION

SCALE: N.T.S.



EAST ELEVATION

SCALE: N.T.S.



WEST ELEVATION

SCALE: N.T.S.



NORTH ELEVATION

SCALE: N.T.S.

THESE ELEVATIONS ARE FOR DESIGN REFERENCE ONLY. PLEASE SEE ARCHITECTURAL ELEVATIONS FOR EXACT BUILDING DETAILS.

POPEYES EXTERIOR FINISH SCHEDULE

NO.	LOCATION	SUPPLIER/ MANUFACTURER	MATERIAL	STYLE/ MODEL NO.	COLOR	NOTES
EP-1	MAIN WALL SURFACE	BENJAMIN MOORE	PAINT	#2158-30	DELIGHTFUL GOLDEN	185 LOW LUSTRE
EP-2	ACCENT BAND	BENJAMIN MOORE	PAINT	#2086-10	EXOTIC RED	185 LOW LUSTRE
EP-3	WAINSCOT BELOW TRIM	BENJAMIN MOORE	PAINT	#2107-20	MOCHA BROWN	185 LOW LUSTRE
EP-4	SHUTTERS	SHUTTERCONTRACTOR.COM	14½"x60" VINYL SHUTTER	L2-VINYL	UNFINISHED	030-PAINTABLE
			25⅝"x119" VINYL SHUTTER	L2-VINYL	UNFINISHED	030-PAINTABLE
		BENJAMIN MOORE	PAINT	#2040-10	RAINFOREST FOLIAGE	P-29 DTM SEMI GLOSS
EP-5	BALCONY & RAILINGS	VENDOR/TIGER DRYLAC	METAL/POWDER COAT	RAL 6009	HUNTER GREEN	SMOOTH
EP-5 (ALT)		VENDOR/BENJAMIN MOORE	METAL/PAINT	#2040-10	RAINFOREST FOLIAGE	P-29 DTM SEMI GLOSS
EP-6	STOREFRONT GLAZING	YKK AP	ANODIZED ALUMINUM	#YB5N	DARK BRONZE	21-28 DAYS
EP-6 (ALT)		BENJAMIN MOORE	METAL/PAINT	#64 (2134-20)	RM BRONZETONE	P-29 DTM SEMI GLOSS
EP-7	TRASH ENCLOSURE WALLS, GATES	BENJAMIN MOORE	PAINT	#2107-20	MOCHA BROWN	185 LOW LUSTRE
EP-8	BOLLARDS, LOT STRIPING	BENJAMIN MOORE	METAL/ASPHALT/PAINT	SAFETY & ZONE, ACRYLIC MARKING	RM SAFETY YELLOW	P58-10
SW-1	STONE WAINSCOT	CORONADO STONE	STONE VENEER	CASCADE MTN. LEDGE	FOUR RIVERS	OVERLAPPING STAIR STEP. USE POLYMER MODIFIED QUIKRETE VENEER STONE MORTAR IN MOCHA BROWN. (1137-85)
C-1	STANDING SEAM CANOPY	COPPER SALES, INC.	UNA-CLAD	UC04 ALUMINUM	REGAL RED	12" O.C. GUAGE PER LOCAL CODE REQ.

FINISH NOTES
THE FOLLOWING COMPONENTS CAN BE PURCHASED FROM THE APPROVED NON VENDORS:
STANDING SEAM ROOF
BALCONY RAILING
CLEARANCE BAR
MENU CANOPY
GUARD RAIL
AWNINGS
SHUTTERS

PRJ-52374
12/24/13

VICTOR M. NEWLOVE, AIA
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VICTOR M. NEWLOVE REGISTERED ARCHITECT 13631 STATE OF NEVADA

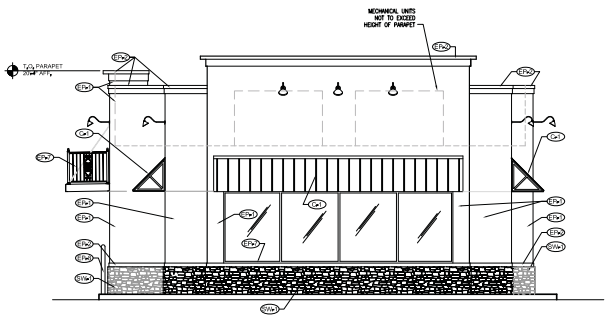
LOCATION
POPEYES
LK1260-DL PLUS PROTO
DURANGO & ELKHORN
LAS VEGAS, NV. 89149

DATE	12/09/13
JOB NO.	13-000
DRAWN BY	KD
CHECKED BY	PD
FILE NAME	A4 & 45.DWG

EXTERIOR ELEVATIONS

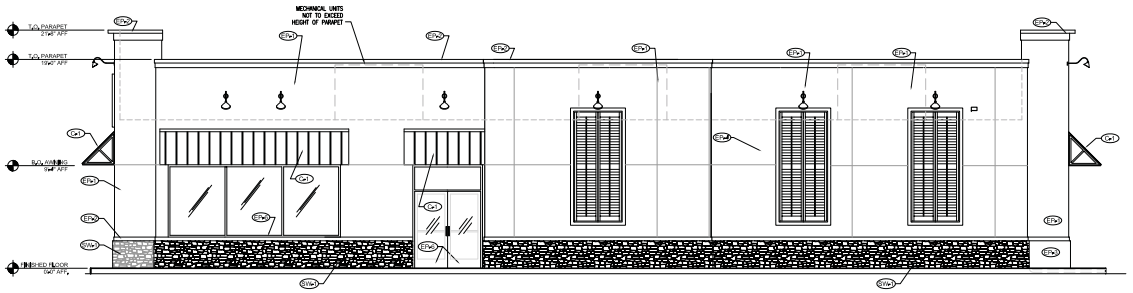
A2

SUP-52420



EAST ELEVATION

SCALE: 3/16" = 1'-0"



SOUTH ELEVATION

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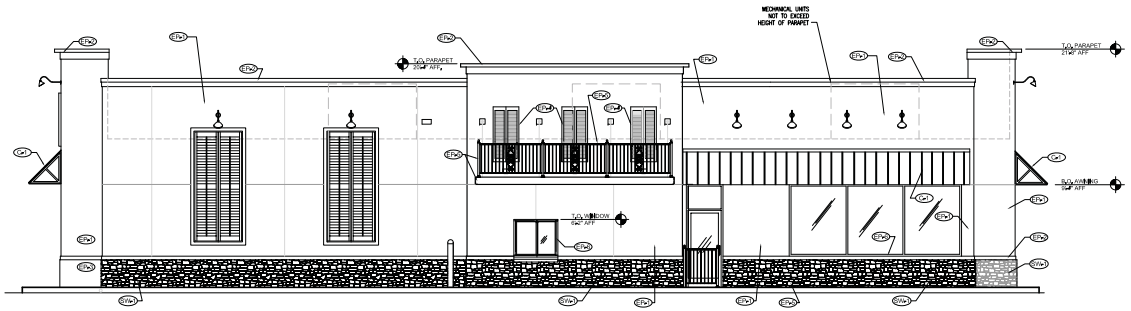
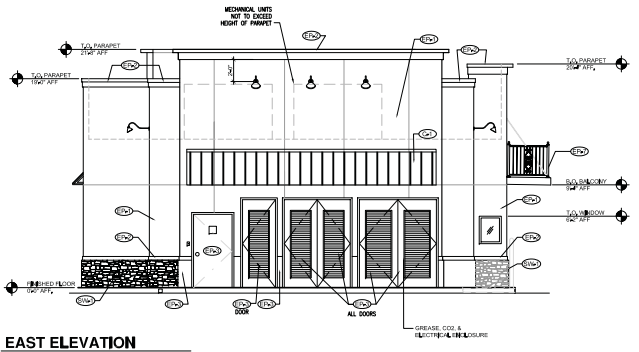


NORTH ELEVATION

SCALE: 3/16" = 1'-0"



EAST ELEVATION

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STANDING SEAM ROOF
BALCONY RAILING
CLEARANCE BAR
AWNING CANOPY
GUARD RAIL
AWNINGS
SHUTTERS

VICTOR M. NEWLOVE, AIA

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

REV.	DATE	DESCRIPTION

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VICTOR M. NEWLOVE
REGISTERED
1363
ARCHITECT
STATE OF NEVADA

LOUISIANA KITCHEN

LOCATION

POPEYES
LK1260-DL PLUS PROTO
DURANGO & ELKHORN
LAS VEGAS, NV. 89149

DATE	
12/09/13	
JOB NO.	
13-000	
DRAWN BY	CHECKED BY
KD	PD

FILE NAME
A4 & 45.DWG

EXTERIOR ELEVATIONS

A2

PRJ-52374
12/24/13

SUP-52420



SUP-52420 [PRJ-52374] - APPLICANT: PLKNV, INC. - OWNER: CLARK COUNTY CREDIT UNION
7065 NORTH DURANGO DRIVE

01/02/14



SUP-52420 [PRJ-52374] - APPLICANT: PLKNV, INC. - OWNER: CLARK COUNTY CREDIT UNION
7065 NORTH DURANGO DRIVE

01/02/14

Paul Deppe, Partner
ADN Architects
Armet Davis Newlove & Associates

December 20, 2013

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

Re: **Project # PRJ-52374**
Justification Letter for the Proposed Popeye's Louisiana Kitchen Restaurant
7065 N. Durango Drive (south of Elkhorn)
Las Vegas, NV 89149

Dear Planning Staff,

Please accept this description as the justification letter to accompany the submittal of the remainder of the required documents for our Site Development Review (SDR) and Special Use Permit (SUP) submittals.

This application is for the proposed development of a new 2695sf Popeye's Fast Casual Drive Through restaurant constructed on the 44,078sf parcel (APN 125-20-114-003). The subject parcel is zoned T-C and is located within the Montecito Town Center SUP. The proposed use is compatible with all applicable provisions of the Development Code, and therefore the existing zoning and comprehensive plan land use designation. It is also compatible with adjacent land uses (all abutting parcels are within the same zone). The surrounding lots have already been developed. Access to the Popeye's will be primarily off of the entrance drive off of Durango, as well as cross access from the lots to the north and south.

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

A typical Popeye's facility operates between 8am and midnight, with the drive through able to stay open as a 24 hour operation if so desired.

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

Sincerely,

Paul Deppe AIA, NCARB, CASp

Date: December 9, 2013

SUP-52420

PRJ-52374
12/24/13

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

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 11, 2014

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

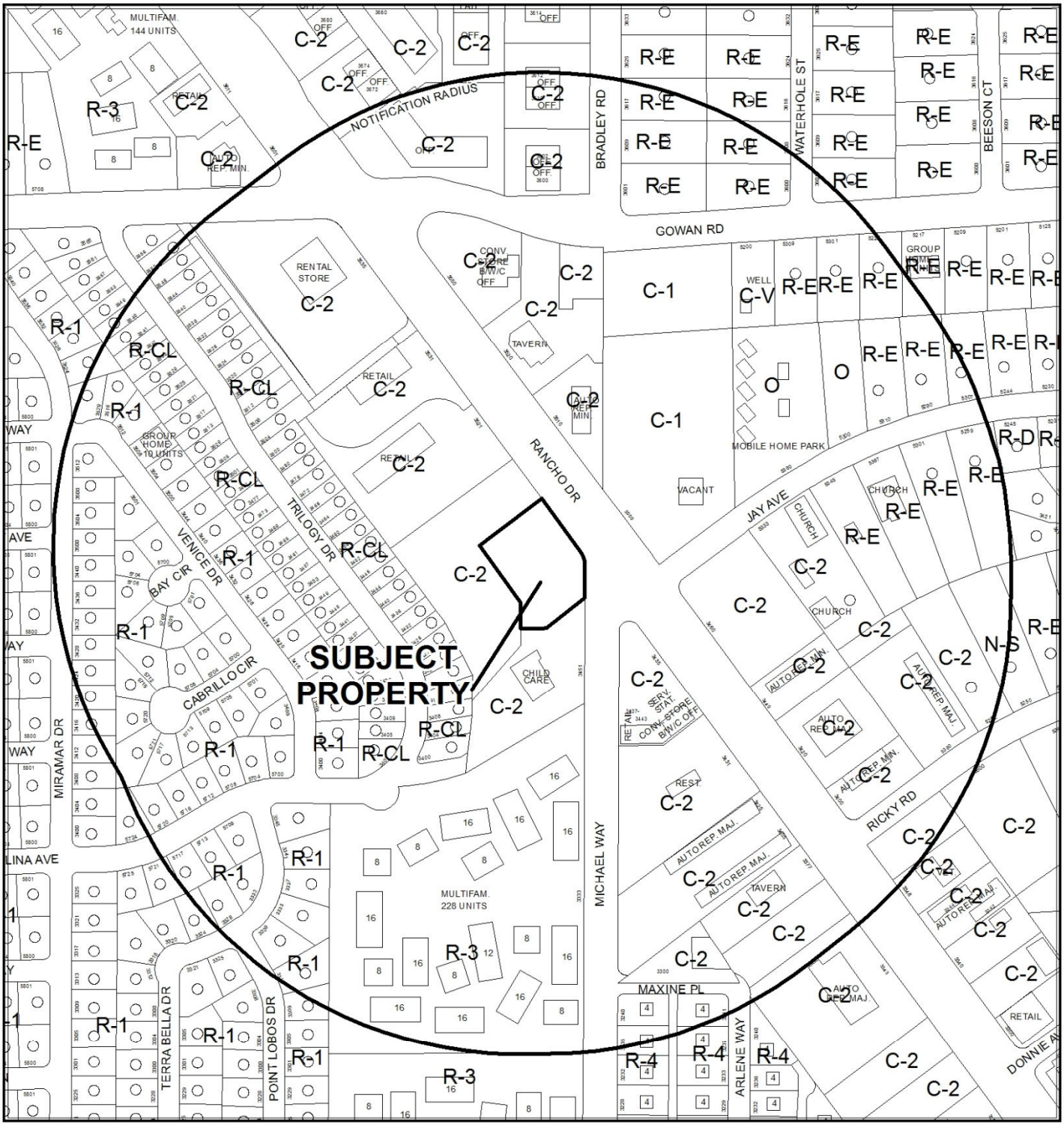
SUBJECT:
ABEYANCE - VAR-50841 - VARIANCE - PUBLIC HEARING - APPLICANT: V & V TACK AND FEED - OWNER: MARY BARTSAS 13, LLC - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE A 10-FOOT SIDE YARD SETBACK IS REQUIRED AND TO ALLOW A FIVE-FOOT REAR YARD SETBACK WHERE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

MAY GO TO CITY COUNCIL ON 03/19/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**4**	**Planning Commission Mtg.**	**57**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

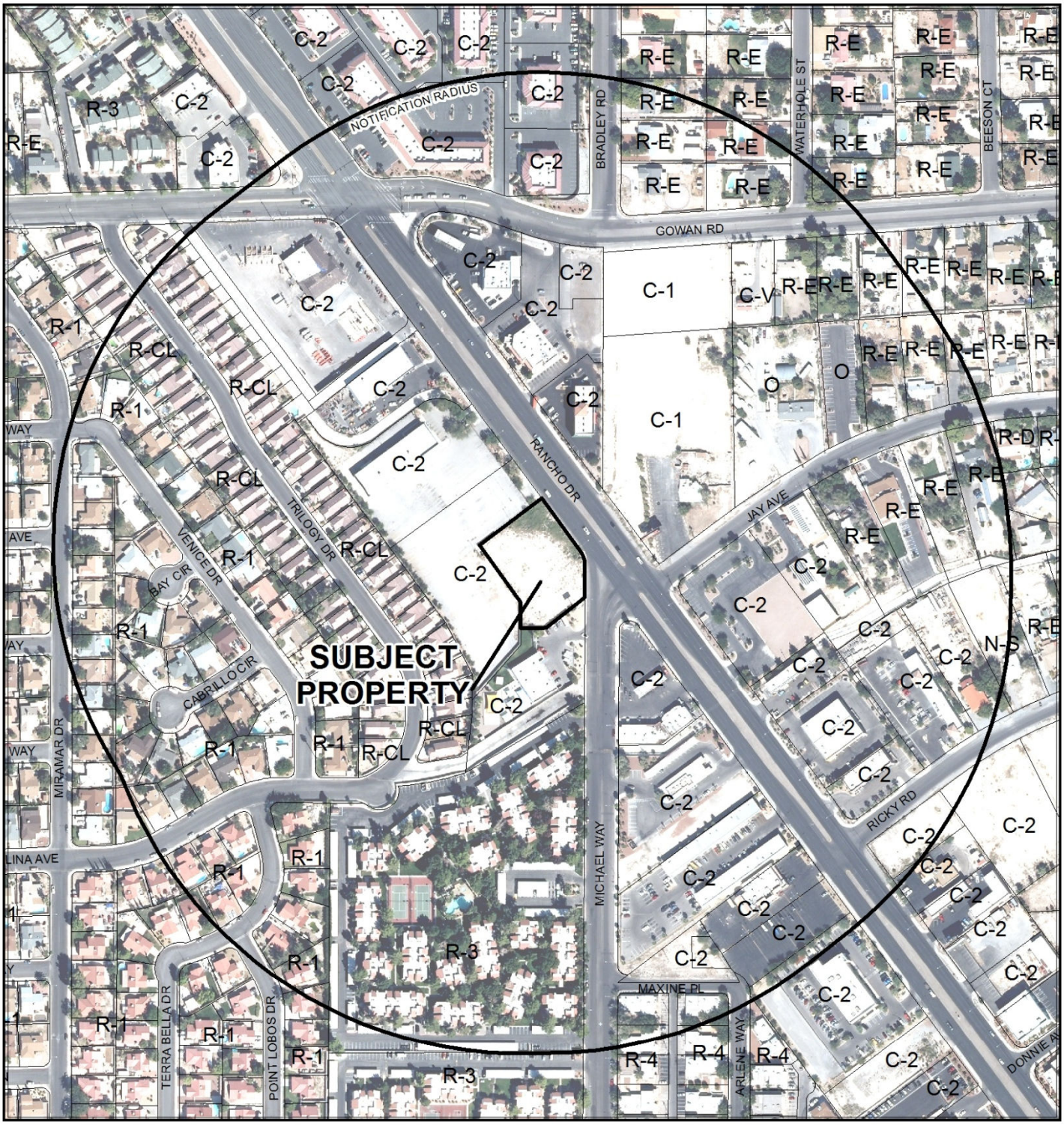
BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-50841, VAR-50842 and SDR-50840
2. Conditions and Staff Report - VAR-50841, VAR-50842 and SDR-50840
3. Supporting Documentation - VAR-50841, VAR-50842 and SDR-50840
4. Photos - VAR-50841, VAR-50842 and SDR-50840
5. Justification Letter - V AR-50841, VAR-50842 and SDR-50840
6. Protest/Support Postcards - VAR-50841 and VAR-50842
7. Support Letters and Support Petition - VAR-50841, VAR-50842 and SDR-50840



CASE: **VAR-50841, VAR-50842 AND SDR-50840 (PRJ-50625)**

RADIUS: 1000 FEET

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



0 300 600 Feet

CASE: **VAR-50841, VAR-50842 AND SDR-50840 (PRJ-50625)**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: FEBRUARY 11, 2014
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: V & V TACK AND FEED - OWNER: BARTSAS MARY 13, LLC

** STAFF RECOMMENDATIONS **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-50841	Staff recommends DENIAL, if approved subject to conditions:	SDR-50841
VAR-50842	Staff recommends DENIAL, if approved subject to conditions:	SDR-50841
SDR-50840	Staff recommends DENIAL, if approved subject to conditions:	VAR-50841 VAR-50842

** CONDITIONS **

VAR-50841 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-50840) shall be required, if approved.

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

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

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

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

VAR-50842 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-50840) shall be required, if approved.

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

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

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

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

SDR-50840 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-50841) and Variance (VAR-50842) shall be required, if approved.

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

3. The applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Clark County Director of Aviation a “Property Owner’s Shielding Determination Statement” and request written concurrence from the Clark County Department of Aviation prior to the issuance of any building permits.

4. All development shall be in conformance with the combined site and landscape plan and building elevations date stamped 01/22/14, and the materials board and floor plan, date stamped 08/22/13, except as amended by conditions herein.

5. A Waiver from Title 19.08.080 is hereby approved, to allow a zero-foot buffer along the north, south, and west property lines where eight feet is required.

6. An Exception from Title 19.08.110 is hereby approved, to allow no parking lot trees islands at the ends of parking rows where a total of five 24-inch box shade trees are required.

7. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

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

9. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the specifying of tree species and the inclusion of four 5-gallon shrubs per tree.

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

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

Public Works

12. Construct all incomplete half-street improvements (sidewalk) adjacent to this site, and remove all existing substandard street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards as required by the Department of Public Works.

13. Connect to the public sewer line in Michael Way. Alternatively, coordinate sewer connection requirements on Rancho Drive with the Sanitary Sewer Section of the Department of Public Works prior to connecting to the public sewer line in Rancho Drive.

14. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all driveways or other private improvements in the Rancho Drive public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.

15. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

16. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for this Site Plan Prior to submittal of construction drawings for this site. Fire Department access shall be maintained at all times per Fire Department Standards.

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting a Site Development Plan Review for a proposed 12,400 square-foot commercial development located on one acre, adjacent to the northwest corner of Rancho Drive and Michael Way. The commercial development consists of an 18-foot tall, 12,400 square-foot steel panel structure that will serve as a feed and tack store and an 18-foot tall 1,880 square-foot open-sided steel panel structure that will serve as outside storage for hay and bulk materials. This development proposal is accompanied with a Waiver request to allow a zero-foot wide landscape buffer along the north, south and west interior property lines where an eight-foot wide landscape buffer is required. In addition, an exception to deviate from the parking lot landscape requirements is proposed. The applicant has also requested a Variance (VAR-50841) to allow a zero-foot side yard setback and a five-foot rear yard setback where a 10-foot side yard and a 20-foot rear yard setback is required, respectively, and a Variance (VAR-50842) to allow 15 parking spaces where 71 spaces are required. Due to the self-imposed hardships from overdeveloping the site and the lack of aesthetic treatment, the site cannot be developed in accordance with the development standards. Therefore, staff recommends denial of the requested Site Development Plan Review and accompanying Waiver and Variance requests.

ISSUES

- A Variance has been requested to allow a zero-foot side yard setback where 10 feet is required and a five-foot rear yard setback where 20 feet is required.
- A Variance for parking has been requested to allow 15 parking spaces where 71 parking spaces are required.
- A Waiver of the Title 19.08.080 perimeter landscape requirement has been requested to allow a zero-foot landscape buffer along the north, south, and west property lines where an eight-foot buffer is required. A Waiver is not needed along the south property line if the requested side yard setback Variance is approved.
- Exceptions of Title 19.08.110 are required to allow no parking lot trees in islands or at ends of new parking rows; otherwise, a further reduction in the provided onsite parking will occur.
- The project is located within 30 feet of the North Las Vegas Municipal Airport, which will require the applicant to file a FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, or submit a “Property Owner’s Shielding Determination Statement” to the Clark County Director of Aviation.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
10/01/03	The City Council approved a request to amend (GPA-2516) portions of the Centennial Hills Sector Plan Map from: GC (General Commercial), SC (Service Commercial) and DR (Desert Rural Density Residential) to: GC (General Commercial), O (Office), SC (Service Commercial), PF (Public Facilities), and DR (Desert Rural) on property located on, or in close proximity to, both sides of Rancho Drive from Cheyenne Avenue to Gowan Road. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
12/09/03	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no building permits or business licenses related to this property

Pre-Application Meeting	
08/06/13	During a routine field check staff found the site undeveloped but is enclosed on the north, south, and west sides by existing walls on neighboring properties. The site is adjacent to a Child Care Facility to the south.

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

Field Check	
08/29/13	Staff visited the site and found an undeveloped lot with existing six-foot walls along the north, south, and west property lines wire. No issues are noted.

Details of Application Request	
Site Area	
Net Acres	1.0

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Undeveloped	GC (General Commercial)	C-2 (General Commercial)
North	Undeveloped	GC (General Commercial)	C-2 (General Commercial)
South	Child Care Facility	SC (Service Commercial)	C-2 (General Commercial)
East	Auto Repair Garage, Minor	GC (General Commercial)	C-2 (General Commercial)
	Undeveloped	SC (Service Commercial)	
West	Undeveloped	GC (General Commercial)	C-2 (General Commercial)

Master Plan Areas	*Compliance*
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
No Applicable Special Purpose or Overlay Districts	N/A
A-O (Airport Overlay) District – 70 Feet	Y
Rural Preservation Overlay District	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.060, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	181 Feet	Y
Min. Setbacks			
• Front	10 Feet	41 Feet	Y
• Side	10 Feet	0 Feet	N
• Corner	10 Feet	10 Feet	Y
• Rear	20 Feet	5 Feet	N
Max. Lot Coverage	50 %	32 %	Y
Max. Building Height	-	18 Feet	N/A
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Not Shown	Y*

**By condition of approval.*

Pursuant to Title 19.08.060, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 30 Linear Feet	6 Trees	0 Trees	N
• South	1 Tree / 30 Linear Feet	7 Trees	0 Trees	N
• East	1 Tree / 20 Linear Feet	6 Trees	11 Trees	Y
• West	1 Tree / 30 Linear Feet	7 Trees	0 Trees	N
TOTAL PERIMETER TREES		**26 Trees**	**11 Trees**	**N**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	6 Trees	5 Trees	N
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		0 Feet	N
• South	8 Feet		0 Feet	N
• East	10 Feet		10 Feet	Y
• West	8 Feet		0 Feet	N
Wall Height	6 to 8 Feet Adjacent to Residential		Existing 6-Foot Wall	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Rancho Drive	Primary Arterial	Planned Streets and Highways Map	100	Y

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
General Retail, Other Than Listed	12,400 SF	1:175SF					
TOTAL SPACES REQUIRED			71		15		
Regular and Handicap Spaces Required			67	4	14	1	N
Loading Spaces	12,400 SF	1:10K SF	2		2		Y
Percent Deviation			79%				N

MH

Waivers		
Requirement	***Request***	***Staff Recommendation***
Eigh-foot perimeter landscape buffer along the north, west, and south property lines.	Zero-foot buffer	Denial

Exceptions		
Requirement	***Request***	***Staff Recommendation***
A five-foot wide landscape island with two 24-inch box sized trees is required for every six uncovered spaces.	No landscape islands between the rows of parking spaces located at the north end of the property adjacent to the front entrance of the building.	Denial

ANALYSIS

The subject site is located within the C-2 (Limited Commercial) zoning district. The propose General Retail, Other Than Listed use is appropriated for this location; however, the requested Variances for required parking and reduction in building setbacks, as well as the requested Waivers and Exceptions to reduce the required landscape buffers and amount of landscaping demonstrates the proposed development is overbuilt. In addition, the lack of any fenestration and façade treatment will create a commercial development that is not aesthetically compatible with the commercial land uses along Rancho Drive.

The proposed development will exceed the 100:1 notice requirement for the North Las Vegas Airport (VGT). Therefore, as required by 14 CFR Part 77, the FAA must be notified of the proposed construction or alteration. The Clark County Department of Aviation (CCDOA) submitted comment to the City of Las Vegas regarding the following:

The applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Clark County Director of Aviation a “Property Owner’s Shielding Determination Statement” and request written concurrence from the Clark County Department of Aviation;

No building permit or other construction permit shall be issued for any structure greater than 35 feet above the surface of land that, based upon the FAA's 7460 airspace determination (the outcome of filing the FAA Form 7460-1) would (a) constitute a hazard to air navigation, (b) would result in an increase to minimum flight altitudes during any phase of flight (unless approved by the Department of Aviation), or (c) would otherwise be determined to pose a significant adverse impact on airport or aircraft operations. The applicant is advised that FAA's airspace determinations are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments.

The applicant is advised that the FAA's airspace determinations include expiration dates and that the separate airspace determinations will be needed for construction cranes or other temporary equipment.

The placement and size of the proposed buildings, both the central commercial building and the open-sided storage structure, require Variances for both the onsite parking requirement and setbacks along with Waivers and Exceptions to the Title 19.08 Commercial Development Standards, as demonstrated in the above tables. Because a reduction in the proposed floor area and the relocation of the proposed building would bring the development in conformance with the C-2 (General Commercial) zoning district development standards, the proposed development is not appropriate. Therefore, staff recommends denial.

FINDINGS (VAR-50841)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing a structure too large and too close to the required side and rear yard setbacks. An alternative design with a reduced floor area, along with the location of the primary structure at the front of the property would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (VAR-50842)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing a commercial structure that is oversized for the available lot. An alternative design featuring a reduced floor plan would allow conformance to the Title 19 requirements by reducing the amount of required parking while making more land available for a parking lot. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (SDR-50840)

In order to approve a Site Development Plan application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed General Retail, Other Than Listed use is compatible with the adjacent commercial uses to the north and south of this proposal; however, it is not compatible in appearance and scale with the commercial development standards for which the C-2 (General Commercial) zoning district falls under. The associated Variances (VAR-50841 and VAR-50842) further demonstrate that the proposed development is overbuilt for the subject site.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

   The proposed commercial development is not is in compliance with the C-2 (General Commercial) zoning district development standards for building setbacks, building placement or orientation. Also, the proposed site plan does not provide the required amount of onsite parking. The applicant has requested a Waiver to the required interior landscape buffer and an exception from Title 19.08.110(C)(12)(a) to address the deficiency in required parking lot landscaping.

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

   Access to the site is adequately provided by Rancho Drive, classified as a 100-foot wide Primary Arterial by the Master Plan of Streets and Highways. The interior circulation is provided by means of a one-way clockwise parking lot that surrounds the proposed primary structure. The site plan shows a gate that will negatively affect the egress of the site in the event that someone enters the site while the gate is closed. When considering the proposed parking deficient plan and the single driveway providing vehicle ingress and egress, staff finds that the proposed interior circulation for the commercial development to be problematic.

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

   The building materials shown in the provided elevations and materials board are not typical of the adjacent commercial developments and are more in context with light industrial or agricultural land uses. The proposed landscaping materials along Rancho Drive are desert-appropriate and suitable for this type of development; however, there is no additional landscaping provided within the required landscape buffers or the parking lot.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   The provided building elevations demonstrate design characteristics that are not in compliance with the Title 19.08.040 Commercial Design Standards. Additional concern is raised regarding the significant lack of fenestration or architectural detail to the proposed building elevations, resulting in a commercial property that appears to be nothing more than a plain steel shed that would be more suited for a rural agricultural land use.

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

   The proposed facility will be subject to the required reviews for building permits and a final inspection prior to the issuance for a Certificate of Occupancy, and therefore will not compromise the health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

NOTICES MAILED 199

APPROVALS 57

PROTESTS 4

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

VAR-50841

Case Number: PRJ-50625 APN: 138-12-301-016

Name of Property Owner: BARTSAS MARY 13, LLC

Name of Applicant: FRANK VEILLEUX

Name of Representative: CHI-YING SETO

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Aaron Hansen

Subscribed and sworn before me

This 19th day of August, 2013

Dorothea M Sherwood

Notary Public in and for said County and State

DOROTHEA M. SHERWOOD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20084033715
My Commission Expires September 26, 2016

PRJ-50625
08/22/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE

Project Address (Location) RANCHO DR. & MICHAEL WY.

Project Name V & V TACK AND FEED STORE **Proposed Use** GEN. RETAIL

Assessor's Parcel #(s) 138-12-301-016 **Ward #** 5

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

Commercial Square Footage 12,400 **Floor Area Ratio** 29%

Gross Acres 1.00 **Lots/Units** N/A **Density** N/A

Additional Information

PROPERTY OWNER BARTSAS MARY 13 LLC **Contact** AARON HANSEN

Address 601 RANCHO DR. #C23 **Phone:** (702)3660103 **Fax:** (702)3669413

City LAS VEGAS **State** NV **Zip** 89106

E-mail Address

APPLICANT V & V TACK AND FEED **Contact** FRANK VEILLEUX

Address 3696 N. RANCHO DR. **Phone:** (702)7681538 **Fax:**

City LAS VEGAS **State** NV **Zip** 89130

E-mail Address tackfeed@gmail.com

REPRESENTATIVE ZONE ENGINEERING **Contact** CHI-YING SETO

Address 4550 W. OAKEY BLVD., SUITE 102 **Phone:** (702) 877-3005 **Fax:** (702) 877-3007

City LAS VEGAS **State** NV **Zip** 89102

E-mail Address cseto@zoneengineering.com

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

Property Owner Signature* _____

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

Print Name AARON HANSEN

Subscribed and sworn before me

This 19th day of August, 2013.

Dorothea M Sherwood

Notary Public in and for said County and State

DOROTHEA M. SHERWOOD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20084033715
My Commission Expires September 26, 2016

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAR-50841
Meeting Date:	10/08/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-50625
08/22/13

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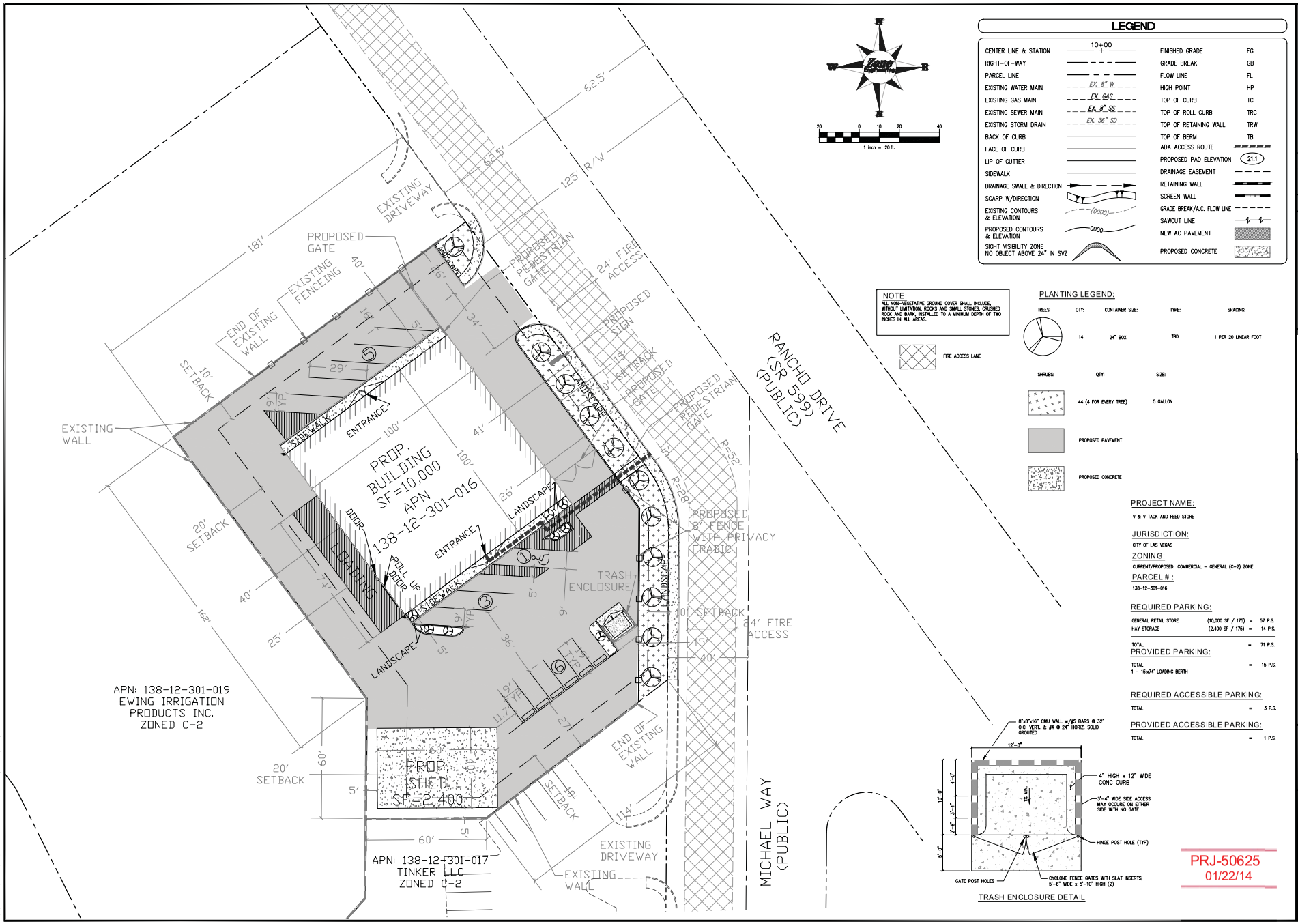
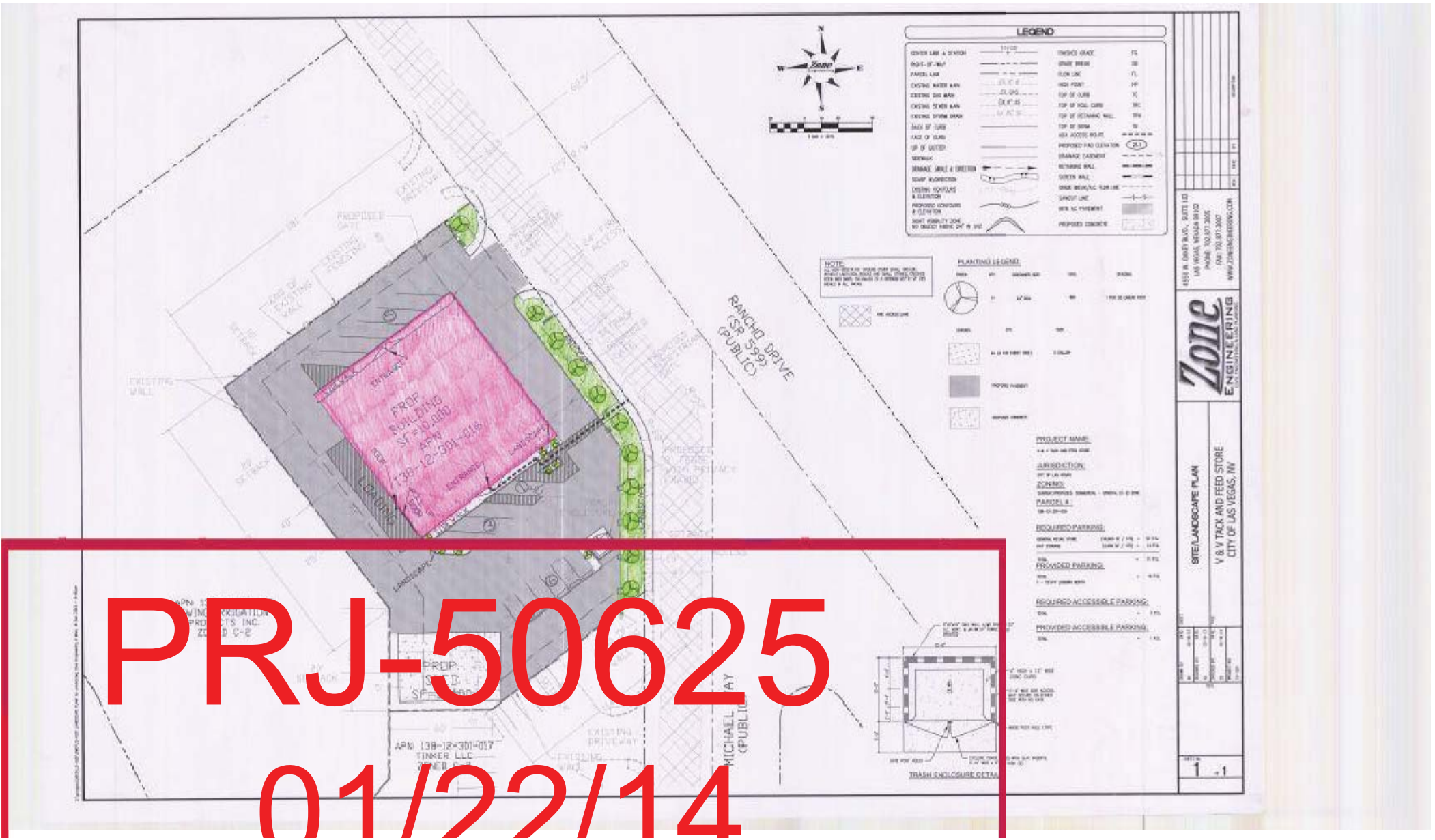


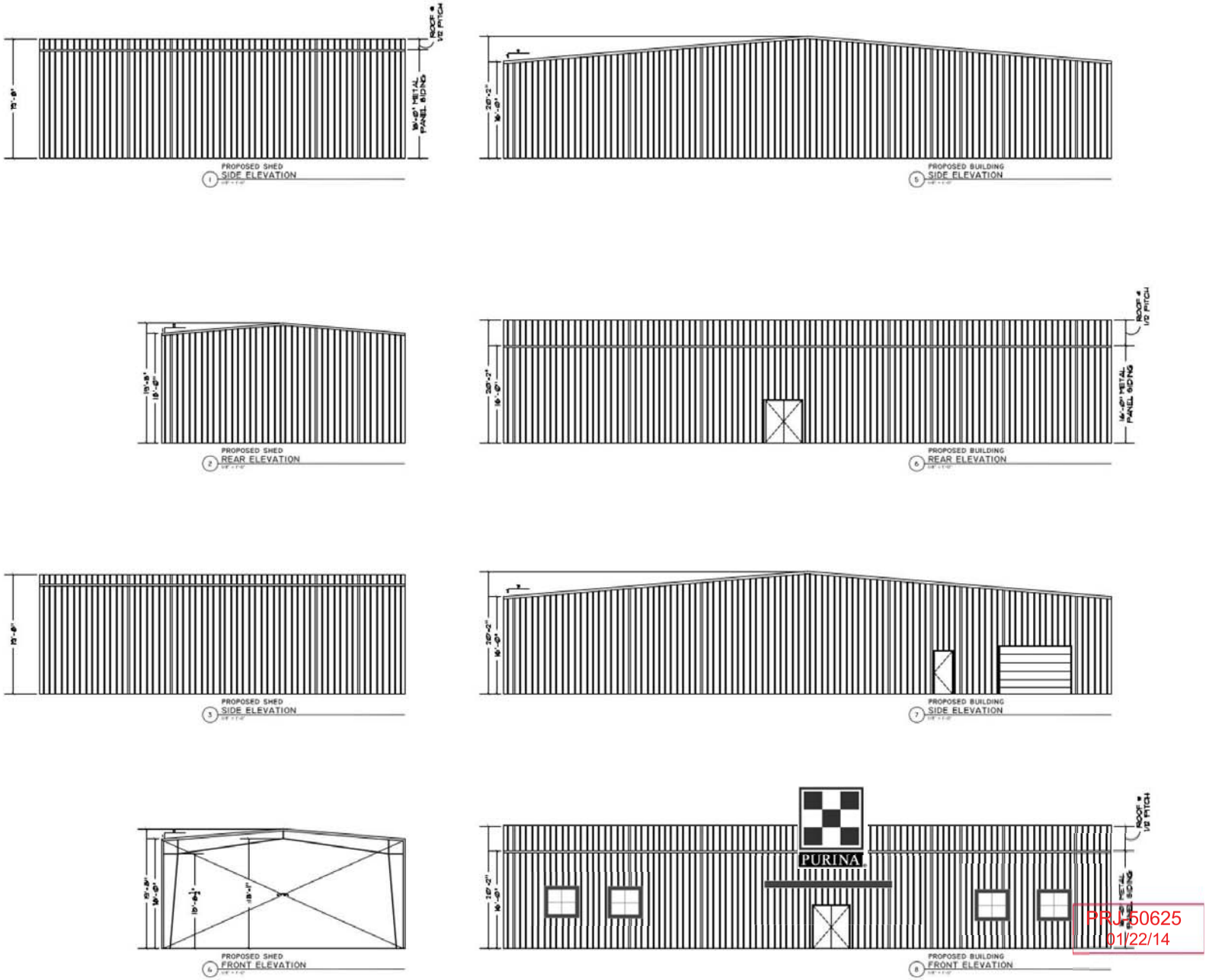
VAR-50841, VAR-50842 & SDR-50840 - REVISED



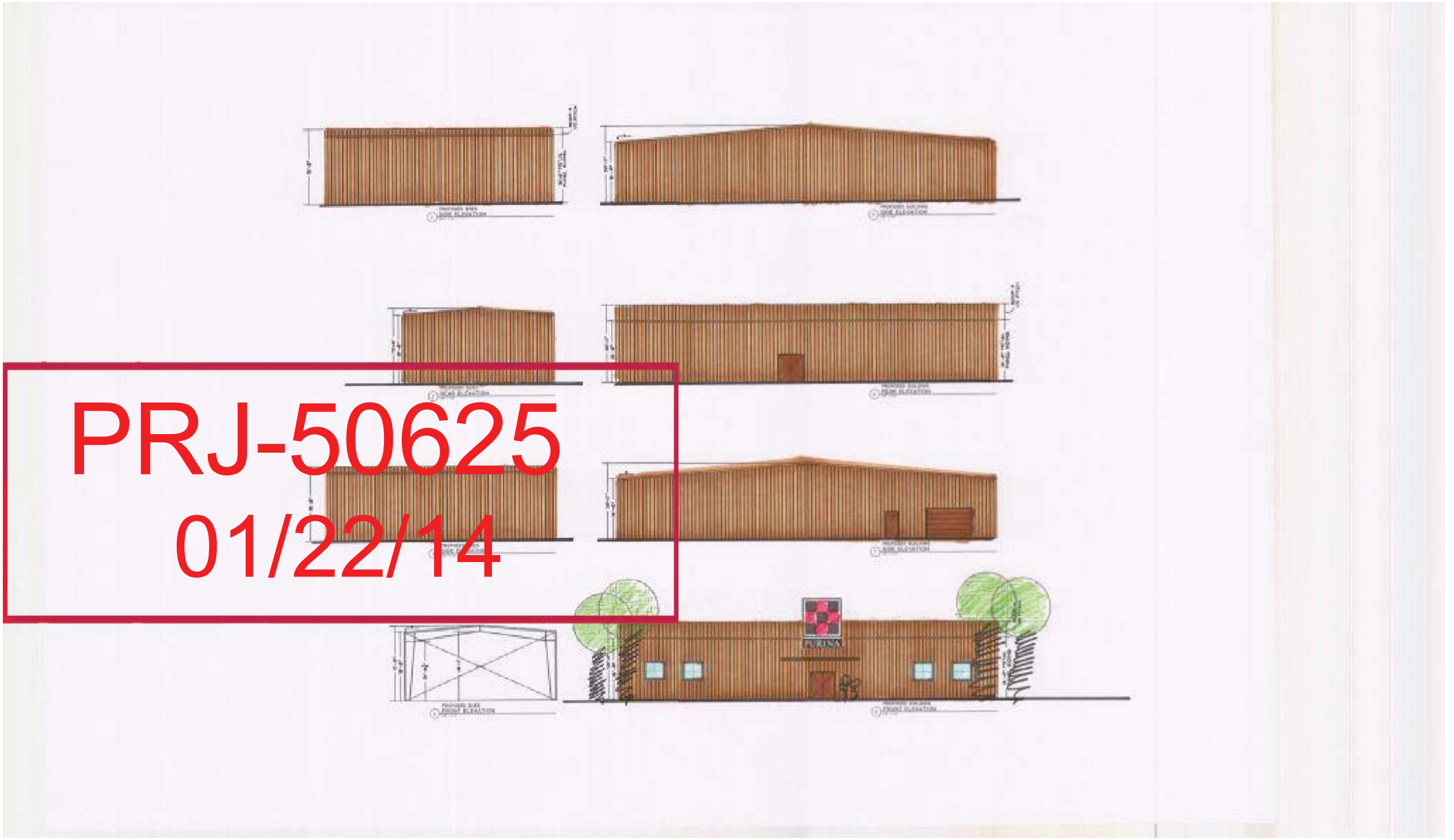
PRJ-50625

01/22/14

VAR-50841, VAR-50842 & SDR-50840 - REVISED

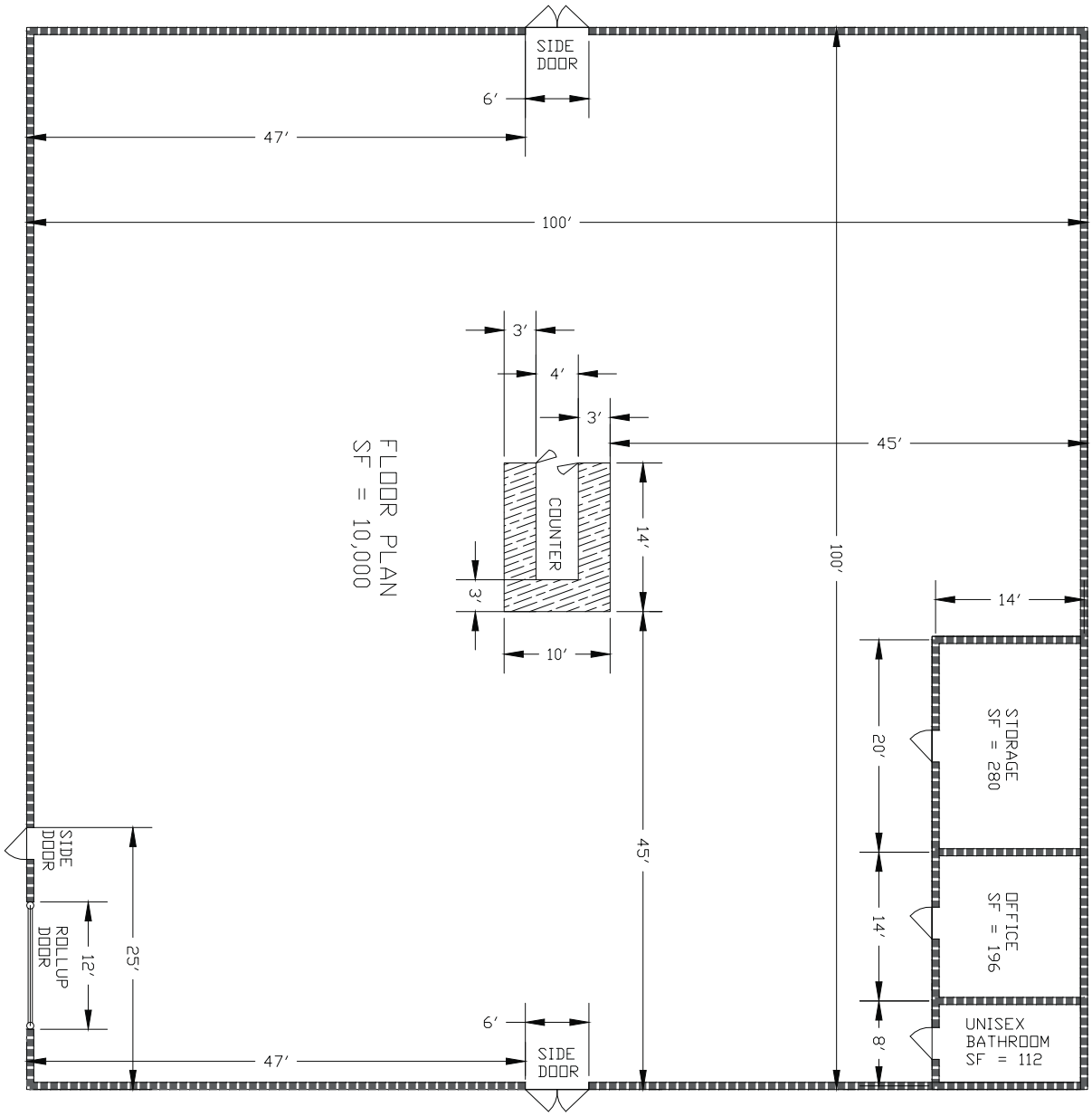


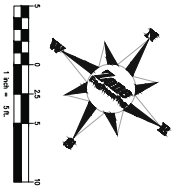
VAR-50841, VAR-50842 & SDR-50840 - REVISED



PRJ-50625
01/22/14

VAR-50841, VAR-50842 & SDR-50840 - REVISED





VAR-50841 VAR-50842 SDR-50840

SHEET No. 1 of 1	DRAWN BY: AK DATE: 7-3-13 DESIGNED BY: AK DATE: 7-3-13 CHECKED BY: CS DATE: 7-3-13 PROJECT NO: 13-1001	SHEET TITLE: FLOOR PLAN V & V TACK AND FEED STORE CITY OF LAS VEGAS, NV	Zone ENGINEERING CIVIL ENGINEERING & LAND PLANNING

4550 W. OAKEY BLVD., SUITE 102
LAS VEGAS, NEVADA 89102
PHONE: 702.877.3005
FAX: 702.877.3007
WWW.ZONEENGINEERING.COM

REV.:	DATE:	BY:	DESCRIPTION:

BURNISHED SLATE
(BS)

EVERGREEN
(EG)

AZTEC BLUE
(AB)

BRICK RED
(BR)

SAGEBRUSH TAN
(SB)

FOX GRAY
(FG)

LIGHTSTONE
(LS)

POLAR WHITE
(PW)

Color Samples



VAR-50841 VAR-50842 SDR-50840

1-800-292-0111

The proposed 8’ Chainlink Fence with Privacy Frabic will be similar to the once shown in the picture



VAR-50841 VAR-50842 SDR-50840

PHOTO SAMPLE OF PROPOSED BUILDING



PHOTO SAMPLE OF PROPOSED BUILDING



PHOTO SAMPLE OF PROPOSED BUILDING

VAR-50841 VAR-50842 SDR-50840





PHOTO SAMPLE OF PROPOSED HAY SHED



PHOTO SAMPLE OF PROPOSED HAY SHED



PHOTO SAMPLE OF PROPOSED HAY SHED



VAR-50841, VAR-50842 & SDR-50840 – APPLICANT: V & V TACK AND FEED - OWNER: BARTSAS MARY 13, LLC

NORTHWEST CORNER OF RANCHO DRIVE AND MICHAEL WAY

08/29/13



VAR-50841, VAR-50842 & SDR-50840 – APPLICANT: V & V TACK AND FEED - OWNER: BARTSAS MARY 13, LLC

NORTHWEST CORNER OF RANCHO DRIVE AND MICHAEL WAY

08/29/13



VAR-50841, VAR-50842 & SDR-50840 – APPLICANT: V & V TACK AND FEED - OWNER: BARTSAS MARY 13, LLC

NORTHWEST CORNER OF RANCHO DRIVE AND MICHAEL WAY

08/29/13



VAR-50841, VAR-50842 & SDR-50840 – APPLICANT: V & V TACK AND FEED - OWNER: BARTSAS MARY 13, LLC

NORTHWEST CORNER OF RANCHO DRIVE AND MICHAEL WAY

08/29/13



VAR-50841, VAR-50842 & SDR-50840 – APPLICANT: V & V TACK AND FEED - OWNER: BARTSAS MARY 13, LLC

NORTHWEST CORNER OF RANCHO DRIVE AND MICHAEL WAY

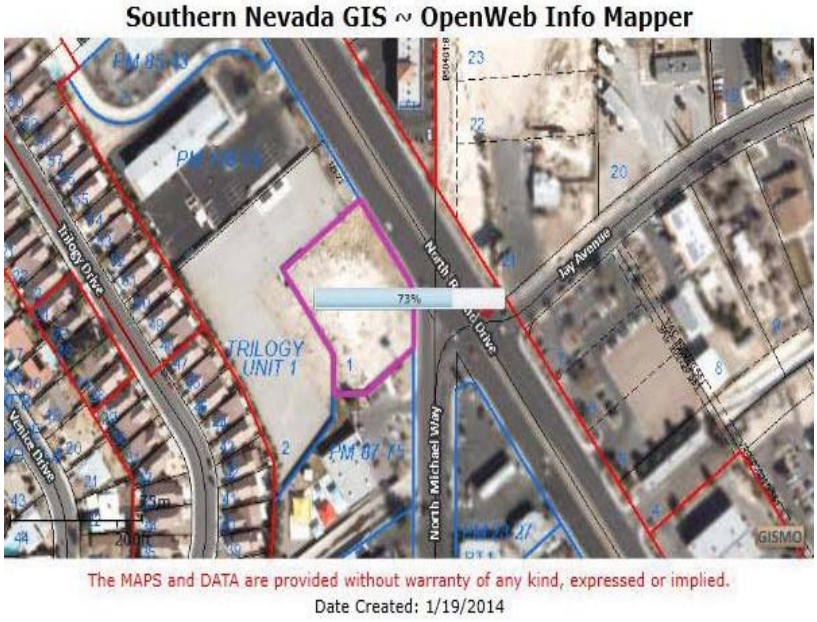
08/29/13

Arnold Stalk PhD
840 South Rancho Drive Suite #4
PO Box 622
Las Vegas, Nevada 89106

JUSTIFICATION LETTER

January 19, 2014

APN: 138-12-301-016



Property Information

Parcel:	138-12-301-016
Owner Name(s):	BARTSAS MARY 13 L L C
Site Address:	0
Jurisdiction:	Las Vegas - 89108
Zoning Classification:	General Commercial District (C-2)

Misc Information

Subdivision Name:	PARCEL MAP FILE 87 PAGE 75		
Lot Block:	Lot:1 Block:	Construction Year:	Construction Year: 0
Sale Date:	12/1999	T-R-S:	20-60-12
Sale Price:	$425,000	Census Tract:	3413
Recorded Doc Number:	2003120901569	Estimated Lot Size:	Estimated Lot Size: 1

PRJ-50625
01/21/14

VAR-50841, VAR-50842 & SDR-50840 - REVISED

This Justification Letter is being submitted on behalf of the property owner, Mary Bartsas 13, LLC.

Request:
Site Development Review (SDR)

Lot size:
One (1) acre (+/-)

Site location:
SWC Rancho Drive and Michael Way

Proposed Development:

- The proposed development is V&V Tack & Feed Store. This business is currently located in the vicinity and has been operating in the community for several years.
- 10,000 SF metal panel building.
- 2,400 SF hay Storage shed.
- One proposed ingress/egress approved by NDOT.
- The current zoning is C-2 (General Commercial) therefore the proposed development should conform with the Unified Development Code (Title 19).
- The operation hours for the proposed store are Monday through Saturday from 9am to 7pm and Sunday from 10am to 6pm.

Parking:

Required Parking:	**71 spaces** **Handicap spaces to be 3 spaces plus one space to be van accessible.**
Parking provided:	**15 parking spaces**
Handicap space:	**1 parking space**
Loading berth:	**1 provided (15' W x 74' L)**

Variance Requests

Parking Variance:

- In accordance to the Las Vegas Zoning Code Chapter 19.04, the required parking for a General Retail store (3,500 SF or more) is one (1) space for every 175 SF of gross floor area and one (1) handicap space for every twenty-five (25) required spaces.

- A Table is attached with this Justification Letter labeled EXHBIT 'A' showing the average hourly customer count during normal operating hours From August, 2012 to August, 2013.

PRJ-50625
01/21/14

VAR-50841, VAR-50842 & SDR-50840 - REVISED

- As illustrated, the parking provided for this use is more than adequate to support this use.

Variance Request
Hay Storage Shed:

- The proposed hay storage shed will be sited at the SWC of the site, approximately five (5) feet away from the south and west property line. The shed will be three (3) sided shed with the opening facing east. A variance is being requested as part of this SDR submittal for the proposed shed to be sited within the required setback 18.08/080.

Variance Request
Landscaped Buffers:

- A variance is being requested with this SDR requesting the elimination of the required landscape buffers along the south, west and north side of the site pursuant to Title 19.08.080. These variances are needed to allow for proper traffic circulation and to provide the best and most efficient use of the site.

In conclusion, a great deal of time and effort have gone into ensuring the proper procedures and protocols have been met.

- There have been several meetings with City of Las Vegas staff, the surrounding neighbors who have approved this proposed development.
- Many letters of support from the neighbors and current customers of V& V Tack & Feed Store have been submitted to CLV Planning as part of the submittal packet.
- There have been several meetings with the professional consultants i.e. engineer, architect and contractors to work through the site plan and add color and architectural features to the elevations.

The variance and waiver requested in the SDR submittal is vital for the development of this project and are needed in order for the business to function properly. This is one of the few Tack & Feed Stores serving this region.

Approval of this SDR will allow a longtime business in the community to function on a site which is highly irregular in shape and is the highest and best use for this area.

This justification letter is submitted to The City of Las Vegas for consideration and is respectfully submitted by:

_____

Arnold Stalk, PhD

PRJ-50625
01/21/14

VAR-50841, VAR-50842 & SDR-50840 - REVISED

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas. Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above or fax this side of this card to (702) 464-7499. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-50841 & VAR-50842 [PRJ-50625]
Planning Commission Meeting of **10/8/2013**

Date 10/8/13 Item 34&35

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.43³
0004279218 SEP 26 2013
MAILED FROM ZIP CODE 89101

RECEIVED
OCT 3 2013
City of Las Vegas
Dept. of Planning

Case: VAR-50841
13812312011
GIBSON LEE GARDNER & MARIA C
2730 BELACASTRO ST
LAS VEGAS NV 89117-3038

AGENDA ITEMS #34-35
PROTEST

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
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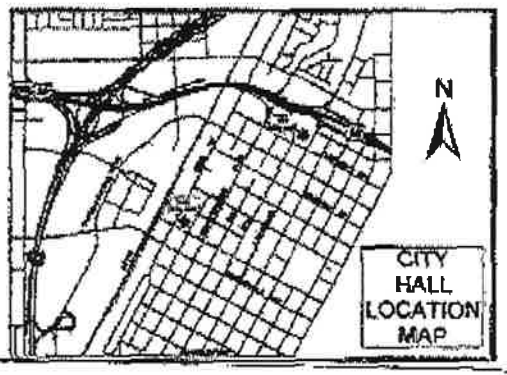

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OCT 7 2013
City of Las Vegas
Dept. of Planning

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Please use available blank space on card for your comments.

VAR-50841 & VAR-50842 [PRJ-50625]
Planning Commission Meeting of **10/8/2013**

Case: VAR-50841
13812301019
EWING IRRIGATION PRODUCTS INC
3441 E HARBOUR DR
PHOENIX AZ 85034-7229

AGENDA ITEM #34-35
PROTEST

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.43³
0004279218 SEP 26 2013
MAILED FROM ZIP CODE 89101

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Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-50841 & VAR-50842 [PRJ-50625]
Planning Commission Meeting of **10/8/2013**

RECEIVED
OCT 3 2013
City of Las Vegas
Dept. of Planning

Case: VAR-50841

13812312008
GIBSON MARIA
2739 BELCASTRO ST
LAS VEGAS NV 89117-3038

AGENDA ITEMS #34-35
PROTEST

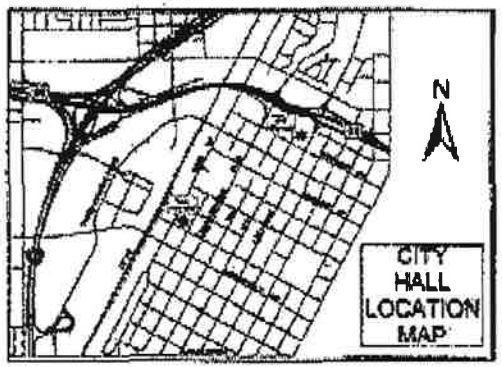
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES

02 1M $ 00.43³
0004279218 SEP 26 2013
MAILED FROM ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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VAR-50841 & VAR-50842 [PRJ-50625]
Planning Commission Meeting of **10/8/2013**

RECEIVED
OCT 3 2013
City of Las Vegas
Dept. of Planning

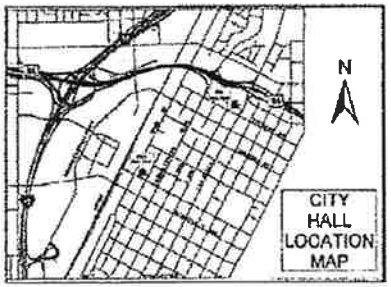
Case: VAR-50841
13812314015
GIBSON LEE G & MARIA C
2730 BELCASTRO ST
LAS VEGAS NV 89117-3038

AGENDA ITEMS #34-35
PROTEST

702 485-6870

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-50841 & VAR-50842 [PRJ-50625]
Planning Commission Meeting of **10/8/2013**

Case: VAR-50841
13812710054
E S M I PROPERTIES L L C
5252 RICKY RD
LAS VEGAS NV 89130-3108

F.E.I. Construction

Oct 03 13 08:09a

AGENDA ITEMS #34-35
SUPPORT

09/30/2013 12:17 FAX 702 366 9413 Mary Bartsas Ent., LLC

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.43³
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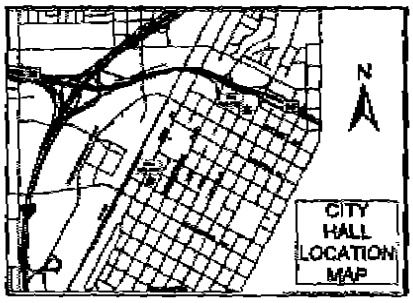
Return Service Requested
Official Notice of Public Hearing



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-50841 & VAR-50842 [PRJ-50625]
Planning Commission Meeting of **10/8/2013**

Case: VAR-50841
13812301016
BARTSAS MARY 13 L L C
601 S RANCHO DR #C23
LAS VEGAS NV 89106-4825

25 HRDFNMP 89106

AGENDA ITEMS #34-35
SUPPORT

Mailing address:
Attention: Arnold Stalk PhD
840 South Rancho Drive Suite #4
PO Box 622
Las Vegas, Nevada 89106
(702) 624-5792

Re: Proposed by V&V Tack & Feed Store to build a new store located at Rancho Drive and Michael Way, Las Vegas, Nevada.

I support the application as proposed by V&V Tack & Feed Store to build a new store.

APPLICATION WITH THE CITY OF LAS VEGAS NUMBERS:

VAR-50841

VAR-50842

SDR-50840

NAME: Sherlynne Overby
SIGNATURE: Sherlynne Overby
ADDRESS: 3451 N. Michael Way
PHONE: 702-889-0326
EMAIL: SMO 925@cox.net
DATE: 11-12-13

RECEIVED
NOV 26 2013
City of Las Vegas
Department of Planning

Fax: 702 740 2211

Mailing address:
Attention: Arnold Stalk PhD
840 South Rancho Drive Suite #4
PO Box 622
Las Vegas, Nevada 89106
(702) 624-5792

Re: Proposed by V&V Tack & Feed Store to build a new store located at Rancho Drive and Michael Way, Las Vegas, Nevada.

I support the application as proposed by V&V Tack & Feed Store to build a new store.

APPLICATION WITH THE CITY OF LAS VEGAS NUMBERS:

VAR-50841

VAR-50842

SDR-50840

NAME: Charles Miller

SIGNATURE:

ADDRESS: 3521 N. Rancho Dr.

PHONE: 702-839-9530

EMAIL: CharleyMiller@Ewing1.com

DATE: 11-12-13

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NOV 26 2013

City of Las Vegas
Department of Planning

VAR-50841
VAR-50842
SDR-50840
SUPPORT

CLV App #_____

Support the New V&V Tack and Feed Store!!!

Located at the SWC of Rancho & Cheyenne (APN 138-12-301-016)

By signing below I hereby support development and construction of the proposed V&V Tack and Feed Store at the location referenced above.

Date	Print Name	Signature	Address	City, State, Zip Code
10/12/13				
10/12/13	Krista Berglund	[signature]	7629 Certitude Ave	LV NV 89131
10/14/2013	Louis J Hillegass Jr	[signature]	8585 W. Verde Way	LV NV 89149
10/14/2013	Tiffany CARR	[signature]	9337 CRANESBILL CT	LV NV 89149
10/15/2013	AMY MAHONEY	[signature]	10612 DERBY PEAK	LV NV 89166
10/15/13	Cheryl Shutt	Cheryl Shutt	8794 Tangerine Stay	LV NV 89178
10/15/13	STEPH DINGMAN	[signature]	8123 SOCO AVE	LV. NV 89131
10/15/13	GOLDING	[signature]	9960 N. El Capitan	89143
10/16/13	Mindy Face	[signature]	812 San Bruno Ave	Henderson, NV 89002
10/16/13	Shawnna Payntier	S. Payntier	8301 Unicorn St	LV NV 89131
~~10/16/13~~	~~Jenet Mraz~~	~~J. Mraz~~	~~8301 Unicorn St~~	~~LV NV 89131~~
10/16/13	Jeff Rees	Jeff Rees	8504 Brent Ln.	LV. NV. 89143

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City of Las Vegas
Department of Planning

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10 SUPPORT
VAR-50841 VAR-50842 SDR-50840

CLV App #_____

Support the New V&V Tack and Feed Store!!!

Located at the SWC of Rancho & Cheyenne (APN 138-12-301-016)

By signing below I hereby support development and construction of the proposed V&V Tack and Feed Store at the location referenced above.

Date	Print Name	Signature	Address	City, State, Zip Code
10/17/13	Heather Weinberger	[signature]	1705 Double Arrow Pl LV, NV 89128	
10/17/13	Brett Trasch	[signature]	9335 W. Lamarcana LV, NV 89149	
10/18/13	Sandi Sen	[signature]	6955 N. Durango Dr LV 89149	
10-19-2013	Michael Layne	[signature]	8743 Four Views Lv.	Las Vegas NV 89143
10-19-13	ARMY YANNONE	[signature]	6330 ABALLS FARM ST.	LV. NV 89131
10/19/13	NATALIE COLLINS	[signature]	8412 ILLUSIONARY	LV, NV 8913
10/20/13	Taubman Matthew	[signature]	7931 Bartlett Peak St Las Vegas 89166	7
10/20/13	Denny Deutschkron	[signature]	9080 W. Fisher Ave.	LV, NV 89149
10/21/13	MURRELL SAILERS	[signature]	7125 W. LOERNESS PACK CT. N. LAS VEGAS NV 89084	NLV 89084
10/21/13	GREG EVERETT	[signature]	8825 SHADY PINE DR LVN 89143	—
10/22/13	Pat Darnell	[signature]	9655 Phoenician	L.V. NV. 89147
10/22/13	Dania Spor	[signature]	8137 N. Pioneer Way	LV. NV 89131

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Department of Planning

12 SUPPORT

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VAR-50841 VAR-50842 SDR-50840

CLV App #_____

Support the New V&V Tack and Feed Store!!!

Located at the SWC of Rancho & Cheyenne (APN 138-12-301-016)

By signing below I hereby support development and construction of the proposed V&V Tack and Feed Store at the location referenced above.

Date	Print Name	Signature	Address	City, State, Zip Code
Oct 22, 2013	Dodi Payson		8920 Lake Tahoe View Dr	Las Vegas 89143
10-23-13	Gina Sando		8055 N. Tioga Way 89131	
10-23-13	Bruce Minnozz		" "	"
10-24-13	Cindy Legere		7740 Brant Ln	LV NV 89131
10-25	Karen Eisnaugle		Henderson	89074
10-25-13	Allison Reese		6517 Hillside Bell Ave	89130
10-25-13	Isabel Camacho		7685 mustang	LV NV 89131
10-25-13	Michelle Sawyer		10301 Homestead	LV NV 89143
10-26-13	Mary Jane Skelley		852 Log Cabin	LV NV 89143
10-29	Ronald Thomas		7745 Maggie	LV NV 89131
10-30-13	Jeff Brown		7173 Gray Harbor	LV NV 89131
10/30/13	Jerry Faircloth		7290 Mount Kearsarge	LV NV 89131

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NOV 26 2013

City of Las Vegas
Department of Planning

9 SUPPORT

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VAR-50841 VAR-50842 SDR-50840

CLV App #_____

Support the New V&V Tack and Feed Store!!!

Located at the SWC of Rancho & Cheyenne (APN 138-12-301-016)

By signing below I hereby support development and construction of the proposed V&V Tack and Feed Store at the location referenced above.

Date	Print Name	Signature	Address	City, State, Zip Code
10/31/13	Kimberly Dark		6655 Running colors	L.V, NV 89131
11-1-13	Jessica Draught		8525 Maggie	LV. NV, 89143
~~11-1-13~~	~~Joe Dunn~~		6655 Running colors	LV, NV, 89131
11/2/13	JACQUELINE SHUBERDA		1613 GLENROSA	NLV 89031 NV
11/2/13	Liz Witter		8545 Maggie	Ave Las Vegas, NV 89143
11/2/13	Tammy Durell		8750 Ruston	LV NV 89143
11/2/13	JENNIFER DAWSON		5929 KENMORE	N. LV NV 89031
11/2/13	Colin Mavel		8700 GRAZING HILL	LV, NV 89143
11/2/13	JACQUELINE WALKER		7917 PAINTED SUNSET	LV NV 89129
11-3-13	Cindy Rosenberger		1525 Morning Brook	LV, NV. 89131
11-3-13	Rita McKenna		10624 Camel Rock	LV. NV. 89129
11-3-13	ROLAND R ROSENOFF		3540 DIAMOND Belle Ct.	LV, NV 89129

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NOV 26 2013
City of Las Vegas
Department of Planning

11 SUPPORT

VAR-50841 VAR-50852 SDR-50840

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CLV App #_____

Support the New V&V Tack and Feed Store!!!

Located at the SWC of Rancho & Cheyenne (APN 138-12-301-016)

By signing below I hereby support development and construction of the proposed V&V Tack and Feed Store at the location referenced above.

Date	Print Name	Signature	Address	City, State, Zip Code
11/04/13	Tony Carrillo	[signature]	HOPSCOTCH ST	LAS VEGAS, NV 89131
11/6/13	LAURA NORTH	Laura North	3817 BRACEBRIDGE	NLV 89085
11/4/13	Kim Henry	[signature]	5345 N Riley	Las Vegas 89147
11/6/13	Mary Anne Robertson	"	8500 Ruston Rd 89143	LV-NV 89143
11/7/13	Gino Guino	[signature]	7220 Creesedville	LV NV 89131
11/7/13	Maria Langley	[signature]	8730 Four Views St	" 89143
11/10/13	Deborah Seegmiller	[signature]	8006 Brighton Summit	" NV 89131
11-10-13	Steve Broussard	[signature]	10248 Danskin	" " 89166
11-10-13	Alicia Luszczyk	[signature]	7413 Cypress Grove Ct	Las Vegas, NV 89129
11-11-13	Michael Burton	[signature]	8730 Four Views ST	Las Vegas 89143
11-11-13	Barbara Matheos	[signature]	6720 Tattler Dr	NLV NV 89084
11-11-13	Lew Gordon	[signature]	8191 MW STANG	LV NV 89131

RECEIVED

NOV 26 2013

City of Las Vegas
Department of Planning

11 SUPPORT
VAR-50841
VAR-50842
SDR-50840

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 11, 2014

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

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

MAY GO TO CITY COUNCIL ON 03/19/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**4**	**Planning Commission Mtg.**	**57**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

VAR-50842

Case Number: PRJ-50625 APN: 138-12-301-016

Name of Property Owner: BARTSAS MARY 13, LLC

Name of Applicant: FRANK VEILLEUX

Name of Representative: CHI-YING SETO

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Aaron Hansen

Subscribed and sworn before me

This 19th day of August, 2013

Dorothea M Sherwood

Notary Public in and for said County and State

DOROTHEA M. SHERWOOD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20084033715
My Commission Expires September 26, 2016

PRJ-50625
08/22/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE

Project Address (Location) RANCHO DR. & MICHAEL WY.

Project Name V & V TACK AND FEED STORE **Proposed Use** GEN. RETAIL

Assessor's Parcel #(s) 138-12-301-016 **Ward #** 5

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

Commercial Square Footage 12,400 **Floor Area Ratio** 29%

Gross Acres 1.00 **Lots/Units** N/A **Density** N/A

Additional Information

PROPERTY OWNER BARTSAS MARY 13 LLC **Contact** AARON HANSEN

Address 601 RANCHO DR. #C23 **Phone:** (702)3660103 **Fax:** (702)3669413

City LAS VEGAS **State** NV **Zip** 89106

E-mail Address

APPLICANT V & V TACK AND FEED **Contact** FRANK VEILLEUX

Address 3696 N. RANCHO DR. **Phone:** (702)7681538 **Fax:**

City LAS VEGAS **State** NV **Zip** 89130

E-mail Address tackfeed@gmail.com

REPRESENTATIVE ZONE ENGINEERING **Contact** CHI-YING SETO

Address 4550 W. OAKEY BLVD., SUITE 102 **Phone:** (702) 877-3005 **Fax:** (702) 877-3007

City LAS VEGAS **State** NV **Zip** 89102

E-mail Address cseto@zoneengineering.com

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

Property Owner Signature* _____

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

Print Name AARON HANSEN

Subscribed and sworn before me

This 19th day of August, 2013.

Dorothea M Sherwood

Notary Public in and for said County and State

DOROTHEA M. SHERWOOD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20084033715
My Commission Expires September 26, 2016

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAR-50842
Meeting Date:	10/08/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-50625
08/22/13

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

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 11, 2014

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

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

MAY GO TO CITY COUNCIL ON 03/19/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**4**	**Planning Commission Mtg.**	**57**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Protest/Support Postcards

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SDR-50840

Case Number: PRJ-50625 APN: 138-12-301-016

Name of Property Owner: BARTSAS MARY 13, LLC

Name of Applicant: FRANK VEILLEUX

Name of Representative: CHI-YING SETO

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Aaron Hansen

Subscribed and sworn before me

This 19th day of August, 2013

Dorothea M Sherwood

Notary Public in and for said County and State

DOROTHEA M. SHERWOOD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20084033715
My Commission Expires September 26, 2016

PRJ-50625
08/22/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SITE DEVELOPMENT REVIEW

Project Address (Location) RANCHO DR. & MICHAEL WY.

Project Name V & V TACK AND FEED STORE **Proposed Use** GEN. RETAIL

Assessor's Parcel #(s) 138-12-301-016 **Ward #** 5

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

Commercial Square Footage 12,400 **Floor Area Ratio** 29%

Gross Acres 1.00 **Lots/Units** N/A **Density** N/A

Additional Information

PROPERTY OWNER BARTSAS MARY 13 LLC **Contact** AARON HANSEN

Address 601 RANCHO DR. #C23 **Phone:** (702)3660103 **Fax:** (702)3669413

City LAS VEGAS **State** NV **Zip** 89106

E-mail Address

APPLICANT V & V TACK AND FEED **Contact** FRANK VEILLEUX

Address 3696 N. RANCHO DR. **Phone:** (702)7681538 **Fax:**

City LAS VEGAS **State** NV **Zip** 89130

E-mail Address tackfeed@gmail.com

REPRESENTATIVE ZONE ENGINEERING **Contact** CHI-YING SETO

Address 4550 W. OAKEY BLVD., SUITE 102 **Phone:** (702) 877-3005 **Fax:** (702) 877-3007

City LAS VEGAS **State** NV **Zip** 89102

E-mail Address cseto@zoneengineering.com

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

Property Owner Signature* _____

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

Print Name AARON HANSEN

Subscribed and sworn before me

This 19th day of August, 2013.

Dorothea M Sherwood

Notary Public in and for said County and State

DOROTHEA M. SHERWOOD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20084033715
My Commission Expires September 26, 2016

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-50840
Meeting Date:	10/08/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-50625
08/22/13

SDR 50840
V & V Tack and Feed

SWC Rancho Drive & Michael Way

Proposed 12.4 square foot retail store.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER/GENERAL RETAIL [1000 SF]	12.4	42.94	532
AM Peak Hour			1.00	12
PM Peak Hour			3.73	46

Existing traffic on all nearby streets:

Rancho Drive	
Average Daily Traffic (ADT)	31,689
PM Peak Hour (heaviest 60 minutes)	2,535

Michael Way	
Average Daily Traffic (ADT)	3,775
PM Peak Hour (heaviest 60 minutes)	302

	Adjacent Street ADT Capacity
Rancho Drive	51,800
Michael Way	16,300

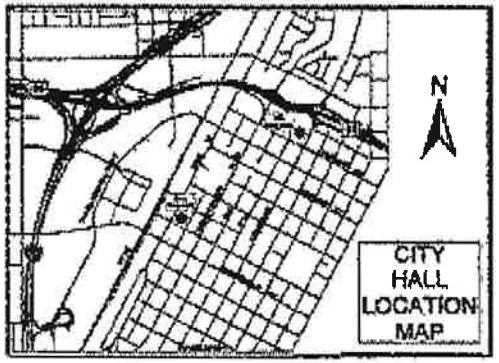
This project is expected to add about 532 trips per day on Rancho Dr. & Michael Wy. Currently, Rancho is at about 61 percent of capacity and Michael is at about 23 percent of capacity. With this project, Rancho is expected to be at about 62 percent of capacity and Michael to be at about 26 percent of capacity.

Based on Peak Hour use, this project will add about 46 trips in the peak hour, or about three every four minutes.

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

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above or fax this side of this card to (702) 464-7499. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-50840 [PRJ-50625]

Planning Commission Meeting of **10/8/2013**

PRESORTED FIRST CLASS

UNITED STATES POSTAGE FIRST HOUR

02 1M $ 00.43³
0004279218 SEP 26 2013
MAILED FROM ZIP CODE 89101

RECEIVED

OCT 3 2013

City of Las Vegas
Dept. of Planning

Case: SDR-50840

13812314015
GIBSON LEE G & MARIA C
2730 BELCASTRO ST
LAS VEGAS NV 89117-3038

Submitted after final agenda
Date 10/8/13 Item 36

16 HRDFNMP 89117

AGENDA ITEM #36
PROTEST

10/08/2013 06:20 4747463

Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
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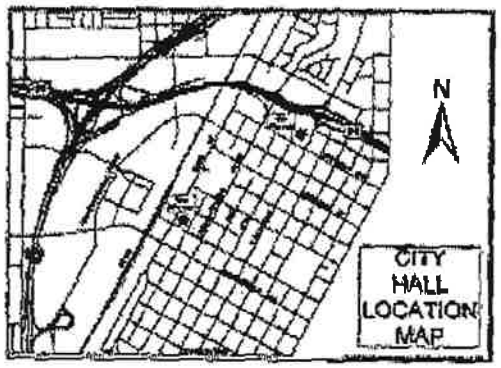
0004279218 SEP 26 2013
MAILED FROM ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
OCT 7 2013
City of Las Vegas
Dept. of Planning

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SDR-50840 [PRJ-50625]

Planning Commission Meeting of **10/8/2013**

13812301019 Case: SDR-50840
EWING IRRIGATION PRODUCTS INC
3441 E HARBOUR DR
PHOENIX AZ 85034-7229

AGENDA ITEM #36
PROTEST

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
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MAILED FROM ZIP CODE 89101

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OCT 3 2013
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Dept. of Planning

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SDR-50840 [PRJ-50625]
Planning Commission Meeting of **10/8/2013**

Case: SDR-50840
13812312008
GIBSON MARIA
2730 BELCASTRO ST
LAS VEGAS NV 89117-3038

AGENDA ITEM #36
PROTEST

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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SDR-50840 [PRJ-50625]
Planning Commission Meeting of **10/8/2013**

PRESORTED FIRST CLASS

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MAILED FROM ZIPCODE 89101

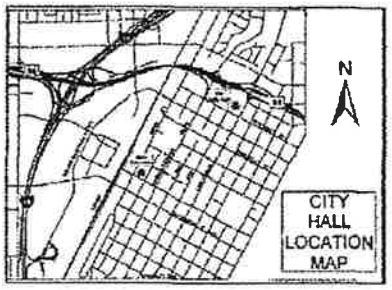
RECEIVED
OCT 3 2013
City of Las Vegas
Dept. of Planning

Case: SDR-50840
13812312011
GIBSON LEE GARDNER & MARIA C
2730 BELACASTRO ST
LAS VEGAS NV 89117-3038

AGENDA ITEM #36
PROTEST

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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Please use available blank space on card for your comments.

SDR-50840 [PRJ-50625]

Planning Commission Meeting of **10/8/2013**

Case: SDR-50840

13812710054
E S M I PROPERTIES L L C
5252 RICKY RD
LAS VEGAS NV 89130-3108

702 485-6870
F.E.I. Construction
Oct 03 13 08:09a

AGENDA ITEM #36
SUPPORT

09/30/2013 12:17 FAX 702 366 9413 Mary Bartsas Ent., LLC

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
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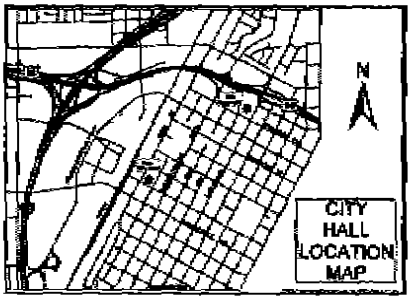
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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SDR-50840 [PRJ-50625]
Planning Commission Meeting of **10/8/2013**

Case: SDR-50840
13812301016
BARTSAS MARY 13 L L C
601 S RANCHO DR #C23
LAS VEGAS NV 89106-4825

25 AADCMP 89106

AGENDA ITEM #36
SUPPORT

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 11, 2014

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

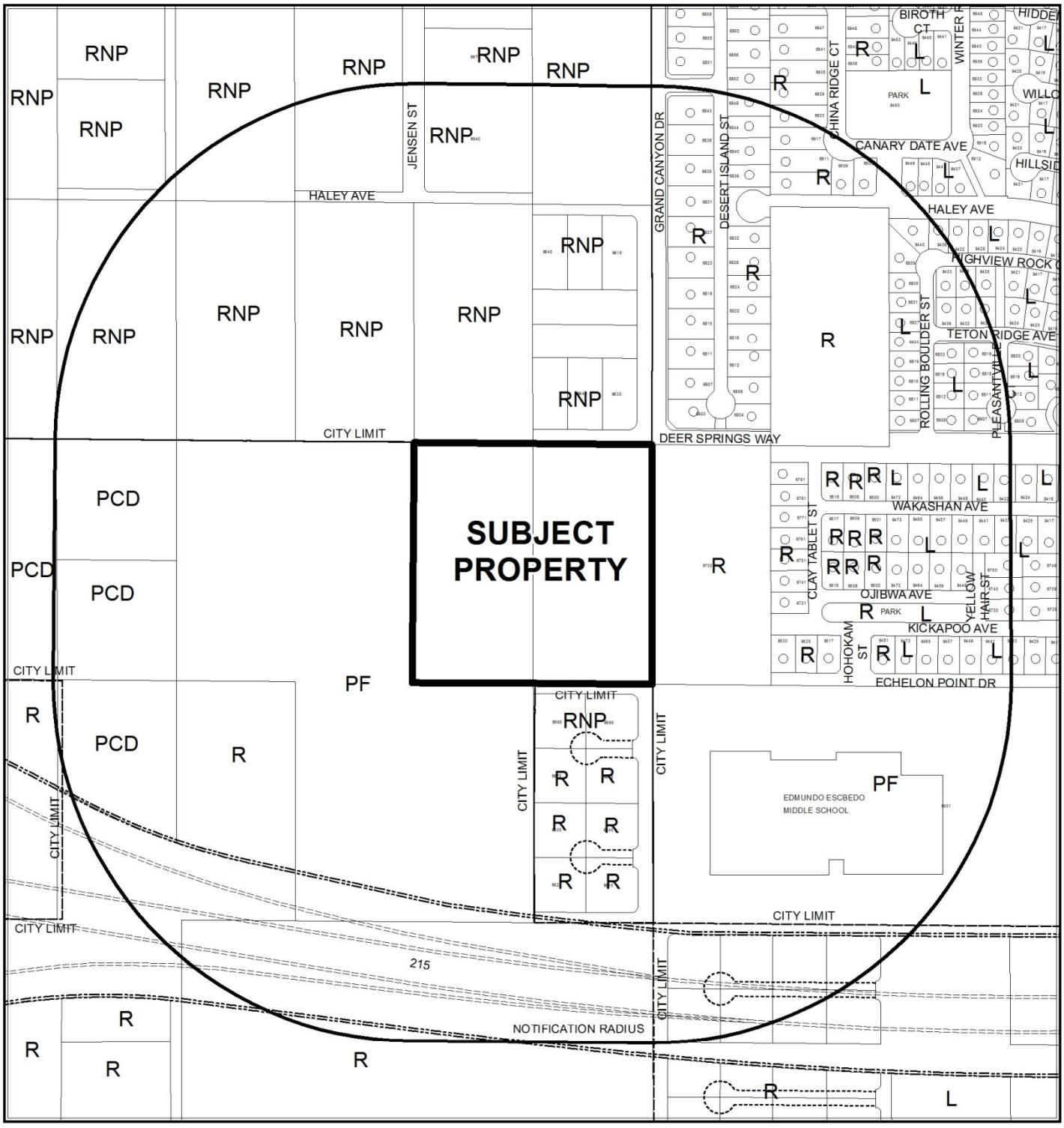
SUBJECT:
ABEYANCE - GPA-52116 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: G SPRING, LLC - For possible action on a request for a General Plan Amendment FROM: RNP (RURAL NEIGHBORHOOD PRESERVATION) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL) on 10.18 acres at the southwest corner of Deer Springs Way and Grand Canyon Drive (APNs 125-19-301-007 and 008), Ward 6 (Ross) [PRJ-52063]. Staff recommends DENIAL.

C.C.: 03/19/2014

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**6**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report - GPA-52116, ZON-52117, WVR-52169 and TMP-52119
3. Supporting Documentation - GPA-52116, ZON-52117, WVR-52169 and TMP-52119
4. Photos - GPA-52116, ZON-52117, WVR-52169 and TMP-52119
5. Justification Letter - GPA-52116, ZON-52117, WVR-52169 and TMP-52119
6. Ecomments Received in Protest
7. Protest Postcards for GPA-52116 and ZON-52117

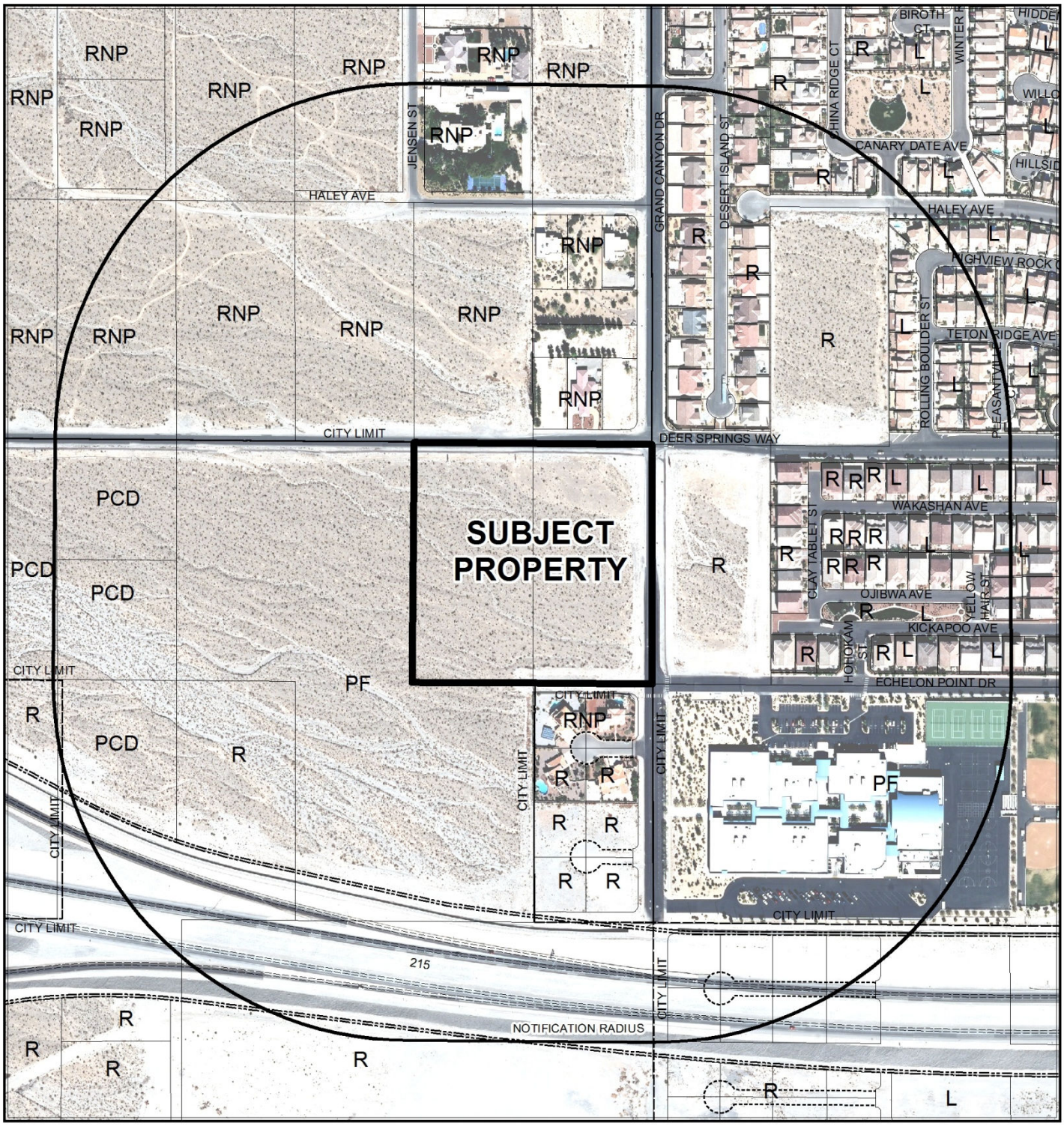


CASE: **GPA-52116 (PRJ-52063)**

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: FEBRUARY 11, 2014
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: RICHMOND AMERICAN HOMES - OWNER: G SPRING, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-52116	Staff recommends DENIAL.	
ZON-52117	Staff recommends DENIAL.	GPA-52116
WVR-52169	Staff recommends DENIAL, if approved subject to conditions:	GPA-52116 ZON-52169
TMP-52119	Staff recommends DENIAL, if approved subject to conditions:	GPA-52116 ZON-52169 WVR-52169

** CONDITIONS **

WVR-52169 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Tentative Map (TMP-52107) shall be required, if approved.

2. This approval shall be void four years from the date of final approval, unless a building permit has been issued for new construction. An Extension of Time may be filed for consideration by the City of Las Vegas.

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

Public Works

4. Vehicular movements at the northern most street intersecting on Grand Canyon Drive may be limited in the future to right-in and right-out at the discretion of the City Traffic Engineer, if traffic patterns or accident histories develop that warrant the construction of a median island in Grand Canyon Drive.

TMP-52119 CONDITIONS

Planning

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

2. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

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

4. Special Use Permits (SUP-46572 and SUP-46573) and Site Development Plan Review (SDR-46570) are hereby expunged.

5. The standards for this development shall include a minimum lot size of 3,000 square feet and building height shall not exceed two stories or 35 feet, whichever is less.

6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.

7. Installed landscaping shall not impede visibility of any traffic control device.

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

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

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

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

Public Works

12. Dedicate 40 feet of right-of-way adjacent to this site for Deer Springs Way, 40 feet for Grand Canyon Drive and 30 feet for Echelon Point Drive. Additionally, dedicate a 25-foot radius on the southwest corner of Deer Springs Way and Grand Canyon Drive and a 20-foot radius at the northwest corner of Grand Canyon Drive and Echelon Point Drive concurrent with the recordation of a Final Map for this site.

13. Construct half-street improvements on Deer Springs Way, Grand Canyon Drive and Echelon Point Drive, including appropriate transitions where legally able adjacent to this site concurrent with development of this site. Additionally, install two lanes of temporary pavement on the Grand Canyon Drive frontage of parcel 125-19-701-001 and the Deer Springs Way frontage of parcels 125-19-202-020, -021 and -022 unless already constructed.

14. Unless otherwise allowed by the City Engineer, submit all required documentation and support materials to the Land Development Section of the Department of Building and Safety for a Bureau of Land Management (BLM) Grant application to obtain a grant (Sewer, Drainage, and Roadway) for the south side of Echelon Point Drive adjacent to this site on Assessor's Parcel # 125 19 301-006 prior to constructing improvements on the BLM parcel. Civil Plans may be approved without the grant being authorized; however no construction on Assessor's Parcel 125 19-301-006 may occur until the grant is authorized by BLM and recorded by the Right of Way section of the Department of Operations and Maintenance. If the BLM Grant will be in the City's name, the City will submit the application to the BLM. If the BLM Grant will be in the developer's name, the developer must submit the BLM application to the City for review prior to submitting to BLM for authorization. If the BLM Grant application is submitted, but no activity has occurred toward obtaining the grant within one year of the submittal of the BLM application, the City will make best efforts to contact the applicant and request a project status report; however if a project status cannot be determined, the City may withdraw the grant application. If the City withdraws the application, a brand new grant application will be required when it is determined that efforts are being made toward obtaining the grant.

15. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

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

** STAFF REPORT **

PROJECT DESCRIPTION

The subject site containing 10.18 acres of undeveloped land located at the southwest corner of Deer Springs Way and Grand Canyon Drive. The application is for General Plan Amendment, Rezoning and street intersection offset Waiver in conjunction with a proposed Tentative Map for a 58-lot single family residential subdivision. The General Plan Amendment will allow for a higher residential density than the two dwelling units per acre that is currently designated for this site. The requested changes to the ML (Medium Low Density Residential) and R-CL (Single Family Compact-Lot) designations with 58 single family homes is inappropriate for this rural setting, prompting staff to recommend denial of all requests. If denied, the current zoning and land use designations will remain, and the site could not otherwise be developed except as currently designated.

ISSUES

- A General Plan Amendment is required to amend the Centennial Hills Sector Land Use Map from the RNP (Rural Neighborhood Preservation) land use designation to the ML (Medium Low Density Residential) land use designation.
- A Rezoning of the subject site from the U (Undeveloped) [RNP (Rural Neighborhood Preservation) General Plan Designation] to the R-CL (Single Family Compact-Lot) zoning district is required.
- Approval of a Waiver from Title 19.02.140 is required to allow the distance between street intersections to be 164 feet where 220 feet is the minimum required.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
02/07/07	The City Council approved an Annexation (ANX-12215) request of the property generally located north of Centennial Parkway between Shaumber Road and Fort Apache Road, including Centennial High School on the west side of Hualapai Way. The effective date was 02/16/07.
05/02/07	The City Council approved an Annexation (ANX-19561) request of the property generally located on the south side of Deer Springs Way approximately 290 feet west of Grand Canyon Drive. The effective date was 05/11/07.

10/25/07	The Planning Commission approved a request to Withdraw a General Plan Amendment (GPA-24352) from RNP (Rural Neighborhood Preservation) to L (Low Density Residential) on 10 acres at the southwest corner of Deer Springs Way and Grand Canyon Drive.
10/09/12	The Planning Commission approved a Special Use Permit (SUP-46572) request for a Private School, Secondary Use on the southwest corner of Deer Springs Way and Grand Canyon Drive. The land use entitlement expires on 10/9/14.
10/09/12	The Planning Commission approved a Special Use Permit (SUP-46573) request for a Private School, Primary Use on the southwest corner of Deer Springs Way and Grand Canyon Drive. The land use entitlement expires on 10/9/14.
10/09/12	The Planning Commission approved a Site Development Plan Review (SDR-46570) request for a 121,800 square-foot private school on 10.0 acres at the southwest corner of Deer Springs Way and Grand Canyon Drive. The land use entitlement expires on 10/9/14.
01/14/14	The Planning Commission voted to hold this item in abeyance to the 02/11/14 Planning Commission meeting at the request of the applicant.

Most Recent Change of Ownership	
09/26/13	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
11/28/12	A civil improvement plan (#47523) was applied for; however it has not been issued.

Pre-Application Meeting	
11/20/13	A pre-application meeting was held with the applicant's designated representative and the points below were discussed. 1. Additional fire hydrants are needed at beginning of each street near along Grand Canyon Drive. 2. Private street signs in the proper color with the wording "privately maintained" are required on all private streets. 3. A flood control study is required. 4. A traffic study is needed to address the possible need for a bus turnout. 5. The development requirements for the R-CL (Single Family Compact-Lot) zoning district.

Neighborhood Meeting	
12/16/13	A neighborhood meeting was held at the Centennial Center Community Center located at 6601 North Buffalo Drive and the following concerns were noted: 1. That existing roads are not sufficient to handle additional traffic capacity. 2. The proposed lot sizes are too small. There was a request for minimum ½-acre lots. 3. The public questioned safety of the street off-set Waiver due proximity of and the traffic conditions created by the secondary school to the south of the site.
02/06/14	A follow up neighborhood meeting is scheduled to be held at the Centennial Center Community Center located at 6601 North Buffalo Drive at 5:30 p.m.

Field Check	
12/05/13	A field check was to the subject property, which revealed a vacant undeveloped lot.

Details of Application Request	
Site Area	
Gross Acres	10.18

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	RNP (Rural Neighborhood Preservation)	U (Undeveloped)
North	Undeveloped	RL (Residential Low) – Clark County	R-D [Suburban Estates Residential (3 Units per Acre)] – Clark County
South	Single Family, Detached	RNP (Rural Neighborhood Preservation) – Clark County	R-E [Rural Estates Residential (2 Units per Acre)] – Clark County
	Undeveloped	PF (Public Facilities)	U (Undeveloped)
East	Single Family, Detached	R (Rural Density Residential)	R-PD3 (Residential Planned Development – 3 Units per Acre)
West	Undeveloped	PF (Public Facilities)	U (Undeveloped)

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

DEVELOPMENT STANDARDS

Pursuant to 19.06.080, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	3,000 SF	4,275 SF	Y
Min. Lot Width	35 Feet	45 Feet	Y
Setbacks • Front To the House To the Front Entry Garage • Side • Corner • Rear	 14 Feet 18 Feet 10 Feet (Combined) 10 Feet 10 Feet	 14 Feet 18 Feet 5 Feet 10 Feet 10 Feet	 Y Y Y Y Y
Min. Distance Between Buildings	10 Feet	10 Feet	Y
Max. Lot Coverage	70 %	N/A*	
Max. Building Height	2 Stories or 35 Feet		
Mech. Equipment	Screened		

*Lot coverage, building heights and equipment screening will be reviewed through the building permit process

Existing Zoning	***Permitted Density***	***Units Allowed***
(Undeveloped) [RNP (Rural Neighborhood Preservation)]	2.0	5
Proposed Zoning	***Permitted Density***	***Units Proposed***
R-CL (Single Family Compact Lot)	8.49	58

Existing General Plan	*Permitted Density*	*Units Allowed*
RNP (Rural Neighborhood Preservation)	2.0	5
Proposed General Plan	***Permitted Density***	***Units Allowed***
ML (Medium Low Density Residential)	8.49	86

Pursuant to Title 19.06.040 the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees: • North • East	 1 Tree / 30 Linear Feet 1 Tree / 30 Linear Feet	 21 Trees 16 Trees	 32 Trees 20 Trees	 Y Y
TOTAL PERIMETER TREES		**37 Trees**	**52 Trees**	**Y**
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width • North • East	 6 Feet 6 Feet		 6 Feet 6 Feet	 Y Y
Wall Height	Maximum of 10 feet on perimeter		10 feet	Y

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Deer Springs Way	Major Collector	Planned Streets and Highways Map	38	N
Grand Canyon Drive	Major Collector	Planned Streets and Highways Map	26	N

19.04.040 Connectivity		
Transportation Network Element	***# Links***	***# Nodes***
Internal Street	2	0
Intersection – Internal	0	0
Cul-de-sac Terminus	0	2
Intersection – External Street or Stub Terminus	0	0
Intersection – Stub Terminus w/ Temporary Turn Around Easements	0	0
Non-Vehicular Path - Unrestricted	1	0
Total	3	2
	Required	***Provided***
Connectivity Ratio (Links / Nodes):	**1.30**	**1.5**

Pursuant to Title 19.12 the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Single Family, Detached	58 units	2 spaces per unit	116				
TOTAL SPACES REQUIRED			116		116		116*
Regular and Handicap Spaces Required			116	0		N/A	

*The minimum parking requirement to be satisfied by garage and/or driveway parking.

Waivers		
Requirement	***Request***	***Staff Recommendation***
Any intersection of any street that provides external access from a subdivision to any existing or planned street abutting the subdivision which has a right-of-way sixty feet or more shall be offset from any other intersection by at least 220 feet.	Allow an intersection offset of 164-foot where 220 feet is the minimum required.*	Denial

*The Tentative Map was revised after the public notice was sent. The revised intersection offset is 169 feet.

ANALYSIS

This development is designed in a manner consistent with the ML (Medium Low Density Residential) land use designation and design requirements of Title 19.06.080 for the R-CL (Single Family Compact-Lot) zoning district; however, a Waiver from Title 19.02.140 street intersection offset-standard is required. The requested Waiver would allow an external street to be 169 feet from a street where 220 feet is the minimum required by code.

As proposed, the project will have a density of 5.6 (the proposed Tentative Map states 5.73) dwelling units per acre, which is a 180 percent density increase from what is currently allowed. However, should this project fail or be redesigned the ML (Medium Low Density Residential) designation allows for a maximum density of 8.49 dwelling units per acre, which represents a 324 percent density increase from the 2.0 dwelling units per acre permitted in the RNP (Rural Neighborhood Preservation) land use designation.

A land use designation of R (Rural Density Residential) would be a better density transition from the existing RL (Residential Low) land use designated properties to the north, RNP (Rural Neighborhood Preservation) and PF (Public Facilities) land use designated properties to the south. In addition, R (Rural Density Residential) matches the land use designation of the property to the east and allows densities of up to 3.59 dwelling units per acre.

The proposed lot sizes and widths meet the minimum requirements for the R-CL (Single Family Compact-Lot) zoning district. Lot sizes range from 4,275 square feet to 9,653 square feet with lot width ranging from 45 to 93 feet. No comments will be made on the proposed residential structures, as no building models were submitted for public review. Should any proposed structure not comply with the minimum zoning requirements for the R-CL (Single Family Compact-Lot) zoning district said structure will require an approved variance, deviation or waiver prior to construction.

The Clark County School District expressed opposition to the increased density of the new development, as the existing public primary and secondary schools in the area are near or over capacity with no additional schools planned for the area. Bozarth Elementary is at 138 percent capacity, Escobedo Middle School is at 73 percent capacity and Centennial High School is at 116 percent of capacity.

Citizens that attended the required neighborhood meeting also expressed opposition to this project. Negative comments were expressed pertaining to the proposed lot size, and attendee questioned if existing roads have the ability to handle increase capacity. Additional safety concerns were also raised about the requested street offset Wavier with regard to proximity to the public primary school (Edmundo Escbedo Middle School) and the location of the offset street on Grand Canyon Drive.

Public Works also expressed concern regarding the requested intersection offset Waiver. A Condition of Approval was added for the possible restriction of the ingress and egress on the north most residential street on Grand Canyon Drive at the discretion of the City Traffic Engineer from the subdivision should any issue arise from the requested Waiver.

There are no trails or other overlay districts that coincide with the site; however, there is a proposed Equestrian Trail that is located adjacent to the property. The trail runs along the north side of Deer Springs and the east side Grand Canyon Drive.

The submitted east/west cross sections depict maximum natural grade greater than 2% across this site. Per the Tables in Subdivision Code 19.06.080, a development with natural slope greater than 2% is allowed a maximum 6-foot retaining wall. Two-foot retaining walls are shown in the east/west cross section and are proposed on the east and west property lines. The proposed wall meets the minimum requirements for Perimeter and Retaining Walls per Title 19.06.080.

The submitted north/south cross section depicts maximum natural grade less than 2% across this site. Per the Tables in Subdivision Code 19.06.080 a development with natural slope less than or equal to 2%, is allowed a maximum 4-foot retaining wall. The north property line shows a 2-foot retaining wall and the south property line does not show a retaining wall. The proposed wall meets the minimum requirements for Perimeter and Retaining Walls per Title 19.06.080.

Public Works has no immediate concerns with the requested Waiver of intersection offset distance; however, it is possible that traffic patterns in the future might require the limitation of vehicular movements at the subject intersection to ensure safe operation.

In response to concerns raised at the neighborhood meeting the applicant has revised the Tentative Map by enlarging lots sizes and extending the distance between street intersections of Deer Springs Way and north most residential street. The Tentative Map was noticed with 63 lot single family subdivision and it has been revised to 58 lot single family subdivision. The street intersection offset Waiver was noticed at 164 feet and the revised distance is 169 feet. The site revisions are an improvement, but this development is still unsuitable for the surrounding area.

In summation, the proposed project overbuilds the existing site and overburdens the neighboring sites. The unsuitability of this project is reinforced by the requested intersection street offset Waiver and the overcrowding of the existing public schools. This project will create an inconsistent land use density in the area. For these reasons, staff recommends denial of this project.

FINDINGS (GPA-52116)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

   The proposed ML (Medium Low Density Residential) land use designation is not compatible with the surrounding land uses, as the existing properties to the north have the land use density [RL (Residential Low) with zoning] that allows 3 dwelling units to the acre, the property to the south [RPN (Rural Neighborhood Preservation)] that allows up to 2 dwelling units per acre and PF (Public Facilities), to the east the land use designation [R (Rural Density)] allow up to 3.59 dwelling unit per acre and the property to the west has the land use designation of PF (Public Facilities).

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

   The proposed Rezoning to the R-CL (Single Family Compact-Lot) zoning district will allow significantly smaller lots (approximately 1/14th of acre) than any of the surrounding zoning districts. The zoning districts to the north and east allows lot sized of about 1/3 of an acre and the zoning district to the south allow for lot sizes approximately 1/2-acre in size. This development is not compatible with the neighboring properties.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

   The site has direct access to Deer Springs Way (a 100-foot right-of-way), Grand Canyon Drive (a 100-foot right of way) and Echelon Point Drive (a 47-foot right-of-way), streets that are designed to handle volume of traffic associated with residential development. However, attendees at the neighborhood meeting had expressed concern that the existing roadways may not be able to handle the additional traffic resulting from the project.

   Public Works has also expressed concern of the potential traffic congestion that may arise from the requested street intersection offset Waiver that accompanies this development. A Condition of Approval was added by Public Works addressing their concern. Additionally, the proposed development density will further magnify the existing overcrowded public schools in the area.

4. **The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

   The proposed development is not subject to any other plans and is in compliance with additional policies.

FINDINGS (ZON-52117)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   The proposed Rezoning to the R-CL (Single Family Compact-Lot) zoning district is within the allowable density range of the proposed ML (Medium Low Density Residential) General Plan designation.

2. **The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

   Although limited by the density restrictions of the General Plan, the higher densities allowed by the R-CL zoning district would not be compatible with the low and rural densities established on neighboring properties and has the potential of being a being an island of density.

3. **Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

   This undeveloped property is appropriate for residential development, as it is surrounded by developed single-family homes or undeveloped parcels; however, the proposed development fails to meet the Las Vegas 2020 Master Plan Objective 3.2. "To ensure that rural preservation areas with distinctive rural residential character are preserved and buffered from surrounding higher density development, in accordance with the Nevada Revised Statutes." The proposed rezoning to R-CL (Single Family Compact-Lot) would not allow for the necessary transition from lower to higher densities in this area of the city.

4. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.**

The proposed development has access to Deer Springs Way (a 100-foot Primary Arterial), Grand Canyon Drive (100-foot Primary Arterial) and Echelon Point Drive (a 47-Residential Street). The three streets provide adequate capacity to easily accommodate the proposed development; however, should traffic issues arise in the future a condition of approval has been added by Public Works to restrict circulation patterns along Grand Canyon Drive.

FINDINGS (WVR-52169)

The proposed street intersection offset Waiver is too close to in distance a Primary Arterial and may result in future traffic conflicts. Staff recommends denial of the Waiver and Tentative Map applications are not supported by staff.

FINDINGS (TMP-52119)

The proposed Tentative Map conforms to Title 19.06.80 design standards for R-CL (Single Family Compact-Lot); however the proposed density and lot configuration is too intense for this location. For these reasons, staff recommends denial of this application.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 26

NOTICES MAILED 128

APPROVALS 0

PROTESTS 6 [GPA-52116 & TMP-52119]
5 [ZON-52117 & WVR-52169]

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

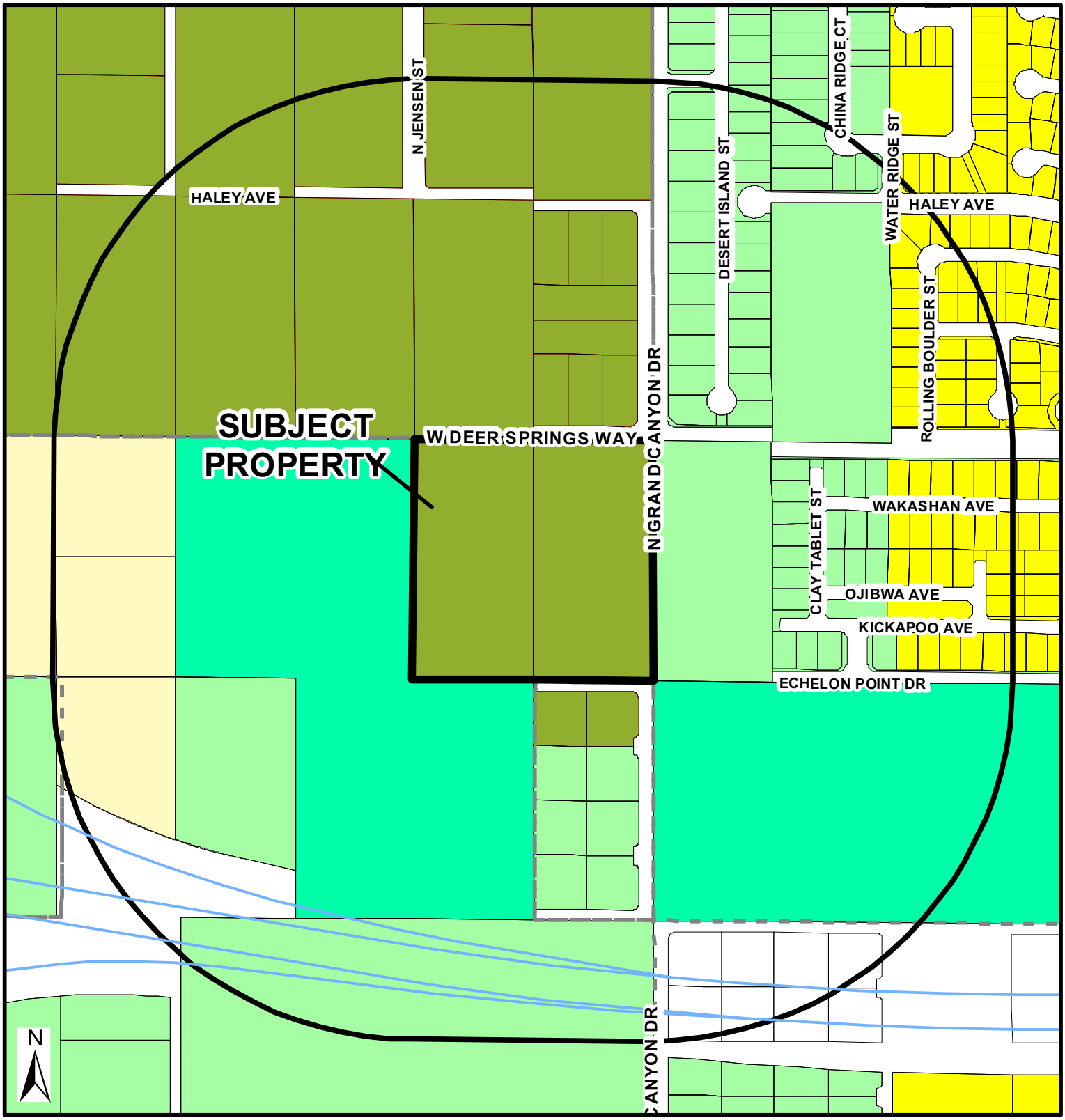
FOR DEPARTMENT USE ONLY

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
- 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 RNP TO ML

Subject Property

PRJ-52063

12/03/13

1000ft Buffer

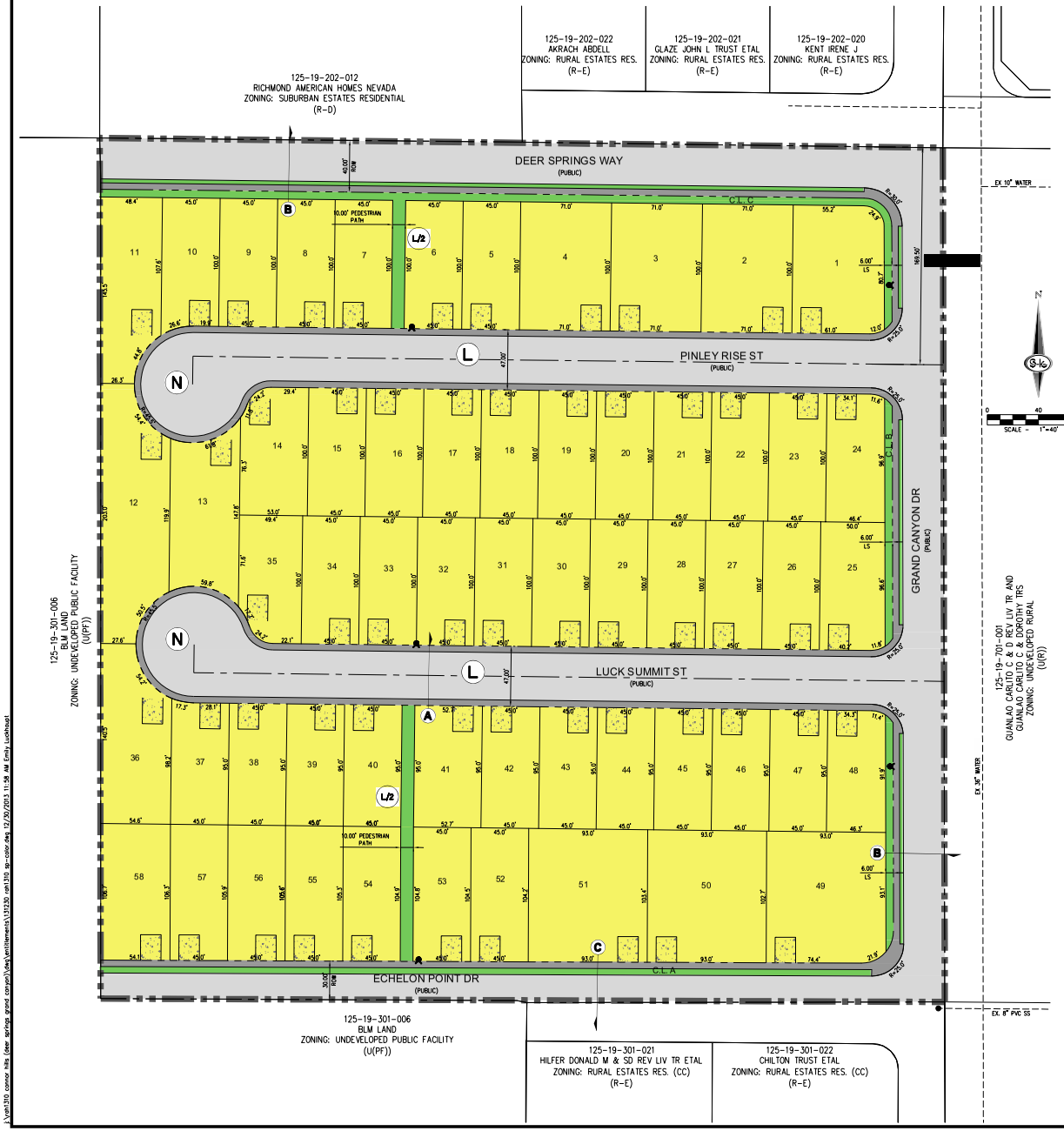
City Limits

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

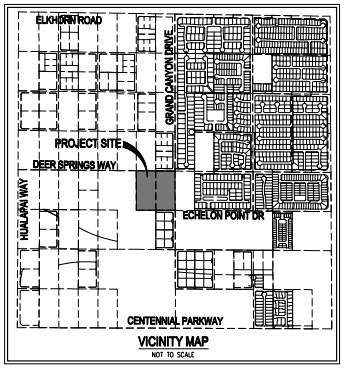
GPA-52116



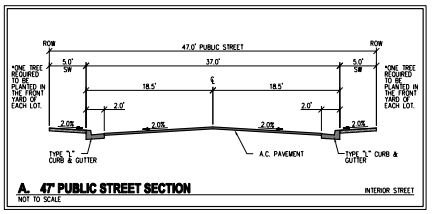
RICHMOND AMERICAN HOMES

SITE PLAN FOR CONNOR HILLS

A SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-19-301-007 & 008



VICINITY MAP
NOT TO SCALE



A. 47' PUBLIC STREET SECTION — INTERIOR STREET
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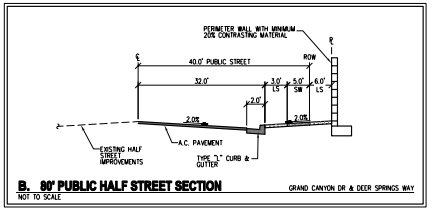
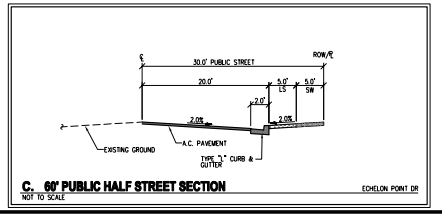


B. 80' PUBLIC HALF STREET SECTION — GRAND CANYON DR & DEER SPRINGS WAY
NOT TO SCALE



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

LEGEND

- BOUNDARY LINE
- ROADWAY CENTERLINE
- EASEMENT
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT (EP)
- 2850 EXISTING CONTOUR (5-FT)

VARIANCE

1. 169.5-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:	58
TYP. LOT SIZE:	45' x 95'
MIN. LOT WIDTH	45'
MIN. LOT SQFT	4,275 SQFT
MAX LOT SQFT	9,653 SQFT
DENSITY (NET ACREAGE):	5.73 DU/AC
MAX. LOT COVERAGE:	52%

CONNECTIVITY

- (N) NODES = 2
- (L) LINKS = 2
- (MP) 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

PARKING ANALYSIS

NO OF UNITS	= 58
PARKING PARAMETER	= 2 SPACES/LOT
REQUIRED PARKING	= 116 SPACES**

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

OWNERS

APN: 125-19-301-007, -008
C 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 SOUTHEAST 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.

CITY OF LAS VEGAS, NV

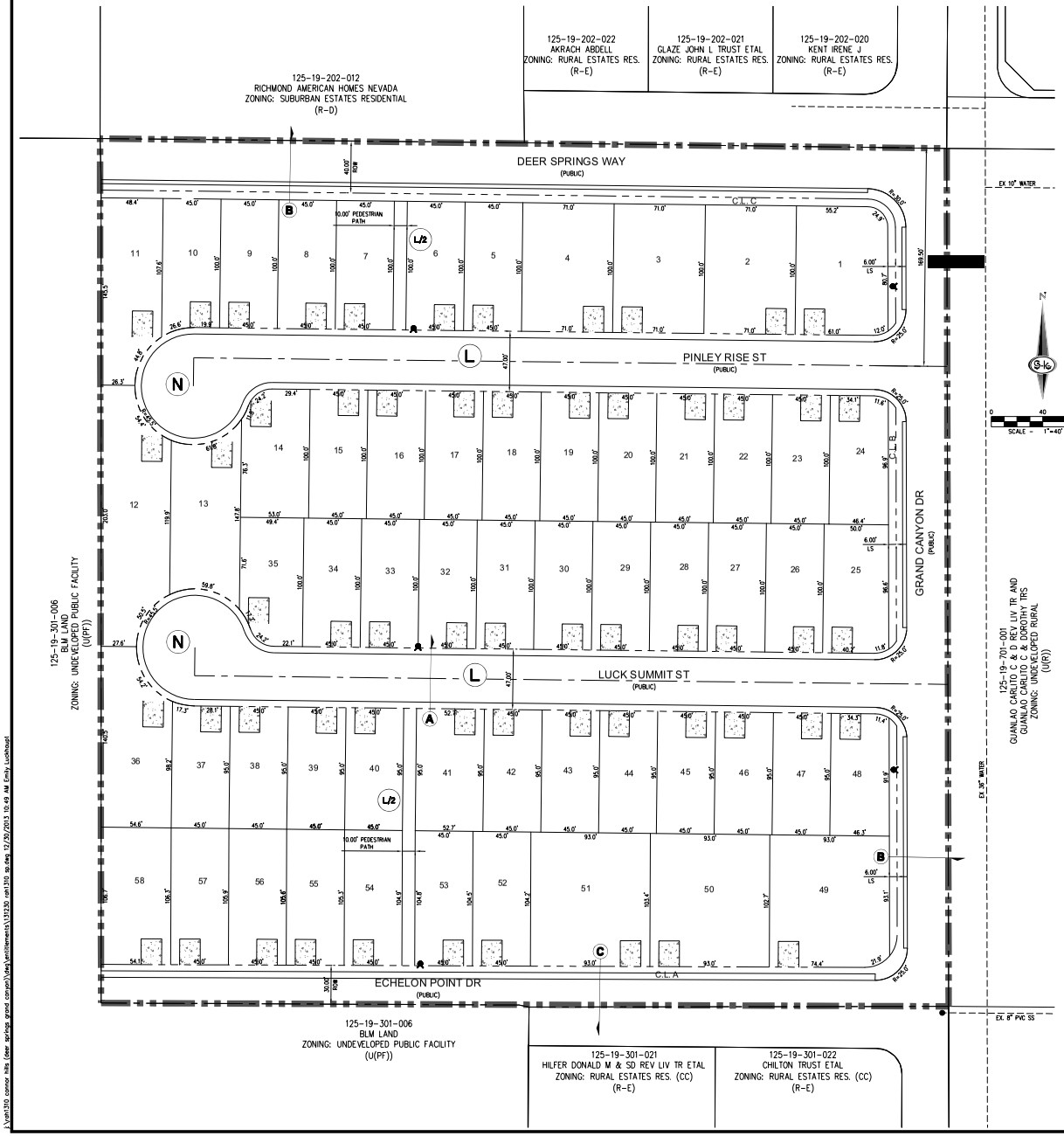
RICHMOND AMERICAN HOMES
CONNOR HILLS
SITE PLAN

DATE:	12/30/13
DRAFTER:	EML
DESIGNER:	IG
CHECKED:	TJS
PROJECT NO.	RAH1310

SP-1
SHEET 1 OF 1

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

J:\rah1310 connor hills (deer springs grand canyon)\dwg\entitlements\1310sp-color.dwg 12/30/2013 11:58 AM Emily Lockhart



RICHMOND AMERICAN HOMES

SITE PLAN FOR CONNOR HILLS

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

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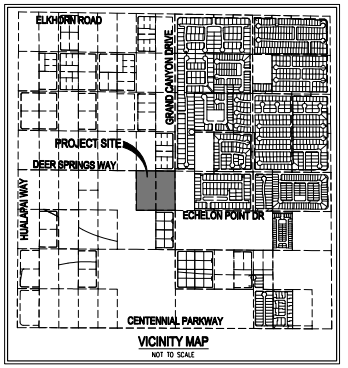

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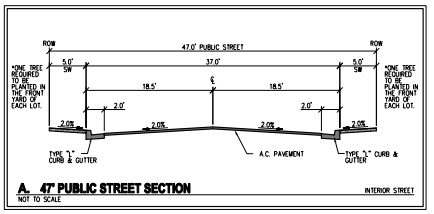

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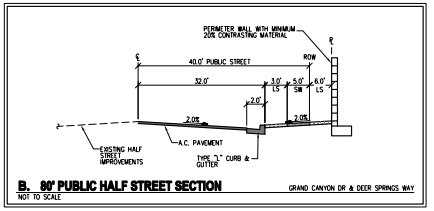

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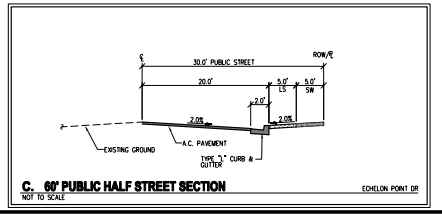

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- ROADWAY CENTERLINE
- EASEMENT
- RIGHT-OF-WAY
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REAR
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SIDE
- INTERIOR 5'
- CORNER 10'

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NO OF UNITS	= 58
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REQUIRED PARKING	= 116 SPACES**

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

OWNERS

APN: 125-19-301-007, -008
C 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.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

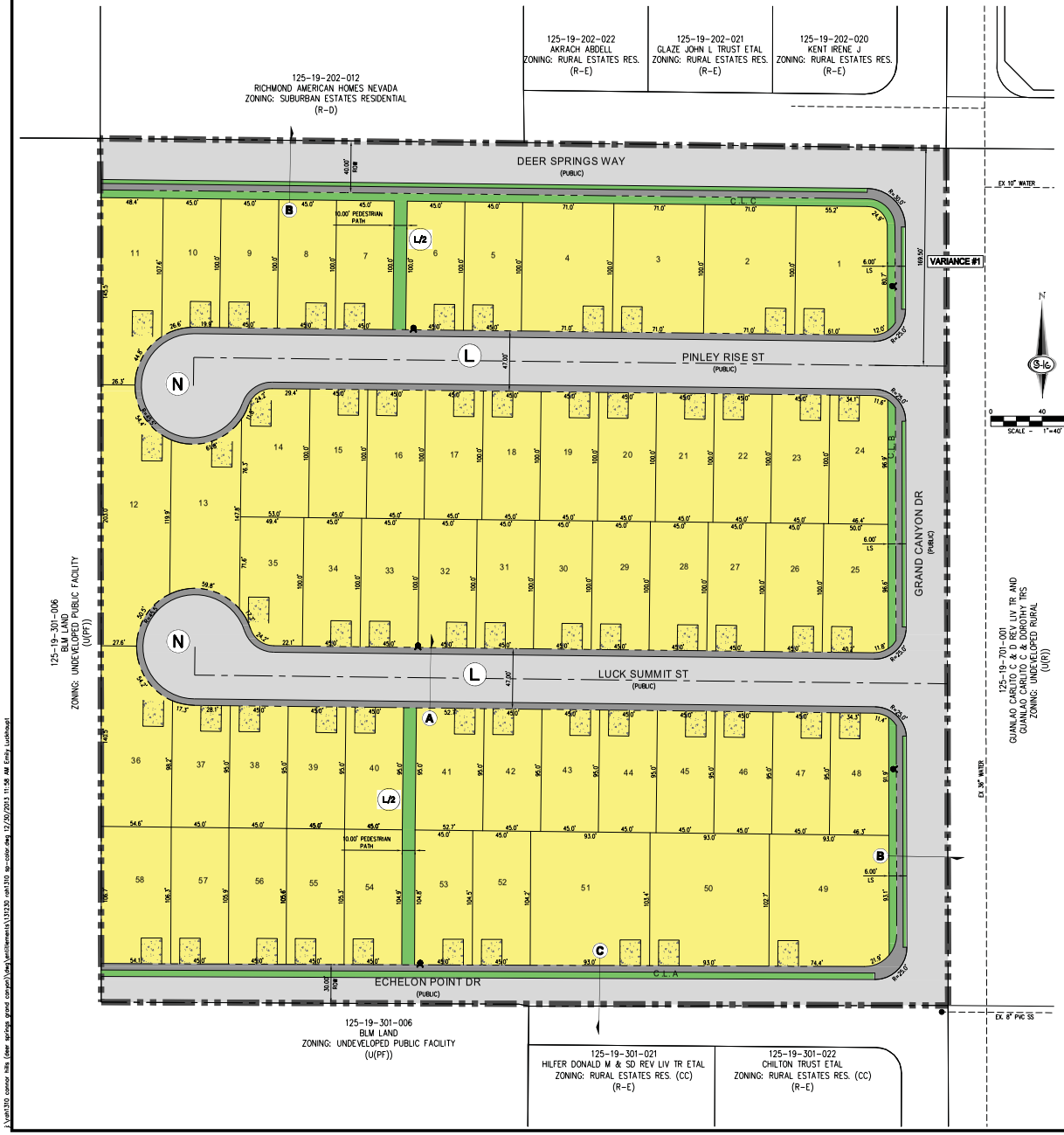
CONNOR HILLS
SITE PLAN

DATE: 12/30/13
DRAFTER: EML
DESIGNER: IG
CHECKED: TJS
PROJECT NO. RAH1310

SP-1
SHEET 1 OF 1

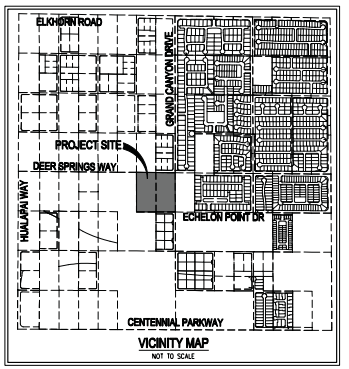
GPA-52116, ZON-52117, WVR-52169, TMP-52119 REVISED

J:\rah1310 connor hills (deer springs, grand canyon)\dwg\entitlements\rah1310 sp.dwg 12/30/2013 10:49 AM Emily Luckhaupt



SITE PLAN FOR CONNOR HILLS

A SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
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)
- 7800 EXISTING CONTOUR (5-FT)

VARIANCE

1. 168.5-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:	58
TYP. LOT SIZE:	45' x 95'
MIN. LOT WIDTH	45'
MIN. LOT SQFT	4,275 SQFT
MAX LOT SQFT	9,653 SQFT
DENSITY (NET ACREAGE):	5.73 DU/AC
MAX. LOT COVERAGE:	52%

CONNECTIVITY

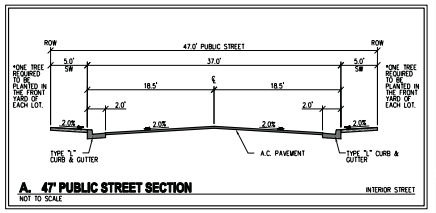
- N NODES = 2
- L LINKS = 2
- LP LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1

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

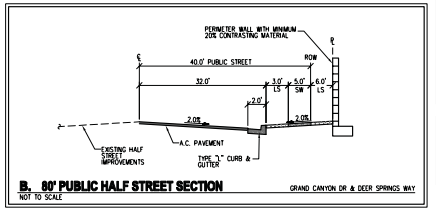
PARKING ANALYSIS

NO OF UNITS	= 58
PARKING PARAMETER	= 2 SPACES/LOT
REQUIRED PARKING	= 116 SPACES**

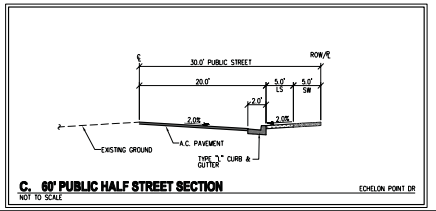
**MINIMUM PARKING REQUIREMENT SATISFIED BY GARAGE AND/OR DRIVEWAY PARKING



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

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,
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ENGINEER

SLATER HANIFAN GROUP
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LAS VEGAS, NV 89118
PH: (702) 284-5300
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LEGAL DESCRIPTION

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PRJ-52063
12/31/13

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

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300
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NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.
	CITY OF LAS VEGAS, NV				

RICHMOND AMERICAN HOMES
CONNOR HILLS
SITE PLAN

DATE: 12/30/13
DRAFTER: EML
DESIGNER: IG
CHECKED: TJS
PROJECT NO. RAH1310

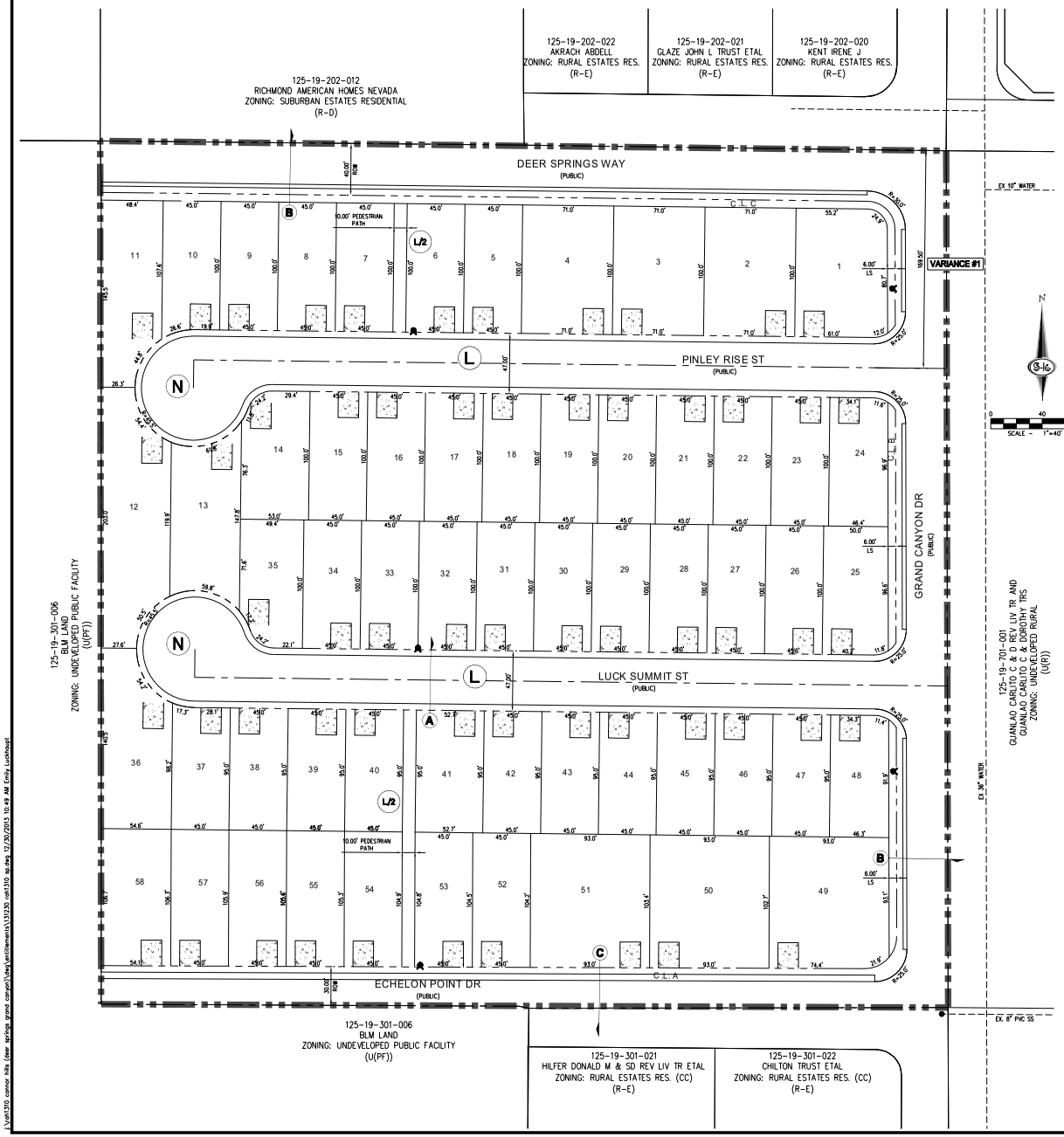
SP-1
SHEET 1 OF 1

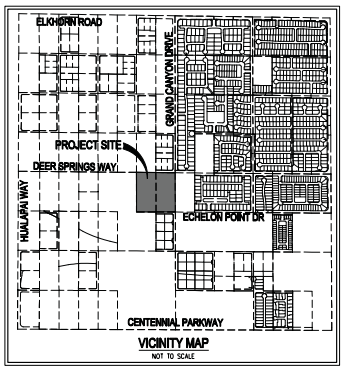
J:\rah1310 connor hills (deer springs grand canyon)\dwg\entitlements\1312SD rah1310 sp-color.dwg 12/30/2013 11:58 AM Emily Lustkopf

RICHMOND AMERICAN HOMES

SITE PLAN FOR CONNOR HILLS

A SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
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)
- EXISTING CONTOUR (5-FT)

VARIANCE

1. 168.5-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:	58
TYP. LOT SIZE:	45' x 95'
MIN. LOT WIDTH	45'
MIN. LOT SQFT	4,275 SQFT
MAX LOT SQFT	9,653 SQFT
DENSITY (NET ACREAGE):	5.73 DU/AC
MAX. LOT COVERAGE:	52%

CONNECTIVITY

- (N) NODES = 2
- (L) LINKS = 2
- (LP) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1

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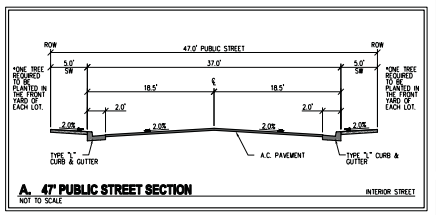
CONNECTIVITY INDEX = 1.5

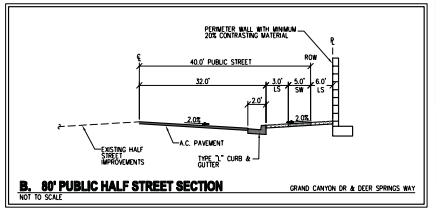
PARKING ANALYSIS

NO OF UNITS	= 58
PARKING PARAMETER	= 2 SPACES/LOT
REQUIRED PARKING	= 116 SPACES**

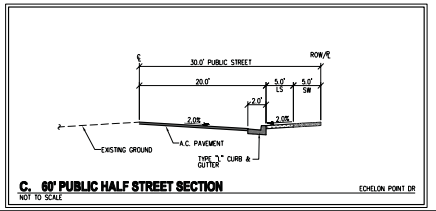
**MINIMUM PARKING REQUIREMENT SATISFIED BY GARAGE AND/OR DRIVEWAY PARKING



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

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.

PRJ-52063
12/31/13

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

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
CONNOR HILLS
SITE PLAN

DATE:	12/30/13
DRAFTER:	EML
DESIGNER:	IG
CHECKED:	TJS
PROJECT NO.	RAH1310

SP-1
SHEET 1 OF 1

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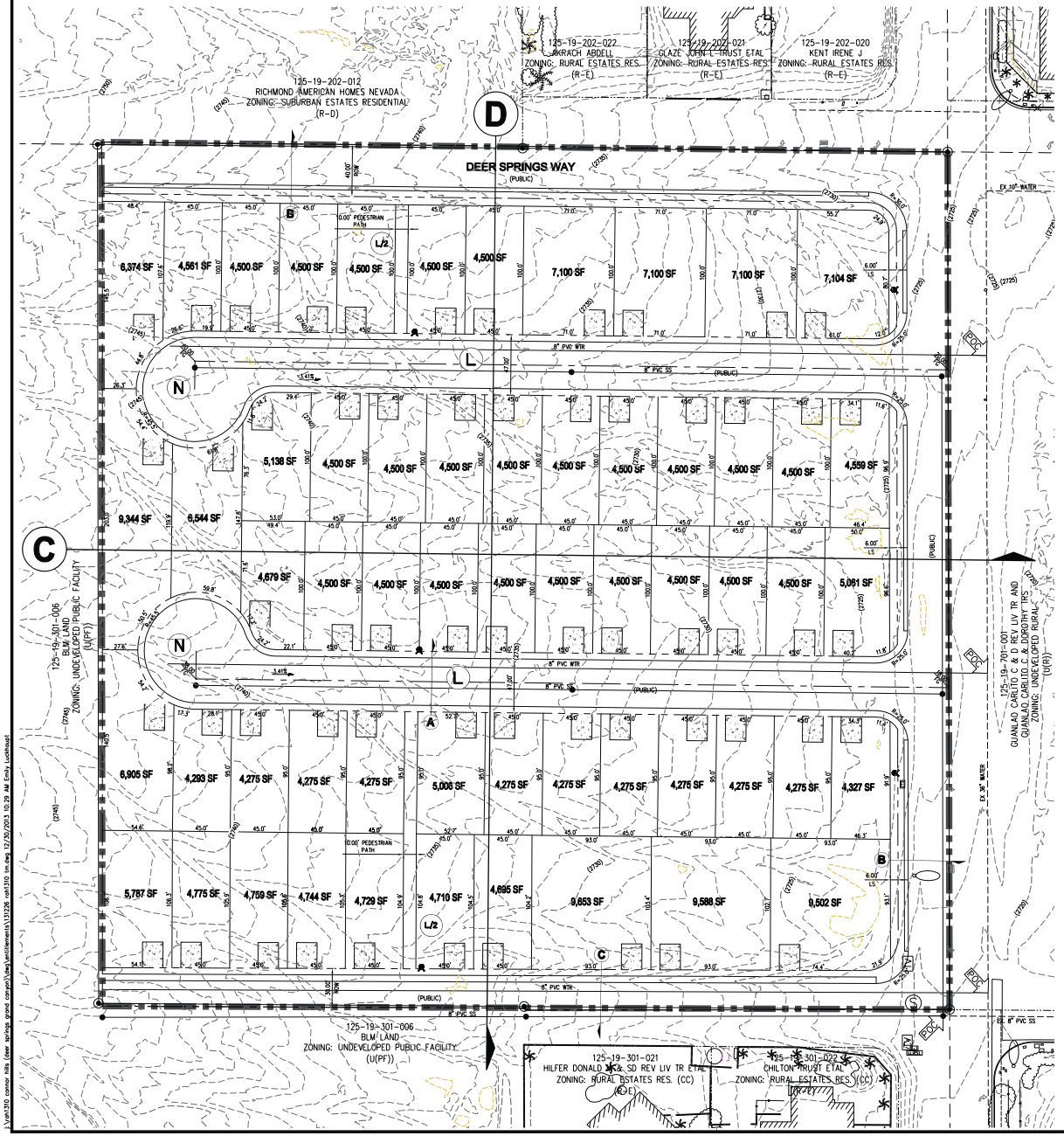

RICHMOND AMERICAN HOMES

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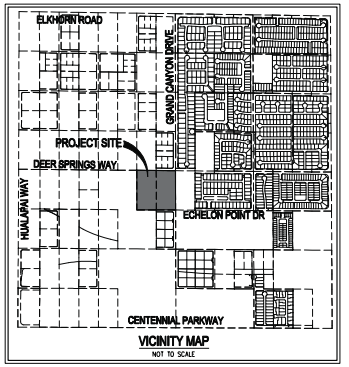
APN 125-19-301-007 & 008



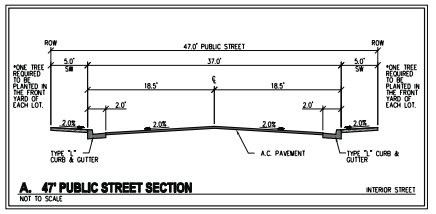
VICINITY MAP
NOT TO SCALE

N

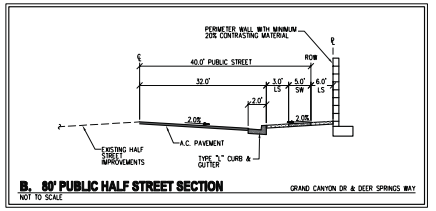
0 40 80
SCALE - 1"=40' FEET

LEGEND

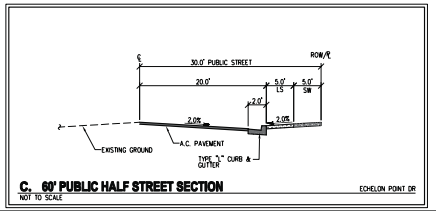
- BOUNDARY LINE
- ROADWAY CENTERLINE
- EASEMENT
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT (EP)
- 2850 EXISTING CONTOUR (5-FT)



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



B. 60' 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:	58
TYP. LOT SIZE:	45' x 95'
MIN. LOT WIDTH	45'
MIN. LOT SQFT	4,275 SQFT
MAX LOT SQFT	9,653 SQFT
DENSITY (NET ACREAGE):	5.73 DU/AC
MAX. LOT COVERAGE:	52%

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 = 3/2
CONNECTIVITY INDEX = 1.5

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS

58 UNITS X 250 GPD/UNITS = 14,500 GPD
TOTAL AVERAGE CONTRIBUTION = 14,500 GPD = 0.0145 MGD
TOTAL PEAK FLOW = 0.0145 MGD X 4.07 (PEAK FACTOR)
= 0.059 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

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LEGAL DESCRIPTION

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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: 12/30/13
DRAFTER: EML
DESIGNER: IG
CHECKED: TJS
PROJECT NO.
RAH1310

TM-1
SHEET 1 OF 2

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

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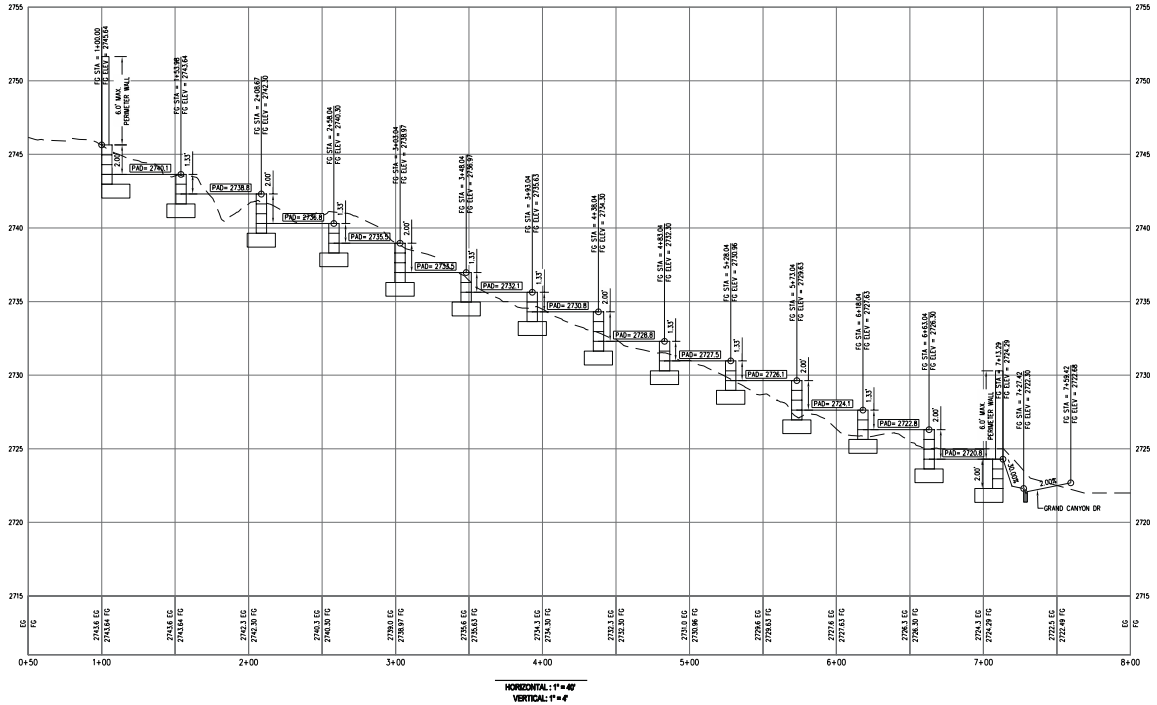
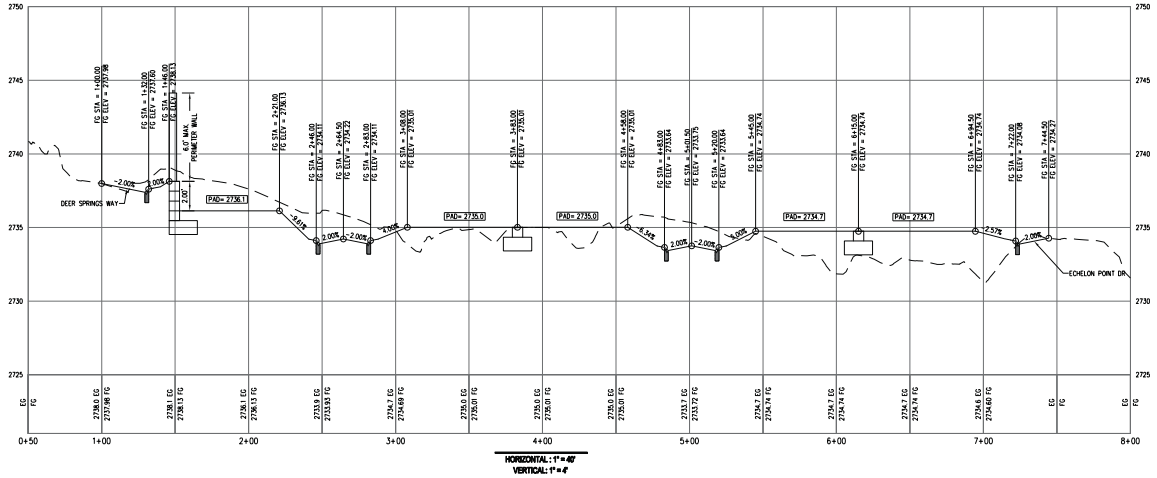
C. EAST - WEST PROFILE



D. NORTH - SOUTH PROFILE



RICHMOND AMERICAN HOMES

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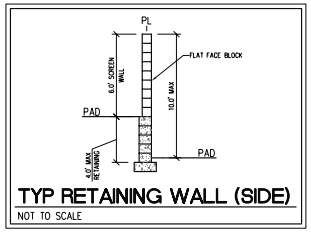
APN 125-19-301-007 & 008



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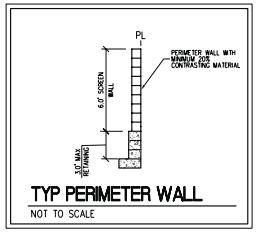
NOT TO SCALE



TYP PERIMETER WALL
NOT TO SCALE

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SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
9740 S. ARVILLE STREET #B16, 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: 12/30/13
DRAFTER: EML
DESIGNER: IG
CHECKED: TJS
PROJECT NO. RAH1310

TM-2
SHEET 2 OF 2

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

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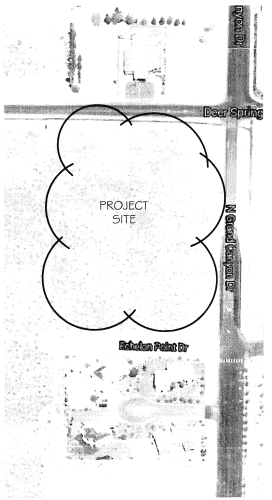

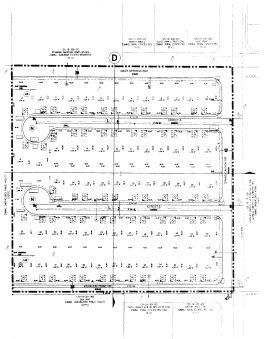

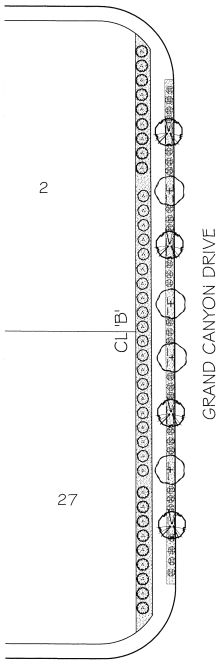

PLANT SCHEDULE CE A

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT
	11	Pistacia chinensis	Chinese Pistache	24"box
	10	Robinia ambigua 'Purple Robe'	Purple Robe Locust	24"box
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**
	18	Cassia artemisioides	Feathery Cassia	5 gal
	24	Hesperaloe parviflora	Red Yucca	5 gal
	15	Leucophyllum laevigatum	Chihuahuan Sage	5 gal
	47	Rosmarinus officinalis 'Huntington Carpet'	Huntington Carpet Rosemary	5 gal

LEGEND NOTES - CE 'A'

3/4" Vista Gold Rock @ 2" depth (27 tons)	3300 sf
1x2, 2x2, 2x3 Boulders (Bury 1/3)	18 ea
Root Barrier - box size +2' ea. side of tree within 5' of curb, walk or structures	42 ea

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

PLANT SCHEDULE CE B

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT
	4	Pistacia chinensis	Chinese Pistache	24"box
	4	Robinia ambigua 'Purple Robe'	Purple Robe Locust	24"box
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**
	18	Cassia artemisioides	Feathery Cassia	5 gal
	20	Leucophyllum laevigatum	Chihuahuan Sage	5 gal
	29	Rosmarinus officinalis 'Huntington Carpet'	Huntington Carpet Rosemary	5 gal

LEGEND NOTES - CE 'B'

3/4" Vista Gold Rock @ 2" depth (13 tons)	1565 sf
Root Barrier - box size +2' ea. side of tree within 5' of curb, walk or structures	16 ea

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

SCALE: 1" = 20'-0"

Alpha Landscape Architecture
4210 W. PATRICK LANE
LAS VEGAS, NEVADA 89118
PH: (702) 214-9000 - FAX: (702) 214-9001
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REVISIONS:

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

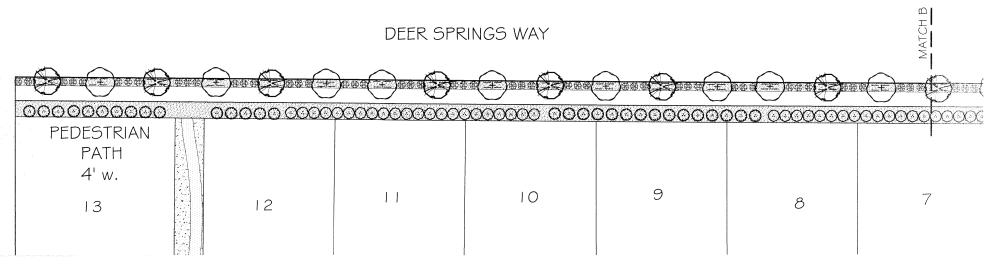
CONNER HILLS
COMMON LOTS

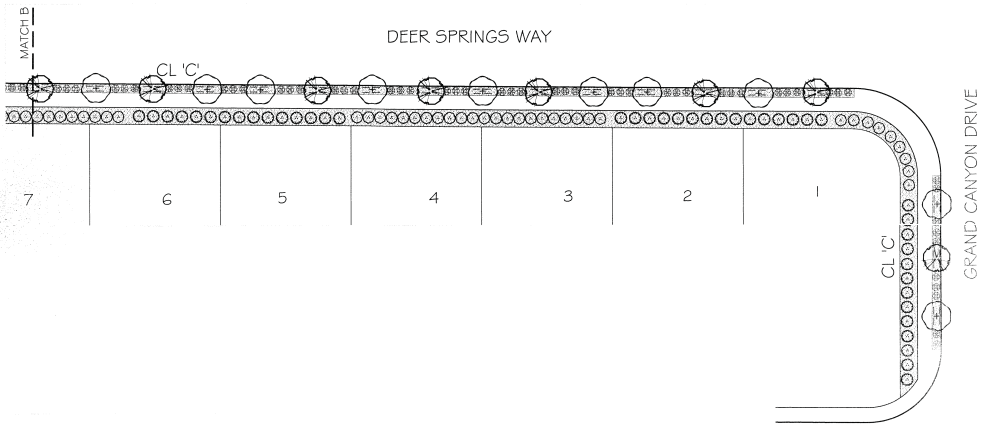
SHEET TITLE:
STREETSCAPE

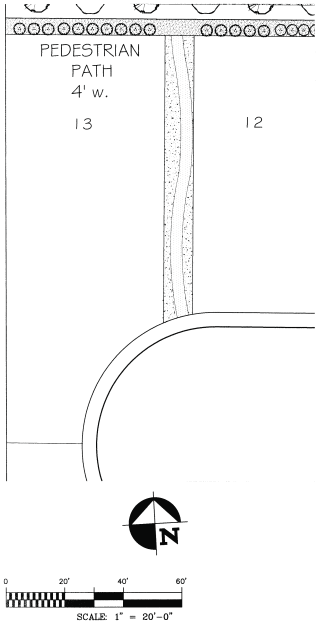
PROJECT NO.:
DRAWN BY: CK
CHECKED BY:
DATE: 11-26-13

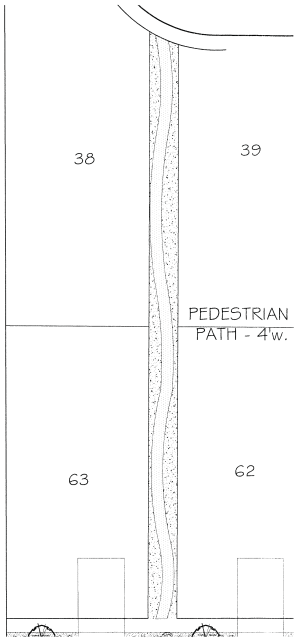
L1.01
SHEET OF SHEETS

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









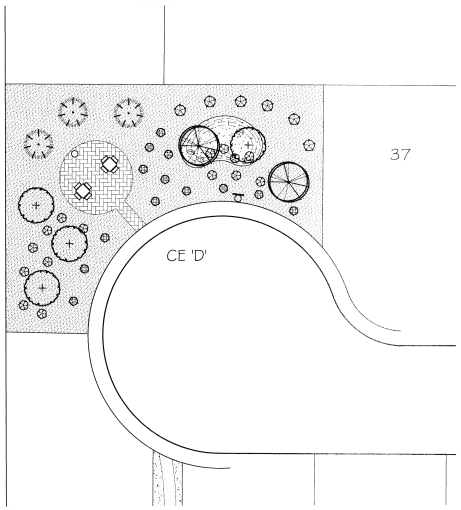
PLANT SCHEDULE CE C

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.



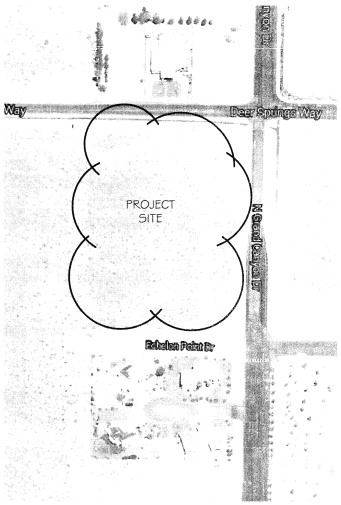
PLANT SCHEDULE CE D

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT
	3	Pinus elaterica	Mondel Pine	24"box
	4	Prosopis chilensis	Chilean Mesquite	24"box
	2	Rhus lancea	African Sumac Stal	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
4270 W. PATRICK LANE
LAS VEGAS, NV 89118
PH: (702) 214-8000 • FAX: (702) 214-8001
Copyright 2012 ALS "www.alphalandscapes.LV.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: 11-26-13

L1.02
SHEET OF SHEETS

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

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



GPA-52116, ZON-52117, WVR-52169, & TMP-52119 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: G SPRING, LLC

SOUTHWEST CORNER OF DEER SPRINGS WAY AND GRAND CANYON DRIVE

12/05/13



GPA-52116, ZON-52117, WVR-52169, & TMP-52119 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: G SPRING, LLC

SOUTHWEST CORNER OF DEER SPRINGS WAY AND GRAND CANYON DRIVE

12/05/13

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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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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GPA-52116, ZON-52117
VAR-52118 & TMP-52119

Public Comment Form

Item 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 10.18 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]. Staff recommends DENIAL.

Tracking Number

Name Brigitte Solvie

Address 7030 N Conquistador St

City Las Vegas

State Nevada

Zip 89149

Comment Please DENY this GPA 52116 and all subsequent related applications for parcels APN 125-19-301-007 and -008.

There exists minimal to no actual blending of density between adjacent homes and this proposed "Connor Hills" development. The waiver for reduced streets on both Deer Springs and Grand Canyon, not the least of which is the over-crowded traffic that currently occurs at this very intersection due to middle school activity and the through traffic seeking the high school to the southwest.

Over build in density is not being accounted for with the schools being at and over student capacities. Please DENY this application and the related applications as well.

Vote Against

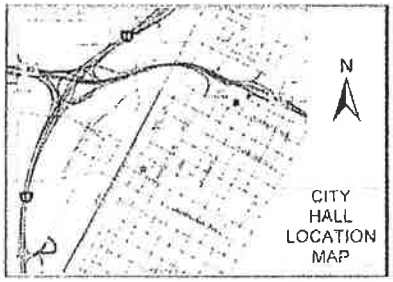
Public Comment Form

Item 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 10.18 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]. Staff recommends DENIAL.

Tracking Number	PC01142014-29-2
Name	Patrick Chicas
Address	6940 N Jensen St
City	Las Vegas
State	Nevada
Zip	89149
Comment	This application violates the fundamentals if the RNP.
Vote	Against

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above or fax this side of this card to (702) 464-7499. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.
GPA-52116 & ZON-52117 [PRJ-52063]
Planning Commission Meeting of **1/14/2014**

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City of Las Vegas
Department of Planning

Case: GPA-52116
12519615002
KERR JEFHRELL & THEARY
6839 DESERT ISLAND ST
LAS VEGAS NV 89149-0701

Submitted after final agenda

Date 1/14/14 Item 29 & 30

31 JRDFMP 89149

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

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WVR-52169 & TMP-52119 [PRJ-52063]
Planning Commission Meeting of **1/14/2014**

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City of Las Vegas
Department of Planning

Case: WVR-52169
12519615002
KERR JEFHRELL & THEARY
6839 DESERT ISLAND ST
LAS VEGAS NV 89149-0701

29-32 P

31 JRDFMP 89149

NO. 5061 P. 1

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

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MAILED FROM ZIP CODE 89101

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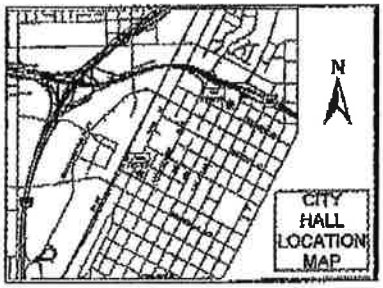
Official Notice of Public Hearing



CARD 1 OF 4

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City of Las Vegas
Department of Planning
Case: WVR-52169

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above or fax this side of this card to (702) 464-7499. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

12519710061
KING DAVID C & TIFFANY A
6750 YELLOW HAIR ST
LAS VEGAS NV 89149-2399

Please use available blank space on card for your comments.

WVR-52169 & TMP-52119 [PRJ-52063]
Planning Commission Meeting of **1/14/2014**

I OPPOSE 6 LOTS PER ACRE, I APROVE OF 4 LOTS PER ACRE.

S1 JRDFNMP 89149

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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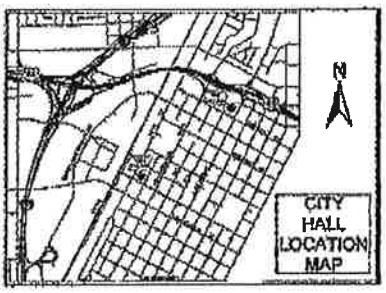

Submitted after final agenda
Date 1/14/14 Item 29-30

CARD 2 OF 4

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City of Las Vegas
Department of Planning
Case: GPA-52116

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

12519710061
KING DAVID C & TIFFANY A
6750 YELLOW HAIR ST
LAS VEGAS NV 89149-2399

29-32 P

Please use available blank space on card for your comments.

GPA-52116 & ZON-52117 [PRJ-52063]
Planning Commission Meeting of **1/14/2014**

I OPPOSE SINGLE FAMILY COMPACT-LOT, PLEASE HOLD TO RNP. RICHMOND OWNS THE LOTS ACROSS THE STREET, IF THIS GOES FORWARD THEY MAY WANT TO DO THE SAME OR THOSE.

S1 JRDFNMP 89149

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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Department of Planning

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☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-52116 & ZON-52117 [PRJ-52063]
Planning Commission Meeting of **1/14/2014**

Case: GPA-52116
12519611038
CHOPRA VIVEK
1535 RIVER WOOD CT
SIMI VALLEY CA 93063-7406

29-30
P

107 JRDFMP 93063

Submitted after final agenda
Date 1/14/14 Item 29 & 30

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
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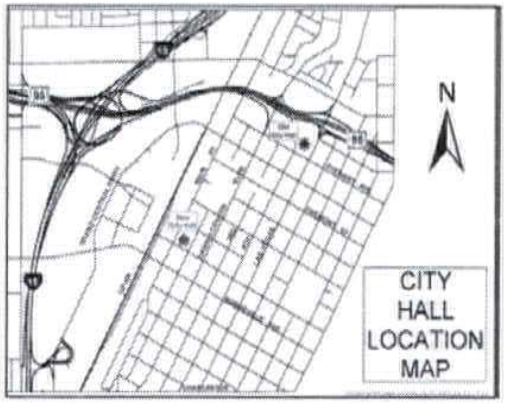
Official Notice of Public Hearing



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JAN 6 2014
City of Las Vegas
Dept. of Planning

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above or fax this side of this card to (702) 464-7499. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-52116 & ZON-52117 [PRJ-52063]
Planning Commission Meeting of **1/14/2014**

Case: GPA-52116
12519202015
LEMMON LIVING TRUST
LEMMON RICHARD E & KARIN R TRS
9645 HALEY AVE
LAS VEGAS NV 89149-1353

31 JRDFMP 89149

AGENDA ITEMS 29-30 PROTEST

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 11, 2014

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

SUBJECT:
ABEYANCE - 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 10.18 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]. Staff recommends DENIAL.

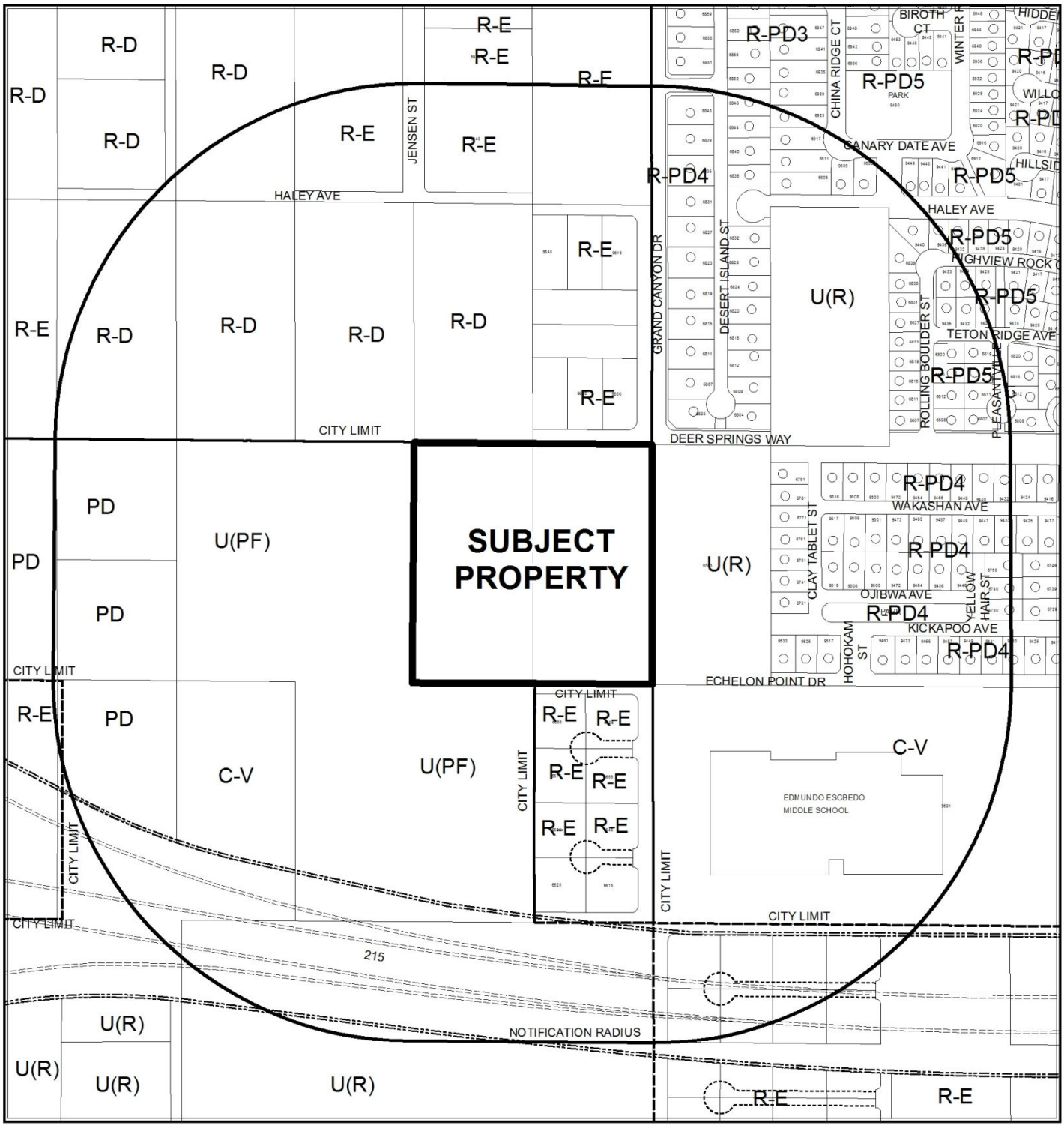
C.C.: 03/19/2014

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**5**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps - ZON-52117, VAR-52118 and TMP-52119
3. Supporting Documentation
4. Ecomment Received in Protest

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



0 300 600 Feet

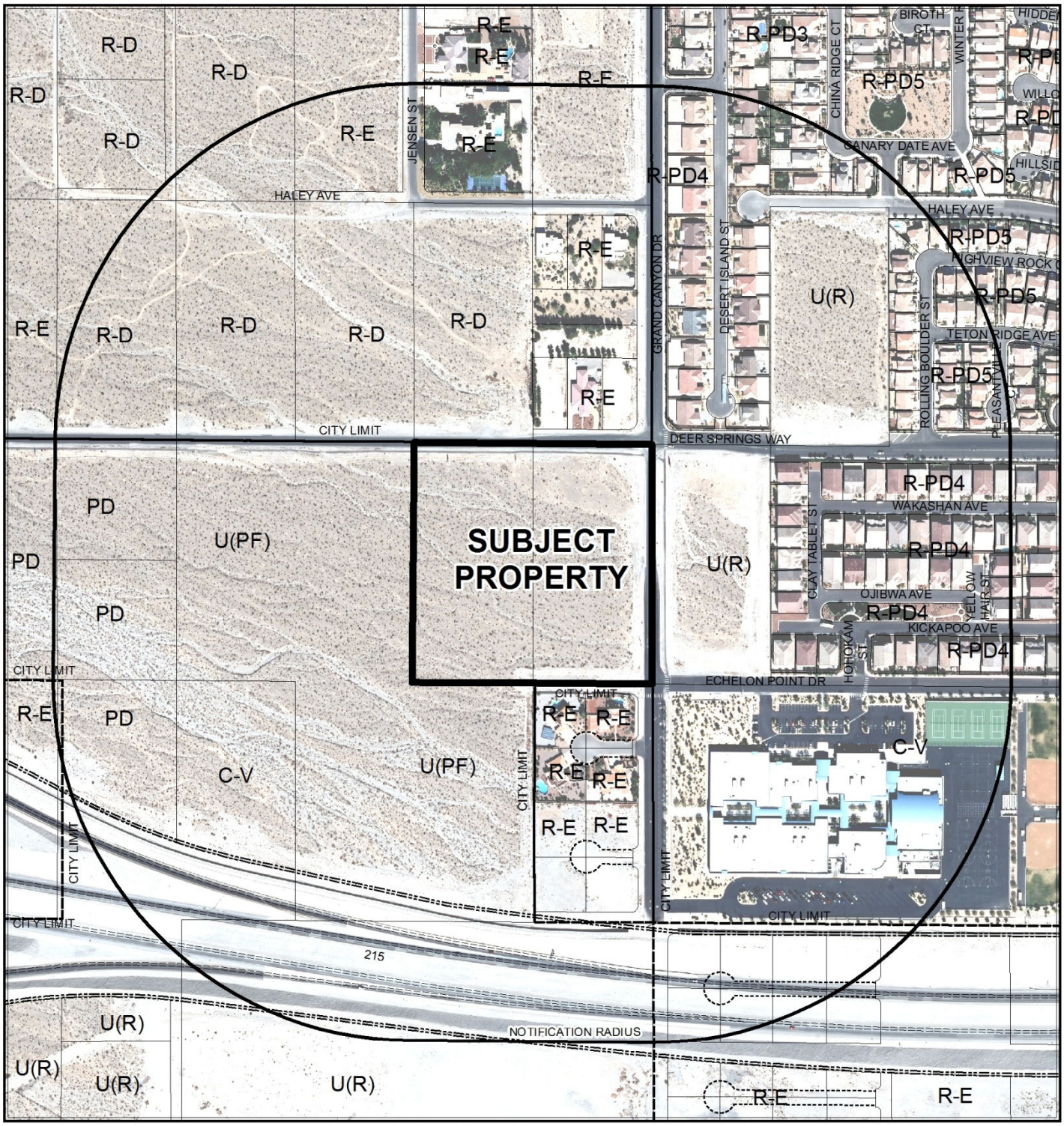
CASE: **ZON-52117, WVR-52169 & TMP-52119 (PRJ-52063)**

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



0 300 600 Feet

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

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

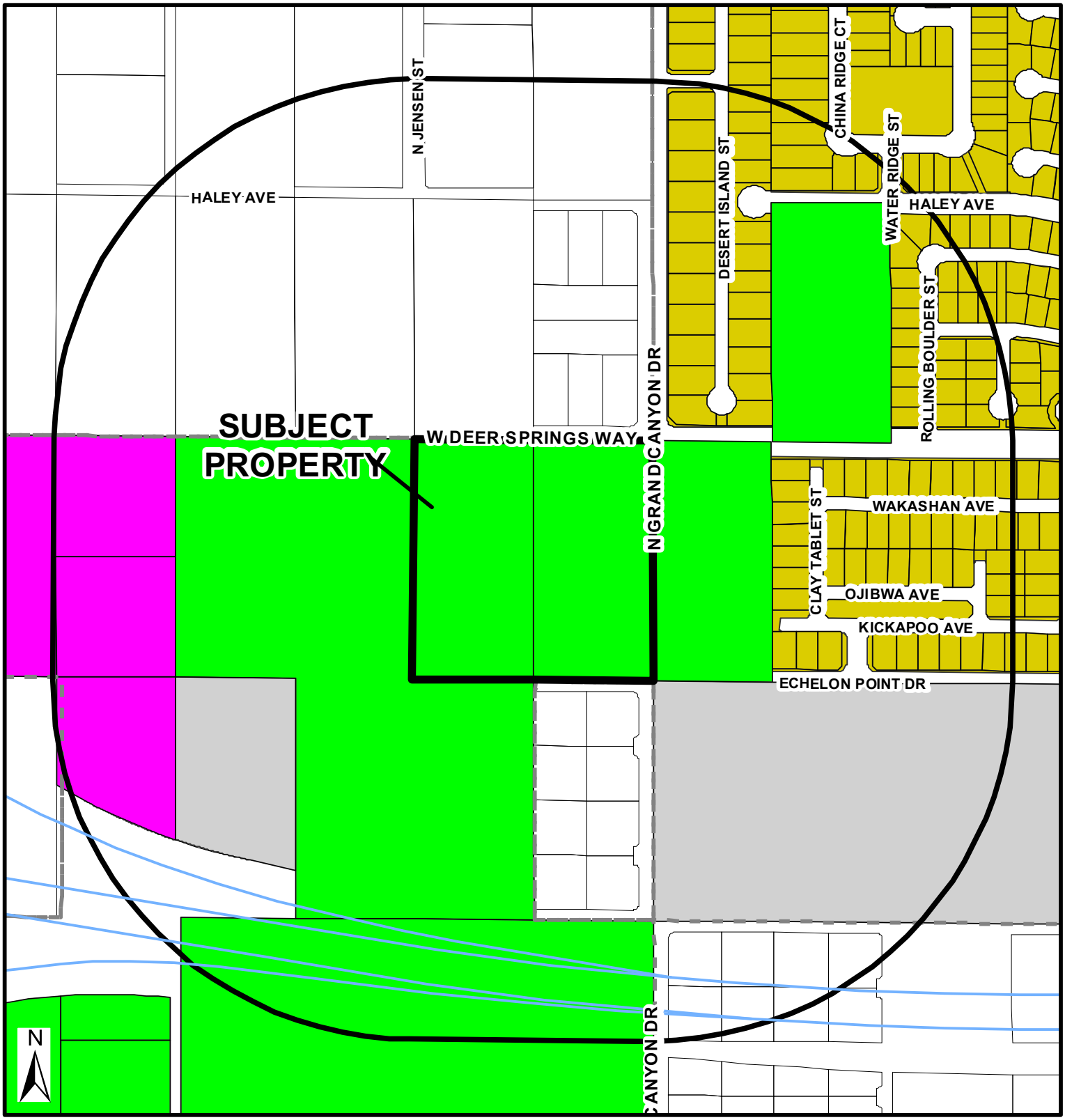
Case #	ZON-52117
Meeting Date:	01/14/14 PC
Total Fee:	
Date Received:*	
Received By:	

*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

Public Comment Form

Item 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 10.18 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]. Staff recommends DENIAL.

Tracking Number PC01142014-30-1

Name Patrick Chicas

Address 6940 N Jensen St

City Las Vegas

State Nevada

Zip 89149

Comment Compact lots in the RNP ? NO WAY!!!!!!!

This application violates the fundamentals if the RNP.

Vote Against

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 11, 2014

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

SUBJECT:
ABEYANCE - 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 10.18 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]. Staff recommends DENIAL.

C.C.: 03/19/2014

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**5**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Ecomment Received in Protest
4. Protest Postcards for WVR-52169 and TMP-52119

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:**

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

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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

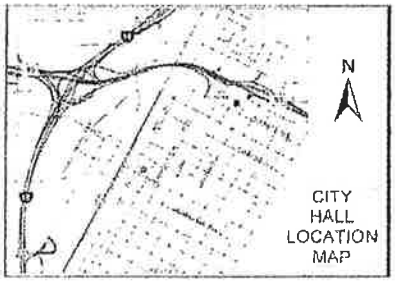
Public Comment Form

Item 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 10.18 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]. Staff recommends DENIAL.

Tracking Number	PC01142014-31-1
Name	Patrick Chicas
Address	6940 N Jensen St
City	Las Vegas
State	Nevada
Zip	89149
Comment	This application violates the fundamentals if the RNP.
Vote	Against

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above or fax this side of this card to (702) 464-7499. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.
GPA-52116 & ZON-52117 [PRJ-52063]
Planning Commission Meeting of **1/14/2014**

RECEIVED
JAN 14 2014
City of Las Vegas
Department of Planning

Case: GPA-52116
12519615002
KERR JEFHRELL & THEARY
6839 DESERT ISLAND ST
LAS VEGAS NV 89149-0701

31 JREOFMP 89149

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.
WVR-52169 & TMP-52119 [PRJ-52063]
Planning Commission Meeting of **1/14/2014**

RECEIVED
JAN 14 2014
City of Las Vegas
Department of Planning

Case: WVR-52169
12519615002
KERR JEFHRELL & THEARY
6839 DESERT ISLAND ST
LAS VEGAS NV 89149-0701

Submitted after final agenda
Date 1/14/14 Item 31+32

29-32
P

31 JREOFMP 89149

NO. 5061 P. 1

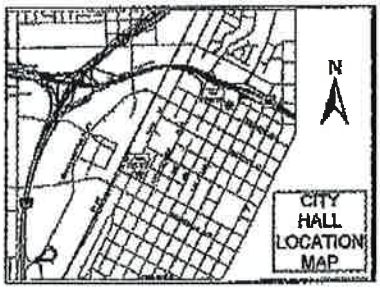
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.43[3]
0004279218 JAN 02 2014
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing

CARD 1 OF 4



Submitted after final agenda

RECEIVED

Date 1/14/14 Item 31-32

JAN 14 2014

City of Las Vegas
Department of Planning
Case: WVR-52169

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

12519710061
KING DAVID C & TIFFANY A
6750 YELLOW HAIR ST
LAS VEGAS NV 89149-2399

Please use available blank space on card for your comments.

WVR-52169 & TMP-52119 [PRJ-52063]
Planning Commission Meeting of **1/14/2014**

I OPPOSE 6 LOTS PER ACRE, I APPROVE OF 4 LOTS PER ACRE.

SI JRDFMP 89149

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.43[3]
0004279216 JAN 02 2014
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing

CARD 2 OF 4

RECEIVED

JAN 14 2014

City of Las Vegas
Department of Planning
Case: GPA-52116



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above or fax this side of this card to (702) 464-7499. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

12519710061
KING DAVID C & TIFFANY A
6750 YELLOW HAIR ST
LAS VEGAS NV 89149-2399

29-32 P

Please use available blank space on card for your comments.

GPA-52116 & ZON-52117 [PRJ-52063]
Planning Commission Meeting of **1/14/2014**

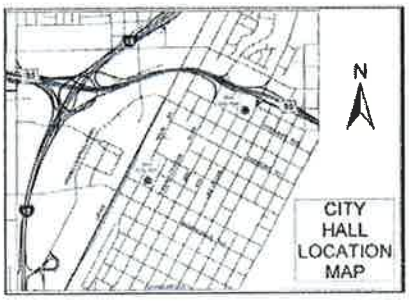
I OPPOSE SINGLE FAMILY COMPACT-LOT, PLEASE HOLD TO R-N-P.
RICHMOND OWNS THE LOTS ACROSS THE STREET, IF THIS GOES FORWARD
THEY MAY WANT TO SI JRDFMP 89149

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.43³
0004279218 JAN02 2014
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

WVR-52169 & TMP-52119 [PRJ-52063]
Planning Commission Meeting of **1/14/2014**

RECEIVED
JAN 13 2014
City of Las Vegas
Department of Planning

Case: WVR-52169
12519611038
CHOPRA VIVEK
1535 RIVER WOOD CT
SIMI VALLEY CA 93063-7406

Submitted after the agenda

Date 1/14/14 Item 31-32

31-32 P

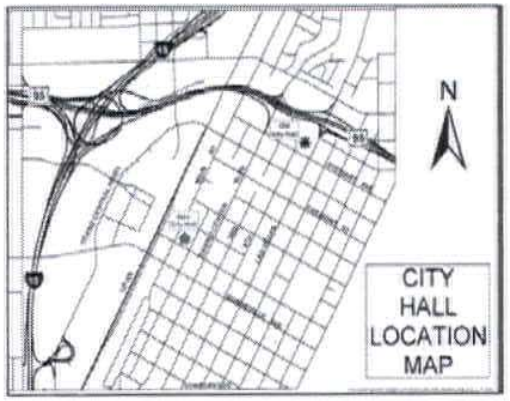
107 JRDFNMP 93063

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.43³
0004279218 JAN02 2014
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



Too high a density. The 5 acre parcel on the East side is bordered by 1/2 acre lots to the North & South and was approved for 10 lots several years ago.
The min. interaction offset is not enough when the middle school is letting out.

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above or fax this side of this card to (702) 464-7499. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

WVR-52169 & TMP-52119 [PRJ-52063]
Planning Commission Meeting of **1/14/2014**

Case: WVR-52169
12519202015
LEMMON LIVING TRUST
LEMMON RICHARD E & KARIN R TRS
9645 HALEY AVE
LAS VEGAS NV 89149-1353

RECEIVED
JAN 6 2014
City of Las Vegas
Dept. of Planning

31 JRDFNMP 89149

AGENDA ITEMS 31-32 PROTEST

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 11, 2014

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

SUBJECT:
ABEYANCE - 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 10.18 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]. Staff recommends DENIAL.

C.C.: 03/19/2014

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**6**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Ecomments Received in Protest

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

Public Comment Form

Item 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 10.18 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]. Staff recommends DENIAL.

Tracking Number

Name Brigittte Solvie

Address 7030 N Conquistador St

City Las Vegas

State Nevada

Zip 89149

Comment This application should be DENIED.

This proposal for 63 lots on 10 acres is unacceptable, while directly adjacent to RNP at the immediate south and acroos to the north are existing half acre homes.

While the desire to fill in the empty land is commendable, the attempt to fill in with Medium Low density residential is not appropriate or complimentary to this selected property.

While much of the notification perimeter is CC215 Beltway, I am to the north and am responding to this applicant with a requested vote for DENIAL.

Thank you.

Vote Against

Public Comment Form

Item 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 10.18 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]. Staff recommends DENIAL.

Tracking Number	PC01142014-32-2
Name	Patrick Chicas
Address	6940 N. Jensen St
City	Las Vegas
State	Nevada
Zip	89149
Comment	This application violates the fundamentals if the RNP.
Vote	Against

City of Las Vegas Agenda Item No.: **24.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 11, 2014

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

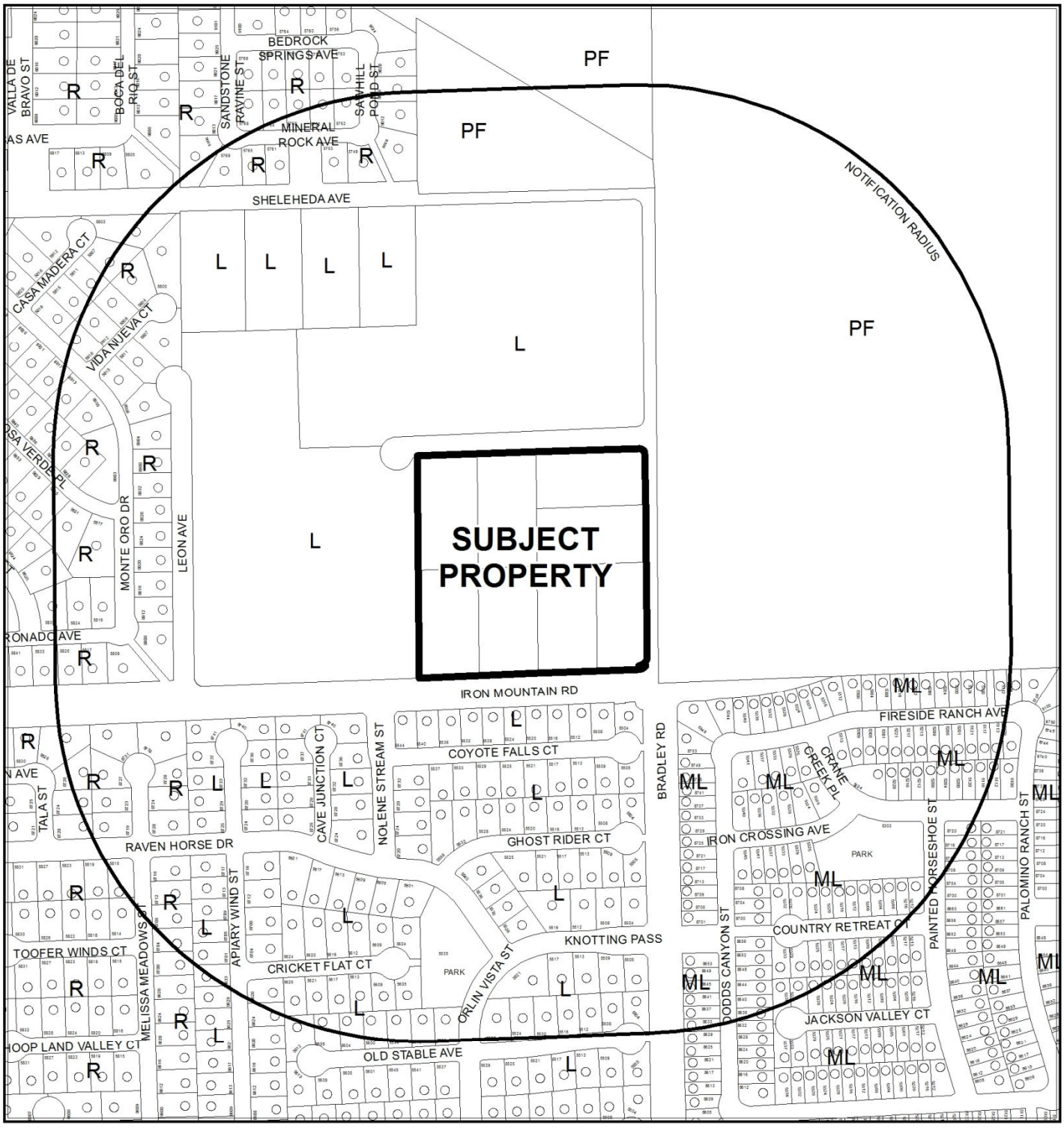
SUBJECT:
ABEYANCE - GPA-52122 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: VERLAINE, LLC - For possible action on a request for a General Plan Amendment FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 8.70 acres at the northwest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

C.C.: 03/19/2014

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**3**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report - GPA-52122, ZON-52123, WVR-52171, VAC-52125 and TMP-52127
3. Supporting Documentation - GPA-52122, ZON-52123, WVR-52171, VAC-52125 and TMP-52127
4. Photos - GPA-52122, ZON-52123, WVR-52171, VAC-52125 and TMP-52127
5. Justification Letter - GPA-52122, ZON-52123, WVR-52171, VAC-52125 and TMP-52127
6. Protest Postcards for GPA-52122 and ZON-52123



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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: FEBRUARY 11, 2014
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: RICHMOND AMERICAN HOMES - OWNER: VERLAINE, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-52122	Staff recommends APPROVAL.	
ZON-52123	Staff recommends APPROVAL.	GPA-52122
WVR-52171	Staff recommends DENIAL, if approved subject to conditions:	GPA-52122 ZON-52123
VAC-52125	Staff recommends DENIAL, if approved subject to conditions:	GPA-52122 ZON-52123 WVR-52171
TMP-52127	Staff recommends DENIAL, if approved subject to conditions:	GPA-52122 ZON-52123 WVR-52171 VAC-52125

** CONDITIONS **

WVR-52171 CONDITIONS

Planning

1. This approval shall be void four (4) years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

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

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

Public Works

5. Vehicular movements at the entry street on Iron Mountain Road may be limited in the future to right-in and right-out at the discretion of the City Traffic Engineer, if traffic patterns or accident histories develop that warrant the construction of a median island in Iron Mountain Road.

VAC-52125 CONDITIONS

1. The limits of this Petition of Vacation shall be defined as all of Honeycreek Avenue and a 10-foot wide Roadway Easement along Bradley Road from Iron Mountain Road to Honeycreek Avenue recorded as Document # 1350:1309324.

2. Prior to the recordation of the Order of Vacation, provide a plan signed and Sealed by a professional Land Surveyor that meets all state requirements for re-allocating vacated rights-of-way. This plan must show how the vacated right-of-way will be incorporated into the adjacent properties and be approved by the Department of Public Works; said plan shall be made a part of and recorded with the Order of Vacation. If the Iron Mountain/Bradley Subdivision (FMP-51383) has recorded, an amended Final Map of Iron Mountain Bradley that includes how the area affected by this vacation will be incorporated into that subdivision must be submitted and must record concurrent with the recordation of the Order of Vacation.

3. Assessor Parcel Numbers #125-01-402-017 and #125-01-402-018 are owned by the City of Las Vegas and shall be excluded from this Petition of Vacation.

4. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by TMP-52127 may be used to satisfy this requirement provided that it addresses the area to be vacated.

5. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of the Order of Vacation.

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

7. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.

8. All development shall be in conformance with code requirements and design standards of all City Departments.

9. If the Order of Vacation (or *Order of Relinquishment of Interest if a Patent Reservation*) is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

TMP-52127 CONDITIONS

Planning

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

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

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

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

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

Public Works

6. A Petition of Vacation such as VAC-52125 shall record prior to the recordation of a Final Map for this site. If the Vacation is not approved, this Tentative Map shall be revised and resubmitted excluding the right-of-way proposed to be vacated on Honeycreek Avenue.

7. Grant an Equestrian Trail Easement to be privately maintained by the Homeowner's Association adjacent to Iron Mountain Road for all portions of the required trail that are not within the public right-of-way and grant public Pedestrian Access Easements for all public sidewalk areas not within the public right-of-way concurrent with a Final Map for this site.

8. Prior to recordation of a Final Map for this site, coordinate with the Right-of-Way Section of the Department of Field Operations to incorporate the appropriate portions of Assessor's Parcel Numbers 125-01-402-018 and 125-01-402-017 into a Final Map for this site.

9. Construct half street improvements on Iron Mountain Road and Bradley Road, including overpaving and appropriate transitions where legally able adjacent to this site concurrent with development of this site.

10. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting to amend the Centennial Hills Sector Plan to change the land use designation from DR (Desert Rural Density Residential) to L (Low Density Residential) and change the zoning from R-E (Residence Estates) to R-1 (Single Family Residential) for a proposed 40-lot residential subdivision on 9.18 acres of undeveloped land on the northwest corner of Iron Mountain Road and Bradley Road. Staff supports these requests. However, the proposal also includes a Vacation, Waiver and Tentative Map request. One aspect of the Vacation request is for the vacating of an existing right-of-way for a future street (Honey Creek Avenue) adjacent to the north perimeter of the project. Since all the adjacent property owners have not agreed to the Vacation request, staff is recommending denial. Subsequently, the Waiver and Tentative Map requests also have a recommendation of denial as their approval are contingent upon the Vacation.

ISSUES

- A Waiver is required to allow an intersection to be offset 150 feet where the minimum offset allowed is 220 feet. Staff supports this request as there will be minimal traffic at the intersections in question. However, due to the recommendation of denial on the related Vacation, staff recommendation will be denial for this request as well.
- A Vacation of an undeveloped road right-of-way along the north perimeter of the project is requested. Staff does not support this request as all adjacent property owners have not agreed to it.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
05/06/64	The City Council approved Annexation (A-0003-64) of 5,000 acres located north of Lone Mountain Road and west of Decatur Boulevard. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
09/27/13	Deed recorded for a change in ownership.
10/10/13	Deed recorded for a change in ownership.
10/11/13	Deed recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no related permits or licenses active on any of the parcels.

Pre-Application Meeting	
11/26/13	Staff met with the applicant and discussed the project. The request to Vacate the right-of-way for a future road along the north of the property would need the approval of the other property owner to the north in order for staff to recommend approval. The Waiver for the intersections to be closer than code allows is rather minor and can be supported by staff. The overall project appears to be in conformance with adopted land use plans.

Neighborhood Meeting	
12/16/13	Meeting Start time: 6:40 Meeting End time: 7:05 Attendance: 3 from the public 3 from the Development Team 1 from Ward 6 Office 1 from Planning Department Staff The only concern noted was the lack of open space being provided.

Field Check	
12/05/13	Staff visited the site and found it to be undeveloped and free of trash and debris.

Details of Application Request	
Site Area	
Net Acres	9.18*

**Based on the Vacation being approved.*

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	DR (Desert Rural Residential)	R-E (Residence Estates)
North	Undeveloped	L (Low Density Residential)	R-PD4 (Planned Development - 4 Units per Acre)

South	Single Family, Detached	L (Low Density Residential)	R-PD4 (Planned Development - 4 Units per Acre)
East	Undeveloped	PF (Public Facilities)	C-V (Civic)
West	Undeveloped	L (Low Density Residential)	R-1 (Single Family Residential)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.070, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	6,500 SF	6,500 SF	Y
Min. Lot Width	60 Feet	60 Feet	Y
Min. Setbacks			
• Front	20 Feet	20 Feet	Y
• Side	5 Feet	5 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	15 Feet	15 Feet	Y
Max. Lot Coverage	50 %	50 %	Y
Max. Building Height	35 Feet	TBD	TBD*
Mech. Equipment	Screened	Screened	Y

**No floor plans or elevations have been submitted with these applications, but are expected to comply with all code requirements.*

Existing General Plan	***Permitted Density***	***Units Allowed***
DR (Desert Rural Density Residential)	***2.49***	***23***
Proposed General Plan	***Permitted Density***	***Units Allowed***
L (Low Density Residential)	***5.49***	***48***
Existing Zoning	***Permitted Density***	***Units Allowed***
R-E (Residence Estates)	5.49	48
Proposed Zoning	***Permitted Density***	***Units Allowed***
R-1 (Single Family Residential)	5.49	48

Pursuant to Title 19.06, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	N/A	N/A	N/A	N/A
• South	1 Tree / 20 Linear Feet	29 Trees	29 Trees	Y
• East	1 Tree / 20 Linear Feet	30 Trees	31 Trees	Y
• West	N/A	N/A	N/A	N/A
TOTAL PERIMETER TREES		**59 Trees**	**60 Trees**	**Y**
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	N/A		N/A	N/A
• South	6 Feet		20 Feet	Y
• East	26 Feet		26 Feet	Y
• West	N/A		N/A	N/A
Wall Height	6 Feet Adjacent to Residential		6 Feet	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Iron Mountain Road	Secondary Collector	Planned Streets and Highways	80	Y
Bradley Road	Minor Collector	N/A	60	Y

19.04.040 Connectivity		
Transportation Network Element	***# Links***	***# Nodes***
Internal Street	5	0
Intersection – Internal	0	4
Non-Vehicular Path - Unrestricted	.5	0
Total	5.5	4

YK

	Required	***Provided***
Connectivity Ratio (Links / Nodes):	**1.30**	**1.37**

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Single Family, Detached	40	2 spaces per lot	80				
TOTAL SPACES REQUIRED			80		80		Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
Intersections to be offset 220 feet	Intersection to be offset 150 feet	Denial

ANALYSIS

The requested General Plan Amendment and Rezoning would allow for the development of a 40-lot single family residential subdivision. The Centennial Hills Sector Land Use Plan has recently been amended from DR (Desert Rural Density Residential) to L (Low Density Residential) for the properties adjacent on the north, south and west of the proposed project. This request would match these land uses and been appropriate for the area. Likewise, the request for rezoning from R-E (Residence Estates) to R-1 (Single Family Residential) will match the zoning adjacent on the north and west of the subject site. This is an appropriate zoning district for the area. For these reasons, staff recommends approval of the General Plan Amendment and the Rezoning requests.

The Vacation request is for Honey Creek Avenue adjacent to the north perimeter and a ten-foot wide easement along Bradley Road. The Public Works Department has offered the following comments:

A. Does this vacation request result in uniform or non-uniform right-of-way widths? *N/A as it is to completely eliminate Honey Creek Avenue.*
B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, since Honey Creek Avenue is an unused street.*
C. Does it appear that the vacation request involves only excess right-of-way? *It is for the vacation of an unused street.*

D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, the proposed Granite Falls 2 subdivision.*

E. Does this vacation request eliminate public street access to any abutting parcel? *No, since the adjoining parcels can be accessed from other public streets.*

F. Does this vacation request result in a conflict with any existing City requirements? *No.*

G. Does the Department of Public Works have an objection to this vacation request? *Yes. The Department of Public Works understands that the petitioner of the vacation has been unable to obtain the adjacent owner to the north of Honey Creek Avenue consent. Without the consent of the adjacent owner and without seeing a proposed subdivision to the north of this site, the Department of Public Works recommends* ***DENIAL****.*

The owner along the north side of Honey Creek Avenue has not agreed to the requested vacation and therefore, staff recommends denial. If all adjacent property owners were in agreement, staff could support the request in the future. Staff's recommendation of denial will also be for the Waiver and the Tentative Map requests due to the Vacation status.

The Waiver is required as the proposed entrance street (Saxon Canyon Street) is only 130 feet from the intersection of Iron Mountain Road and Bradley Road, where the minimum separation required is 220 feet. Staff supports this request if the Vacation is approved, if not denial. However, if approved a condition has been added that there may be a median on Iron Mountain Road in the future that would limit accesses to Saxon Canyon Street to right turn in and right turn out only.

The proposed Tentative Map is for a 40-lot single family residential subdivision laid out around four, 47-foot wide residential streets. Site access is proposed from Iron Mountain Road. The lots will range in size from 6,500 square feet up to 11,925 square feet. The project meets the minimum connectivity ratio of 1.3 for a residential subdivision and is well under the maximum 5.49 density permitted.

The Clark County School District projects that approximately 17 primary and secondary school students will be generated by the proposed development on this site. Of the schools serving the area, only K. Ward Elementary School is over capacity for the 2013-14 school year and no additional schools are planned.

The submitted east/west cross section depicts maximum natural grade less than 2% across this site. Per the Tables in Subdivision Code 19.06.050 a development with natural slope less than or equal to 2%, is allowed a maximum 4-foot retaining wall. No retaining walls are shown.

The submitted north/south cross section depicts maximum natural grade less than 2% across this site. Per the Tables in Subdivision Code 19.06.050 a development with natural slope less than or equal to 2%, is allowed a maximum 4-foot retaining wall. No retaining walls are shown.

FINDINGS (GPA-52122)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

   The proposed L (Low Density Residential) designation is compatible with the adjacent land uses as the north, south and west properties all have L (Low Density Residential) designations. The property to the west is PF (Public Facilities), but is also compatible with the proposed change.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

   The zoning designations allowed by the proposed amendment are compatible with the existing adjacent land uses and zoning districts, as they will allow lots that are similar in size and area to adjacent lots.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

   There are existing transportation, recreation, utility and other facilities that are adequate to accommodate the uses and densities permitted by the proposed General Plan Amendment.

4. **The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

   There are no other plans or policies that would be applicable to the site.

FINDINGS (ZON-52123)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   The proposed Rezoning to R-1 (Single Family Residential) designation conforms to the density range allowed by the proposed L (Low Density Residential) General Plan designation and supports Objective 2.6.

2. **The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

   The detached single-family residential use proposed on the subject properties is proposed at an appropriate density with the surrounding properties and is therefore, compatible with the residential uses and zoning designations of these surrounding properties.

3. **Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

   The density and size of the lots proposed for the property to be rezoned will resemble the development pattern of surrounding properties. The proposed Rezoning is therefore appropriate.

4. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.**

   Access to the property is provided by Iron Mountain Road, identified as an 80-foot Secondary Collector on the Master Plan of Streets and Highways. This road is adequate to meet the traffic demands of the proposed single-family residential development.

FINDINGS (WVR-52171)

Traffic counts at the affected intersection are expected to be low, and the separation distance is sufficient to minimize traffic conflicts. Staff recommends denial of the Waiver as the related Vacation and Tentative Map applications are not supported by staff.

FINDINGS (VAC-52125)

The existing right-of-way on the north is for an unused street that is not planned to be improved and the portion of right-of-way on the east is not needed for the development. Staff recommends denial of the Petitions-to-Vacate the right-of-way and easements as requested as all adjacent property owners are not supportive of the request.

FINDINGS (TMP-52127)

The proposed map is in conformance with Title 19 and NRS requirements for tentative maps. The separation distance between intersections on the perimeter of the site does not pose any safety risks, and the existing right-of-way and easements are not needed. Staff recommends denial of the proposed Tentative Map as the related Vacation is not supported by staff.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

NOTICES MAILED 317 (GPA-52122, ZON-52123, WVR-52171 & TMP-52127)
4 (VAC-52125)

APPROVALS 0

PROTESTS 3 [GPA-52122, ZON-52123, WVR-52171 & TMP-52127]
0 [VAC-52125]

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

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

Revised 10/27/08

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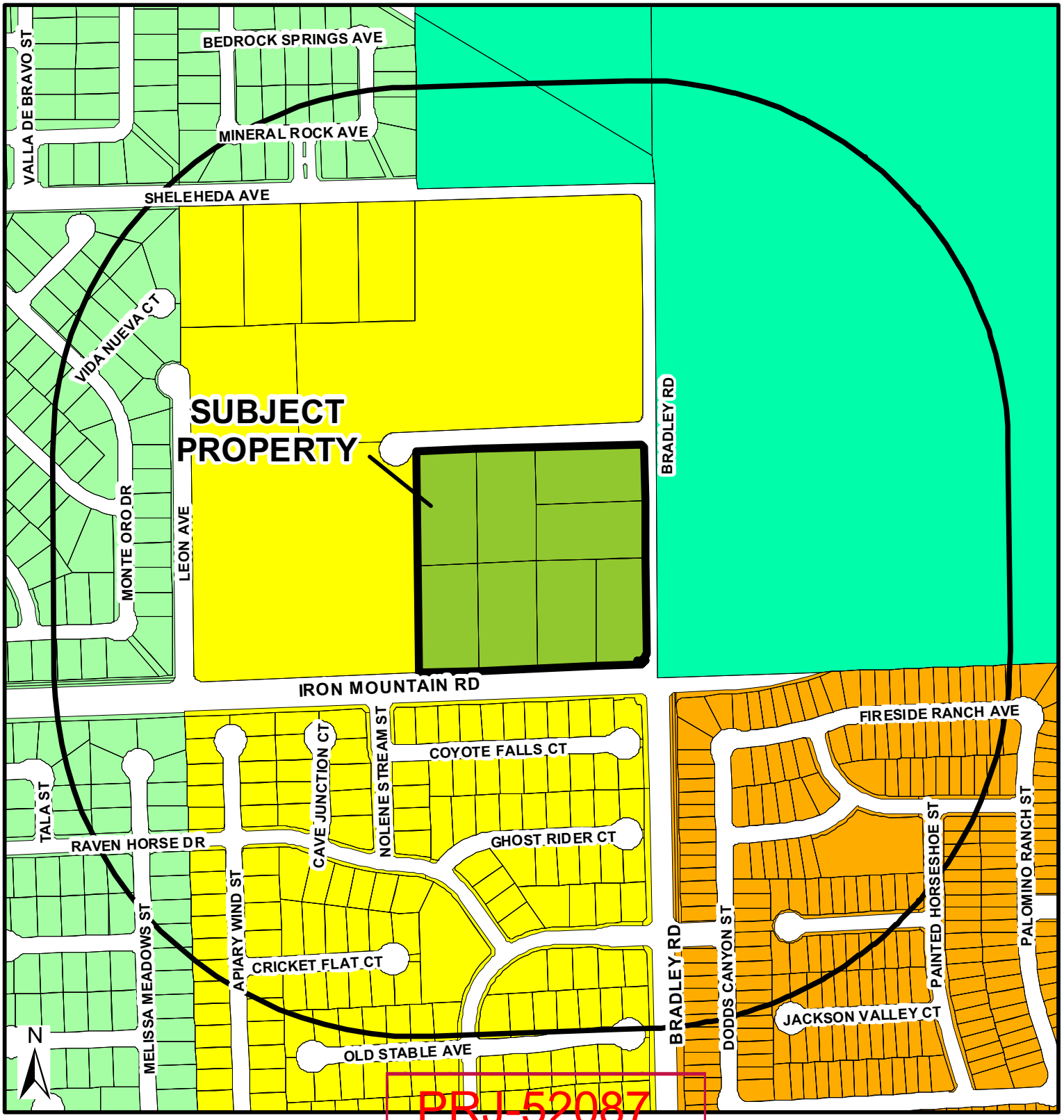
GPA-52122 (PRJ-52087)



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

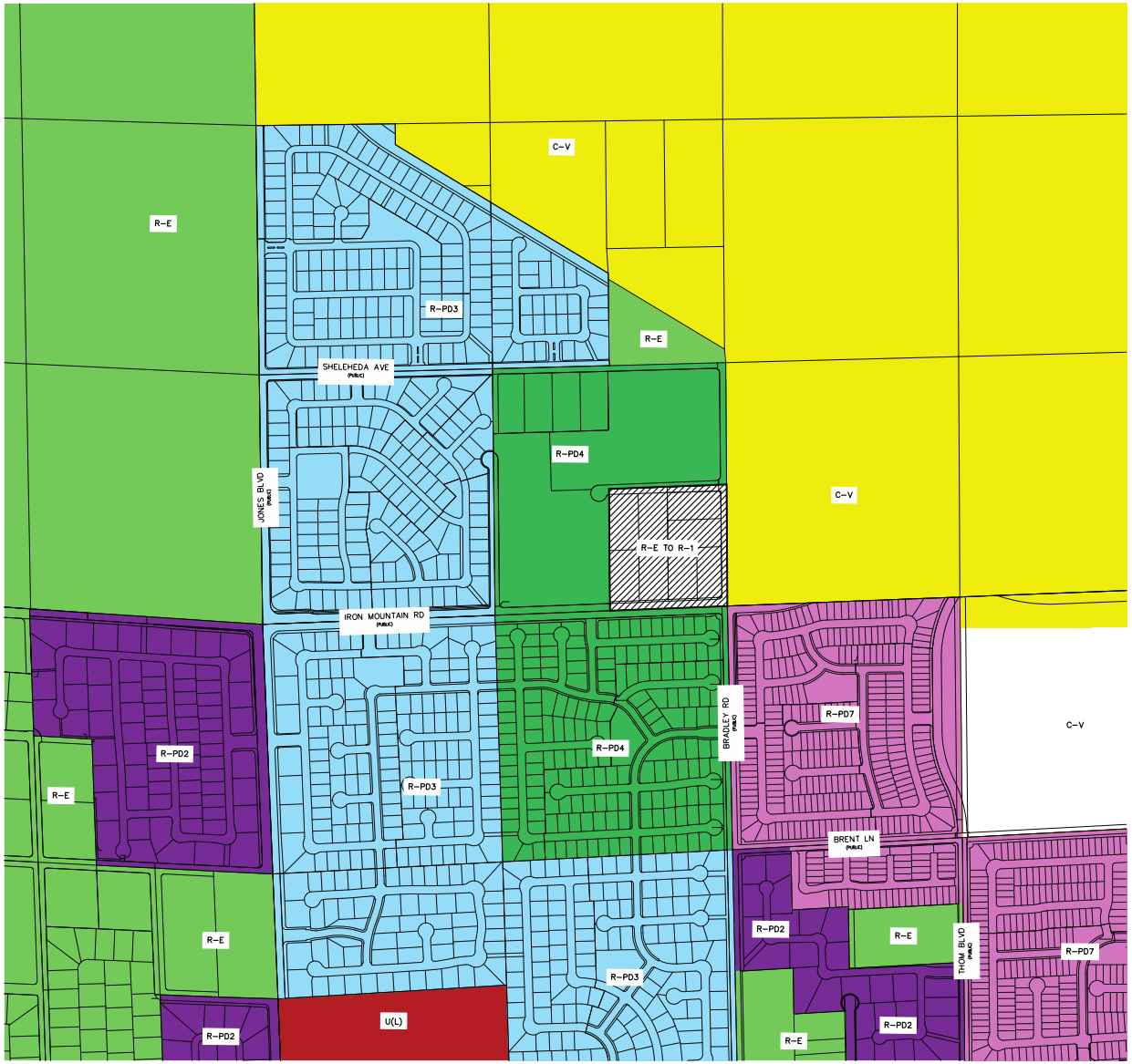
1000ft Buffer

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 #B14, 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

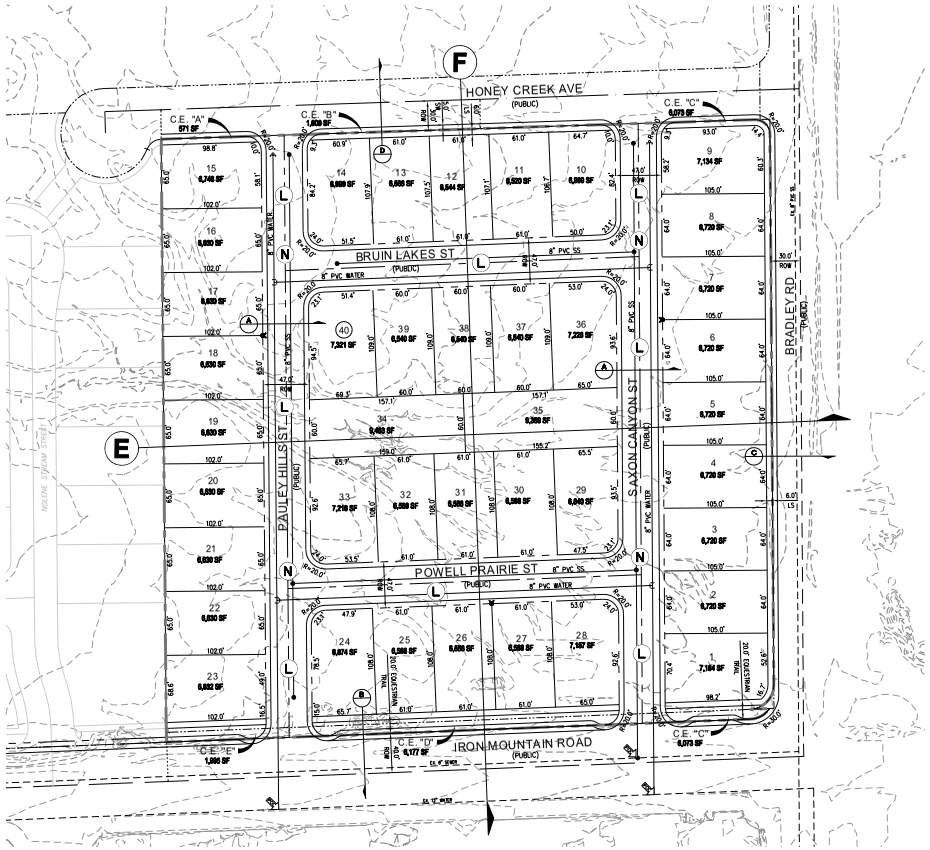
RICHMOND AMERICAN HOMES

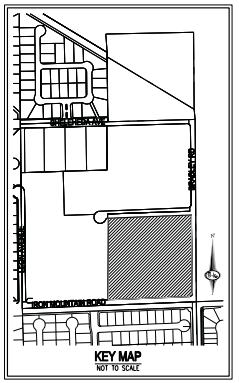
TENTATIVE MAP

FOR

GRANITE FALLS 2

A SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-009 THRU 016





KEY MAP
NOT TO SCALE

N

0 60 120
SCALE – 1"=60' FEET

OWNER
APN: 125-01-402-009 THRU 016
VERLANE, 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

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):	9.18 AC
ACREAGE (NET):	6.97 AC
TOTAL DWELLING UNITS:	40
TYP. LOT SIZE:	65'x100'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	6,500 SQFT
MAX LOT SQFT	9,483 SQFT
DENSITY (NET ACREAGE):	4.36 DU/AC
MAX. LOT COVERAGE:	50%

CONNECTIVITY
(N) NODES = 4
(L) LINKS = 8
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 8/4
CONNECTIVITY INDEX = 2.0

PARKING ANALYSIS

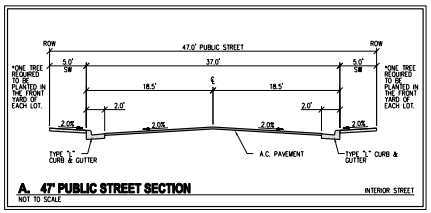
NO OF UNITS	= 40
PARKING PARAMETER	= 2 SPACES/LOT
REQUIRED PARKING	= 80 SPACES**

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

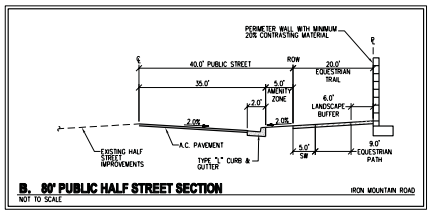
LEGAL DESCRIPTION
PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M.

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

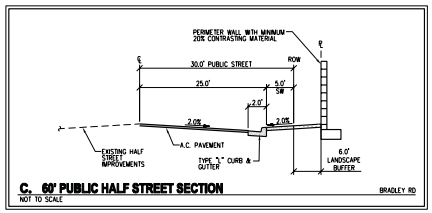
WAIVER
1. TWO INTERSECTION OFFSETS 164-FT MIN. FROM STREET CENTERLINE TO STREET CENTERLINE



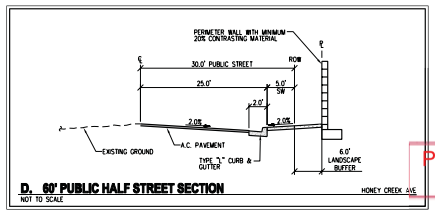
A. 47' PUBLIC STREET SECTION
NOT TO SCALE — INTERIOR STREET



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



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



D. 60' PUBLIC HALF STREET SECTION
NOT TO SCALE — HONEY CREEK AVE

PRJ-52087
01/14/14

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
TENTATIVE MAP

DATE: 01/14/14
DRAFTER: EML
DESIGNER: ARP
CHECKED: TJS
PROJECT NO.
RAH1322

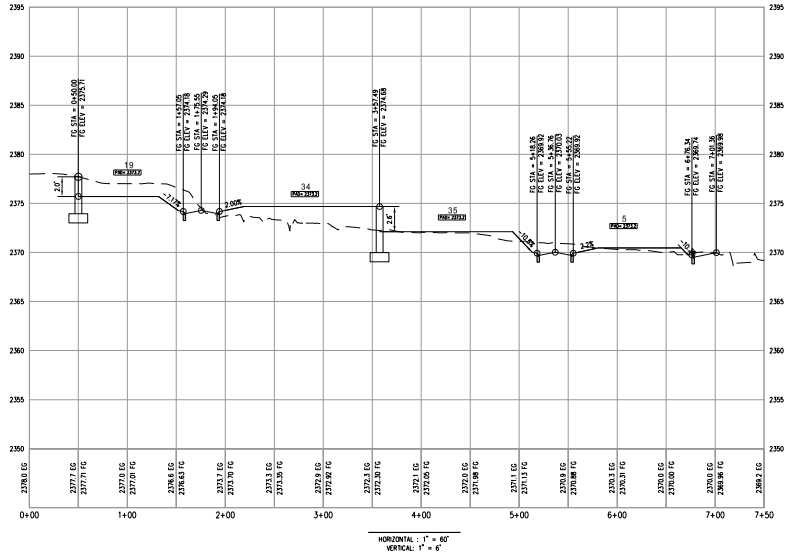
TM-1
SHEET 1 OF 2

####

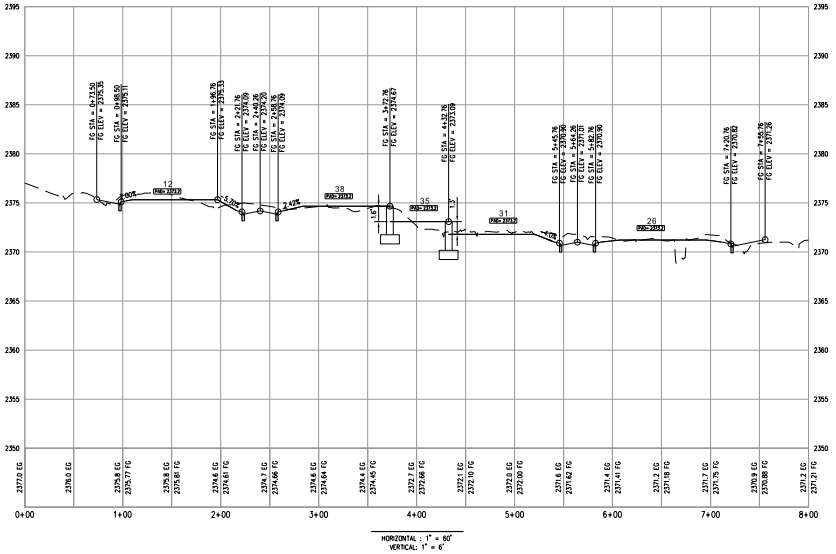
J:\rah1322 granite falls 2\dwg\entitlements\140109 rah1322 tm - south.dwg 1/14/2014 10:25 AM Angelo Pinley

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

E. E-W PROFILE



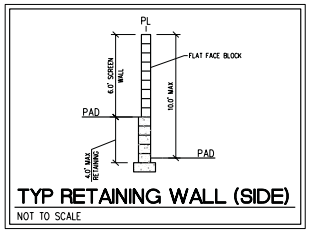
F. N-S PROFILE



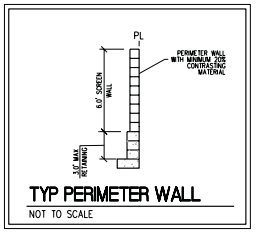
RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
GRANITE FALLS 2

A SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-01-402-009 THRU 016



TYP RETAINING WALL (SIDE)
NOT TO SCALE



TYP PERIMETER WALL
NOT TO SCALE

PRJ-52087
01/14/14

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8740 S. ARVILLE STREET #D14, LAS VEGAS, NV 89118
PHONE (702) 284-8300 FAX (702) 284-8399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

GRANITE FALLS 2

TENTATIVE MAP - PROFILES

DATE: 01/14/14
DRAFTER: EML
DESIGNER: ARP
CHECKED: TJS
PROJECT NO.
RAH1322

TM-2
SHEET 2 OF 2
####

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

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.

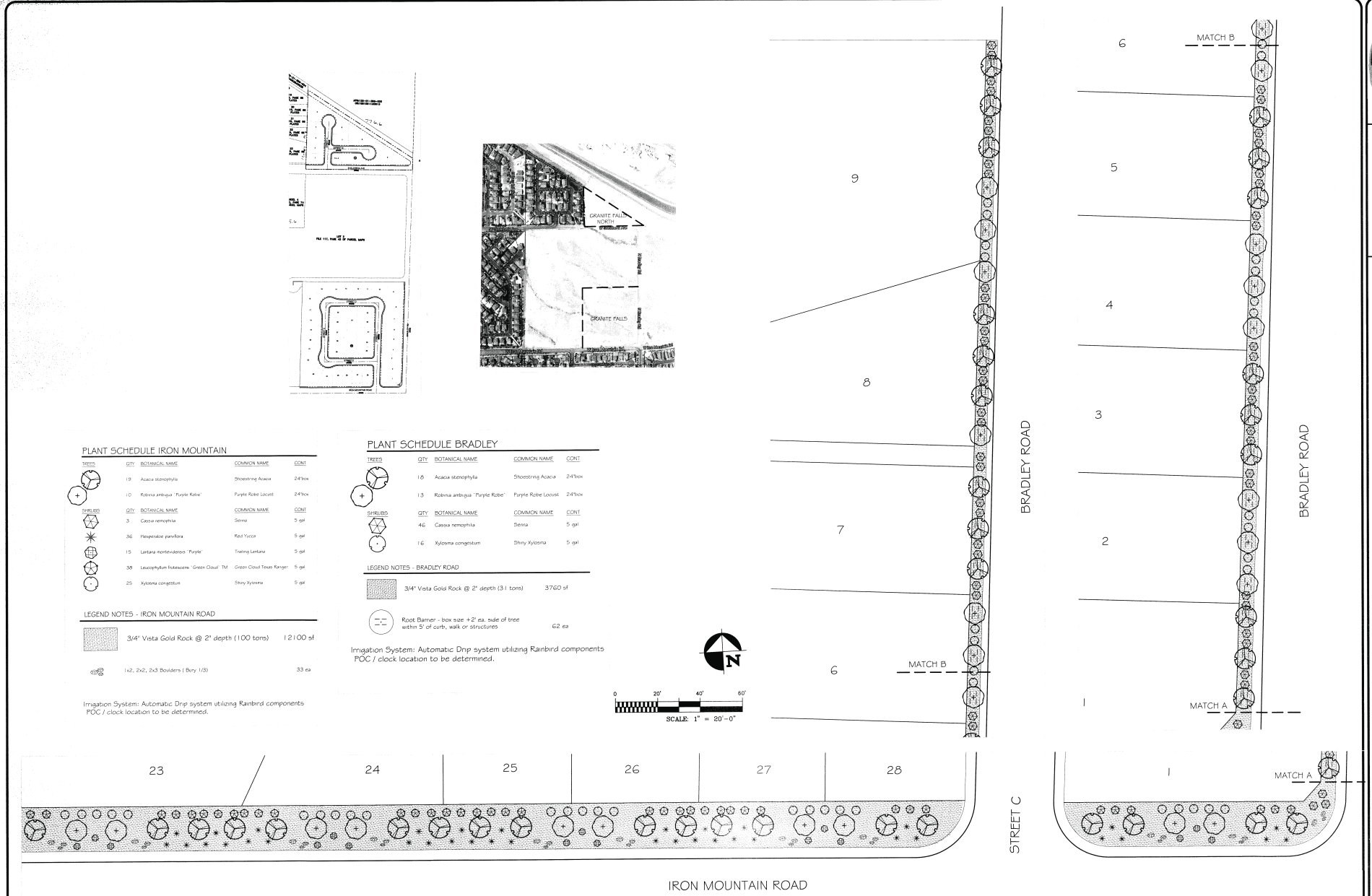
PLANT SCHEDULE BRADLEY

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) 214-8001

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

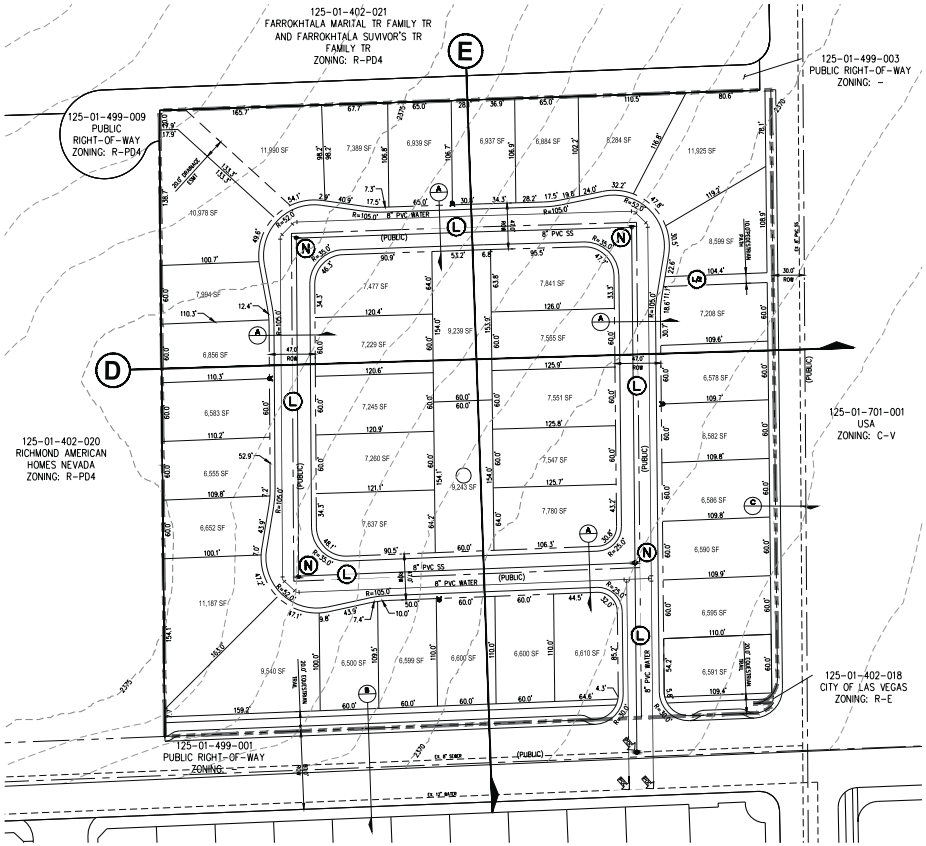
CERTIFIED TRADE CONTRACTOR

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 review by the NAHB Research Center, Inc. This certification is not a representation, warranty or guarantee of contractor performance. For warranty details, consult the contractor.

Call Dig 1-800-227-2600

1-702-593-6111

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



RICHMOND AMERICAN HOMES

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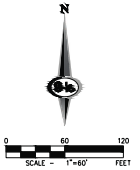
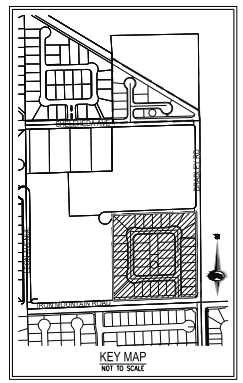
APN 125-01-402-009 THRU 016





OWNER

APN: 125-01-402-009 THRU 016
VERLAINE 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

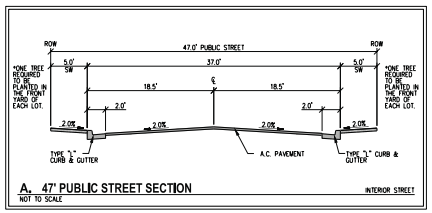
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

LEGAL DESCRIPTION

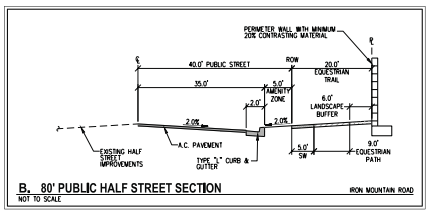
PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M.

LEGEND

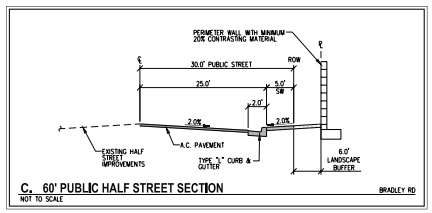
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



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	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 - 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



GPA-52122, ZON-52123, WVR-52171, & TMP-52127 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: VERLAINE, LLC
NORTHWEST CORNER OF IRON MOUNTAIN ROAD AND BRADLEY ROAD

12/05/13



GPA-52122, ZON-52123, WVR-52171, & TMP-52127 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: VERLAINE, LLC
NORTHWEST CORNER OF IRON MOUNTAIN ROAD AND BRADLEY ROAD

12/05/13



GPA-52122, ZON-52123, WVR-52171, & TMP-52127 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: VERLAINE, LLC
NORTHWEST CORNER OF IRON MOUNTAIN ROAD AND BRADLEY ROAD

12/05/13



GPA-52122, ZON-52123, WVR-52171, & TMP-52127 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: VERLAINE, LLC
NORTHWEST CORNER OF IRON MOUNTAIN ROAD AND BRADLEY ROAD

12/05/13

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

RAH1322

January 14, 2014

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 100' 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'x100' 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 for the two subdivision entrances closest to Bradley Road. The code requires a centerline to centerline offset of 220-ft. This project proposes a

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

DR-52087
01/14/14

minimum offset of 164-ft. The proposed entrance on Iron Mountain Road works well with flood control and sanitary sewer since it is the low point of the site. The entrance on Honey Creek will provide residents an alternate route when approaching the development from the north. Both offsets are still a respectable distance away from Bradley Road providing sufficient site visibility.

The vacation request 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
01/14/14

PRESORTED
FIRST CLASS

Case: GPA-52122

12501312025
PREUC ROBERT M & FAY C
5753 MINERAL ROCK AVE
LAS VEGAS NV 89131-3935

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested

Official Notice of Public Hearing

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above or fax this side of this card to (702) 464-7499. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-52122 & ZON-52123 [GPA-52087]

Planning Commission Meeting of **1/14/2014**

RECEIVED

JAN 14 2014

City of Las Vegas
Department of Planning

Submitted after final agenda

Date 1/14/14 Item 33 & 34

33-34
P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.43³
0004279218 JAN02 2014
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JAN 14 2014
City of Las Vegas
Department of Planning

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-52122 & ZON-52123 [GPA-52087]
Planning Commission Meeting of **1/14/2014**

Case: GPA-52122
12512111005
JACOBSON KYOKO & JEFF
1712 W 242ND ST
LOMITA CA 90717-1307

33-34
P

Submitted after flag agenda
Date 1/14/14 Item 33+34

7024791794

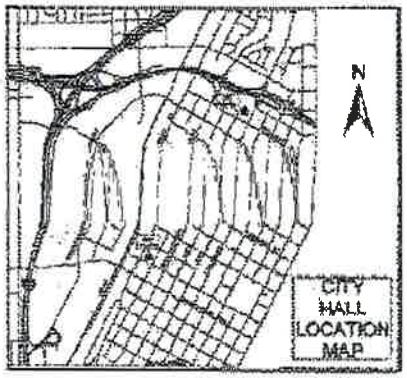
PAGE 01/01

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED
FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.43[3]
0004279218 JAN 02 2014
MAILED FROM ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-52122 & ZON-52123 [GPA-52087]

Planning Commission Meeting of **1/14/2014**

Case: GPA-52122

12512512011
RODRIGUEZ JOSEPH F
MATA-RODRIGUEZ LORI A
5200 FIRESIDE RANCH AVE
LAS VEGAS NV 89131-5267

Date 1/14/14 Item 33-34

RECEIVED
JAN 14 2014
City of Las Vegas
Department of Planning

33-34
P

89 JRDFNHP 89131

City of Las Vegas Agenda Item No.: **25.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 11, 2014

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

SUBJECT:
ABEYANCE - 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]. Staff recommends APPROVAL.

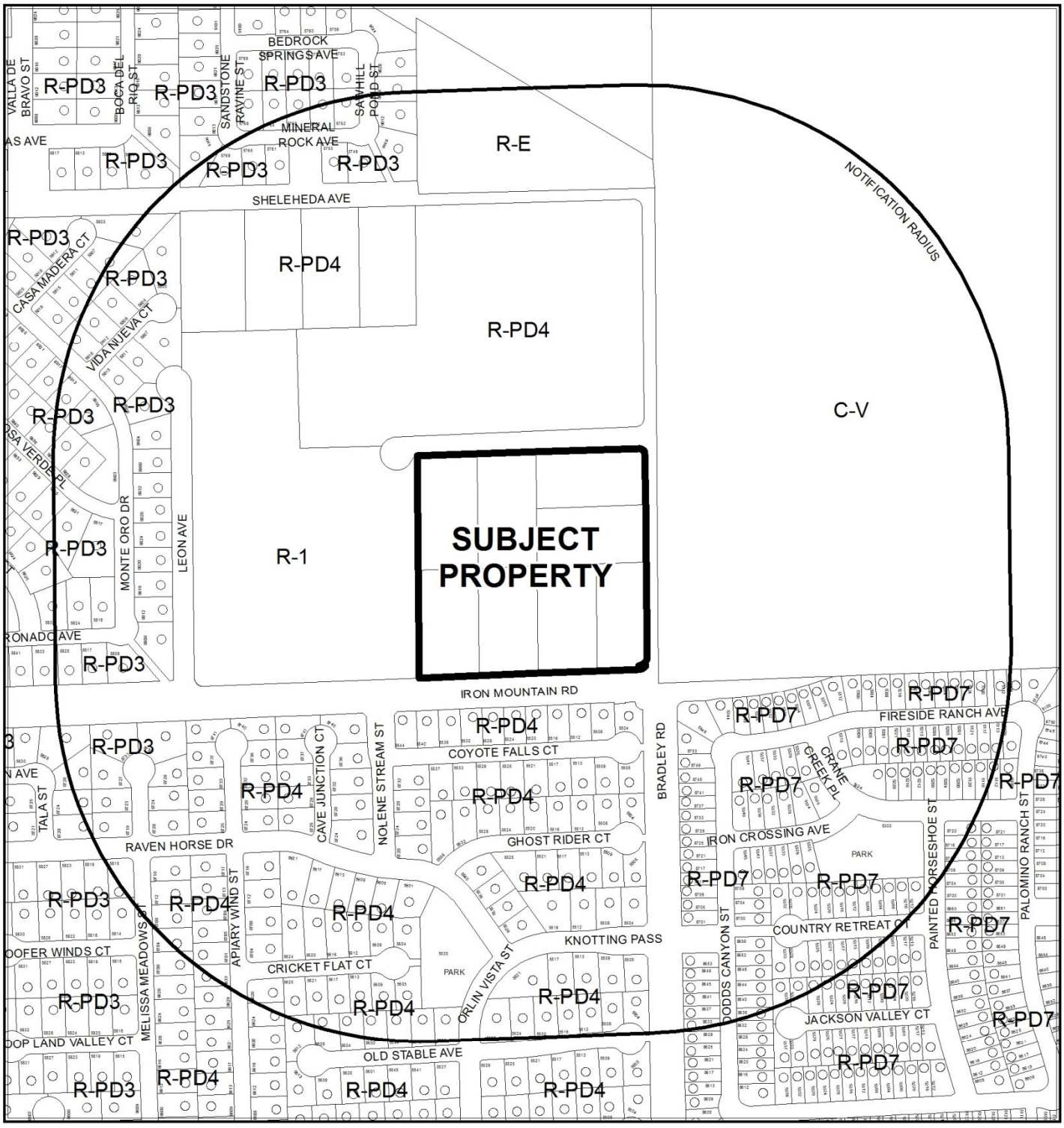
C.C.: 03/19/2014

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**3**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps - ZON-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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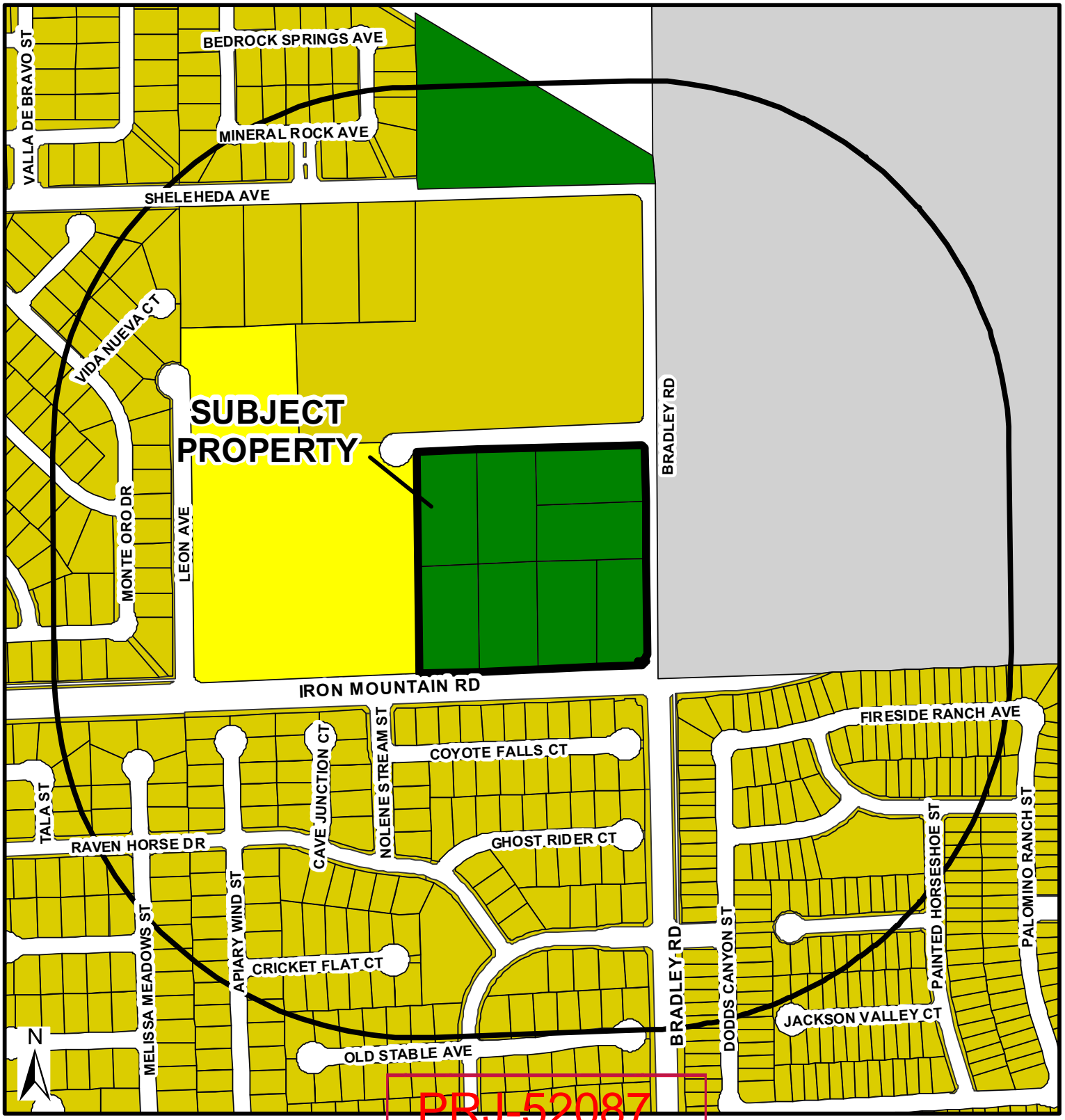
ZON-52123 (PRJ-52087)



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.: **26.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 11, 2014

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

SUBJECT:
ABEYANCE - 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]. Staff recommends DENIAL.

C.C.: 03/19/2014

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**3**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Protest Postcards for WVR-52171 and TMP-52127

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

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.

PRJ-52087
12/05/13

7024791794

PAGE 01/01

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.43³
0004279218 JAN02 2014
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

WVR-52171 & TMP-52127 [PRJ-52087]
Planning Commission Meeting of **1/14/2014**

Case: WVR-52171
12512512011
RODRIGUEZ JOSEPH F
MATA-RODRIGUEZ LORI A
5200 FIRESIDE RANCH AVE
LAS VEGAS NV 89131-5267

65 JRDFNHP 89131

RECEIVED
JAN 14 2014
City of Las Vegas
Department of Planning

Submitted after final agenda
Date 1/14/14 - Item 35 of 37

35 of 37 P

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FIRST CLASS

UNITED STATES POSTAGE
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JAN02 2014
MAILED FROM ZIPCODE 89101

12501312025
PREUC ROBERT M & FAY C
5753 MINERAL ROCK AVE
LAS VEGAS NV 89131-3935

Case: WVR-52171

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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WVR-52171 & TMP-52127 [PRJ-52087]
Planning Commission Meeting of **1/14/2014**

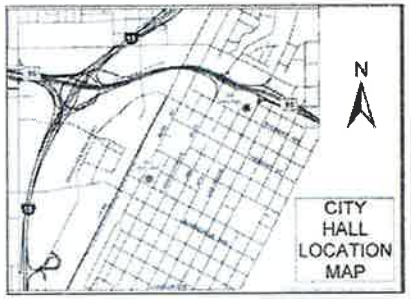
RECEIVED
JAN 14 2014
City of Las Vegas
Department of Planning

Submitted after final agenda
Date 1/14/14 Item 35 & 37

35 & 37 P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

WVR-52171 & TMP-52127 [PRJ-52087]

Planning Commission Meeting of **1/14/2014**

PRESORTED FIRST CLASS

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0004279218 JAN 02 2014
MAILED FROM ZIP CODE 89101

RECEIVED
JAN 14 2014
City of Las Vegas
Department of Planning

Case: WVR-52171
12512111005
JACOBSON KYOKO & JEFF
1712 W 242ND ST
LOMITA CA 90717-1307

35&3
P

90717 1307 C012
67 VRDFMMP 90717

Submitted after final agenda
Date 1/14/14 Item 35&37

City of Las Vegas Agenda Item No.: **27.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 11, 2014

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

SUBJECT:
ABEYANCE - 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 roadway easement of the west side of Bradley Road, as well as all of Honeycreek Avenue at the northwest corner of Iron Mountain Road and Bradley Road, Ward 6 (Ross) [PRJ-52087]. Staff recommends DENIAL.

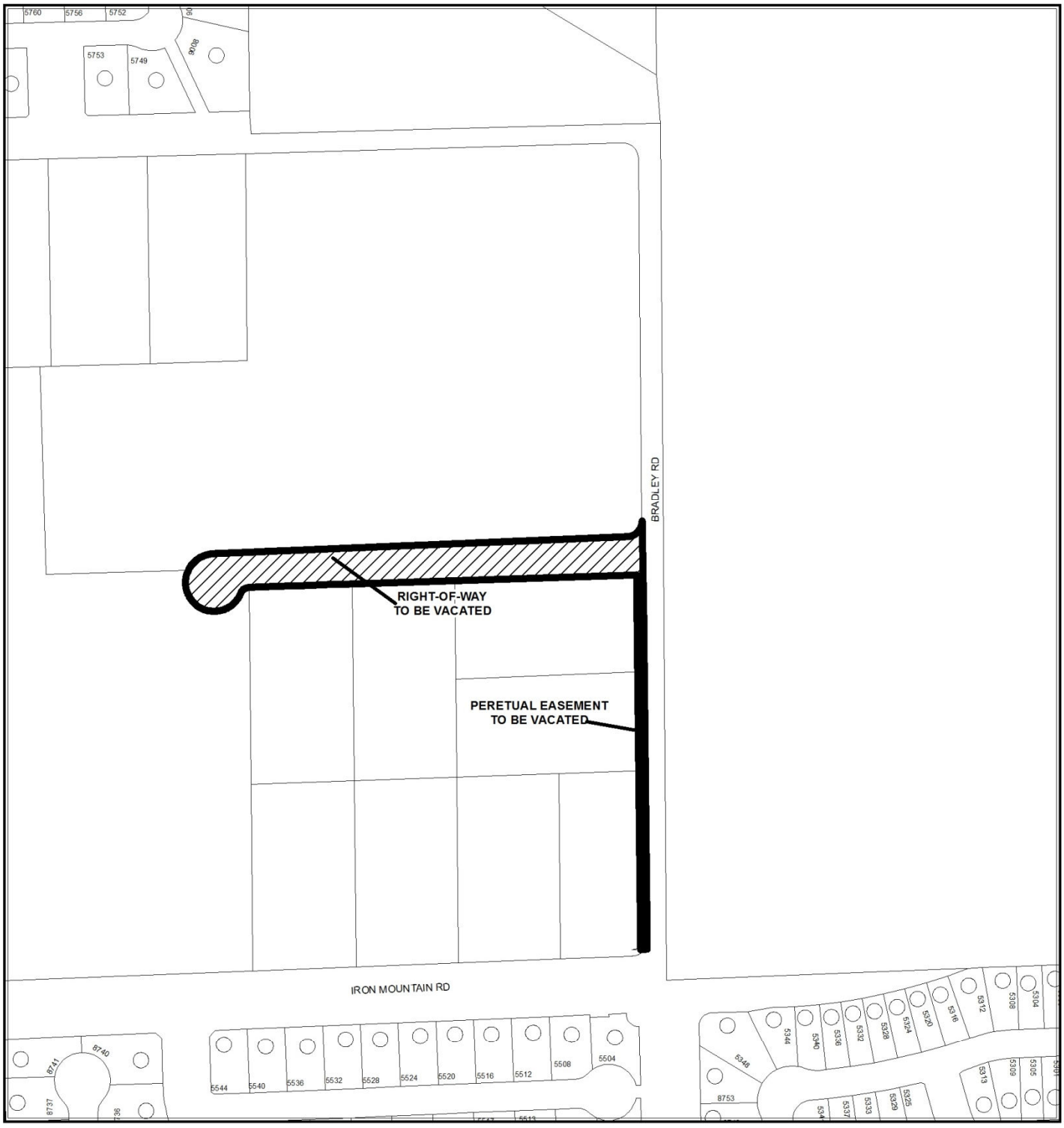
C.C.: 03/19/2014

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

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

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



CASE: VAC-52125 (PRJ-52087)



CASE: VAC-52125 (PRJ-52087)

0 100 200
Feet

N

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

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: 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

*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 #	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

Revised 10/27/08

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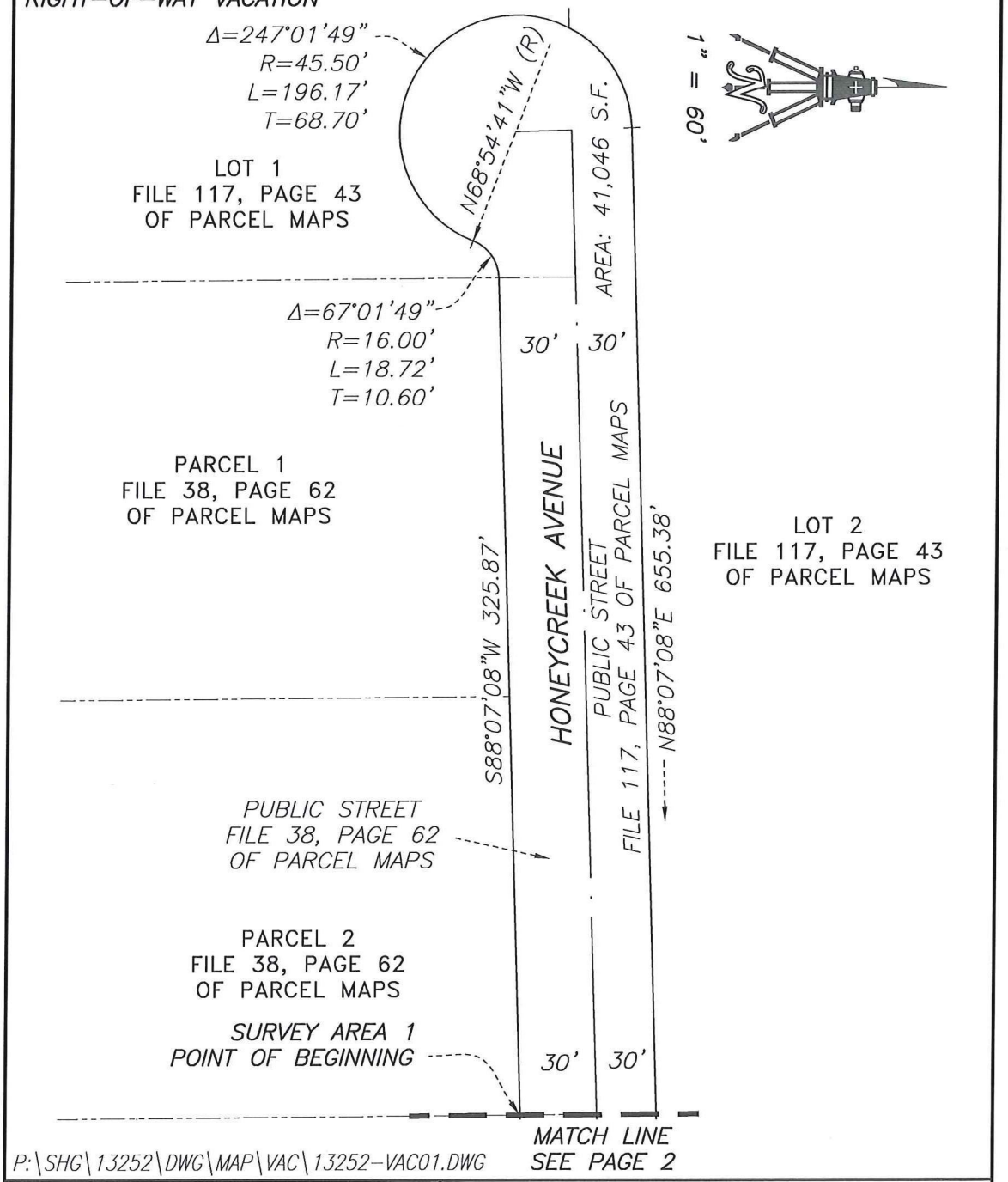
APN:125-01-499-003, 004, 009, 125-01-402-017 & 018
RIGHT-OF-WAY VACATION

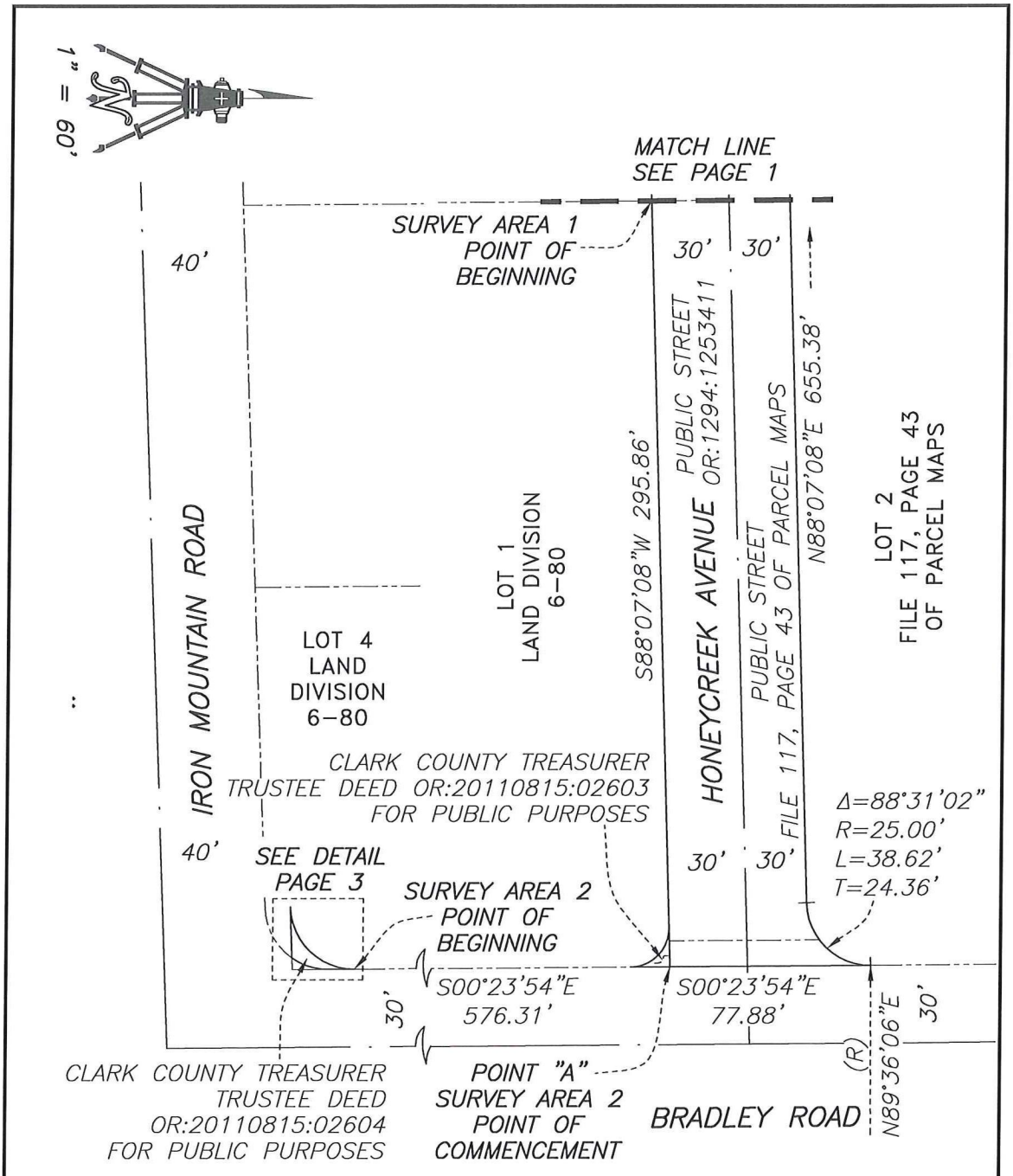


P:\SHG\13252\DWG\MAP\VAC\13252-VAC01.DWG

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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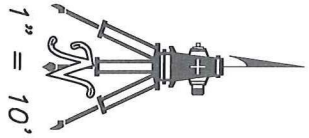
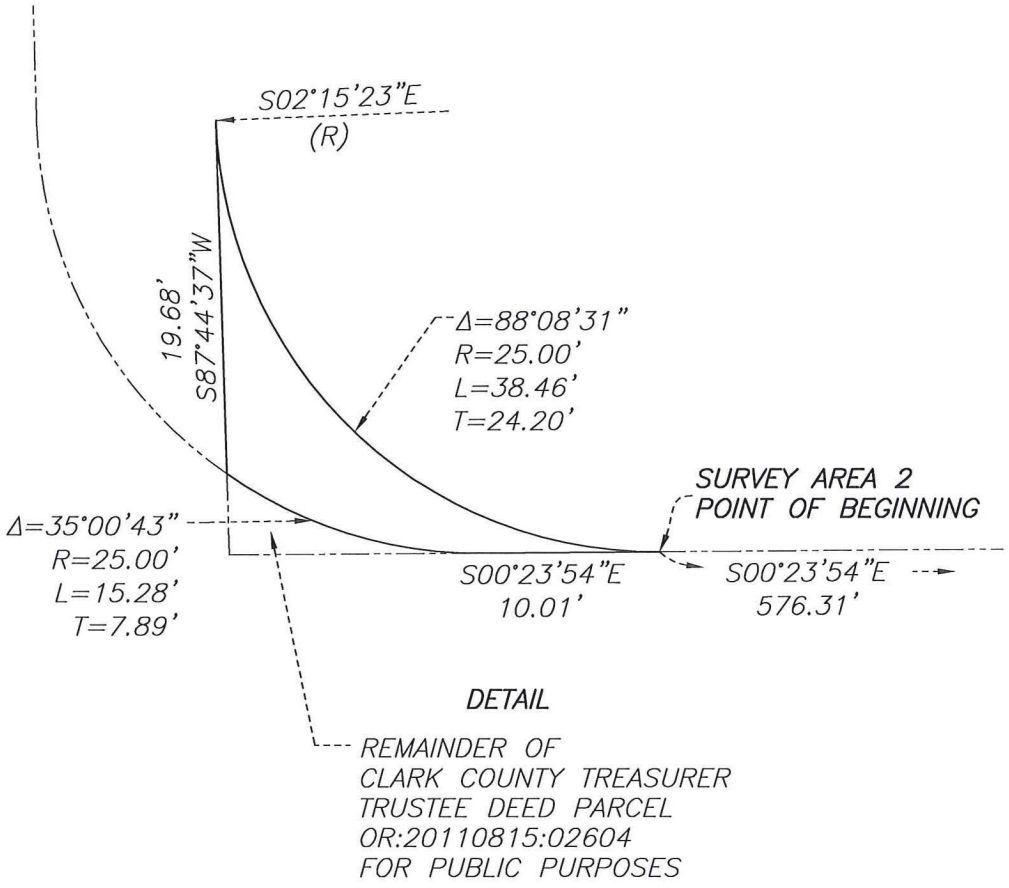
WALLACE-MORRIS SURVEYING, INC.	*EXHIBIT "B"*
LAND SURVEY CONSULTING	LYING WITHIN THE SW 1/4 OF SECTION 1,
5740 S. ARVILLE ST. #206	T 19 S, R 60 E, M.D.M., CITY OF
LAS VEGAS, NEVADA 89118	LAS VEGAS, CLARK COUNTY, NEVADA
	PAGE 2 OF 3

PRJ-52087
11/27/13

VAC-52125





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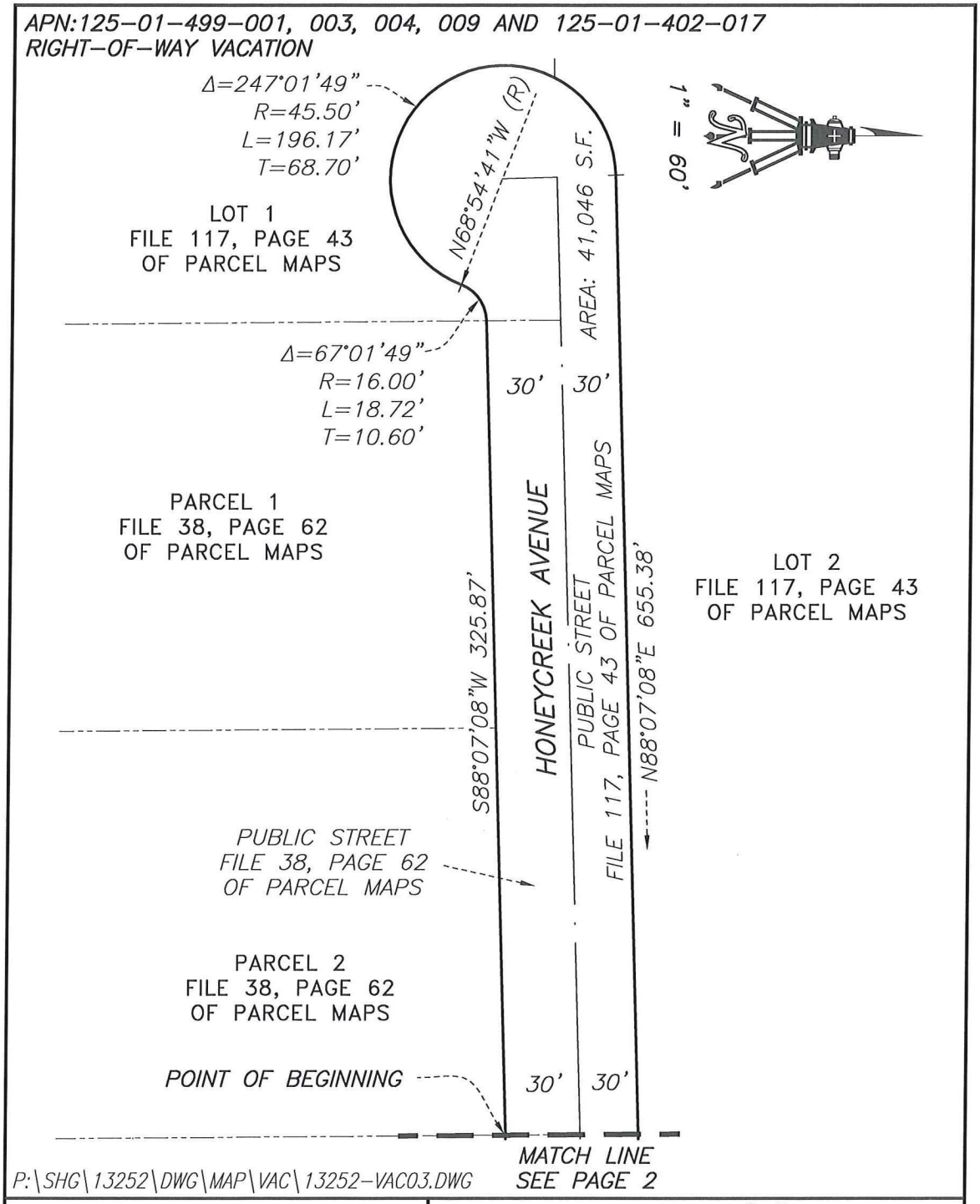
WALLACE–MORRIS SURVEYING, INC. LAND SURVEY CONSULTING	*EXHIBIT "B"*
5740 S. ARVILLE ST. #206 LAS VEGAS, NEVADA 89118	LYING WITHIN THE SW 1/4 OF SECTION 1, T 19 S, R 60 E, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
	PAGE 3 OF 3

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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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

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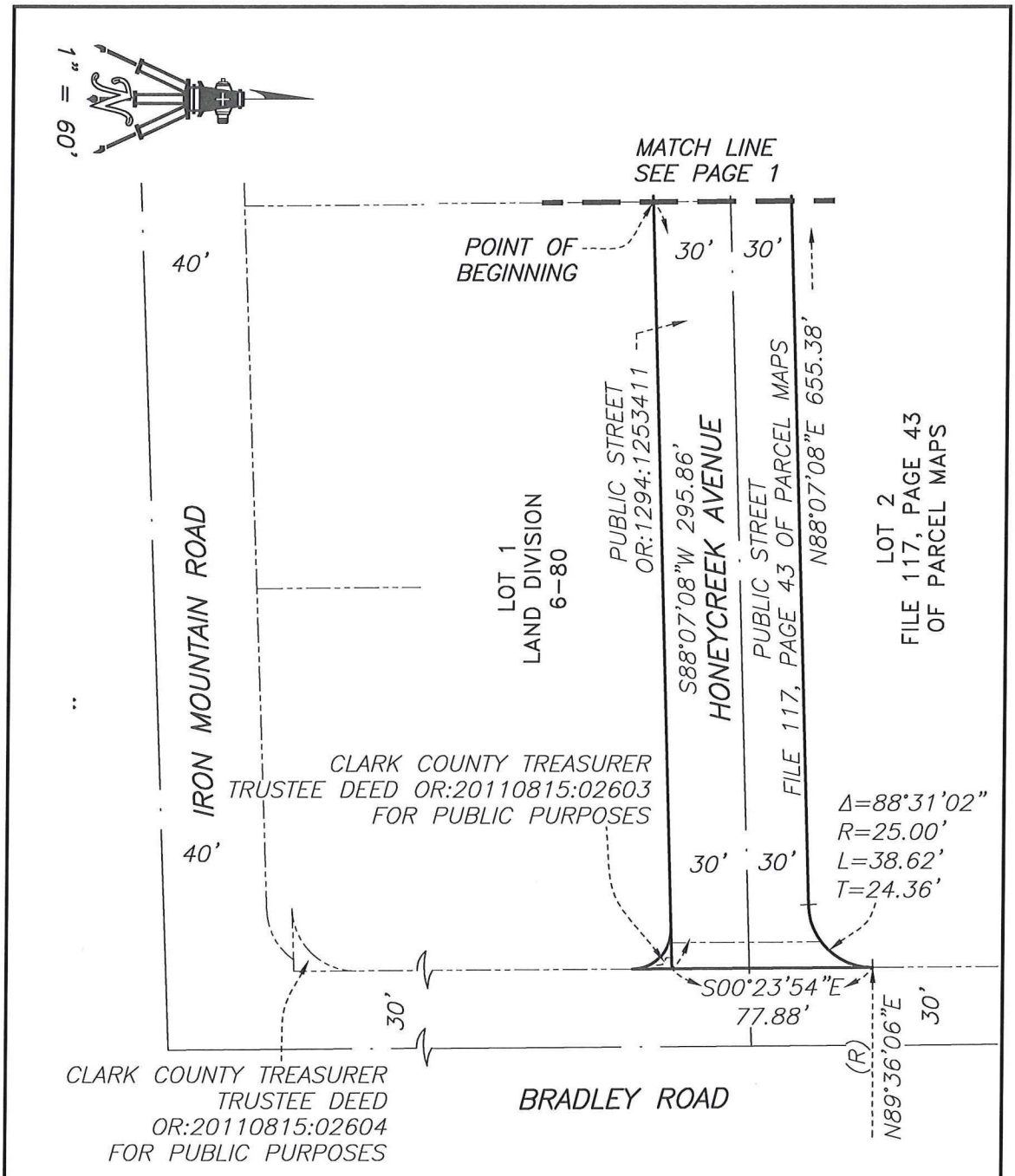
11/27/13

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 2

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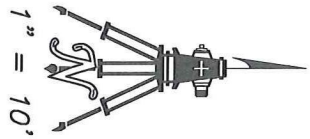
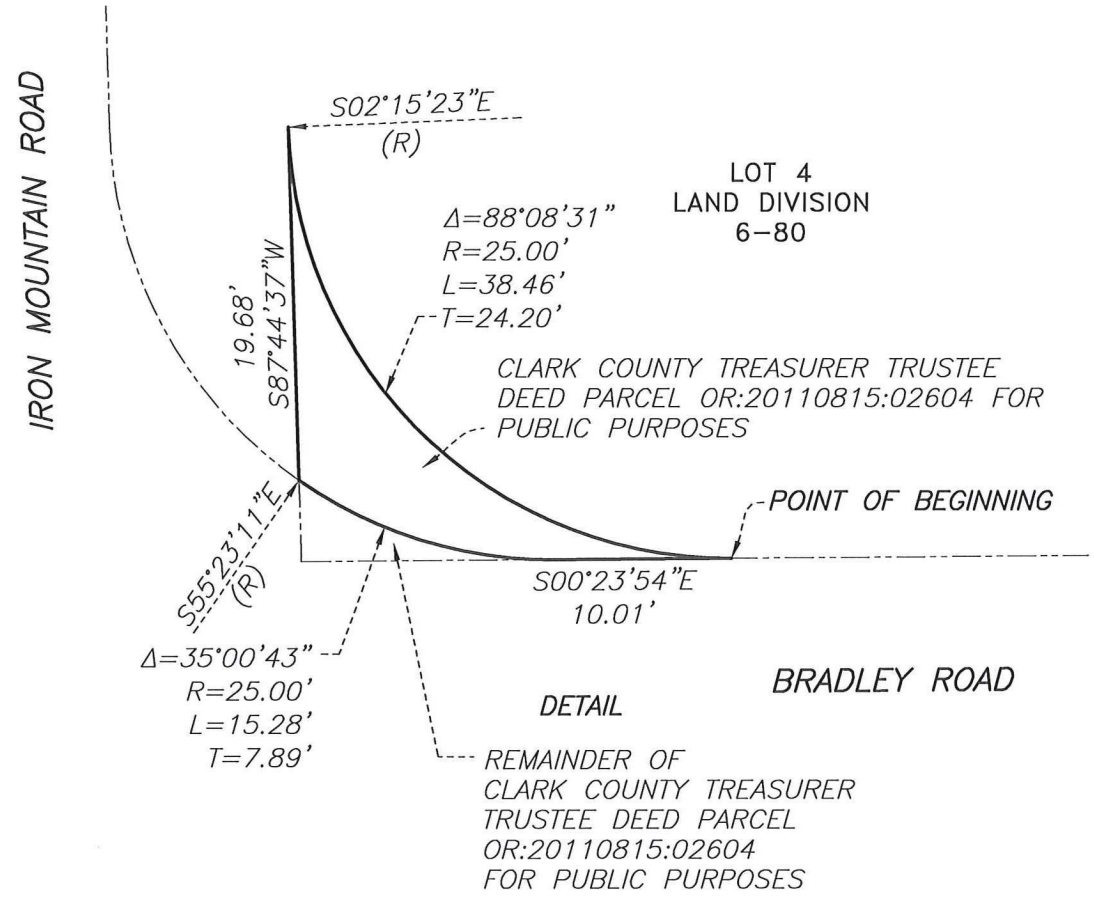
11/27/13

VAC-52125

APN:125-01-402-018
RIGHT-OF-WAY VACATION





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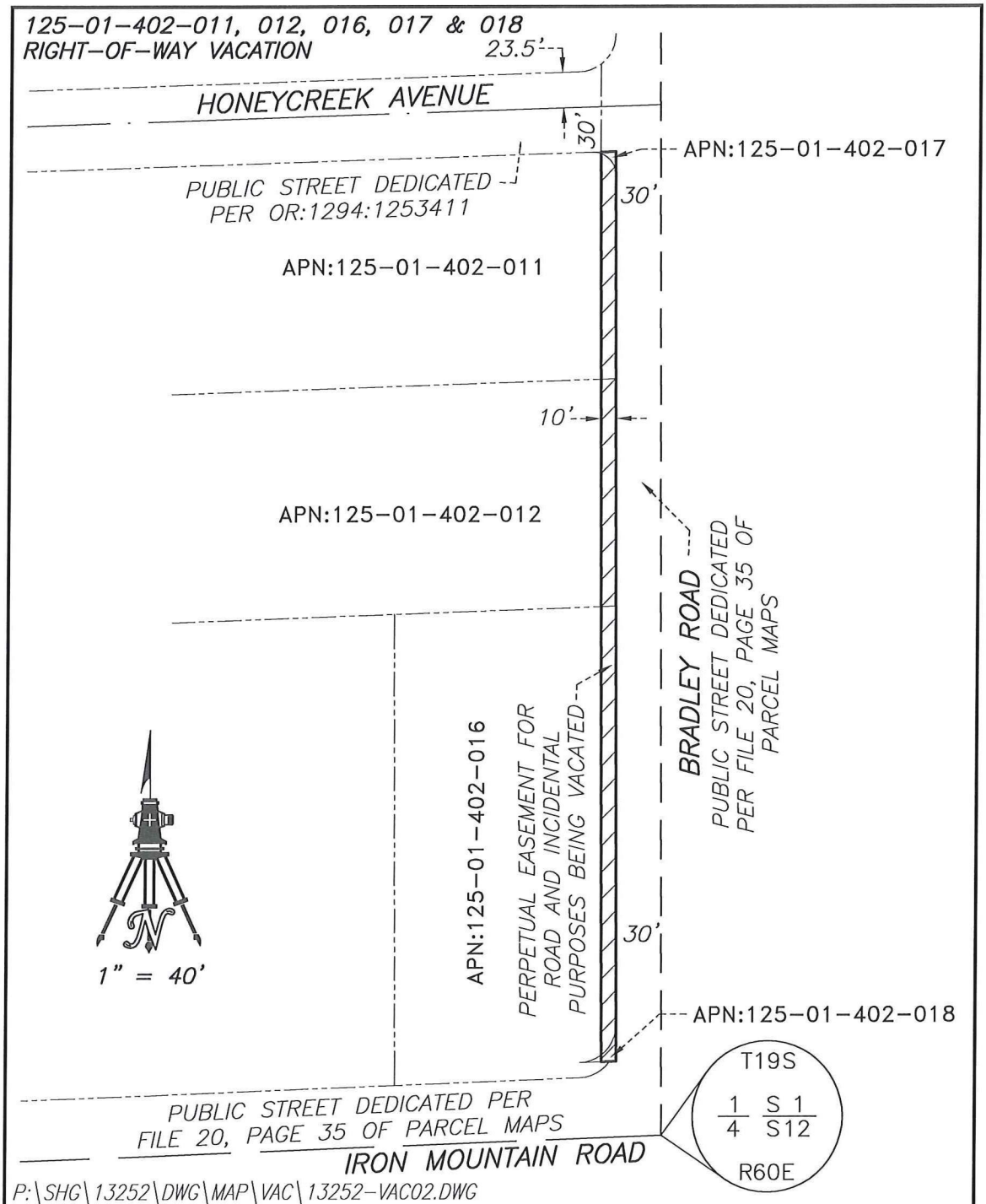
WALLACE-MORRIS SURVEYING, INC. LAND SURVEY CONSULTING	*EXHIBIT "B"*
	LYING WITHIN THE SW 1/4 OF SECTION 1,
	T 19 S, R 60 E, M.D.M., CITY OF
5740 S. ARVILLE ST. #206 LAS VEGAS, NEVADA 89118	LAS VEGAS, CLARK COUNTY, NEVADA
	PAGE 1 OF 1

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.: **28.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 11, 2014

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

SUBJECT:
ABEYANCE - TMP-52127 - TENTATIVE MAP RELATED TO GPA-52122, ZON-52123, WVR-52171 AND VAC-52125 - GRANITE FALLS 2 - PUBLIC HEARING - 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]. Staff recommends DENIAL.

C.C.: 03/19/2014

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**3**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-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

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** 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.: **29.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 11, 2014

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

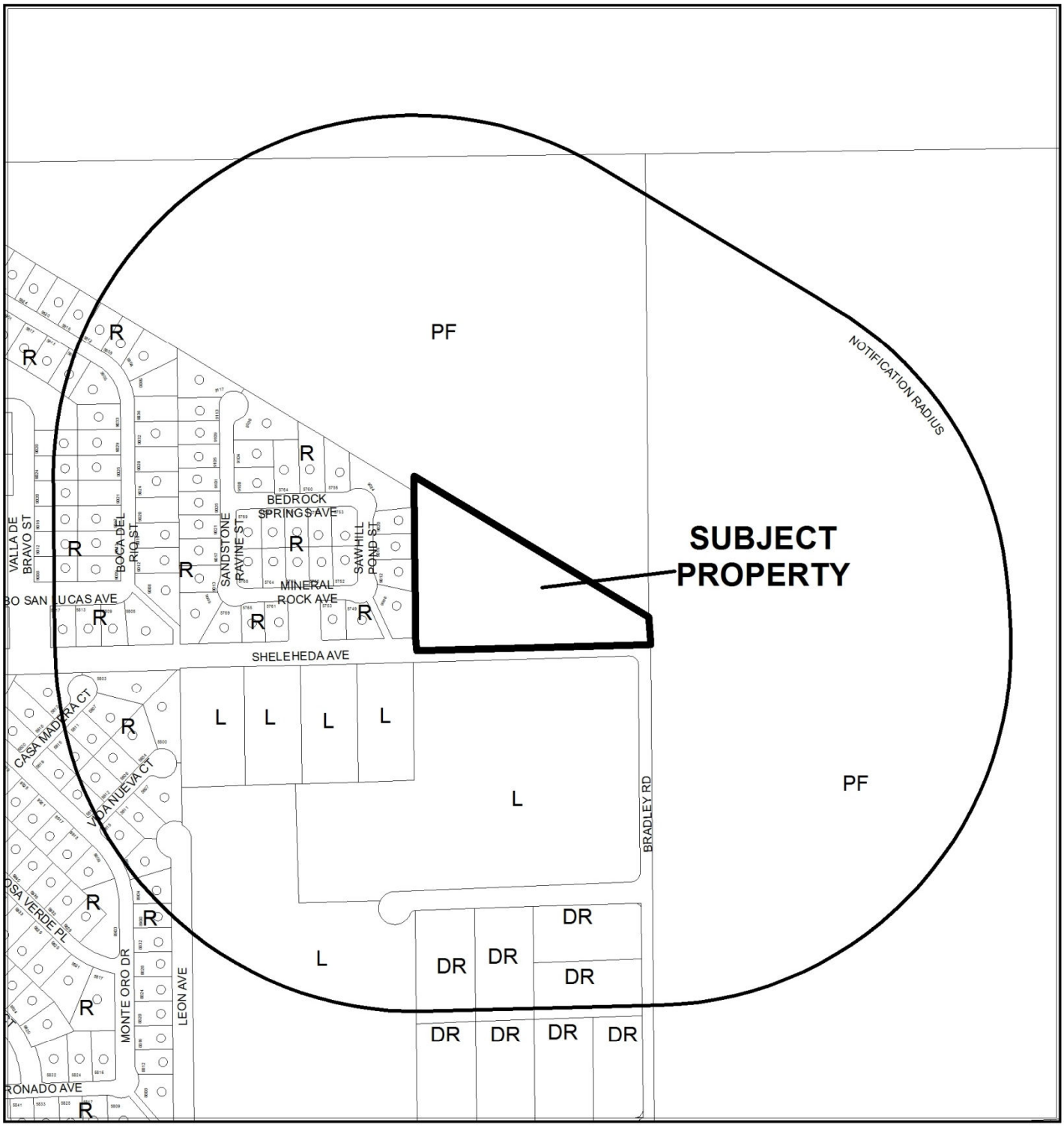
SUBJECT:
ABEYANCE - GPA-52133 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: PRECEDENT PROPERTIES, LLC - For possible action on a request for a General Plan Amendment FROM: PF (PUBLIC FACILITIES) TO: L (LOW DENSITY RESIDENTIAL) on 4.16 acres at the northwest corner of Sheleheda Avenue and Bradley Road (APN 125-01-301-006), Ward 6 (Ross) [PRJ-52085]. Staff recommends APPROVAL.

C.C.: 03/19/2014

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**2**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report - GPA-52133, ZON-52134 and TMP-52135
3. Supporting Documentation - GPA-52133, ZON-52134 and TMP-52135
4. Photos - GPA-52133, ZON-52134 and TMP-52135
5. Justification Letter - GPA-52133, ZON-52134 and TMP-52135
6. Protest Postcards for GPA-52133 and ZON-52134

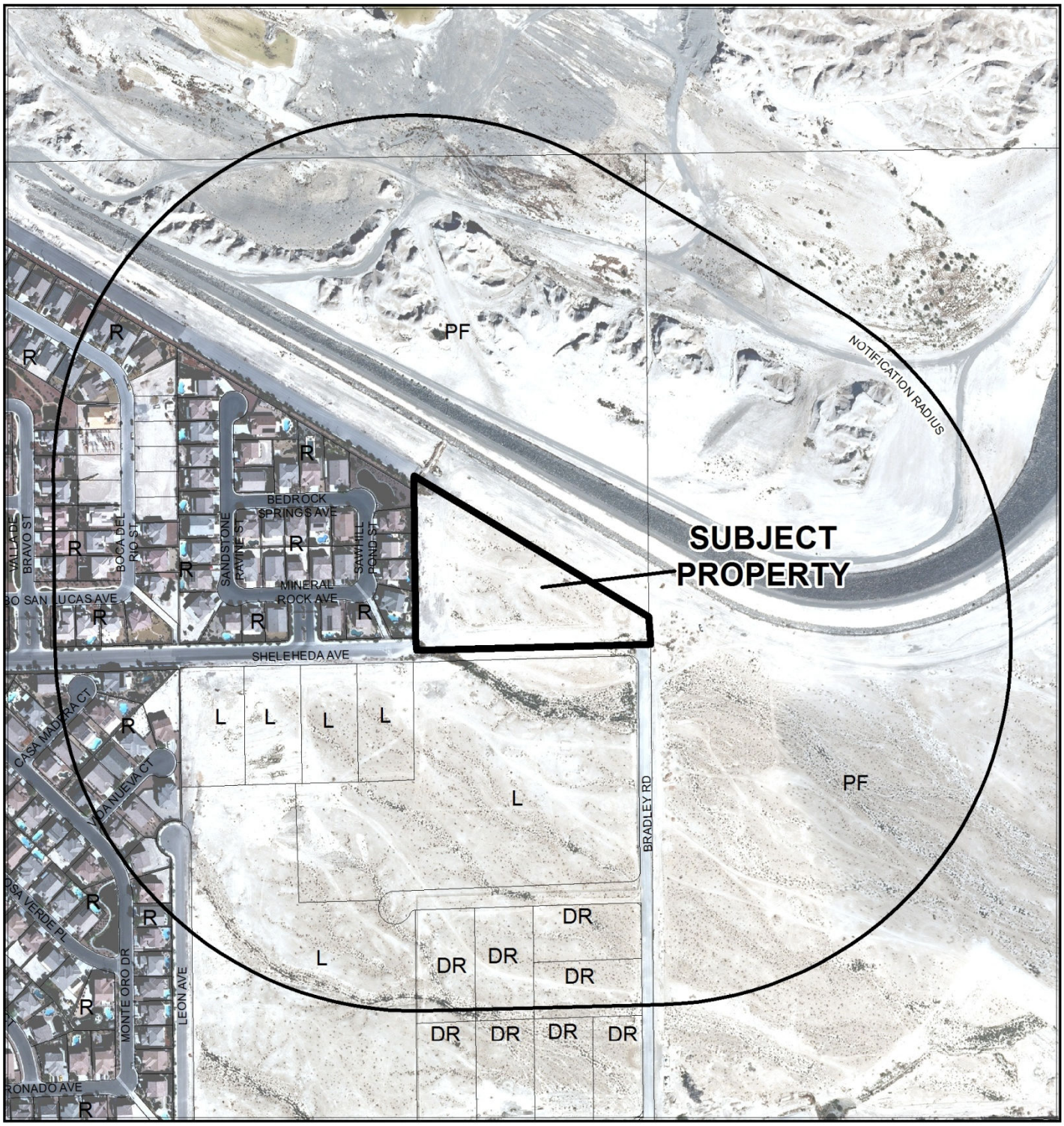


CASE: **GPA-52133 (PRJ-52085)**

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: FEBRUARY 11, 2014
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: RICHMOND AMERICAN HOMES - OWNER: PRECEDENT PROPERTIES, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-52133	Staff recommends APPROVAL.	
ZON-52134	Staff recommends APPROVAL.	GPA-52133
TMP-52135	Staff recommends APPROVAL, subject to conditions:	GPA-52133 ZON-52134

** CONDITIONS **

TMP-52135 CONDITIONS

Planning

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

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

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

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

5. The Multi-Use Non-Equestrian Trail on the south side of La Concha Drive is to be installed per the Trails Element Design Standards concurrently with the required perimeter landscaping of the project.

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

Public Works

7. Dedicate up to 50 feet of right-of-way on La Concha Drive, 30 feet for Sheleheda Avenue, and an appropriate radius at the intersection of Sheleheda Avenue and Bradley Road to maintain a 60-foot right-of-way through the connection of Sheleheda Avenue and Bradley Road concurrent with the Final Map for this site. Additionally, Grant a 15-foot Multi-Use Non-Equestrian Trail Easement on La Concha Drive concurrent with the recordation of the Final Map for this site. The dedication requirement for La Concha Drive may be reduced, as allowed by the City Engineer, if it cannot legally be obtained.

8. Construct half street improvements on La Concha Drive, Sheleheda Avenue and Bradley Road, including overpaving and appropriate transitions where legally able adjacent to this site to Current City Standards concurrent with development of this site. Construct the required Multi-Use Non-Equestrian Trail on La Concha Drive per the Trails Element as required by the Department of Public Works and the Department of Planning. The improvements on La Concha Drive shall match the improvements of the subdivision to the west of this site where legally able.

9. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

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

Staff Report Page One
February 11, 2014 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting to amend the Centennial Hills Sector Plan to change the land use designation from PF (Public Facilities) to R (Rural Density Residential) and change the zoning from R-E (Residence Estates) to R-1 (Single Family Residential) for a proposed 10-lot residential subdivision on 4.16 acres of undeveloped land on the northwest corner of Sheleheda Avenue and Bradley Road. As the project is appropriate and compatible with the surrounding developments; is meeting the required 1.3 Connectivity ratio; and requires no waivers, staff recommends approval. If denied the property would remain as currently designated.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
05/06/64	The City Council approved Annexation (A-0003-64) of 5,000 acres located north of Lone Mountain Road and west of Decatur Boulevard. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
05/09/13	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no related permits or licenses active on any of the parcels.

Pre-Application Meeting	
11/26/13	Staff met with the applicant and discussed the project. Staff reviewed the applications needed for the project. No major issues were noted other than for the applicant to provide an easement for access to the public lands to the north of the project.

Neighborhood Meeting	
12/16/13	Meeting Start time: 6:40 Meeting End time: 7:05 Attendance: 3 from the public 3 from the development team 1 from Ward 6 1 from Planning Department No Concerns were noted.

YK

Field Check	
12/05/13	Staff visited the site and found undeveloped desert land with some minor trash and debris.

Details of Application Request	
Site Area	
Net Acres	4.16

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	PF (Public Facilities)	R-E (Residence Estates)
North	Undeveloped	PF (Public Facilities)	C-V (Civic)
South	Undeveloped	L (Low Density Residential)	R-PD4 (Planned Development - 4 Units per Acre)
East	Undeveloped	PF (Public Facilities)	C-V (Civic)
West	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.070, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	6,500 SF	6,510 SF	Y
Min. Lot Width	60 Feet	60 Feet	Y
Min. Setbacks			
• Front	20 Feet	20 Feet	Y
• Side	5 Feet	5 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	15 Feet	15 Feet	Y
Max. Lot Coverage	50 %	50 %	Y
Max. Building Height	35 Feet	TBD	TBD*
Mech. Equipment	Screened	Screened	Y

**No floor plans or elevations have been submitted with these applications, but are expected to comply with all code requirements.*

Existing General Plan	*Permitted Density*	*Units Allowed*
PF (Public Facilities)	***N/A***	***N/A***
Proposed General Plan	***Permitted Density***	***Units Allowed***
R (Rural Density Residential)	***3.59***	***15***
Existing Zoning	***Permitted Density***	***Units Allowed***
R-E (Residential Estates)	3.59	15
Proposed Zoning	***Permitted Density***	***Units Allowed***
R-1 (Single Family Residential)	3.59	15

Pursuant to Title 19.06, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees:				
• North	1 Tree / 30 Linear Feet	25 Trees	34 Trees	Y
• South	1 Tree / 30 Linear Feet	20 Trees	30 Trees	Y
• East	1 Tree / 0 Linear Feet	0 Trees	0 Trees	Y
• West	1 Tree / 0 Linear Feet	0 Trees	0 Trees	Y
TOTAL PERIMETER TREES		**45 Trees**	**64 Trees**	**Y**
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	20 Feet		20 Feet	Y
• South	6 Feet		6 Feet	Y
• East	0 Feet		0 Feet	Y
• West	0 Feet		0 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		6 Feet	Y

YK

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Sheleheda Avenue	N/A	N/A	60	Y

19.04.040 Connectivity			
Transportation Network Element		***# Links***	***# Nodes***
Internal Street		3	0
Intersection – Internal		0	1
Cul-de-sac Terminus		0	2
Intersection – External Street or Stub Terminus		0	0
Intersection – Stub Terminus w/ Temporary Turn Around Easements		0	0
Non-Vehicular Path - Unrestricted		1	0
Total		4	3
	Required	***Provided***	
Connectivity Ratio (Links / Nodes):	**1.30**	**1.3**	

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Single Family, Detached	10	2 spaces per lot	20				
TOTAL SPACES REQUIRED			20		20		Y

ANALYSIS

The requested General Plan Amendment and Rezoning would allow for the development of a 10-lot single family residential subdivision. The Centennial Hills Sector Land Use Plan has recently been amended from DR (Desert Rural Density Residential) to L (Low Density Residential) for the property adjacent on the south of the proposed project. This request would match this land use and be appropriate for the area. Likewise, the request for the rezoning from R-E (Residence Estates) to R-1 (Single Family Residential) will be complimentary to the zoning adjacent on the west and south of the subject site. This is an appropriate zoning district for the area. For these reasons, staff recommends approval of the General Plan Amendment and the Rezoning requests.

YK

There is a multi-use non-equestrian trail adjacent to the north/northeast perimeter of the project. Currently there are still plans to build La Concha Drive and therefore, the applicant is developing it to the 50-foot public half street standards. The trail itself is on the north side of La Concha Drive.

The proposed Tentative Map is for a 10-lot single family residential subdivision laid out around two, 47-foot wide cul-de-sac residential streets. Site access is proposed from Sheleheda Avenue. The lots will range in size from 6,510 square feet up to 15,164 square feet. The project meets the minimum connectivity ratio of 1.3 for a residential subdivision and is within the maximum 3.59 density permitted. There is a 3,954 square-foot common open space lot at the entrance to the project.

The Clark County School District projects that approximately 4 primary and secondary school students will be generated by the proposed development on this site. Of the schools serving the area, only K. Ward Elementary School is over capacity for the 2013-14 school year and no additional schools are planned.

The submitted east/west cross section depicts maximum natural grade less than 2% across this site. Per the Tables in Subdivision Code 19.06.050 a development with natural slope less than or equal to 2%, is allowed a maximum 4-foot retaining wall. No retaining walls are shown.

The submitted north/south cross section depicts maximum natural grade less than 2% across this site. Per the Tables in Subdivision Code 19.06.050 a development with natural slope less than or equal to 2%, is allowed a maximum 4-foot retaining wall. No retaining walls are shown.

FINDINGS (GPA-52133)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

   The density and intensity of the proposed R (Rural Density Residential) General Plan Amendment is compatible with the existing adjacent land use designations, and will allow a density of 3.59 units per acre.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

   The zoning designations allowed by the proposed amendment are compatible with the existing adjacent land uses or zoning districts as they will allow lots that are similar in size and area to the adjacent lots.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

   There are existing transportation, recreation, utility and other facilities that are adequate to accommodate the uses and densities permitted by the proposed General Plan Amendment.

4. **The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

   The proposed amendment is in conformance with all other adopted plans and policies of the City.

FINDINGS (ZON-52134)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   The proposed R-1 (Single Family Residential) zoning district conforms to the proposed R (Rural Density Residential) General Plan designation.

2. **The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

   The residential use allowed on the subject property by approving this rezoning is compatible with the surrounding residential land uses.

3. **Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

   The improving economic conditions in the Las Vegas Valley are creating an increased need for residential development and this rezoning request would help with this demand.

4. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.**

   The subject site is accessed by a 60-foot local street, which is adequate to meet the requirements of the proposed zoning district.

FINDINGS (TMP-52135)

All Title 19 zoning and technical requirements regarding tentative maps are satisfied. The lots exceed the minimum size requirements and are laid out in a standard subdivision design consisting of two cul-de-sac streets. Therefore, staff recommends approval of the subject tentative map.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

NOTICES MAILED 89

APPROVALS 0

PROTESTS 2 [GPA-52133 & ZON-52134]
1 [TMP-52135]

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

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* [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 .

[signature]

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

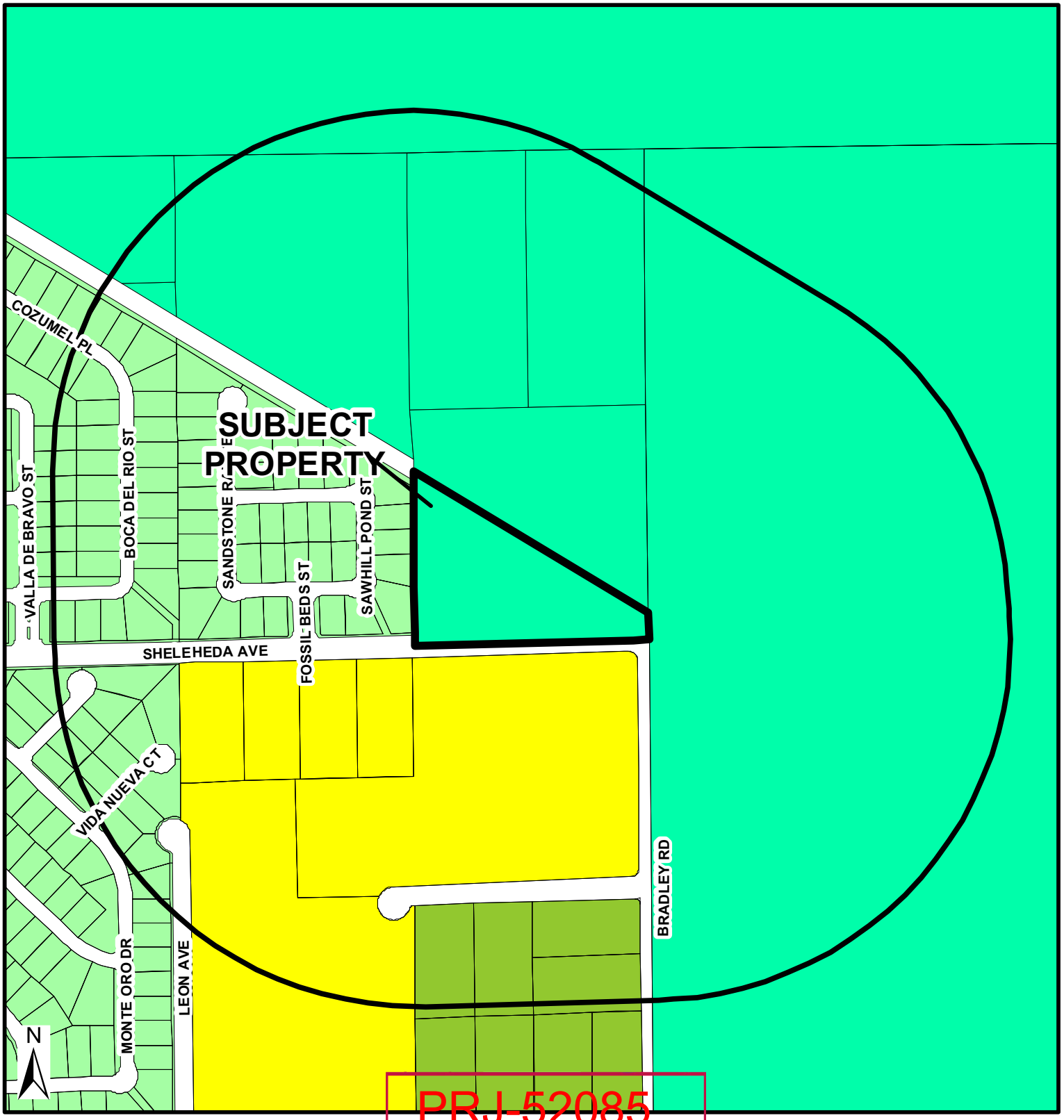
FOR DEPARTMENT USE ONLY

Case #	GPA-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.

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

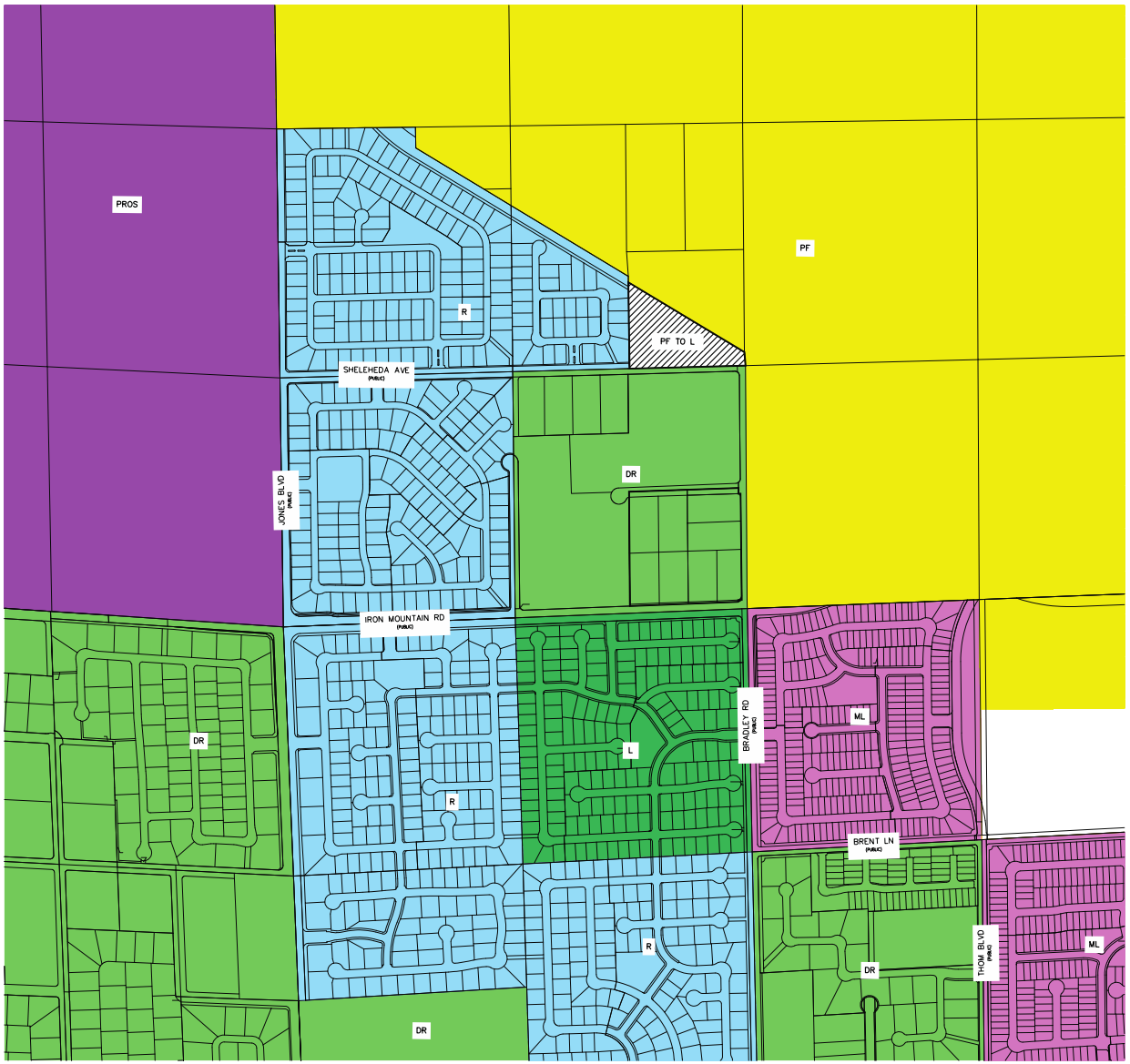
FROM PF TO L

- 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



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0 300 600
SCALE - 1"=300' FEET

GPA-52133 ZON-52134 TMP-52135

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8748 S. ARVILLE STREET #B14, LAS VEGAS, NV 89118
PHONE (702) 284-8300 FAX (702) 284-8399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

RICHMOND AMERICAN HOMES

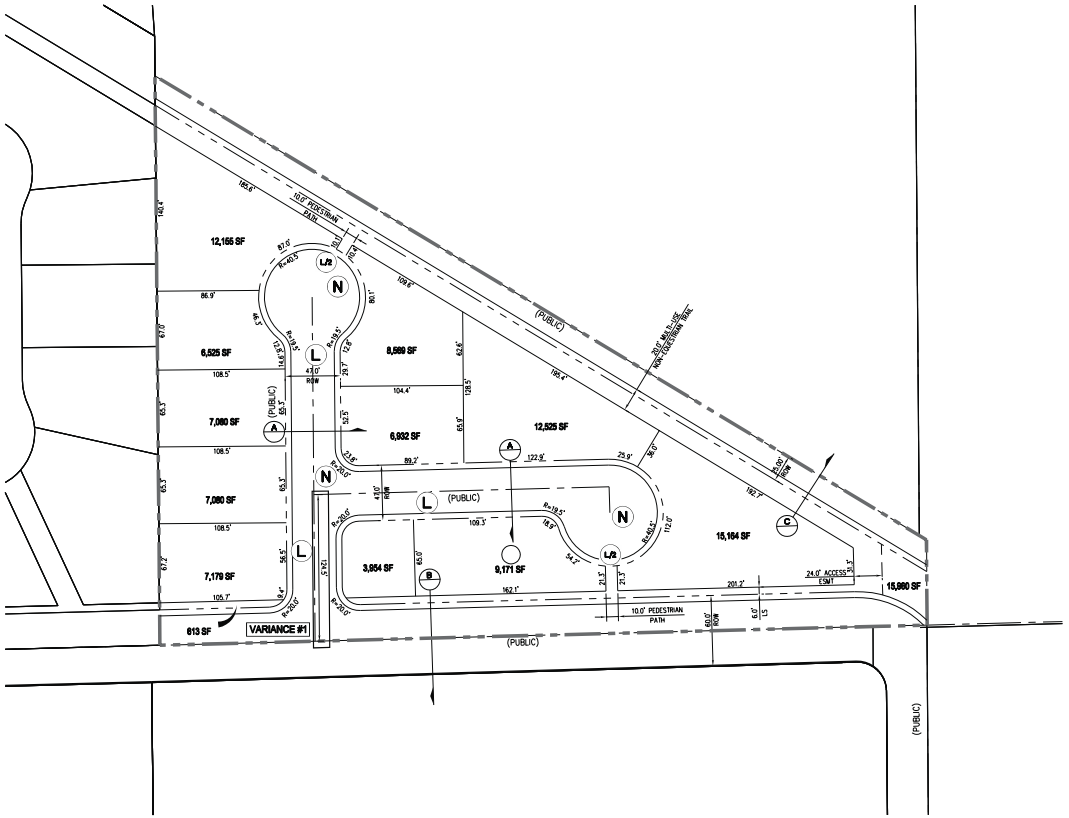
GRANITE FALLS 2 - NORTH
LAND USE PLAN

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

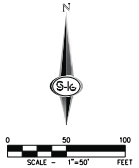
EX-1
SHEET 1 OF 1

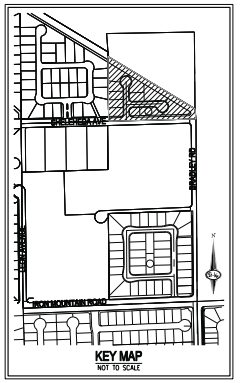
J:\rah1322 granite falls 2\dwg\entitlements\131119 rah1322 land use plan - south.dwg 11/19/2013 4:42 PM Emily Lockhoust

RICHMOND AMERICAN HOMES



APN 125-01-301-006





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
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	15,104 SQFT
DENSITY (NET ACREAGE):	2.40 DU/AC
MAX. LOT COVERAGE:	50%

CONNECTIVITY

(N) NODES = 3
(L) LINKS = 3
(LR) 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

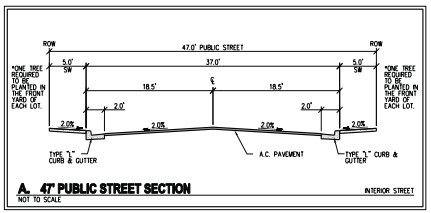
PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M.

LEGEND

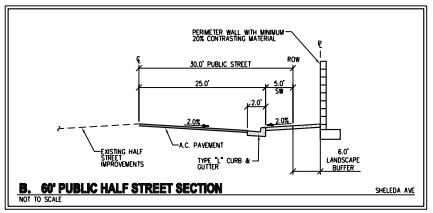
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE

VARIANCE

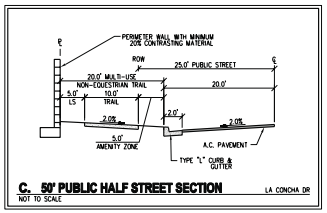
1. 124-FT. MIN. FROM STREET CENTERLINE TO STREET CENTERLINE



A. 47' PUBLIC STREET SECTION — 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

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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 - NORTH
SITE PLAN

DATE: 12/30/13
DRAFTER: IG
DESIGNER: IG
CHECKED: TJS
PROJECT NO. RAH1322

SP-1
SHEET 1 OF 1

GPA-52133 ZON-52134 TMP-52135 REVISED

J:\rah1322 granite falls 2\dwg\entitlements\131230 rah1322 sp - north.dwg 12/31/2013 9:35 AM Angelo Piskey

RICHMOND AMERICAN HOMES

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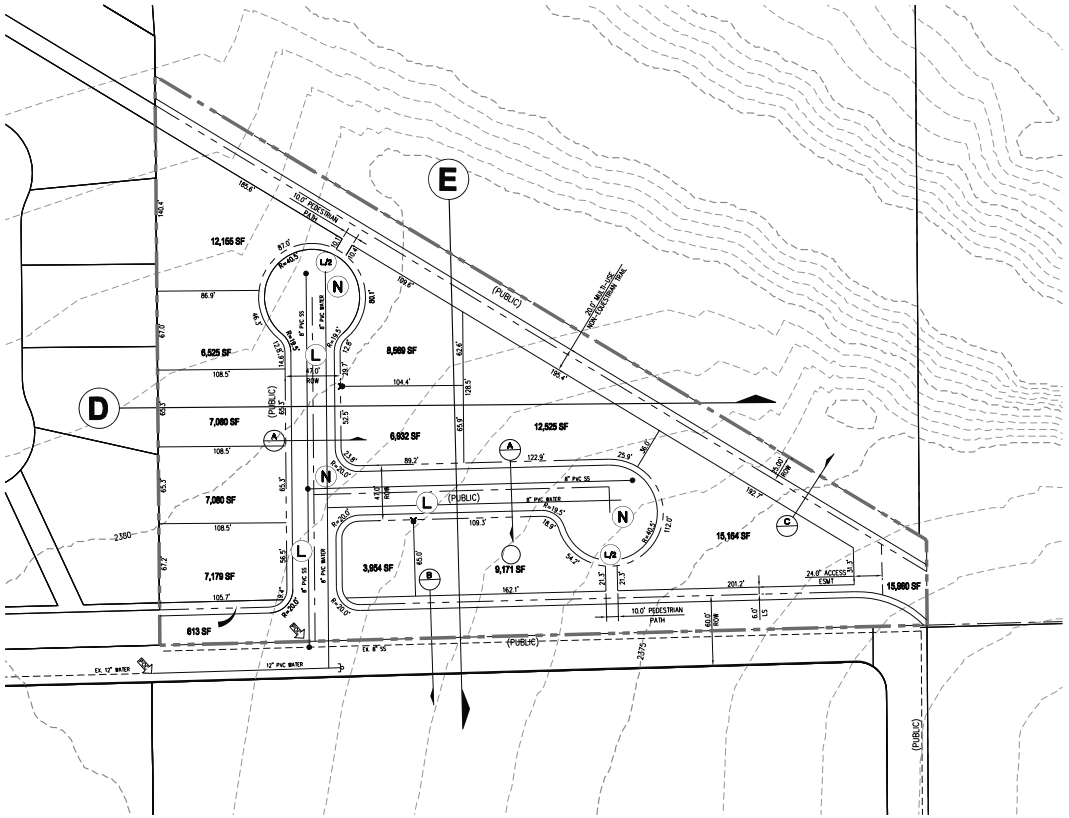
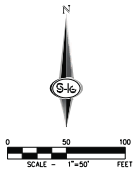
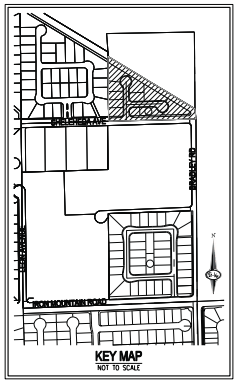


APN 125-01-301-006





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ENGINEER

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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

(LR) 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

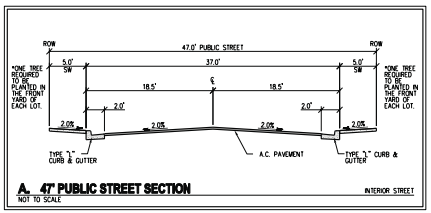
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

LEGAL DESCRIPTION

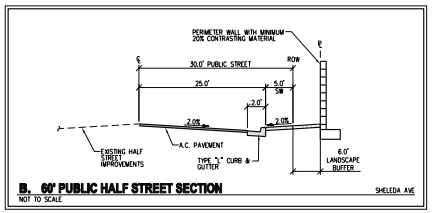
PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M.

LEGEND

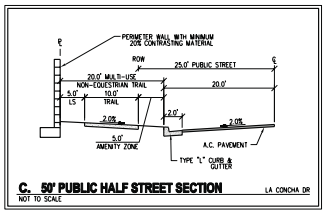
GROSS ACREAGE BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
LOT LINE



A. 47' PUBLIC STREET SECTION 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

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SLATER HANIFAN GROUP
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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 - NORTH
TENTATIVE MAP

DATE: 12/30/13
DRAFTER: IG
DESIGNER: IG
CHECKED: TJS
PROJECT NO. RAH1322

TM-1
SHEET 1 OF 2

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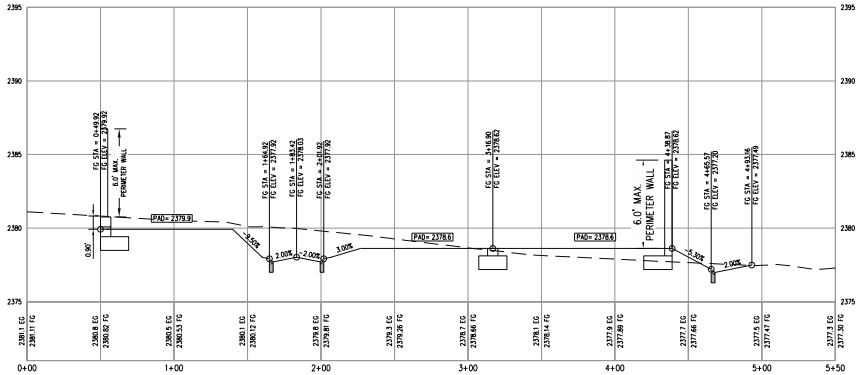
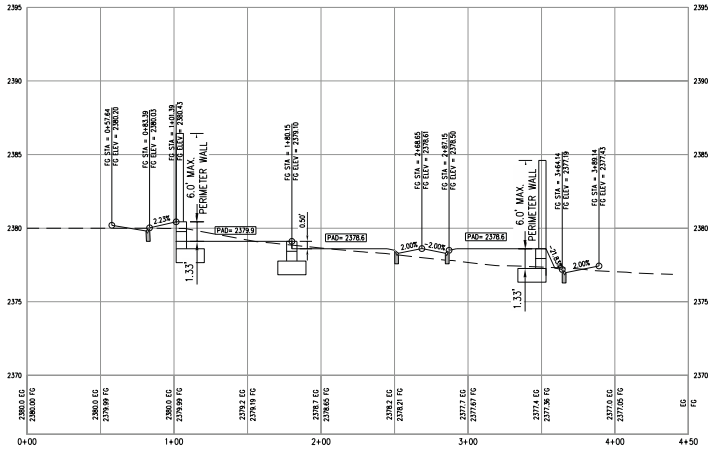
J:\rah1322 granite falls 2\dwg\entitlements\13230 rah1322 tm - north.dwg 12/31/2013 9:33 AM Angelo Pinley

GPA-52133 ZON-52134 TMP-52135 REVISED

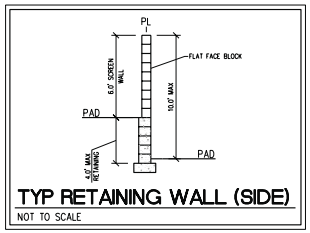
D. NORTH E-W PROFILE

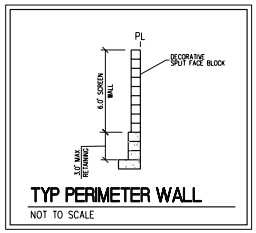


E. NORTH N-S PROFILE



APN 125-01-301-006





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8740 S. ARVILLE STREET #B14, LAS VEGAS, NV 89118
PHONE (702) 284-8300 FAX (702) 284-8399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

RICHMOND AMERICAN HOMES

GRANITE FALLS 2 - NORTH

TENTATIVE MAP - NORTH PROFILES

DATE: 12/30/13
DRAFTER: IG
DESIGNER: IG
CHECKED: TJS
PROJECT NO. **RAH1322**

TM-2
SHEET 2 OF 2
####

GPA-52133 ZON-52134 TMP-52134 REVISED

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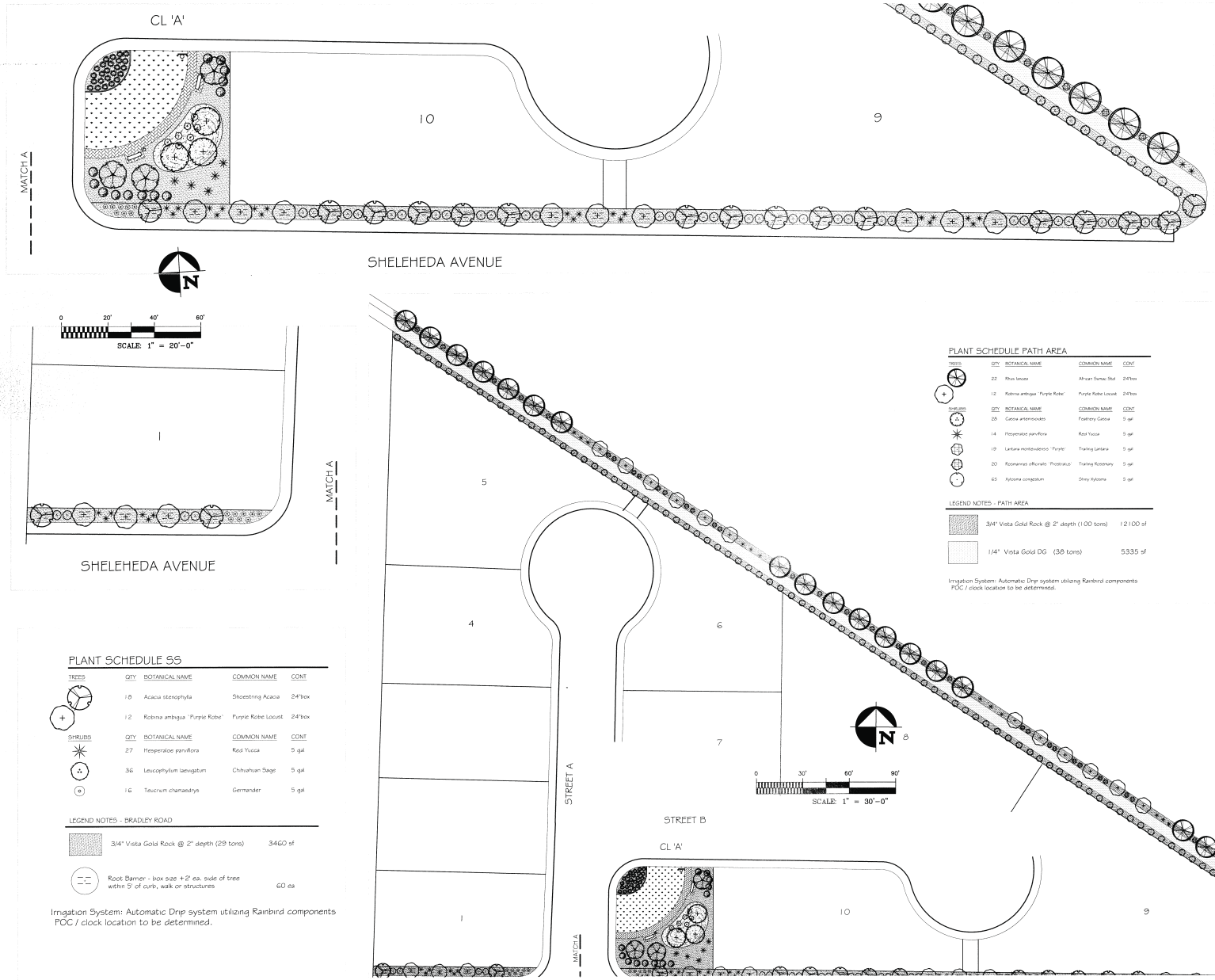
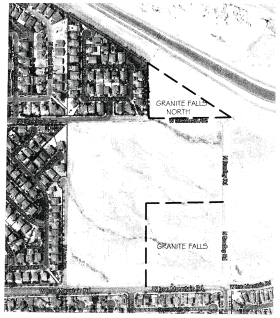




PLANT SCHEDULE SS

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 lanosa	African Sumac Stud	24"box
	12	Robinia ambigua 'Purple Robe'	Purple Robe Locust	24"box
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT
	28	Cassia artemisioides	Feathery Cassia	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 lanosa	African Sumac Multi-Trunk	24"box
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT
	5	Dasylinon wheelen	Desert Spoon	5 gal
	24	Muhlenbergia capillaris 'Regal Mist' TM	Muhly	5 gal
	13	Photinia fraseri	Photinia	5 gal
	7	Salvia clevelandii	Cleveland Sage	5 gal

LEGEND NOTES - CE 'A'

3/4" Vista Gold Rock @ 2" depth (15 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
Dogi - Pot	1 ea

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

CERTIFIED TRADE CONTRACTOR

NAHB

Call Dig

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 NORTH COMMON LOTS

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

Preliminary

SHEET TITLE: STREETSCAPE

Preliminary

PROJECT NO.:

DRAWN BY: CK

CHECKED BY: CAD. REVIEW LOVE

DATE: 11-26-13

L1.02

SHEET OF SHEETS

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



GPA-52133, ZON-52134, & TMP-52135 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: PRECEDENT PROPERTIES, LLC
NORTHWEST CORNER OF SHELEHEDA AVENUE AND BRADLEY ROAD

12/05/13



GPA-52133, ZON-52134, & TMP-52135 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: PRECEDENT PROPERTIES, LLC
NORTHWEST CORNER OF SHELEHEDA AVENUE AND BRADLEY ROAD

12/05/13



GPA-52133, ZON-52134, & TMP-52135 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: PRECEDENT PROPERTIES, LLC
NORTHWEST CORNER OF SHELEHEDA AVENUE AND BRADLEY ROAD

12/05/13

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

PRJ-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

Angela Pinley, P.E.
Project Engineer

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

RECEIVED
12/02/13

GPA-52133, ZON-52134
TMP-52135

PRESORTED
FIRST CLASS

125013120 25 Case: GPA-52133
PREUC ROBERT M & FAY C
5753 MINERAL ROCK AVE
LAS VEGAS NV 89131-3935

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above or fax this side of this card to (702) 464-7499. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-52133 & ZON-52134 [PRJ-52085]
Planning Commission Meeting of 1/14/2014

RECEIVED
JAN 14 2014
City of Las Vegas
Department of Planning

Submitted after final agenda

Date 1/14/14 Item 38&39

38-39
P

PRESORTED
FIRST CLASS

12501312025
PREUC ROBERT M & FAY C
5753 MINERAL ROCK AVE
LAS VEGAS NV 89131-3935

Case: GPA-52133

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above or fax this side of this card to (702) 464-7499. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-52133 & ZON-52134 [PRJ-52085]
Planning Commission Meeting of **1/14/2014**

RECEIVED
JAN 14 2014
City of Las Vegas
Department of Planning

Submitted after final agenda

Date 1/14/14 Item 38&39

38-39
P

City of Las Vegas Agenda Item No.: **30.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 11, 2014

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

SUBJECT:
ABEYANCE - 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 (APN 125-01-301-006), Ward 6 (Ross) [PRJ-52085]. Staff recommends APPROVAL.

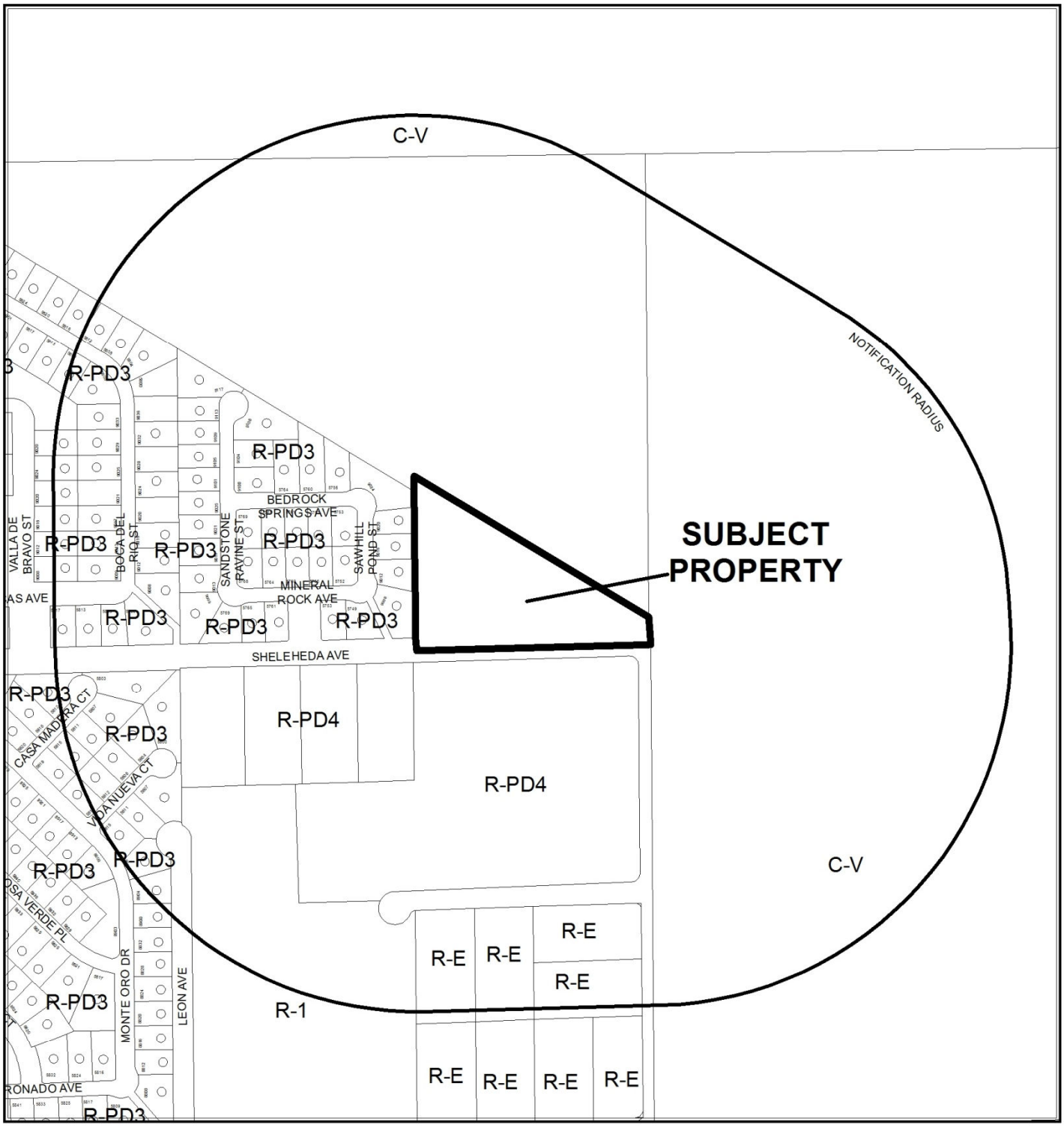
C.C.: 03/19/2014

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**2**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps - ZON-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.

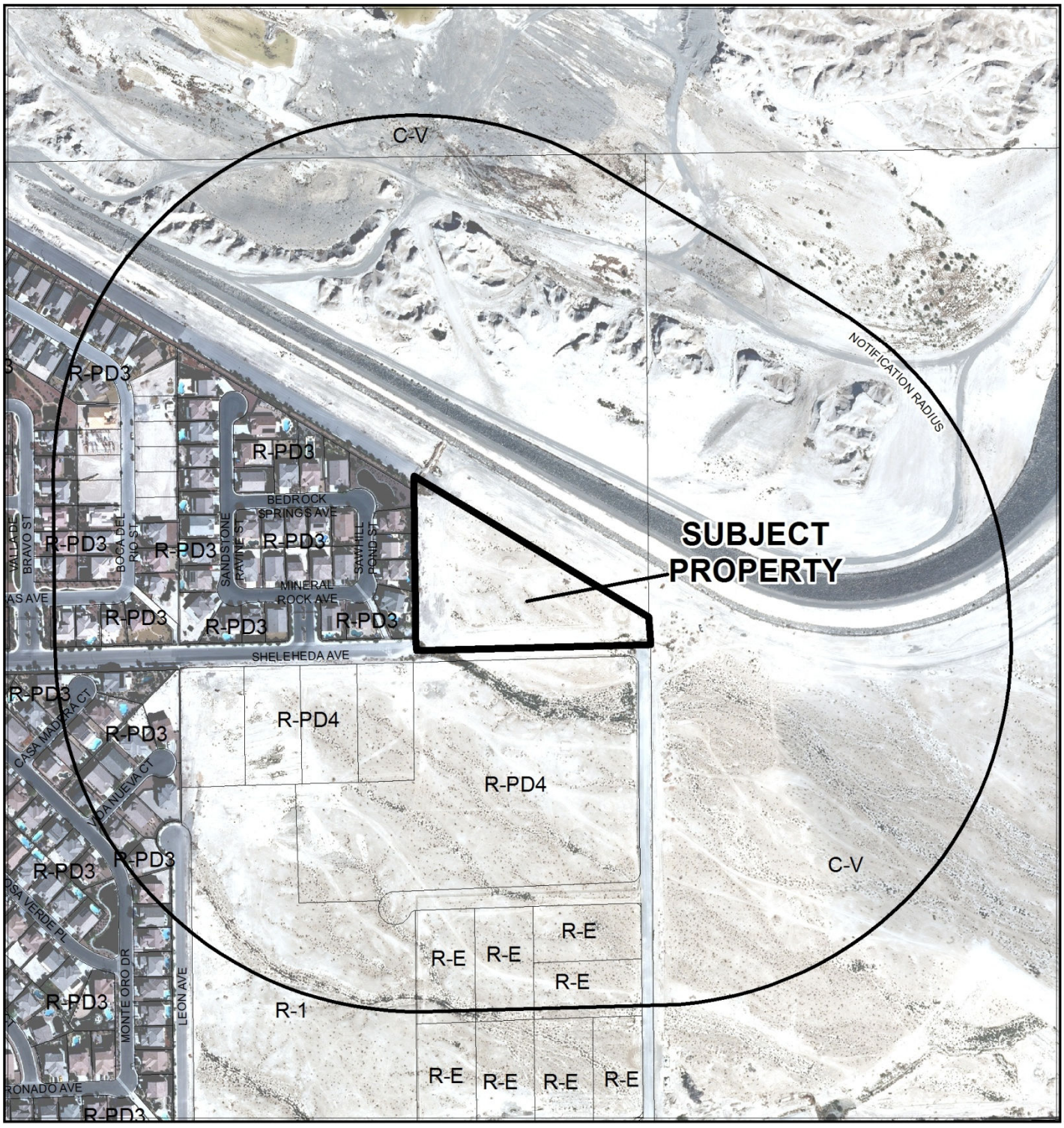


CASE: **ZON-52134 AND TMP-52135 (PRJ-52085)**

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:	

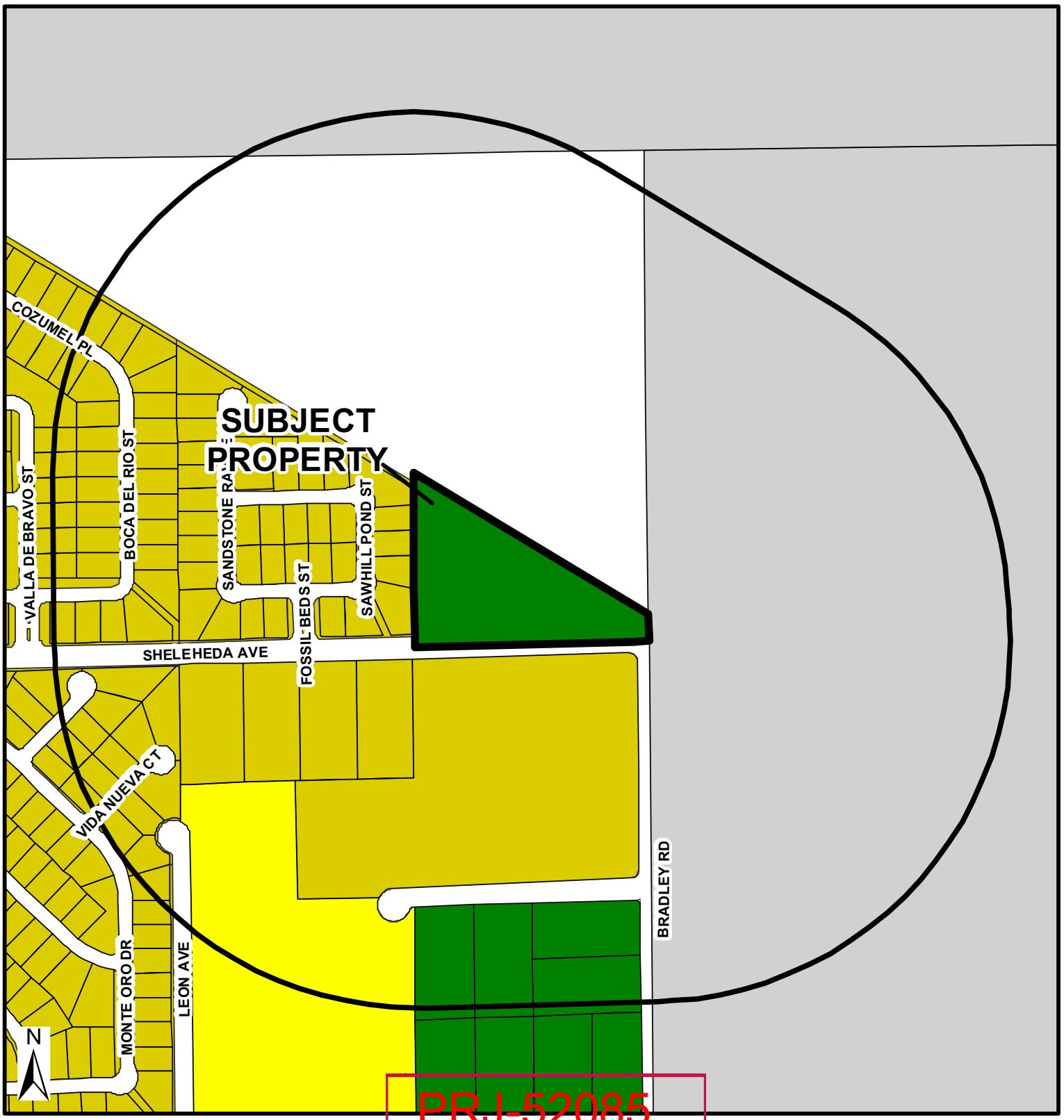
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

PRJ-52085
12/02/13

Revised 10/27/08

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

ZON-52134 (PRJ - 52085)



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 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.: **31.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 11, 2014

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

SUBJECT:
ABEYANCE - 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 (APN 125-01-301-006), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Ross) [PRJ-52085]. Staff recommends APPROVAL.

C.C.: 03/19/2014

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Protest Postcard.

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

PRESORTED
FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.43³
JAN 02 2014
MAILED FROM ZIP CODE 89101

12501312025
PREUC ROBERT M & FAY C
5753 MINERAL ROCK AVE
LAS VEGAS NV 89131-3935

Case: TMP-52135

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested

Official Notice of Public Hearing

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above or fax this side of this card to (702) 464-7499. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-52135 [PRJ-52085]

Planning Commission Meeting of **1/14/2014**

RECEIVED

JAN 14 2014

City of Las Vegas
Department of Planning

Submitted after final agenda

Date 1/14/14 Item 40

40P

City of Las Vegas Agenda Item No.: **32.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 11, 2014

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

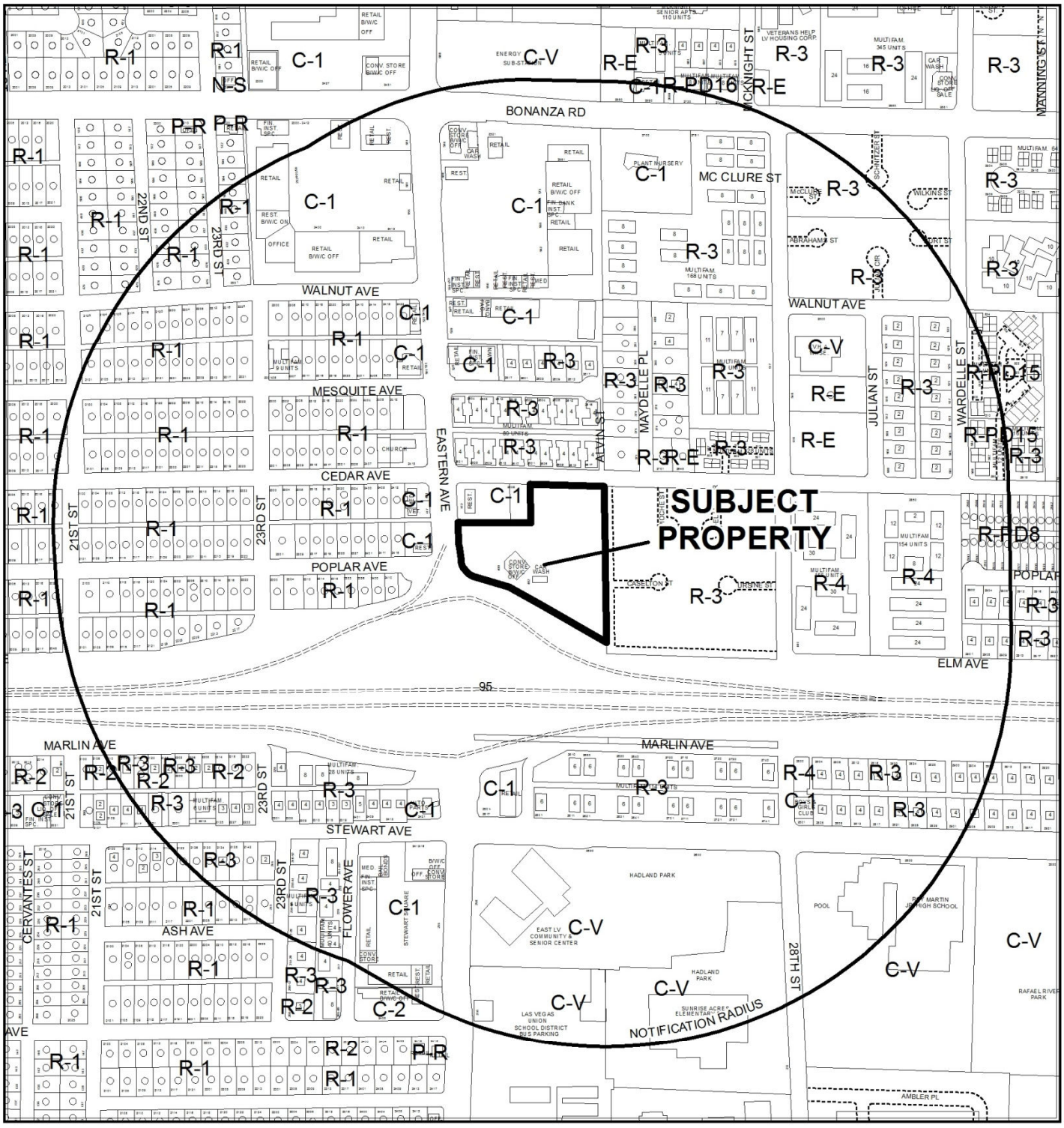
SUBJECT:
ABEYANCE - SUP-52101 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: EASTERN 95, LLC - For possible action on a request for a Special Use Permit FOR A RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 4,184 SQUARE-FOOT CONVENIENCE STORE WITH A WAIVER TO ALLOW A 242-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED at 400 North Eastern Avenue (APN 139-36-210-003), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-51956]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 03/19/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**3**	**Planning Commission Mtg.**	**162**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards and Support Petition List with 161 Signatures



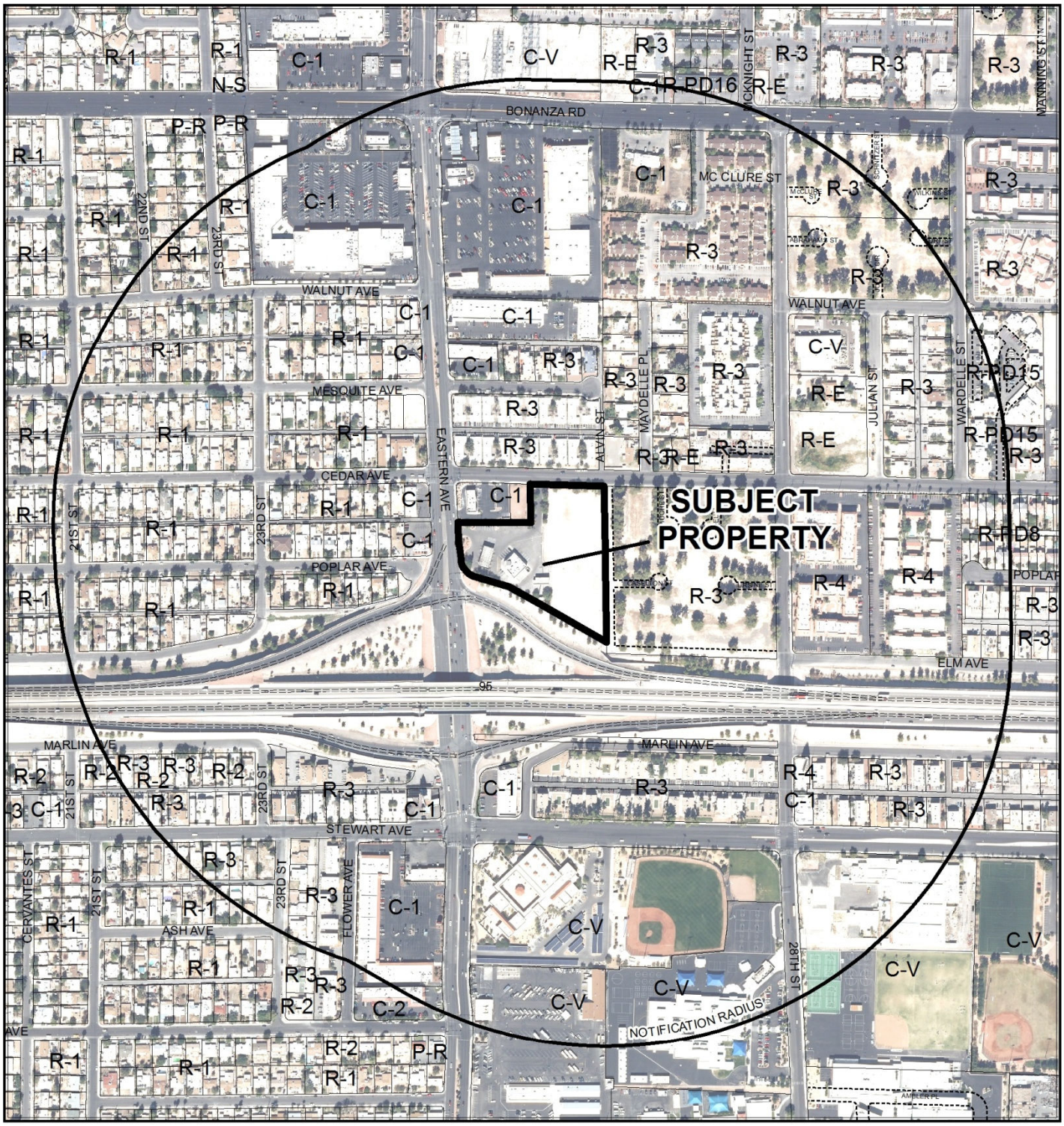
0 400 800 Feet

CASE: **SUP-52101 (PRJ-51955)**

RADIUS: 1500 FEET

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

N



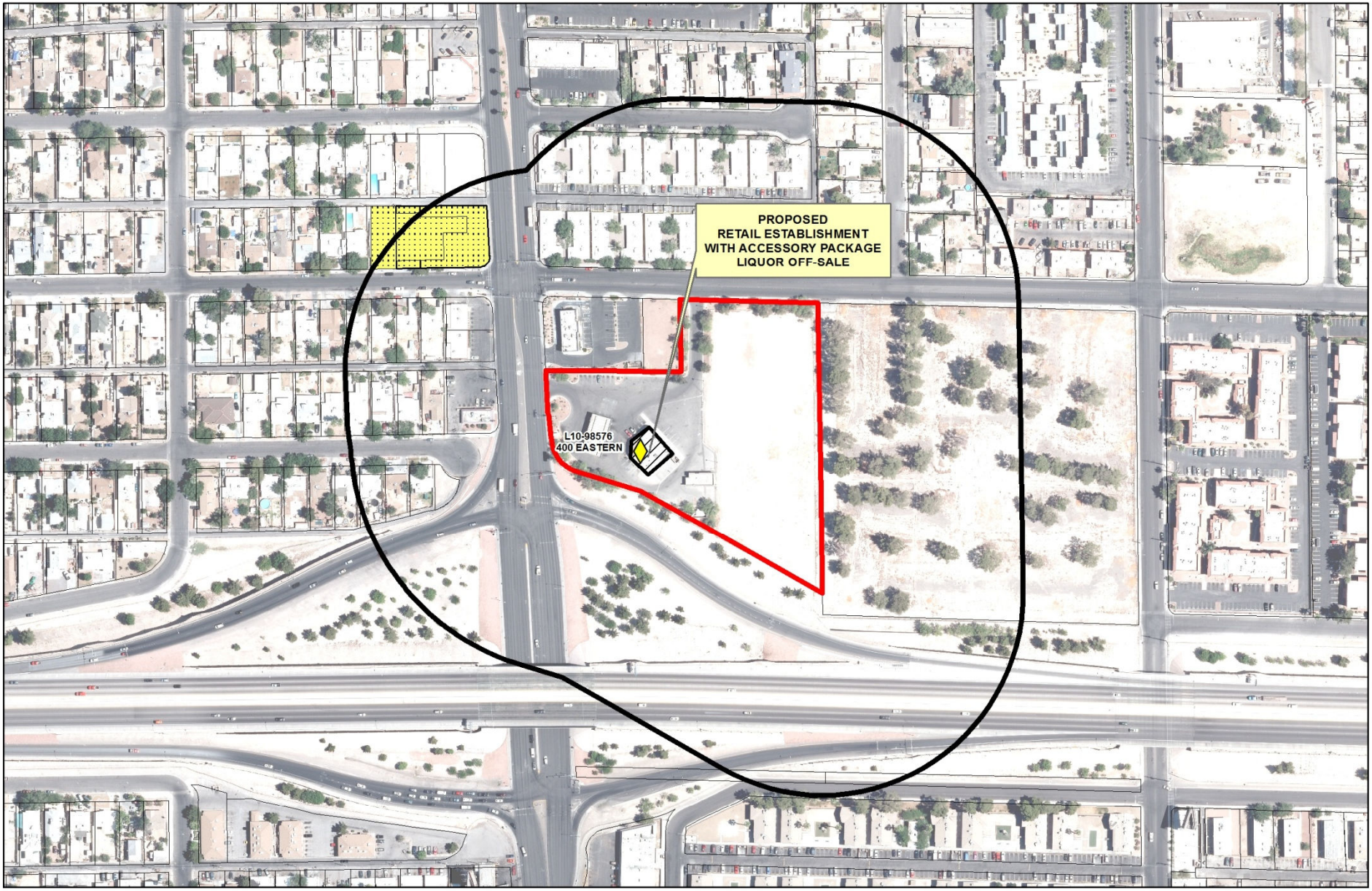
0 400 800 Feet

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: FEBRUARY 11, 2014
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: EASTERN 95, LLC

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-52101	Staff recommends DENIAL, if approved subject to conditions:	N/A

**** CONDITIONS ****

SUP-52101 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Retail Establishment with Accessory Package Liquor use.

2. All signage shall be permitted and meet minimum code requirements within 30 days of final approval.

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

4. A Waiver from Title 19.12 is hereby approved, to allow a distance separation of 242 feet from a Church/House of Worship where 400 feet is the minimum allowed.

5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

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

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

9. All beer and wine coolers shall remain in the original manufacturer's configuration intended for off-sale resale.

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

** STAFF REPORT **

PROJECT DESCRIPTION

This application is a request for a Special Use Permit for a proposed a Retail Establishment with Accessory Package Liquor use within an existing 4,184 square-foot General Retail Store, Other Than Listed (convenience store) located at 400 North Eastern Avenue. A distance separation Waiver accompanies this application to allow an alcohol use 242 feet from a House of Worship where 400 feet is the minimum distance required. There is an existing land use entitlement for the sale of beer and wine at this location; however, staff is recommending denial of the requested Special Use Permit as the required distance separation Waiver reinforces the unsuitability of the sale of spirited alcohol at this location. If this use permit is denied, then the land use entitlement to sell beer and wine will be intact.

ISSUES

- The Retail Establishment with Accessory Pack use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.
- A Waiver of the distance separation requirement for this use is needed to allow a 242-foot separation from a House of Worship where 400 feet is required.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
11/16/94	The City Council approved a Rezoning (Z-0115-94) request from R-3 (Medium Density Residential) to C-1 (Limited Commercial) on property located along the north side of Oran K. Gragson Highway, approximately 490 feet east of Eastern Avenue. Planning Commission and staff recommended approval.
03/23/95	The Planning Commission approved a Plot Plan and Elevation Review [Z-0115-94(1)] request for a convenience store on property located along the north side of Oran K. Gragson Highway, approximately 490 feet east of Eastern Avenue. Staff recommended approval.
05/17/95	The City Council approved a Special Use Permit (U-0042-95) request for a 14-foot by 48-foot Off-Premise Sign on property located along the north side of Oran K. Gragson Highway, approximately 490 feet east of Eastern Avenue. The Board of Zoning Adjustment recommended denial. The entitlement expired in 2008.

09/06/95	The City Council approved a Review of Condition [U-0042-95(1)] to modify condition #1 of U-42-95 from a required two year review to a five year review. The Board of Zoning Adjustment recommended approval.
05/24/99	The City Council approved a Special Use Permit (U-004-99) for a Service Station (Gasoline Sales) in conjunction with a proposed convenience store at 400 North Eastern Avenue. Planning Commission and staff recommended approval.
07/12/99	The City Council approved a Special Use Permit (U-0063-99) request for Restricted Gaming in conjunction with an existing convenience store at 400 North Eastern Avenue. Planning Commission and staff recommended approval.
01/19/00	The City Council approved a Special Use Permit (U-0123-99) request for a Beer/Wine/Cooler Off-Sale use in conjunction with an existing convenience store at 400 North Eastern Avenue. Planning Commission and staff recommended approval.
07/05/00	The City Council approved a five year Required Review [U-0042-95(2)] of a previously approved Special Use Permit (U-42-95) for an Off-Premise Sign on property located along the north side of Oran K. Gragson Highway, approximately 490 feet east of Eastern Avenue. Planning Commission and staff recommended approval.
10/16/02	The City Council approved a two year Required Review [U-0042-95(3)] of a previously approved Special Use Permit (U-0042-95) for an Off-Premise Sign on property located along the north side of Oran K. Gragson Highway, approximately 490 feet east of Eastern Avenue. Planning Commission and staff recommended denial.
11/17/04	The City Council approved a two year Required Review (RQR-5164) of a previously approved Special Use Permit (U-0042-95) which allowed a 50-foot tall, 14-foot by 48-foot Off-Premise Sign at 410 North Eastern Avenue. Planning Commission and staff recommended approval.
12/10/13	The Planning Commission recommended approval of a Special Use Permit (SUP-51693) request for a 55-foot tall, 14-foot by 48-foot Off-Premise Sign at 400 North Eastern Avenue. Special Use Permit (SUP-51693) scheduled to be heard by the City Council on 01/22/14.
01/14/14	The Planning Commission voted to hold this item in abeyance to the 02/11/14 Planning Commission meeting at the request of the applicant.

Most Recent Change of Ownership	
10/08/13	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
08/28/96	A building permit (#95385846) was issued for the completion of a general retail building at 400 North Eastern Boulevard. The permit was finalized on 10/22/96.
07/23/04	A code enforcement citation (#18710) was issued for signage violations related to the existing convenience store. The citation was resolved on 09/29/04.
09/30/10	A business license (L10-00202) was issued for Beer/Wine/Cooler Off-Sale at 400 North Eastern Avenue. The license was marked out on 10/16/13.
10/28/13	A business license (C15-00426) was issued for a Convenience Store at 400 North Eastern Avenue. The license is active.
10/28/13	A business license (C05-02884) was issued for a Tobacco Dealer at 400 North Eastern Avenue. The license is active.
12/04/13	A business license (L10-98576) was applied for on Beer/Wine/Cooler Off-Sale at 5001 North Rainbow Boulevard. The license has not been issued.

Pre-Application Meeting	
11/14/13	A pre-application meeting was held with the applicant's designated representative to discuss the Special Use Permit submittal requirements for a Retail Establishment with Accessory Package Liquor.

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

Field Check	
12/05/13	A field check was conducted of the subject property and revealed that subject site free of trash and debris and fairly maintained.

Details of Application Request	
Site Area	
Net Acres	4.65

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	General Retail Store, Other Than Listed	SC (Service Commercial)	C-1 (Limited Commercial)
North	Multi-Family Residences	M (Medium Density Residential)	R-3 (Medium Density Residential)
South	Highway	Right-of-Way	N/A
East	Undeveloped	M (Medium Density Residential)	R-3 (Medium Density Residential)
West	Office, Other than Listed	SC (Service Commercial)	C-1 (Limited Commercial)
	Restaurant		
	Single Family, Detached	L (Low Density Residential	R-1 (Single Family Residential)

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

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
General Retail Store, Other Than Listed	4,184 SF	1/175 SF					
TOTAL SPACES REQUIRED			24		24		Y
Regular and Handicap Spaces Required			23	1	22	2	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
The minimum distance separation distance from a House of Worship is 400 feet.	To allow a 242-foot distance separation from a House of Worship where 400 feet is required.	Denial

ANALYSIS

A Retail Establishment with Accessory Package Liquor Off-Sale use is defined as a Retail Establishment:

1. Whose license to sell alcoholic beverages authorizes their sale to consumers only and not for resale, in original sealed or corked containers, for consumption off the premises where the same are sold; and

2. In which the sale of alcoholic beverages is ancillary to the retail use, and in which no more than 10 percent of the retail floor space is regularly devoted to the display or merchandising of alcoholic beverages.

This use includes an establishment that provides on-premises wine, cordial and liqueur tasting if the licensee also holds a wine, cordial and liqueur tasting license for that location.

The proposed use meets the definition above, as the provided floor plans show approximately 20 square feet or 0.05 percent of shelf space dedicated to liquor display and sales located throughout the store, in addition to the approximately 182 square feet or 5 percent of the floor area dedicated to the sale of beer and wine. The total floor area dedicated for alcohol sales is approximately 5.5 percent.

The Minimum Special Use Permit Requirements for this use include:

1. *** Except as otherwise provided, no retail establishment with accessory package liquor off-sale (hereinafter "establishment") shall be located within 400 feet of any church, synagogue, school, child care facility licensed for more than 12 children, or City park. [non-waivable per LVMC 19.12.050 (C)]**

   The proposed use does not meet this requirement, as there is a Church/House of Worship located 242 feet from the subject property. A Waiver of the minimum distance separation accompanies this application. The Waiver can be applied for per requirement 7(d) below.

2. *** Except as otherwise provided in Requirement 3 below, the distances referred to in Requirement 1 shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed establishment which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed establishment. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:**
   a. Any leasehold parcel; or
   b. Any parcel which lacks access to a public street or has no area for on-site parking and which has been created so as to avoid the distance limitation described in Requirement 1.
   [non-waivable per LVMC19.12.050(C)]

   This distance requirement number one applies to the subject property, as the site has on-site parking and direct access to a Primary Arterial (Eastern Avenue).

3. *** In the case of an establishment proposed to be located on a parcel of at least 80 acres in size, the minimum distances referred to in Requirement 1 shall be measured in a straight line:**
   a. From the nearest property line of the existing use to the nearest portion of the structure in which the establishment will be located, without regard to intervening obstacles; or
   b. In the case of a proposed establishment which will be located within a shopping center or other multiple tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the establishment will be located, without regard to intervening obstacles. [nonwaivable per 19.12.050 (C)]

   This requirement does not apply to the proposed use, as the subject site is located on a parcel that is less than 80 acres in size.

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

   This requirement is instructions for the Planning Commission.

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

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

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

This requirement does not apply.

6. * All businesses which sell alcoholic beverages shall conform to the provision of LVMC Chapter 6.50. [nonwaivable per 19.12.050 (C)]

The proposed use meets this requirement, as beer, wine, and spirited alcohol will be sold for off-premises consumption only. Also, conformance to LVMC Chapter 6.50 is a standard condition of approval that cannot be waived.

7. The minimum distance requirements set for in Requirement 1, which are otherwise non-waiveable under the provisions of LVMC 19.12.050(C), may be waived:

a. In accordance with the provisions of LVMC 19.12.050(C) for any establishment which is proposed to be located on a parcel within the Downtown Casino Overlay District;
b. In accordance with the applicable provisions of the "Town Center development Standards Manual" for any establishment which is proposed to be located within the TC (Town Center) Zoning District and which is designated MS-TC (Main Street Mixed Use) in the Town Center Land Use Plan;
c. In connection with a proposed establishment having between 20,000 square feet and 50,000 square feet of retail floor space; or
d. In connection with a retail establishment having less than 20,000 square feet or retail floor space, if the area to be used for the sale, display or merchandising of alcoholic beverages and each use to be protected are separated by a highway or right of way with a width of at least 100 feet.

The applicant has requested a distance separation Waiver from a Church/House of Worship under Provision (d) above. The affected House of Worship and subject property are separated by a 100-foot Primary Arterial (Eastern Avenue).

The proposed Retail Establishment With Accessory Package use will be located within an existing convenience store. Per site plan date 11/27/13 there is adequate parking for the primary use of a General Retail Store, Other Than Listed and no addition parking is required for the proposed use of a Retail Establishment with Accessory Package Liquor use. A Waiver of the minimum distance separation is needed to allow this use to be located within 242 feet from a Church/House of Worship where 400 feet is required. Staff does not support the requested Waiver, as the 100-foot right-of-way (Eastern Avenue) does not adequately buffer the existing House of Worship and proposed use.

The approval of a Special Use Permit for a Retail Establishment with Accessory Package use is appropriate in the C-1 (Limited Commercial) zoning district; however, said use cannot be conducted in a manner that is compatible and harmonious with the existing neighborhood. The requested distance separation Waiver reinforces the unsuitability of the proposed use at this location. Staff recommends denial of this use permit. If this application is denied then the existing General Retail Store, Other Than Listed can remain in business and sell beer and wine; however, no spirited alcohol can be sold at this location.

FINDINGS (SUP-52101)

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

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

   The proposed location for this Retail Establishment with Accessory Package Liquor use is compatible with the SC (Service Commercial) land use; however, the proposed use is incompatible with the existing surrounding land uses, as the proposed use requires a distance separation Waiver from a protected use (House of Worship). The 100-foot right-of-way (Eastern Avenue) does not adequately mitigate the more intense liquor use from the protected use.

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

   The proposed use will operate within an existing convenience store that is designed to accommodate the sale of various retail related goods such as food, drink, alcohol and other consumable goods.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   Site access is from Eastern Avenue and Cedar Avenue. Eastern Avenue is a 100-foot wide Primary Arterial that has adequate capacity to facilitate the proposed use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

The proposed Retail Establishment with Accessory Package Liquor use will be subject to regular inspections by regulatory agencies for business licensing; however, the proposed use will compromise the public health, safety and welfare, or the overall objectives of the General Plan by creating a use conflict between religious patrons and the convenience store customers.

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

The proposed use does not meet all of conditions per Title 19.12. Specifically, the applicant is requesting a waiver to allow a 250-foot distance separation from the nearest religious facility where a 400-foot separation is required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 51

NOTICES MAILED 416

APPROVALS 162

PROTESTS 3

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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

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:	

*This 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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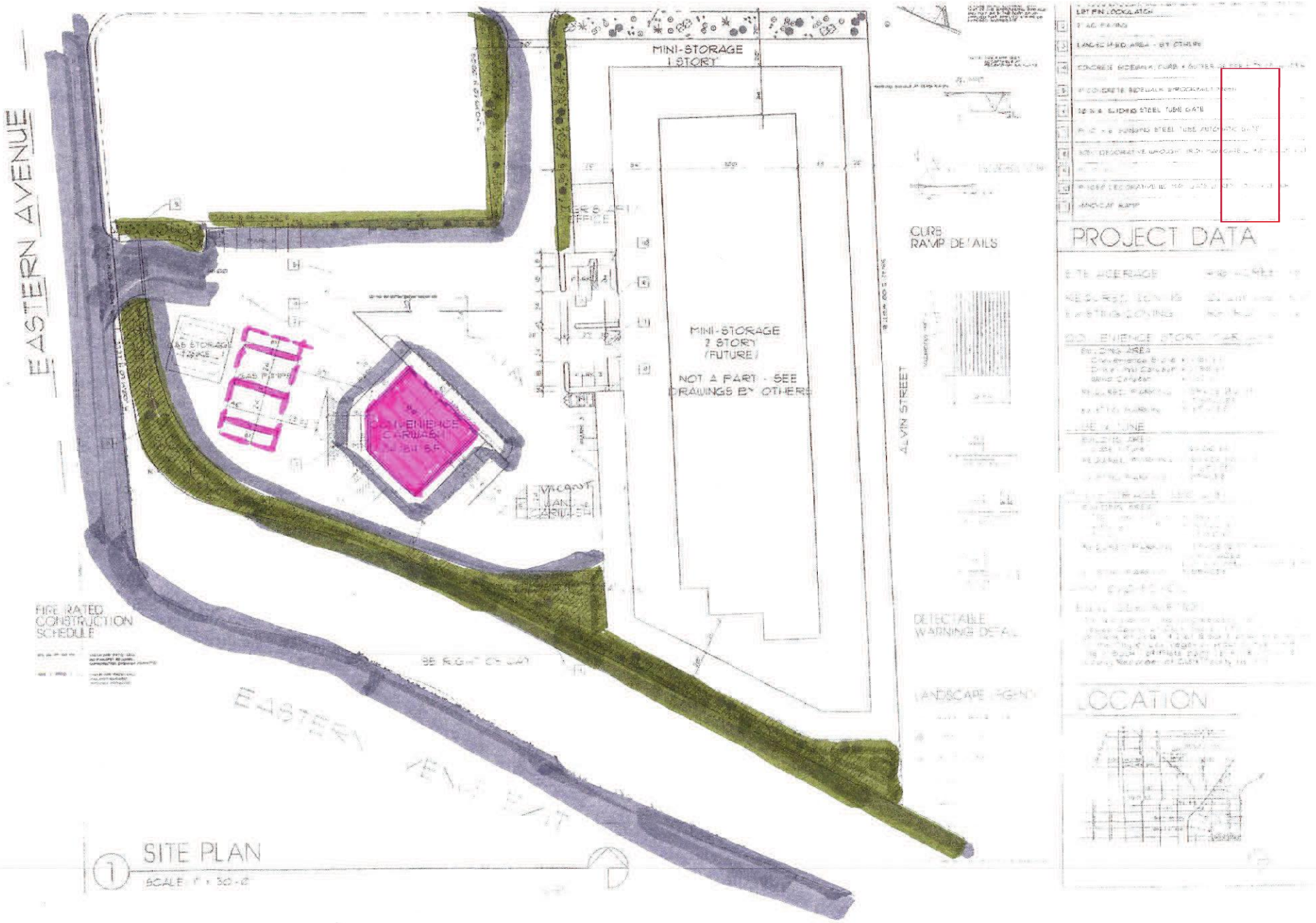
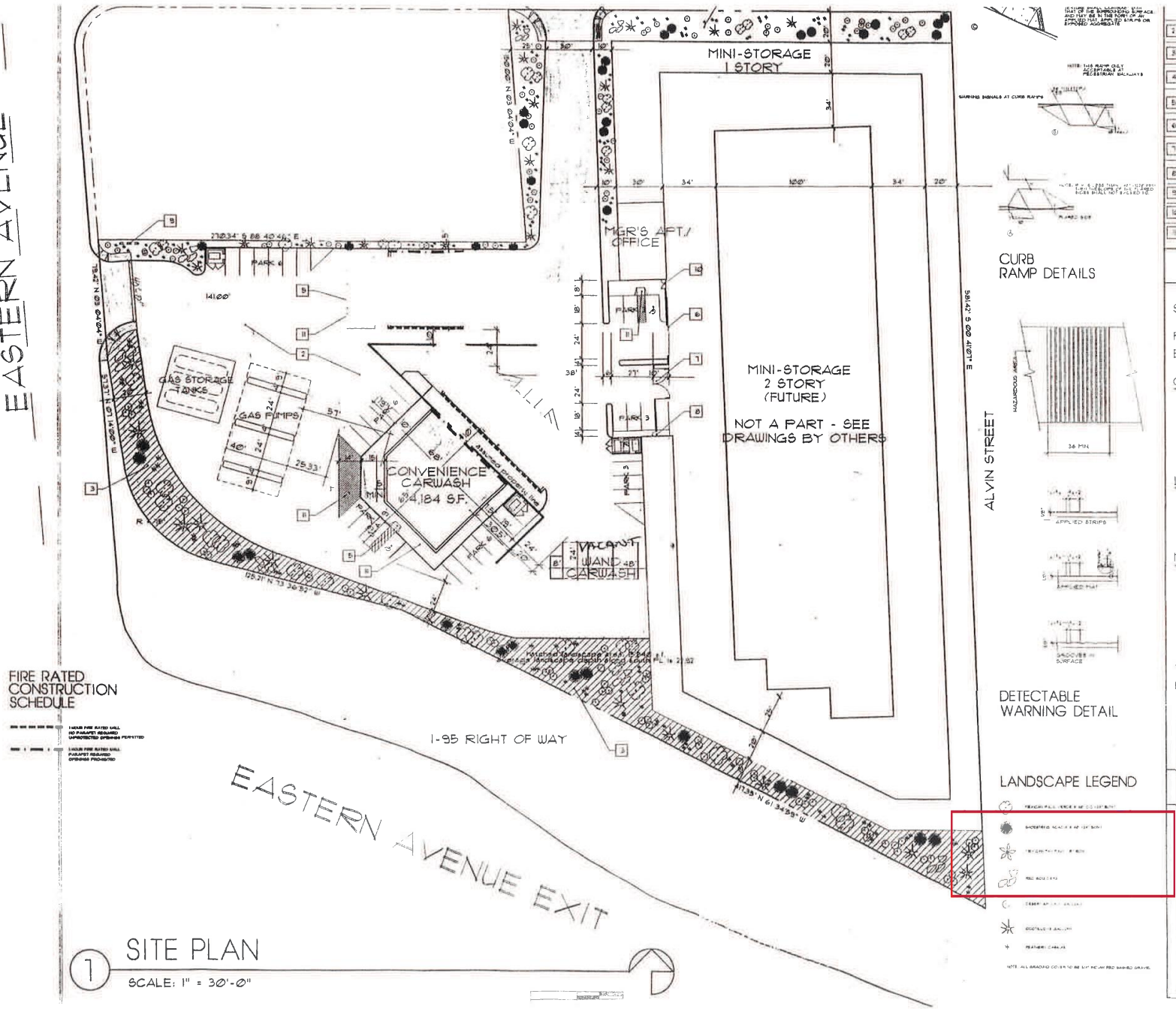

EASTERN AVENUE
MINI-STORAGE
1 STORY
MINI-STORAGE
2 STORY
(FUTURE)
NOT A PART - SEE
DRAWINGS BY OTHERS
CONVENIENCE
CARWASH
ALVIN STREET
CURB
RAMP DETAILS
PROJECT DATA
LOCATION
DETECTABLE
WARNING DETAIL
FIRE RATED
CONSTRUCTION
SCHEDULE
EASTERN AVE EXIT
SITE PLAN
SCALE: 1" = 30'-0"

SUP-52101



1 SITE PLAN

SCALE: 1" = 30'-0"

CURB
RAMP DETAILS

DETECTABLE
WARNING DETAIL

LANDSCAPE LEGEND

1	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	Pr. 10' X 6' SWINGING STEEL TUBE AUTOMATIC GATE
8	3050 DECORATIVE WROUGHT IRON MAN GATE W/ KEY LOCK & LE
9	PYLON SIGN
10	Pr.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.

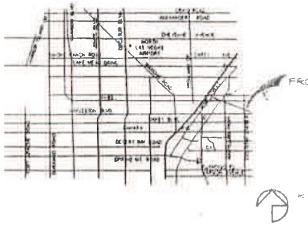
REQUIRED PARKING: (1 SPACE/15 STORAGE UNITS) = 24 SPACES plus 4 spaces @ manager's sp
EXISTING PARKING: 9 SPACES

APN#: 020-591-019

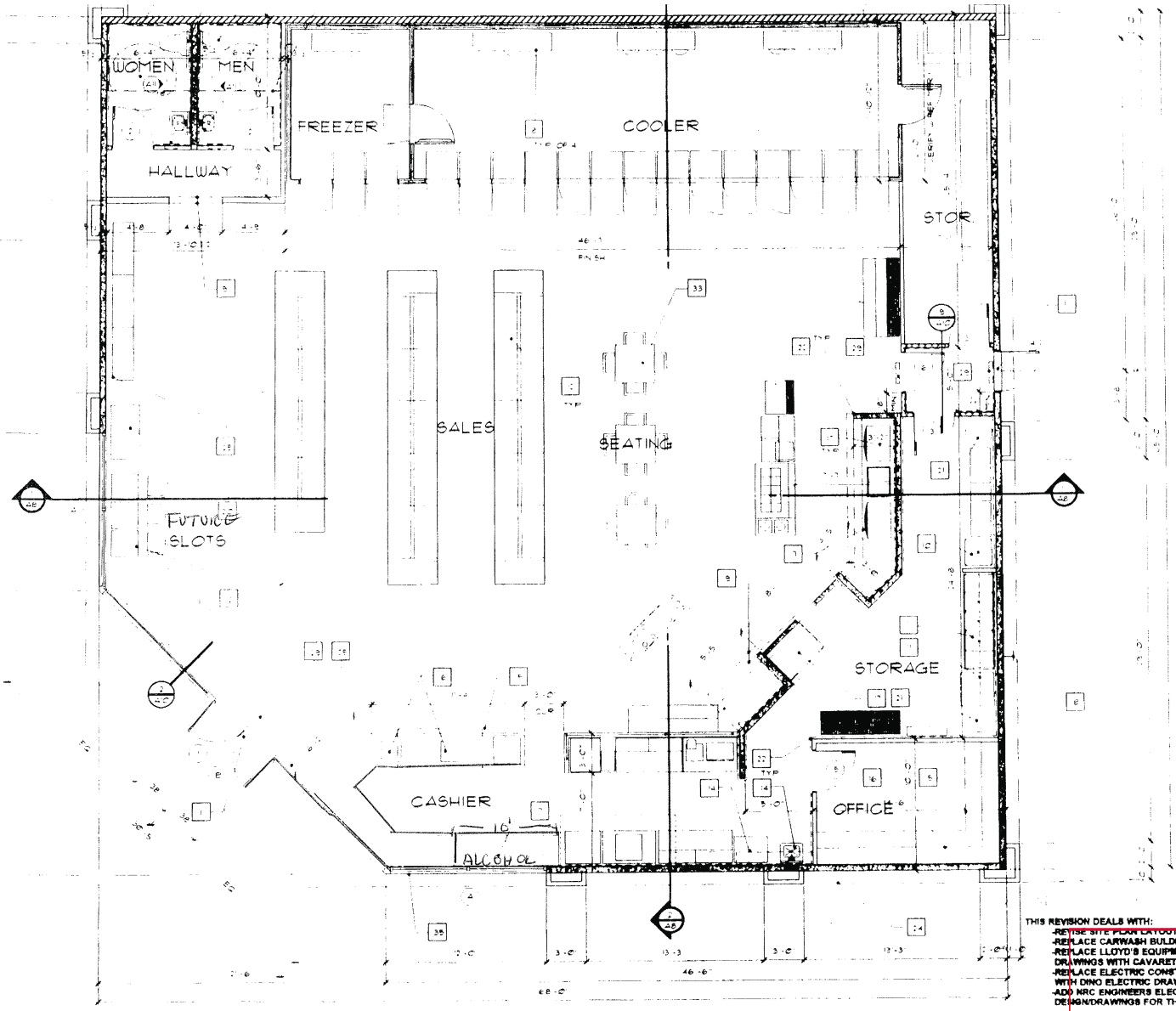
LEGAL DESCRIPTION:

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



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

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

01234

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 & BB
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 x 2 x 6 PAINTED GYPBD PONY WALL
26	XEROX - SUPPLIED BY OWNER
27	SODA TANKS
28	CLEAR FLOOR SPACE AS PER ANSI SEC A4.7
29	ILLUMINATED EXIT SIGN ABOVE - SEE REFLECTED CEILING PLAN
30	SOAP DISPENSER
31	HAND TOWEL & TRASH RECEPTICAL
32	60" HANDICAP CIRCLE
33	TABLE SEATING
34	75" x 60" CLEAR FLOOR SPACE
35	LINE OF STUCCO PONY WALL - MAINSCOTT - 36" HIGH FINISH

ENERGY VALUES

U VALUE OF EXTERIOR WALL - 0.48 BTU/FT²

U VALUE OF ROOF - 0.3 BTU/FT²

U VALUE OF GLAZING - 0.76 BTU/FT²

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

FIRE

HR INTERIOR WALL 2X4 STUDS @ 16" W/ 5/8" TYPE X GYPBD BOTH SIDES

HR EXTERIOR WALL 2X6 STUDS @ 16" W/ 5/8" 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

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11/27/13

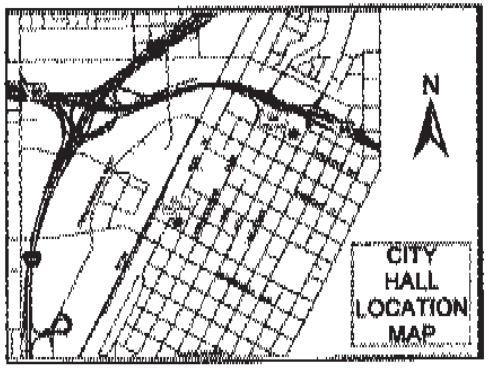
SUP-52101

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.43³
0004279218 JAN 02 2014
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above or fax this side of this card to (702) 464-7499. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-52101 [PRJ-51956]

Planning Commission Meeting of **1/14/2014**

Case: SUP-52101
13935513028
DELAVERDAD IGLESIA DEL DIOS VIVO
2413 CEDAR AVE
LAS VEGAS NV 89101-3410

30 JRDFNMP 89101

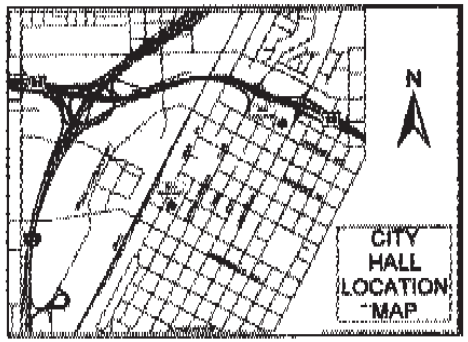
AGENDA ITEM 45 PROTEST

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.43³
0004279216 JAN02 2014
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above or fax this side of this card to (702) 464-7499. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-52101 [PRJ-51956]

Planning Commission Meeting of **1/14/2014**

Case: SUP-52101
13935513029
IGLESIA DEL DIOS VIVO COLUMNA
2413 E CEDAR AVE
LAS VEGAS NV 89101-3410

30 URGENT 89101

AGENDA ITEM #45 PROTEST

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above or fax this side of this card to (702) 464-7499. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-52101 [PRJ-51956]

Planning Commission Meeting of **1/14/2014**

Case: SUP-52101
13935513022
WISEMAN LIVING TRUST
WISEMAN WILLIAM B & PATRICIA TRS
2300 E MESQUITE AVE
LAS VEGAS NV 89101-3408

RECEIVED
JAN 14 2014
City of Las Vegas
Department of Planning

Submitted at meeting/agenda
Date 1/14/14 Item 45

45 P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.43³
0004279218 JAN02 2014
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above or fax this side of this card to (702) 464-7499. If you would like to contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-52101 [PRJ-51956]

Planning Commission Meeting of **1/14/2014**

RECEIVED
JAN 14 2014
City of Las Vegas
Department of Planning

Case: SUP-52101
13936116013
BARBEAU CARL J LIVING TRUST
BARBEAU CARL J TRS
3406 CLANDARA AVE
LAS VEGAS NV 89121-3701

45A

Submitted after final agenda

Date 1/14/14 Item 45

EASTERN 95, LLC
DBA STAR MART
400 N. EASTERN AVE
LAS VEGAS, NEVADA 89101

We, the undersigned businesses, support a request to allow the convenience store located at 400 N. Eastern ave, Las Vegas, NV 89101, to sell liquor.

Business Name (Please Print)	Address (Please Print)	Signature
Winchell's Donut House / Jorge Palencia	401 North Eastern Ave	
Suarez El Paso Bordar Food	412 North Eastern Ave	
Casa Latina Inc. Hobby	2505 E. Stewart Ave. Las Vegas NV 89101	
Maria Latin Services	2515 E. Stewart Ave. Las Vegas, NV 89101	
Sollins Tires	2421 E. Stewart Ave Las Vegas, NV 89101	
The Factory Taco	2421 E Steward	
Los Huicholes Magda I.	546 N Eastern Ave #100	
El Tenampa	556 N. Eastern Ave Ste C	

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SUP-52101

EASTERN 95, LLC
DBA STAR MART
400 N. EASTERN AVE
LAS VEGAS, NEVADA 89101

We, the undersigned residents, support a request to allow the convenience store located at 400 N. Eastern ave, Las Vegas, NV 89101, to sell liquor.

Name (Please Print)	Address (Please Print)	Signature
Severiano Arreola	401 N. 28th st Las Vegas NV. 89101	
Wayne Cory	Vegas N. 89101	
Joseph DeFalco	6244 ~~PEACH~~ ORCHARD	
Guadalupe Araiza	2613 ceder 89101	
Orlando Acevedo	28 Cedar	
Agustin Quiros	3108 Cummings ct N Las Vegas, NV 89030	
Walter Reyes	2114 walnut Ave	
David	2114 E/M	
Brad Lorenzen	826 Spikenard Dr Hend. NV 89002	
Jessica Padgett	1821 Running Fawn Ct NLV NV 89031	
Minerva Benitez	2508 E. Mesquite Ave Apt. #2 LV, NV 89101	
Juan Valverde	2740 Morin ave #2 Las Vegas NV 89101	

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SUP-52101

EASTERN 95, LLC
DBA STAR MART
400 N. EASTERN AVE
LAS VEGAS, NEVADA 89101

We, the undersigned residents, support a request to allow the convenience store located at 400 N. Eastern ave, Las Vegas, NV 89101, to sell liquor.

Name (Please Print)	Address (Please Print)	Signature
Juan	APTH6 STEWART	Juan alvarez
[illegible]	4583 - E - Van Buren	[illegible]
Roberto	2236 La Puente	Roberto Rodz
Kyle		Kyle Molen

Florencia-Herrera
2617- Cedar ave-#-1- Florencia Her

ABEL GONZALEZ H.

412 - NORTH EASTER AVE LAS VEGAS NV. 89101

Sonia Lopez 3557 S. Sandhill LV NV 89112 [illegible]
Patricia Gutierrez FLOWER #716 St
Cora Long 2608 E. Mesquite AVE Cora Long
Juan Raul Gonzales 2509 E Laked Med. Juan Raul G.

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SUP-52101

EASTERN 95, LLC
DBA STAR MART
400 N. EASTERN AVE
LAS VEGAS, NEVADA 89101

We, the undersigned residents, support a request to allow the convenience store located at 400 N. Eastern ave, Las Vegas, NV 89101, to sell liquor.

Name (Please Print)	Address (Please Print)	Signature
ANTONIO CARILLO	STEWART APT #12	
Pedro Benitez	2608 E. Mesquite	Pedro Benitez
lopez Joel	2612 E. Mesquite	lopez Joel
Ernesto Badillo	2850 CEDAR AVE 89101	
José Villarreal	4154 Compatibility Ct. 89032	
Ramon Ave		
[illegible]	6729 waterville cir 89107	
Shuib		
Octavio	2118 Wester st APT A	
JESUS	2512 E CEDAR APT #3	JESUS
Sebastian	5032 S ESTER.	
JESUS	228 CERVANTES	JESUS.
JESUS	213 CEDAR AVE	
Adrian Fernandez	3509 Foliage Dr #	
Juan Ceballos	506 Waldalle start B	

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01/29/14

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EASTERN 95, LLC
DBA STAR MART
400 N. EASTERN AVE
LAS VEGAS, NEVADA 89101

We, the undersigned residents, support a request to allow the convenience store located at 400 N. Eastern ave, Las Vegas, NV 89101, to sell liquor.

Name (Please Print)	Address (Please Print)	Signature
JAMES B. GARCIA	642 Indian Road CT	
Javier Espinoza	Aer, NV 89011	
Ricardo	701 Flower St	
Devon Caldwell	2600 Mesquite	Ricardo
	1405 John Berry	
Javier De la Torre	360 16th St.	
Roberto	Aer NV 89011	
Haydee	401 N 28th St	
Julian Sebastian	401 N 28th St	
Caroline Sheffer	2613 E Mesquite Ave	
Roberto	2215 Wendal ave	
Roy	3756 Crestview Lv. 89120	
Juan Roman Li	513 N. 28 St LV 89101	Juan Roman
Mario Roman	501 N. 28 St. LV 89101	

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01/29/14

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EASTERN 95, LLC
DBA STAR MART
400 N. EASTERN AVE
LAS VEGAS, NEVADA 89101

We, the undersigned residents, support a request to allow the convenience store located at 400 N. Eastern ave, Las Vegas, NV 89101, to sell liquor.

Name (Please Print)	Address (Please Print)	Signature
Martin Flores	509 N 28st "C"	[signature]
Manuel Leyva	4209 Caliper Dr	[signature]
Edgar Arrieta	5282 TROPICANA	Edgar A.
Bianca McCarty	401 N. 28st Apt #5	[signature]
Armando Avina	401 page st.	[signature]
RUTILO LOPEZ	5025 E CHARLESTON # 201	RUTILO LOPEZ
Juventino Cano	2312 Cedar Avenue	[signature]
Jose Chaves	2106 Cedar	Jose
Marco Cano	2850 Cedar	[signature]
Jacqueline Keller	Jacqueline Keller 3751 S. Nells	[signature]
Stephenie	2850 Cedar	[signature]
Denise Dalton	438 Brigham Rd	Denise Dalton
Melaine Baker	48 Village	[signature]
Dawn Bouteiller	3791 Decade St	[signature]

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EASTERN 95, LLC
DBA STAR MART
400 N. EASTERN AVE
LAS VEGAS, NEVADA 89101

We, the undersigned residents, support a request to allow the convenience store located at 400 N. Eastern ave, Las Vegas, NV 89101, to sell liquor.

Name (Please Print)	Address (Please Print)	Signature
TED STORY	2037 REYNOLDS AV.	[signature]
Jeramie Kohrumel	2203 N. Nevada Ave	[signature]
Jeremy Bai	2800 S Las Vegas Blvd	[signature]
Jose Cerritan	3456 Steinbach DR	[signature]
RAFAEL	2512 CEDAR AV	[signature]
Aaron	5791 Rio Tinto Way	RAFAEL
Richard Thompson	2742 CAPISTRONA	[signature]
Gistabal	2505 Cedar	[signature]
Justin	560 28th St	[signature]
R. Tyler	111 BASS Dr. Unit A Henderson NV 89014	[signature]
Arturo Chavez J	814 Tonopah APT C	
Mike Richter	5022 Hayward Ave	[signature]
Joanne [illegible]	2505 Cedar Avenue	
Elias Gomez	20-4-79 Cedar	Av. Gomez
[signature]	2205 Cedar	[signature]
Dominic Delaney	2201 Cedar	[signature]

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EASTERN 95, LLC
DBA STAR MART
400 N. EASTERN AVE
LAS VEGAS, NEVADA 89101

We, the undersigned ~~businesses~~ residents, support a request to allow the convenience store located at 400 N. Eastern ave, Las Vegas, NV 89101, to sell liquor.

Business Name (Please Print)	Address (Please Print)	Signature
Felix Sanchez	2601 Cedar Ave 3	
Fernando		
	1905 Cedar Ave	
	2309 Stewart Ave-A	
	3669 Villa Knoll	
	3686 San Antonio Av.	
Pedro Martinez.		
Emanuel Rios	2012 Reynolds	
Cesar Rodriguez	237-2025	CR
DANiel Lopez	2300 Jongaha	
Pierre R. Branch	6800 E. Lake Mead	
Jose Fernando Aguilar	Cedar	
Jesus Gomez	Wards	
Juan Ortega	8001 Rayan, Las Vegas	

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EASTERN 95, LLC
DBA STAR MART
400 N. EASTERN AVE
LAS VEGAS, NEVADA 89101

We, the undersigned residents, support a request to allow the convenience store located at 400 N. Eastern ave, Las Vegas, NV 89101, to sell liquor.

Name (Please Print)	Address (Please Print)	Signature
Javier Hernandez	505 21 St	
Juan Jimenez	330 Greenbriar Townhouse Way	
Jesus	Cedar 28HT	
JOSE	cedar 28HT	JOSE
Frank McVey	Cedar Ave	
DAVID MARTINEZ	1105 DECLARATION	DMT
Hector Gonzalez	cedar, 28, HT,	Hector
Rodolfo Ayala	28th and Cedar	
Labbirelle Warren	4650 N. Rainbow	
Victor Rios	1500 Linden Ave	
ROBERTO JIMENEZ	2545 E CHARLESTON	
PEDRO DELAMORA	2545 E CHARLESTON	
JOHNNY HANNAH	1745 SEQUOIA DR 89014	
Carlos Cadena	2539 NEW HOPE WAY	
JAVIER FLORES	2845 EMMONS AVE	JAVIER FLORES

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EASTERN 95, LLC
DBA STAR MART
400 N. EASTERN AVE
LAS VEGAS, NEVADA 89101

We, the undersigned residents, support a request to allow the convenience store located at 400 N. Eastern ave, Las Vegas, NV 89101, to sell liquor.

Name (Please Print)	Address (Please Print)	Signature
ENRIQUE BERMUDEZ	2831 Cedar	ENRIQUE BT
Maria Zepeda	501 n. 28th St	
MARIA MIRAMONTES	7609 C MEZQUITE	Maria Miramontes
OLIVERIO ARCOLA	~~701~~ 2516 MEZQUITE	
LOZAYA	1817 Poplar ave	
Miguel Flores	517 N 28th st	
Andrew Martinez	3571 Russell Rd	
JOSE LARA	3021 civic center dr	
Angela Rodriguez	2605 Cedar Ave	
Crystal Sanders	2605 Cedar Ave	Crystal Sanders
DARNELL TANNER	2121 E/M AV.	
Andrew Flores	150 HOOVER AVE #106	
ALFONSO VERCARA	2020 Rancho Colored. MESQUITE. NV	ALFONSO JR.
BRUCE Bundy	4033 BEAUTY SECRET	

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EASTERN 95, LLC
DBA STAR MART
400 N. EASTERN AVE
LAS VEGAS, NEVADA 89101

We, the undersigned residents, support a request to allow the convenience store located at 400 N. Eastern ave, Las Vegas, NV 89101, to sell liquor.

Name (Please Print)	Address (Please Print)	Signature
Daniel HERNANDEZ	2929 CARROLL	[signature]
ERIK W C Call	3128 Duval ct.	[signature]
Cara A Rodgers	2218 Poplar Ave	[signature]
ARMANDO MARIN A	2895 E! CHARLESTON ZIP 89104	ARMANDO MARIN
Patrick Mochrie	1905 Poplar Av LV N 89101	[signature]
Hugo Zegeda	3700 E Lenanza	[signature]
David Parker	3722 Caesars Cir	[signature]
Joey Thomas.	2255 La Puente	[signature]
Robert Lopez	401 N. 28th St	[signature]
Steve Lopez	517 N. 28th St	[signature]
[illegible]	5201 N 32 ST	[signature]
Arturo Ortiz	2850 E Cedador	[signature]
OSCAR CABADA MTZ	842 14 Street 89101	[signature]
Walters Bregonje	600 Vaughn N 89101	OSCAR CABADA
Sharon Ramsamy	3141 Sunrise Ave	[signature]
Jesus	2850	Jesus
Roberto	2850	Roberto

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01/29/14

SUP-52101

SUP-52101

EASTERN 95, LLC
DBA STAR MART
400 N. EASTERN AVE
LAS VEGAS, NEVADA 89101

We, the undersigned residents, support a request to allow the convenience store located at 400 N. Eastern ave, Las Vegas, NV 89101, to sell liquor.

Name (Please Print)	Address (Please Print)	Signature
AJ Martinez	3577 Russell Rd.	[signature]
David Allen Smith	201 Stewart	[signature]
Lucas Jove	7178 Roger Way	[signature]
MARTIN PEREZ	8106 MONAIRE	[signature]
Fernando Najar	2008 Linden Ave	Fernando Najar
Jeronimo Peña	2194 WONDRA DR	
Angel Contreras	Las Vegas NV 89115	Jeronimo Peña
Robert Madrigal	Las Vegas 89142	Angel Contreras
Javier Arellano	1281 Blazing Sunset	
Rene Roman	AZUSA 13	
Juanita Sanchez	2013 Cedar Ave	[signature]
Francisco Urias	2133 Cedar Ave	Francisco Urias
Stefanie Oroso	2323 poplar ave	
Brian Perez	2323 poplar ave	[signature]

PRJ-51956
01/29/14

SUP-52101

EASTERN 95, LLC
DBA STAR MART
400 N. EASTERN AVE
LAS VEGAS, NEVADA 89101

We, the undersigned residents, support a request to allow the convenience store located at 400 N. Eastern ave, Las Vegas, NV 89101, to sell liquor.

Name (Please Print)	Address (Please Print)	Signature
Jose A. Sedeyez	1721 E. Meggo. Ln	
Freddy	2924 martin	
Jorge Peris	381 Maydelle	
Hector	2850 Cedar	
FRED martin		
Noe Sanchez	517 NORTH 28 Stree	
Brian Harris	10228 David Pl	
Ramiro Arreola	2850 CEDAR	
ARNULFO CORTES RODRIGUEZ		
Michael Aguirre	1300 21st Apt D	
Mario Alberto ESPINOZA		
Gretchen Myers	3621 Villa Knolls Dr	2850 Cedar apt 265
Chris Favela	2937 Bent Lake St	
Antonio Barrientos		
Devan Walker	401 N. 28th APT# 110	

PRJ-51956
01/29/14

City of Las Vegas Agenda Item No.: **33.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 11, 2014

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

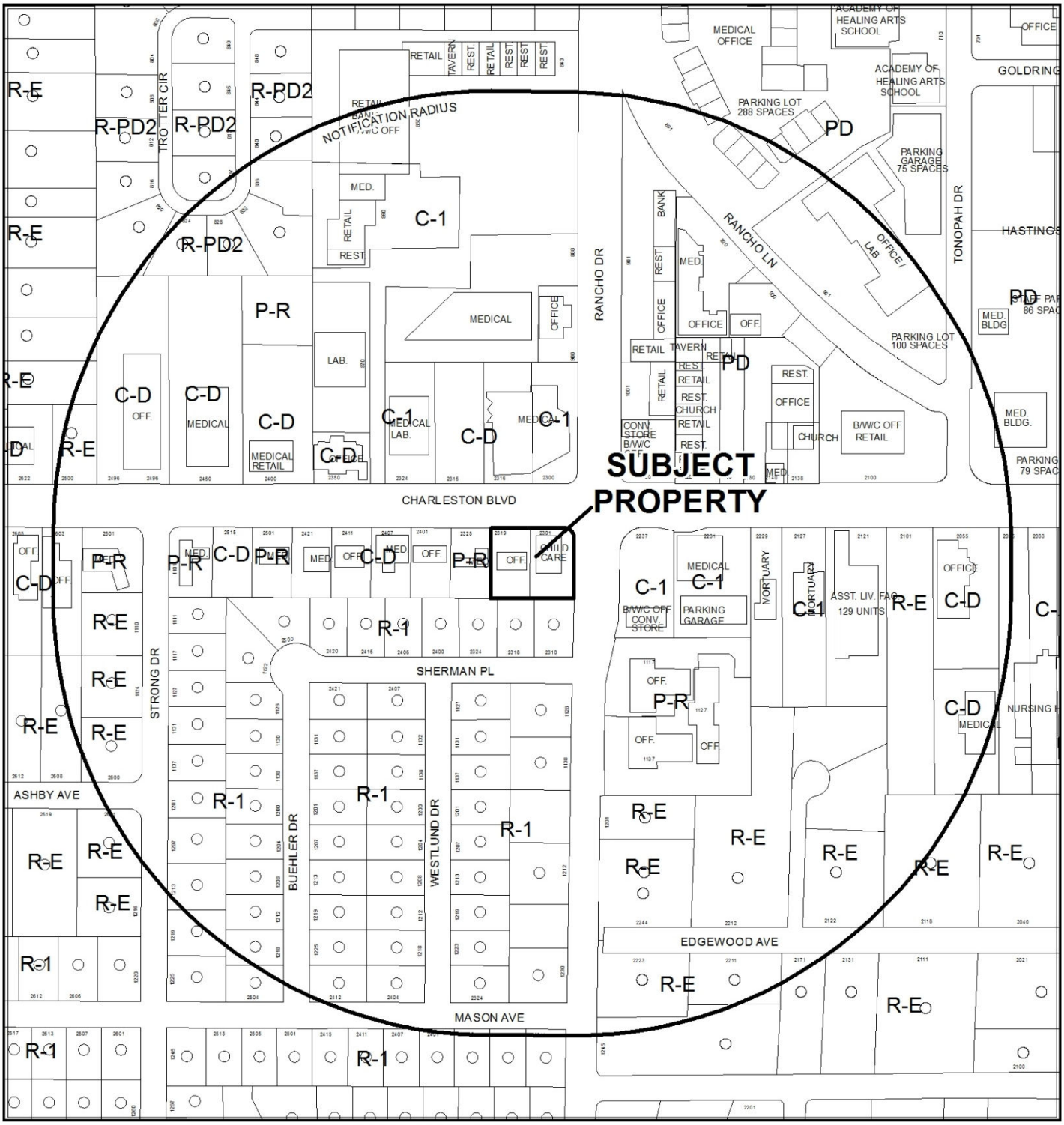
SUBJECT:
ZON-51413 - REZONING - PUBLIC HEARING - APPLICANT: JP MORGAN/CHASE - OWNER: VAUSE FAMILY TRUST - For possible action on a request for a Rezoning FROM: C-D (DESIGNED COMMERCIAL) TO: O (OFFICE) on 0.70 acres at 2301 and 2319 West Charleston Boulevard (APNs 162-05-511-015 and 016), Ward 1 (Tarkanian). Staff recommends APPROVAL.

C.C.: 03/19/2014

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

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - ZON-51413, VAR-51414, SUP-51415 and SDR-51412
2. Conditions and Staff Report - ZON-51413, VAR-51414, SUP-51415 and SDR-51412
3. Supporting Documentation - ZON-51413, VAR-51414, SUP-51415 and SDR-51412
4. Photos - ZON-51413, VAR-51414, SUP-51415 and SDR-51412
5. Justification Letter - ZON-51413, VAR-51414, SUP-51415 and SDR-51412



0 200 400 Feet

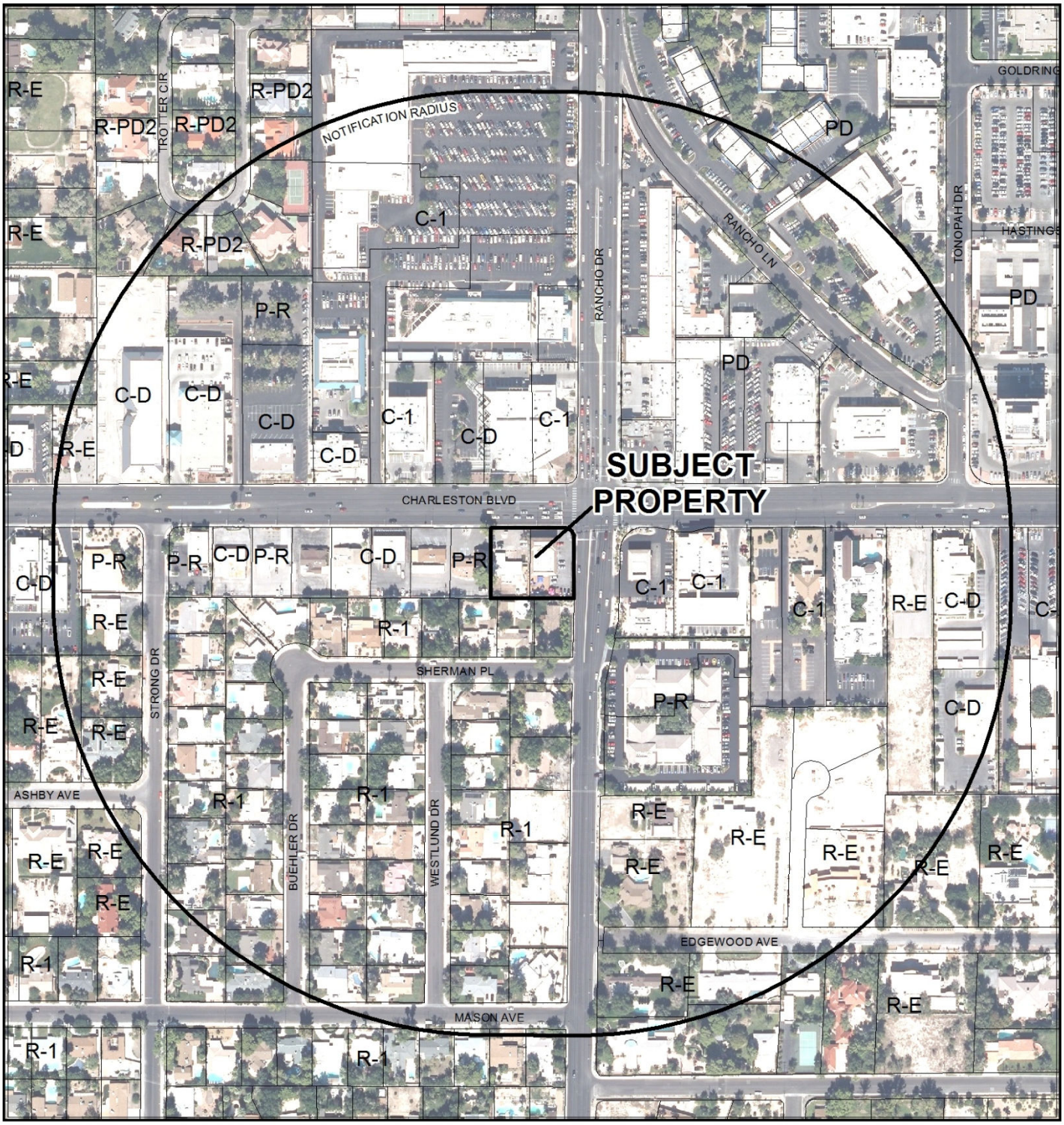
CASE: ZON-51413, VAR-51414, SUP-51415 AND SDR-51412

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-D (DESIGNED COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: O (OFFICE)

N



0 200 400 Feet

CASE: **ZON-51413, VAR-51414, SUP-51415 AND SDR-51412**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-D (DESIGNED COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: O (OFFICE)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: FEBRUARY 11, 2014
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: JP MORGAN/CHASE - OWNER: VAUSE FAMILY TRUST

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
ZON-51413	Staff recommends APPROVAL.	
VAR-51414	Staff recommends APPROVAL, subject to conditions:	ZON-51413
SUP-51415	Staff recommends APPROVAL, subject to conditions:	ZON-51413 VAR-51414
SDR-51412	Staff recommends APPROVAL, subject to conditions:	ZON-51413 VAR-51414 SUP-51415

** CONDITIONS **

VAR-51414 CONDITIONS

Planning

1. Approval of a Rezoning (ZON-51413) and approval of and conformance to the Conditions of Approval for a Special Use Permit (SUP-51415) and Site Development Plan Review (SDR-51412) shall be required, if approved.

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

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

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

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

SUP-51415 CONDITIONS

Planning

1. Approval of a Rezoning (ZON-51413) and approval of and conformance to the Conditions of Approval for a Variance (VAR-51414) and Site Development Plan Review (SDR-51412) shall be required, if approved.

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

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

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

SDR-51412 CONDITIONS

Planning

1. Approval of a Rezoning (ZON-51413) and approval of and conformance to the Conditions of Approval for a Variance (VAR-51414) and Special Use Permit (SUP-51415) shall be required, if approved.

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

3. All development shall be in conformance with the site plan and landscape plan date stamped 01/15/14 and building elevations date stamped 09/25/13, except as amended by conditions herein.

4. An Exception from UDC Chapter 19.08.110(C)(12) is hereby approved, to allow eight parking lot trees where 10, 24-inch box shade trees are required.

5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

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

7. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.

8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan at the time application is made for a building permit:

    a. Provide one additional 24-inch box deciduous shade or evergreen tree in the perimeter buffer along the south property line.
    b. Provide a minimum of two 24-inch shade trees in the five-foot amenity zone along Charleston Boulevard. The trees may be located within a planter or within grates spaced no more than 45 feet on center.
    c. The proposed strawberry trees within the north perimeter buffer shall be changed to a species with a larger canopy acceptable to the Department of Planning.

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

Public Works

10. Grant an easement for a bus shelter on Rancho Drive and grant a Pedestrian Access Easement for any public sidewalk not within the public right of way prior to the issuance of permits.

11. Remove all existing substandard street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards and abandon unused sewer laterals as required by the Department of Public Works.

12. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all driveways or other private improvements in the Charleston Boulevard public right of way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.

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

14. Submit an Encroachment Agreement for landscaping and private improvements in the Rancho Drive public right of way prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

15. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis.

Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

16. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting to demolish the existing Individual Care Center and office on the two properties at the southwest corner of Charleston Boulevard and Rancho Drive and construct a new 3,475 square-foot Financial Institution, General at this location. An existing bus stop is located adjacent to the site along Rancho Drive with no shelter or turnout; at this time, no turnout or shelter is proposed. The bank will also feature two drive-up teller lanes, one of which also will contain a covered 24-hour ATM. Access to the property will be provided on each frontage, as well as through the adjacent property to the west. Landscape screening will be provided at the perimeter and in the parking lot; the perimeter will contain amenity zones in conformance with Complete Streets standards.

The requested Rezoning of the site is appropriate. The change to an O (Office) zoning district conforms to the General Plan and would not affect the previous C-D (Designed Commercial) standards that apply to properties along this segment of Charleston Boulevard, which this project meets. Although the site plan shows a slight deviation from the required front and corner yard setbacks, the requested Variance is warranted due to the shallowness of the lots making up the site. In addition, the encroaching portions of the east side of the building do not contain floor space. The proposed site development generally conforms to Title 19 requirements. Attention has been given to ensure the proposed Drive Through is adequately screened from residential uses and does not create unwanted nuisances. For these reasons, staff recommends approval of all requested applications, with conditions for all but the Rezoning request. If denied, the project as proposed could not be constructed on the site.

ISSUES

- Per Title 19.12, the Drive Through use is a conditional use in the O (Office) zoning district; however, as proposed, no intervening building would separate the Drive Through from existing single-family residential zoned property to the south as required by Requirement 2 of the Drive Through use. Therefore, a Special Use Permit is required to allow the use.
- As a result of the proposed change of use and new construction, the applicant is required to rezone the property from the C-D (Designed Commercial) zoning district (which does not exist in the UDC) to the O (Office) District.
- A Variance is required to allow a 23-foot front yard setback where 25 feet is required and a 10-foot corner side yard setback where 15 feet is required. Staff agrees there is a hardship related to the shallowness of the property and supports the variance request.

- Staff supports an exception to allow eight parking lot trees where 10 trees are required. Additional landscape materials are required at the north and south edges of the development.
- Remapping is required as a condition of approval to consolidate existing platted lots over the site. Once remapped, the property will front on Rancho Drive, which will affect setback and height requirements in the O (Office) and CD-O (Designed Commercial Overlay) Districts.
- Southbound Rancho Drive adjacent to the site contains an existing bus stop with no turnout. Due to site constraints, no dedication of right-of-way is required, and the applicant is not required to construct a bus turnout lane. However, staff is requiring that an easement be granted for a bus shelter on the property.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
10/01/75	The Board of City Commissioners approved a Rezoning (Z-0030-75) from R-1 (Single Family Residential) to C-D (Designed Commercial) on 0.37 acres at the southwest corner of Charleston Boulevard and Rancho Drive, subject to limitation of the use to a Savings and Loan Association, a 10-foot setback from Rancho Drive, a 6-foot block wall to be provided along the south property line and reservation of an alley easement on the south 20 feet of the property. The Planning Commission and staff recommended approval. The approval expired 10/01/76.
10/06/76	The Board of City Commissioners approved the appeal of the Board of Zoning Adjustment denial for a Variance (V-0057-76) to allow an outside activity area in the rear yard of a proposed child care facility where all uses and activities in the C-D (Designed Commercial) zone are required to be contained within a completely enclosed building, on 0.37 acres at the southwest corner of Charleston Boulevard and Rancho Drive. Staff had no recommendation. This Variance was declared invalid by the Deputy City Attorney.
02/16/77	The Board of City Commissioners approved the reinstatement of zoning classification of property located at the southwest corner of Charleston Boulevard and Rancho Drive from R-1 (Single Family Residential) to C-D (Designed Commercial). The Planning Commission and staff recommended approval.
03/02/77	The Board of City Commissioners approved a Plot Plan Review (Z-0030-75) for a child care center at the southwest corner of Charleston Boulevard and Rancho Drive, subject to a 10-foot setback from Rancho Drive and a 6-foot block wall to be provided along the south property line. The Planning Commission recommended denial; staff had no recommendation.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
05/04/77	The Board of City Commissioners approved the appeal of the Board of Zoning Adjustment denial for a Variance (V-0022-77) to allow an outside activity area in the rear yard of a proposed child care facility where all uses and activities in the C-D (Designed Commercial) zone are required to be contained within a completely enclosed building, on 0.37 acres at the southwest corner of Charleston Boulevard and Rancho Drive. Staff had no recommendation.
12/20/78	The Board of City Commissioners approved a Use Review (Z-0030-75) to allow a temporary real estate office use on the second story of the existing child care center at 2301 West Charleston Boulevard. The Planning Commission recommended denial; staff recommended approval. The office use expired 12/20/79.
09/03/80	The Board of City Commissioners approved a Rezoning (Z-0059-80) from R-1 (Single Family Residential) to C-D (Designed Commercial) on 0.34 acres at 2319 West Charleston Boulevard. The Planning Commission and staff recommended approval.
09/17/80	The Board of City Commissioners approved a Variance (V-0059-80) to allow an outdoor activity area in conjunction with a kindergarten school and child care center on 0.34 acres at 2319 West Charleston Boulevard. The Board of Zoning Adjustment recommended denial; staff recommended approval.
10/07/81	The Board of City Commissioners approved a Use Review (Z-0030-75) to reinstate a real estate office use in the second story of the existing child care center at 2301 West Charleston Boulevard. The Planning Commission and staff recommended approval.
11/18/03	Code Enforcement processed a Case (6880) for graffiti on block wall and on upper portion of building and on back building. The case was resolved by Code Enforcement on 11/24/03.
02/10/10	Code Enforcement processed a Case (86413) for litter and debris on property at 2319 West Charleston Boulevard. The case was resolved by Code Enforcement on 03/11/10.
01/13/11	Code Enforcement processed a Case (97313) for graffiti on the stairs of the day care building at 2301 West Charleston Boulevard. The case was resolved by Code Enforcement on 02/07/11.
04/04/12	Code Enforcement processed a Case (112464) for graffiti on the day care sign at 2301 West Charleston Boulevard. The case was resolved by Code Enforcement on 04/05/12.
04/18/12	The City Council approved a General Plan Amendment (GPA-43991) establishing Redevelopment Area 2 and to change the future land use designation of various parcels within the Redevelopment Area to Commercial or Mixed Use on 1,186 acres within Ward 1. The future land use designation of the subject properties were unchanged by the approval. The Planning Commission and staff recommended approval.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
08/15/12	The City Council adopted Ordinance #6250, which adopted a redevelopment plan for Redevelopment Area 2, generally located west of the downtown portions of the existing redevelopment area and including a number of noncontiguous parcels located north and south of Sahara Avenue, north and south of Charleston Boulevard and east and west of Decatur Boulevard.
04/24/13	Code Enforcement processed a Case (127906) for weeds within the perimeter landscape buffers. The case was resolved by Code Enforcement on 05/06/13.

Most Recent Change of Ownership	
05/17/00	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
There is no active business license at 2301 West Charleston Boulevard.	
1954	The current building at 2319 West Charleston Boulevard was constructed.
08/16/77	A building permit (#4994) was issued for a Child Care Center at 2301 West Charleston Boulevard.
01/19/78	A building permit (#2987) was issued for perimeter block walls at 2301 West Charleston Boulevard.
12/03/80	A building permit (#6961) was issued for block walls and chain link fencing at 2319 West Charleston Boulevard. A final inspection was completed on 02/03/82.
01/29/81	A building permit (#8347) was issued for a Child Care Center (commercial remodel) at 2319 West Charleston Boulevard. A final inspection was completed 02/09/82.
02/10/81	A building permit (#8624) was issued for air conditioner installation in conjunction with a commercial remodel at 2319 West Charleston Boulevard. A final inspection was completed 04/13/81.
07/18/85	A building permit (#9316) was issued for a double-faced illuminated freestanding sign at 2301 West Charleston Boulevard. A final inspection was completed on 07/30/85.
05/23/97	A business license (C25-02221) was issued for a landscape contractor at 2319 West Charleston Boulevard. The license expired 11/15/13.

Pre-Application Meeting	
07/10/13	Submittal requirements for Rezoning, Variance and Site Development Plan Review applications were discussed, along with site development issues. At a follow-up meeting, it was determined that a Special Use Permit would also be needed, as the proposed drive through would not be able to meet minimum use conditions. It was explained that although rezoning of the site to O (Office) may be approved, it would still remain in the CD-O (Designed Commercial Overlay District) and be subject to more restrictive height and setback requirements. Remapping would change the orientation of the site from Charleston Boulevard to Rancho Drive and affect residential adjacency requirements.

Neighborhood Meeting	
09/26/13	A voluntary neighborhood meeting was held at Chase Bank, 2520 South Decatur Boulevard. Four members of the public, seven members of the development team, one Planning Commissioner and one Department of Planning staff member were in attendance. The applicant described the proposed site plan for the construction of a bank building on the southwest corner of the intersection of Rancho Drive and Charleston Boulevard. The setbacks and height of the principal structure were noted; it was also noted that the covered drive-through lanes would be located approximately 15 feet from the south property line. Members of the public voiced the following questions and comments: • Concerns were raised about vehicles attempting U-turn movements from the northbound lanes of Rancho Drive; it was also noted that drivers attempt U-turns from the southbound lanes at the end of the median on Rancho Drive (at Sherman Place). Due to the narrow width of the roadway, signs discouraging U-turn movements should be placed in the right-of-way at these locations. • Concerns were raised about access to the property from the westbound lanes of Charleston, due to the existing median location. It was noted that the median could not be shortened to accommodate this development, due to the proximity to the intersection. No concerns were raised about the design of the building or general site design.

Field Check	
10/03/13	The site consists of a corner property with a two-story Individual Care Center in fair condition and a landscape supply establishment to the west in good condition. The sign at 2319 West Charleston Boulevard does not conform to Title 19. The sign at the corner of Charleston Boulevard and Rancho Drive has been abandoned. The parking lot on the corner property contains damaged wheel stops. Plants in the perimeter buffer along Rancho Drive are overgrown. Graffiti was noted on the fence at the rear play area. There is an existing six-foot wall separating the subject property from adjacent residential property. A chain link fence with privacy slats is located on the Charleston side. A bus stop exists along Rancho Drive, but there is no shelter.
01/23/14	In a follow up inspection, the same conditions were observed as above. A full dumpster trailer and pallets of hardscape material were located at the front of the 2319 West Charleston Boulevard property.

Details of Application Request	
Site Area	
Net Acres	0.70

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Individual Care Center (vacant) Office	O (Office)	C-D (Designed Commercial)
North	Office, Medical	SC (Service Commercial)	C-1 (Limited Commercial) C-D (Designed Commercial)
South	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
East	Convenience Store with ancillary Beer/Wine/Cooler Off-Sale	SC (Service Commercial)	C-1 (Limited Commercial)
West	Office, Medical	O (Office)	P-R (Professional Office and Parking)

Master Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (175/200 Feet)	Y
DC-O (Designed Commercial Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area 2	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08 and 19.10.090, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	N/A	30,290 SF	N/A
Min. Lot Width	100 Feet	160 Feet	Y
Min. Setbacks			
• Front	25 Feet	23 Feet	N
• Side	10 Feet	15 Feet	Y
• Corner	15 Feet	10 Feet	N
• Rear	25 Feet	83 Feet	Y
Max. Lot Coverage	30 %	12.3 %	Y
Max. Building Height	2 stories/35 Feet	One story/24 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.08.040, the following standards apply:

Residential Adjacency Standards	***Required/Allowed***	***Provided***	***Compliance***
3:1 proximity slope	63 Feet	93 Feet	Y
Adjacent development matching setback	15 Feet	15 Feet	Y
Trash Enclosure	50 Feet	61 Feet	Y

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 30 Linear Feet	3 Trees	4 Trees	Y
• South	1 Tree / 20 Linear Feet	8 Trees	7 Trees	N
• East	1 Tree / 30 Linear Feet	3 Trees	6 Trees	Y
• West	1 Tree / 30 Linear Feet	4 Trees	4 Trees	Y
TOTAL PERIMETER TREES		**18 Trees**	**21 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	10 Trees	8 Trees	N
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	15 Feet		10 Feet	Y*
• South	8 Feet		8 Feet	Y
• East	15 Feet		15 Feet	Y
• West	8 Feet		8 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		Existing 6' to 7.5' wall on south PL	Y

**If VAR-51414 is approved, the minimum required buffer area becomes the reduced setback and conforms to Title 19.08.*

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Rancho Drive (south of Charleston Blvd.)	Major Collector	Master Plan of Streets and Highways Map	102	Y
Charleston Blvd.	Primary Arterial	Master Plan of Streets and Highways Map	100	Y

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Financial Institution, General	3,475 SF	1 space per 200 SF GFA	18				
Drive Through	N/A	N/A	N/A				
TOTAL SPACES REQUIRED			18		28		Y
Regular and Handicap Spaces Required			17	1	26	2	Y

Exceptions		
Requirement	***Request***	***Staff Recommendation***
One 24" box tree at the ends of each parking row (10 total required)	To allow 8 parking lot trees	Approval

ANALYSIS

A Financial Institution, General is a conditional use in the existing C-D (Designed Commercial) zoning district; however, with the adoption of the UDC, the standards pertaining to that district only apply to existing development. The proposed O (Office) District is the intended zoning district for properties along the south side of Charleston Boulevard west of Rancho Drive, as it conforms to the O (Office) General Plan designation; in addition, the specific standards of the C-D zone have been retained in the UDC through the CD-O (Designed Commercial Overlay District). The proposed bank development would not deviate from these standards as long as the condition of approval to consolidate the platted lots that make up the site is exercised. Remapping would change the front of the property to Rancho Drive rather than Charleston Boulevard. The CD-O only limits building height to one story or 20 feet for properties that front Charleston Boulevard; therefore, since the property will front Rancho Drive, the proposed 24-foot building height will be in conformance with CD-O requirements. The special lot coverage, hours of operation and rear yard setback requirements in the CD-O are also met by the proposal. No outside storage or temporary enclosed structures are proposed, and there will be no overnight parking of commercial vehicles on the site.

Staff recommends approval of the proposed setback variance, due to the shallow depth of the lots along Charleston Boulevard. The deviation is eight percent from the required 25 feet along Rancho Drive and 33 percent from the 15 feet required along Charleston. The reduced setback along Charleston Boulevard would allow more space to be utilized on the site for parking, landscaping and drive through lanes in order to meet Title 19 requirements.

Due to the presence of single family residential development on the properties to the south, Title 19 residential adjacency standards apply. The building is far enough away from the south property line to be located entirely under the 3:1 proximity slope requirement, and trash enclosure and drive through structures have been placed in areas on the site that will conform to the adjacency standards.

As a new development, the existing sidewalk on the site perimeter will be reconstructed to meet Title 19.04 Complete Streets Standards and will transition back into the existing sidewalk at the new driveways. Along Charleston Boulevard, the sidewalk will be located inside the property line within the landscape buffer to allow for a five-foot amenity zone within the right-of-way. The sidewalk and amenity zone will be in the right-of-way along Rancho Drive. This configuration will give some protection to pedestrians from vehicular traffic and provide additional visual buffering of the building from the street. All other perimeter landscaping requirements will be met, with the exception of the number of trees along the south property line. One additional tree is needed, as maximum spacing is to be 20 feet adjacent to a residential use for screening and buffering purposes. Two additional parking lot trees are required at the trash enclosure, since the enclosure breaks up the row of parking. Staff recommends approving an exception to the requirement, since the location of the trash enclosure was determined with respect to residential adjacency standards that require 50 feet of separation between the enclosure and a protected property, and landscaping along the west perimeter will be sufficient to adequately screen the trash enclosure.

A condition of approval will require the proposed strawberry trees within the north perimeter buffer be changed to a species with a larger canopy, as these trees are relatively small in size and grow slowly compared to acacia or mesquite trees. The strawberry trees proposed along the east and south property lines are appropriate, as they can be safely maintained under the existing electrical transmission lines. Within the proposed amenity zone along Charleston Boulevard, street trees spaced no more than 45 feet on center are required. Within the designated planter area, at least two shade trees can be planted instead of the proposed jasmine shrubs, or, alternatively, the sidewalk can be expanded to fill in the planter area, with the required trees placed in grates.

Southbound Rancho Drive adjacent to the site contains an existing bus stop with no turnout. Due to site constraints, including shallow lot size and above ground utility obstructions, no dedication of right-of-way is required, and the applicant will not be required to construct a bus turnout lane. However, staff is requiring that an easement be granted for a bus shelter on the property, which has been indicated on the site and landscape plans.

Circulation around the site is logical and easily maneuverable. Access to the site will be from two right-in, right-out driveways, which will be relocated from their existing locations; a third access is proposed between this property and the property to the west, which should allow customers to make turns onto and from Charleston Boulevard. Concern was raised by area residents that northbound traffic on Rancho Drive would attempt to make unsafe U-turns at Charleston, where the roadway is relatively narrow (approximately 28 feet to the median) in order to enter the site from Rancho. Due to the left turn lane on northbound Rancho, it will not be possible to turn left into the site from Rancho.

The Drive Through use is defined by Title 19.18 as "the use of a dedicated drive lane that, incidental to a principal use, provides access to a station, such as a window, door or mechanical device, from which occupants of a motor vehicle receive or obtain a product or service." The proposed use meets the definition, as two drive lanes are dedicated to providing vehicle access to tellers and automated teller machines. This use is conditional in all zoning districts in which it is permitted, including the proposed O (Office) district.

The Conditional Use Requirements for this use include:

1. A single-station drive-through shall have a stacking lane that will accommodate a minimum of six vehicles, including the vehicle at the station. A multiple-station drive-through shall have stacking lanes that will accommodate a minimum of three vehicles per station, including the vehicle at that station.

   The proposed use meets this requirement, as the submitted site plan indicates that at least three vehicles can be accommodated in each of the stacking lanes provided.

2. The drive-through shall be screened in accordance with LVMC 19.08.040(F).

   The proposed use meets this requirement, as the standard eight-foot landscape buffer with 24-inch box trees is provided along the south property line to screen the use from adjacent single family residential development. One additional tree will be required as a condition of approval to ensure the screening is in full conformance with Title 19.

3. In the O (Office) and DC-O (Downtown Casino Overlay) Districts, a drive-through shall be separated from any residentially zoned property by an intervening building and shall not have access to local residential streets.

   The proposed use does not meet this requirement, as no intervening building is proposed between the drive-through lanes and abutting property zoned R-1 (Single Family Residential) to the south. A Special Use Permit is therefore required.

The Drive Through is proposed to be located along the south property line, where there is a natural auto circulation path through the site. Two equal length lanes are proposed. Each will contain a remote teller station; the inside lane will also contain a 24-hour ATM. The lanes are aligned with the Rancho Drive access. Lane entry is from the west, which will allow for easy right-turn-only egress. The lanes are adequately screened from adjacent residential by new landscaping, the existing 7-foot, 6-inch wall and by tall shrubs on the neighboring property.

FINDINGS (ZON-51413)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   The proposed O (Office) zoning classification is in conformance with the O (Office) designation of the General Plan for the subject site.

2. **The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

   The site is located in an area along Charleston Boulevard that has been zoned C-D (Designed Commercial), which already allows Financial Institution, General as a permitted use. Other typical uses in the O (Office) zoning district are less intense commercial uses that are compatible with long-established adjacent residential development.

3. **Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

   The existing buildings have been underutilized for their location on the corner of a Major Collector and a Major Arterial. In addition, the existing C-D (Designed Commercial) zoning district is being amortized pursuant to the UDC as new developments occur on these properties.

4. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.**

   Both Rancho Drive and Charleston Boulevard rights-of-way are greater than 100 feet adjacent to the subject site, in part to accommodate bus and bicycle traffic. However, the roadways are configured with long medians, restricting access to right-in, right-out movements. A third access is proposed through property to the west to alleviate concerns over access.

FINDINGS (VAR-51414)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

The applicant's request is within the realm of NRS Chapter 278 for granting of Variances, due to the shallow depth of the lots along Charleston Boulevard. The reduced setback along Charleston Boulevard would allow more space to be utilized on the site for parking, landscaping and drive through lanes in order to meet Title 19 requirements. As a result of the remapping of the site required by condition of approval, the front setback by definition will shift from the Charleston frontage to the Rancho frontage. Staff agrees that the hardship requested in this case is valid and therefore recommends approval of the Variance.

FINDINGS (SUP-51415)

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

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

The proposed Drive Through lanes are adequately screened from adjacent residential properties to the south by an existing 7-foot, 6-inch block wall, proposed new oak trees and existing tall shrubs. The remote teller stations would only be in operation during regular daytime banking hours. Operation of the ATM does not require loudspeakers and should not pose an issue outside of regular bank hours.

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

   Sufficient area for the Drive Through use will be provided that allows Title 19 parking and landscaping standards to be met.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   Both Rancho Drive and Charleston Boulevard rights-of-way are greater than 100 feet adjacent to the subject site, in part to accommodate bus and bicycle traffic. These facilities are sufficient to handle access to and from the subject Financial Institution, General with an ancillary Drive Through use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   The Financial Institution, General and its accompanying Drive Through equipment are subject to inspections for permitting and licensing and will be limited so as to not become a noise nuisance, thereby protecting the public health, safety and welfare.

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

   Requirement Number 3 is unable to be met by the proposal, since there would not be a building intervening between the Drive Through and adjacent single family residential uses to the south. As this use is conditional in the O (Office) District, a Special Use Permit is required to allow the use.

FINDINGS (SDR-51412)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

Development in this area of the Charleston Corridor consists mainly of single-story medical offices and ancillary personal services. The proposed Financial Institution, General is compatible with these uses.

2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;

The proposed development is generally compliant with City plans and standards. Conditions of approval are recommended to address deficiencies in perimeter and amenity zone landscaping.

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

Access is proposed by way of one driveway on each property frontage and secondarily through the neighboring property to the west. Traffic to and from the site is not expected to be consistently heavy, and the development is expected to add approximately 80 trips per day to the intersection of Charleston Boulevard and Rancho Drive, which accounts for a one percent increase in traffic on each street relative to its designed capacity.

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

The strawberry trees proposed within the north perimeter buffer are less effective for buffering purposes and must be replaced by larger trees. In addition, shade trees are required in the amenity zone along Charleston Boulevard and shall be provided as a condition of approval. The proposed exterior building materials, including colored EIFS, cultured stone, concrete tile and aluminum, are typical of other Financial Institutions from this applicant around the City and would not be out of character with other buildings in the area.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

The submitted elevations contain varied rooflines, materials and colors for visual interest. The liberal use of windows helps to break up building mass. The drive-through canopies were designed only to shelter automated equipment and not the entire drive-through area. Together, they create an ordered development that is compatible with the area.

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

Site development will be subject to permits and inspection, thereby safeguarding the public health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

NOTICES MAILED 133

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-51413 APN: 162-05-511-015 & 016

Name of Property Owner: Vause Family Trust

Name of Applicant: JPMorgan/Chase

Name of Representative: Mark Mikelson

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with 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: Richard Truesdell

Partner(s): Real Estate Agent for Seller

APN:

Signature of Property Owner: Gary Vause

Print Name: GARY VAUSE

Subscribed and sworn before me

This 26 day of August, 2013

Natalie Lamek

Notary Public in and for said County and State

NATALIE LAMEK
Notary Public State of Nevada
No. 00-60600-1
My Appt. Exp. Feb. 13, 2016

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City of Las Vegas
Dept. of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Rezoning

Project Address (Location) 2319 & 2301 W. Charleston Blvd.

Project Name Chase Bank **Proposed Use** Financial Institution

Assessor's Parcel #(s) 162-05-511-015 and 162-05-511-016 **Ward #** 1

General Plan: existing O proposed O **Zoning:** existing C-D proposed O

Commercial Square Footage 3475 **Floor Area Ratio**

Gross Acres .70 net **Lots/Units** **Density**

Additional Information

PROPERTY OWNER Vause Family Trust **Contact** Gary Vause

Address 3020 Plaza De Monte **Phone:** (702) 870-0666 **Fax:**

City Las Vegas **State** Nevada **Zip** 89102

E-mail Address litls@aol.com

APPLICANT JPMorgan/Chase **Contact** Ted Watson

Address 201 N. Central Ave., FL25, Mail Code:AZ1-124 **Phone:** (602) 221-1969 **Fax:** (602) 221-1275

City Phoenix **State** AZ **Zip** 85004

E-mail Address ted.e.watson@jpmchase.com

REPRESENTATIVE Nadel Architects **Contact** Mark Mikelson

Address 175 East Warm Springs Road, Suite 100 **Phone:** (702) 896-2000 **Fax:** (702) 896-7170

City Las Vegas **State** Nevada **Zip** 89119

E-mail Address mmikelson@nadelarc.com

Property Owner Signature* Gary Vause

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

Print Name Gary Vause

Subscribed and sworn before me

This 26 day of August, 20 13.

Natalie Lamek

Notary Public in and for said County and State

NATALIE LAMEK
Notary Public State of Nevada
No. 00-60600-1
My Appt. Exp. Feb. 13, 2016

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SEP 25 2013
City of Las Vegas
Dept. of Planning

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	ZON-51413
Meeting Date:	11/12/13
Total Fee:	$ 1200.00
Date Received:*	09/25/13
Received By:	Jonathan R

*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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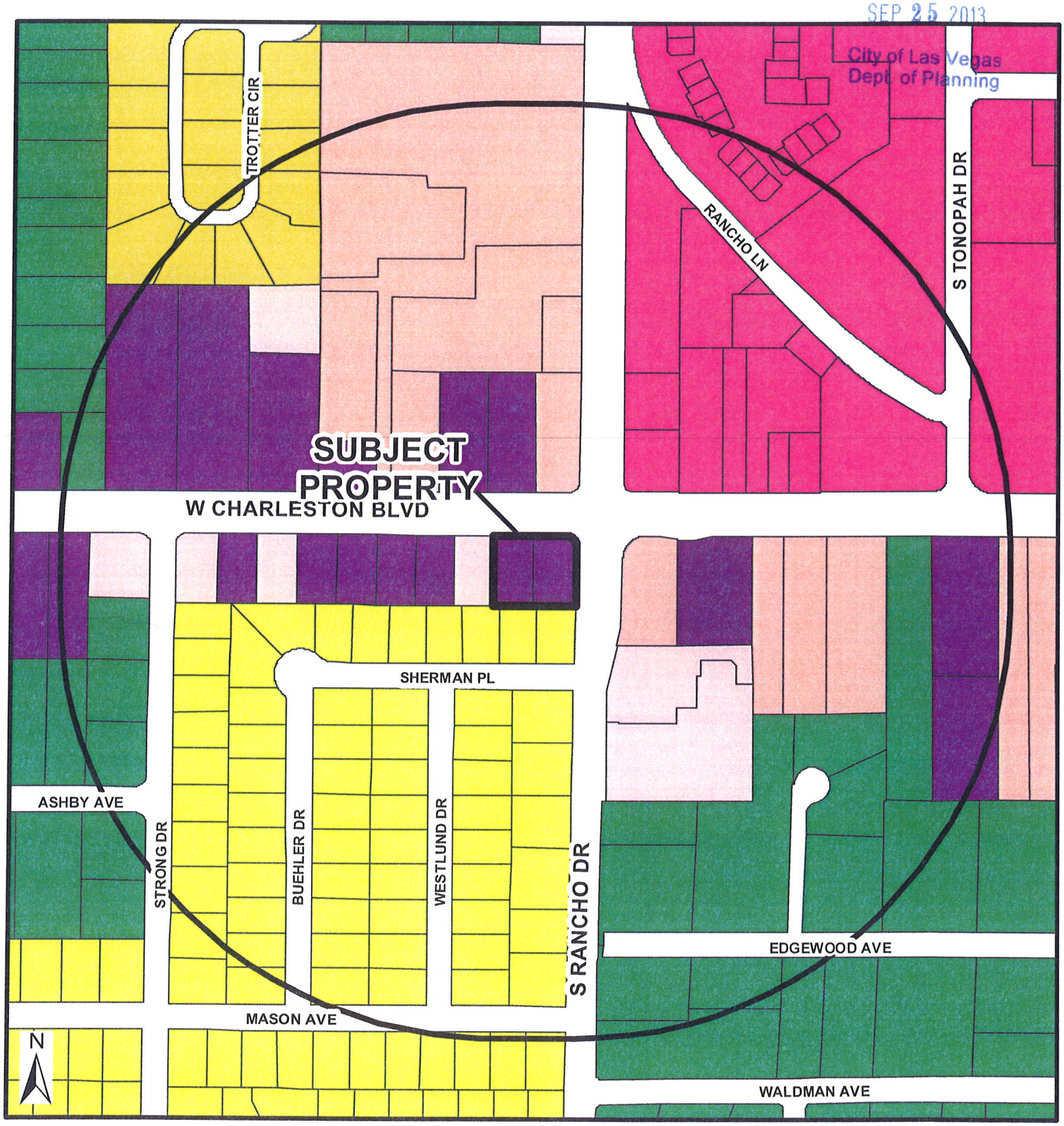
SEP 25 2013

City of Las Vegas
Dept. of Planning

162-05-511-015 and 016



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 C-D TO O

ZON-50413 VAR-51414

SUP-51415 SDR-51412

Subject Property

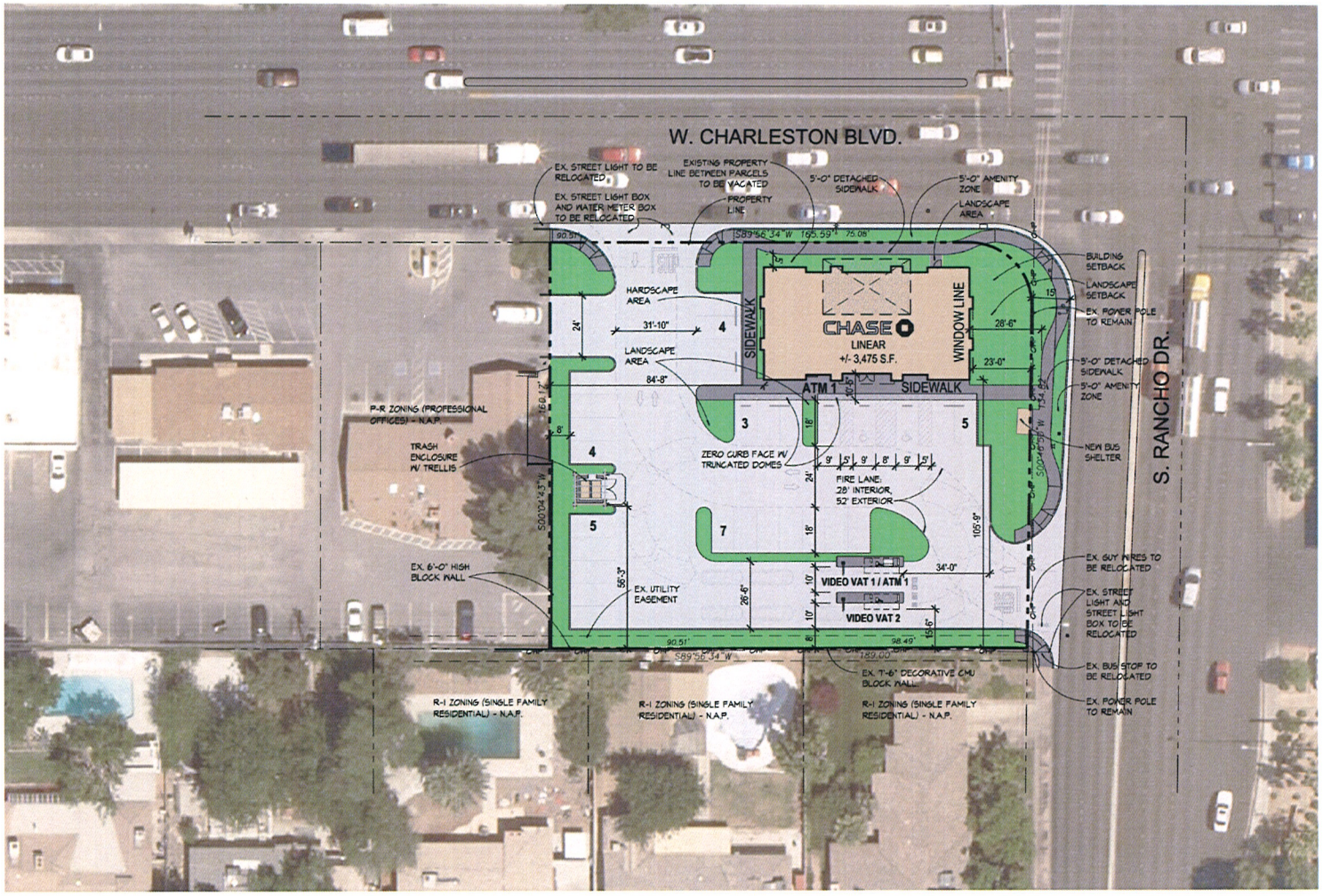
1000ft Buffer

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

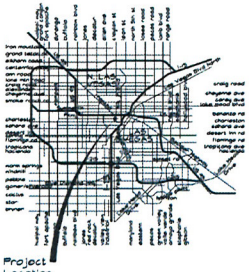
Geographic Information System
Planning & Development Dept
702-229-6301

Date: Tuesday, September 17, 2013



Summary

AHJ:	CITY OF LAS VEGAS
Zoning:	
Existing:	C-D
Proposed:	O
APN:	162-05-511-015 & 162-05-511-016
Land:	.70 AC ± 30,290 SF
Building:	3,475 SF
Land-to-Bldg Ratio:	8.2/1
Coverage:	12.28%
Total Parking:	
Required: (Financial Institution, General:	18 spaces 1/200 GFA)
Provided:	28 spaces
Total Accessible (HC) Parking:	
Required (1/25 spaces):	2 space
Provided:	2 space
Drive Thru Stacking:	
Required:	3 cars
Provided:	3 cars



Project Location

Vicinity Map
Not to Scale

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North

20' 10' 0 20' 40'

20'

PRELIMINARY SITE PLAN - SCHEME 'M'

DATE: JANUARY 14, 2014
NADEL JOB#: 12305

NADEL

CHASE: SWC CHARLESTON BLVD & RANCHO DRIVE
LAS VEGAS, NEVADA

CHASE

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SUP-51415 SDR-51412
REVISED

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JAN 15 2014
City of Las Vegas
Department of Planning

NADEL NEVADA INC
175 E. WARM SPRINGS ROAD
SUITE 100
LAS VEGAS, NV 89119
T. 702.896.2000
F. 702.896.7170
WWW.NADELARC.COM

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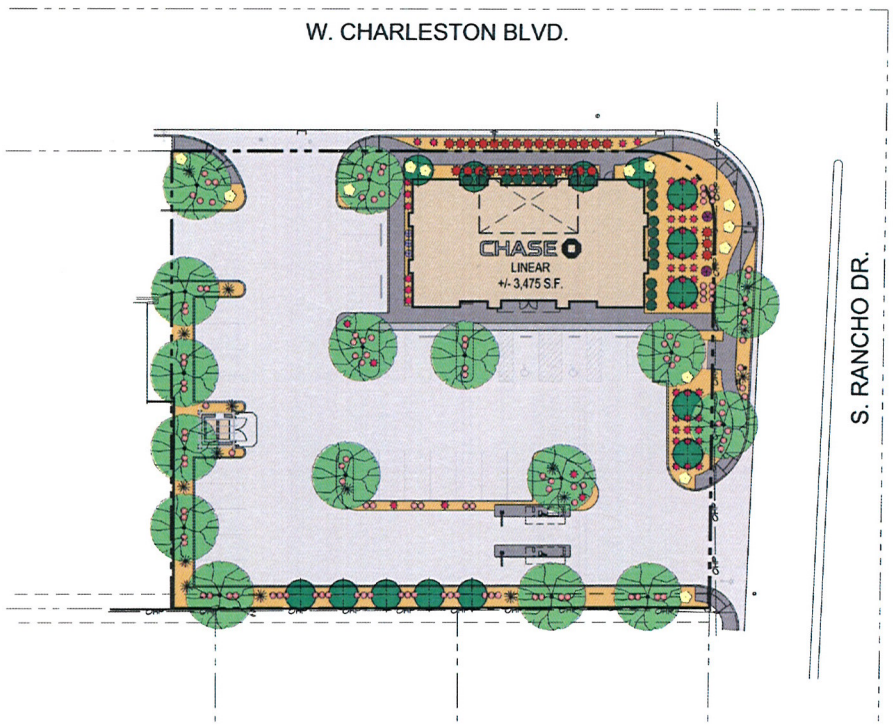
HILL CLARK & ASSOCIATES
LANDSCAPE ARCHITECTURE
74 N. Pecos Road, Ste. B
Henderson, NV 89074
P: (702) 260-9356
F: (702) 260-9357



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North

20' 10' 0 20' 40'

20'

PRELIMINARY LANDSCAPE PLAN - SCHEME 'M'

CHASE: SWC CHARLESTON BLVD & RANCHO DRIVE
LAS VEGAS, NEVADA

CHASE

ZON-51413 VAR-51414
SUP-51415 SDR-51412
REVISED

DATE: JANUARY 14, 2014
NADEL JOB#: 12305

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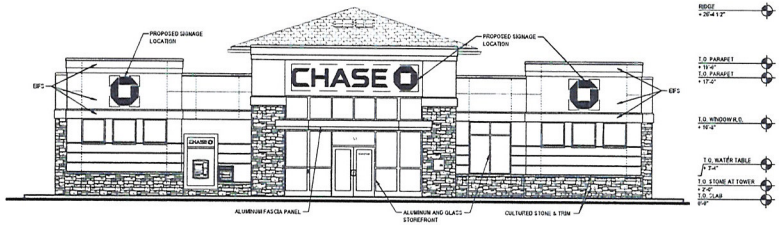
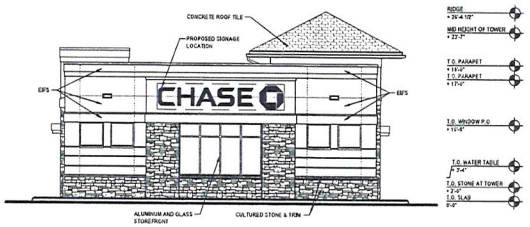


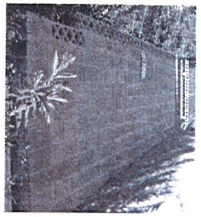
SOUTH ELEVATION (FRONT)

SCALE 1/8" = 1'-0"



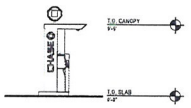
EAST ELEVATION

SCALE 1/8" = 1'-0"



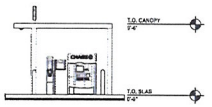
EXISTING PROPERTY LINE WALL

SCALE N.T.S.



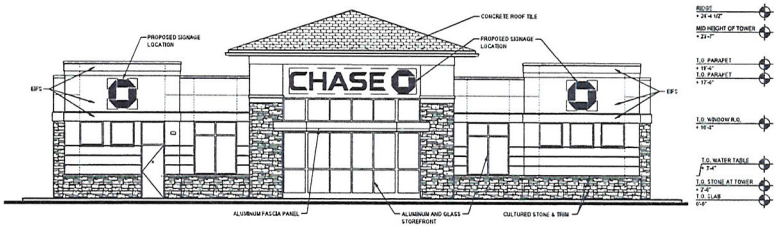
SIGNATURE CANOPY (ENTRY)

SCALE 1/8" = 1'-0"



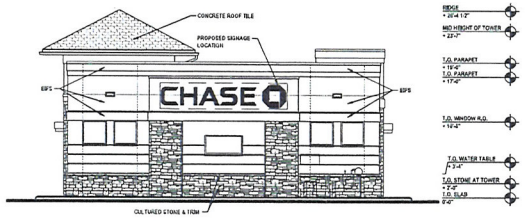
SIGNATURE CANOPY (FRONT)

SCALE 1/8" = 1'-0"



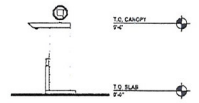
NORTH ELEVATION (REAR)

SCALE 1/8" = 1'-0"



WEST ELEVATION

SCALE 1/8" = 1'-0"



SIGNATURE CANOPY (DEPARTURE)

SCALE 1/8" = 1'-0"

PRELIMINARY EXTERIOR ELEVATIONS

DATE: SEPTEMBER 17, 2013
NADEL JOB#: 12305

NADEL

CHASE: SWC CHARLESTON BLVD & RANCHO DRIVE
LAS VEGAS, NEVADA

CHASE

ZON-50413 VAR-51414
SUP-51415 SDR-51412

NADEL NEVADA INC
175 E. WARM SPRINGS ROAD
SUITE 100
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F. 702.896.7170
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SCALE: 1/4"=1'-0"

North

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DATE: SEPTEMBER 23, 2013
NADEL JOB#: 12305

FLOOR PLAN

SWC CHARLESTON & RANCHO
LAS VEGAS, NEVADA

CHASE

NADEL NEVADA, INC.
7180 S. DEAN MARTIN DR., SUITE 800
LAS VEGAS, NV 89118
T 702 896.2000 F 702 896.7170
WWW.NADELARC.COM

NADEL

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COLOR LEGEND



SHERWIN WILLIAMS 0007
"DECOROUS AMBER"



SHERWIN WILLIAMS 7045
"INTELLECTUAL GREY"



CONCRETE ROOF TILE, FLAT,
"STONE MOUNTAIN BLEND"
BY MONIER LIFETILE



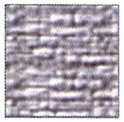
FASCIA PANEL:
PRE-FINISHED ALUMINUM
FASCIA PANEL
"CHASE NICKEL"



SHERWIN WILLIAMS 7036
"ACCESSIBLE BEIGE"



SHERWIN WILLIAMS 6108
"LATTE"



LIMESTONE & TRIM BY CULTURED STONE:
STONE: 18"L x 2 1/4"H x 2 1/2"TH.
COLOR: "BUCKEYE LIMESTONE CSV 2023"

TRIM:
COLOR: "TAUPE"



FASCIA PANEL:
PRE-FINISHED ALUMINUM
FASCIA PANEL
"CHASE BLUE"

COLOR & MATERIAL BOARD

DATE: SEPTEMBER 19, 2013
NADEL JOB#: 12305

NADEL

CHASE: SWC CHARLESTON BLVD & RANCHO DRIVE
LAS VEGAS, NEVADA

CHASE

ZON-50413 VAR-51414
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175 E. WARM SPRINGS ROAD
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WWW.NADELARC.COM

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ZON-51413, VAR-51414, SUP-51415 & SDR-51412 - APPLICANT: JP MORGAN/CHASE - OWNER: VAUSE FAMILY TRUST
2301 & 2319 WEST CHARLESTON BOULEVARD

01/23/14



ZON-51413, VAR-51414, SUP-51415 & SDR-51412 - APPLICANT: JP MORGAN/CHASE - OWNER: VAUSE FAMILY TRUST
2301 & 2319 WEST CHARLESTON BOULEVARD

01/23/14



ZON-51413, VAR-51414, SUP-51415 & SDR-51412 - APPLICANT: JP MORGAN/CHASE - OWNER: VAUSE FAMILY TRUST
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01/23/14



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2301 & 2319 WEST CHARLESTON BOULEVARD

10/03/13



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10/03/13



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10/03/13



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10/03/13



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2301 & 2319 WEST CHARLESTON BOULEVARD

10/03/13

NADEL
ARCHITECTURE
+ PLANNING

Nadel Nevada, Inc.
175 E. Warm Springs Rd.
Suite 100
Las Vegas, NV 89119
T. 702.896.2000
F. 702.896.7170
www.nadelarc.com

January 14, 2014
(Revised)

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

Re: Chase Bank
SWC Charleston Blvd. & Rancho Drive
APN: 162-05-511-015 & 016
Development Review
Nadel Project #12305

To Whom It May Concern:

On behalf of our client JP Morgan Chase, this letter is to serve as an updated statement of justification for the proposed redevelopment of the properties located at 2301 and 2319 West Charleston Blvd. We have included a revised site and landscape plan dated, January 14, 2014. The plan is revised to show a detached sidewalk at both Charleston Blvd. and Rancho Drive. We have also added a cross access driveway to the adjacent property to the West, which resulted in the loss of three (3) parking stalls.

Project Description:

The project site is zoned for commercial use (C-D) and falls within the general plan designation (O). The existing two story daycare and one story landscape design/contractor structures will be demolished and replaced with a proposed new approximately 3,475 Square foot single story Chase Bank. The two lots will be required to be combined into a single lot prior to building permits being issued.

Requested Approvals:

1. We are requesting a zone change from C-D to office (O) to conform to the General Plan.
2. Site Development Plan Review for a new 3,475 square foot freestanding financial institution with two remote drive-up lanes to provide banking services during regular business hours and one ATM.
3. Special Use Permit to allow drive up teller without an intervening building between residential zoning and the drive up teller. Residential adjacency standards and CD-O requirements restrict placement of the bank closer to the residential zoning.
4. A variance to allow a 23 foot front setback (Rancho) where 25 feet is required and a 10 foot corner side yard (Charleston) where 15 feet is required. Allow the

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City of Las Vegas
Department of Planning

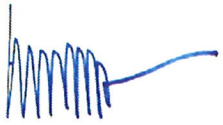
ZON-51413 VAR-51414
SUP-51415 SDR-51412
REVISED

building height to the midpoint of the sloped roof to be 23'-7" where 20 feet is required. These variances are requested in order to allow Chase to construct

it's prototype building which is recognized throughout the Las Vegas Valley and nationally by its customers and proven to be a successfully business model.

We respectfully submit the above requests for your consideration. Nadel Architects and JP Morgan Chase mutually look forward to working with the City of Las Vegas Planning to obtain the necessary approvals and are available at your convenience to answer any questions or to provide additional information.

Respectfully,
NADEL NEVADA, INC



Mark Mikelson – AIA, NCARB, LEED AP
Principal, Division Director

ZON-51413 VAR-51414
SUP-51415 SDR-51412
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City of Las Vegas Agenda Item No.: **34.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 11, 2014

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

SUBJECT:
VAR-51414 - VARIANCE RELATED TO ZON-51413 - PUBLIC HEARING - APPLICANT: JP MORGAN/CHASE - OWNER: VAUSE FAMILY TRUST - For possible action on a request for a Variance TO ALLOW A 23-FOOT FRONT YARD SETBACK WHERE 25 FEET IS REQUIRED AND A 10-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED on 0.70 acres at 2301 and 2319 West Charleston Boulevard (APNs 162-05-511-015 and 016), C-D (Designed Commercial) Zone [PROPOSED: O (Office)], Ward 1 (Tarkanian). Staff recommends APPROVAL.

C.C.: 03/19/2014

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-51414** PN: 162-05-511-015 & 016

Name of Property Owner: Vause Family Trust

Name of Applicant: JPMorgan/Chase

Name of Representative: Mark Mikelson

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with 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: Richard Truesdell

Partner(s): Real Estate Agent for Seller

APN: _____

Signature of Property Owner: Gary Vause

Print Name: GARY VAUSE

Subscribed and sworn before me

This 26 day of August, 2013

Natalie Lamek

Notary Public in and for said County and State

NATALIE LAMEK
Notary Public State of Nevada
No. 00-60600-1
My Appt. Exp. Feb. 13, 2016

RECEIVED
SEP 25 2013
City of Las Vegas
Dept. of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) 2319 & 2301 W. Charleston Blvd.

Project Name Chase Bank **Proposed Use** Financial Institution

Assessor's Parcel #(s) 162-05-511-015 and 162-05-511-016 **Ward #** 1

General Plan: existing O proposed O **Zoning:** existing C-D proposed O

Commercial Square Footage 3475 **Floor Area Ratio**

Gross Acres .70 net **Lots/Units** **Density**

Additional Information

PROPERTY OWNER Vause Family Trust **Contact** Gary Vause

Address 3020 Plaza De Monte **Phone:** (702) 870-0666 **Fax:**

City Las Vegas **State** Nevada **Zip** 89102

E-mail Address litls@aol.com

APPLICANT JPMorgan/Chase **Contact** Ted Watson

Address 201 N. Central Ave., FL25, Mail Code:AZ1-124 **Phone:** (602) 221-1969 **Fax:** (602) 221-1275

City Phoenix **State** AZ **Zip** 85004

E-mail Address ted.e.watson@jpmchase.com

REPRESENTATIVE Nadel Architects **Contact** Mark Mikelson

Address 175 East Warm Springs Road, Suite 100 **Phone:** (702) 896-2000 **Fax:** (702) 896-7170

City Las Vegas **State** Nevada **Zip** 89119

E-mail Address mmikelson@nadelarc.com

Property Owner Signature* Gary Vause

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

Print Name Gary Vause

Subscribed and sworn before me

This 26 day of August, 2013.

Natalie Lamek

Notary Public in and for said County and State

NATALIE LAMEK
Notary Public State of Nevada
No. 00-60600-1
My Appt. Exp. Feb. 13, 2016

RECEIVED
SEP 25 2013
City of Las Vegas
Dept. of Planning

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAR-51414
Meeting Date:	11/12/13
Total Fee:	$830.00
Date Received:*	09/25/13
Received By:	Jonathan B.

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

City of Las Vegas Agenda Item No.: **35.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 11, 2014

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

SUBJECT:
SUP-51415 - SPECIAL USE PERMIT RELATED TO ZON-51413 AND VAR-51414 - PUBLIC HEARING - APPLICANT: JP MORGAN/CHASE - OWNER: VAUSE FAMILY TRUST - For possible action on a request for a Special Use Permit FOR A PROPOSED DRIVE-THROUGH WITH NO INTERVENING BUILDING BETWEEN THE DRIVE-THROUGH AND RESIDENTIALLY ZONED PROPERTY at 2301 and 2319 West Charleston Boulevard (APNs 162-05-511-015 and 016), C-D (Designed Commercial) Zone [PROPOSED: O (Office)], Ward 1 (Tarkanian). Staff recommends APPROVAL.

C.C.: 03/19/2014

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-51415** APN: 162-05-511-015 & 016

Name of Property Owner: Vause Family Trust

Name of Applicant: JPMorgan/Chase

Name of Representative: Mark Mikelson

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with 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: Richard Truesdell

Partner(s): Real Estate Agent for Seller

APN: _____

Signature of Property Owner: Gary Vause

Print Name: GARY VAUSE

Subscribed and sworn before me

This 26 day of August, 2013

Natalie Lamek

Notary Public in and for said County and State

NATALIE LAMEK
Notary Public State of Nevada
No. 00-60600-1
My Appt. Exp. Feb. 13, 2016

RECEIVED
SEP 25 2013
City of Las Vegas
Dept. of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 2319 & 2301 W. Charleston Blvd.

Project Name Chase Bank **Proposed Use** Financial Institution

Assessor's Parcel #(s) 162-05-511-015 and 162-05-511-016 **Ward #** 1

General Plan: existing O proposed O **Zoning:** existing C-D proposed O

Commercial Square Footage 3475 **Floor Area Ratio**

Gross Acres .70 net **Lots/Units** **Density**

Additional Information

PROPERTY OWNER Vause Family Trust **Contact** Gary Vause

Address 3020 Plaza De Monte **Phone:** (702) 870-0666 **Fax:**

City Las Vegas **State** Nevada **Zip** 89102

E-mail Address litls@aol.com

APPLICANT JPMorgan/Chase **Contact** Ted Watson

Address 201 N. Central Ave., FL25, Mail Code:AZ1-124E **Phone:** (602) 221-1969 **Fax:** (602) 221-1275

City Phoenix **State** AZ **Zip** 85004

E-mail Address ted.e.watson@jpmchase.com

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Address 175 East Warm Springs Road, Suite 100 **Phone:** (702) 896-2000 **Fax:** (702) 896-7170

City Las Vegas **State** Nevada **Zip** 89119

E-mail Address mmikelson@nadelarc.com

Property Owner Signature* Gary Vause

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

Print Name Gary Vause

Subscribed and sworn before me

This 26 day of August, 2013.

Natalie Lamek

Notary Public in and for said County and State

NATALIE LAMEK
Notary Public State of Nevada
No. 00-60600-1
My Appt. Exp. Feb. 13, 2016

RECEIVED
SEP 25 2013
City of Las Vegas
Dept. of Planning

FOR DEPARTMENT USE ONLY

Case #	SUP-51415
Meeting Date:	11/12/13
Total Fee:	1030.00
Date Received:*	09/25/13
Received By:	Jonathan B.

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

City of Las Vegas Agenda Item No.: **36.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 11, 2014

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

SUBJECT:
SDR-51412 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-51413, VAR-51414 AND SUP-51415 - PUBLIC HEARING - APPLICANT: JP MORGAN/CHASE - OWNER: VAUSE FAMILY TRUST - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 24-FOOT TALL, 3,475 SQUARE-FOOT FINANCIAL INSTITUTION, GENERAL AND DRIVE-THROUGH WITH A WAIVER TO ALLOW A FIVE-FOOT PERIMETER LANDSCAPE BUFFER ALONG THE NORTH PROPERTY LINE WHERE 10 FEET IS REQUIRED on 0.70 acres at 2301 and 2319 West Charleston Boulevard (APNs 162-05-511-015 and 016), C-D (Designed Commercial) Zone [PROPOSED: O (Office)], Ward 1 (Tarkanian). Staff recommends APPROVAL.

C.C.: 03/19/2014

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-51412** APN: 162-05-511-015 & 016

Name of Property Owner: Vause Family Trust

Name of Applicant: JPMorgan/Chase

Name of Representative: Mark Mikelson

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with 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: Richard Truesdell

Partner(s): Real Estate Agent for Seller

APN: _____

Signature of Property Owner: Gary Vause

Print Name: GARY VAUSE

Subscribed and sworn before me

This 26 day of August, 2013

Natalie Lamek

Notary Public in and for said County and State

NATALIE LAMEK
Notary Public State of Nevada
No. 00-60600-1
My Appt. Exp. Feb. 13, 2016

RECEIVED
SEP 25 2013
City of Las Vegas
Dept. of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: _ , SDR

Project Address (Location) 2319 & 2301 W. Charleston Blvd.

Project Name Chase Bank **Proposed Use** Financial Institution

Assessor's Parcel #(s) 162-05-511-015 and 162-05-511-016 **Ward #** 1

General Plan: existing O proposed O **Zoning:** existing C-D proposed O

Commercial Square Footage 3475 **Floor Area Ratio**

Gross Acres .70 net **Lots/Units** **Density**

Additional Information

PROPERTY OWNER Vause Family Trust **Contact** Gary Vause

Address 3020 Plaza De Monte **Phone:** (702) 870-0666 **Fax:**

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APPLICANT JPMorgan/Chase **Contact** Ted Watson

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City Phoenix **State** AZ **Zip** 85004

E-mail Address ted.e.watson@jpmchase.com

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City Las Vegas **State** Nevada **Zip** 89119

E-mail Address mmikelson@nadelarc.com

Property Owner Signature* Gary Vause

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

Print Name GARY VAUSE

Subscribed and sworn before me

This 26 day of August, 20 13.

Natalie Lamek

Notary Public in and for said County and State

NATALIE LAMEK
Notary Public State of Nevada
No. 00-60600-1
My Appt. Exp. Feb. 13, 2016

RECEIVED
SEP 25 2013
City of Las Vegas
Dept. of Planning

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-51412 + Mailing Labels
Meeting Date:	11/12/2013
Total Fee:	$ 1080.00
Date Received:*	09/25/13
Received By:	Jonathan B.

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

SDR 51412
JP Morgan/Chase

2301 & 2319 W. Charleston Boulevard

Proposed 3.475 thousand square foot bank.

Traffic produced by existing development:

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	DAY CARE CENTER [1000 SF]	5.502	79.26	436
AM Peak Hour			12.26	67
PM Peak Hour			12.46	69

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	DRIVE-IN BANK [1000 SF]	3.475	148.15	515
AM Peak Hour			12.35	43
PM Peak Hour			25.82	90

Traffic produced by final development:

Final Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	DRIVE-IN BANK [1000 SF]	3.475	148.15	79
AM Peak Hour			12.35	-25
PM Peak Hour			25.82	21

Existing traffic on all nearby streets:

Charleston Boulevard	
Average Daily Traffic (ADT)	36,950
PM Peak Hour (heaviest 60 minutes)	2,956

Rancho Drive	
Average Daily Traffic (ADT)	27,850
PM Peak Hour (heaviest 60 minutes)	2,228

	Adjacent Street ADT Capacity
Charleston Boulevard	51,800
Rancho Drive	34,500

This project is expected to add about 79 trips per day on Charleston Blvd. & Rancho Dr. Currently, Charleston is at about 71 percent of capacity and Rancho is at about 81 percent of capacity. With this project, Charleston is expected to be at about 72 percent of capacity and Rancho to be at about 82 percent of capacity.

Based on Peak Hour use, this project will add about 21 trips in the peak hour, or about one every three minutes.

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

City of Las Vegas Agenda Item No.: **37.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 11, 2014

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

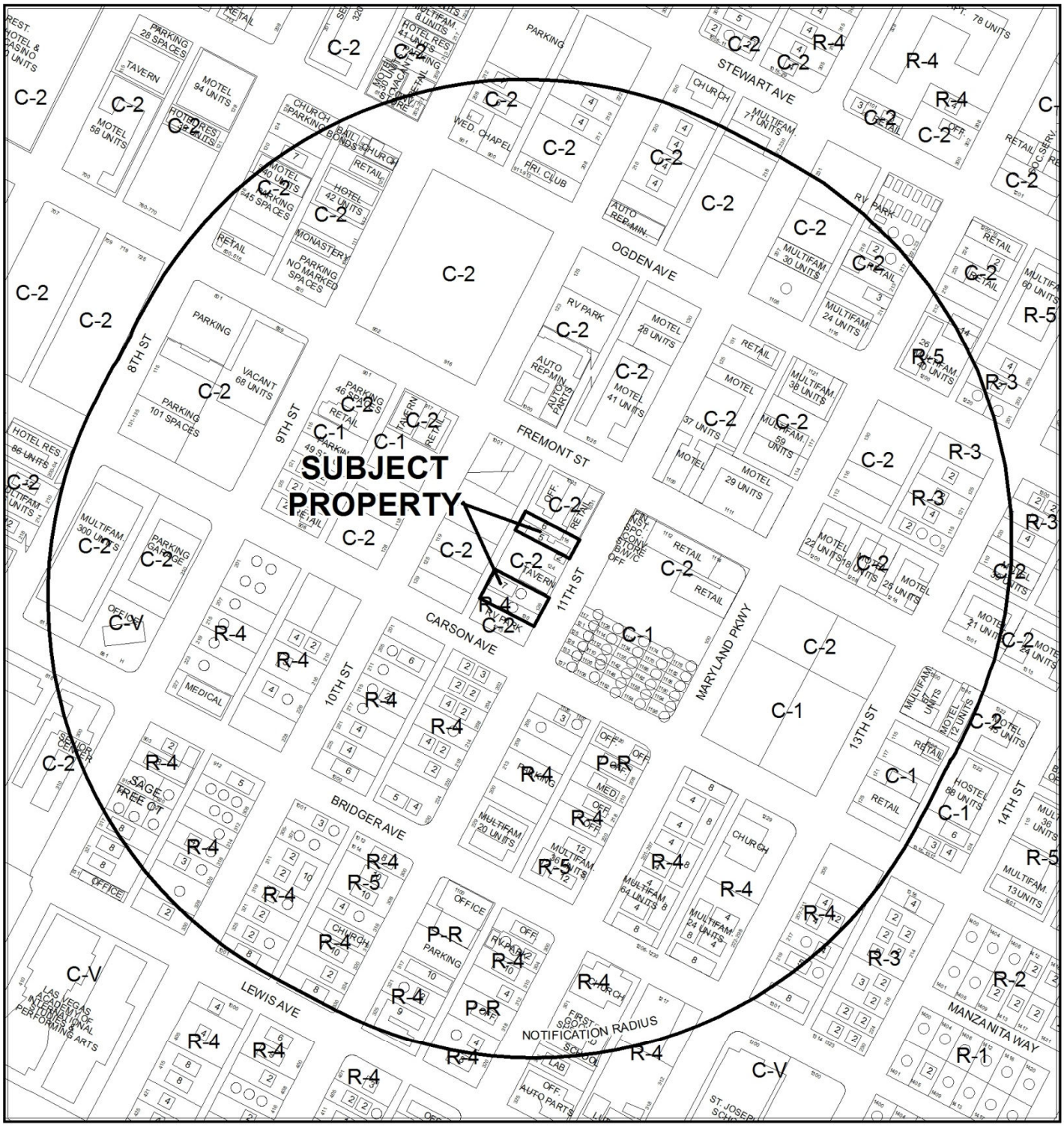
SUBJECT:
ZON-52112 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: 126 11TH ST, LLC - For possible action on a request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: C-2 (GENERAL COMMERCIAL) on 0.31 acres at 116 and 126 South 11th Street (APNs 139-34-712-078 and 080), Ward 3 (Coffin) [PRJ-52056].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

C.C.: 03/19/2014

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

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report - ZON-52112, SUP-52114, VAC-52115 and TMP-52113
3. Supporting Documentation - ZON-52112, SUP-52114, VAC-52115 and TMP-52113
4. Photos - ZON-52112, SUP-52114, VAC-52115 and TMP-52113
5. Justification Letter - ZON-52112, SUP-52114, VAC-52115 and TMP-52113

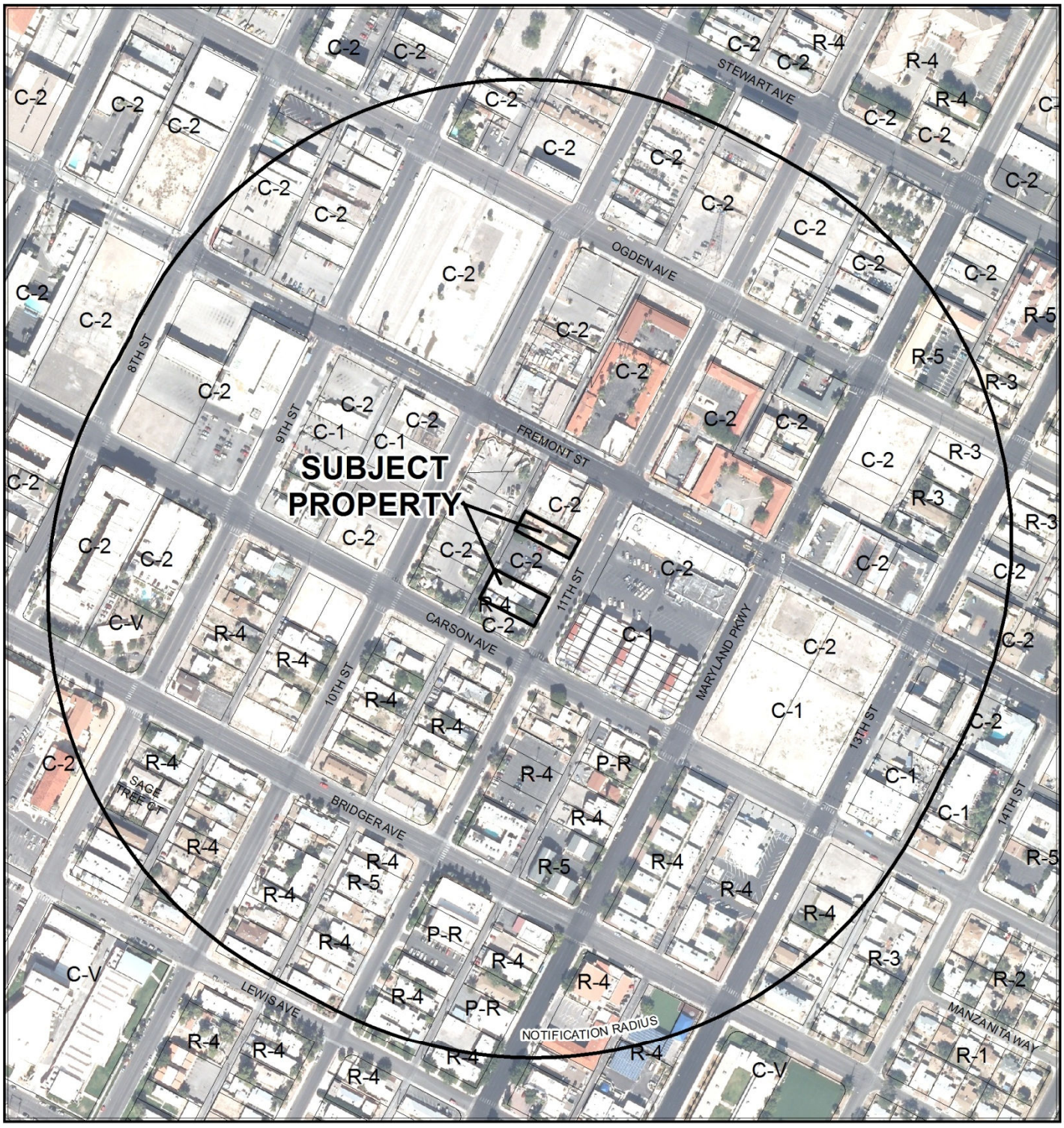


CASE: **ZON-52112 (PRJ-52056)**

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: FEBRUARY 11, 2014
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: 900 FREMONT, LLC, ET AL

**** STAFF RECOMMENDATIONS ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
ZON-52112	Staff recommends APPROVAL.	-
SUP-52114	Staff recommends APPROVAL, subject to conditions:	ZON-52112
VAC-52115	Staff recommends APPROVAL, subject to conditions:	ZON-52112 SUP-52114
TMP-52113	Staff recommends APPROVAL, subject to conditions:	ZON-52112 SUP-52114 VAC-52115

SUP-52114 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Mixed-Use development.

2. Approval of Rezoning (ZON-52112) shall be required.

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

4. A Waiver from Title 19.12 is hereby approved, to allow no commercial or civic uses located at the ground level fronting the primary public right-of-way for the apartments located at 116 and 126 South 11th Street.

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

VAC-52115 CONDITIONS

1. The limits of the Petition of Vacation shall be defined as the alley located between 10th Street and 11th Street and between Fremont Street and Carson Avenue.

2. Approval of the Rezoning (ZON-52112) and approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-52114).

3. Prior to the recordation of the Order of Vacation, provide a plan prepared by a licensed Professional Land Surveyor and acceptable to the Department of Public Works showing how the vacated right-of-way will be incorporated into the adjacent properties; said plan shall be made a part of and recorded with the Order of Vacation.

4. This Petition of Vacation shall be revised to reserve a 20-foot wide public drainage easement. Alternatively, a Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

5. This Petition of Vacation shall be revised to reserve a 20-foot wide sewer easement over the portion of the public sewer that must remain public with private surface maintenance. Alternatively, construct a sanitary sewer manhole to separate public maintenance and private maintenance and modify the remaining public sewer in the alley to be a private sewer.

6. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of the Order of Vacation.

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

8. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

TMP-52113 CONDITIONS

Planning

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

2. Approval of the Rezoning (ZON-52112) and approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-52114), and Vacation (VAC-52115).

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

Public Works

4. Unless it can be proven that an existing building would interfere with the right-of-way, dedicate 10-foot radii on all four corners of this proposed commercial subdivision, prior to or concurrent with the recordation of a Final Map for this site.

5. Remove all substandard public street improvements and unused driveway cuts adjacent to this site on 10th Street, 11th Street, and Carson Avenue and replace with new improvements meeting Downtown Centennial Plan Standards concurrent with development of this site, except as amended by conditions herein. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

6. Sign a Covenant Running with Land agreement for the possible future installation of any off-site improvements per requirements of the Downtown Centennial Plan that are deferred by this action including undergrounding of all existing overhead utility lines adjacent to this site not placed underground with this development. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the recordation of a Final Map for this site.

7. A Petition of Vacation, such as VAC-52115, shall record prior to or concurrent with the recordation of the Final Map for this site. If the Petition of Vacation is denied, a revised Tentative Map shall be submitted for approval which does not include the existing alley for incorporation into the Map.

8. Per Title 19.16.060.W.1, provide a note on the Final Map that states "All parcels created through this map shall have perpetual unobstructed access to all driveways servicing the overall subdivision unless incompatible uses can be demonstrated to the satisfaction of the City Engineer."

9. Per Title 19.16.060.W. 2, sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate note shall appear on the face of the recorded Final Map:

    I. Onsite sewers, 8-inches in diameter or larger, are public sewers where located within 20 foot wide dedicated public sewer easements.

    II. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.

    III. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.

10. Per Title 19.16.060.W.3, provide a note on the Final Map that states "All subdivided lots within this Final Map shall provide perpetual inter-lot drainage rights across all existing and future parcel limits." This condition shall not be enforced if the Owner demonstrates to the satisfaction of the Flood Control Section of Public Works that each lot can drain independently to abutting public roadways.

11. Submit an Encroachment Agreement for landscaping and private improvements, if any, in the 11th Street, Carson Avenue, and 10th Street public rights-of-way prior to issuance of a certificate of occupancy for this site. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right of way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting to Rezone three subject parcels currently in the R-4 (High Density Residential) zoning district to the C-2 (General Commercial) zoning district. Two of these parcels, located at 116 and 126 South 11th Street, currently operate as a Multi-Family Residential use (Apartments) and the applicant is seeking approval of a Special Use Permit for a proposed Mixed-Use residential development to retain the existing uses within the proposed C-2 (General Commercial) zoning district. As proposed, the applicant is seeking a Waiver from the Minimum Special Use Permit Requirement to allow no ground floor retail where such use is required Per Title 19, the requirements for Mixed-Use development. Included with this development proposal is a the petition to vacate the public alley that runs parallel with 10th and 11th Street between Fremont Street and Carson Avenue and a Tentative Map request to merge all properties bound by Fremont Street to the north, Carson Avenue to the south, 11th Street to the east, and 10th Street to the west into a one-lot 2.75-acre commercial subdivision.

Staff recommends approval of the requested Rezoning, Special Use Permit, Vacation and Tentative Map as the proposed development will allow for coordination of the ongoing redevelopment occurring within this city block with future development proposals, while retaining the existing neighborhood context.

ISSUES

- The requested Rezoning of the three select parcels from the R-4 (High Density Residential) zoning district to the C-2 (General Commercial) zoning district is necessary for a consistently zoned commercial subdivision and is supported by the underlying C (Commercial) General Plan land use designation.
- Residential uses may only occur on commercial lots as a Mixed-Use development, which requires Special Use Permit with a Waiver for not meeting the Conditional Use Requirement. Staff supports the requested Waiver, as this is a suitable method for preserving the existing 75-year old structures at 116 and 126 South 11th Street in their original appearance and use, while allowing for adaptive reuse commercial redevelopment.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
06/01/60	The City Council approved a request to Rezone (Z-0017-60) a portion of the subject property from the R-4 (High Density Residential) zoning district to the C-2 (General Commercial) zoning district.

Related Relevant City Actions by P&D, Fire, Bldg., etc	
05/03/72	The City Council approved a request to Rezone (Z-0015-71) from R-4 (High Density Residential) to C-2 (General Commercial) .33 acres at 124 South 11th Street. The Planning Commission and staff recommended approval.
10/22/91	The Planning Commission voted to approve a Plot Plan and Elevation Review (Z-0015-71) for a proposed restaurant and lounge on property located at 124 South 11th Street. Staff recommended approval.
02/22/94	The Board of Zoning Adjustment approved a Variance (V-0005-94) to allow a Trailer/RV Camp or Park where such use is not allowed. Staff recommended denial.
11/17/11	Staff administratively approved a Minor Amendment (SDR-43717) to Site Development Plan Review (Z-0015-71) for a 1,488 square-foot outdoor expansion of an existing legal, nonconforming Liquor Establishment (Tavern) at 124 South 11th Street. The entitlement expired 11/17/13.
09/17/13	A requested Parcel Map (PMP-51256) has been accepted for technical review for a proposed one-lot Merger and Resubdivision. This map has not been recorded.
12/10/13	The Planning Commission approved a Site Development Plan Review (SDR-51434) for the proposed 1,487 square-foot expansion of a 2,980 square-foot legal, nonconforming Liquor Establishment (Tavern) use on 0.33 acres at 124 South 11th Street. Staff recommended approval.
01/14/14	The Planning Commission approved a request for a Special Use Permit (SUP-51444) for a proposed Tavern-Limited use; a Special Use Permit (SUP-51445) for a proposed 90-foot tall Small Wind Energy System with a Waiver to allow such use on a 17,400 square-foot lot where a 20,000 square-foot lot is the minimum lot size required and to allow a 12-foot setback from a residential structure where a 90-foot setback is required; and a Site Development Plan Review (SDR-51443) for a proposed 14,563 square-foot Tavern-Limited Facility that includes a 7,293 square-foot Commercial Recreation/Amusement (Outdoor) space on 0.40 acres at 1023 East Fremont Avenue. Staff recommended approval of SUP-51444 and SDR-51443 and denial of SUP-51445.
01/14/14	The Planning Commission approved Special Use Permit (SUP-52120) for a proposed Tavern-Limited Establishment use Site Development Plan Review (SDR-52121) 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. Staff recommended approval.

Most Recent Change of Ownership	
09/19/12	A deed was recorded for a change in ownership for APNs 139-34-612-078 and 079, and 139-34-712-070 through 007
01/23/13	A deed was recorded for a change in ownership for APNs 139-34-712-078 and 080
07/10/13	A deed was recorded for a change in ownership for APN 139-34-712-079
12/20/13	A deed was recorded for a change in ownership for APN 139-34-712-081

Related Building Permits/Business Licenses	
10/20/05	A business license (G01-02230) was issued for restricted gaming at 124 South 11th Street, but currently shows inactive status beginning 07/03/13
	A business license (C20-02228) was issued for 15 Slot Machines at 124 South 11th Street, but currently shows inactive status beginning 07/03/13
	A business license (L16-00116) was issued for a tavern at 124 South 11th Street, but currently shows inactive status beginning 07/03/13
09/23/13	A business license (#A07-00575) was reissued for five apartments units located at 126 South 11th Street. This license is still active.
10/31/13	A business license (#A07-00323) was reissued for eight apartments units located at 116 and 126 South 11th Street. This license is still active.

Pre-Application Meeting	
11/18/13	A pre-application meeting was held with the applicant to discuss the development requirements for a proposed one-lot commercial subdivision. The applicant was briefed on the submittal requirements for a petition to Vacate the public alley, a request for a commercial subdivision with a Tentative Map submittal, a request for a Rezoning of the three R-4 (High Density Residential) zoned properties, and a Special Use Permit to retain the existing Multi-Family Residential uses at 116 and 126 South 11th Street.

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

Field Check	
10/03/13	A field inspection was conducted by staff on the subject site and found the overall property litter and graffiti free. The existing single-story Multi-Family Apartments were currently occupied, but all of the commercial businesses were in various stages of construction or vacancy. All properties, with the exception of 130 South 11th Street, were utilizing rear alley access.

Details of Application Request	
Site Area	
Net Acres	2.75

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Multi-Family Residential	C (Commercial)	R-4 (High Density Residential)
	Single Family, Detached		C-2 (General Commercial)
	Liquor Establishment (Tavern)		
	Tavern-Limited (proposed)		
	Recreational Vehicle Park		
North	Multi-Family Residential	C (Commercial)	C-2 (General Commercial)
South	Multi-Family Residential	C (Commercial)	C-2 (General Commercial)
East	Single Family, Attached	C (Commercial)	C-1 (Limited Commercial)
West	Trailer/RV Camp or Park	C (Commercial)	C-2 (General Commercial)

Master Plan Areas	***Compliance***
Downtown Centennial Plan	Y
Special Purpose and Overlay Districts	***Compliance***
Downtown Centennial Plan Overlay - East Village District	Y
Live/Work Overlay District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Existing Zoning	***Permitted Density***	***Units Allowed***
R-4 (High Density Residential)	Unlimited	Unlimited
Proposed Zoning	***Permitted Density***	***Units Allowed***
C-2 (General Commercial)	Unlimited	Unlimited
General Plan	***Permitted Density***	***Units Allowed***
C (Commercial)	Unlimited	Unlimited

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Fremont Street	Major Collector	Planned Streets and Highways Map	80	Y
Carson Avenue	Major Collector	Planned Streets and Highways Map	80	Y
11th Street	Local	N/A	80	Y
10th Street	Local	N/A	80	Y

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
116 & 118 S. 11th St. Multi-Family Residential	13 Studio/1-Br Units	1.25 spaces per unit	17		5		
130 S. 11th St. Single Family, Detached	1 unit	2 spaces per unit	2		2		
124 S. 11th St. Liquor Establishment (Tavern): Public Seating	3,500	1:50 SF	70		0		

124 S. 11th St. Liquor Establishment (Tavern): GFA	967	1:200 SF	5		0		
120 S. 11th St. Tavern- Limited Establishment: Public Seating	8,654	1:50 SF	174		0		
120 S. 11th St. Tavern- Limited Establishment : GFA	879 SF	1:200 SF	5		0		
1031 Fremont St. Tavern- Limited Establishment: Public Seating	3,455 SF	1:50 SF	49		0		
1031 Fremont St. Tavern- Limited Establishment: GFA	4,877 SF	1:200 SF	25		0		
1031 Fremont St. Commercial Recreation/ Amusement (Outdoor)	7,293 SF	1:200 SF	37		0		
Trailer/RV Camp or Park (V-0005-94)	46 vehicles	1 space per RV	46		51		
TOTAL SPACES REQUIRED			449		58		
Regular and Handicap Spaces Required			440	9	58	0	Y*

**Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City.*

Waivers		
Requirement	***Request***	***Staff Recommendation***
Commercial or civic uses shall be located at ground level fronting the primary public rights-of-way	To allow no commercial or civic uses at ground level fronting the primary public rights-of-way.	Approval

ANALYSIS

The proposed Rezoning will change the three remaining R-4 (High Density Residential) zoned parcels within a 15-parcel block to the proposed C-2 (General Commercial) zoning district in order to create a consistently zoned C-2 (General Commercial) commercial subdivision. The underlying C (Commercial) land use designation supports the requested C-2 (General Commercial) zoning district and will contribute towards meeting the goals of the East Village District by promoting new commercial ventures that are oriented to the needs of the district area. The requested Rezoning and associated Special Use Permit will allow for the remapping of the entire block to be conformance with the commercial subdivision requirements, as required by the Nevada Revised Statutes. Located on two of the three properties requested to be rezoned are three 75-year old single-story Multi-Family Residential Uses (apartments) that are currently licensed to operate apartment buildings. In order for the applicant to retain the existing apartments, a Special Use Permit for a Mixed-Use use with a Waiver to the Conditional Use Requirement for a ground level commercial use to front the public right-of-way has been requested.

In regards to the Special Use Permit request, the Mixed Use use is a conditional use in the C-2 (General Commercial) zoning district and defined by Title 19.18 as:

> "The vertical integration of residential uses and commercial or civic uses within a single building or a single development, where the uses share pedestrian access, vehicular access, parking functions, or any combination thereof."

The Conditional Use Requirements for this use include:

1. Residential uses permitted as of right in the R-3 and R-4 Zoning Districts are permitted as conditional uses within a C-1 or C-2 Zoning District.

   The proposed use does not meet this requirement, as evidence by the requested Waiver and Special Use Permit.

2. Commercial uses or civic uses shall at a minimum be located at the ground level fronting the primary public rights-of-way and may extend beyond the ground floor. The principal entryway to access those uses, whether individually or collectively, shall be directly accessed from and oriented to the public sidewalk.

   The proposed use does not meet this requirement, as evidence by the requested Waiver and Special Use Permit.

3. Residential uses shall not be permitted on the ground floor fronting on primary public rights-of-way, but may be located at or above the second level of the building. Residential uses may be located on the ground floor of any building or portion thereof that is located at the interior of the development site and does not front on an arterial or Collector Street.

   The proposed use meets this requirement, as the existing apartment design consists of an interior courtyard with each of the front entrances parallel to each other and perpendicular to the small front parking lot and adjacent local street (11th Street).

4. Surface parking lots shall be located to the side or the rear of the principal building(s) on the site, and shall be screened from view of the adjacent rights-of-way by the principal building(s) or a landscape buffer in conformance with the requirements of LVMC Chapter 19.08. Parking structures shall not be located along the street frontages of the development site, but shall be screened from view of the adjacent rights-of-way by the principal building(s).

   The proposed use does not meet this requirement, as the existing use and parking lots predate this requirement. The applicant is proposing a Special Use Permit in order to retain the existing Multi-Family Residential use as a component of a proposed commercial subdivision.

The single-story design of the existing Multi-Family Residential uses located at 116 and 126 11th Street do not meet the conditional requirements for the ground level commercial use fronting the public right-of-way. Therefore, the applicant is requesting a Waiver from Conditional Requirement Number Two to allow the three apartment buildings to retain the existing Multi-Family Use as a component of the commercial subdivision. There has been no stated intent to retain the existing Single-Family, Detached use at 130 South 11th Street or convert the property for commercial use.

In order to preserve and retain the original structures and Multi-Family Residential use within a proposed commercial subdivision that will encompass the entire block, the applicant has requested a Special Use Permit with a Waiver. Staff supports the requested Waiver, as this is the most effective means to adequately preserve and protect the 75-year old structures. The applicant has agreed to work with staff regarding the future preservation of the apartment buildings at 116 and 126 South 11th Street.

The applicant proposes to vacate the public alley that runs parallel with 10th and 11th Street between Fremont Street and Carson Avenue and merge all properties bound by Fremont Street to the north, Carson Avenue to the south, 11th Street to the east, and 10th Street to the west to create a one-lot 2.75-acre commercial subdivision. It is the applicant's intent to tie in the recent entitlement activity consisting of two proposed Tavern-Limited Establishments, a proposed Restaurant, and a proposed Commercial Recreation/Amusement (Outdoor) use operating as an outdoor amphitheater along with the existing entitlements for a legally nonconforming Liquor Establishment (Tavern) use, the thirteen Multi-Family Residential units, and the existing Recreational Vehicle Park to create a proposed music and entertainment-based commercial development that will encompass the entire block. The existing public alley will be required to retain a 20-foot public sewer easement or the applicant can construct a sanitary sewer manhole to separate public and private maintenance and modify the remaining public sewer in the alley to be a private sewer. The applicant will be required to coordinate future development by means outlined in Title 19.16 for a Site Development Plan Review or Special Use Permit, as necessary.

With regard to the request to vacate a certain public street right-of-way (alley), the Department of Public Works presents the following information concerning this request:

A. Does this vacation request result in uniform or non-uniform right-of-way widths*?*

Not applicable, as it will vacate the entire width of the alley.

B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability?

No, as the traffic in the alley is minimal.

C. Does it appear that the vacation request involves only excess right-of-way?

No, it is to eliminate an alley for the purpose of providing access and extra land to an adjacent project.

D. Does this vacation request coincide with development plans of the adjacent parcels?

Yes, TMP-52113, the Bunkhouse Commercial Subdivision.

E. Does this vacation request eliminate public street access to any abutting parcel?

No, since all parcels can be accessed from public streets.

F. Does this vacation request result in a conflict with any existing City requirements?

No.

G. Does the Department of Public Works have an objection to this vacation request?

No.

Staff recommends approval of the requested Rezoning from the R-4 (High Density Residential) zoning district to the C-2 (General Commercial) zoning district, as the underlying C (Commercial) land use designation supports this land use district. Staff also supports the requested Special Use Permit for the Mixed-Use use and the associated Waiver to allow such use to not provide the required ground floor commercial or civic uses, as this will provide a suitable route to preserve the existing 75-year old apartment buildings in their original and unique setting. Staff also recommends approval of the requested Vacation of the public alley and the related Tentative Map request for the 2.75-acre, one-lot commercial subdivision, as the proposed development contributes towards the goals of the Downtown Centennial Plan – East Village District, and will allow for the continuing trend of adaptive reuse and commercial redevelopment for this area.

FINDINGS (ZON-52112)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   The proposed Rezoning of the three R-4 (High Density Residential) zoned parcels to the C-2 (General Commercial) zoning district conforms with the underlying C (Commercial) General Plan Land use designation.

2. **The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

   The applicant has requested a Special Use Permit in order to retain the existing Multi-Family Residential use located at 116 and 126 South 11th Street. The proposed Rezoning will be compatible with the adjacent Mixed-Use, Commercial, and Residential uses located in the immediate area.

3. **Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

The proposed Rezoning is appropriate, as the applicant is seeking to assemble the component lots for a proposed commercial subdivision development that will preserve the existing pattern of the subject properties while remaining in context with the surrounding residential and commercial properties. The requested C-2 (General Commercial) zoning district is the most appropriate zoning designation for the underlying C (Commercial) General Plan land use designation and the adjacent C-2 (General Commercial) zoned properties.

4. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.**

   Access to the site is suitably provided by Fremont Street, Carson Avenue, 10th Street, and 11th Street. There are no proposed changes to the existing street network; however, the applicant has submitted a petition to Vacate (VAC-52113) to the existing alley. All provided roads remain adequate to meet the traffic demands of the ongoing commercial redevelopment.

FINDINGS (SUP-52114)

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

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

   The proposed Mixed-Use development is harmonious and compatible with the underlying C (Commercial) land use and will allow for the preservation and retention of the three original apartment buildings on site. The applicant will use the proposed apartment buildings as a component of the proposed commercial subdivision, which will encompass the entire block.

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

   The proposed Mixed-Use development consists of the preservation of the existing Multi-Family Residential use located within three 75-year old apartment buildings at 116 and 126 South 11th Street. The applicant has not proposed any alterations to the site in relation to the requested Special Use Permit for the existing uses. Staff finds that this request will allow for the increase in commercial development of the block, while ensuring the preservation of the three existing apartment buildings and multi-family residential use.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   There are no proposed changes in residential density with this request. The applicant will be retaining the existing 13 Multi-Family Residential units located at 116 and 126 South 11th Street. The subject site is accessed from 11th Street and an adjacent alley. There is no additional onsite parking proposed beyond what is currently provided at the existing apartment buildings.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   Approval of this proposed Special Use Permit will not compromise the public health, safety and general welfare of the public. There are no proposed changes to the existing buildings or Multi-Family Residential uses located at 116 and 126 South 11th Street.

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

   The proposed Mixed-Use use does not meet applicable Conditional Use Requirements listed in Title 19.12. Specifically, the applicant has requested a Waiver to not provide the ground level retail uses, which would compromise the existing 75-year old apartment buildings. Staff supports this Special Use Permit and associated Waiver as a suitable method for preserving these unique structures while allowing for future redevelopment of the block.

FINDINGS (TMP-52113)

The proposed map is in conformance with Title 19 and the general provisions listed in NRS 278 for the subdivision of land. Although no cross sections of the site have been provided, this is an existing site and the cross grades are relatively flat with no required retaining walls. It is noted that Parcel Map (PMP-51256) was processed for a portion of this site but is not a component of this request.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 38 [ZON-52112 & VAC-52115]
39 [SUP-52114 & TMP-52113]

NOTICES MAILED 193 [ZON-52112]
208 [SUP-52114 & TMP-52113]
25 [VAC-52115]

MPH

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

ZON-52112

Case Number: PRJ-52056 APN: 139-34-712-081

Name of Property Owner: 130 S. 11th Street, LLC

Name of Applicant: 900 Fremont, LLC et al

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 9th day of January, 2014

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Rezoning

Project Address (Location) 130 S 11th Street

Project Name Rezoning/Vacation/Comm Subdivision **Proposed Use** C-2

Assessor's Parcel #(s) 139-34-712-081 **Ward #** 3

General Plan: existing _____ proposed _____ **Zoning:** existing R-4 proposed C-2

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

Gross Acres 0.09 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER 130 S. 11th Street, LLC **Contact** Todd Kessler

Address 330 S. 11th Street **Phone:** 7029534320 **Fax:** 7024895188

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

E-mail Address Todd@rgglv.com

APPLICANT 900 Fremont, 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 Kessler **Contact** Todd Kessler

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 9th day of January, 20 14.

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

MIKKI G HARTMAN
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: June 15, 2015
Certificate No: 05-96987-1

FOR DEPARTMENT USE ONLY

Case #	ZON-52112
Meeting Date:	02/11/14 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 compliance with applicable sections of the Zoning Ordinance.

PRJ-52056
01/14/14

Revised 10/27/08

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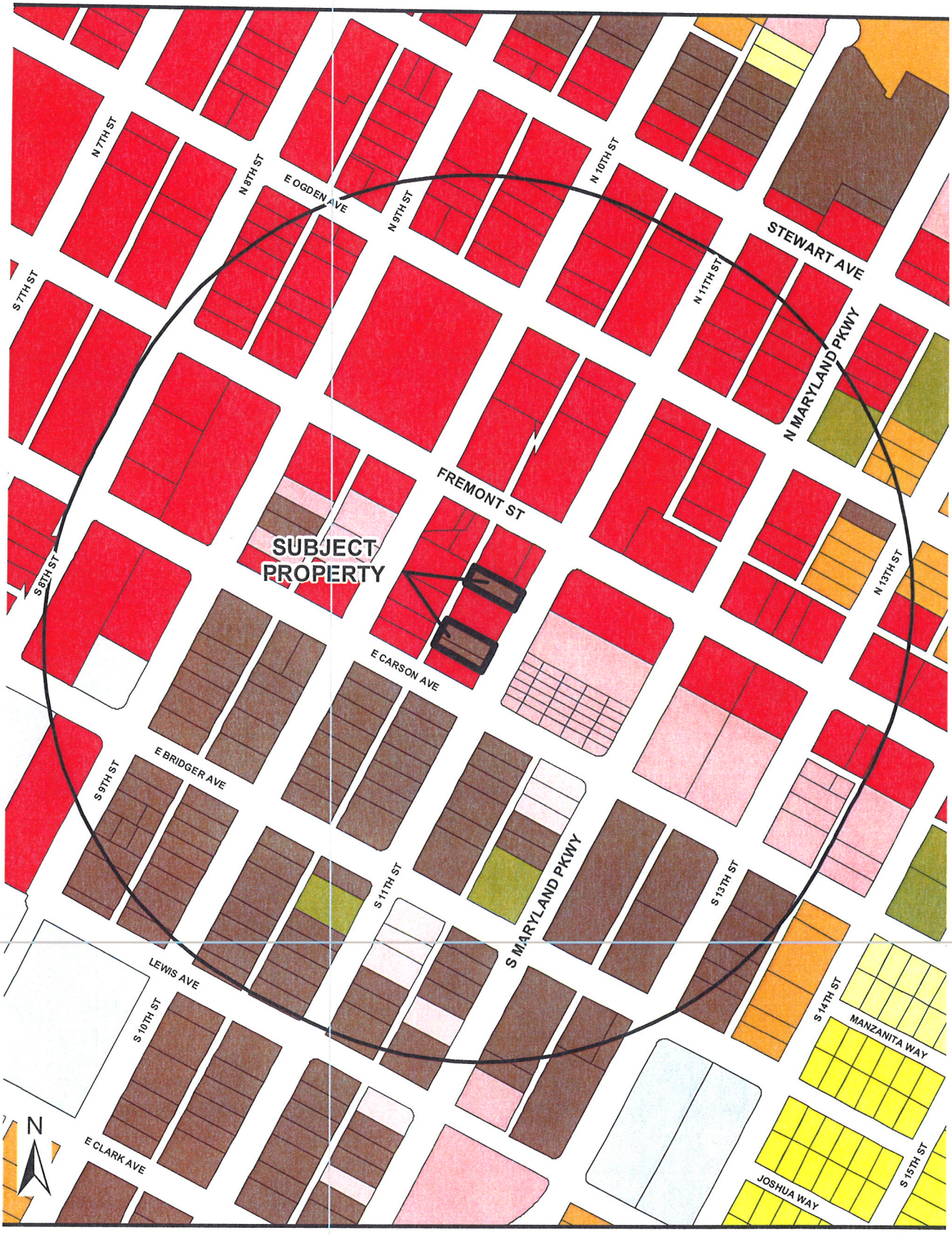
REVISED

ZON-52112



Zoning

ZON-52112 [PRJ-52056] - 1/29/14 REVISED

FROM R-4 TO C-2

- 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

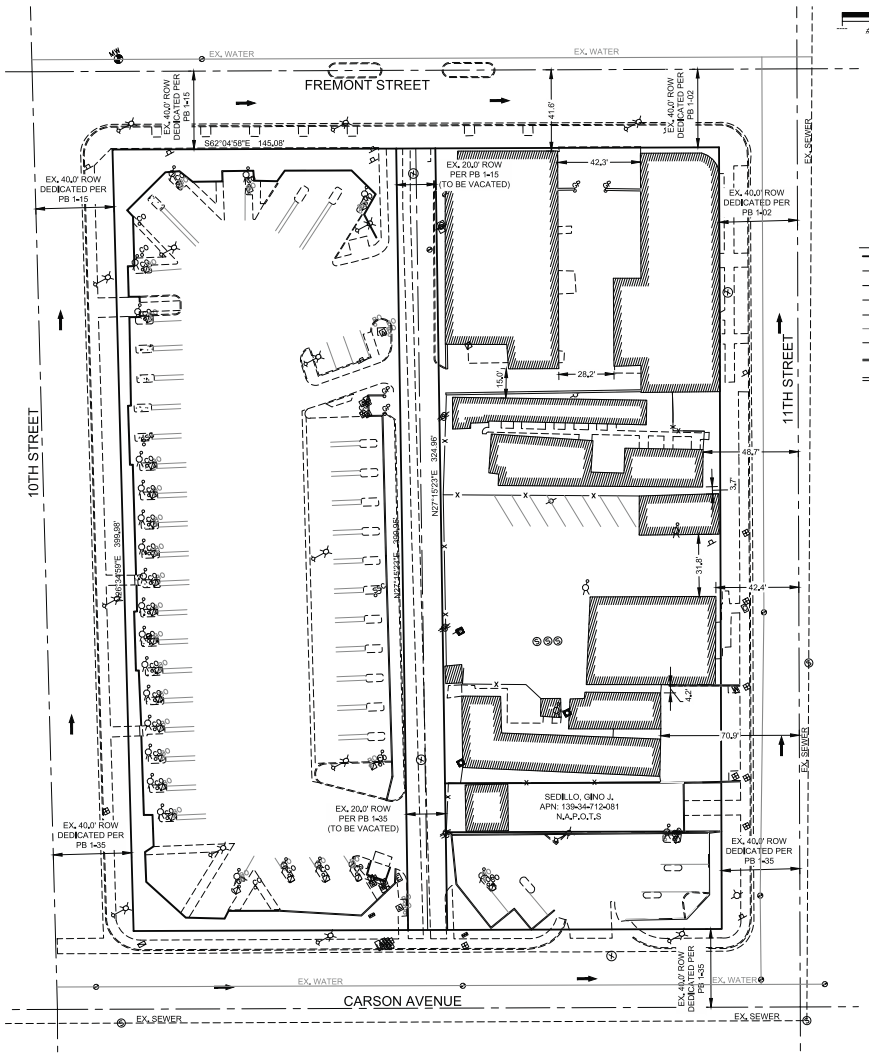
Subject Property

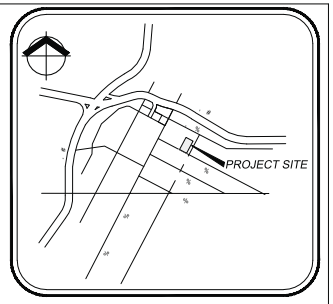
1000ft Buffer

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: Wednesday, January 29, 20





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:

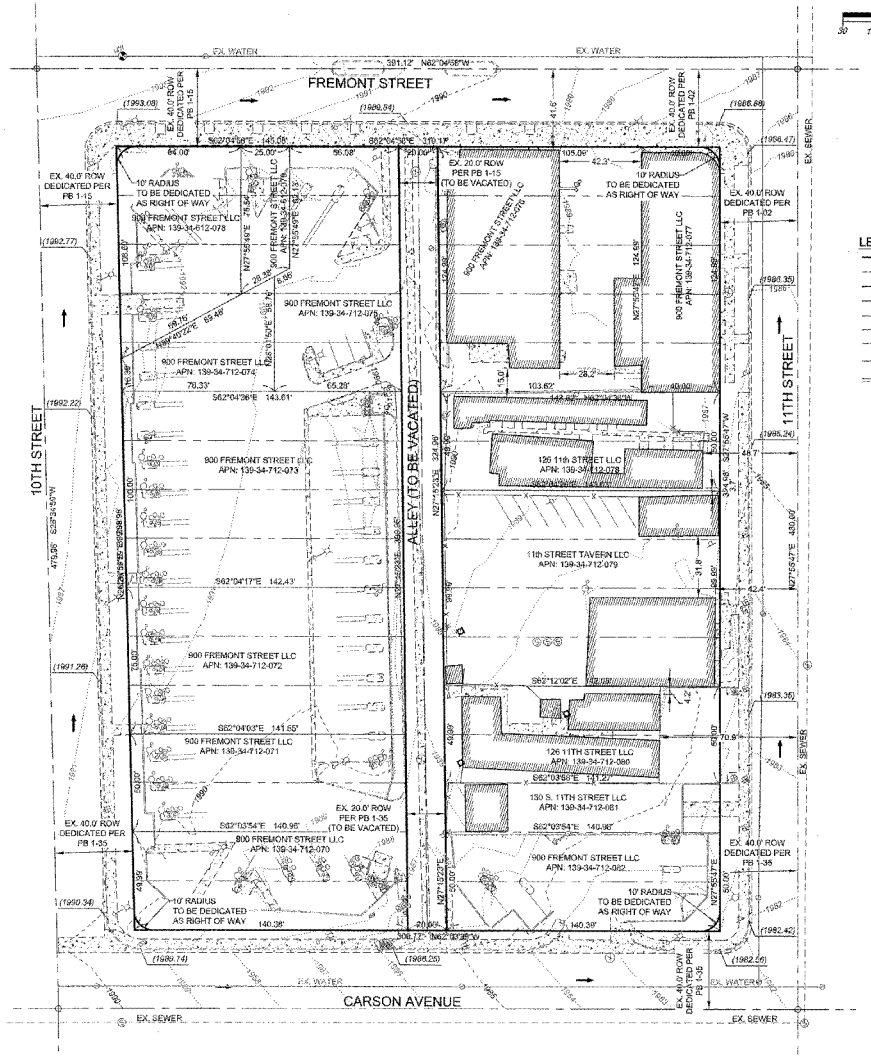
900 FREMONT STREET LLC

APN: 139-34-712-070, -071, -072, -073, -074, -075, -076, -077, -079, -080, -081, -082, 139-34-612-078, & -079

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
c/o RESORT GAMING GROUP
300 LAS VEGAS BOULEVARD
LAS VEGAS, NEVADA 89101
CONTACT: TODD KESSLER

CONSULTANT
CARDNO
7115 AMIGO STREET SUITE 100
LAS VEGAS, NEVADA 89119
T: 702-990-9300
PLANNER: SCOTT RUEDY
SURVEYOR: TEX BROOKS

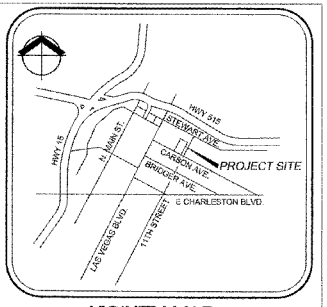


LEGEND:

- 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
- UNDERGROUND WATER 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
- APN - ASSESSOR'S PARCEL NUMBER

SHEET INDEX:

SHEET	DESCRIPTION
TM1	TENTATIVE MAP 1
TM2	TENTATIVE MAP BOUNDARY



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 20130122 AS INSTRUMENT NO. 02158 AND BOOK 20120918 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 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 16, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

CONTAINS 2.62 ACRES.

BASIS OF BEARING:

SOUTH 82°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 = 2319.87' (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.

PRJ-52056
01/14/14

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TENTATIVE MAP
BUNKHOUSE
RESORT GAMING GROUP
CITY OF LAS VEGAS, NEVADA

BY	DATE	DESCRIPTION

TEX J. BROOKS
Exp: 12/31/14
No. 13741
1-13-14

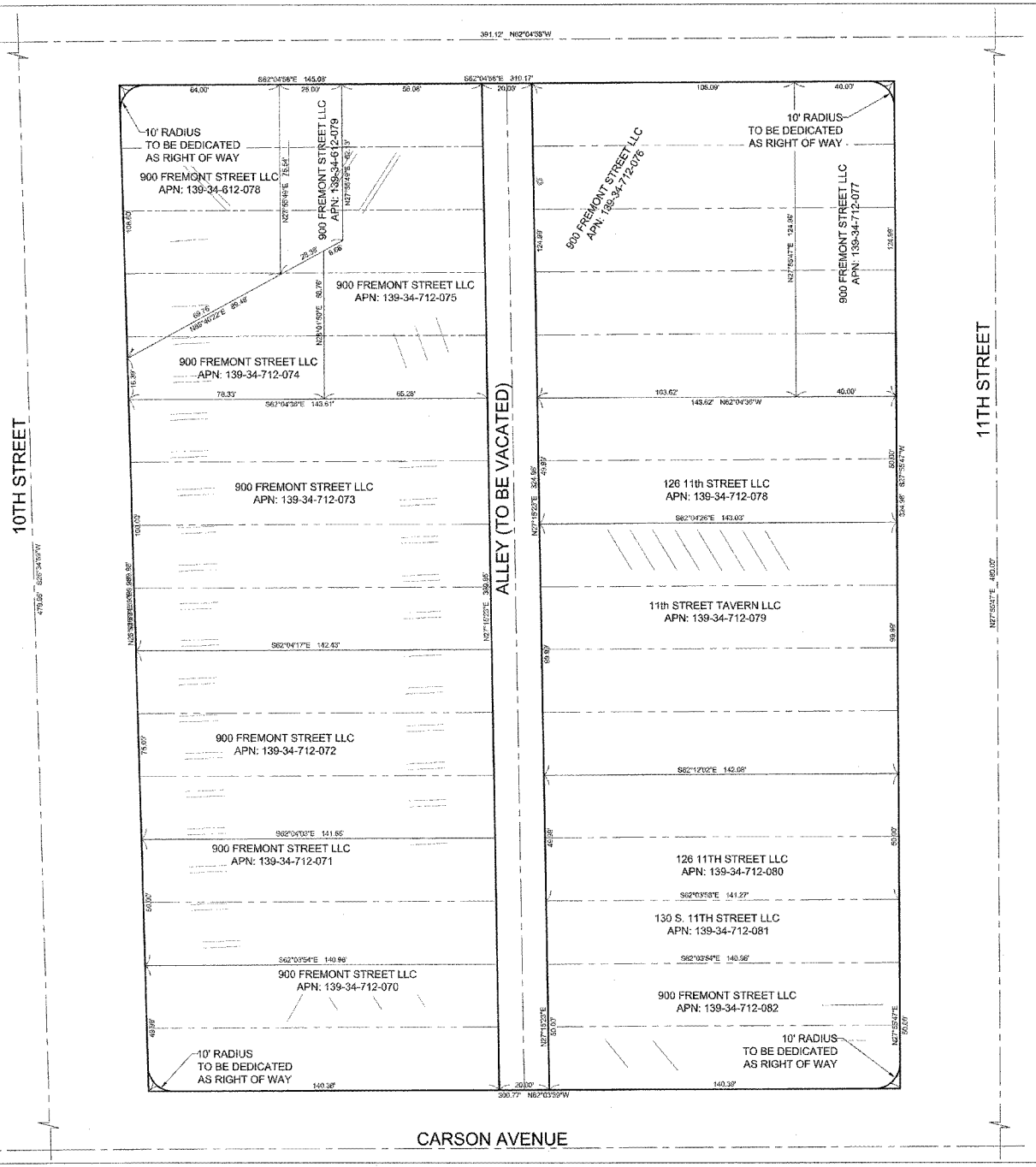
DATE	2013-11-25
DRAWN	TJB
DESIGNED	JEH
CHECKED	SMR
PROJECT #	412016600

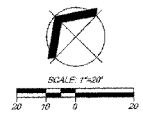
SHEET TITLE
TENTATIVE MAP 1

SHEET NUMBER
TM1

LAND USE #: —

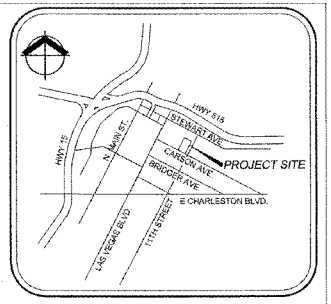
ZON-52112, SUP-52114, VAC-52115 & TMP-52113 - REVISED





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. 02409 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 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 2.52 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)

PRJ-52056
01/14/14

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TENTATIVE MAP BOUNDARY
BUNKHOUSE
RESORT GAMING GROUP
CITY OF LAS VEGAS, NEVADA

S	DATE	DESCRIPTION	BY

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA
TEX I. BROOKS
Exp. 12/31/14
No. 10747
1-13-14

DATE	2013-11-26
DRAWN	TJB
DESIGNED	JER
CHECKED	SMR
PROJECT #	013056000
SHEET TITLE	BOUNDARY
SHEET NUMBER	TM2
LAND USE #	—

ZON-52112, SUP-52114, VAC-52115 & TMP-52113 - REVISED



ZON-52112, SUP-52114, VAC-52115 & TMP-52113 - APPLICANT/OWNER: 126 11TH STREET, LLC
116 AND 126 SOUTH 11TH STREET

12/05/13



ZON-52112, SUP-52114, VAC-52115 & TMP-52113 - APPLICANT/OWNER: 126 11TH STREET, LLC
116 AND 126 SOUTH 11TH STREET

12/05/13



ZON-52112, SUP-52114, VAC-52115 & TMP-52113 - APPLICANT/OWNER: 126 11TH STREET, LLC
116 AND 126 SOUTH 11TH STREET

12/05/13



ZON-52112, SUP-52114, VAC-52115 & TMP-52113 - APPLICANT/OWNER: 126 11TH STREET, LLC
116 AND 126 SOUTH 11TH STREET

12/05/13



ZON-52112, SUP-52114, VAC-52115 & TMP-52113 - APPLICANT/OWNER: 126 11TH STREET, LLC
116 AND 126 SOUTH 11TH STREET

12/05/13



ZON-52112, SUP-52114, VAC-52115 & TMP-52113 - APPLICANT/OWNER: 126 11TH STREET, LLC
116 AND 126 SOUTH 11TH STREET

12/05/13



ZON-52112, SUP-52114, VAC-52115 & TMP-52113 - APPLICANT/OWNER: 126 11TH STREET, LLC
116 AND 126 SOUTH 11TH STREET

12/05/13



ZON-52112, SUP-52114, VAC-52115 & TMP-52113 - APPLICANT/OWNER: 126 11TH STREET, LLC
116 AND 126 SOUTH 11TH STREET

12/05/13



ZON-52112, SUP-52114, VAC-52115 & TMP-52113 - APPLICANT/OWNER: 126 11TH STREET, LLC
116 AND 126 SOUTH 11TH STREET

12/05/13



ZON-52112, SUP-52114, VAC-52115 & TMP-52113 - APPLICANT/OWNER: 126 11TH STREET, LLC
116 AND 126 SOUTH 11TH STREET

12/05/13

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Las Vegas, NV 89119
USA

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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.: **38.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 11, 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]. Staff recommends APPROVAL.

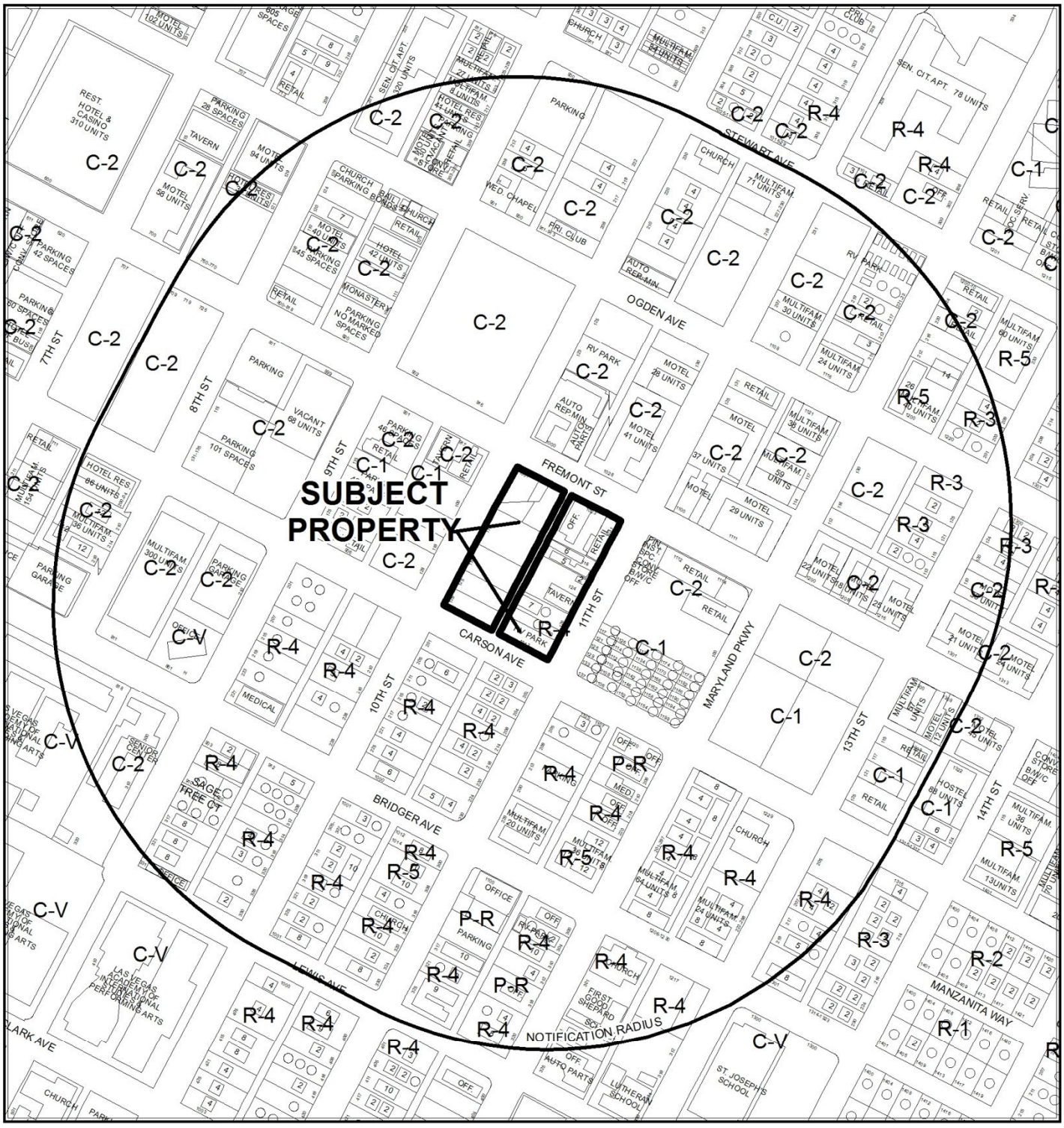
C.C.: 03/19/2014

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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

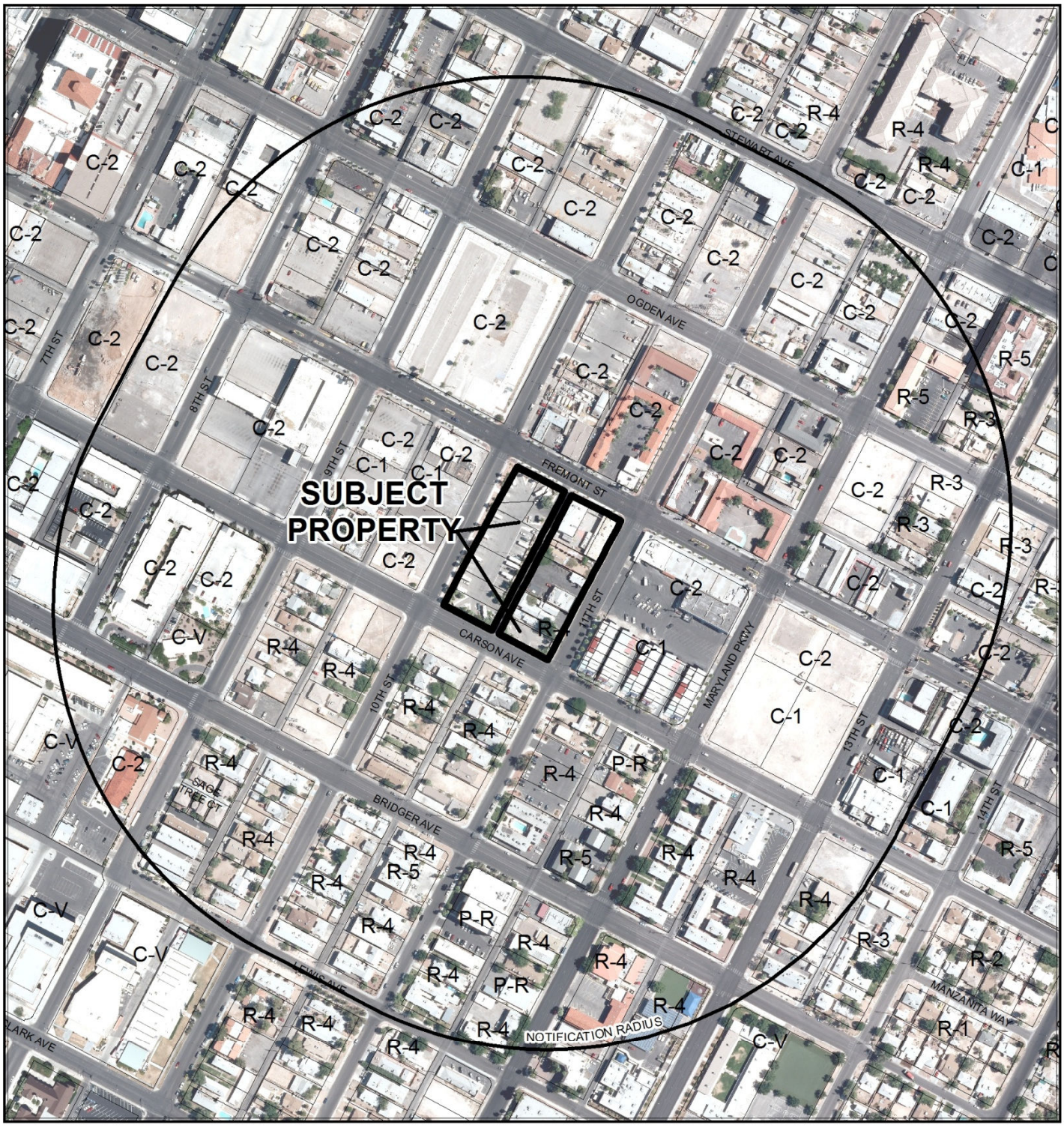
CASE: **SUP-52114 AND TMP-52113 (PRJ-52056)**

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.

Property Owner Signature* Mikki Hartman attorney in fact under Power of attorney dated 7-9-2013

*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 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.: **39.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 11, 2014

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

SUBJECT:
VAC-52115 - VACATION RELATED TO ZON-52112 AND SUP-52114 - PUBLIC HEARING - APPLICANT/OWNER: 126 11TH ST, LLC, ET AL - For possible action on a Petition to Vacate a 20-foot wide public alley generally located west of 11th Street between Fremont Street and Carson Avenue, Ward 3 (Coffin) [PRJ-52056]. Staff recommends APPROVAL.

C.C.: 03/19/2014

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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

STATEMENT OF FINANCIAL INTEREST

VAC-52115

Case Number: PRJ-52056 APN: 139-34-712-081

Name of Property Owner: 130 S. 11th Street, LLC

Name of Applicant: 900 Fremont, LLC et al

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 9th day of January, 20 14

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-52056
01/14/14

REVISED

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Vacation

Project Address (Location) 130 S 11th Street

Project Name Rezoning/Vacation/Comm Subdivision **Proposed Use** C-2

Assessor's Parcel #(s) 139-34-712-081 **Ward #** 3

General Plan: existing _____ proposed _____ **Zoning:** existing R-4 proposed C-2

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

Gross Acres 0.09 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER 130 S. 11th Street, LLC **Contact** Todd Kessler

Address 330 S. 11th Street **Phone:** 7029534320 **Fax:** 7024895188

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

E-mail Address Todd@rgglv.com

APPLICANT 900 Fremont, 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 Kessler **Contact** Todd Kessler

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 9th day of January, 20 14.

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

MIKKI G HARTMAN
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: June 15, 2015
Certificate No: 05-96887-1

Revised 10/27/08

REVISED

FOR DEPARTMENT USE ONLY

Case #	VAC-52115
Meeting Date:	02/11/14 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 compliance with applicable sections of the Zoning Ordinance.

PRJ-52056
01/14/14

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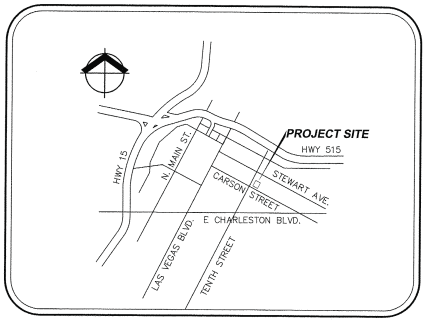
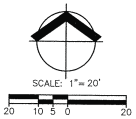


VICINITY MAP
NOT TO SCALE



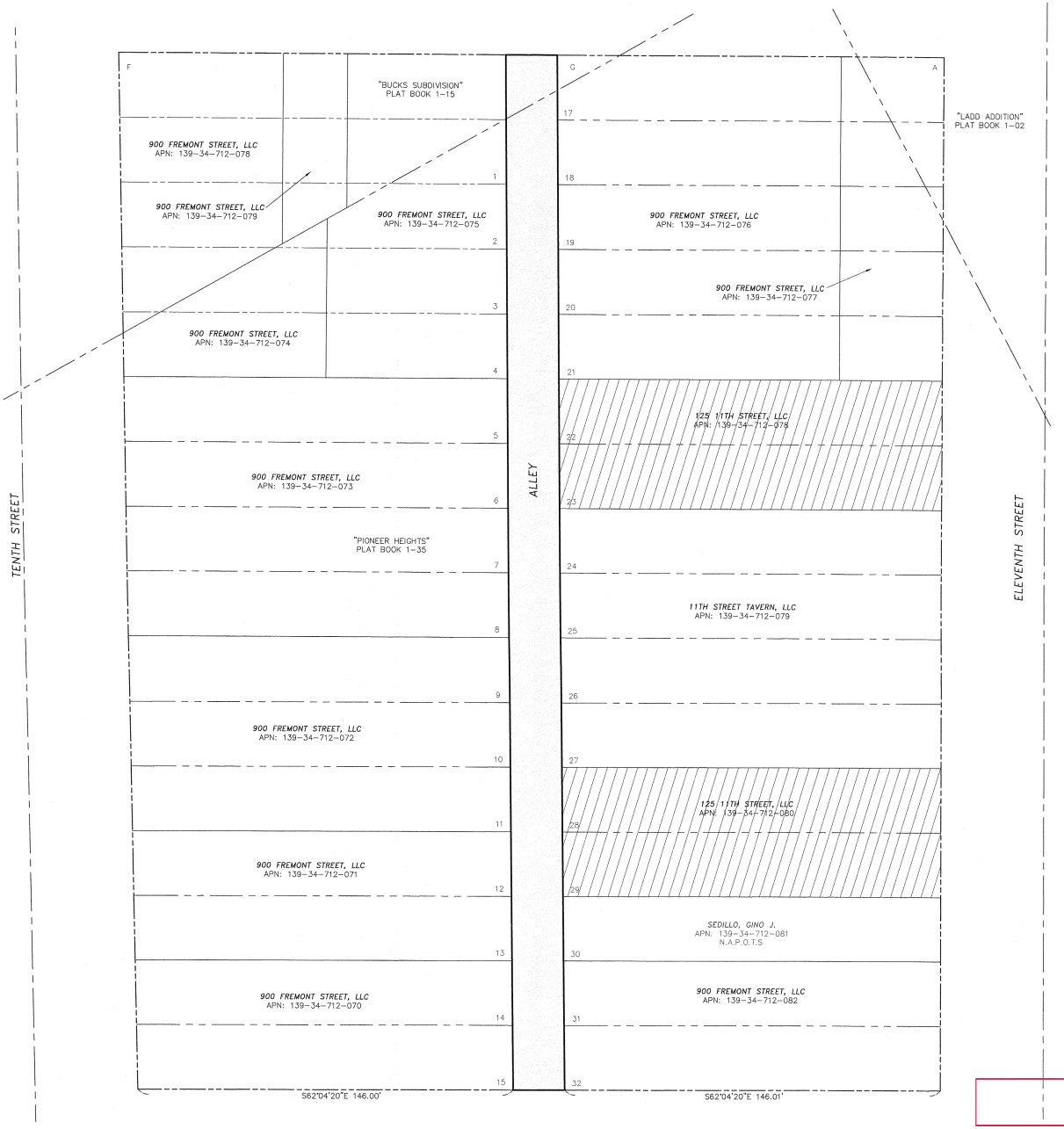
BASIS OF BEARINGS:
SOUTH 62°04'40" EAST, BEING THE CENTERLINE OF A PORTION OF FREMONT STREET AS SHOWN BY MAP IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN FILE 67, PAGE 79 OF SURVEYS.

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



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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.: **40.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 11, 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: 126 11TH ST, 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, Carson Avenue, 10th Street, and 11th Street (APNs 139-34-612-078 and 079, 139-34-712-070 through 080, and 139-34-712-082), C-2 (General Commercial) Zone and R-4 (High Density Residential) Zone [PROPOSED: C-2 (General Commercial)], Ward 3 (Coffin) [PRJ-52056]. Staff recommends APPROVAL.

C.C.: 03/19/2014

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

TMP-52113

Case Number: PRJ-52056 APN: 139-34-712-081

Name of Property Owner: 130 S. 11th Street, LLC

Name of Applicant: 900 Fremont, LLC et al

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 9th day of January, 20 14

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 11-14-06

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PRJ-52056
01/14/14

REVISED

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) 130 S 11th Street

Project Name Rezoning/Vacation/Comm Subdivision **Proposed Use** C-2

Assessor's Parcel #(s) 139-34-712-081 **Ward #** 3

General Plan: existing _____ proposed _____ **Zoning:** existing R-4 proposed C-2

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

Gross Acres 0.09 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER 130 S. 11th Street, LLC **Contact** Todd Kessler

Address 330 S. 11th Street **Phone:** 7029534320 **Fax:** 7024895188

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

E-mail Address Todd@rgglv.com

APPLICANT 900 Fremont, 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 Kessler **Contact** Todd Kessler

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 9th day of January, 20 14.

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

MIKKI G HARTMAN
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: June 15, 2016
Certificate No: 05-96887-1

Revised 10/27/08

REVISED

FOR DEPARTMENT USE ONLY

Case #	TMP-52113
Meeting Date:	02/11/14 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-52050
01/14/14

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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.: **41.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 11, 2014

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

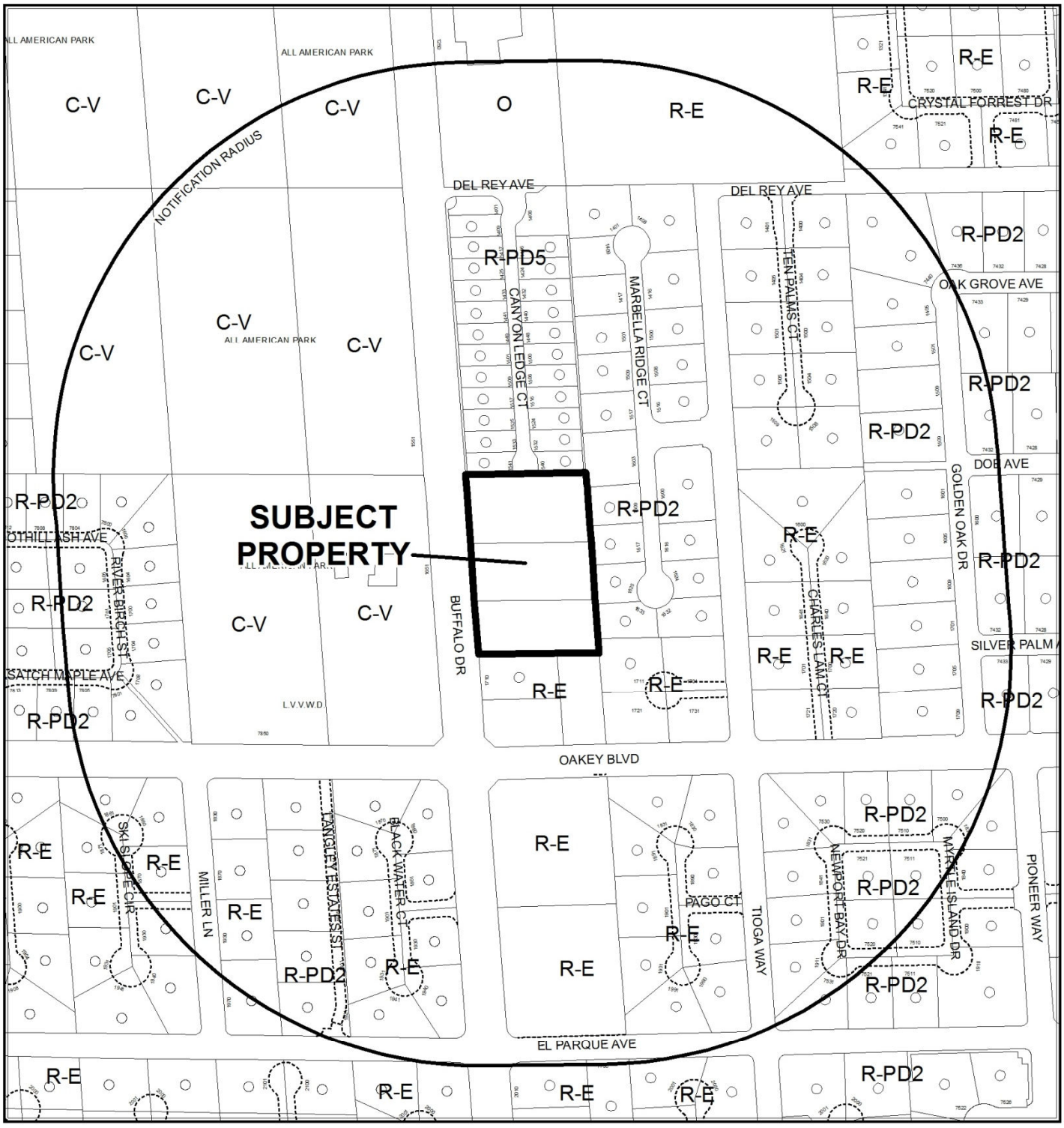
SUBJECT:
ZON-52391 - REZONING - PUBLIC HEARING - APPLICANT: D R HORTON - OWNER: VALENCIA A13004 INVESTORS, LLC - For possible action on a request for a Rezoning FROM : R-E (RESIDENCE ESTATES) TO R-1 (SINGLE FAMILY RESIDENTIAL) on 2.91 acres on the east side of Buffalo Drive, approximately 230 feet north of Oakey Boulevard (APNs 163-03-201-003, 004 and 005), Ward 1 (Tarkanian) [PRJ-52028]. Staff recommends APPROVAL.

C.C.: 03/19/2014

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

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - ZON-52391, VAR-52392 and TMP-52393 [PRJ-52028]
2. Conditions and Staff Report - ZON-52391, VAR-52392 and TMP-52393 [PRJ-52028]
3. Supporting Documentation
4. Photos - ZON-52391, VAR-52392 and TMP-52393 [PRJ-52028]
5. Justification Letter - ZON-52391, VAR-52392 and TMP-52393 [PRJ-52028]

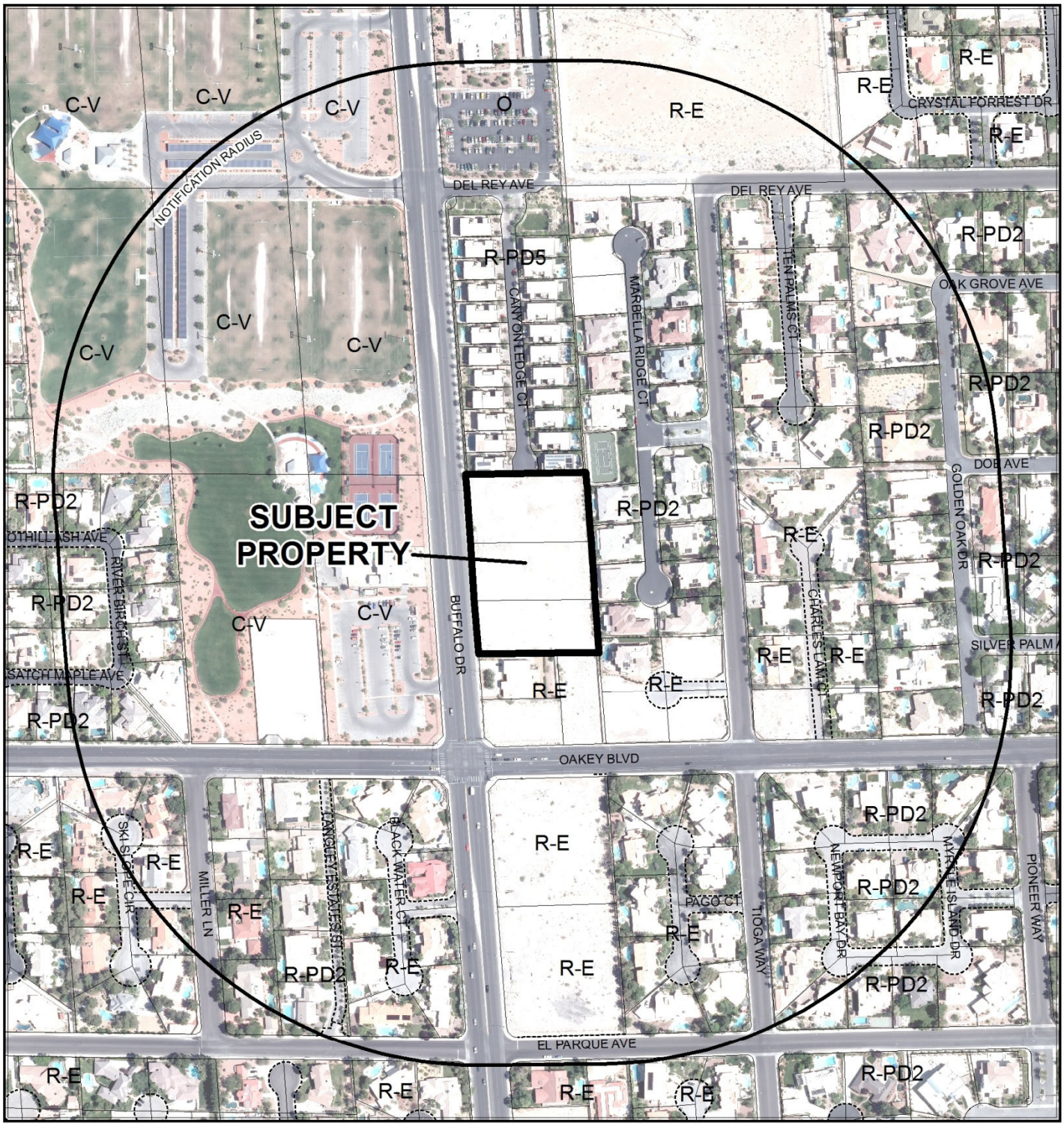


CASE: **ZON-52391, VAR-52392 AND TMP-52393 (PRJ-52028)**

RADIUS: 1000 FEET

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

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



CASE: **ZON-52391, VAR-52392 AND TMP-52393 (PRJ-52028)**

RADIUS: 1000 FEET

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

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: FEBRUARY 11, 2014
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: D R HORTON - OWNER: VALENCIA A13004 INVESTORS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
ZON-52391	Staff recommends APPROVAL.	
VAR-52392	Staff recommends DENIAL, if approved subject to conditions:	ZON-52391
TMP-52393	Staff recommends DENIAL, if approved subject to conditions:	ZON-52391 VAR-52392

** CONDITIONS **

VAR-52392 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval of Tentative Map (TMP-52393) shall be required, if approved.

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

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

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

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

YK

TMP-52393 CONDITIONS

Planning

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

2. All development shall conform to the Conditions of Approval of Variance (VAR-52392).

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

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

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

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

Public Works

7. In accordance with code requirements of Title 13.56, remove all substandard improvements including unused driveways on Buffalo Drive and replace with new improvements meeting Current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Internal public streets are allowed with sidewalk on one side only.

8. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

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

10. Meet with the Traffic Division of the Department of Public Works to determine the final geometric design of the gated entry to meet the intent of Standard Drawing #222.1. Comply with the recommendation of the Traffic Division prior to approval of construction drawings for this site.

11. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the "Buffalo Drive – Charleston to Sahara Restriping" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

12. A working sanitary sewer connection shall be in place prior to final inspection of any units within this development. Full permanent improvements on all major access streets, including all required landscaped areas between the perimeter wall and adjacent public street, shall be constructed and accepted by the City prior to issuance of any building permits beyond 50% of all units within this development. All off-site improvements adjacent to this site, including all required landscaped areas between the perimeter walls and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75%. The above thresholds notwithstanding, all required improvements shall be constructed in accordance with Title19.02.130.D.

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting a Rezoning application to change the zoning district from R-E (Residence Estates) to R-1 (Single Family Residential) on land located adjacent to the east side of Buffalo Drive, approximately 220 feet north of Oakey Boulevard. The land is currently undeveloped. Staff recommends approval of the request as the density of the proposal is compatible with the existing surrounding residential developments and will provide an appropriate buffer between the R-PD2 (Residential Planned Development – 2 Units per Acre) to the east and with Buffalo Drive to the west. If denied, the parcels would remain unchanged and only residential development that meets the current R-E (Residence Estates) zoning could be developed.

The applicant is also requesting a Variance that would allow the subdivision to have a Connectivity Ratio of 1.0 where the minimum required is 1.3. This request results from self-created hardship in the design of the project. Staff does not support this Variance request and correspondently, staff recommends denial of the Variance and Tentative Map applications. If denied, no permits would be issued for the project.

ISSUES

- The project is located within 300 feet of the Rural Preservation Overlay. The density will not change with this project; therefore, the project meets the intent of the Rural Preservation Overlay.
- The applicant provided a late change that eliminates the need for one of the two Variances that were noticed with this project.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
03/19/86	The City Council approved a request to Annex (A-0009-85) approximately 1,509 acres of land, including the subject site. The effective date was 03/28/95.
03/20/96	The City Council denied a request for a Rezoning (Z-0091-95) on the northern portion of the subject site from R-E (Residence Estates) to P-R (Professional Office and Parking). The Planning Commission recommended approval.

11/23/98	The City Council approved a request (GPA-0027-98) to amend the Southwest Sector Map of the General Plan on properties bounded by the Holmby Channel, Via Olivero Avenue, Rainbow Boulevard and Durango Drive, from R (Rural Density Residential) to DR (Desert Rural Density Residential). The Planning Commission and staff recommended approval.
08/15/01	The City Council denied a request (GPA-0017-01) to amend the Southwest Sector Map of the General Plan from DR (Desert Rural Density Residential) to O (Office) on 5.4 Acres on the east side of Buffalo Drive, approximately 1,450 feet south of Charleston Boulevard. The Planning Commission recommended approval. Staff had recommended denial.
07/07/04	The City Council approved a Rezoning (ZON-4003) from R-E (Residence Estates) to R-PD5 (Residential Planned Development – 5 Units per Acre). Also, companion applications for a General Plan Amendment (GPA-4000) from the DR (Desert Rural Density Residential) to the MLA (Medium-Low Attached Density Residential) land use designation, a Variance (VAR-4005) to allow Residential Planned Development zoning to be used on a parcel smaller than five acres, and a Site Development Plan Review (SDR-4004) for a 28-lot attached single-family residential project on the subject site. The Planning Commission and staff recommended denial.
08/26/05	The Planning Commission approved Variance (VAR-4804) to allow zero open space where 11,500 square feet is required for a 16-lot single family on 2.92 acres adjacent to the east side of Buffalo Drive, approximately 220 feet north of Oakey Boulevard.
11/02/05	The City Council approved an Extension of Time (EOT-8826) of an approved Variance (VAR-4804) to allow zero square feet of open space where 11,500 square feet is required for a 16-lot single family residential development on 2.92 acres adjacent to the east side of Buffalo Drive, approximately 220 feet north of Oakey Boulevard. The Planning Commission and staff recommended approval.
08/16/06	The City Council approved Extension of Time (EOT-14967) of an approved Site Development Plan Review (SDR-4004) that allowed a 28-unit attached single family development, Extension of Time (EOT-14966) of an approved Rezoning (ZON-4003) from R-E (Residence Estates) to R-PD5 (Residential Planned Development – 5 Units per Acre), and an Extension of Time (EOT-14969) of an approved Variance (VAR-4005) that allowed an R-PD (Residential Planned Development) zoning district on 2.92 acres adjacent to the east side of Buffalo Drive, approximately 220 feet north of Oakey Boulevard. Staff recommended approval. The applications expired on 07/07/08.

11/07/06	Planning staff administratively approved an Extension of Time (EOT-16285) for an approved Variance (VAR-4804) which allowed zero square feet of open space where 11,500 square feet is required for a 16-lot single family residential development on 2.92 acres adjacent to the east side of Buffalo Drive, approximately 220 feet north of Oakey Boulevard. The applications expired on 07/07/08.

Most Recent Change of Ownership	
03/24/10	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
No relevant permits or business licenses are on file.

Pre-Application Meeting	
11/21/13	Staff met with the applicant and reviewed the project and the corresponding Rezoning, Variance and Tentative Map application requirements. Staff informed the applicant that the Variances are both self-imposed hardships and may be difficult for staff to support.

Neighborhood Meeting	
01/27/14	The applicant held a voluntary neighborhood meeting with the following results: Meeting Start Time: 5:43pm Meeting End Time: 6:37pm Attendance Public: 13 Applicant: 4 Staff: 1 – Dept. of Planning; 1 – Ward 1 Liaison The applicant described changes that had been made to the plan since the previous submittal, reducing the total number of lots to 11 and modifying the rezoning request to R-1 (Single Family Residential). The following questions and issues were raised: • It was noted that the proposed residences would be two stories in height; members of the public voiced concerns about the impact of the height on the east side of the development site, but did not have concerns with two-story residences on the west side of the site. • Residents noted concerns about the proposed rooftop decks, and the impacts that would raise for the properties that abut the subject site to the east. • Questions were raised about the rear-yard setback along the east

	property line; the applicant noted that a 15-foot setback was required by code, but that the developer would provide a 20-foot rear yard setback. • Residents requested that a row of trees be provided on the east side of the property to screen the existing residential neighborhood that abuts the site. • Residents voiced concerns about water pressure in the area, and worried that the proposed development would further impact their pressure; the applicant noted that they would need to connect to the water line in Oakey Boulevard, which is from a different supply line and a different water pressure zone. • A question was raised about whether the new development would have a homeowners association; the applicant noted that an HOA would be needed to maintain the landscaping and the entry gate. Overall, members of the public stated that they would object to the project if it impacted their water pressure, but were supportive of the reduction in density and the addition of a gate for the proposed development.

Field Check	
01/02/14	Staff visited the site and found the property to be fenced with a chain link fence and relatively free of trash and debris.

Details of Application Request	
Site Area	
Net Acres	2.91

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	L (Low Density Residential)	R-E (Residence Estates)
North	Single Family, Detached	L (Low Density Residential)	R-PD5 [Residential (Planned Development – 5 Units per Acre)]
South	Undeveloped Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
East	Single Family, Detached	DR (Desert Rural Density Residential)	R-PD2 [Residential (Planned Development – 2 Units per Acre)] R-E (Residence Estates)
West	Public Park	PR-OS (Park/Recreation/Open Space)	C-V (Civic)

Master Plan Areas	*Compliance*
Southwest Sector Plan	Y
Special Purpose and Overlay Districts	***Compliance***
Rural Preservation Overlay District (300 Feet Buffer Area)	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

General Plan	*Permitted Density*	*Units Allowed*
L (Low Density Residential)	5.49	16
Existing Zoning	***Permitted Density***	***Units Allowed***
R-E (Residence Estates)	5.49	16
Proposed Zoning	***Permitted Density***	***Units Allowed***
R-1 (Single Family Residential)	5.49	16

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Buffalo Drive	Primary Arterial	Planned Streets and Highways	100	Y

19.04.040 Connectivity			
Transportation Network Element		***# Links***	***# Nodes***
Internal Street		2	
Intersection – Internal			1
Cul-de-sac Terminus			1
Intersection – External Street or Stub Terminus			
Intersection – Stub Terminus w/ Temporary Turn Around Easements			
Non-Vehicular Path - Unrestricted			
Total		2	2
	Required	***Provided***	
Connectivity Ratio (Links / Nodes):	**1.30**	**1.0**	

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

Parking Requirement				
Use	***Gross Floor***	***Required***	***Provided***	***Compliance***

YK

	Area or Number of Units	***Parking Ratio***	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Single Family, Detached	11	2 per unit	22				
TOTAL SPACES REQUIRED			22		22		Y

ANALYSIS

The subject request is to change the zoning designation of a tract of land located adjacent to the east side of Buffalo Drive, approximately 220 feet north of Oakey Boulevard from R-E (Residence Estates) to R-1 (Single Family Residential). The request is permitted under the L (Low Density Residential) land use designation. This proposal is an appropriate buffer zone from the R-PD2 [Residential (Planned Development – 2 Units per Acre)] neighborhood to the east, the R-PD5 [Residential (Planned Development – 5 Units per Acre)] to the north and the R-E (Residence Estates) property to the south.

This project promotes Objective 2.6 of the General Plan: "To improve the amount and quality of infill development on vacant and underutilized lands within established areas of the city."

The proposed Rezoning request would facilitate a permitted zoning district under the L (Low Density Residential) land use designation and meets the intent of the Rural Preservation Neighborhood Overlay. Staff finds that the R-1 (Single Family Residential) zoning request can be supported as an appropriate buffer for the surrounding residential neighborhoods and Buffalo Drive and recommend approval.

There is a Variance requested with this project; to allow a Connectivity Ratio of 1.0, where the minimum allowed is 1.3 for an R-1 (Single Family Residential) zoning district. The Variance is not supported by staff as it is a self-created hardship that could be met without reducing the number of lots proposed.

The Public Works Department submitted the following comments regarding the Variance:
"We note that this Variance request is in support of a Tentative Map (TMP-52393) design that does not meet the City's Connectivity Ratio requirements per Municipal Code 19.04.040 and also requests public streets with sidewalk on one side only. Public Works notes that other similarly sized parcels in similar situations have been designed to meet the connectivity requirements, and believes that this subdivision could be redesigned to do so. Therefore, Public Works recommends denial of this Variance request".

The Tentative Map reflects an eleven lot single family residential subdivision. The site is laid out along a private, cul-de-sac street behind a controlled gate. Common lot 'A' is along the Buffalo Drive frontage and is ten feet wide with dense landscaping. Common lot 'B' is along the south perimeter and consists of a drainage easement and buffer landscaping. The applicant has not provided a pedestrian connection to Buffalo Drive either between lots three and four or lots four and five, which could have met the connectivity ratio without the need for a variance.

The proposed lots range in size from 7,482 square feet to 8,648 square feet. Site access is proposed from Buffalo Drive by way of a 42-foot wide private street. No neighborhood parks

are proposed. However, two common lots totaling 9,927 square feet of open space are to be provided within the project.

The Clark County School District projects that approximately 4 primary and secondary school students will be generated by the proposed development on this site. Of the three schools serving the area (Derfelt Elementary School, Johnson Middle School and Bonanza High School), the District notes that only Johnson Middle School and Bonanza High School were not over capacity for the 2013-14 school year, and that no additional schools are planned.

The Public Works Department submitted the following comments regarding the Tentative Map: "There are retaining walls shown along the east, west, and south property lines, however, the submitted cross sections do not show the existing grade across the site and therefore the percent of cross fall cannot be determined. Based on rough contour data, it appears the north to south cross slope is less than 2% and the east to west cross slope is slightly greater than 2%.

Per the Tables in Subdivision Code 19.06.050, a development with natural slope greater than 2% is allowed a maximum 6-foot retaining wall. A 5.3-foot retaining wall is shown along the east property line and a 4.0 foot retaining wall is shown along the west property line.

Per the Tables in Subdivision Code 19.06.050 a development with natural slope less than or equal to 2%, is allowed a maximum 4-foot retaining wall. A 2.7-foot retaining wall is shown on the south property line and no retaining wall is shown on the north property line.

It was noted that the Tentative Map request is related to VAR-52392 and ZON-52028. Public Works had no comment on ZON-52028, however they recommend denial of VAR-52392. They also recommend denial of the Tentative Map request".

FINDINGS (ZON-52391)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   The proposed Rezoning to R-1 (Single Family Residential) conforms to the density range allowed by the existing L (Low Density Residential) General Plan designation and supports Objective 2.6.

2. **The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

   The detached single-family residential use proposed on the subject property is proposed at an appropriate density with the surrounding properties and is therefore, compatible with the lower-density uses and zoning designations of these surrounding properties.

3. **Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

The density and size of the lots proposed for the property to be rezoned will resemble the development pattern of surrounding properties. The proposed Rezoning is therefore appropriate.

4. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.

Access to the property is provided by Buffalo Drive, identified as a 100-foot Primary Arterial on the Master Plan of Streets and Highways. This road is adequate to meet the traffic demands of the proposed single-family residential development.

FINDINGS (VAR-52392)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

"Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by designing a project that doesn't meet minimum code requirements. An alternative design would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (TMP-52393)

The proposed Tentative Map conforms to Nevada Revised Statues. However, the project requires two Variances from Title 19 Development Standards that staff does not support. Therefore, staff recommends denial. If approved, subject to conditions.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

NOTICES MAILED

APPROVALS 0

PROTESTS 0

YK

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-52391 APN: 163-03-201-003 - 005

Name of Property Owner: Valencia A13004 Investors LLC

Name of Applicant: DR Horton

Name of Representative: Triton Engineering

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Valencia A13004 Investors LLC

Signature of Property Owner: _____

Print Name: VALENCIA A13004 INVESTORS LLC

Subscribed and sworn before me

This 28 day of October, 2013

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
J GAFENEY
Appt No 02-79042-1
My Appt. Expires Dec 8, 2014

PRJ-52028
12/23/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Zone Change

Project Address (Location) S. Buffalo Rd. & W. Oakey Blvd

Project Name _____ **Proposed Use** RESIDENTIAL

Assessor's Parcel #(s) 163-03-201-003 - 005 **Ward #** 1

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

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

Gross Acres 2.91 **Lots/Units** 11 **Density** _____

Additional Information _____

PROPERTY OWNER Valencia A13004 Investors LLC **Contact** _____

Address 6468 Fosco Ct **Phone:** _____ **Fax:** _____

City LAS VEGAS **State** NEVADA **Zip** 89131

E-mail Address _____

APPLICANT DR Horton **Contact** Mark Jones

Address 330 Carousel Parkway **Phone:** (702) 672-1939 **Fax:** _____

City Hebderson **State** NEVADA **Zip** 89014

E-mail Address MEJones3@drhorton.com

REPRESENTATIVE Triton Engineering **Contact** AIMEE IGNATOWICZ

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

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

E-mail Address aignatowicz@tritoneng.com

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

Valencia A13004 Investors LLC

Property Owner Signature* Carolyn Usher, Mgr.

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

Print Name Valencia A13004 Investors LLC
Carolyn M. Usher, Mgr.

Subscribed and sworn before me

This 28 day of October, 20 13.

J Gafeney

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
J GAFENEY
Appt No 02-79042-1
My Appt. Expires Dec 8, 2014

FOR DEPARTMENT USE ONLY

Case #	ZON-52391
Meeting Date:	02/11/14 PC
Total Fee:	
Date Received:*	
Received By:	

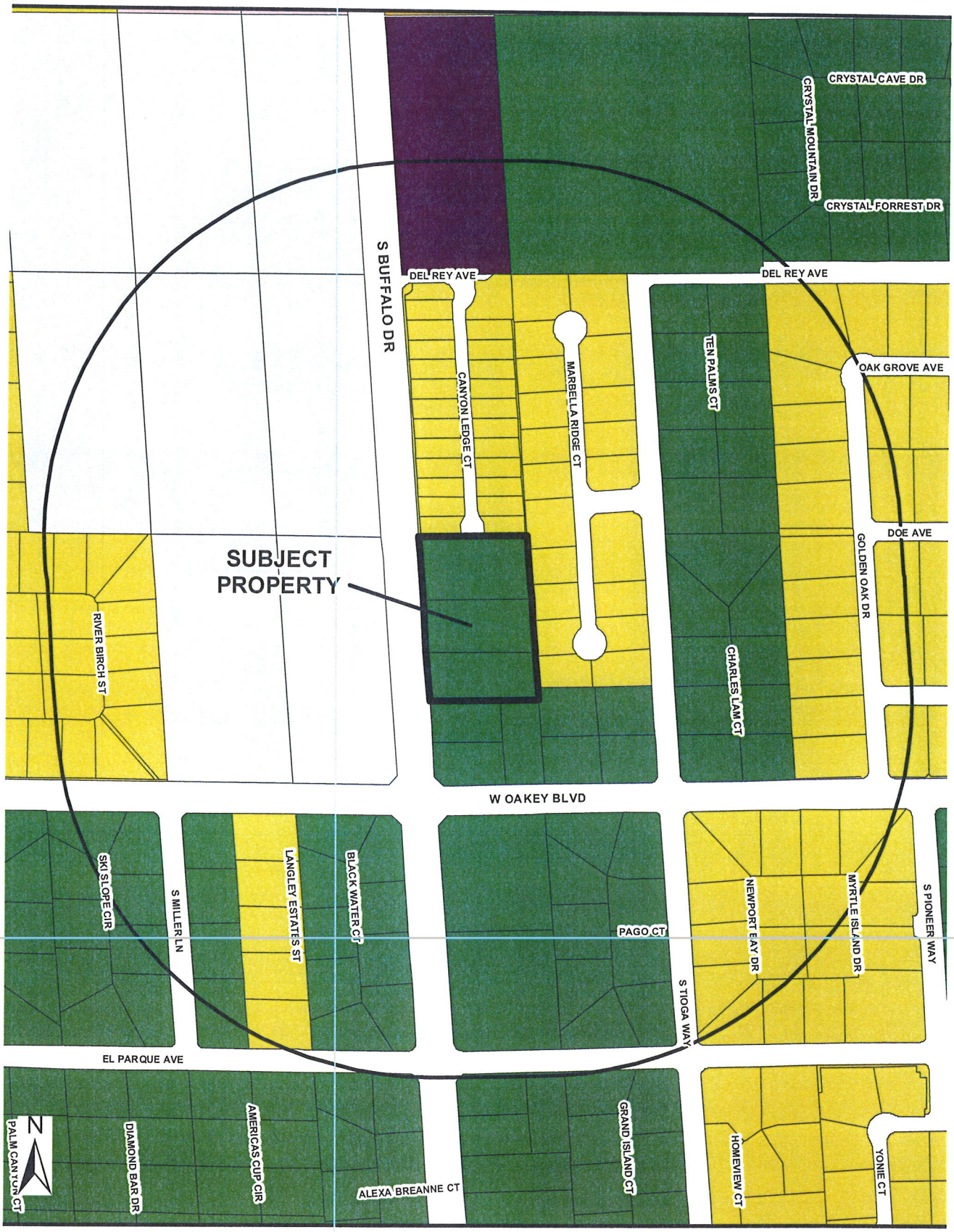
PRJ-52028
12/23/13

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

Revised 10/27/08

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

ZON-52391



Zoning

ZON-52391 [PRJ-52028] - 1/29/14 REVISED

FROM R-E TO R-1

- 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

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: Wednesday, January 29, 20



ZON-52391, VAR-52392 & TEMP-52393 [PRJ-52028] - APPLICANT: D R HORTON - OWNER: VALENCIA A13004 INVESTORS, LLC

EAST SIDE OF BUFFALO DRIVE, APPROXIMATELY 230 FEET NORTH OF OAKEY BOULEVARD

01/02/14



ZON-52391, VAR-52392 & TEMP-52393 [PRJ-52028] - APPLICANT: D R HORTON - OWNER: VALENCIA A13004 INVESTORS, LLC
EAST SIDE OF BUFFALO DRIVE, APPROXIMATELY 230 FEET NORTH OF OAKEY BOULEVARD

01/02/14



ZON-52391, VAR-52392 & TEMP-52393 [PRJ-52028] - APPLICANT: D R HORTON - OWNER: VALENCIA A13004 INVESTORS, LLC
EAST SIDE OF BUFFALO DRIVE, APPROXIMATELY 230 FEET NORTH OF OAKEY BOULEVARD

01/02/14

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW
LAS VEGAS OFFICE

ANTHONY J. CELESTE
aceleste@kcnvlaw.com
702.693.4215

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8345 West Sunset Road
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Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
5470 Kietzke Lane
Suite 140
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.882.0257

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

November 25, 2013

VIA HAND DELIVERY

City of Las Vegas
PLANNING & DEVELOPMENT DEPARTMENT
333 N. Rancho Drive
Las Vegas, NV 89106

Re: Revised Justification Letter – D.R. Horton
Zone Change, Variances & Tentative Map
APN: 163-03-201-00, 004 & 005

To Whom It May Concern:

Please be advised this office represents D.R. Horton (the "Applicant"), in the above referenced matter. The Applicant is requesting a zone change in conformance with the general plan, variances to reduce the connectivity ratio and reduce sidewalks to one side of the street and a tentative map for property located on the east side of Buffalo Drive and just north of Oakey Boulevard, more particularly known as APNs 163-03-201-003, 004 & 005 (collectively the "Site"). The Site is approximately 2.91 net acres.

Zone Change

The Site is zoned R-E with a general plan of Low Density. Low Density allows for density up to 5.49 units per acre. Here, the Applicant intends on developing 11 lots on the Site at a density of 3.78 units per acre. Therefore, the Applicant is requesting a zone change to R-1 in conformance with the general plan. The Site design meets all the requirements for an R-1 zoning district including all lots exceeding the minimum lot size requirement of 6,500 square feet.

The Site is located within 330' of a parcel within the Rural Preservation Overlay District ("Overlay District"). Because the Site is located within 330' of the Overlay District, pursuant to Title 19.10.180(C), the Applicant is required to show "good cause" when requesting "a greater density…that which exists within the Overlay District."

Good cause exists for the following reasons:

- The overall density of 3.78 units per acre conforms to the area;
- Just north of the Site is a developed R-PD5 zoned single family homes, compatible to the same density the Applicant desires to build;

PRJ-52028
12/23/13

ZON-52391, VAR-52392 & TMP-52393

- The Site is the ideal transition piece between Buffalo, a 100' right-of-way, and the R-PD2 zoned properties just east of the Site.

Therefore, "good cause" exists for the Applicant's request for a zone change to R-1 as it will conform to the surrounding area.

Variances

- **Variance to Reduce Connectivity Ratio from 1.3 to 1.0.**

The Applicant is providing a connectivity ratio of 1.0 (2 links and 2 nods). Although Title 19.04.040(B)(2) requires a connectively ratio (links/nods) for R-1 developments to be 1.30, the relatively small size of the Site makes it difficult to adhere to the recommended ratio. Additionally, there are only 11 lots on the Site and therefore the design of the Site still provides for an efficient transportation network between internal and external destinations as set forth in Title 19.04.040(A).

- **Variance to Allow Only One (1) Side of the Street To Have A Sidewalk.**

The tentative map submitted concurrently with this application identifies a sidewalk on one side of the internal street. Because there are only 11 lots within this subdivision, this development will not create much internal pedestrian traffic. Therefore, there is not a need to have sidewalks on both sides of the street.

Tentative Map

The proposed zoning is R-1 with a minimum lot size of 7,482 square feet. The tentative map shows an 11 lot subdivision on the Site. The tentative map also shows a 37' wide internal street with a sidewalk on one side of the street.

We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

Anthony J. Celeste

AJC/

ZON-52391, VAR-52392 & TMP-52393

PRJ-52028
12/23/13

City of Las Vegas Agenda Item No.: **42.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 11, 2014

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

SUBJECT:
VAR-52392 - VARIANCE RELATED TO ZON-52391 - PUBLIC HEARING - APPLICANT: D R HORTON - OWNER: VALENCIA A13004 INVESTORS, LLC - For possible action on a request for a Variance TO ALLOW A 1.0 CONNECTIVITY RATIO WHERE THE MINIMUM REQUIRED IS 1.30 AND TO ALLOW A PRIVATE STREET WITH NO GATE TO HAVE SIDEWALKS ON ONE SIDE OF THE STREET WHERE BOTH SIDES ARE REQUIRED on 2.91 acres on the east side of Buffalo Drive, approximately 230 feet north of Oakey Boulevard (APNs 163-03-201-003, 004 and 005), Ward 1 (Tarkanian) [PRJ-52028]. Staff recommends DENIAL.

C.C.: 03/19/2014

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Back up
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-52392 APN: 163-03-201-003 - 005

Name of Property Owner: Valencia A13004 Investors LLC

Name of Applicant: DR Horton

Name of Representative: Triton Engineering

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Valencia A13004 Investors LLC

Signature of Property Owner: _____

Print Name: Valencia A13004 Investors LLC

Subscribed and sworn before me

This 28 day of October, 2013

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
J GAFENEY
Appt No 02-79042-1
My Appt. Expires Dec 8, 2014

PRJ-52028
12/23/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) S. Buffalo Rd. & W. Oakey Blvd

Project Name _____ **Proposed Use** RESIDENTIAL

Assessor's Parcel #(s) 163-03-201-003 - 005 **Ward #** 1

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

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

Gross Acres 2.91 **Lots/Units** 11 **Density** _____

Additional Information _____

PROPERTY OWNER Valencia A13004 Investors LLC **Contact** Carolyn Usher

Address 6468 Fosco Ct **Phone:** 456-070- **Fax:** _____

City LAS VEGAS **State** NEVADA **Zip** 89131

E-mail Address usliace cox net

APPLICANT DR Horton **Contact** Mark Jones

Address 330 Carousel Parkway **Phone:** (702) 672-1939 **Fax:** _____

City Hebderson **State** NEVADA **Zip** 89014

E-mail Address MEJones3@drhorton.com

REPRESENTATIVE Triton Engineering **Contact** AIMEE IGNATOWICZ

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

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

E-mail Address aignatowicz@tritoneng.com

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

Property Owner Signature* Valencia A13004 Investors LLC [signature]

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

Print Name Carolyn M. Usher, Mgr.

Subscribed and sworn before me

This 3rd day of December, 20 13.

[signature]

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
AMBER GHALI
Appt. No 12-6470-1
My Appt. Expires Nov 29, 2015

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAR-52392
Meeting Date:	02/11/14 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-52028
12/23/13

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

City of Las Vegas Agenda Item No.: **43.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 11, 2014

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

SUBJECT:
TMP-52393 - TENTATIVE MAP RELATED TO ZON-52391 AND VAR-52392 - BUFFALO/OAKEY - APPLICANT: D R HORTON - OWNER: VALENCIA A13004 INVESTORS, LLC - For possible action on a request for a Tentative Map FOR AN 11-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 2.91 acres on the east side of Buffalo Drive, approximately 230 feet north of Oakey Boulevard (APNs 163-03-201-003, 004 and 005), Ward 1 (Tarkanian) [PRJ-52028]. Staff recommends DENIAL.

C.C.: 03/19/2014

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. School Development Tracking Form

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-52393 APN: 163-03-201-003 - 005

Name of Property Owner: Valencia A13004 Investors LLC

Name of Applicant: DR Horton

Name of Representative: Triton Engineering

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Valencia A13004 Investors LLC

Signature of Property Owner: _____

Print Name: VALENCIA A13004 INVESTORS LLC

Subscribed and sworn before me

This 28 day of October, 2013

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
J GAFENEY
Appt No 02-79042-1
My Appt. Expires Dec 8, 2014

PRJ-52028
12/23/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) S. Buffalo Rd. & W. Oakey Blvd

Project Name _____ **Proposed Use** RESIDENTIAL

Assessor's Parcel #(s) 163-03-201-003 - 005 **Ward #** 1

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

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

Gross Acres 2.91 **Lots/Units** 11 **Density** _____

Additional Information _____

PROPERTY OWNER Valencia A13004 Investors LLC **Contact** _____

Address 6468 Fosco Ct **Phone:** _____ **Fax:** _____

City LAS VEGAS **State** NEVADA **Zip** 89131

E-mail Address _____

APPLICANT DR Horton **Contact** Mark Jones

Address 330 Carousel Parkway **Phone:** (702) 672-1939 **Fax:** _____

City Hebderson **State** NEVADA **Zip** 89014

E-mail Address MEJones3@drhorton.com

REPRESENTATIVE Triton Engineering **Contact** AIMEE IGNATOWICZ

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

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

E-mail Address aignatowicz@tritoneng.com

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

Property Owner Signature* Valencia A13004 Investors LLC Carolyn M. Usher Mgr.

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

Print Name Valencia A13004 Investors LLC Carolyn M. Usher Mgr.

Subscribed and sworn before me

This 28 day of October, 20 13.

J Gafeney

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
J GAFENEY
Appt No 02-79042-1
My Appt. Expires Dec 8, 2014

FOR DEPARTMENT USE ONLY

Case #	TMP-52393
Meeting Date:	02/11/14 PC
Total Fee:	
Date Received:*	
Received By:	

PRJ-52028
12/28/13

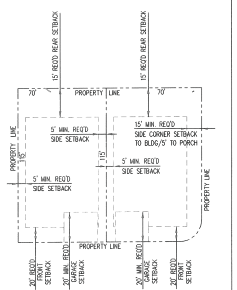
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

BUFFALO / OAKEY
TENTATIVE MAP

A RESIDENTIAL SUBDIVISION

TYPICAL LOT DIMENSIONS AND SETBACKS

NOT TO SCALE



LEGAL DESCRIPTION

PARCEL ONE (1):

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., DESCRIBED AS FOLLOWS:

LOTS ONE (1) AND TWO (2) OF THAT CERTAIN PARCEL MAP IN FILE 22 OF PARCEL MAPS, PAGE 39, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, AND RECORDED NOVEMBER 01, 1978 IN BOOK 964 AS DOCUMENT NO. 923210, OFFICIAL RECORDS.

TOGETHER WITH THAT PORTION OF VACATED DOE AVENUE APPURTENANT THERETO AS VACATED BY THAT CERTAIN ORDER OF VACATION RECORDED FEBRUARY 05, 1986 IN BOOK 860205 AS DOCUMENT NO. 00412, OFFICIAL RECORDS.

PARCEL TWO (2):

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., DESCRIBED AS FOLLOWS:

LOT THREE (3) OF THAT CERTAIN PARCEL MAP IN FILE 22 OF PARCEL MAPS, PAGE 39, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, AND RECORDED NOVEMBER 01, 1978 IN BOOK 964 AS DOCUMENT NO. 923210, OFFICIAL RECORDS.

PARCEL THREE (3):

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., DESCRIBED AS FOLLOWS:

LOT FOUR (4) OF THAT CERTAIN PARCEL MAP IN FILE 22 OF PARCEL MAPS, PAGE 39, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, AND RECORDED NOVEMBER 01, 1978 IN BOOK 964 AS DOCUMENT NO. 923210, OFFICIAL RECORDS.

NOTES

1. ALL EXTERIOR STREETS ARE PUBLIC. ALL INTERIOR STREETS ARE PRIVATE WITH SIDEWALK ON ONE SIDE OF THE STREET.
2. UTILITY SERVICES TO BE PROVIDED BY:
   CITY OF LAS VEGAS SEWER
   LAS VEGAS VALLEY WATER DISTRICT
   CENTURYLINK TELEPHONE
   REPUBLIC SERVICES
   SOUTHWEST GAS COMPANY
   NV ENERGY
3. A HOME OWNERS ASSOCIATION WILL BE ESTABLISHED, (AND WILL MAINTAIN LANDSCAPING AND PRIVATE STREETS), THEREFORE, CC&R'S WILL BE REQUIRED.
4. THERE ARE NO OBSERVABLE FAULTS OR FISSURES LOCATED ON THIS SITE.
5. AS PROPOSED, DEVELOPMENT IS CONSIDERED FEASIBLE FROM A GEOTECHNICAL STANDPOINT.
6. GROUNDWATER WAS NOT OBSERVED DURING EXCAVATIONS AND IS NOT SHOWN ON MAPS OF KNOWN GROUNDWATER ELEVATIONS IN THE AREA TO BE WITHIN 20 FEET OF THE KNOWN GROUND ELEVATION.
7. THIS SITE IS LOCATED IN ZONE X PER FEMA MAP #32003C2140F. ZONE X IS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN.
8. SOILS REPORT PREPARED BY: AMERICAN SOILS ENG, LLC
   PROJECT No. 1671-GEO
   DATED: 8/16/13
9. WATER AND SEWER EXIST ADJACENT TO THE SITE.

PROPOSED STREET NAMES

AMBER RIDGE
QUARTZ LEDGE

ESTIMATED SEWAGE CONTRIBUTION

AVERAGE FLOW = 0.0028 MILLION GALLONS PER DAY
PEAK FLOW = 0.0096 MILLION GALLONS PER DAY

PARKING

REQUIRED SPACES: 24
(2 PER HOUSE PLUS 1 ADDITIONAL FOR EVERY 5 HOUSES)

ALL LOTS HAVE A TWO CAR GARAGE AND 20' DRIVEWAY
THIS PROVIDES 3 PARKING SPACES PER LOT
11 LOTS WITH 3 SPACES PER LOT = 33
0 ADDITIONAL SPACES PROVIDED IN STREETS

33 PARKING SPACES TOTAL PROVIDED (24 REQUIRED)

VICINITY MAP

SCALE: NONE



LAS VEGAS VALLEY AREA MAP

SCALE: NONE



FOR

DR HORTON

330 CAROUSEL PARKWAY
HENDERSON, NEVADA 89014
PHONE: (702) 672-1939

BY

Triton Engineering

6757 W. Charleston Boulevard
Suite B
Las Vegas, Nevada 89146

Office: (702) 254-1480
Fax: (702) 254-3062
www.tritoneng.com

GENERAL LEGEND

1395	MAJOR CONTOUR
	MINOR CONTOUR
	RIGHT-OF-WAY
	BOUNDARY LINE
	STREET CENTERLINE
	EDGE OF PAVEMENT
	EXISTING CURB, GUTTER, & SIDEWALK
	PROPOSED CURB, GUTTER, & SIDEWALK
	PROPOSED WATER
	EXISTING WATER
	PROPOSED SEWER WITH FLOW DIRECTION
	EXISTING SEWER
	FIRE HYDRANT
	RETAINING WALL
	PROPOSED AC PAVING
	EXISTING FENCE
EX. GAS	EXISTING GAS
EX. 10"S	EXISTING SEWER MAIN
8"S	PROPOSED SEWER MAIN
	PROPOSED SEWER LATERAL
EX. 36"SD	EXISTING STORM DRAIN
36"SD	PROPOSED STORM DRAIN
EX. 8"W	EXISTING WATER MAIN
8"W	PROPOSED WATER MAIN
	PROPOSED FIRE HYDRANT
23	LOT NUMBER
FF=22.1	PROPOSED FINISH FLOOR
PAD=21.1	PROPOSED PAD ELEVATION
	PROPOSED BLOCK

ASSESSOR'S PARCEL NUMBERS

163-03-201-003
163-03-201-004
163-03-201-005

OWNER

VALENCIA A13004 INVESTORS L L C
6468 FOSCO COURT
LAS VEGAS, NEVADA
89131

DEVELOPER

DR HORTON
330 CAROUSEL PARKWAY
HENDERSON, NEVADA 89014
PHONE: (702) 672-1939

ENGINEER

TRITON ENGINEERING
6757 WEST CHARLESTON BOULEVARD, SUITE B
LAS VEGAS, NV 89146
OFFICE: (702) 254-1480
FAX: (702) 254-3062

SURVEYOR

TRI-CORE SURVEYING
6755 W. CHARLESTON BLVD STE A
LAS VEGAS, NV 89146
OFFICE: (702) 524-4085

BASIS OF BEARING

NORTH 04°06'00" WEST BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 125 OF PLATS, AT PAGE 16.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK DESIGNATION

A RIVET AND PLATE IN THE TOP OF CURB AT THE NORTHWEST CORNER OF BUFFALO DRIVE AND OAKEY BOULEVARD.

ELEVATION = 2531.47 U.S. SURVEY FEET
(NAVD '88, 2008 ADJUSTMENT)

DEVEATIONS NOTE

1. TYPICAL INTERIOR STREET WITH SIDEWALK ON ONE SIDE ONLY.
2. 47' WIDE STREET REDUCED TO 42' WIDE DUE TO SIDEWALK ON ONE SIDE OF INTERIOR PRIVATE STREET.
3. CONNECTIVITY OF 1.0 WHERE 1.3 IS REQUIRED.

INDEX OF DRAWINGS

SHEET NUMBER	DESCRIPTION
1	COVER SHEET
2	TENTATIVE MAP
3	SECTIONS AND DETAILS

LAND USE TABULATION

LAND USE DESIGNATION

EXISTING CLV ZONING	R-E
PROPOSED CLV ZONING	R-1
MINIMUM LOT SIZE (SF)	7,482 SF

SITE SUMMARY

TOTAL UNITS	11 UNITS
NET ACREAGE	2.91 ACRES
DENSITY	3.78 UNITS/ACRE
OPEN SPACE REQUIRED	NONE
OPEN SPACE PROPOSED	
COMMON LOT A	6,418 SF
COMMON LOT B	4,321 SF
TOTAL PROVIDED	10,739 SF

DATE	11/08/13		
PM	J. PEARCE		
DRAWN	B.		
TERMINED	B.		
CHECKED	P.		
APP. CHECKED	T.E.		
JOB NO.	001.025		
SCALE	1" = 30'		
NO.	DESCRIPTION		DATE

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www.tritoneng.com

DR HORTON
BUFFALO / OAKEY
COVER SHEET

PROFESSIONAL ENGINEER
JAMES M. PEARCE
Exp: 12-31-14
CIVIL
No. 9552
STATE OF NEVADA

1-14-14

PRJ-52028
01/14/14

SHEET 1 OF 3
C.L.V. DWG.#

TMP-52393 - REVISED

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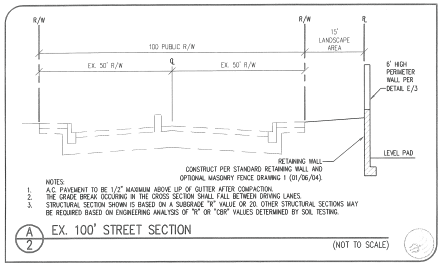

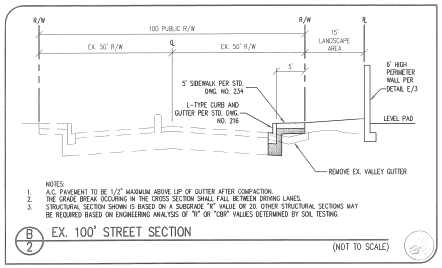

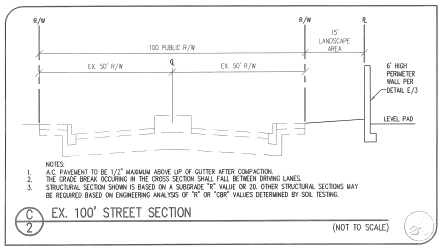

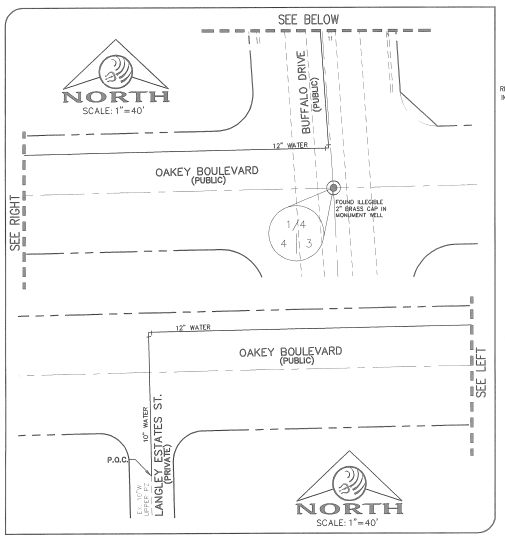

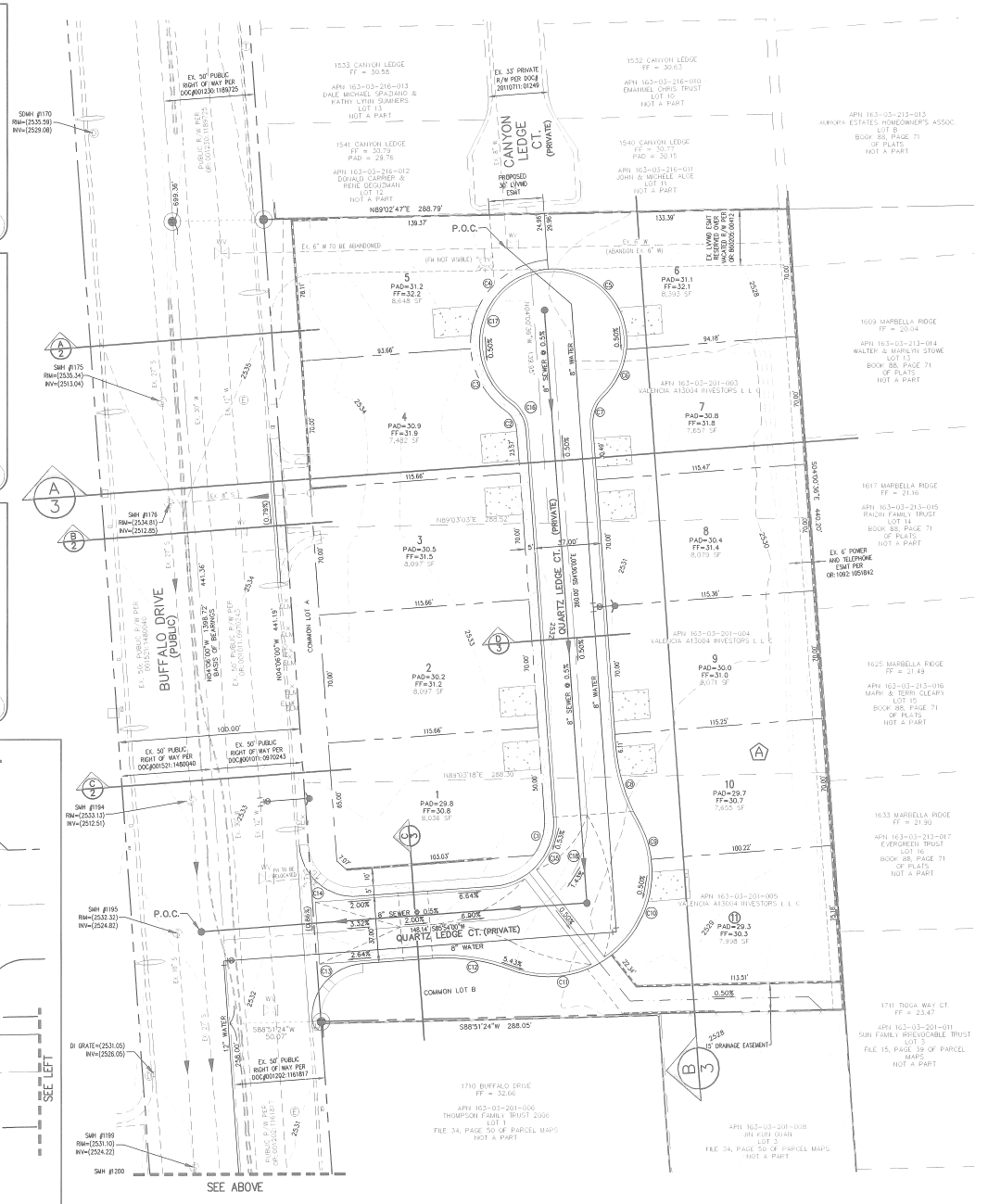

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	21.89	30.00	41°48'37"	11.46
C2	12.83	14.50	50°42'13"	6.87
C3	40.26	45.50	50°42'13"	21.56
C4	71.47	45.50	90°00'00"	45.50
C5	70.56	40.50	99°49'17"	48.11
C6	28.90	40.50	40°52'56"	15.09
C7	17.26	19.50	50°42'13"	9.24
C8	44.07	100.00	25°14'58"	22.40
C9	22.04	57.00	22°09'07"	11.16
C10	59.59	57.00	59°54'07"	32.84
C11	58.14	57.00	58°26'43"	31.89
C12	44.07	100.00	25°14'58"	22.40
C13	47.12	30.00	90°00'00"	30.00
C14	47.12	30.00	90°00'00"	30.00
C15	54.98	35.00	90°00'00"	35.00
C16	17.26	19.50	50°42'13"	9.24
C17	99.46	40.50	140°42'13"	113.43
C18	84.04	53.50	90°00'00"	53.50

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Fax: (702) 254-3902
www.tritonnv.com

DATE: 11/08/13
DRN: J. PEARCE
DESIGNED BY: D.R.
CHECKED BY: T.E.
JOB CHECKED: T.E.
JOB NO.: 007.005
SCALE: 1" = 30'

NO.	DESCRIPTION	DATE	APP'D

DR HORTON
BUFFALO / OAKEY
TENTATIVE MAP

JAMES M. PEARCE Exp: 12-31-15 CIVIL No. 9555 STATE OF NEVADA PROFESSIONAL ENGINEER
12-4-13

SHEET 2 OF 3
C.L.V. DWG.#

PRJ-52028
01/14/14

TMP-52393 - REVISED

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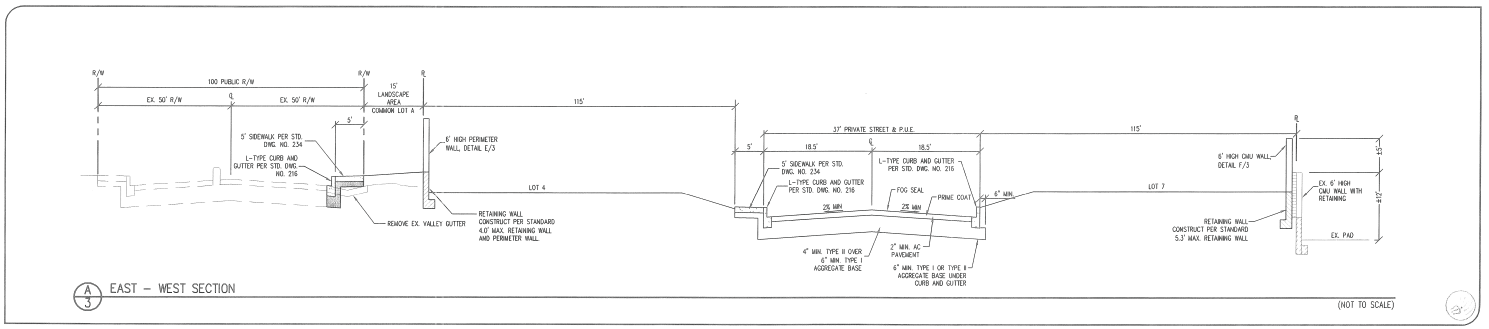
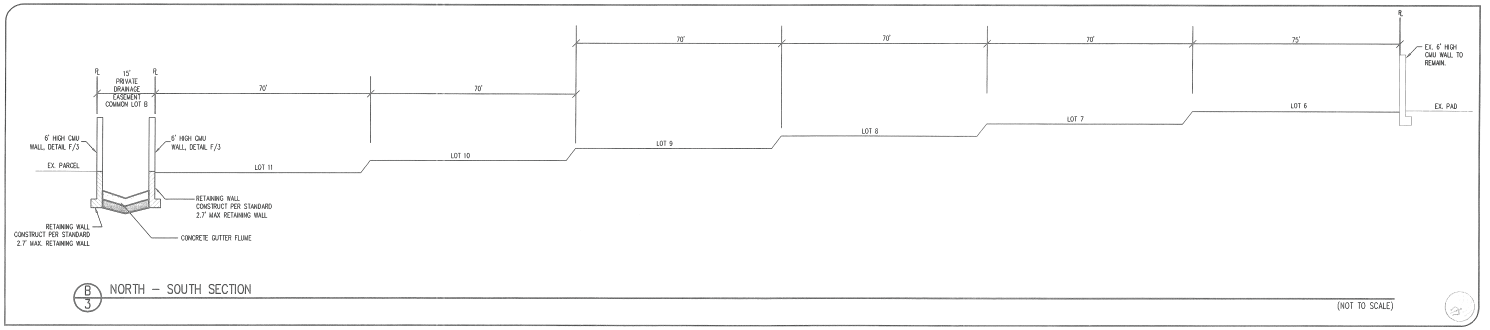


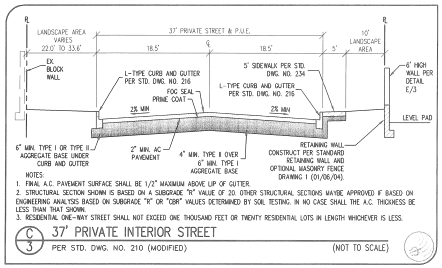
A/3 EAST – WEST SECTION

(NOT TO SCALE)



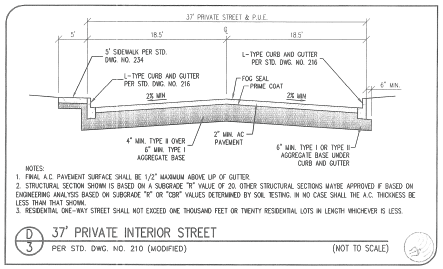
B/3 NORTH – SOUTH SECTION

(NOT TO SCALE)



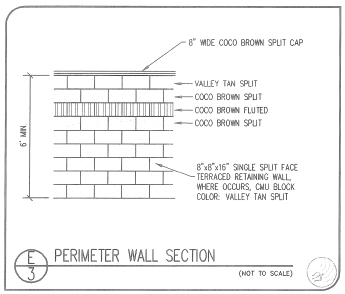
C/3 37' PRIVATE INTERIOR STREET

PER STD. DWG. NO. 210 (MODIFIED) (NOT TO SCALE)



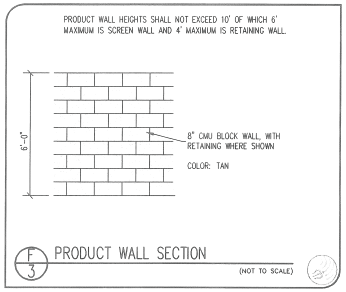
D/3 37' PRIVATE INTERIOR STREET

PER STD. DWG. NO. 210 (MODIFIED) (NOT TO SCALE)



E/3 PERIMETER WALL SECTION

(NOT TO SCALE)



F/3 PRODUCT WALL SECTION

(NOT TO SCALE)

TMP-52393 - REVISED

PRJ-52028
01/14/14

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DR HORTON
BUFFALO / OAKEY
SECTIONS & DETAILS

JAMES M. PEARCE
Exp: 12-31
CIVIL
No. 9552
PROFESSIONAL ENGINEER STATE OF NEVADA

SHEET 3 OF 3
C.L.V. DWG.#

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DEPARTMENT OF PLANNING

DATE: 12/19/13

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

RE: PROJECT NAME Buffalo & Oakey
Tentative Map Election to Follow Alternative Procedure and Consent to Extension of Time Limit

To whom it may concern:

DR Horton (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 Mark Jones at (702)-672-1939. Thank you.

Sincerely,

Valencia A13004 Investors LLC

(Signature)

Carolyn M. Lisher, Mgr.

(Print)

Subscribed and sworn before me

This 3rd day of December, 20 13.

Amber Ghali

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
AMBER GHALI
Appt. No 12-6470-1
My Appt. Expires Nov 29, 2015

PRJ-52028
12/23/13

TMP-52393

TMP 52393
D R Horton

East Side of Buffalo Drive, north of Oakey Boulevard

Proposed 11 unit single family dwelling unit subdivision.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	11	9.57	105
AM Peak Hour			0.75	8
PM Peak Hour			1.01	11

Existing traffic on all nearby streets:

Buffalo Drive	
Average Daily Traffic (ADT)	29,863
PM Peak Hour (heaviest 60 minutes)	2,389

Oakey Boulevard	
Average Daily Traffic (ADT)	6,350
PM Peak Hour (heaviest 60 minutes)	508

	Adjacent Street ADT Capacity
Buffalo Drive	34,500
Oakey Boulevard	34,500

This project is expected to add about 105 trips per day on Buffalo Dr. & Oakey Blvd. Currently, Buffalo is at about 87 percent of capacity and Oakey is at about 18 percent of capacity. With this project, Buffalo is expected to remain unchanged and Oakey to be at about 19 percent of capacity.

Based on Peak Hour use, this project will add about 11 trips in the peak hour, or about one every five minutes.

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

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 01/02/2014 **Application Number** ZON52391, VAR52392, TMP52393 **Entity** LV

Company Name DR Horton

Contact Name

Contact Mailing Address

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

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

Project Name Buffalo & Oakey

Project Description Buffalo & Oakey

APN's 163-03-201-003, 004, & 005

Student Yield		Elementary School	Middle School	High School
Single-Family Units (1)	11	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**
Derfelt ES	1900 Lisa	K-5	578	658	11/18/13
Johnson MS	7701 Duchame	6-8	1,541	1,142	11/18/13
Bonanza HS	6665 Del Rey	9-12	2,452	1,970	11/18/13

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

☐ Approved ☐ Disapproved

City of Las Vegas Agenda Item No.: **44.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 11, 2014

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

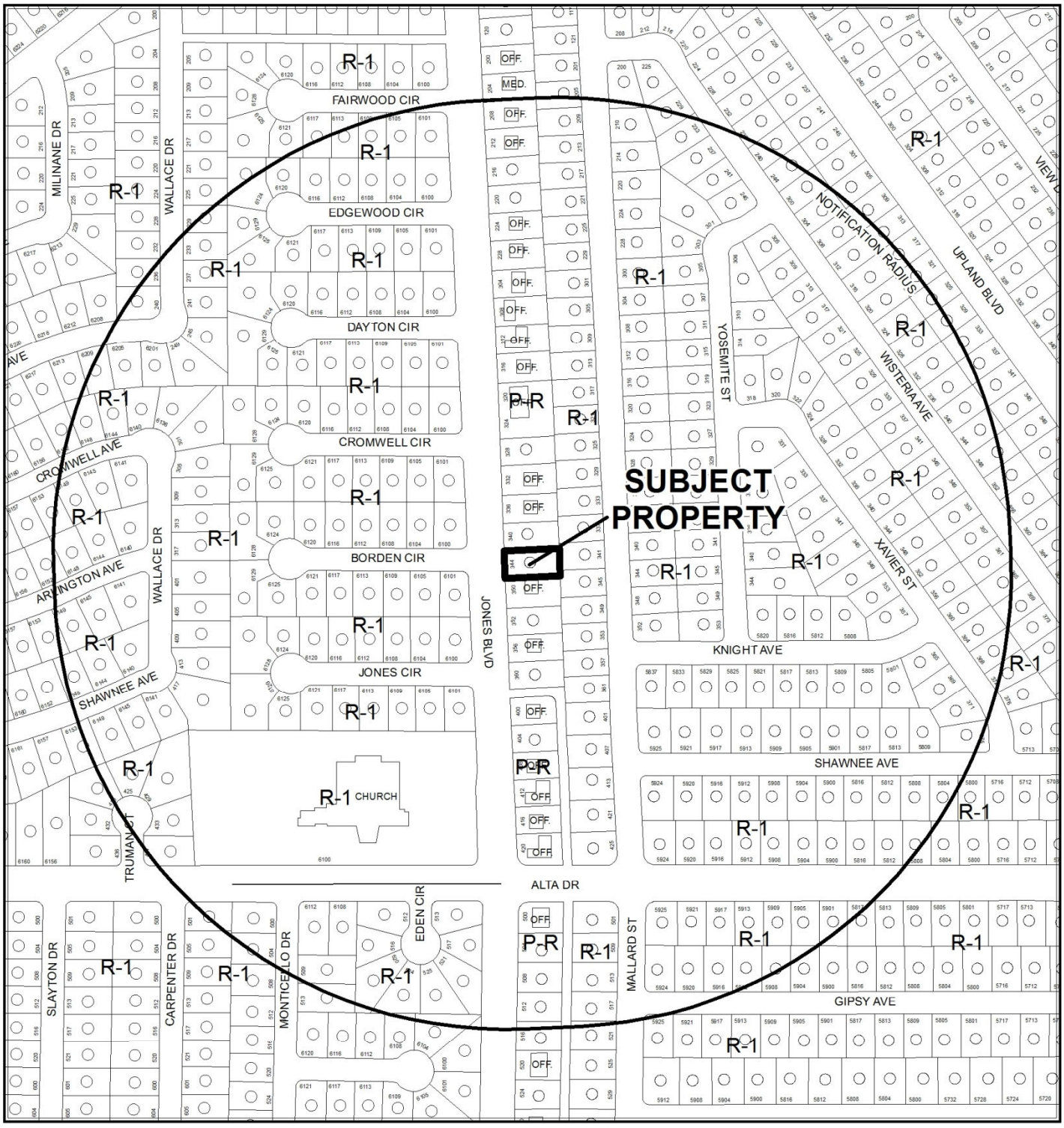
SUBJECT:
VAR-52463 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: J W B INVESTMENT SERIES B, LLC - For possible action on a request for a Variance TO ALLOW FOUR PARKING SPACES WHERE A MINIMUM OF SEVEN SPACES ARE REQUIRED on 0.16 acres at 344 South Jones Boulevard (APN 138-36-210-011), P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian) [PRJ-52403]. Staff recommends APPROVAL.

C.C.: 03/19/2014

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-52463 and SDR-52464 [PRJ-52403]
2. Conditions and Staff Report - VAR-52463 and SDR-52464 [PRJ-52403]
3. Supporting Documentation - VAR-52463 and SDR-52464 [PRJ-52403]
4. Photos - VAR-52463 and SDR-52464 [PRJ-52403]
5. Justification Letter - VAR-52463 and SDR-52464 [PRJ-52403]



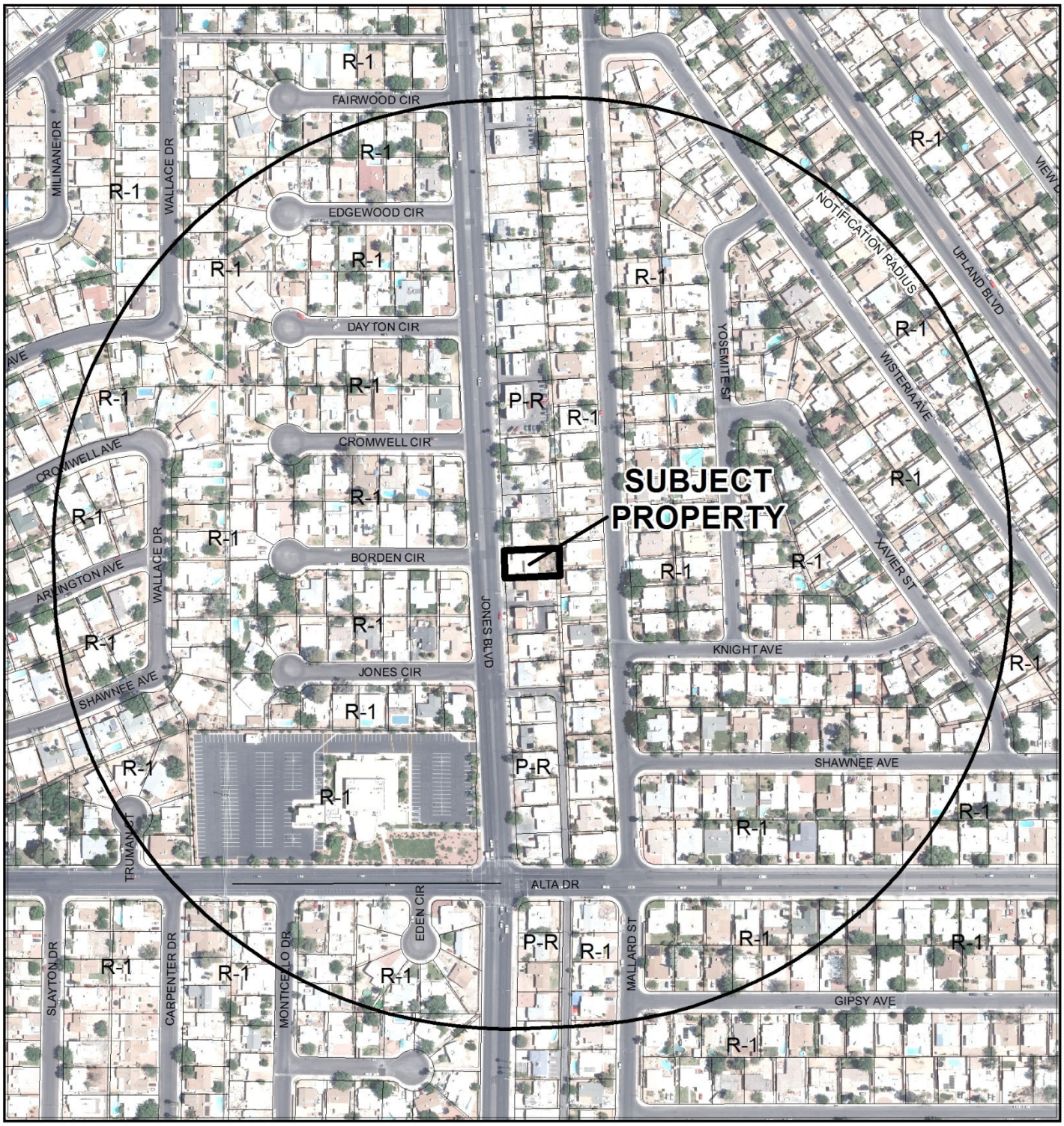
0 200 400 Feet

CASE: **VAR-52463 AND SDR-52464 (PRJ-52403)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)

N



CASE: **VAR-52463 AND SDR-52464 (PRJ-52403)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: FEBRUARY 11, 2014
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: J W B INVESTMENT SERIES B, LLC

** STAFF RECOMMENDATIONS **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-52463	Staff recommends APPROVAL, subject to conditions:	N/A
SDR-52464	Staff recommends APPROVAL, subject to conditions:	VAR-52463

** CONDITIONS **

VAR-52463 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-52464) shall be required, if approved.

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

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

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

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

SDR-52464 CONDITIONS

Planning

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

2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 12/31/13, except as amended by conditions herein.

3. A Waiver from 19.08.050 is hereby approved, to allow landscape buffer widths of five feet along the west perimeter where 15 feet is required, three feet along the north perimeter where five feet is required and zero feet along a portion of the south perimeter where five feet is required.

4. An Exception from 19.08.110 is hereby approved, to allow 12 perimeter landscape trees where 13 perimeter landscape trees are required.

5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

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

7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. All required trees shall be a minimum 24-inch box size with four 5-gallon shrubs provided for each required tree.

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

9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

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

Public Works

11. Remove all substandard improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. The existing "pan" style driveway may remain.

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

13. As appropriate, submit an Encroachment Agreement to the City of Las Vegas or obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements, if any, in the Jones Boulevard public right-of-way adjacent to this site.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to convert an existing 1,488 square-foot single family, detached residence with an attached 365 square-foot garage to a 1,853 square-foot commercial office building. The land use designation for this 0.16-acre site is O (Office) and is located within the P-R (Professional Office and Parking) zoning district. The proposed development requires a Variance to allow the provision of four parking spaces where Title 19.12 requires seven parking spaces, as the existing garage does not meet the technical requirements for an unimpeded parking space. The requested Variance, along with the proposed Site Development Plan Review with accompanying Waiver and Exception requests for landscape design issues are recommended for approval, as the building will maintain the appearance of a single-family residence but provide a low-intensity office use that is consistent with the underlying land use.

ISSUES

- A Variance is required to allow four parking spaces where seven spaces are required.
- A Waiver is required to allow landscape buffer widths of five feet along the west perimeter where 15 feet is required, three feet along the north perimeter where five feet is required and zero feet along a portion of the south perimeter where five feet is required.
- An Exception is required to allow 12 perimeter landscape trees where 13 perimeter landscape trees are required.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
05/01/91	The City Council approved a request for Rezoning (Z-0026-91) from R-1 (Single Family Residential) to P-R (Professional Office and Parking) at 344 South Jones Boulevard. The Planning Commission and staff recommended denial.
09/07/11	The City Council approved a request for a Site Development Plan Review (SDR-41770) for the conversion of a single family residence to a 1,488 square-foot office building with waivers to allow landscape buffer widths of five feet along the west perimeter where 15 feet is required, three feet along the north perimeter where five feet is required, and zero feet along a portion of the south perimeter where five feet is required at 344 South Jones Boulevard. Planning Commission and staff recommended approval. This entitlement was not exercised and expired on 09/07/13.

Most Recent Change of Ownership	
02/18/11	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no building permits or business licenses associated with this request.

Pre-Application Meeting	
12/23/13	A pre-application meeting was held with the applicant's representative to discuss the status of the previous entitlement and the submittal requirements for a Site Development Plan Review and Variance to reinstate the entitlements for the proposed single family residence conversion to office space.

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

Field Check	
01/02/14	During a routine field check by staff, it was noted that the existing residence remains vacant with little landscaping that is unmaintained.

Details of Application Request	
Site Area	
Net Acres	0.16

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	O (Office)	P-R (Professional Office and Parking)
North	Single Family, Detached	O (Office)	P-R (Professional Office and Parking)
South	Office, Other Than Listed	O (Office)	P-R (Professional Office and Parking)
East	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)

Master Plan Areas	***Compliance***
Special Purpose and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 175 Feet	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.050, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Width	60 Feet	61 Feet	Y
Min. Setbacks			
• Front	20 Feet	26 Feet	Y
• Side	5 Feet	6 Feet	Y
• Rear	15 Feet	34 Feet	Y
Max. Lot Coverage	50 %	25 %	Y
Max. Building Height	35 Feet	12 Feet	Y
Mech. Equipment	Screened	N/A	Y*

* *By condition*

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	6 Trees	5 Trees	N
• South	1 Tree / 30 Linear Feet	2 Trees	2 Trees	Y
• East	1 Tree / 20 Linear Feet	3 Trees	2 Trees	N
• West	1 Tree / 20 Linear Feet	3 Trees	3 Trees	Y
TOTAL PERIMETER TREES		**14 Trees**	**12 Trees**	**N**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	2 Trees	0 Trees	N

LANDSCAPE BUFFER WIDTHS			
Min. Zone Width			
• North	5 Feet	3 Feet	N
• South	5 Feet	0 Feet	N
• East	8 Feet	8 Feet	Y
• West	15 Feet	5 Feet	N
Wall Height	6 to 8 Feet Adjacent to Residential	6 Feet	Y

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Office, Other Than Listed	1,853 SF	1:300 SF					
TOTAL SPACES REQUIRED			7		4		
Regular and Handicap Spaces Required			6	1	3	1	N
Percent Deviation			42%				

Waivers		
Requirement	***Request***	***Staff Recommendation***
15-foot wide landscape buffer along west property line.	To allow a five-foot landscape buffer.	Approval
Five-foot wide landscape buffer along west property line.	To allow a three-foot wide landscape buffer.	Approval
Five-foot wide landscape buffer along west property line.	To allow a zero-foot wide landscape buffer.	Approval

Exceptions		
Requirement	***Request***	***Staff Recommendation***
A five-foot with landscape island for every six uncovered parking spaces	To allow a	Approval
Landscape buffer trees	To allow a	Approval

ANALYSIS

The applicant is proposing to convert an existing 1,853 square-foot single family, detached residence to a commercial office building. The proposal consists of a 1,488 square-foot office area with an attached 665 square-foot garage. The site is zoned P-R (Professional Office and Parking) and has a general plan designation of O (Office). Both the zoning and general plan allow for the proposed office use. The subject site had been previously entitled for such conversion with the approval of Site Development Plan Review (SDR-41770) in 2011. The entitlement was never exercised and the applicant is seeking to re-establish the same entitlement. As proposed, a waiver is required to allow a five-foot landscape buffer along the west property line where 15 feet is required, a three-foot landscape buffer along the north property line where five feet is required, and a zero-foot landscape buffer along a portion of the south property line where five feet is required. Also, an Exception is required to allow 12 trees within perimeter landscape buffers where 13 are required. The parking ratio for the Office, Other Than Listed use is one space for every 300 square feet of gross floor area; therefore, this development requires seven parking spaces where four spaces have been provided. It is noted that a Variance for parking is included with this proposal, as the site requires additional parking spaces when calculating for the gross floor area of the existing building, which must include the attached garage. The garage may provide space for parking, but the location and design does not meet the criteria for a functional parking space, as its access is hindered by the parking spaces located to the south.

Although the proposed development does not conform to all of the development requirements listed in Title 19.08, it is not uncommon to encounter some design constraints during the conversion of a single family dwelling to a commercial office. Staff recommends approval of the Site Development Plan Review and Variance, as the proposed development is in conformance with the existing land use and will retain the residential character of the adjacent properties.

FINDINGS (VAR-52463)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

The subject property has limited space for parking. The existing residential building will not be expanding as a result of its conversion to a commercial building. In addition, the existing garage does not technically count towards a parking space, as it backs out into the three provided parking spaces and has hindered access. Furthermore, the applicant is complying with handicap accessibility. The requested variance is therefore warranted given the site restrictions.

FINDINGS (SDR-52464)

In order to approve a Site Development Plan application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed conversion of a residential dwelling to a commercial building and site improvements will maintain the residential character of the adjacent properties.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

   The proposed office development is encourage as the use has been zoned for such use and is consistent with the O (Office) General Plan land use designation. With exception of deficiencies in landscaping and parking, which staff supports, the site is consistent with Title 19 and Las Vegas 2020 Master Plan.

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

Access to the site is provided solely from Jones Boulevard, an 80-foot Secondary Collector on the Master Plan of Streets and Highways. The existing roadway is adequate to provide access to serve the proposed use and on-site circulation will not negatively impact adjacent roadways or neighborhood traffic.

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

   The proposed building and landscape materials are appropriate for the area and the City of Las Vegas and will remain consistent with the neighboring low intensity offices and single family residences.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   The existing exterior elevations are not unsightly in appearance and will be compatible with the adjacent residential dwellings. A condition of approval has been placed requiring screening of the rooftop mechanical equipment.

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

   The proposed development will be subject to inspections for building permits and licensing, thereby protecting the public health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 36

NOTICES MAILED 396

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Variance

Case Number: VAR-52463 APN: 138-36-210-011

Name of Property Owner: JWB Investment Series B, LLC

Name of Applicant: JWB Investment Series B LLC

Name of Representative: Pat Samson, Ace Engineering

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

☐ **Yes** ☑ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Jin wean Bang

Subscribed and sworn before me

This Satur day of 12 - 29, 2013

_____

Notary Public in and for said County and State

PRJ-52403
12/31/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance for Reduction in Parking at JWB office

Project Address (Location) 344 S. Jones Blvd. Las Vegas NV

Project Name JWB office **Proposed Use** office

Assessor's Parcel #(s) 138-36-210-011 **Ward #** 1

General Plan: existing ✓ proposed ____ **Zoning:** existing ✓ proposed ____

Commercial Square Footage 1488 Sq ft **Floor Area Ratio** 1488 Sq ft

Gross Acres 0.16 **Lots/Units** 1 **Density** —

Additional Information ____

PROPERTY OWNER JWB Investment Series B, LLC **Contact** ____

Address 1823 Belcastro St **Phone:** 702-235-6910 **Fax:** ____

City Las Vegas **State** NV **Zip** 89117

E-mail Address ____

APPLICANT JWB Invertment Series B, LLC **Contact** ____

Address 1823 Belcastro St **Phone:** 702-235-6910 **Fax:** ____

City Las Vegas **State** NV **Zip** 89117

E-mail Address ____

REPRESENTATIVE Pat Samson, Ace Engineering **Contact** Pat SAMSON

Address 6283 Deca Martin DR, Ste B **Phone:** 702-396-5114 **Fax:** 702-446-8155

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

E-mail Address Patrice at ace engineering.us

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 Jin Ween Bang

Subscribed and sworn before me

This Satur day of 12-29, 20 13.

____

Notary Public in and for said County and State

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAR-52463
Meeting Date:	02/11/14 PC
Total Fee:	
Date Received:*	
Received By:	

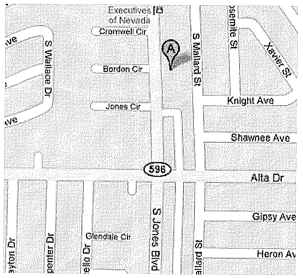
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

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

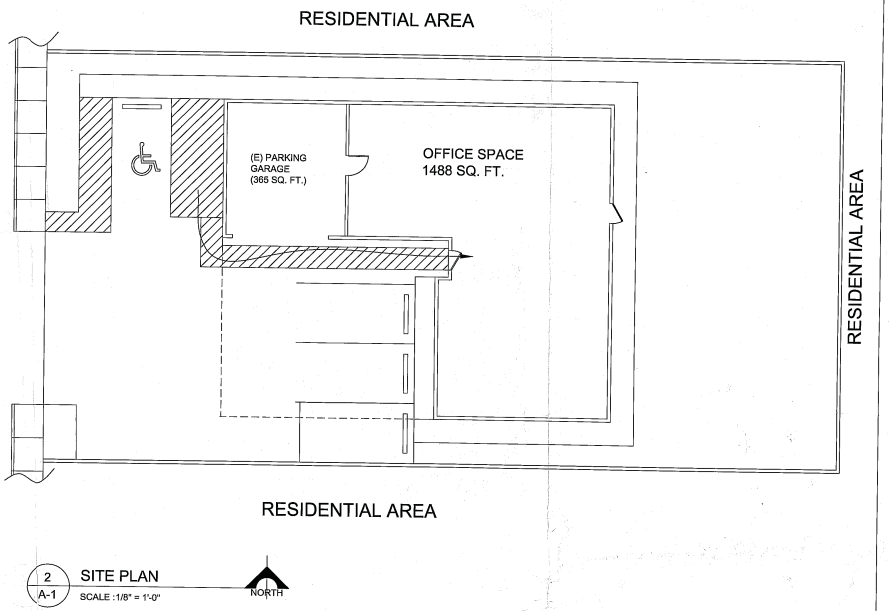
PRJ-52403
12/31/13

OFFICE

344 S. JONES BLVD
LAS VEGAS, NV 89107



1 / A-1 VINCITY MAP
SCALE :N.T.S.
NORTH



2 / A-1 SITE PLAN
SCALE :1/8" = 1'-0"
NORTH

PROJECT DATA

BUILDING DEPARTMENT:	LAS VEGAS, NEVADA CITY OF LAS VEGAS BUILDING DEPARTMENT
CONSTRUCTION TYPE:	V-B
OCCUPANCY CLASSFICATION:	B
FLOOR AREA:	1488 SQ. FT.
TOTAL OCCUPANS:	50
ACTURAL STORIES:	1
ALLOWABLE STOIRES:	-
USE OF STRUCTURE:	OFFICE
HANDICAPPED FAN PARKING:	YES
OCCUPANT LOAD:	
TOTAL OCCUPANTS	50 OCC 1488/30 =41 OCCPS
EXIT REQUIRED/PROVIDED:	2/2
RESTROOM REQUIRED:	OFFICE 48/2=24 1 W/C 75 OCC = 2 W/C PROVIDED 1 LAV PER 75 OCC= 2 LAV

PROVIDED
BUILDING CODES: 2009 IBC, UPC, NEC, AND SOUTHERN NEVADA CODE AMENDMENTS. ICC/ANSI A 117.1 - 2003 ANSI, ACCSSIBLE & USABLE BUILDING & FACILITIES.

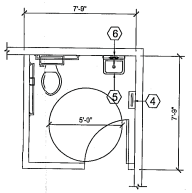
LIST

A-1 COVERSHEET

A-2 FLOOR PLAN

P-1 PLUMBING PLAN

E-1 ELECTRICAL PLAN



3 / A-1 (E) RESTROOM PLAN
SCALE :1/4" = 1'-0"

EQUIPMENT LIST

NO.	QTY.	DESCRIPTION	MANUFACTURER	MODEL. NO.	SUPPLY / INSTALL	REMARKS
1	2	PAPER TOWEL DISPENSER	BRADLEY	252	BY CONTRACTOR	WHITE
2	3	TOILET			BY CONTRACTOR	SEE P-1
3	4	GRAB BARS	BRADLEY	812	BY CONTRACTOR	STANDARD FINISH
4	3	TOILET TISSUE DISPENSER	BRADLEY	522	BY CONTRACTOR	CHROME PLATED ZINC
5	2	RESTROOM SINK			BY CONTRACTOR	SEE P-1
6	2	2X3 MIRROR			BY CONTRACTOR	

NOTES: FOR TYPICAL FIXTURE MOUNTING HEIGHTS, SEE DETAIL A-2
PROVIDE NECESSARY BACKING FOR FIXTURES, SEE DETAIL A-2

NOTES:
PROVIDE CERAMIC TILE OR FRP TO 4'-0" A.F.F. VERIFY RESTROOM FINISHES WITH OWNER PRIOR TO CONSTRUCTION.
SEE DETAIL A-2 FOR RESTROOM FIXTURE MOUNTING HEIGHTS

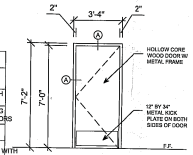
DOOR SCHEDULE

NO.	TYPE	SIZE (W X H X T)	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	DETAILS HEAD	DETAILS JAMB	DETAILS THRES.	FIRE RATING DOORS & JAMBS	HARDWARE GROUP	REMARKS
1	A	3'-0"X7'-0"X1 3/4"	WOOD	PAINTED	H.M.	PAINTED	B/A-3	B/A-3	-	NON-RATED	1	PAINT TO MATCH WALLS
2	-	6'-0"X7'-0"X1 3/4"	GLASS	-	ALLUM.	-	-	-	-	NON-RATED		MATCH EXISTING STORE FRONT DOORS

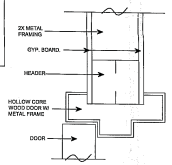
HARDWRE GROUP 1 — EACH TO RECEIVE

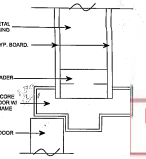
QTY. (PER DME)	DESCRIPTION.	MODEL NO & SIZE	MANUFACTURE / MANUFACTURER:
3 EA	HINGE	TA2714 4.5 X 4.5	US 26D / Mc KINNEY
1 EA	PRIVACY LATCH	28-11U65 LL X WBS	US 26D / SARGENT
1 EA	DOOR CLOSER	1430-RO	SARGENT
1 EA	KICKPLATE	K1050 10" X 2" LOW .90" BAS	US 32D / ROCKWOOD
1 EA	WALL STOP	409(CONCAVE)	US 32D / ROCKWOOD
3 EA	SILENCERS	608	GRY / ROCKWOOD

NOTES:
VERIFY DOORS AND FINISHES WITH OWNER PRIOR TO CONSTRUCTION
VERIFY HARDWARE WITH OWNER PRIOR TO CONSTRUCTION.
HARDWARE TO BE ADA COMPLIANT.



A DOOR
SCALE:NOT





B HEAD / JAMB
SCALE:NOT

RESTROOM CLEAR SPACE NOTES:
(A) CLEAR FLOOR SPACE AT WATER CLOSET PER ANSI 604.
(B) CLEAR FLOOR SPACE AT DOOR PER ANSI 404
(C) CLEAR FLOOR SPACE AT LAVATORY 30"x48" FOR FORWARD APPROCH AND MAY EXTEND A MAXIMUM OF 19" UNDER THE LAV. ANSI 606
(D) WHEEL CHAIR TURNING SPACE; 60" DIAMETER CIRCLE OR T-SHAPE PER ANSI 304.3

PRJ-52403
12/31/13

VAR-52463 & SDR-52464

REVISION	DATE

K-1 CONSTRUCTIO INC.
LIC # 0066560
PH # (702) 406-1867
E-mail: K1construction@yahoo.com

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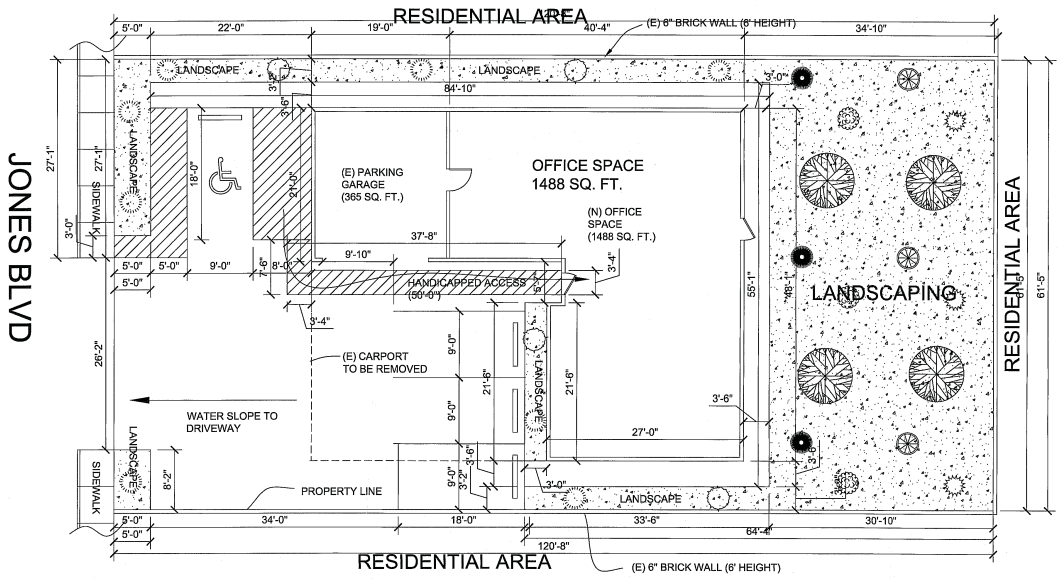
TITLE: COVERSHEET
PROJECT: OFFICE
ADDRESS: 344 S. JONES BLVD LAS VEGAS, NV 89107

DRAWN:
CHECKED:
DATE:
SCALE:
SHEET: A-1



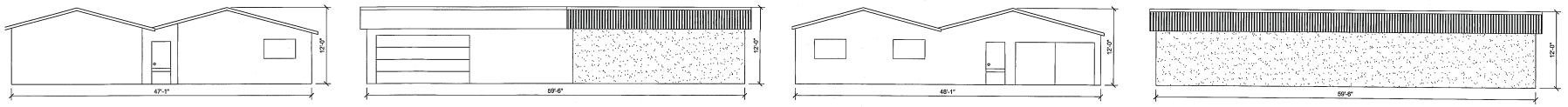
1 A-3 LANDSCAPING PLAN
SCALE :1/4" = 1'-0"

(N) 15 GALLON SHRUBS

SYMBOL	NAME	PLANT TYPE	PLANT HEIGHT (FT.)	QTY.
	BUTTERFLY BUSH	SHRUB	6-12	4
	DESERT SPOON	SHRUB	3	4
	FAIRY DUSTER	SHRUB	3	4
	CAPE PLUMBAGO 'WHITE'	SHRUB	4-6	4

(N) 24" BOX TREES

SYMBOL	NAME	PLANT TYPE	PLANT HEIGHT (FT.)	QTY.
	ARCACIA 'CAT CLAW'	DECIDUOUS TREE	15-20	8
	ACACIA 'SHOESTRING'	EVERGREEN TREE	20-25	4
	ARIZONA ROSEWOOD	EVERGREEN TREE	15-30	4
	3/4" ROCK			

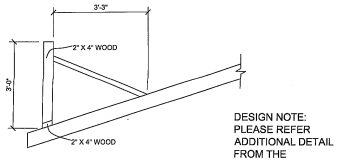


2 A-3 ELEVATION VIEW (WEST)
SCALE :3/16" = 1'-0"

3 A-3 ELEVATION VIEW (SOUTH)
SCALE :3/16" = 1'-0"

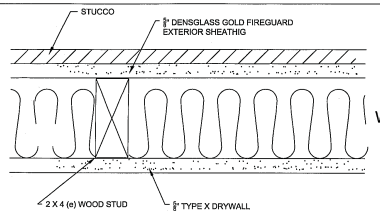
4 A-3 ELEVATION VIEW (EAST)
SCALE :3/16" = 1'-0"

5 A-3 ELEVATION VIEW (NORTH)
SCALE :3/16" = 1'-0"



DESIGN NOTE: PLEASE REFER ADDITIONAL DETAIL FROM THE STRUCTURAL ENGINEERING DETAIL

6 A-3 PARAPET
SCALE :1/2" = 1'-0"



1 HOUR RATED WOOD FRAME EXTERIOR WALL WITH CLADDING
FIRE TEST :UL DESIGN U305 or U337

6 A-3 1 HOUR EXTERIOR WALL DETAIL
SCALE :1/2" = 1'-0"

DESIGN LEGEND

- (N) PAINT
- (E) ROOF TILE
- (N) PARAPET (1 HOUR WALL) (STUCCO & PAINT)
- (N) WALL (1 HOUR WALL) (STUCCO & PAINT)

PRJ-52403
12/31/13

REVISION	DATE

K-1 CONSTRUCTIO INC.
LIC # 0066560
PH # (702) 406-1867
E-mail: K1constructions@yahoo.com

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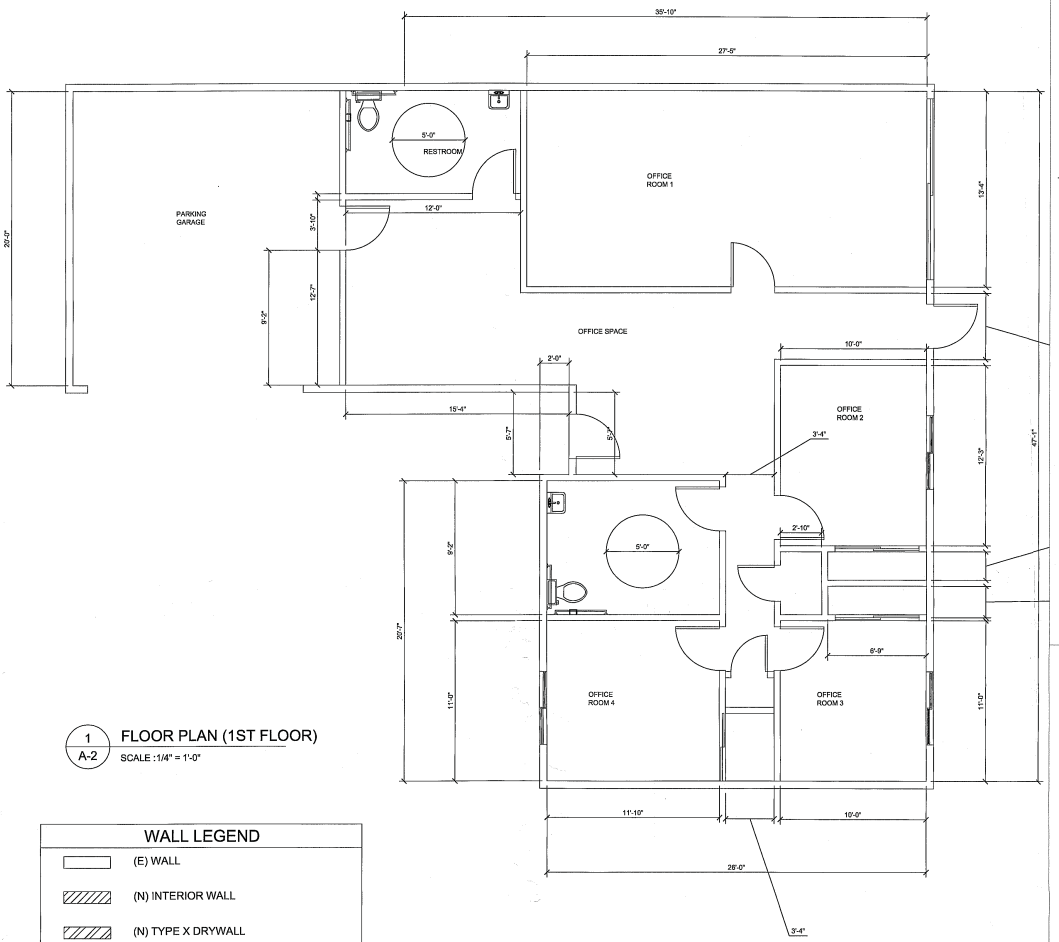
TITLE: ARCHITECTURAL
PROJECT: OFFICE
ADDRESS: 344 S. JONES BLVD LAS VEGAS, NV 89107

DRAWN:
CHECKED:
DATE:
SCALE:
SHEET: A-3

VAR-52463 & SDR-52464



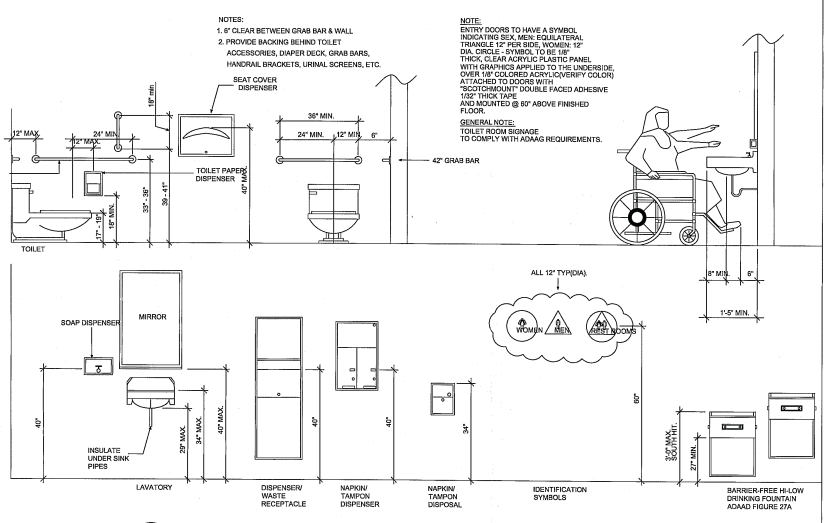
1 A-2 FLOOR PLAN (1ST FLOOR)
SCALE :1/4" = 1'-0"

WALL LEGEND

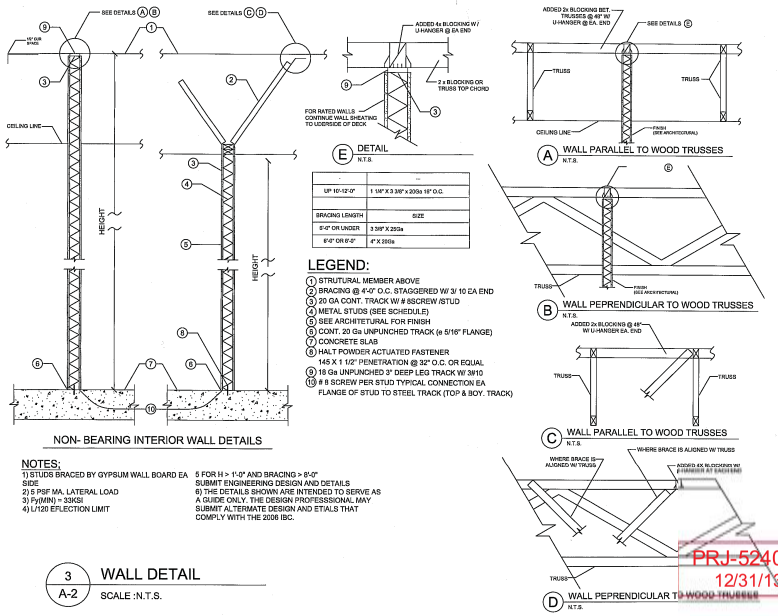
- (E) WALL
- (N) INTERIOR WALL
- (N) TYPE X DRYWALL
- (N) STUCCO

DESIGN NOTE

1. REFER TO FLOOR PLAN FOR WALL TYPES.
2. ALL CEILING HEIGHTS ARE FROM FINISH FLOOR LEVEL TYPICAL, U.N.O.
3. THE CONTRACTORS SHALL COORDINATE HIS/HER WORKS W/ OTHER WORKERS INCLUDING CONTRACTORS FOR EACH FIELD TO HANDLE WORKING PROPERLY.
4. SEE ELECT. PLANS FOR LIGHT FIXTURE TYPE & LOCATIONS.
5. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
6. GENERAL CONTRACTOR TO VERIFY WITH TENANT, EXACT LOCATIONS & HEIGHTS OF ELECTRICAL PRIOR TO INSTALLATION.
7. FINISH MATERIALS TO BE CONSULTED WITH THE OWNER BEFORE DECIDING.



2 A-2 (N) RESTROOM MOUNT DETAIL
SCALE :N.T.S.



NON- BEARING INTERIOR WALL DETAILS

3 A-2 WALL DETAIL
SCALE :N.T.S.

PRJ-52403
12/31/13

REVISION	DATE

K-1 CONSTRUCTIO INC.
LIC # 0066560
PH # (702) 406-1867
E-mail: K1constructions@yahoo.com

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TITLE: ARCHITECTURAL
PROJECT: OFFICE
ADDRESS: 344 S. JONES BLVD LAS VEGAS, NV 89107

DRAWN:
CHECKED:
DATE:
SCALE:
SHEET: A-2

VAR-52463 & SDR-52464



VAR-52463 & SDR-52464 [PRJ-52403] - APPLICANT/OWNER: J W B INVESTMENT SERIES B, LLC
344 SOUTH JONES BOULEVARD

01/02/14



VAR-52463 & SDR-52464 [PRJ-52403] - APPLICANT/OWNER: J W B INVESTMENT SERIES B, LLC
344 SOUTH JONES BOULEVARD

01/02/14



VAR-52463 & SDR-52464 [PRJ-52403] - APPLICANT/OWNER: J W B INVESTMENT SERIES B, LLC
344 SOUTH JONES BOULEVARD

01/02/14

December 24, 2013

City of Las Vegas
Department of Planning
Development Services Center
333 N. rancho Drive, 3rd Floor
Las Vegas, NV 89106

Subject: Site Design Review for JWB Office, 344 S. Jones Boulevard, Las Vegas
APN 138-36-210-011 – Justification Letter
Variance Request for Reduced Parking

The project location, 344 S. Jones Boulevard was purchased as a private residence with the intent to convert the house for commercial use as an office for the JWB Language School located at 404 S. Jones Boulevard. This particular area of the S. Jones corridor has had multiple conversions of this type. Due to the fact that the house will be converted from private residence to commercial use, there is a requirement for an additional bathroom in the house. There will also be an enhancement to the existing landscaping. This project was approved previously by SDR # 41770, which was inadvertently allowed to expire on September 7, 2013 without an extension of time.

We are also requesting a variance for reduced parking at this location. There are 4 parking spaces, where 5 spaces are required. Due to site constraints and the requirement to have some landscaping on the property, a fifth parking space is not feasible. This building will be used as an office for the language school located at 404 S. Jones Blvd. and will generally only have 2-3 vehicles parked in the parking lot at any given time. We would ask that you please give consideration to this variance request.

We hereby request a new SDR based on the same criteria of SDR 41770 and a Variance for reduced parking.

Respectfully,

JWB NV Investment Series B, LLC

Jinweon Bang
JWB Nevada Investment, LLC, Manager

VAR-52463 & SDR-52464

PRJ-52403
12/31/13

City of Las Vegas Agenda Item No.: **45.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 11, 2014

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

SUBJECT:
SDR-52464 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-52463 - PUBLIC HEARING - OWNER/APPLICANT: J W B INVESTMENT SERIES B, LLC - For possible action on a request for a Site Development Plan Review FOR THE CONVERSION OF A SINGLE FAMILY RESIDENCE TO A 1,853 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS TO ALLOW A FIVE-FOOT LANDSCAPE BUFFER ALONG THE WEST PROPERTY LINE WHERE 15 FEET IS REQUIRED, A THREE-FOOT LANDSCAPE BUFFER ALONG THE NORTH PROPERTY LINE WHERE FIVE FEET IS REQUIRED AND A ZERO-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE SOUTH PROPERTY LINE WHERE FIVE FEET IS REQUIRED on 0.16 acres at 344 South Jones Boulevard (APN 138-36-210-011), P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian) [PRJ-52403]. Staff recommends APPROVAL.

C.C.: 03/19/2014

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST
SDR

Case Number: SDR-52464 APN: 138-36-210-011

Name of Property Owner: JWB Investment Series B, LLC

Name of Applicant: JWB Investment Series B, LLC

Name of Representative: Pat Samson, Ace Engineering

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

☐ Yes ☑ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Jin Woon Pang

Subscribed and sworn before me

This Sixth day of 12 · 29, 2013

_____

Notary Public in and for said County and State

PRJ-52403
12/31/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SDR for conversion of Residential to Commercial Office

Project Address (Location) 344 S. Jones Blvd, Las Vegas

Project Name JWB office **Proposed Use** office

Assessor's Parcel #(s) 138-36-210-011 **Ward #** 1

General Plan: existing ✓ proposed ____ **Zoning:** existing ✓ proposed ____

Commercial Square Footage 1488 Sq Ft **Floor Area Ratio** 1488 Sq Ft

Gross Acres 0.16 **Lots/Units** 1 **Density** —

Additional Information ____

PROPERTY OWNER JWB Investment Series B, LLC **Contact** ____

Address 1823 Belcasto St **Phone:** (702) 235-6910 **Fax:** ____

City Las Vegas **State** NV **Zip** 89117

E-mail Address ____

APPLICANT JWB Investment Series B, LLC **Contact** ____

Address 1823 Belcasto St **Phone:** (702) 235-6910 **Fax:** ____

City Las Vegas **State** NV **Zip** 89117

E-mail Address ____

REPRESENTATIVE Pat SAMSON, Ace Engineering **Contact** Pat Samson

Address 6283 Dean Martin Dr, ste B **Phone:** 702-396-5114 **Fax:** 702-446-8155

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

E-mail Address patrice@ace engineering.us

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 Jin Wei Bang

Subscribed and sworn before me

This Satur day of 12-29, 20 13.

____

Notary Public in and for said County and State

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-52464
Meeting Date:	02/11/14 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-52403
12/31/13

SDR 52464
J W B Investment Series B, LLC

344 S. Jones Boulevard

Proposed conversion of an existing house to a 1.853 square foot office.

Traffic produced by proposed development:

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	1	9.57	10
AM Peak Hour			0.75	1
PM Peak Hour			1.01	1

New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	1.853	11.01	20
AM Peak Hour			1.55	3
PM Peak Hour			1.49	3

Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	1.853	11.01	11
AM Peak Hour			1.55	2
PM Peak Hour			1.49	2

Existing traffic on all nearby streets:

Jones Boulevard	
Average Daily Traffic (ADT)	31,500
PM Peak Hour (heaviest 60 minutes)	2520

Alta Drive	
Average Daily Traffic (ADT)	10,413
PM Peak Hour (heaviest 60 minutes)	833

Traffic Capacity of adjacent streets:

	Adjacent Street ADT Capacity
Jones Boulevard	34,500
Alta Drive	16,300

This conversion is expected to add 11 additional trips per day on Jones Blvd. and Alta Dr. Currently, Jones is at about 91 percent of capacity and Alta is at about 64 percent of capacity. This project is not expected to significantly change these capacities.

Based on Peak Hour use, this conversion will add 2 additional cars into the area in the peak hour, or about one every thirty minutes.

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

City of Las Vegas Agenda Item No.: **46.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 11, 2014

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

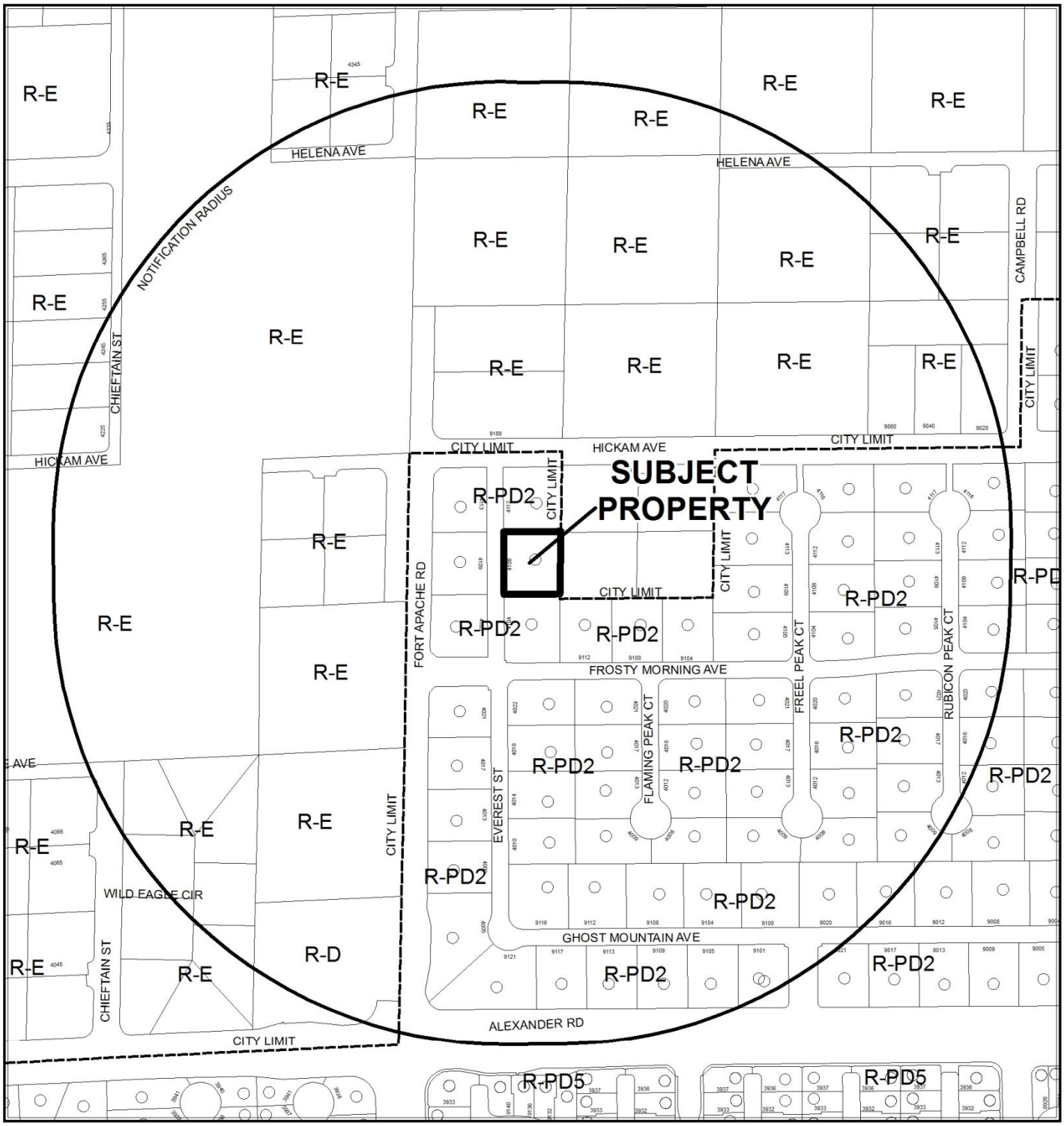
SUBJECT:
VAR-52377 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MARK C & JENNIFER N TINGEY - For possible action on a request for a Variance TO ALLOW A 21-FOOT FRONT YARD SETBACK WHERE 25 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED EXPANSION OF A SINGLE FAMILY DWELLING on 0.39 acres at 4108 Everest Street (APN 138-05-411-005), R-PD2 (Residential Planned Development - 2 Units per Acre) Zone, Ward 4 (Anthony) [PRJ-52338]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 03/19/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**47**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

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



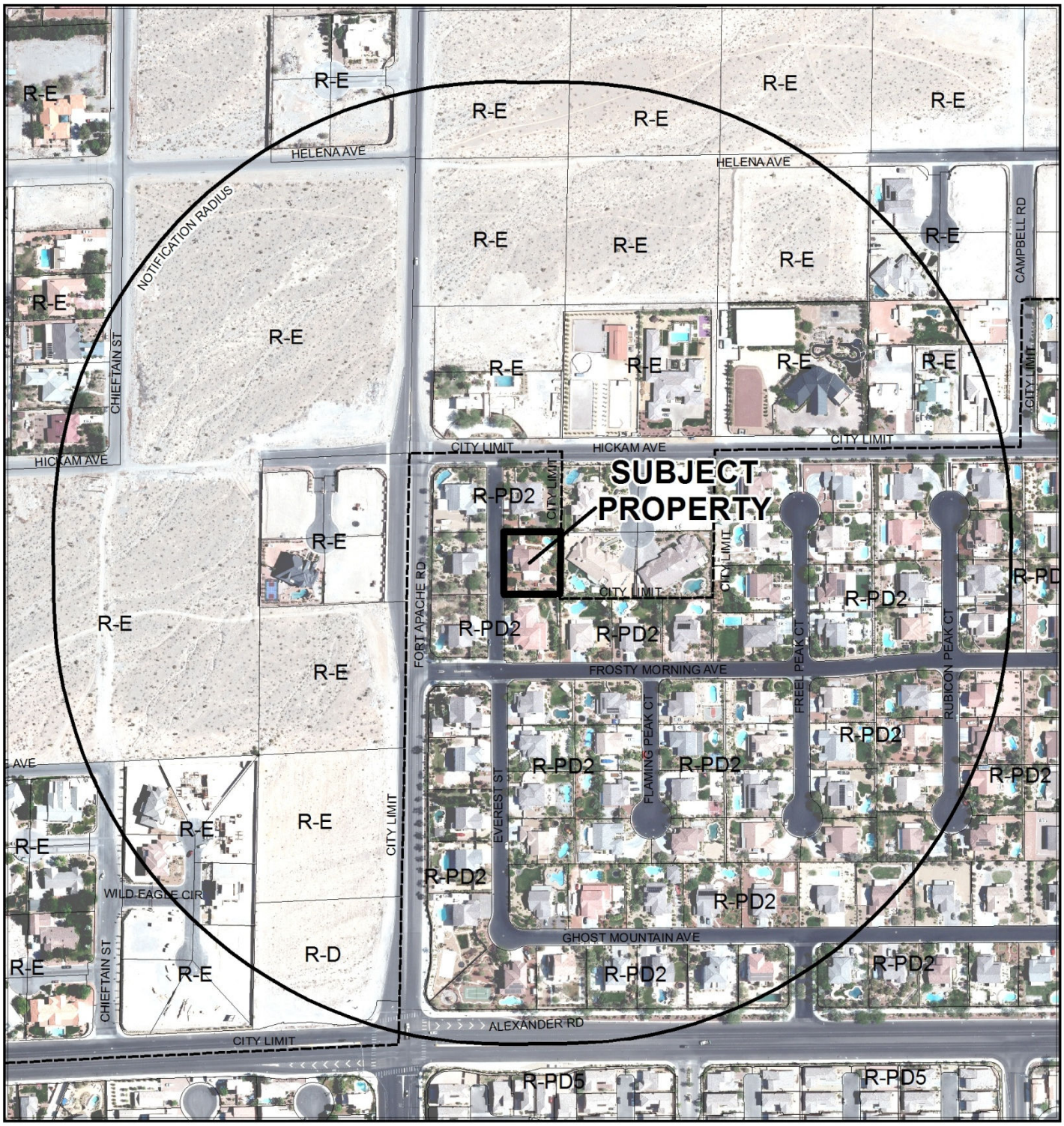
0 200 400 Feet

CASE: **VAR-52377 (PRJ-52338)**

RADIUS: 1000 FEET

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

N



0 200 400 Feet

CASE: **VAR-52377 (PRJ-52338)**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: FEBRUARY 11, 2014
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: MARK C & JENNIFER N TINGEY

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-52377	Staff recommends DENIAL, if approved subject to conditions:	N/A

**** CONDITIONS ****

VAR-52377 CONDITIONS

Planning

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

2. The non-permitted Accessory Structure (Class II) [Shed] located perpendicular to the northwest corner of the principal structure and adjacent to the northern property line shall either be removed from the property within 30 days of final approval or relocated in conformance to Title 19 requirements. If the structure is relocated then all proper building permits shall be obtained within 30 days of final approval.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Variance to allow a proposed 188 square-foot expansion of the principal single family dwelling to have a 21-foot front yard building setback where 25 feet is the minimum required. The site is located at 4108 Everest Street, in an R-PD2 (Residential Planned Development – 2 Units per Acre) zoning district. The proposed expansion is to create additional storage for bulk food and household items. Substantial evidence has not been presented to warrant the requested variance. As such, the hardship is self-imposed and therefore, staff recommends denial of this request.

ISSUES

- A Variance is required to allow a 21-foot front yard building setback for the principal structure where 25 feet is the minimum required.
- A memorandum was filed with Code Enforcement to remove an Accessory Structure (Class II) [Shed] located perpendicular to the northwest corner of the main dwelling and adjacent to the northern property line.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
08/15/01	The City Council approved an Annexation (A-0020-01) request for approximately 52.50 acres generally location at the northeast corner of Fort Apache Road and Hickam Avenue with an effective date of 08/24/01. The Planning Commission recommended approval.
09/19/01	The City Council approved a Rezoning (Z-0050-01) request from U (Undeveloped) [DR (Desert Rural Density Residential) General Plan designation] to R-PD2 (Residential Planned Development - 2 Units per Acre) on 52.5 acres on the northeast corner of Alexander Road and Fort Apache Road with the proposed single family residential use. The Planning Commission recommended approval.
	The City Council approved a Variance (V-0055-01) request to allow 0.88 acres of open space where 1.78 acres of open space is the minimum allowed on the northeast corner of Alexander Road and Fort Apache Road. The Planning Commission recommended denial.

Related Relevant City Actions by P&D, Fire, Bldg., etc	
10/09/01	The City Council approved A Site Development Plan Review [Z-0050-01(01)] request for a 105 lot single family subdivision on approximately 52.5 acres on the northeast corner of Alexander Road and Fort Apache Road. The Planning Commission and
01/09/13	A memorandom was filed with Code Enforcement to remove an Accessory Structure (Class II) [Shed] located perpendicular to the northwest corner of the principal structure and adjacent to the northern property line. The Planning Commission recommended approval.

Most Recent Change of Ownership	
05/31/07	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
11/05/02	A building permit (#2019784) was issued for the principal structure. The permit was finalized on 05/09/03.
06/03/09	A building permit (#140876) for a six-foot wall and gate was issued. The permit was finalized on 06/19/09.

Pre-Application Meeting	
12/16/13	A pre-application meeting was held with the applicant to discuss the submittal requirements for a front yard setback variance for the principal dwelling.

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

Field Check	
01/02/13	A field check was conducted on the property and revealed an additional Accessory Structure (Class II) [shed] located perpendicular to the northwest corner of the principal structure and adjacent to the northern property line.

Details of Application Request	
Site Area	
Net Acres	0.39

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Single Family, Detached	DR (Desert Rural Density Residential)	R-PD2 (Residential Planned Development - 2 Units per Acre)
North	Single Family, Detached	DR (Desert Rural Density Residential)	R-PD2 (Residential Planned Development - 2 Units per Acre)
South	Single Family, Detached	DR (Desert Rural Density Residential)	R-PD2 (Residential Planned Development - 2 Units per Acre)
East	Single Family, Detached	RNP (Rural Neighborhood Preservation) – Clark County	R-E (Rural Estates Residential) – Clark County
West	Single Family, Detached	DR (Desert Rural Density Residential)	R-PD2 (Residential Planned Development - 2 Units per Acre)

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

DEVELOPMENT STANDARDS

Pursuant to Site Development Plan Review (Z-0050-01), the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Setbacks			
• Front			
Side Loaded Garage	20 Feet	N/A	Y
Front Loaded Garage	25 Feet	21 Feet	N*
• Side	10 Feet	33 Feet	Y
• Corner	15 Feet	N/A	N/A
• Rear	25 Feet	41 Feet	Y

*This application is to allow for the required setback to be reduced to 21 feet.

ANALYSIS

This application is a request for a Variance to allow the 188 square-foot expansion of an existing 3,396 square-foot single-family dwelling. The proposed expansion will create additional space for bulk food and household items. The proposed improvement will encroach four feet into the front yard setback and represents a 16 percent setback reduction. Additionally, the proposed expansion does not comply with the development standards established by the approved Site Development Plan Review [Z-0050-01(1)] and is not consistent with the setbacks associated with larger lots in the surrounding neighborhood.

In the justification letter the applicant compared the requested front yard setback with the reduced setbacks allowed for side loaded garages and houses located on a cul-de-sac. This setback comparison is flawed, as lots on cul-de-sacs are normally irregular shapes and lots with side loaded garages are configured differently. In short, the massing and site layout of homes with side loaded garages or homes that are located on culs-de-sac comply with the development standards approved under Site Development Plan Review [Z-0050-01(01)].

In summation, the lot shape and size is not irregular in nature and no extraordinary circumstance has been presented; therefore, the hardship is self-imposed and staff must recommend denial of the requested Variance.

FINDINGS (VAR-52377)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to expand the principal dwelling into the required front yard setback. The proposed expansion could be redesigned to expand into the side yard and/or rear yard in a manner that would allow conformance to the approved R-PD2 development standards. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

NOTICES MAILED 108

APPROVALS 47

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-52377 APN: 138-05-411-005

Name of Property Owner: Mark C. Tingey and Jennifer N. Tingey

Name of Applicant: same as above

Name of Representative: same as above

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with 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: Mark C. Tingey Jennifer N. Tingey

Print Name: Mark C. Tingey and Jennifer N. Tingey

Subscribed and sworn before me

This 19TH day of DECEMBER, 2013

Notary Public in and for said County and State CLARK, NEVADA

GARY S. GUBITZ
Notary Public
State of Nevada
Appt. No. 11-5706-1
My Appt. Expires Sep. 22, 2015

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE ON FRONT SETBACK

Project Address (Location) 4108 Everest Street, Las Vegas, Nevada

Project Name Tingey Residence **Proposed Use** Single Family Detach

Assessor's Parcel #(s) APN 138-05-411-005 **Ward #** 4

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

Commercial Square Footage n/a **Floor Area Ratio** n/a

Gross Acres 0.39 **Lots/Units** n/a **Density** n/a

Additional Information Requesting a 21' front setback where 25' is minimum required, for a proposed expansion of single family dwelling.

PROPERTY OWNER Mark C. and Jennifer N. Tingey **Contact** Jennifer Tingey

Address 4108 Everest St. **Phone:** 702-326-6333 **Fax:** _____

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

E-mail Address thetingeys@gmail.com

APPLICANT same as above **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE same as above **Contact** _____

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

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

E-mail Address _____

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 fo 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 purchase (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* Mark C. Tingey Jennifer N. Tingey

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

Print Name Mark C. Tingey and Jennifer N. Tingey

Subscribed and sworn before me

This 19TH day of DECEMBER, 20 13.

Notary Public in and for said County and State CLARK, NEVADA

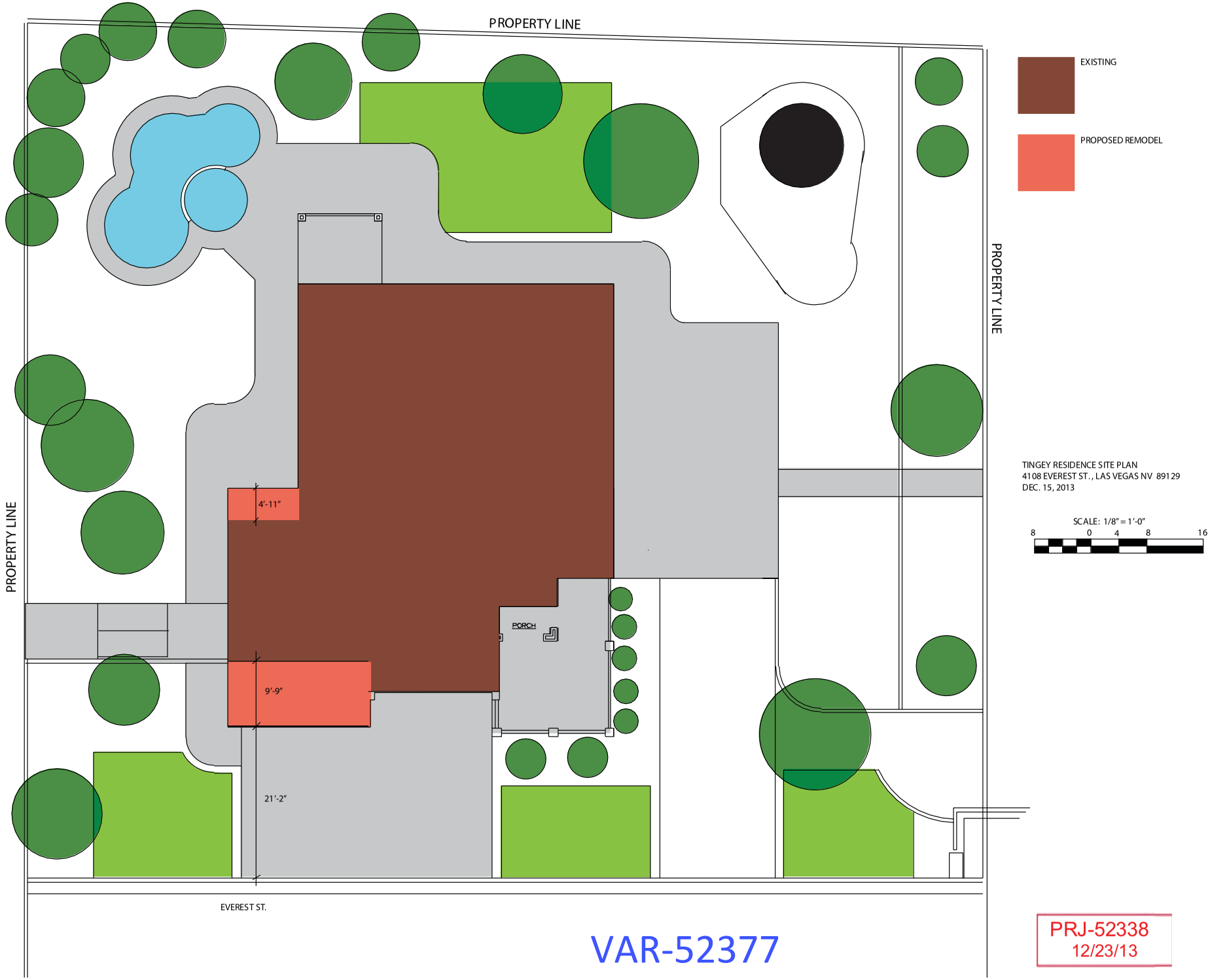
GARY S. GUBITZ
Notary Public
State of Nevada
Appt. No. 11-5706-1
My Appt. Expires Sep. 22, 2015

FOR DEPARTMENT USE ONLY

Case #	VAR-52377
Meeting Date:	02/11/14 PC
Total Fee:	
Date Received:*	
Received By:	

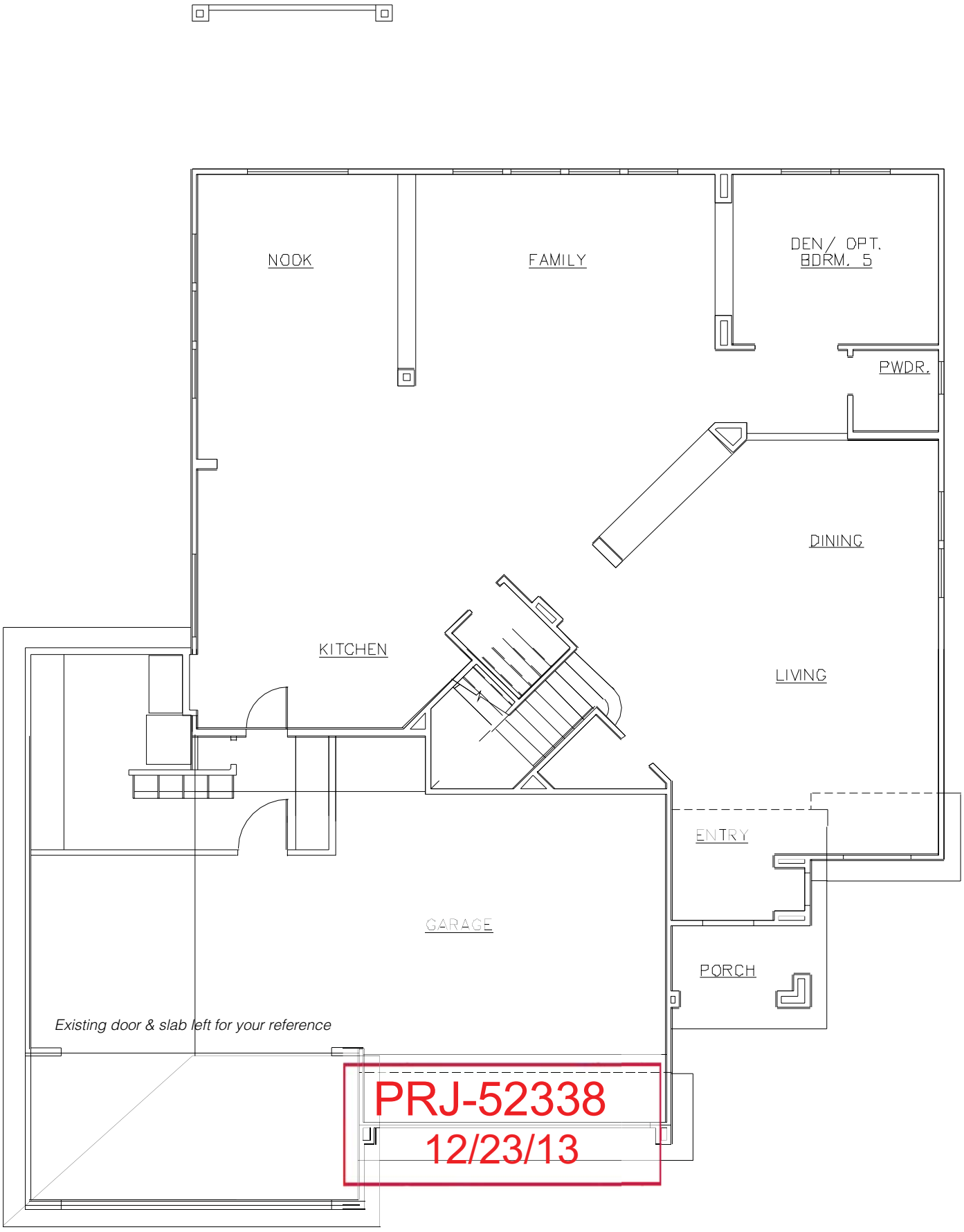
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

PRJ-52338
12/23/13



VAR-52377

PRJ-52338
12/23/13


NOOK
FAMILY
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BDRM. 5
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DINING
KITCHEN
LIVING
ENTRY
GARAGE
PORCH
Existing door & slab left for your reference
PRJ-52338
12/23/13

VAR-52377

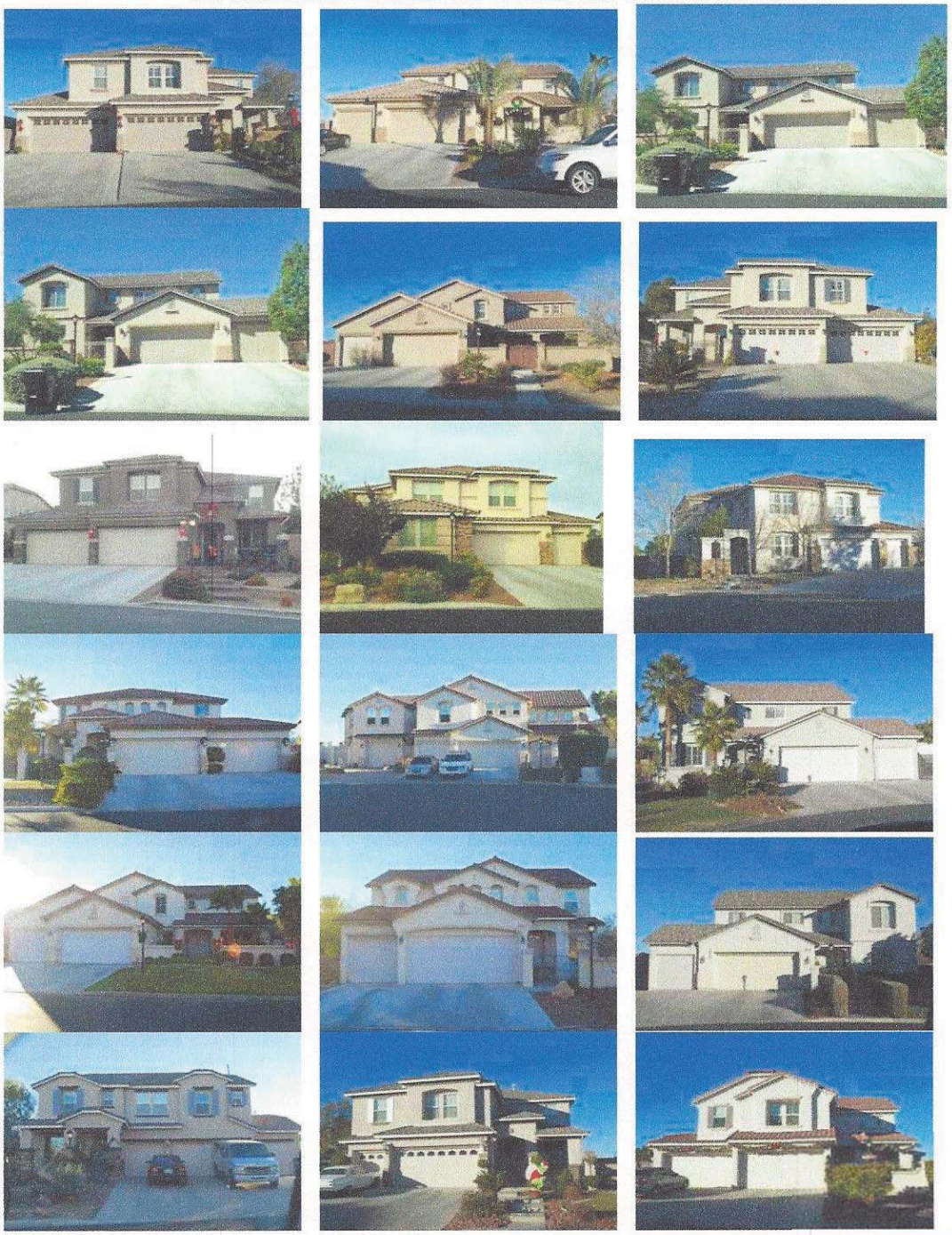


Existing Elevation



Proposed Elevation

TYPICAL FRONT ELEVATIONS OF HOMES IN THE NEIGHBORHOOD



PRJ-52338
12/23/13

VAR-52377



PROPOSED ELEVATION: Tingey Residence-- 4108 Everest Street, Las Vegas NV 89129

VAR-52377



VAR-52377 [PRJ-52338] - APPLICANT/OWNER: MARK C & JENNIFER N TINGEY
4108 EVEREST STREET

01/02/14



VAR-52377 [PRJ-52338] - APPLICANT/OWNER: MARK C & JENNIFER N TINGEY
4108 EVEREST STREET

01/02/14

December 20, 2013

Mark C. and Jennifer N. Tingey
4108 Everest St.
Las Vegas, NV 89129
702-326-6333
thetingeys@gmail.com

Re: JUSTIFICATION LETTER FOR PROPOSED REMODEL

To Whom It May Concern:

We are requesting a variance on the 25' front setback requirement for our home. The changes we wish to make would leave a 21' front setback. This will add square footage to our home, increase the value of our property and improve the aesthetics of our home, while keeping a style of architecture consistent with the neighborhood.

The primary reason why we want this addition is that though the house is large, it was not designed with adequate storage and functional space for a family of 6. I am hoping for more room for bulk food storage, as well as convenient storage places for my kids' school things and daily gear. After consulting with professionals about how to obtain the practical storage that I needed, we realized that expanding the garage out is the simplest and most cost effective way to achieve this goal. We were limited when we considered the other directions we could expand. The location of utility meters and a/c units on the north wall of the home would impede a cost-effective expansion in that direction, and not wanting to pay for, or live through, the process of moving/remodeling the entire kitchen impedes a plan of expansion to the east.

Another reason I would like to expand my home and garage is out of concern for the safety of my family as a stay-at-home mother of small children, especially during the day. I have to leave my garage door up anytime I need to access the back of my car, leaving our home wide open and vulnerable. I am especially concerned because within the last four months there have been two crimes on my small street of just 16 homes. Six men broke in during the day to burglarize a home on my street, and only the homeowner's son returning to the home unexpectedly interrupted them. Another incident on my street recently involved a theft from a break-in of an automobile. If my garage is lengthened I would be able to open the back of my car anytime, while the garage door is closed and my house more secure against invasion. This will also keep my young children and pets inside where they are safe, instead of running out onto the street when I am busy carrying groceries in, or packing up the car for a road trip.

PRJ-52338
12/23/13

VAR-52377

Another reason for the change is that we would like to improve the look of the front of our home, for aesthetics as well as to fit in better with the aesthetic of the other homes in the neighborhood. There are only two other homes, out of over 100 homes in my neighborhood, that have the same elevation as my existing home. The rest of the homes have front elevations more consistent with our proposed elevation (please see attached). So this change will be bringing our home more in line with the look of the majority of homes in our neighborhood.

If this variance is granted, the proposed 21 feet remaining in the driveway will still allow ample parking space on the driveway--even for a large, oversized vehicle--without encroaching on the right of way of street traffic.

Also, almost a quarter of the homes in our neighborhood have either a side-loading garage or are located on cul-de-sacs. Both of those types of home have only a 20' required setback to their garage. Because of this fact, having a 21" setback at my residence will not seem out of place in my neighborhood.

The change we are requesting does not negatively impact our neighbors. Neighbors I have spoken with already support the change, because we will be adding square footage and value to our home as well as improving the aesthetic, which will increase the values of the surrounding properties. Indeed, I have letters of support from immediate neighbors for this proposed setback change, as well as a petition of signatures from additional neighbors within 1000 feet of my property who are in favor of this change. Additionally I am continuing to get more signatures and letters of support as time goes by.

Thank you for your service to our city, and in particular your oversight on this matter.

Sincerely,

Mark C. Tingey
Property Owner and Applicant

Jennifer N. Tingey
Property Owner and Applicant

PRJ-52338
12/23/13
2

VAR-52377

By signing this petition, I agree:

1. I live within 1000 feet of Mark and Jennifer Tingey's residence at 4108 Everest Street.
2. I support their plan to remodel their home and leave a 21' setback from the front of their house to the garage, instead of the required 25' setback.

Print Name Maria Bowler	Address 4116 Free/ Peak Ct	
Signature Maria Bowler	Date 1-26-14	Owner of Record? Yes ☒ No ☐
Print Name Lana Remmel	Address 9100 Ghost Mtn.	
Signature Lana Remmel	Date 1-26-14	Owner of Record? Yes ☒ No ☐
Print Name [illegible]	Address 9100 Ghost Mtn.	
Signature [illegible]	Date 1/26/14	Owner of Record? Yes ☒ No ☐
Print Name Kristi Olson	Address 9104 Ghost Mt.	
Signature Kristi Olson	Date 1-26-14	Owner of Record? Yes ☑ No ☐
Print Name Manton Fincher	Address 4021 Everest St.	
Signature Manton Fincher	Date 1-27-14	Owner of Record? Yes ☒ No ☐
Print Name Michele Meyer	Address 9104 Rosy Morning Ave	
Signature Michele Meyer	Date 1-27-14	Owner of Record? Yes ☒ No ☐
Print Name Holly Sgro	Address 4104 Rubicon Peak Ct	
Signature Holly Sgro	Date 1/28/14	Owner of Record? Yes ☒ No ☐
Print Name	Address	
Signature	Date	Owner of Record? Yes ☐ No ☐

PRJ-52338
01/30/14

VAR-52377

By signing this petition, I agree:

1. I live within 1000 feet of Mark and Jennifer Tingey's residence at 4108 Everest Street.
2. I support their plan to remodel their home and leave a 21' setback from the front of their house to the garage, instead of the required 25' setback.

Print Name Tami Cummins	Address 9112 Ghost Mountain Ave 89129	
Signature Tami Cummins	Date 1-19-2014	Owner of Record? Yes ☒ No ☐
Print Name Dennis Richards	Address 9109 Ghost Mountain Ave 89129	
Signature D. R.	Date 1-19-2014	Owner of Record? Yes ☒ No ☐
Print Name Alyssa Richardson, Pat Gordon	Address 9108 Ghost Mountain Ave	
Signature Alyssa Richardson	Date 1-19-14	Owner of Record? Yes ☒ No ☐
Print Name	Address	
Signature	Date	Owner of Record? Yes ☐ No ☐
Print Name	Address	
Signature	Date	Owner of Record? Yes ☐ No ☐
Print Name	Address	
Signature	Date	Owner of Record? Yes ☐ No ☐
Print Name	Address	
Signature	Date	Owner of Record? Yes ☐ No ☐
Print Name	Address	
Signature	Date	Owner of Record? Yes ☐ No ☐

PRJ-52338
01/30/14

VAR-52377

By signing this petition, I agree:

1. I live within 1000 feet of Mark and Jennifer Tingey's residence at 4108 Everest Street.
2. I support their plan to remodel their home and leave a 21' setback from the front of their house to the garage, instead of the required 25' setback.

Print Name: Kathleen Popp	Address: 4017 Freel Peak Ct	
Signature: Kathleen Popp	Date: 1-19-2014	Owner of Record? Yes ☒ No ☐
Print Name: Judy Fortino	Address: 4109 Freel Peak Ct.	
Signature: Judy Fortino	Date: 1-20-2014	Owner of Record? Yes ☐ No ☐
Print Name: Veronica Mruk	Address: 4108 Rubicon Peak Ct.	
Signature: Veronica Mruk	Date: 1/27/14	Owner of Record? Yes ☒ No ☐
Print Name	Address	
Signature	Date	Owner of Record? Yes ☐ No ☐
Print Name	Address	
Signature	Date	Owner of Record? Yes ☐ No ☐
Print Name	Address	
Signature	Date	Owner of Record? Yes ☐ No ☐
Print Name	Address	
Signature	Date	Owner of Record? Yes ☐ No ☐
Print Name	Address	
Signature	Date	Owner of Record? Yes ☐ No ☐

PRJ-52338
01/30/14

VAR-52377

By signing this petition, I agree:

1. I live within 1000 feet of Mark and Jennifer Tingey's residence at 4108 Everest Street.
2. I support their plan to remodel their home and leave a 21' setback from the front of their house to the garage, instead of the required 25' setback.

Print Name: Celeste & Tim Ochal	Address: 9116 Ghost Mountain		
Signature: C Ochal	Date: 1/15/14	Owner of Record? Yes ☒	No ☐
Print Name: Dena Rawsky	Address: 4021 Flaming Peak Ct.		
Signature: D R	Date: 1/15/14	Owner of Record? Yes ☒	No ☐
Print Name: Katherine Gosz	Address: 4020 Freel Peak ct.		
Signature: K Gosz	Date: 1/15/14	Owner of Record? Yes ☒	No ☐
Print Name: Penny McKendry	Address: 4109 Rubicon Peak Ct.		
Signature: P McKendry	Date: 1/15/14	Owner of Record? Yes ☒	No ☐
Print Name: Dassia Cook	Address: 4016 Flaming Peak Ct		
Signature: D Cook	Date: 1/25/14	Owner of Record? Yes ☒	No ☐
Print Name: LISA COOK	Address: 4016 Flaming Peak Ct		
Signature: L COOK	Date: 1/25/14	Owner of Record? Yes ☒	No ☐
Print Name: BRETT RAWSKY	Address: 4021 FLAMING PEAK CT.		
Signature: B R	Date: 1/25/14	Owner of Record? Yes ☒	No ☐
Print Name: Susan Tidwell	Address: 9180 Hickam Ave		
Signature: Susan Tidwell	Date: 1/25/14	Owner of Record? Yes ☒	No ☐

PRJ-52338
01/28/14

VAR-52377

By signing this petition, I agree:

1. I live within 1000 feet of Mark and Jennifer Tingey's residence at 4108 Everest Street.
2. I support their plan to remodel their home and leave a 21' setback from the front of their house to the garage, instead of the required 25' setback.

Print Name: Annette Angs	Address: 4009 Everest ST	
Signature:	Date: 1-15-14	Owner of Record? Yes ☑ No ☐
Print Name: Debbie Doucette	Address: 4108 Freel Peak	
Signature: DL Doucette	Date: 1/21/14	Owner of Record? Yes ☑ No ☐
Print Name: IAN UNDERHILL	Address: 9108 FROSTY MORNING	
Signature:	Date: 1/26/14	Owner of Record? Yes ☒ No ☐
Print Name: Carol Madsen	Address: 4013 Flaming Peak Ct.	
Signature:	Date: 1/26/14	Owner of Record? Yes ☒ No ☐
Print Name: DAN MADSEN	Address: 4013 FLAMING PEAK CT	
Signature:	Date: 1/26/14	Owner of Record? Yes ☒ No ☐
Print Name: C. Robyn Hassing	Address: 4008 Flaming Peak	
Signature: crsHassing	Date: 1/26/14	Owner of Record? Yes ☑ No ☐
Print Name: DON HUGHES	Address: 4009 FLAMING PEAK CT.	
Signature:	Date: 1-26-14	Owner of Record? Yes ☒ No ☐
Print Name: Chris Meservey	Address: 4018 Flaming Peak CT	
Signature:	Date: 1/26/14	Owner of Record? Yes ☒ No ☐

PRJ-52338
01/28/14

VAR-52377

By signing this petition, I agree:

1. I live within 1000 feet of Mark and Jennifer Tingey's residence at 4108 Everest Street.
2. I support their plan to remodel their home and leave a 21' setback from the front of their house to the garage, instead of the required 25' setback.

Print Name GEORGE MITCHELL	Address 4112 EVEREST ST	
Signature	Date 1/15/14	Owner of Record? Yes ☒ No ☐
Print Name JEFF STRONG	Address 4113 EVEREST ST.	
Signature	Date 1/15/14	Owner of Record? Yes ☒ No ☐
Print Name Julie Huggins	Address 4109 Everest st.	
Signature Julie Huggins	Date 1/15/14	Owner of Record? Yes ☐ No ☒
Print Name Lisa Ashbocker	Address 4022 Everest	
Signature Lisa Ashbocker	Date 1/15/14	Owner of Record? Yes ☐ No ☐
Print Name Heath Ashbocker	Address 4022 Everest St	
Signature	Date 1-15-14	Owner of Record? Yes ☐ No ☐
Print Name MICHAEL ZERVOS	Address 4017 EVEREST AVE	
Signature	Date 1/15/14	Owner of Record? Yes ☒ No ☐
Print Name REID KINOTO	Address 4018 EVEREST ST	
Signature	Date 1/15/14	Owner of Record? Yes ☒ No ☐
Print Name SHAWN WEBSTER	Address 4010 EVEREST ST	
Signature	Date 1/15/14	Owner of Record? Yes ☒ No ☐

PRJ-52338
01/16/14

VAR-52377

By signing this petition, I agree:

1. I live within 1000 feet of Mark and Jennifer Tingey's residence at 4108 Everest Street.
2. I support their plan to remodel their home and leave a 21' setback from the front of their house to the garage, instead of the required 25' setback.

Print Name	Address	
Lizbeth B. Briggs	4104 Everest St.	
Signature: Lizbeth B. Briggs	Date: 12/20/13	Owner of Record? Yes ☑ No ☐

Print Name	Address	
Richard R. Briggs	4104 Everest St. L.V., NV	
Signature: R R Briggs	Date: 12/20/13	Owner of Record? Yes ☒ No ☐

Print Name	Address	
Lindsay K. Stoddard	9112 Frosty Morning Ave.	
Signature: Lindsay K. Stoddard	Date: 12/20/13	Owner of Record? Yes ☑ No ☐

Print Name	Address	
William H. Stoddard, Jr.	9112 Frosty Morning Ave	
Signature: William H. Stoddard Jr	Date: 12/20/13	Owner of Record? Yes ☑ No ☐

Print Name	Address	
Brian & Jade Chapman	4013 Freel Peak Ct.	
Signature: Jchapman	Date: 1/15/14	Owner of Record? Yes ☑ No ☐

Print Name	Address	
Mark & Julie Torosian	4005 Everest St.	
Signature: J Torosian	Date: 1-15-14	Owner of Record? Yes ☑ No ☐

Print Name	Address	
Jason/Robin Kwist	4112 Freel Peak Ct	
Signature: RKwist	Date: 1/19/14	Owner of Record? Yes ☒ No ☐

Print Name	Address	
Christine & Mark Carmen	4112 Rubicon Peak Ct.	
Signature: C. Carmen	Date:	Owner of Record? Yes ☒ No ☐

PRJ-52338
01/16/14

VAR-52377

December 20, 2013

Richard and Liz Briggs
4104 Everest St.
Las Vegas, NV 89129

Re: Letter of Support for Setback Variance at 4108 Everest Street

To Whom It May Concern:

We are property owners at 4104 Everest Street. We share a property boundary line along our north wall with Mark and Jennifer Tingey, homeowners at 4108 Everest Street.

We have reviewed their plans, and fully support their plan to remodel and expand their home. We understand that they are in the process of requesting a setback variance for their remodel, leaving a 21' setback instead of the required 25' setback. We think that would be just fine! We think their changes will add value to the surrounding homes, and will fit right in with the existing homes in the neighborhood.

Sincerely,

Richard Briggs

Liz Briggs

VAR-52377

PRJ-52338
01/16/14

December 15, 2013

Bud & Lindsay Stoddard
9112 Frosty Morning Ave.
Las Vegas, NV 89129

Re: Letter of Support for Setback Variance at 4108 Everest St.

To Whom It May Concern:

We are property owners at 9112 Frosty Morning. We share a property line at one corner with Mark and Jennifer Tingey, homeowners at 4108 Everest Street.

We have reviewed their plans, and fully support their plan to remodel and expand their home. We understand that they are in the process of requesting a setback variance for their remodel, leaving a 21' setback instead of the required 25' setback. We have absolutely no problem with their request. We think their changes will add value to the surrounding homes, and will fit right in with the existing homes in the neighborhood.

Sincerely,

Bud Stoddard

Bud Stoddard

Lindsay Stoddard

Lindsay Stoddard

VAR-52377

PRJ-52338
01/16/14

City of Las Vegas Agenda Item No.: **47.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 11, 2014

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

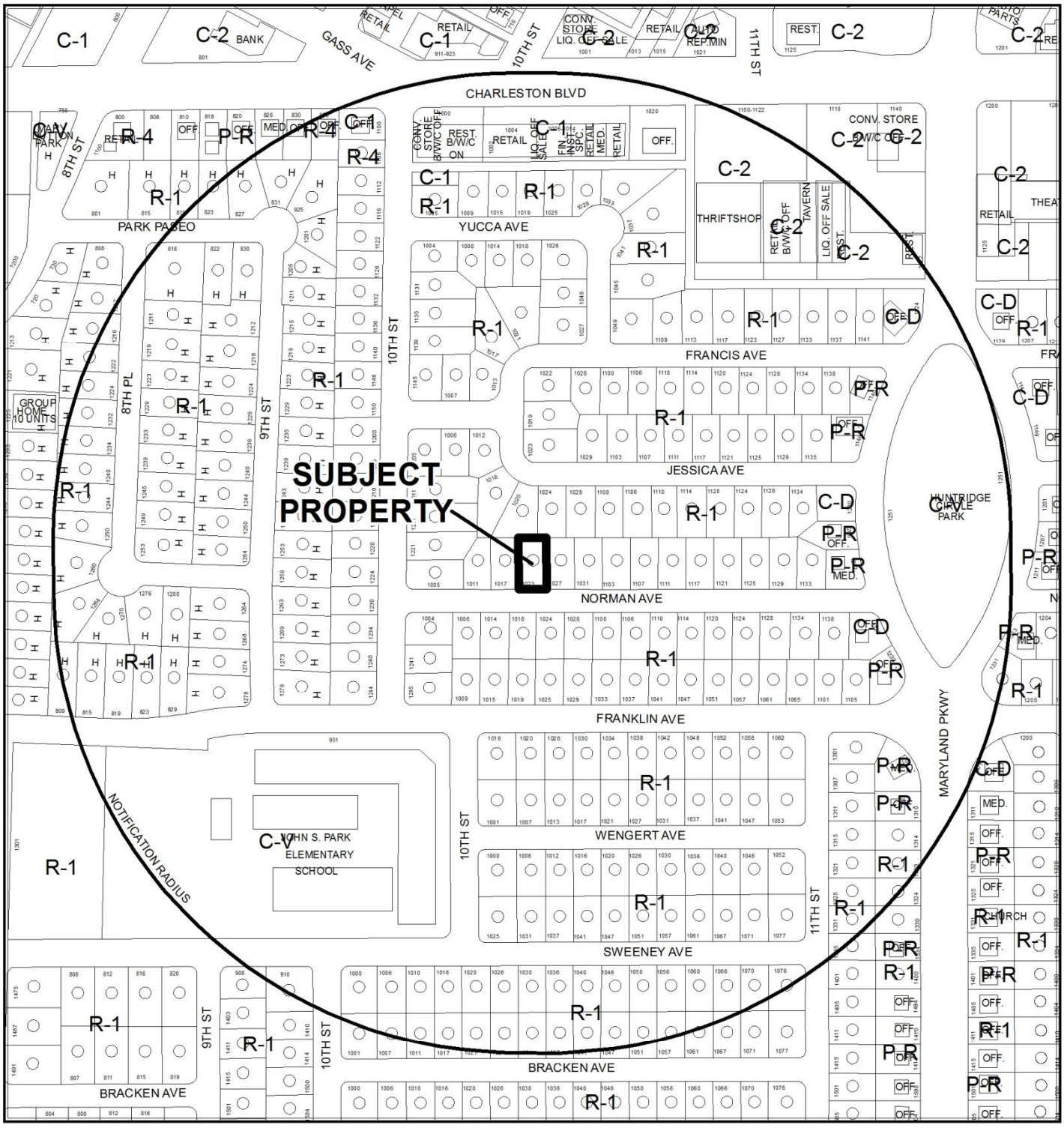
SUBJECT:
VAR-52450 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: NEMO STRANG - For possible action on a request for a Variance TO ALLOW A FOUR-FOOT, SIX-INCH SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED TO ENCLOSE AN EXISTING CARPORT on 0.24 acres at 1023 Norman Avenue (APN 162-03-512-048), R-1 (Single Family Residential) Zone, Ward 3 (Coffin) [PRJ-52432]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 03/19/2014
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 DENIAL, if approved, subject to conditions:

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



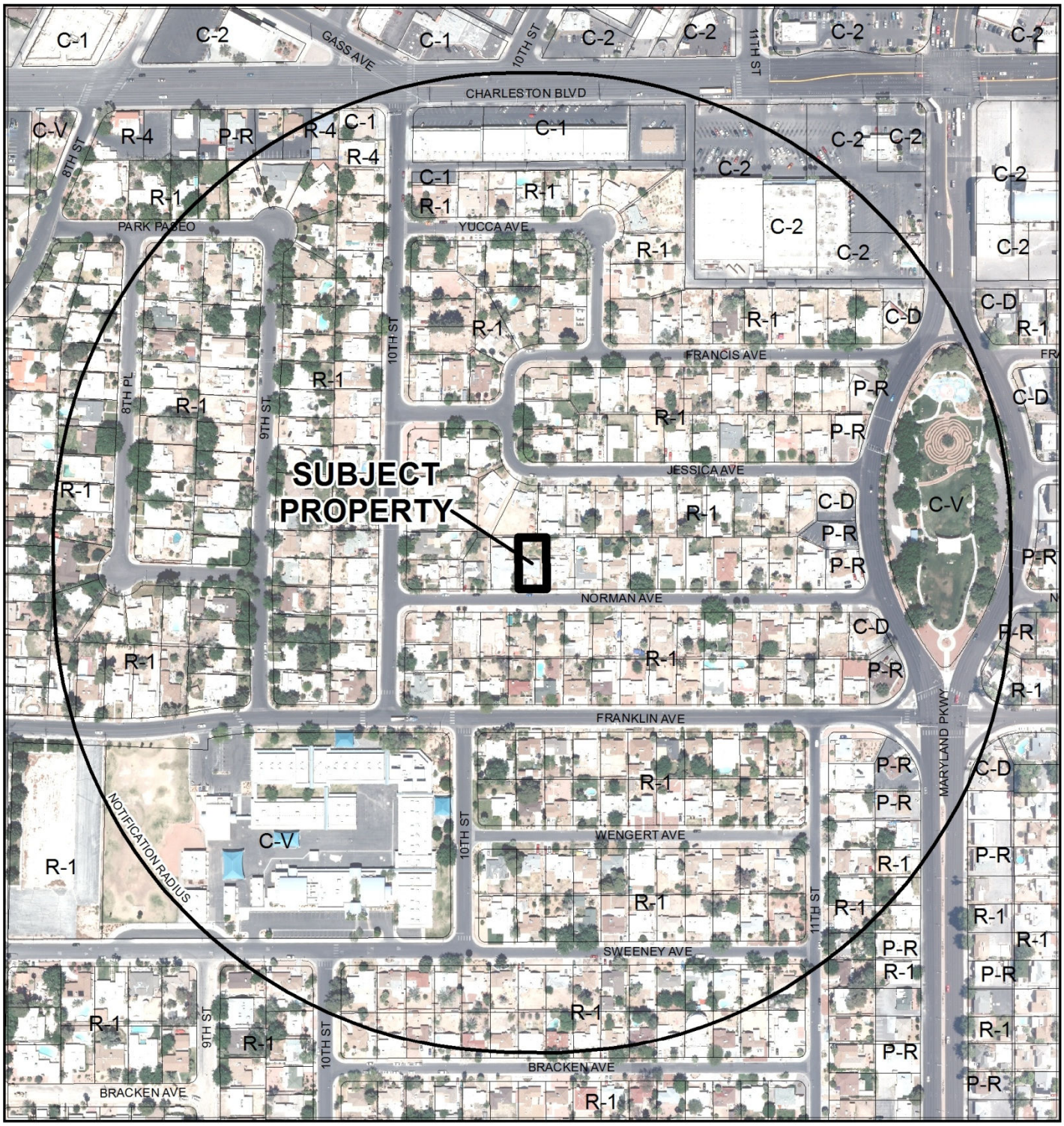
0 300 600 Feet

CASE: **VAR-52450 (PRJ-52432)**

RADIUS: 1000 FEET

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

N



0 300 600 Feet

CASE: **VAR-52450 (PRJ-52432)**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: FEBRUARY 11, 2014
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: NEMO STRANG

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-52450	Staff recommends DENIAL, if approved subject to conditions:	

**** CONDITIONS ****

VAR-52450 CONDITIONS

Planning

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

2. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant would like to enclose an existing carport to create another bedroom for his growing family. The proposed side yard setback is only four feet, six inches and the minimum required is five feet. The home, with the carport, was built in the early 1940's and is classified as a legal non-conforming property. As the request is due to a proposed self-created hardship, staff recommends denial. If denied, no building permits would be issued for the carport enclosure.

ISSUES

- Although the setback is only a 10% deviation from the code, a Variance is required due to the length of the proposed deviation exceeds three feet past the maximum 15-foot length of a deviation from setback and therefore doesn't qualify for an Administrative Deviation application.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc
No related actions on file.

Most Recent Change of Ownership	
09/25/01	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
05/11/11	A building permit (#187574) was issued for an electrical service upgrade at 1023 Norman Street. The permit was finalized on 05/25/11.

Pre-Application Meeting	
12/24/13	Staff met with the applicant and reviewed the requirements for a Variance application for a side yard setback in an R-1 (Single Family Residential) zone.

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

Field Check	
01/02/14	Staff visited the site and found a single family residence. The front yard appeared to have more than 50% being used for parking, all on concrete surfaces. The existing carport is legally non-conforming with a side yard setback of 4', 6" on the west.

Details of Application Request	
Site Area	
Net Acres	.16

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
North	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
South	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.070, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	6,500 SF	6,534 SF	Y
Min. Lot Width	60 Feet	60 Feet	Y
• Front	20 Feet	25 Feet	Y
• Side	5 Feet	4', 6" Feet	N*
• Corner	15 Feet	N/A	N/A
• Rear	15 Feet	50 Feet	Y
Min. Distance Between Buildings	6 Feet	N/A	N/A
Max. Lot Coverage	50 %	35 %	Y
Max. Building Height	35 Feet	13 Feet	Y
Mech. Equipment	Screened	Not Screened	Y*

**Legal Non-Conforming Conditions*

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Norman Street	N/A	N/A	50	Y

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Single Family, Detached	1	2 spaces per unit	2				
TOTAL SPACES REQUIRED			2		4		Y

ANALYSIS

The applicant is requesting to enclose an existing covered carport attached to the home that has a non-conforming side yard setback of 4 feet, six inches. The minimum required side yard setback is five feet. The home was built in 1942.

This is the applicant's childhood home and he would like to continue to raise his growing family there. To do so, he states that he needs to add an additional bedroom onto the home. Since the carport already has an existing roof and foundation, the easiest and most cost effective avenue is to enclose the carport. There are several examples where this has taken place throughout the residential neighborhoods in the downtown area.

Although the hardship is self-created in that the owner is proposing to enclose the carport that is currently non-enclosed, he did not create the existing setback condition. It's reasonable to assume that since the condition (setback) is not being expanded no harm would result in the carport being enclosed. However, the code does not afford this option and therefore staff recommends denial, in the mildest manner possible.

FINDINGS (VAR-52450)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by enclosing an existing non-conforming carport. An alternative, such as reducing the length of the proposed wall by three feet would allow conformance to the Title 19 requirements via an Administrative Deviation. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 37

NOTICES MAILED 313

APPROVALS 0

PROTESTS 0

YK

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

VAR-52450

Case Number: PRJ-52432 APN: 162-03-512-048

Name of Property Owner: Nemo Strang

Name of Applicant: Nemo Strang

Name of Representative: Nemo Strang

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with 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: Nemo Strang

Print Name: Nemo Strang

Subscribed and sworn before me

This 26th day of December, 2013

Notary Public in and for said County and State

Clark / Nevada

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LESLIE SMITH
No: 12-7861-1
My Appointment Expires Jun 25, 2016

PRJ-52432
12/26/13

Revised 11-14-06

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

AP

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Location) 1023 NORMAN AVENUE

Project Name PRJ-52432 **Proposed Use** _____

Assessor's Parcel #(s) 162 03 512 048 **Ward #** 3rd

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

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

Gross Acres .16 **Lots/Units** _____ **Density** LOW

Additional Information _____

PROPERTY OWNER NEMO STRANG **Contact** _____

Address 1023 NORMAN AVE. **Phone:** 702-807-6944 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89104

E-mail Address nemotheomen@yahoo.com

APPLICANT NEMO STRANG **Contact** _____

Address 1023 NORMAN AVE. **Phone:** 702 807-6944 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89104

E-mail Address nemotheomen@yahoo.com

REPRESENTATIVE NEMO STRANG **Contact** _____

Address 1023 NORMAN AVE **Phone:** 702 807-6944 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89104

E-mail Address nemotheomen@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* Nemo Strang

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

Print Name NEMO STRANG

Subscribed and sworn before me

This 26th day of December, 2013.

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

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LESLIE SMITH
No: 12-7861-1
My Appointment Expires Jun. 25, 2016

FOR DEPARTMENT USE ONLY

Case #	VAR-52450
Meeting Date:	02/11/14 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-52432
12/20/13

Revised 10/27/08

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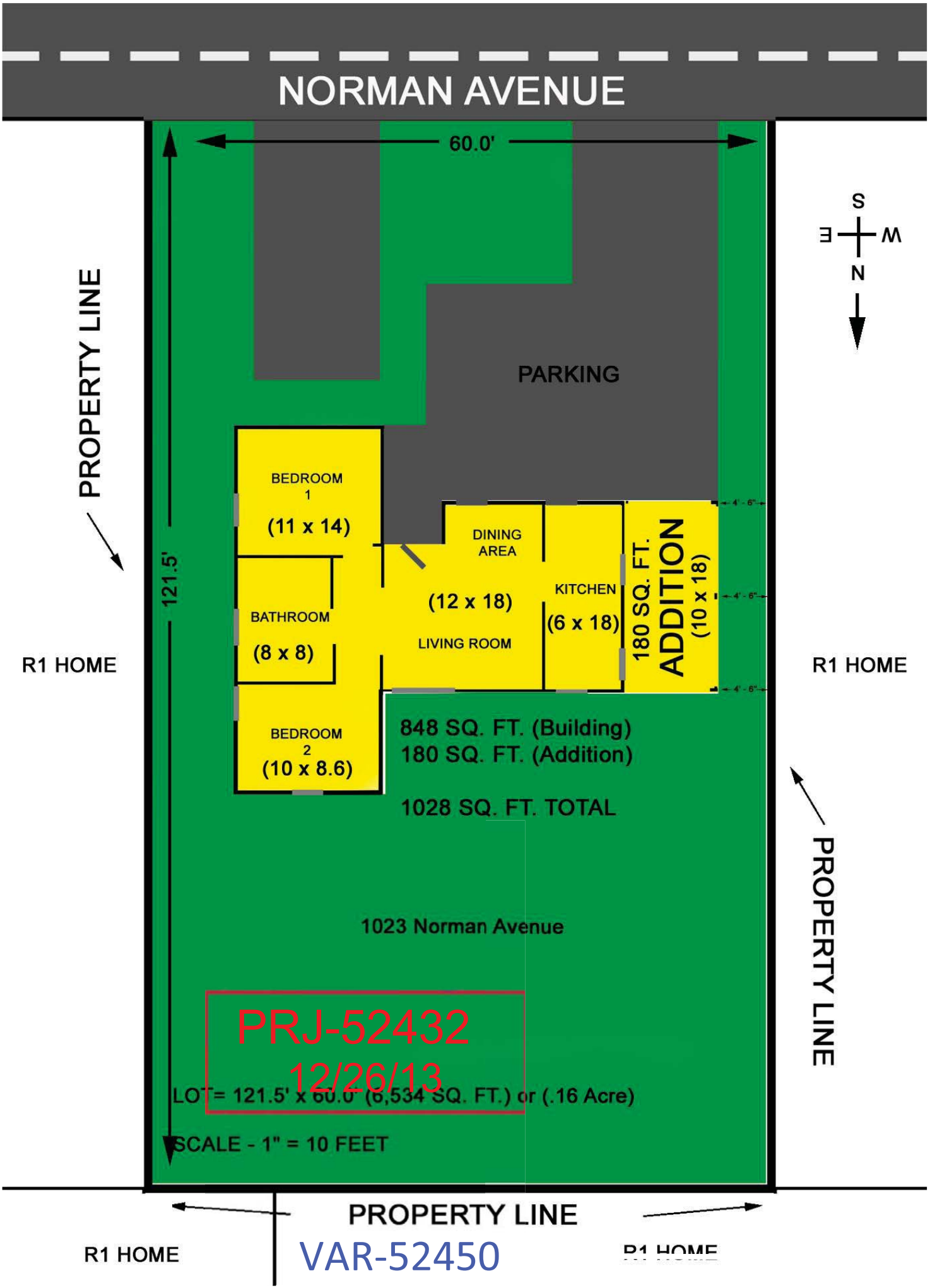
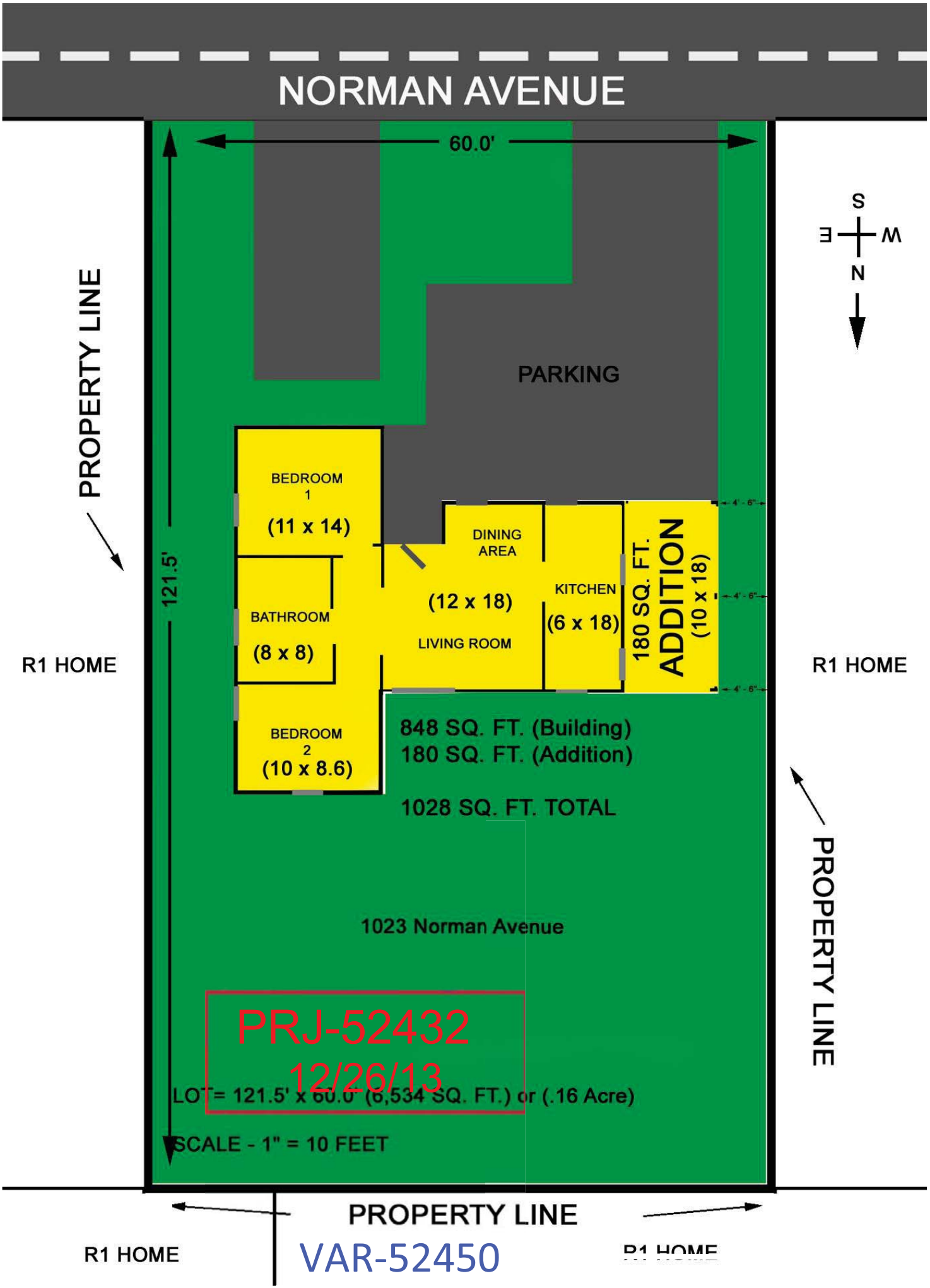
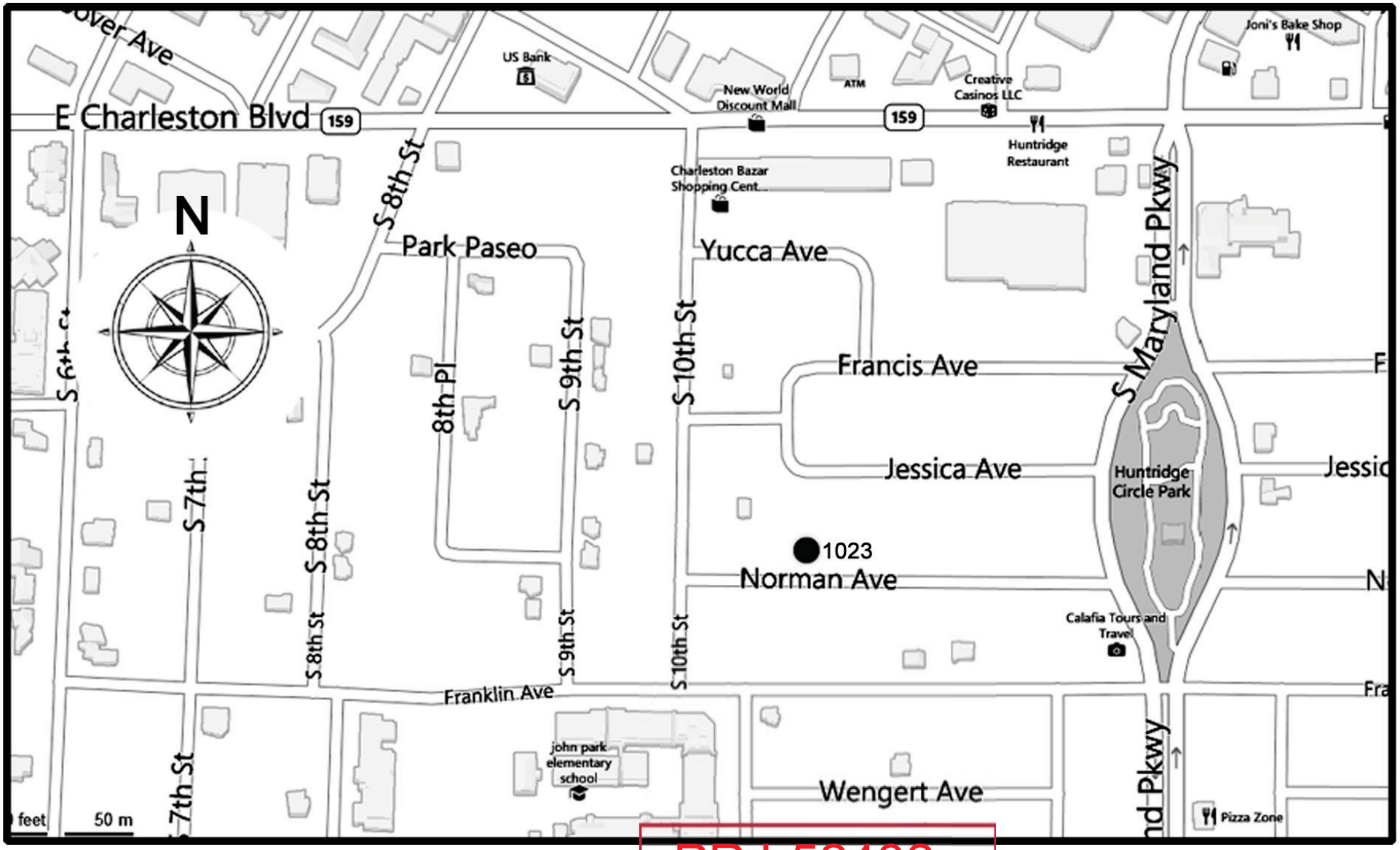

NORMAN AVENUE
60.0'
121.5'
PROPERTY LINE
S
E
W
N
PARKING
BEDROOM 1
(11 x 14)
DINING AREA
(12 x 18)
LIVING ROOM
KITCHEN
(6 x 18)
180 SQ. FT. ADDITION
(10 x 18)
BATHROOM
(8 x 8)
BEDROOM 2
(10 x 8.6)
848 SQ. FT. (Building)
180 SQ. FT. (Addition)
1028 SQ. FT. TOTAL
R1 HOME
R1 HOME
PROPERTY LINE
1023 Norman Avenue
PRJ-52432
12/26/13
LOT= 121.5' x 60.0' (6,534 SQ. FT.) or (.16 Acre)
SCALE - 1" = 10 FEET
PROPERTY LINE
R1 HOME
R1 HOME
VAR-52450

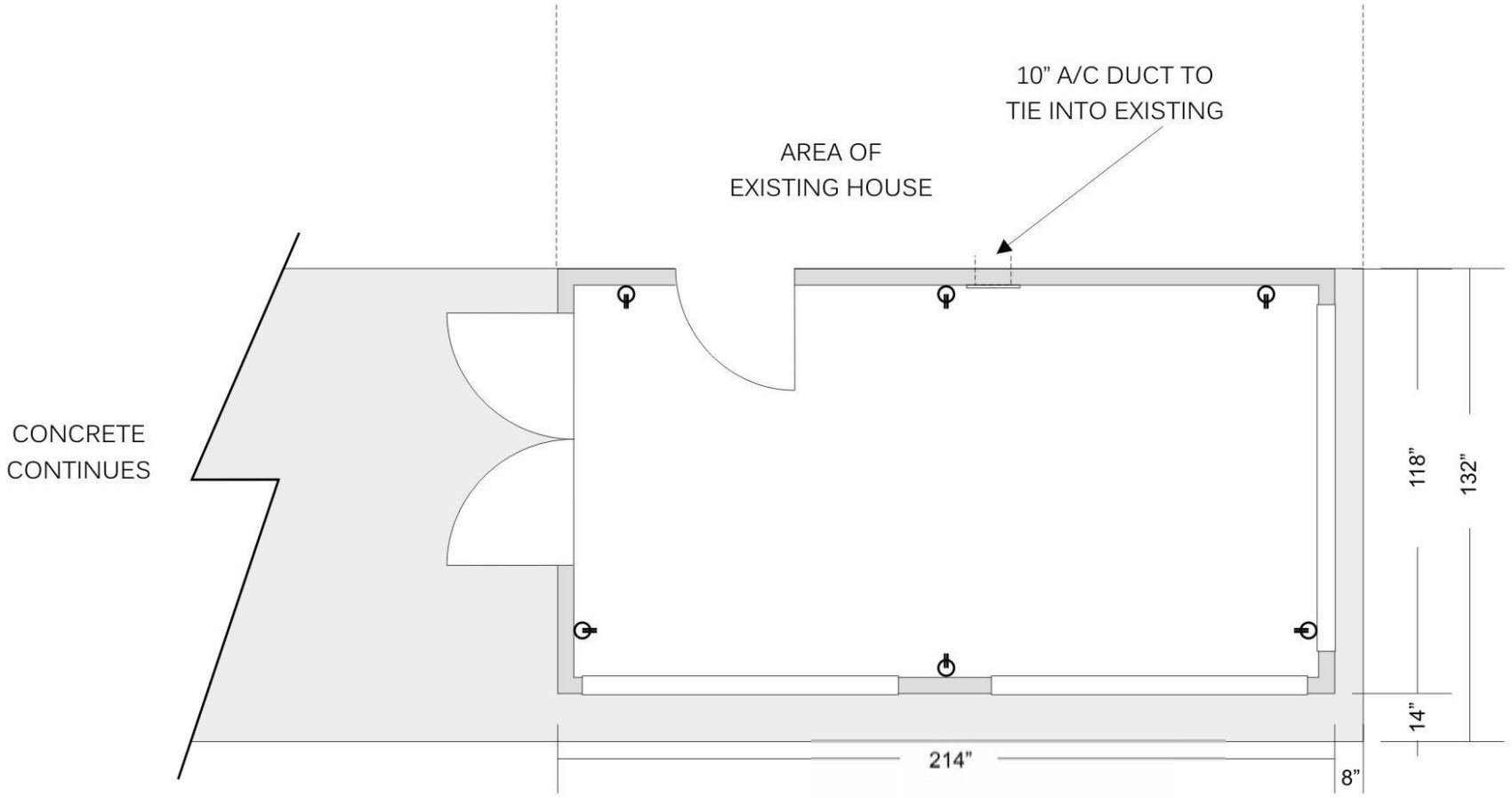

NORMAN AVENUE
60.0'
121.5'
PROPERTY LINE
S
E
W
N
PARKING
BEDROOM 1
(11 x 14)
DINING AREA
(12 x 18)
LIVING ROOM
KITCHEN
(6 x 18)
180 SQ. FT. ADDITION
(10 x 18)
BATHROOM
(8 x 8)
BEDROOM 2
(10 x 8.6)
R1 HOME
R1 HOME
848 SQ. FT. (Building)
180 SQ. FT. (Addition)
1028 SQ. FT. TOTAL
1023 Norman Avenue
PROPERTY LINE
PRJ-52432
12/26/13
LOT= 121.5' x 60.0' (6,534 SQ. FT.) or (.16 Acre)
SCALE - 1" = 10 FEET
PROPERTY LINE
R1 HOME
VAR-52450



PRJ-52432
12/26/13

VICINITY MAP - 1023 NORMAN AVENUE

VAR-52450



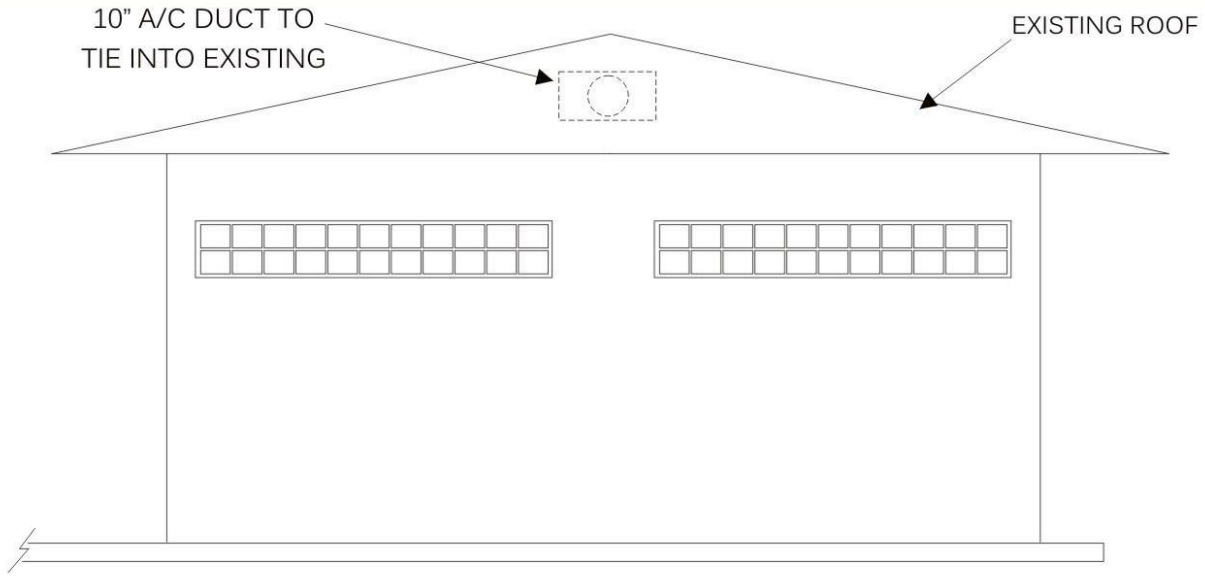
PLAN VIEW

PRJ-52432
12/26/13

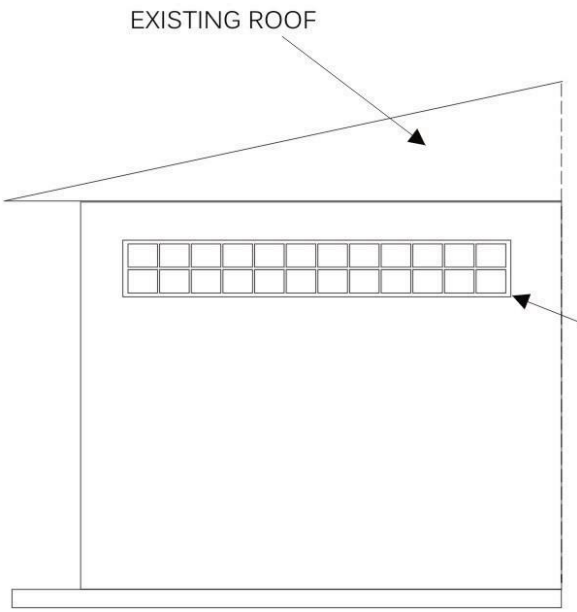
PROPOSED ENCLOSED CARPORT
SCALE: 1/4" = 1'-0"

VAR-52450

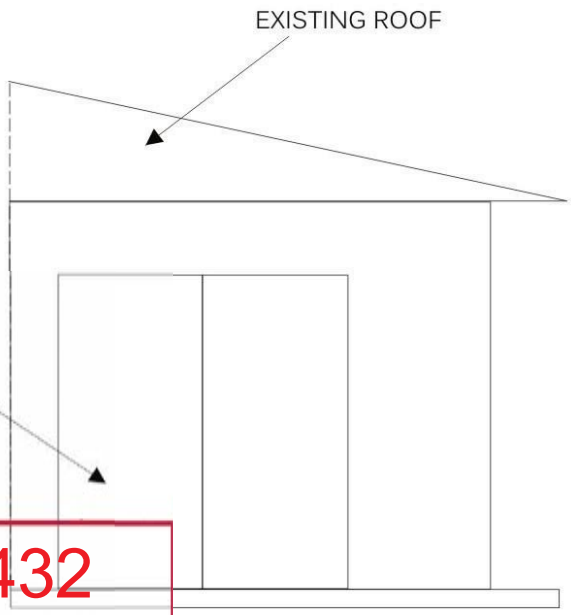
PROPERTY ADDRESS	1023NORMAN AVE LAS VEGAS, NV 89104	DESCRIPTION	PROPOSED ENCLOSED EXISTING CARPORT	DATE: 9/20/2013 REVISION: N/A	FILENAME:1023NORMAN.CDR DRAWING PLAN_01



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

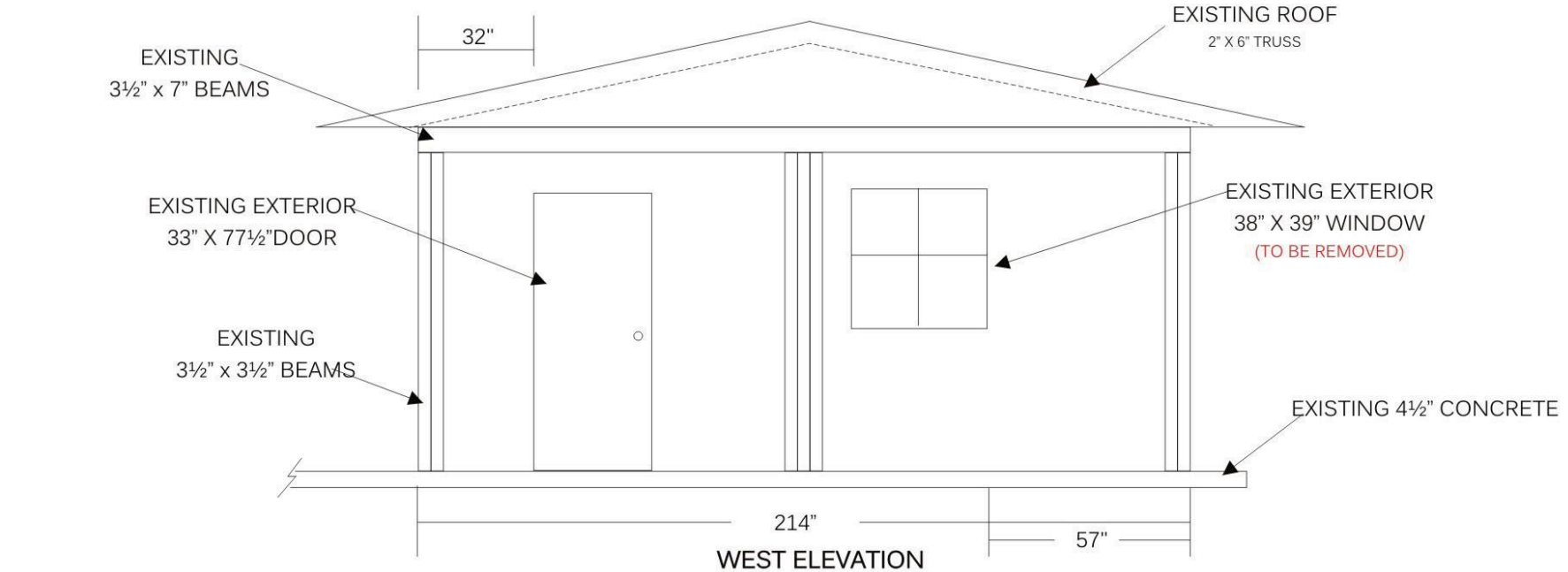
PRJ-52432
12/26/13

PROPOSED CARPORT ENCLOSURE

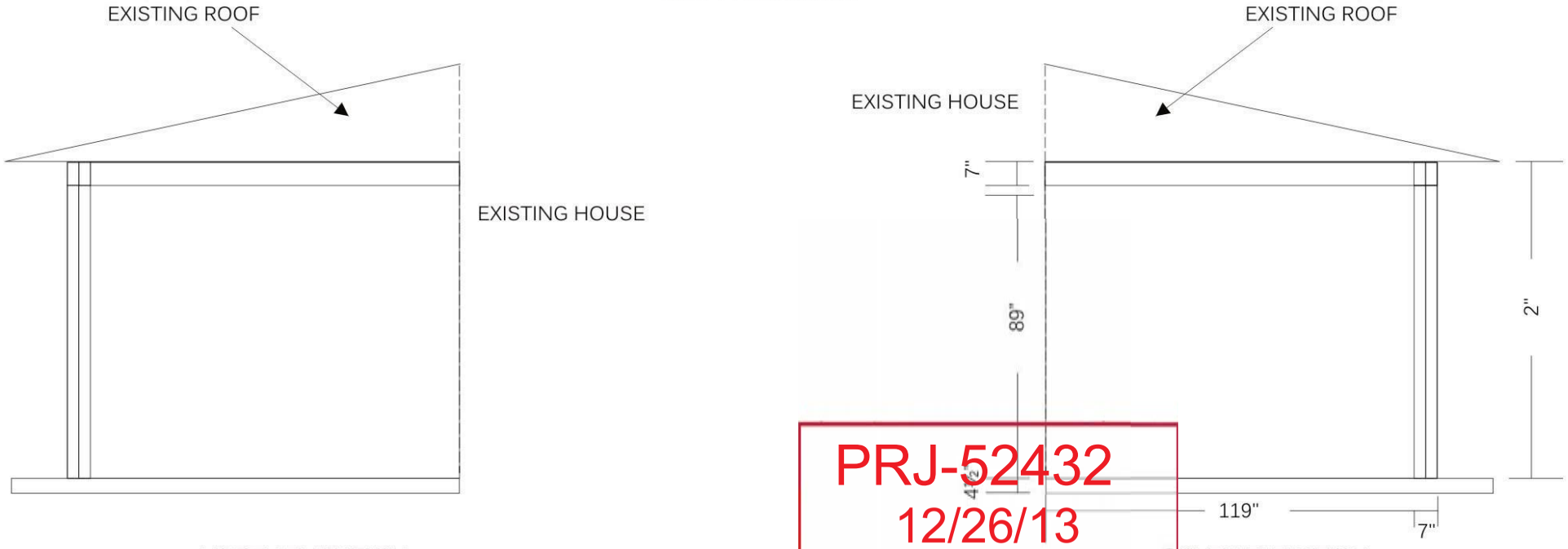
SCALE: 1/4" = 1'-0"

VAR-52450

PROPERTY ADDRESS	1023NORMAN AVE LAS VEGAS, NV 89104	DESCRIPTION	PROPOSED ENCLOSED EXISTING CARPORT	DATE: 9/20/2013 REVISION: N/A	FILENAME: 1023NORMAN.CDR DRAWING: PROPOSED_01



WEST ELEVATION



NORTH ELEVATION

SOUTH ELEVATION

PRJ-52432
12/26/13

EXISTING COVERED CARPORT
SCALE: 1/4" = 1'-0"

VAR-52450

PROPERTY ADDRESS	1023NORMAN AVE LAS VEGAS, NV 89104	DESCRIPTION	PROPOSED ENCLOSED EXISTING CARPORT	DATE: 9/20/2013 REVISION: N/A	FILENAME: 1023NORMAN.CDR DRAWING: EXISTING_01



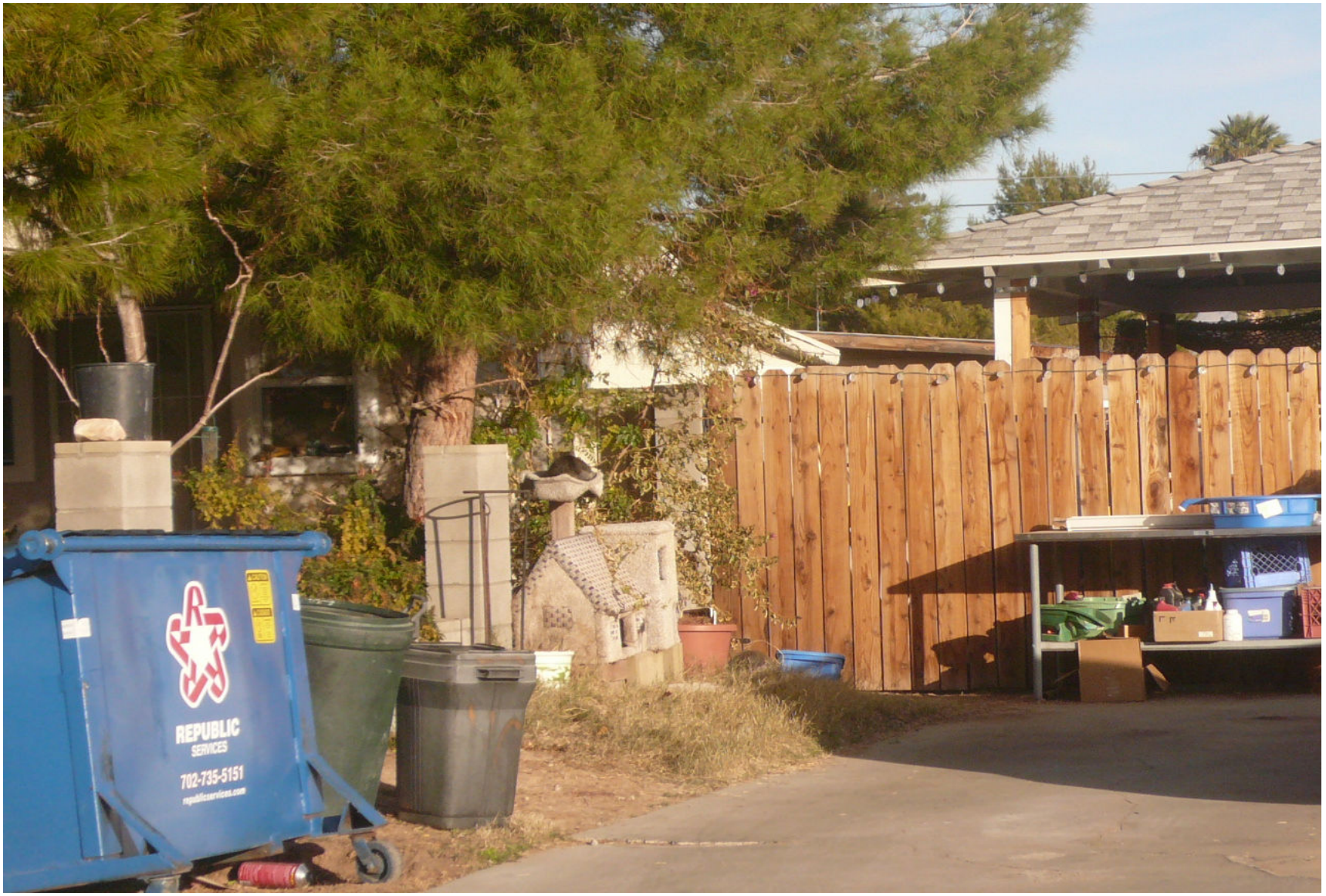
VAR-52450 [PRJ-52432] - APPLICANT/OWNER: NEMO STRANG
1023 NORMAN AVENUE

01/02/14



VAR-52450 [PRJ-52432] - APPLICANT/OWNER: NEMO STRANG
1023 NORMAN AVENUE

01/02/14



VAR-52450 [PRJ-52432] - APPLICANT/OWNER: NEMO STRANG
1023 NORMAN AVENUE

01/02/14

Nemo Strang
1023 Norman Avenue
Las Vegas, NV. 89104

DECEMBER 24, 2013

City of Las Vegas
Department of Planning
Via CLVEPLAN

Dear Mr. Peter Lowenstein and associates,

My name is Nemo Strang and I am writing this letter of intent or justification of what I am planning to do to my home.

I have a two bedroom house. I would like to make it a 3 bedroom. My wife and I have two children and we would like to expand our house.

I have included drawings and schematics with the logistics of what we plan to do via **CLVEPLAN**.
Please see the application# **PREAPP2013 – 000408 on CLVEPLAN.**

My house was built in 1942. It is part of the historical Huntridge neighborhood.

I grew up in this home and we are raising our children in this house.
But, WE NEED MORE ROOM!

My 10 year old and 5 year old both need their own bedrooms.

The addition that we need a variance for is to build our new master bedroom by enclosing the existing carport that is part of the original plans.

The carport is 4' 6" and the city requires it to be 5'.
I need the variance for the 6" of difference.

There is only 9' between my neighbor's house and mine- both built in 1942.

Please feel free to contact me via email...
nemotheomen@yahoo.com or my cell phone is (702) 807-6944.

Thank you in advance for you cooperation. My family and I greatly appreciate it.

Sincerely,



Nemo Strang

PRJ-52432
12/30/13

VAR-52450

City of Las Vegas Agenda Item No.: **48.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: FEBRUARY 11, 2014

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

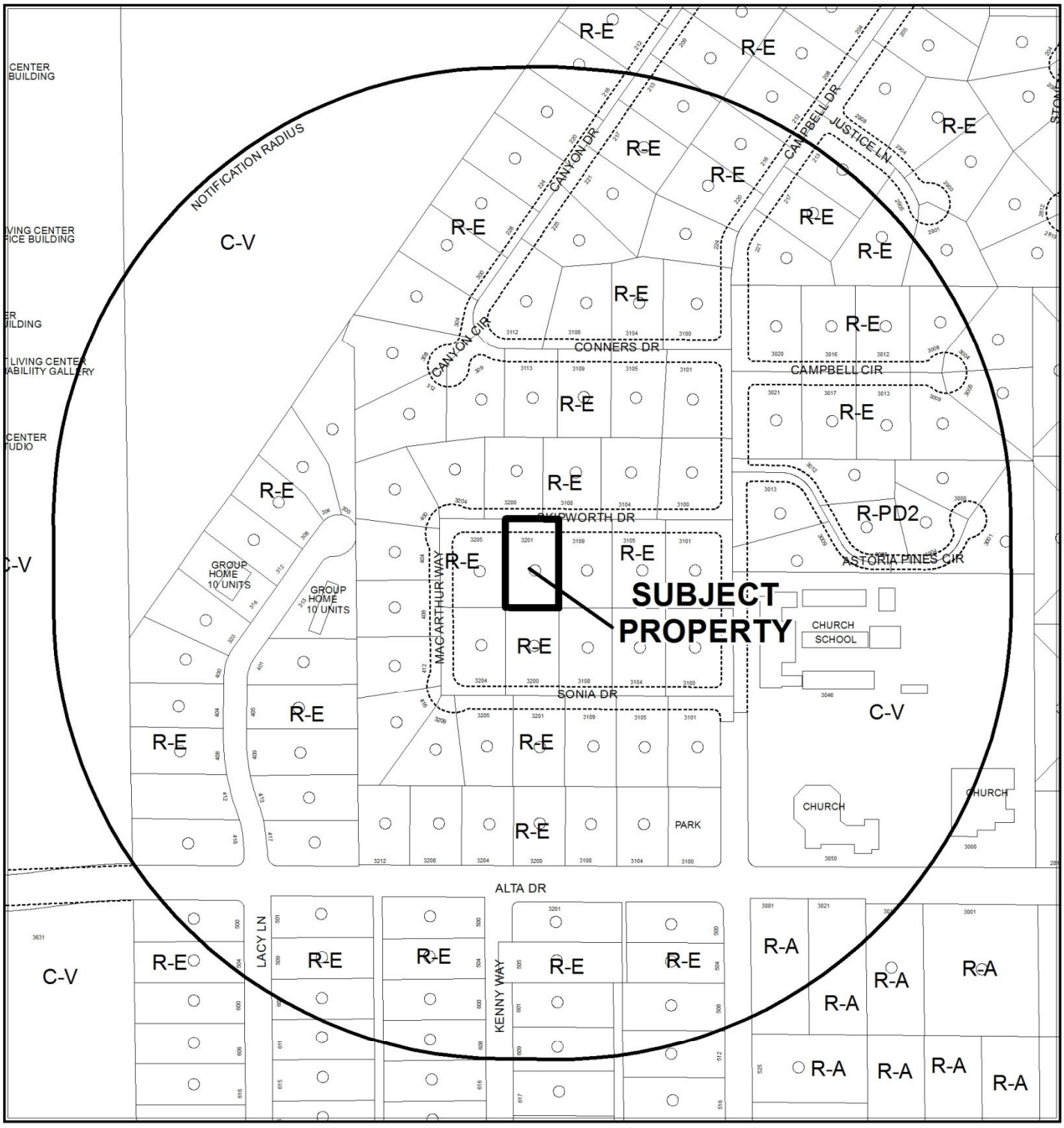
SUBJECT:
VAR-52451 - VARIANCE - PUBLIC HEARING - APPLICANT: WILLIAM & KELLY OAKLEY - OWNER: SHADY LADY TRUST - For possible action on a request for a Variance TO ALLOW A FIVE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED EXPANSION OF A SINGLE FAMILY DWELLING on 0.52 acres at 3201 Skipworth Drive (APN 139-32-211-039), R-E (Residence Estates) Zone, Ward 1(Tarkanian) [PRJ-52358]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 03/19/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**9**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

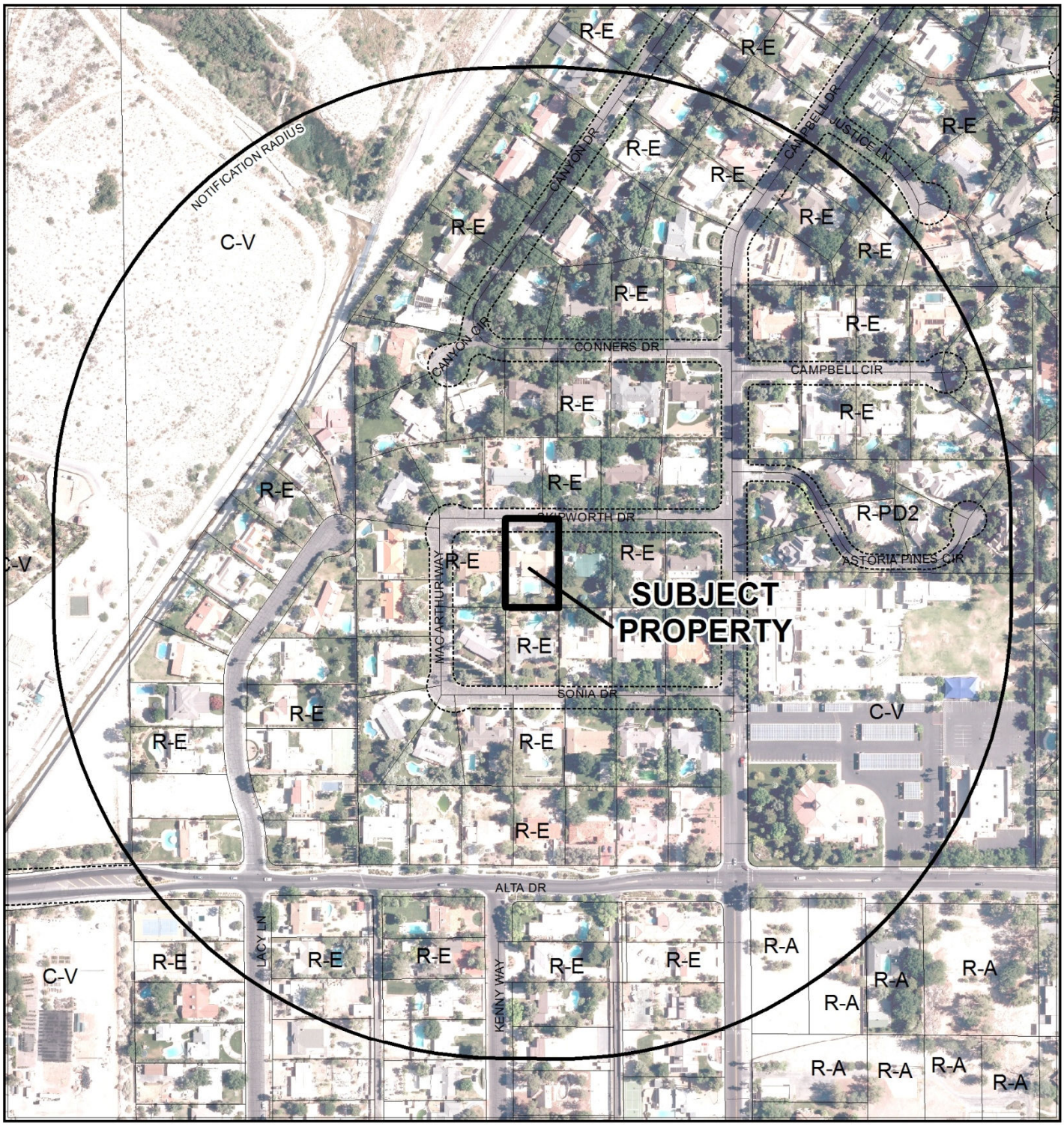
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support Petition



CASE: **VAR-52451 (PRJ-52358)**

RADIUS: 1000 FEET

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



0 200 400 Feet

CASE: **VAR-52451 (PRJ-52358)**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: FEBRUARY 11, 2014
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: WILLIAM & KELLY OAKLEY - OWNER: SHADY LADY TRUST

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-52451	Staff recommends DENIAL, if approved subject to conditions:	N/A

** CONDITIONS **

VAR-52451 CONDITIONS

Planning

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

2. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Variance to allow a five-foot side yard building setback where 10 feet is the minimum requirement in conjunction with a proposed 900 square-foot expansion of the principal dwelling. The expansion is a three car garage that will provide additional storage for household items and secure place to park the owner's vehicles. The site is located at 3201 Skipworth Drive, in an R-E (Residence Estates) zoning district. No substantial evidence has been presented to warrant the requested variance. As such, the hardship is self-imposed and staff must recommend denial of this request.

ISSUES

- A Variance is required to allow a five-foot side yard building setback for the principal structure where 10 feet is the minimum required.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc
No Relevant City Actions have occurred on the subject site.

Most Recent Change of Ownership	
06/18/13	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
1966	The principal dwelling was constructed.
01/11/05	A building permit (#5000155) was issued for the expansion of the primary dwelling (a room addition). The permit was finalized on 08/26/05.

Pre-Application Meeting	
12/19/13	A pre-application meeting was held with the applicant and the designated representative to discuss the submittal requirements for a setback variance.

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

Field Check	
01/02/13	A field check was conducted on the subject propertied and revealed a clean well maintained property.

Details of Application Request	
Site Area	
Gross Acres	0.52

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
North	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
South	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
East	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
West	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)

Master Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (140 Feet)	Y
Rural Preservation Overlay District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.060, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Setbacks			
• Front	30 Feet	30 Feet	Y
• Side	5 Feet	10 Feet	N*
• Corner	15 Feet	N/A	N/A
• Rear	35 Feet	63 Feet	Y
Max. Building Height	35 Feet	15 Feet	Y

ANALYSIS

This application is a request for a Variance to allow a 480 square-foot expansion of an existing 3,468 square-foot principal dwelling. The expansion is for a three car garage that will provide additional storage space for house hold items and a secure place to park the owner's vehicles. As proposed, the garage addition will encroach five feet into the side yard setback and represents a 50 percent setback reduction. The requested Variance does not comply with setbacks for R-E (Residence Estates) zoning district and the reduced setback is not consistent with the characteristics of single-family homes on large lots in the Rural Preservation Overlay District. Additionally, the lot is not irregular in shape and there are no unique site characteristics. For these reasons staff recommends denial of the requested Variance, as this application is the result of a self-imposed hardship.

FINDINGS (VAR-52451)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to expand an existing principal structure into the required side yard setback. Alternatively, the expansion could be reduced in size to allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED 117

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

VAR-52451

Case Number: PRJ-52358 APN: 139-32-211-039

Name of Property Owner: Shady Lady Trust

Name of Applicant: Shady Lady Trust

Name of Representative: Kelley Oakley, trustee

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with 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: W. Oakley Kelley Oakley

Print Name: William R. Oakley and Kelley H. Oakley trustees & trustors of Shady Lady Trust

Subscribed and sworn before me

This 24TH day of December, 2013

Notary Public in and for said County and State

SUNUNTA W. MCDANIEL
Notary Public State of Nevada
No. 07-2514-1
My appt. exp. Feb. 4, 2015

PRJ-52358
12/30/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Setback variance for Shady Lady Trust proposed garage

Project Address (Location) 3201 Skipworth Drive Las Vegas, NV 89107

Project Name Residential Setback PRJ-52358 **Proposed Use** Single family

Assessor's Parcel #(s) 139-32-211-039 **Ward #** 1

General Plan: existing DR proposed Same **Zoning:** existing R-E proposed Same

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

Gross Acres 0.52 **Lots/Units** 1 **Density** _____

Additional Information _____

PROPERTY OWNER Shady Lady Trust **Contact** Kelley Oakley

Address 3201 Skipworth Dr. **Phone:** 702-290-6589 **Fax:** 702-878-3292

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

E-mail Address Oakley6111@Cox.net

APPLICANT William & Kelley Oakley, trustees of Shady Lady Trust **Contact** Kelley Oakley

Address 3201 Skipworth Dr. **Phone:** 702-290-6589 **Fax:** 702-878-3292

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

E-mail Address Oakley6111@Cox.net

REPRESENTATIVE Kelley Oakley **Contact** Kelley Oakley

Address 3201 Skipworth Dr **Phone:** 702-290-6589 **Fax:** 702-878-3292

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

E-mail Address Oakley6111@cox.net

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

Property Owner Signature* W. Oakley Kelley Oakley

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

Print Name William R. Oakley and Kelley H. Oakley trustees and trustors of Shady Lady Trust

Subscribed and sworn before me

This 24TH day of DECEMBER, 2013.

Notary Public in and for said County and State

SUNUNTA W. MCDANIEL
Notary Public State of Nevada
No. 07-2514-1
My appt. exp. Feb. 4, 2015

FOR DEPARTMENT USE ONLY

Case #	VAR-52451
Meeting Date:	02/11/14 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-52358
12/30/13

Revised 10/27/08

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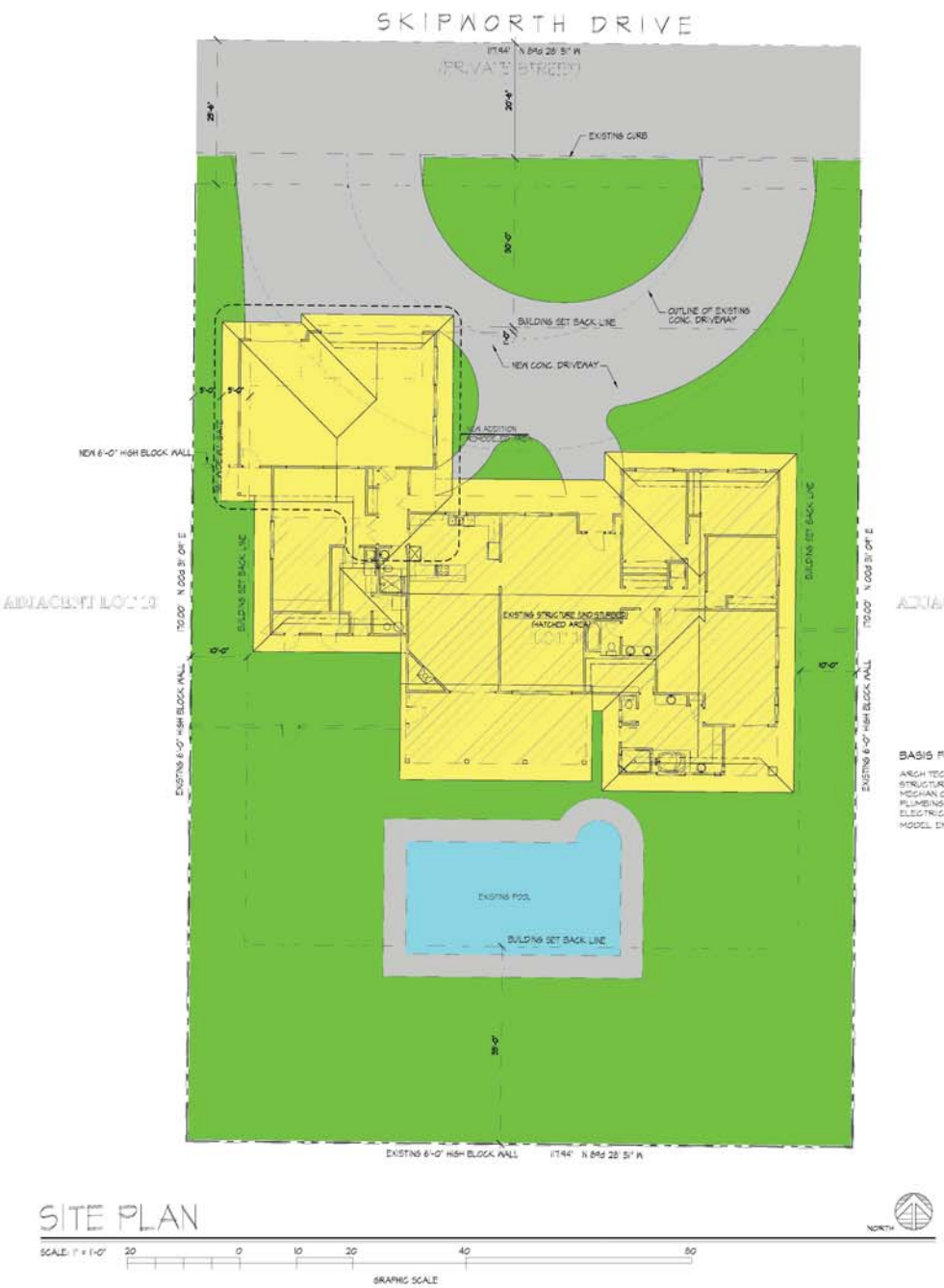


SHEET INDEX

SHEET #	DESCRIPTION
RESIDENCE	
1.1	COVER SHEET / SITE PLAN
2.1	AS BUILT / DEMOLITION FLOOR PLAN
2.2	AS-BUILT EXTERIOR ELEVATION
3.1	ADDITION / REMODEL FLOOR PLAN
4.1	ROOF PLAN / BUILDING SECTIONS DETAILS
5.1	EXTERIOR ELEVATIONS
6.1	ELECTRICAL PLAN
T.1	ARCHITECTURAL GENERAL NOTES

BASIS FOR DESIGN (CODE ANALYSIS)

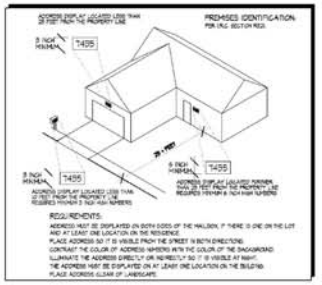
ARCHITECTURAL	I.R.C. REQUIREMENTS:	2009 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE.
STRUCTURAL	I.B.C. REQUIREMENTS:	2009 EDITION OF THE INTERNATIONAL BUILDING CODE.
MECHANICAL	U.M.C. REQUIREMENTS:	2009 EDITION OF THE UNIFORM MECHANICAL CODE.
PLUMBING	U.P.C. REQUIREMENTS:	2009 EDITION OF THE UNIFORM PLUMBING CODE.
ELECTRICAL	N.E.C. REQUIREMENTS:	2008 EDITION OF THE NATIONAL ELECTRICAL CODE.
MODEL ENERGY CODE REQUIREMENTS:		2009 IECC (INTERNATIONAL ENERGY COMPLIANCE CERTIFICATE

ASSESSOR PARCEL ID: 139-32-211-031
PROPERTY ADDRESS: 3201 SKIPWORTH DR.
LAS VEGAS, NV. 89107

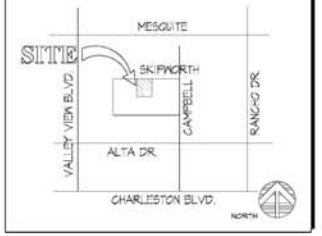
OCCUPANCY CLASSIFICATION OF SINGLE FAMILY RESIDENCE
USE / OCCUPANCY: R-3 / U CONSTRUCTION TYPE: V-B

PROPERTY DEVELOPMENT STANDARD (CITY OF LAS VEGAS) ZONED RE
REQUIRED SETBACKS: (PRIMARY RESIDENCE)

FRONT:	30'-0"
INTERIOR SIDE:	10'-0"
STREET SIDE:	15'-0"
REAR:	35'-0"
LOT SIZE:	30 AC.



LOCATION MAP



PRJ-52358
12/26/13

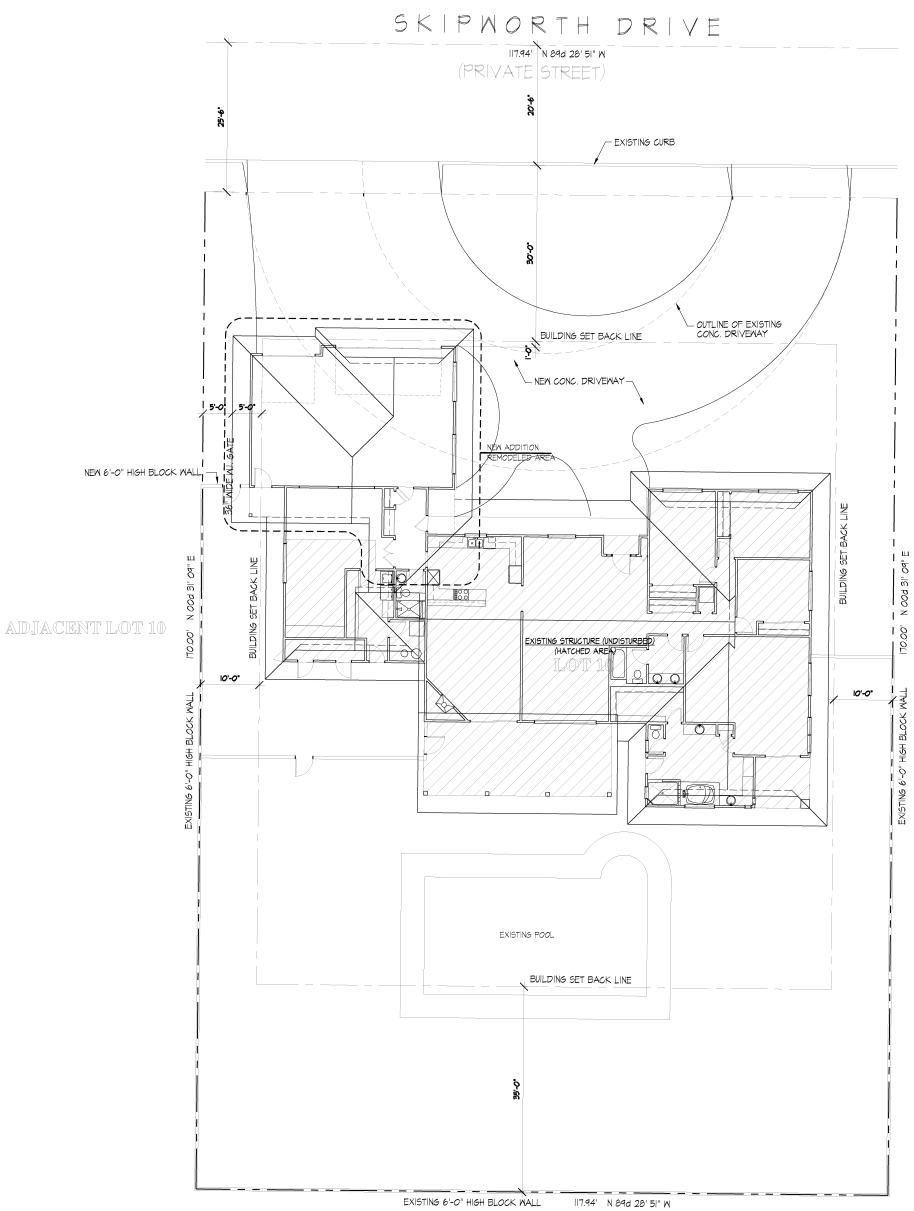
VAR-52451

DAVID A. HEINTZ
RESIDENTIAL DESIGNER LTD
7455 WEST CAMERO AVE.
LAS VEGAS, NEVADA 89113
PH (702) 240-4627

PROJECT TITLE: MR. AND MRS. OAKLEY RESIDENCE

SHEET TITLE: SITE PLAN / COVER SHEET

DATE: 14 DEC. 13
JOB#: R-13-369
SHEET#: 1.1 OF 7



SITE PLAN

SCALE: 1" = 1'-0"

20 0 10 20 40 80

GRAPHIC SCALE

NORTH

SHEET INDEX

SHEET #	DESCRIPTION
RESIDENCE	
1.1	COVER SHEET / SITE PLAN
2.1	AS BUILT / DEMOLITION FLOOR PLAN
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7.1	ARCHITECTURAL GENERAL NOTES

BASIS FOR DESIGN (CODE ANALYSIS)

ARCHITECTURAL	I.R.C. REQUIREMENTS:	**2009 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE.**
STRUCTURAL	I.B.C. REQUIREMENTS:	**2009 EDITION OF THE INTERNATIONAL BUILDING CODE.**
MECHANICAL	U.M.C. REQUIREMENTS:	**2009 EDITION OF THE UNIFORM MECHANICAL CODE.**
PLUMBING	U.P.C. REQUIREMENTS:	**2009 EDITION OF THE UNIFORM PLUMBING CODE.**
ELECTRICAL	N.E.C. REQUIREMENTS:	**2008 EDITION OF THE NATIONAL ELECTRICAL CODE.**
MODEL ENERGY CODE REQUIREMENTS:		**2009 IECC (INTERNATIONAL ENERGY COMPLIANCE CERTIFICATE**

ASSESSOR PARCEL ID: 139-32-211-089
PROPERTY ADDRESS: 3201 SKIPWORTH DR.
LAS VEGAS, NV. 89107

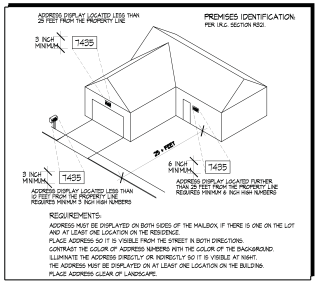
OCCUPANCY CLASSIFICATION OF SINGLE FAMILY RESIDENCE
USE / OCCUPANCY: R-3 / U-1 CONTSTRUCTION TYPE: V-B

PROPERTY DEVELOPMENT STANDARD (CITY OF LAS VEGAS): ZONED RE
REQUIRED SETBACKS: (PRIMARY RESIDENCE)

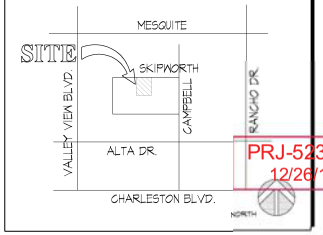
FRONT :	30'-0"
INTERIOR SIDE:	10'-0"
STREET SIDE:	15'-0"
REAR:	35'-0"
LOT SIZE:	53 AC.

ALL CONSTRUCTION SHALL CONFORM TO ALL STATE AND LOCAL ADOPTED CODES, ORDINANCES, AND OTHER MUNICIPAL REQUIREMENTS. SEE GENERAL NOTES (I.R.C. REQUIREMENTS) SHEET 7.1 OF 7 FOR MORE INFORMATION. SITE PLAN IS BASED ON INFORMATION PROVIDED TO THE DESIGNER / ARCHITECT BY THE OWNER. THE OWNER ASSUMES RESPONSIBILITY FOR ENSURING THE ACCURACY OF THE INFORMATION. CONTRACTOR TO MEET OR EXCEED, BUT NOT LIMITED TO THE ABOVE ITEMS. THE CONTRACTOR AND/OR OWNER SHALL REPORT TO THE DESIGNER/ARCHITECT ANY ERRORS, INCONSISTENCIES, OR OMISSIONS THAT MAY BE DISCOVERED. THE DESIGNER/ARCHITECT SHALL ASSIST THE CONTRACTOR AND OWNER IN THE RESOLVING OF ANY AND ALL DISCREPANCIES. THE DESIGNER/ARCHITECT SHALL ONLY BE LIABLE FOR CORRECTING THE DRAWINGS.

NOTE: SITE PLAN IS BASED ON INFORMATION PROVIDED TO THE DESIGNER / ARCHITECT BY THE OWNER. OWNER ASSUMES RESPONSIBILITY FOR ENSURING ACCURACY OF INFORMATION PROVIDED.



LOCATION MAP



PRJ-52358
12/26/13

VAR-52451

PROJECT TITLE
MR. AND MRS. OAKLEY RESIDENCE

SHEET TITLE
SITE PLAN / COVER SHEET

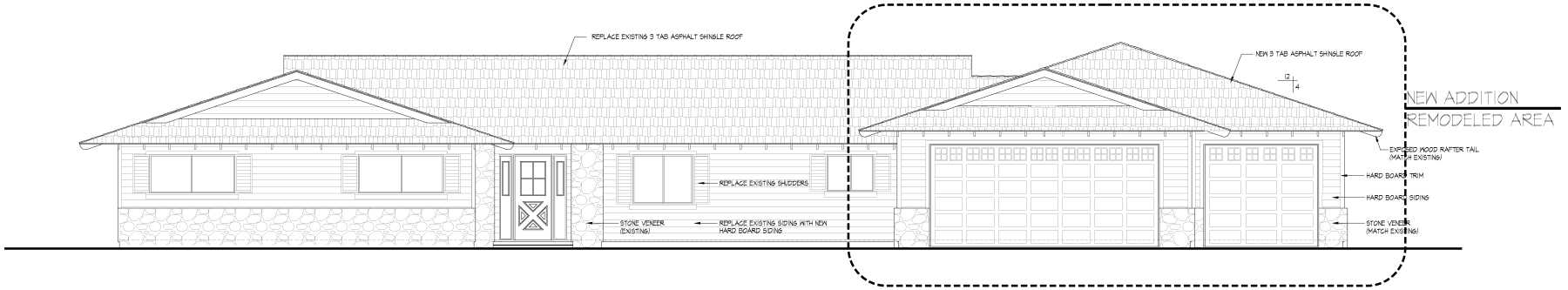
DAVID A. HEINTZ
RESIDENTIAL DESIGNER LTD
7435 WEST CAMERO AVE.
LAS VEGAS, NEVADA 89113
PHONE: 240-1667

DATE
14 DEC. 13

JOB#
R-13-369

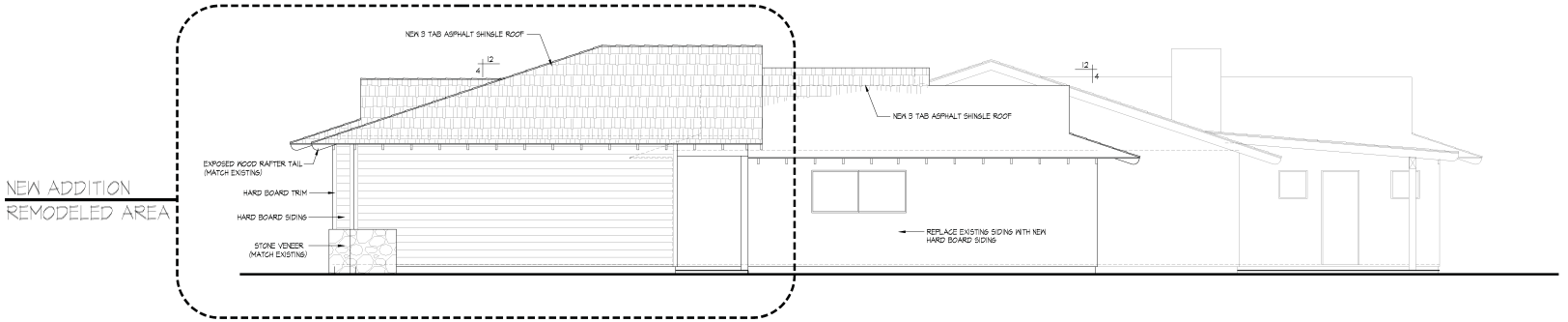
SHEET#
1.1 OF 7

BY: DAH
1 10 NOV. 13
2 14 NOV. 13
3&4SF



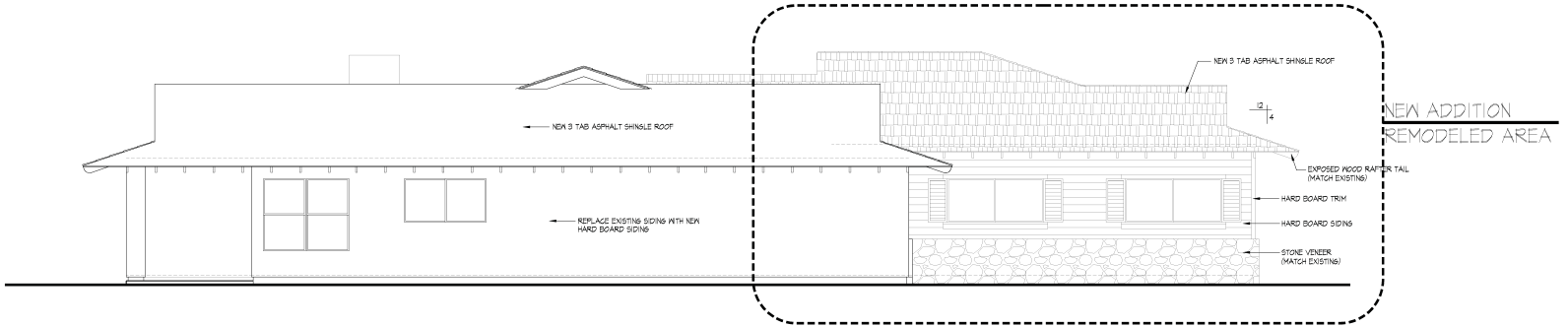
FRONT ELEVATION (ADDITION / REMODEL)

1/4"=1'-0"



RIGHT ELEVATION (ADDITION / REMODEL)

1/4"=1'-0"



LEFT ELEVATION (ADDITION / REMODEL)

1/4"=1'-0"

20 0 10 20 40

GRAPHIC SCALE

PRJ-52358
12/26/13

VAR-52451

PROJECT TITLE
MR. AND MRS. OAKLEY RESIDENCE

SHEET TITLE
EXTER. ELEV. (ADDITION / REMODEL)

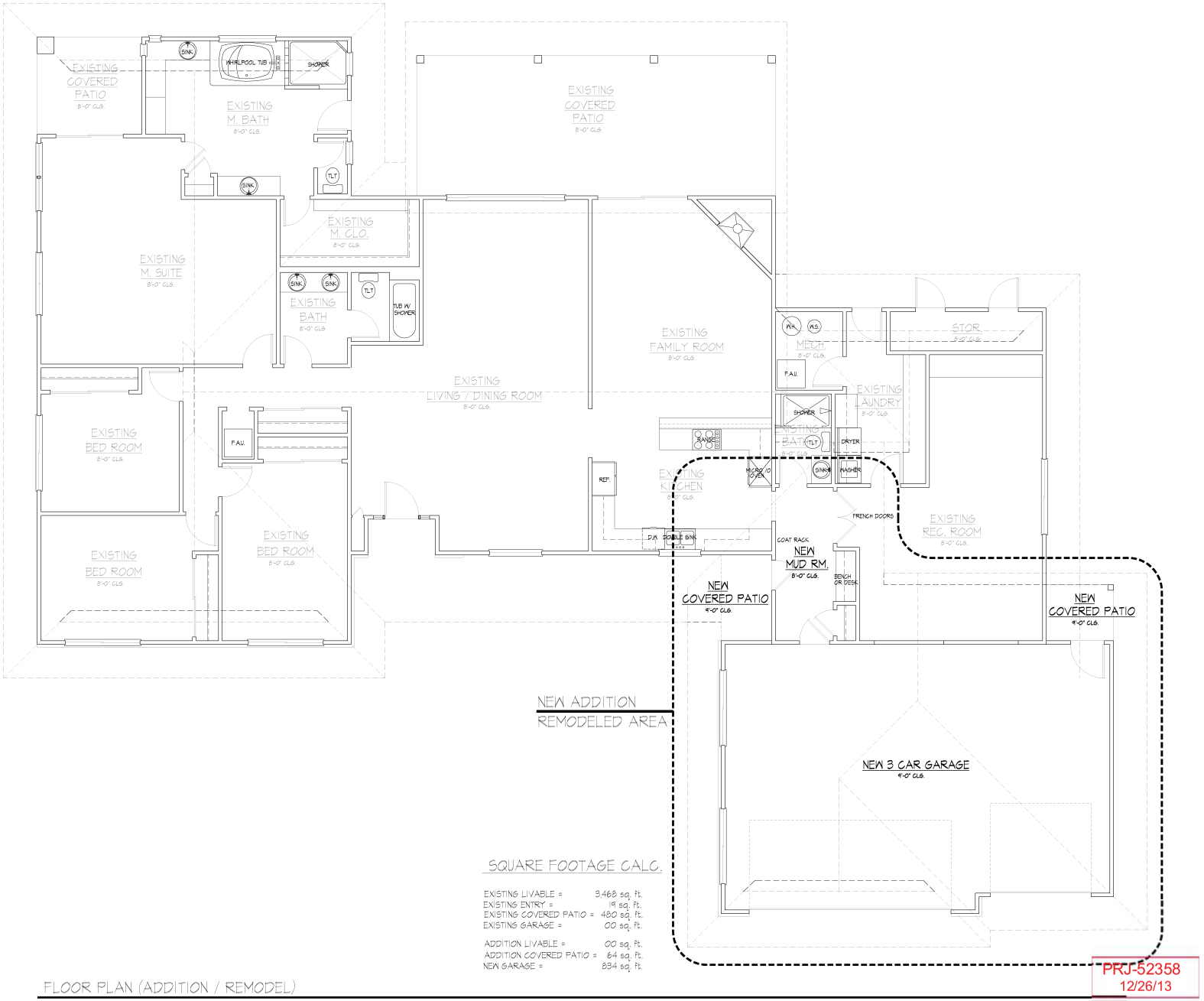
DAVID A. HEINTZ
RESIDENTIAL DESIGNER LTD
7435 WEST CAMERO AVE.
LAS VEGAS, NEVADA 89113
PHONE: 260-1667

DATE
14 DEC. 14

JOB#
R-13-369

SHEET#
5.1 OF 7

36#FP
C: 14 DEC. 13
BY: DAH
L: 12 NOV. 13



SQUARE FOOTAGE CALC.

EXISTING LIVABLE =	3,468 sq. ft.
EXISTING ENTRY =	19 sq. ft.
EXISTING COVERED PATIO =	480 sq. ft.
EXISTING GARAGE =	00 sq. ft.
ADDITION LIVABLE =	00 sq. ft.
ADDITION COVERED PATIO =	64 sq. ft.
NEW GARAGE =	834 sq. ft.

PRJ-52358
12/26/13

FLOOR PLAN (ADDITION / REMODEL)

1/4"=1'-0"

20 0 10 20 40

GRAPHIC SCALE

VAR-52451

PROJECT TITLE
MR. AND MRS. OAKLEY RESIDENCE

SHEET TITLE
FLOOR PLAN (ADDITION / REMODEL)

DAVID A. HEINTZ
RESIDENTIAL DESIGNER LTD
7435 WEST CAMERO AVE.
LAS VEGAS, NEVADA 89113
PHONE: 260-1667

DATE
14 DEC. 14

JOB#
R-13-369

SHEET#
3.1 OF 7

BY: CAH
1 NOV 14
2 DEC 14
3 CAH



VAR-52451 [PRJ-52358] - APPLICANT: WILLIAM & KELLY OAKLEY - OWNER: SHADY LADY TRUST
3201 SKIPWORTH DRIVE

01/02/14



VAR-52451 [PRJ-52358] - APPLICANT: WILLIAM & KELLY OAKLEY - OWNER: SHADY LADY TRUST
3201 SKIPWORTH DRIVE

01/02/14



VAR-52451 [PRJ-52358] - APPLICANT: WILLIAM & KELLY OAKLEY - OWNER: SHADY LADY TRUST
3201 SKIPWORTH DRIVE

01/02/14

December 22, 2013

VIA ELECTRONIC SUBMISSION

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

RE: Mr. and Mrs. Oakley Residence
Project # PRJ-52358

Staff and Commission Members:

We have lived in Las Vegas since remodeling the home we purchased in 2003. We live in the beautiful Rancho Nevada Estates neighborhood, an older area, where most of the homes were built in the 1960s.

After 10 years, we have decided to improve our residence by adding a 3-car garage. A well-designed garage enhances the neighborhood as it provides a place for vehicles, bikes, and household items to be stored out of the view of neighbors. Many other residents in the area have added garages to their homes while preserving the integrity and character of the neighborhood. A garage will also provide more security for us. Although we live in a gate-guarded community, we have had one of our vehicles ransacked while it was parked in our driveway. Our proposed garage will add value to all homes in our area as the project will require beautification enhancements to our site including a new driveway, new siding (entire house), new paint (entire house), and positive landscape changes that will make our home more attractive to the neighborhood.

In order to have both a functional garage that will accommodate most consumer vehicles and one that blends well with the existing home (doesn't look like a cheap add-on), we are requesting a variance to the side setback. Our request is to allow for a 5 foot side setback vs. the 10 foot requirement. As proposed, the western wall of the garage will be 8 feet from the property line while the roof eave will measure 5 feet from the property line. Our proposal provides ample buffer between our house and our neighbor to the west as we both enjoy lush landscaping on our respective sides of the property line in question. Others in our neighborhood have received variances. We note the following garage additions near our home:

412 MacArthur Way
3105 Skipworth Drive
3109 Connors Drive (side setback variance granted)

Thank you for your consideration.

Sincerely,

William and Kelley Oakley

VAR-52451

PRJ-52358
12/30/13

December 22, 2013

VIA ELECTRONIC SUBMISSION

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

RE: Mr. and Mrs. Oakley Residence
Project # PRJ-52358

Staff and Commission Members:

The undersigned live in the beautiful Rancho Nevada Estates neighborhood and have been given the opportunity to review the Oakley's proposed plans to add a 3-car garage to the northwestern portion of their home. The proposed garage will enable the Oakleys to securely park their vehicles out of the view of everyone in the neighborhood and provide them storage space for bicycles, garbage cans, recycle bins, and other personal items that can be eye sores when stored in the front or side yard.

We understand their proposal requires a variance as the western wall and roof eave of their proposed garage will encroach upon the required 10-foot side set back. We support their plan and feel the requested variance (roof eave will be 5 feet from the property line) maintains sufficient cushion between their home and their neighbor's yard.

Name MELISA DELAGARZA
Address 305 Canyon Drive

Name FINTAN ~~GRIFFNEY~~
Address 308 CANYON ~~DRIVE~~

Name Mark & Linda McKinley
Address 305 Conners DR
mark Linda McKinley

Name
Address 309 SKIPWORTH DR

Name BART ROBERTS
Address 124 Rosemary Lane
L.V. NV 89107

Name Nicole Dingerson
Address 3107 Sonia Drive
LV, NV 89107

Name
Address 320 Skipworth
Las Vegas, NV 89107

Name JOHN A. HANNON
Address 400 MAC ARTHUR WY LVN 89107

Name
Address

Name Jan Craddock
Address 391 Rosemary Lane
Las Vegas NV 89107

VAR-52451

PRJ-52358
12/30/13

December 22, 2013

VIA ELECTRONIC SUBMISSION

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

RE: Mr. and Mrs. Oakley Residence
Project # PRJ-52358

Staff and Commission Members:

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Name MELISA DELAGARCA
Address 205 Canyon Drive

Name FINTAN GAFFNEY
Address 308 CANYON DRIVE

Mark & Linda McKinley
Name 3105 Conners DR
Address Mark Linda McKinley

Name FISCHER
Address 3109 SKIPWORTH DR

BART ROBERTS
Name Bart Roberts
Address 124 Rosemary Lane
L.V. NV 89107

Nicole Dingerson
Name 3101 Sonia Drive
Address LV, NV 89107

Name
Address 320 Skipworth
Las Vegas, NV 89107

John A. Hannon
Name JOHN A. HANNON
Address 400 MAC ARTHUR WY LVN 89107

Name
Address

Name Jan Craddock
Address 301 Rosemary Lane
Las Vegas NV 89107

City of Las Vegas Agenda Item No.: **49.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 11, 2014

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

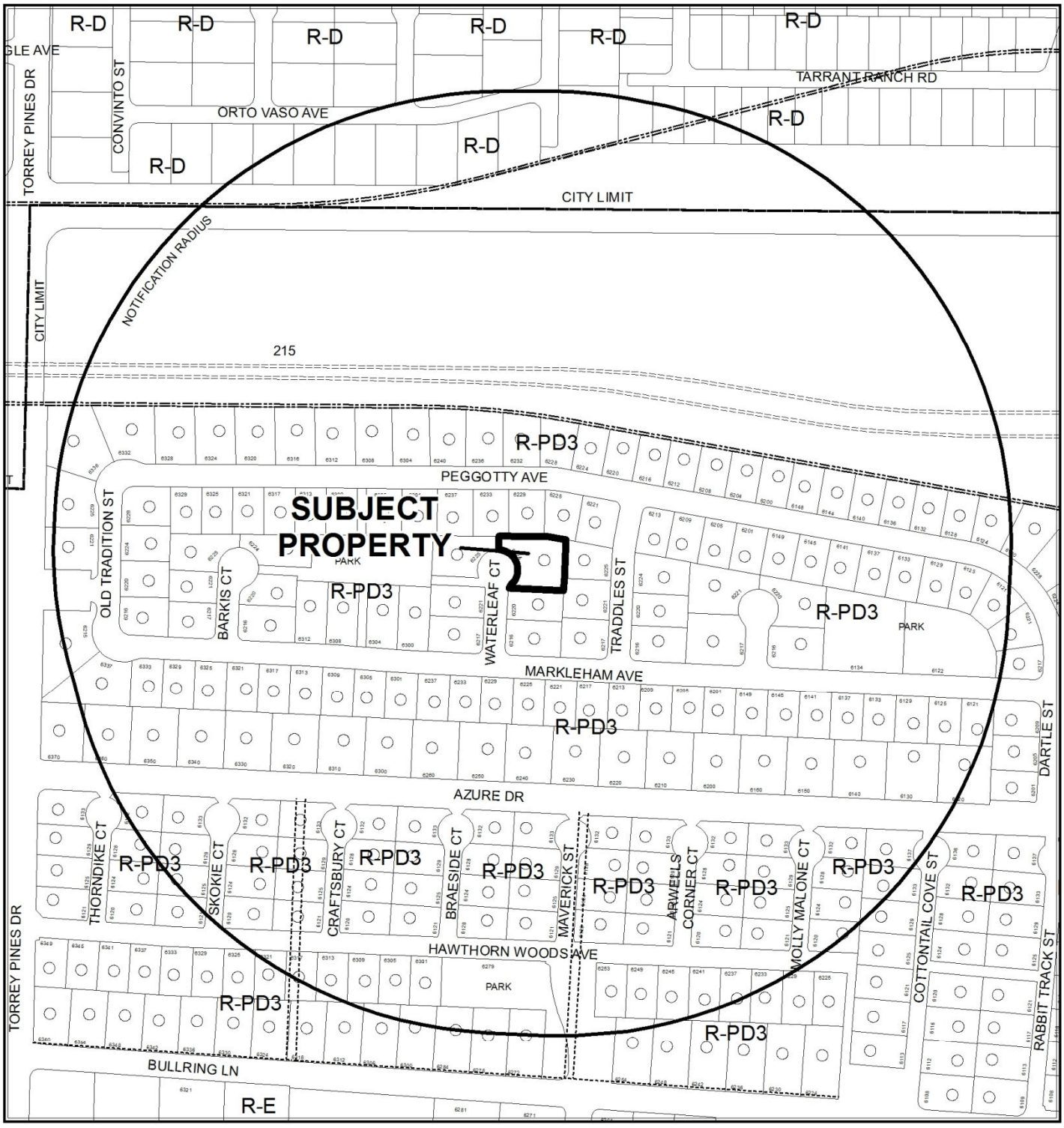
SUBJECT:
VAR-52452 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ROBERT B FOSTER - For possible action on a request for a Variance TO ALLOW A PROPOSED 595 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) [CASITA] IN FRONT OF THE PRIMARY STRUCTURE on 0.33 acres at 6224 Waterleaf Court (APN 125-26-511-035), R-PD3 (Residential Planned Development - 3 Units per Acre) Zone, Ward 6 (Ross). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 03/19/2014
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. Photos
5. Justification Letter



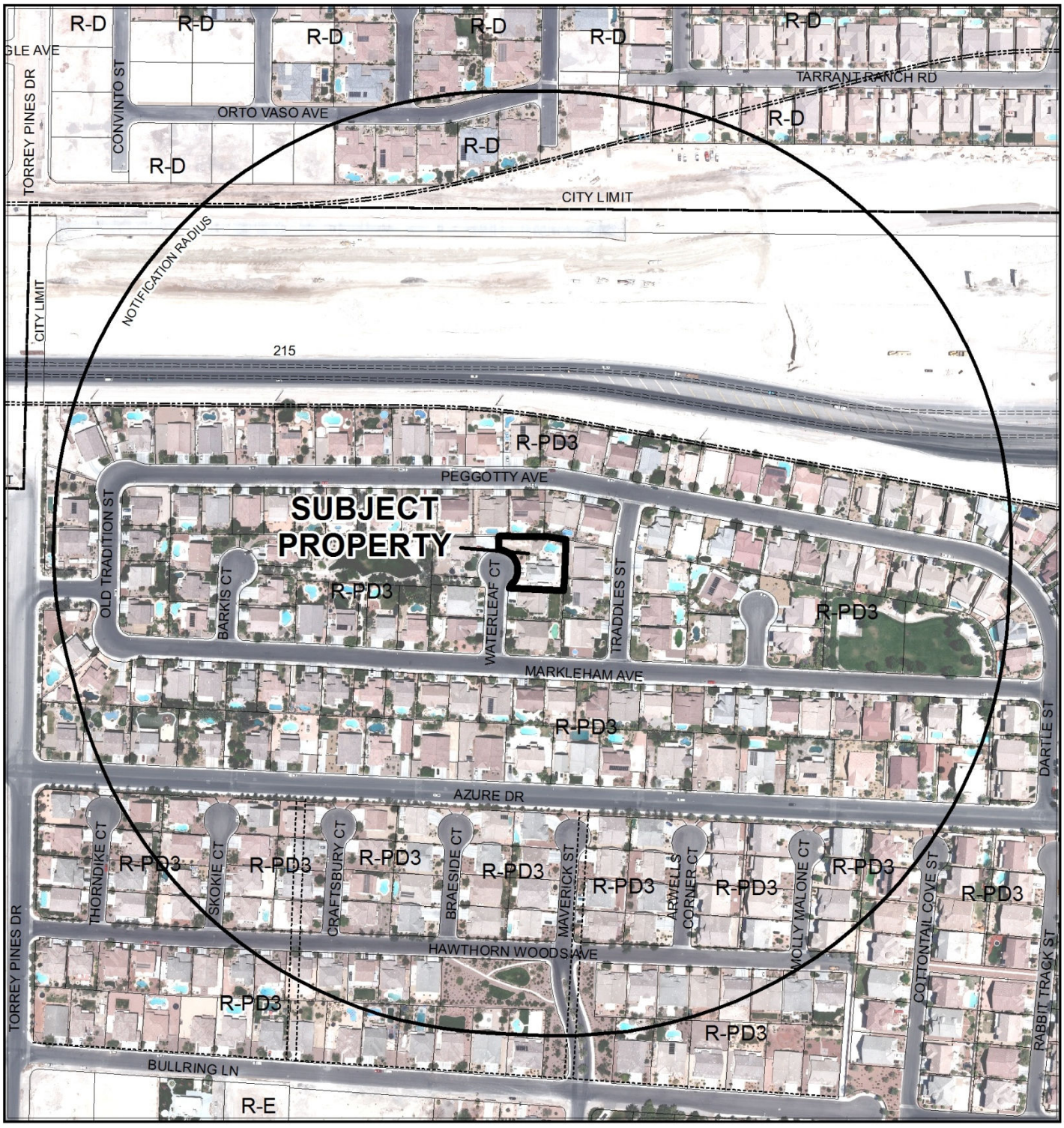
0 300 600 Feet

CASE: **VAR-52452**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)

N



0 300 600 Feet

CASE: **VAR-52452**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: FEBRUARY 11, 2014
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: ROBERT B FOSTER

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-52452	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

VAR-52452 CONDITIONS

Planning

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

2. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

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

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

Public Works

5. M
eet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

YK

** STAFF REPORT **

PROJECT DESCRIPTION

The owner is requesting a Variance to allow a proposed Accessory Structure (Class II) [Casita] in the front of the primary structure at 6224 Waterleaf Court. The lot is at the end of a cul-de-sac with a large portion of the lot being located within the front of the primary structure. This condition is caused due to the unique "panhandle" shape of the lot with most of the useable square footage being located to the side and in front of the primary structure. In order for the owner to fully utilize the lot within a reasonable manner, a Variance is required. Staff is recommending approval of the Variance as a direct result of the unique shape of the lot that was not created by the applicant. If the Variance is denied, no building permit would be issued for an Accessory Structure that is located in front of the primary structure.

ISSUES

- Due to the unique shape of this cul-de-sac lot, a Variance is required to allow an accessory structure to be located in the front yard. Staff supports the request as the majority of the property available for such a structure is located in the front yard due to the cul-de-sac location.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
11/24/97	The City Council approved a General Plan Amendment (GPA-51-96) from DR (Desert Rural Density Residential) to R (Rural Density Residential) for 6224 Waterleaf Court as part of a larger request. The Planning Commission and staff recommended approval.
	The City Council approve Rezoning (Z-118-96) from R-E (Residence Estates) to R-PD3 (Residential Planned Development-3 Units per Acre) for 6224 Waterleaf Court as part of a larger request. The Planning Commission and staff recommended approval.
04/13/00	The Planning Commission approved a Tentative map (TM-0010-00) for 165 lots on 43.11 Acres on the north side of Azure Drive, between Jones Boulevard and Torrey Pines Drive. Staff recommended approval.
08/24/00	The Planning Commission approved a Final Map (FM-0048-00) for 46 lots on 13.71 acres on the south side of Centennial Parkway, approximately 718 feet west of Jones Boulevard. Staff recommended approval.

Most Recent Change of Ownership	
01/15/13	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
08/11/04	A building permit (#25141) was issued for a wall fence in the front and side yard at 6224 Waterleaf Court. The permit was finalized on 08/22/04.
04/12/06	A building permit (#63182) was issued for a pool/spa at 6224 Waterleaf Court. The permit was finalized on 07/21/06.
04/18/11	A building permit (#185824) was issued for a patio cover at 6224 Waterleaf Court. The permit was finalized on 05/25/11.

Pre-Application Meeting	
11/21/13	Staff met with the applicant and reviewed the requirements for a Variance to allow an Accessory Structure (Class II) in the front yard. The applicant indicated that no stove/cooking facilities would be in the structure.

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

Field Check	
01/02/14	Staff visited the site and found a single family residence that was well maintained on a cul-de-sac location.

Details of Application Request	
Site Area	
Net Acres	.33

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	R (Rural Density Residential)	R-PD3 (Planned Development 3 Units per Acre)
North	Single Family, Detached	R (Rural Density Residential)	R-PD3 (Planned Development 3 Units per Acre)

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
South	Single Family, Detached	R (Rural Density Residential)	R-PD3 (Planned Development 3 Units per Acre)
East	Single Family, Detached	R (Rural Density Residential)	R-PD3 (Planned Development 3 Units per Acre)
West	Single Family, Detached	R (Rural Density Residential)	R-PD3 (Planned Development 3 Units per Acre)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.070, the following standards apply for Accessory Structures:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Setbacks			
• Side	3 Feet	5 Feet	Y
• Rear	3 Feet	87 Feet	Y
Min. Distance Between Buildings	6 Feet	25 Feet	Y
Max. Size and Coverage	Not to exceed 50 % of the floor area of the principal dwelling unit (2,774 SF)	21 %	Y

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Waterleaf Court	N/A	N/A	50	Y

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Single Family, Detached	1 Unit	2 per Unit	2				
TOTAL SPACES REQUIRED			2		2		Y

ANALYSIS

The applicant is requesting to construct an Accessory Structure (Class II) for a casita for his father's use. All code requirements are being met with the exception of allowing the structure to be in front of the primary residence. The lot is uniquely shaped at the end of a cul-de-sac street. A large portion of the lot is located to the north and west of the primary structure. The proposed casita location is not physically located in front of the primary structure, but according to Title 19 is considered in front of the structure. This is due to an imaginary line being drawn from the front of the primary structure across the lot. This means that anything located in front of this line is considered in front of the primary structure. Given the odd shape of the lot and the fact that the majority of useable space is located in front of the primary structure, staff is recommending approval of the Variance.

FINDINGS (VAR-52452)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

Evidence of a unique or extraordinary circumstance has been presented, in that the applicant has not created a self-imposed hardship due to the unique shape of the residential lot. There is no alternative that would allow conformance to the Title 19 requirements due to the unique condition of the lot. In view of this hardship imposed by the site's physical characteristics, it is concluded that the applicant's hardship is not preferential in nature, and it is thereby within the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED 232

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-52452** APN: 125-26-511-035

Name of Property Owner: ROBERT B. FOSTER

Name of Applicant: STEPHANIE McKENZIE

Name of Representative: RICHARD e. GALLEGOS

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with 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
DEC 26 2013

Signature of Property Owner: _____

Print Name: Robert B. Foster

Subscribed and sworn before me

This 23rd day of December, 20 13

_____

Notary Public in and for said County and State

DANIELLE L. GRADILLAS
Notary Public State of Nevada
No. 06-103441-1
My appt. exp. Feb. 23, 2014

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE for casita in front of residence

Project Address (Location) 6224 WATERLEAF COURT

Project Name CASITA for ROBERT FOSTER **Proposed Use** residential

Assessor's Parcel #(s) 125-26-511-035 **Ward #** 6

General Plan: existing R proposed same **Zoning:** existing RPD-3 proposed same

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

Gross Acres .33 **Lots/Units** N/A **Density** N/A

Additional Information

RECEIVED
DEC 26 2013

PROPERTY OWNER ROBERT FOSTER **Contact** ROBERT

Address 6224 WATERLEAF CT. **Phone:** 540-6980 **Fax:** 454-7842

City LAS VEGAS **State** NV **Zip** 89130

E-mail Address

APPLICANT STEPHANIE McKENZIE **Contact** STEPHANIE

Address 6224 WATERLEAF CT. **Phone:** 443-0672 **Fax:** 454-7842

City LAS VEGAS **State** NV **Zip** 89130

E-mail Address

REPRESENTATIVE PACIFIC DESIGN CONCEPTS **Contact** RICHARD GALLEGOS

Address 5096 W. POST RD. **Phone:** 524-0054 **Fax:** 454-7842

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

E-mail Address richardg@pacdesignconcepts.com

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

Property Owner Signature* +

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

Print Name Robert B. Foster

Subscribed and sworn before me

This 23rd day of December, 2013.

Notary Public in and for said County and State

DANIELLE L. GRADILLAS
Notary Public State of Nevada
No. 06-103441-1
My appt. exp. Feb 23, 2014

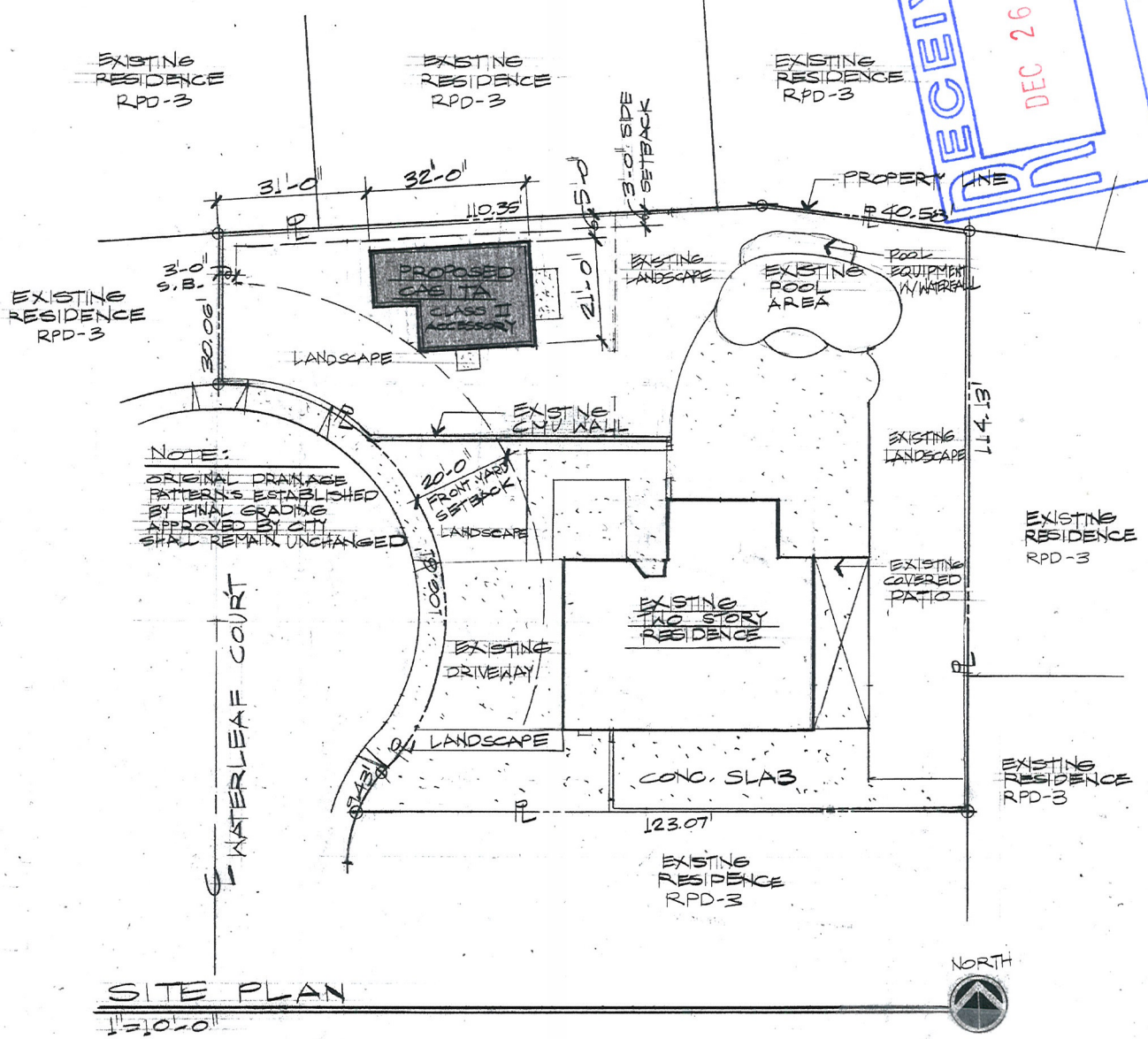
FOR DEPARTMENT USE ONLY

Case #	VAR-52452
Meeting Date:	2-11-13
Total Fee:	830.00
Date Received:*	12-26-13
Received By:	

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

Revised 10/27/08

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



SITE PLAN
1"=10'-0"

RECEIVED
DEC 26 2013

PROJECT DATA

ASSESSOR'S PARCEL NO.: 125-26-511-035

SITE AREA: 14,456 SQ.FT. or .33 ACRE

EXISTING ZONING: RPD-3

EXISTING RESIDENCE: 2,774 SQ.FT.

DEPARTMENT OF BUILDING & SAFETY

2009 IBC CODE ANALYSIS

The following code analysis information is to be provided on all commercial plans submitted to the Building & Safety department. The information you are providing will help the plans check processing time and accuracy.

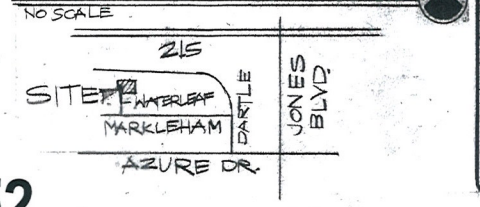
Analysis Items	2009	2008 N.E.C.	Code Section References
1) Code Year / Type (Building, Electrical, Fire, Mechanical, Plumbing)			City Ordinance w/amendments
2) Occupancy Classification		N/A	IBC Chapter 3 PER IRC
3) Type of Construction (Pre "IT" Only, Show Type of Construction for Both the Existing Mall Building and the New "IT")		N/A	IBC Chapter 6 PER IRC
4) Fire Sprinklers Yes / No NO	Type NFPA —		IBC 903, 903.3
5) Fire Alarm Yes / No NO			IBC 907
6) Height Allowable 40 ft	Actual 15 feet		IBC 503, 504 and Table 503
7) Stories Allowable two	Actual one		IBC 504.5 and Table 503
8) Area Allowable unlimited	Actual 595		PER IRC IBC 503 through 507 and Table 503
(Include allowable area calculations per IBC 506) (Include mixed occupancy calculations if applicable)			
9) Occupant Load		3	IBC 1004, 1004.9 and Table 1004.1.1
10) Number of Exits Required one	Provided one		IBC 1015.1, 1021 and Tables 1015.1, 1021.1, 1021.2
11) Fire Resistance Rating Requirements for Building Elements (Specify areas receiving spray applied fire protection)		N/A	IBC 602.1, 702.1, Chapter 7, and Table 602
12) Required Fire Resistance of Exterior Walls Due to Location on Property		>5'	IBC 705, 712.4 and Table 602
13) Protection of Openings Due to Location on Property and Maximum Area Of Exterior Wall Openings		N/A	IBC 705.2 and Table 705.8
14) Spaces Requiring Fire-Resistance-Rated Separation (Specify spaces requiring separation and hourly rating)		N/A	IBC 420, 508.2.5, 704, 707, 708, 709, 712, 1006.4.3, 1018.1, 1022, 1023, 3006 and Tables 508.2.5, 1018.1
15) Non-separated or Separated Uses with Required Calculations			IBC 508.3 to 508.4 and Table 508.4
16) Roof Covering Material Class: Allowable C	Actual B		IBC Table 1505.1
17) Required Plumbing Fixtures (Provide calculations for the number of Water Closets, Urinals, Lavatories, Drinking Fountains, & Service Sinks)		N/A	IBC 2902 and Table 2902.1
18) Special Inspection(s) Required (Provide table specific to the project)			IBC Chapter 17
19) I.E.C.C. compliance report (Copy of actual inspection plans)			IBC 1101 and 2009 I.E.C.C.

SHEET INDEX

A-1 PROJECT DATA & SITE PLAN & VICINITY MAP
A-2 FLOOR & ROOF & EXTERIOR ELEVATIONS

VICINITY MAP

NO SCALE



REVISIONS

OWNER BUILDER
PLANS PREPARED BY:
SIGNATURE

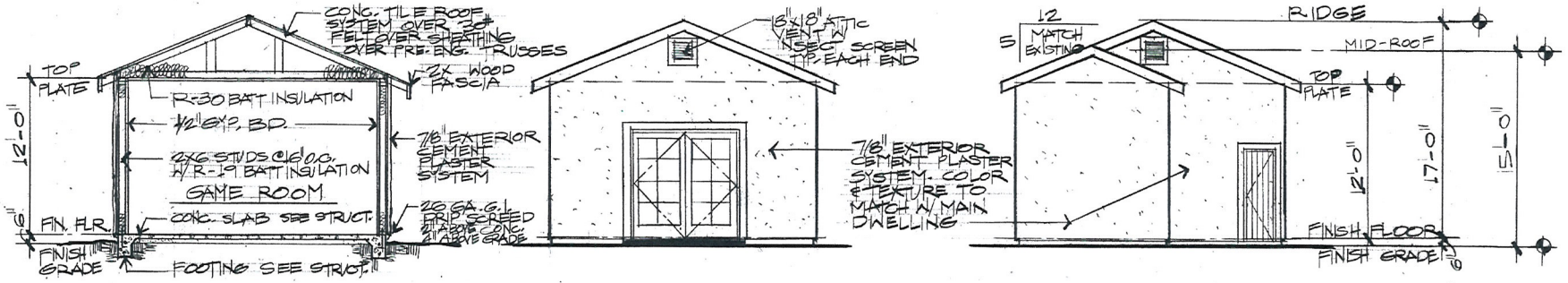
CONSULTANTS

PROJECT TITLE
CASITA - CLASS II
MR. ROBERT FOSTER
6224 WATERLEAF CT.
LAS VEGAS NV 89130

SHEET TITLE
PROJECT DATA & SITE PLAN & VICINITY MAP

ISSUE DATE: 24 OCT. 2013
DRAWN BY: R.F.
CHECKED BY: R.F.
PROJECT NO.
SHEET NO.
A-1

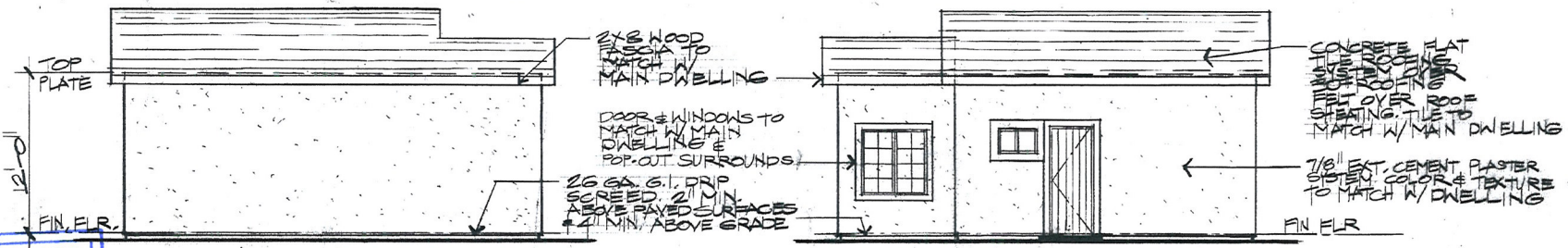
VAR-52452



A A-2 CROSS SECTION
1/4"=1'-0"

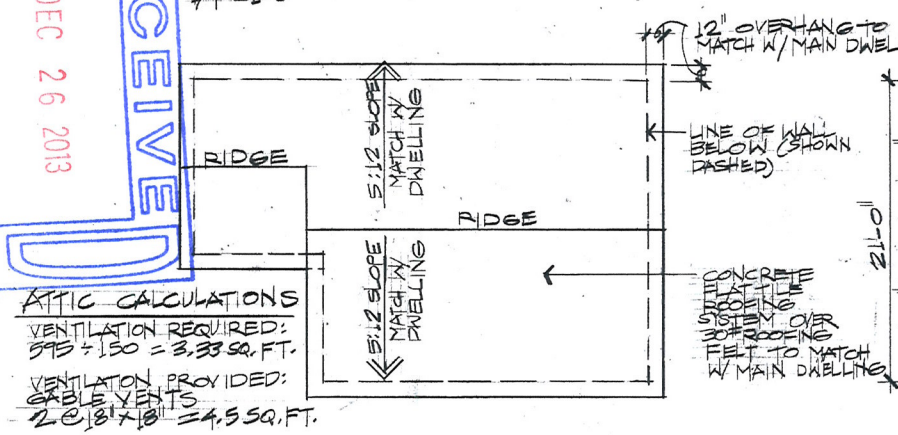
EAST ELEVATION
1/4"=1'-0"

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



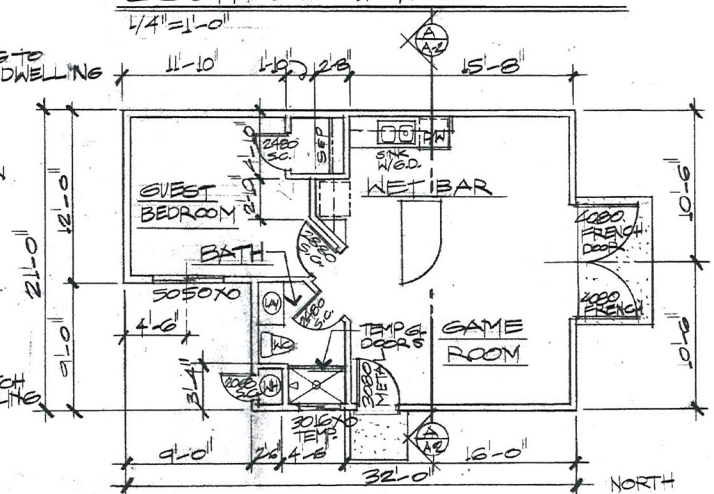
NORTH ELEVATION
1/4"=1'-0"

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



ATTIC CALCULATIONS
VENTILATION REQUIRED:
595 ÷ 150 = 3.33 SQ. FT.
VENTILATION PROVIDED:
GABLE VENTS
2 @ 18" x 18" = 4.5 SQ. FT.

ROOF PLAN
1/4"=1'-0"



FLOOR PLAN
1/4"=1'-0"

RECEIVED
DEC 26 2013

REVISIONS

OWNER BUILDER
PLANS PREPARED BY:

CONSULTANTS

PROJECT TITLE
CASITA - CLASS II
MR. ROBERT FOSTER
6224 WATERLEAF CT.
LAS VEGAS, NV 89130

SHEET TITLE
FLOOR & ROOF PLANS & EXTERIOR ELEVATIONS

ISSUE DATE: 24 OCT. 2013
DRAWN BY: R.F.
CHECKED BY: R.F.
PROJECT NO.
SHEET NO.
A#2

VAR-52452



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VAR-52452



VAR-52452 - APPLICANT/OWNER: ROBERT B FOSTER
6224 WATERLEAF COURT

01/02/14



VAR-52452 - APPLICANT/OWNER: ROBERT B FOSTER
6224 WATERLEAF COURT

01/02/14



VAR-52452 - APPLICANT/OWNER: ROBERT B FOSTER
6224 WATERLEAF COURT

01/02/14



VAR-52452 - APPLICANT/OWNER: ROBERT B FOSTER
6224 WATERLEAF COURT

01/02/14

pacific design concepts, llc PDC
5096 w. post road, las vegas, nv 89118 (702) 454-5842 fax (702) 454-7842

December 6, 2013

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



Attn: Mark Rex - Planner

RE: 6224 WATERLEAF COURT - CASITA FOR MR. BRAD FOSTER
APN: 125-26-511-035
VARIANCE JUSTIFICATION LETTER

Dear Mark,
We respectfully request favorable consideration for the above referenced project application for a Variance Application.
The variance is to allow a 595 Square foot casita (accessory structure Class II) in the front yard, in front of the exisitng principal residence.

The project proposal is to construct a casita in an unused area of the property.The current needs of the family are expanding with a newborn and an the upcoming adoption of two young children. The casita will be used by the father who is currently residing in the prinicpal residence and requires a limited amount of assistance and supervision.

The family is proposing to provide a living area where the father has individual space while being in short distance to the family in the event of immediate assistance needed. The lot is irregular in shape due to the cul-de-sac configuration. The casita meets the front yard setback and would be located in an area of the property that is undeveloped and would be otherwise difficult to develop.

The variance application is appropriate based on the following finding of facts;

a. The granting of the variance will be without substantial detriment to the public good.
b. The granting will be without substantial impairment of affected natural resources.
c. The intent and purpose of any ordinance or resolution will not be substantially impaired.
d. The use and value in the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.
e. The variance request will not materially affect the health and safety of persons residing in, working in, or visiting the immediate neighborhood.
f. The granting of such variance request shall be in harmony with the general purpose, goals, objectives and standards of the General Plan and of Title 19.
g. The variance request will be adequately served by and will not create an undue burden on any public improvements, facilities, or services.

Should you have any questions please give me a call at 702-524-0054.

Sincerely,

Richard Gallegos
Project Director

VAR-52452

City of Las Vegas Agenda Item No.: **50.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 11, 2014

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

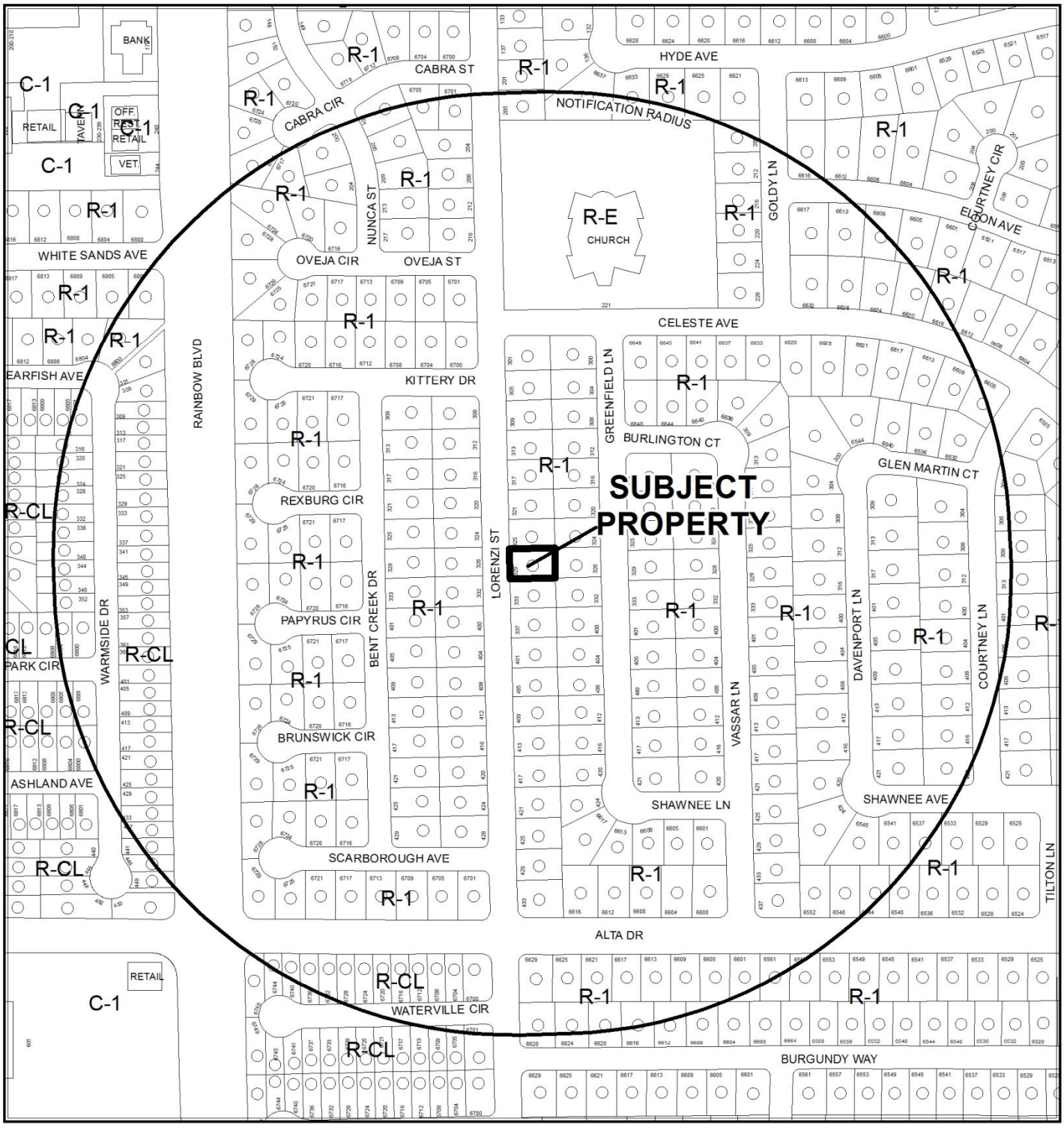
SUBJECT:
VAR-52462 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JERRY VOZZOLA - For possible action on a request for a Variance TO ALLOW A 15-FOOT FRONT YARD SETBACK WHERE A 20-FOOT SETBACK IS REQUIRED FOR A PROPOSED ACCESSORY STRUCTURE (CLASS II) [GARAGE] on 0.15 acres at 329 Lorenzi Street (APN 138-35-210-039), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 03/19/2014
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 DENIAL, if approved, subject to conditions:

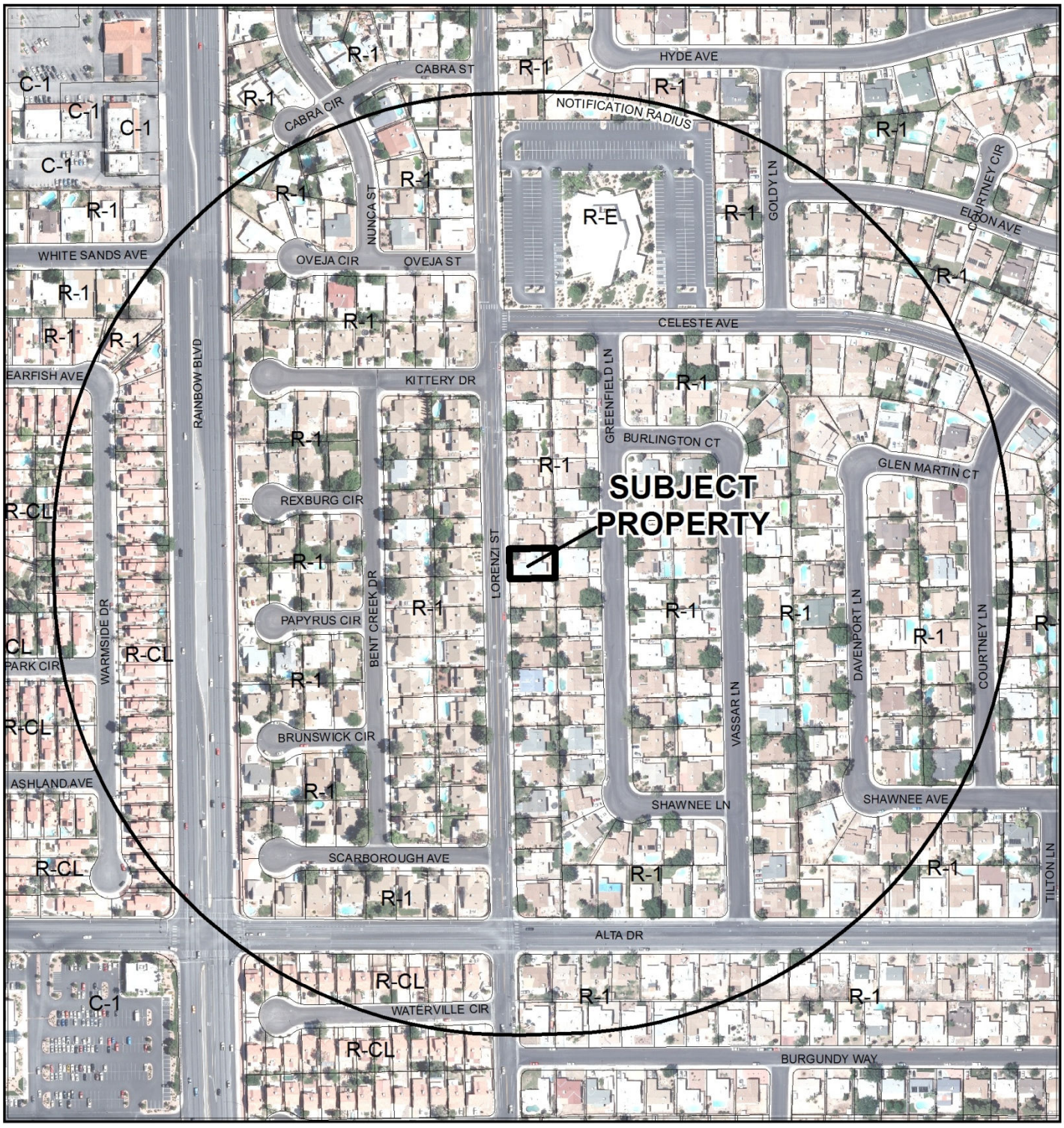
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **VAR-52462**

RADIUS: 1000 FEET

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



0 200 400 Feet

CASE: **VAR-52462**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: FEBRUARY 11, 2014
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: JERRY VOZZOLA

**** STAFF RECOMMENDATION ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-52462	Staff recommends DENIAL, if approved subject to conditions:	N/A

VAR-52462 CONDITIONS

Planning

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

2. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

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

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

Public Works

5. The Accessory Structure Class II [Garage] shall be side loaded as shown on the approved site plan. A front facing garage is not allowed as it will result in a substandard driveway length

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Variance to allow a side loaded detached Accessory Structure (Class II) [Garage] to be constructed with a front yard setback of 15 feet where 20 feet is the minimum required. The site is located at 329 Lorenzi Street, in an R-1 (Single Family Residential) zoning district. The proposed structure is inconsistent with the architectural character of surrounding community, as it cannot be constructed in a harmonious manner with the existing neighborhood. No substantial evidence has been presented to warrant the requested variance. As such, the hardship is self-imposed and staff must recommend denial of this request.

ISSUES

- A Variance is required to allow a 15-foot front yard setback for a detached Accessory Structure (Class II) [Garage], where 20 feet is the minimum required.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
10/11/72	The Board of Commissioners approved a Rezoning (Z-00-66-72) request from R-E (Residence Estates) to R-1 (Single Family Residence) of property generally located on the east side of Lorenzi Boulevard between the Las Vegas Expressway (West Fremont) and Alta Drive. The Planning Commissions recommended approval.

Most Recent Change of Ownership	
11/16/11	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
1975	The principal dwelling was constructed.

Pre-Application Meeting	
11/26/13	A pre-application meeting was held with the applicant to discuss the submittal requirement for a side loaded detached Accessory Structure (Class II) [Garage] setback Variance.

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

Field Check	
01/02/14	A field check was conducted of the subject site and revealed that the property is maintained in a manner that is consistent with the surrounding neighborhood.

Details of Application Request	
Site Area	
Net Acres	0.15

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
North	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
South	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)

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

DEVELOPMENT STANDARDS

Pursuant to 19.06.070, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Setbacks			
• Front[1]	20 Feet	15 Feet	N[2]
• Side	3 Feet	5 Feet	Y
Min. Distance Between Buildings	6 Feet	9 Feet	Y
Max. Lot Coverage	50 %	36 %	Y
Max. Building Height	13 Feet	13 Feet	Y

1. Title 19.06.040.C(2): No accessory structure is permitted in front of the primary structure unless the structure is a side-loaded garage that is used strictly as an ancillary use and does not encroach into the front setback area.
2. A setback variance accompanies this application.

ANALYSIS

The applicant is proposing to add a 400 square-foot side loaded garage to an existing 1,342 square-foot single family dwelling. The site plan shows a 15-foot front yard setback where 20 feet is required. Title 19.06 allows for a detached Accessory Structure (Class II) side-loaded garage in front yard, provided the front yard setback is met. If approved, this Variance application will allow for the reduced front yard setback.

The size and placement of the proposed Accessory Structure (Class II) [Garage] is inconsistent with architectural character of the surrounding neighborhood and, as proposed, cannot be built in a harmonious manner. Also, there is a lake of adequate justification relating to the property itself. For these reasons, staff recommends denial of this setback Variance.

FINDINGS (VAR-52462)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to construct a side loaded detached Accessory Structure (Class II) [Garage] that would encroach into the front setback area. Alternatively, the structure could be reduced in size and redesigned in a manner that would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 30

NOTICES MAILED 361

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-52462** APN: _____

Name of Property Owner: Jerry Vozzola

Name of Applicant: Jerry Vozzola

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: N/A

Partner(s): N/A N/A

APN: N/A

Signature of Property Owner: X Jerry Vozzola

Print Name: Jerry Vozzola

Subscribed and sworn before me

This 30th day of December, 2013

Notary Public in and for said County and State

HEATH CLINTON CARL JOHNSON
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 06-109001-1
MY APPT. EXPIRES NOV. 30, 2015

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DEC 31 2013

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: JERRY VOZZOLA

Project Address (Location) 329 LORENZI ST.

Project Name Vozzola Residence - Variance **Proposed Use** _____

Assessor's Parcel #(s) _____ **Ward #** 1 - TARKANIAN

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

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

Gross Acres 0.15 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER JERRY Vozzola **Contact** _____

Address 329 LORENZI ST. **Phone:** 2856523 **Fax:** _____

City Las Vegas, Nevada **State** Nevada **Zip** 89107

E-mail Address N/A

APPLICANT SAME **Contact** _____

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

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

E-mail Address N/A

REPRESENTATIVE SAME **Contact** _____

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

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

E-mail Address N/A

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

Property Owner Signature* X Jerry Vozzola

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

Print Name Jerry Vozzola

Subscribed and sworn before me

This 30th day of December, 20 13.

_____

Notary Public in and for said County and State

HEATH CLINTON CARL JOHNSON
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 06-109001-1
MY APPT. EXPIRES NOV. 30, 2015

FOR DEPARTMENT USE ONLY

Case #	VAR-52462
Meeting Date:	2/11/14
Total Fee:	$830.00
Date Received:*	12/31/13
Received By:	

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

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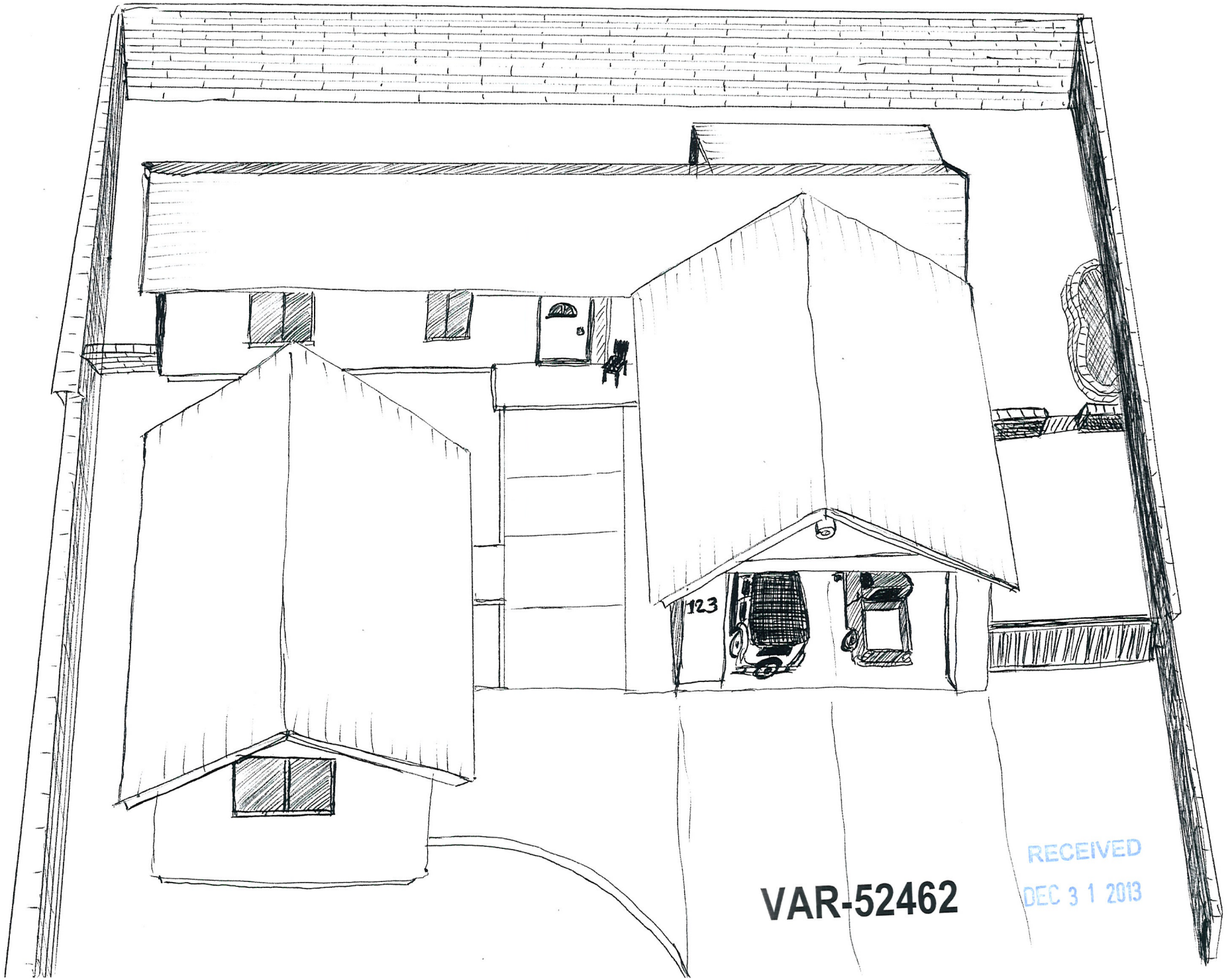
DEC 31 2013

Revised 10/27/08

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



VAR-52462

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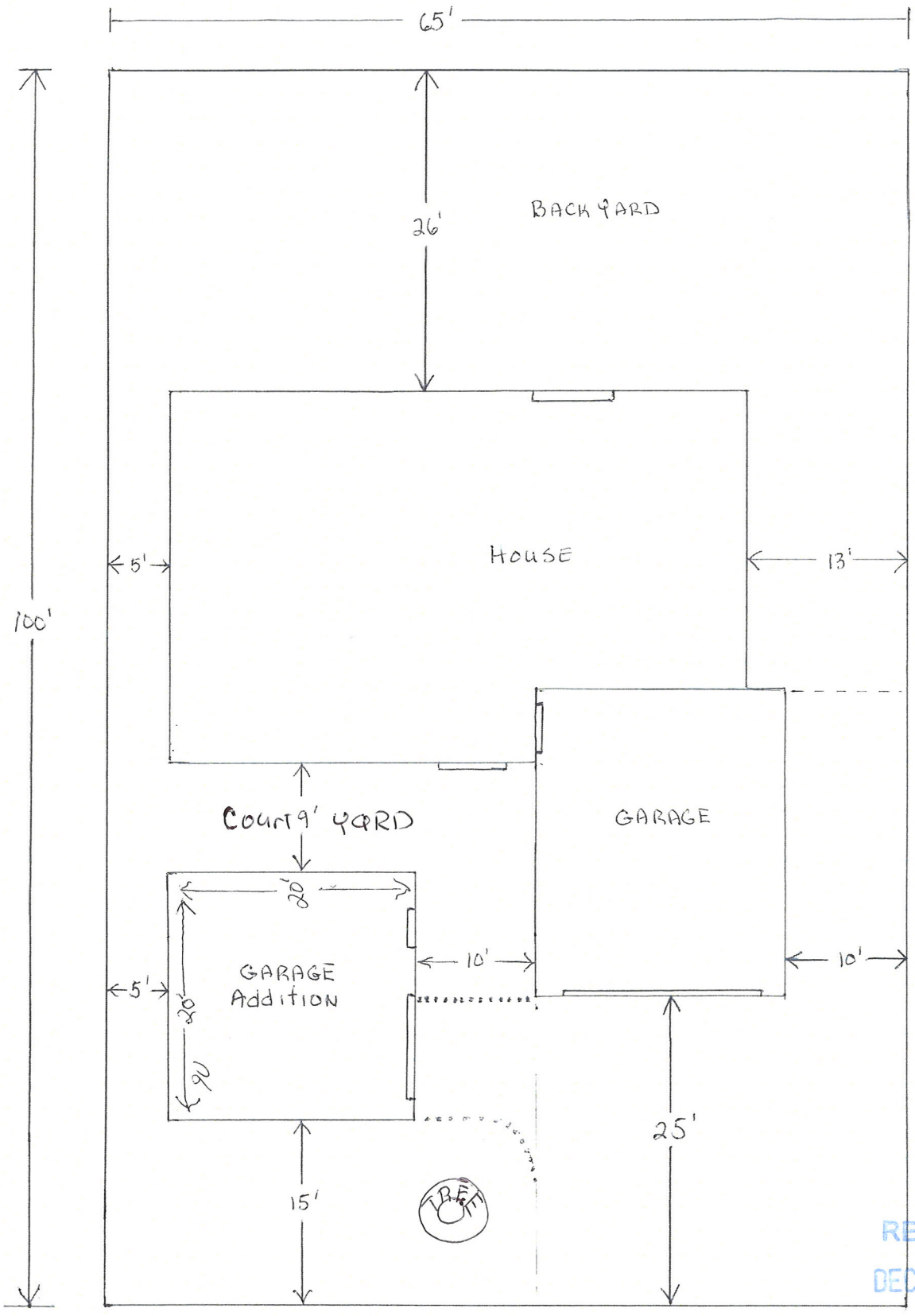

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DEC 3 1 2013

1 STRUCTURE HEIGHT TO MATCH HOUSE.

2 STUCCO TO MATCH HOUSE.

3 ALL TRIM TO MATCH HOUSE.

4 ALL MATERIAL & COLOR TO MATCH HOUSE.

E
N S
W

JERRY VOZZOLA
329 LORENZI ST.
LAS VEGAS NEV.

DECEMBER 24, 2013

VAR-52462



VAR-52462 - APPLICANT/OWNER: JERRY VOZZOLA
329 LORENZI STREET

01/02/14

12/28/2013

To whom it may Concern:

I would like to add a Garage to my existing home. I believe it would be an asset To my home

Thank You

Jerry Vozzola

JERRY VOZZOLA

VAR-52462

RECEIVED
DEC 31 2013

City of Las Vegas Agenda Item No.: **51.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 11, 2014

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

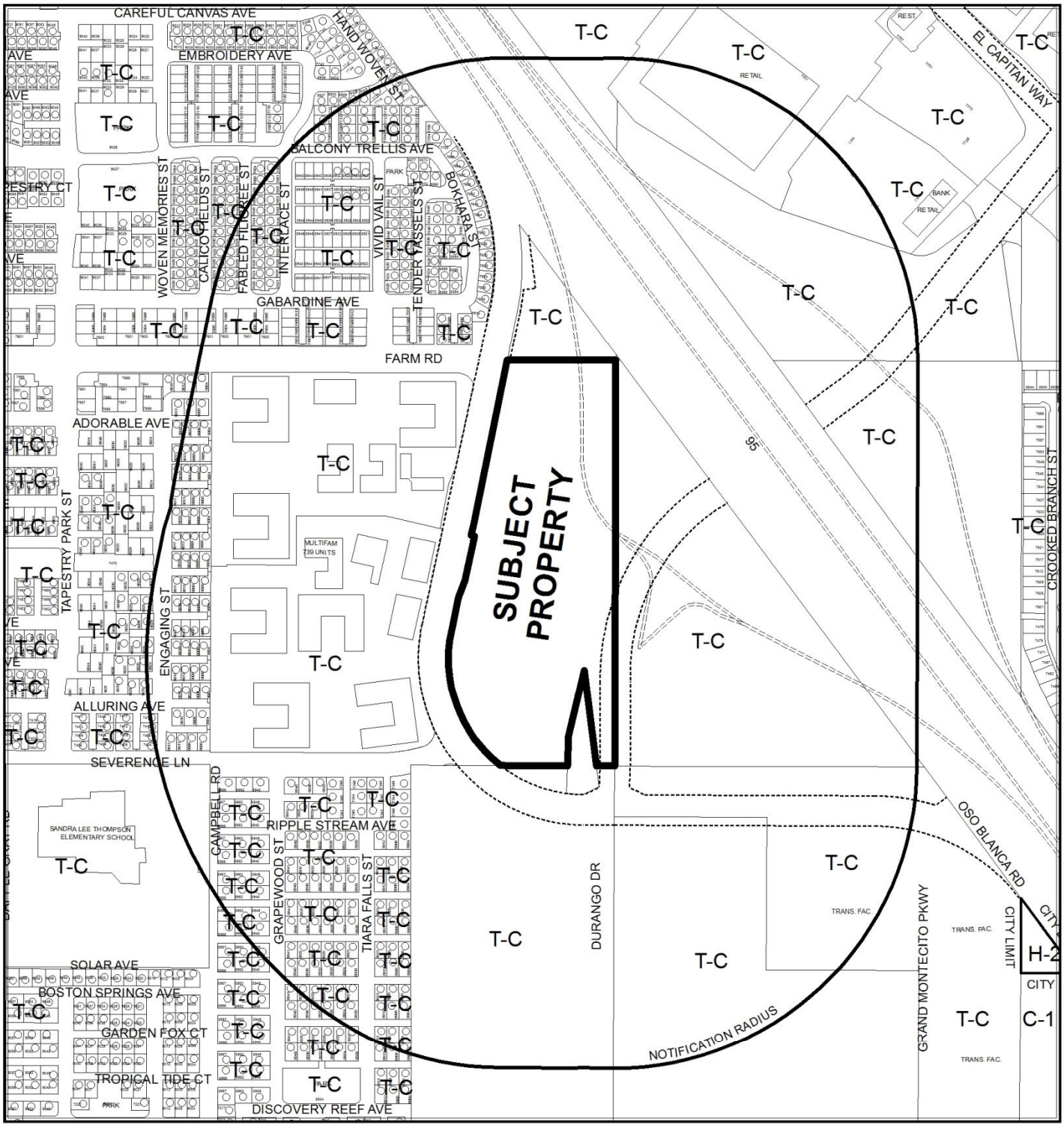
SUBJECT:
SUP-52437 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: STORAGE ONE - OWNER: FNBN-CMLON I, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED MINI-STORAGE FACILITY WITH A WAIVER OF THE REQUIREMENT TO PROVIDE A RETAIL OR OFFICE FACADE ON ALL EXTERIOR WALLS at the southeast corner of Farm Road and Oso Blanca Road (portion of APN 125-17-301-006), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-52157]. Staff recommends APPROVAL.

C.C.: 03/19/2014

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - SUP-52437, SUP-52438 and SDR-52440 [PRJ-52157]
2. Conditions and Staff Report - SUP-52437, SUP-52438 and SDR-52440 [PRJ-52157]
3. Supporting Documentation - SUP-52437, SUP-52438 and SDR-52440 [PRJ-52157]
4. Photos - SUP-52437, SUP-52438 and SDR-52440 [PRJ-52157]
5. Justification Letter - SUP-52437, SUP-52438 and SDR-52440 [PRJ-52157]



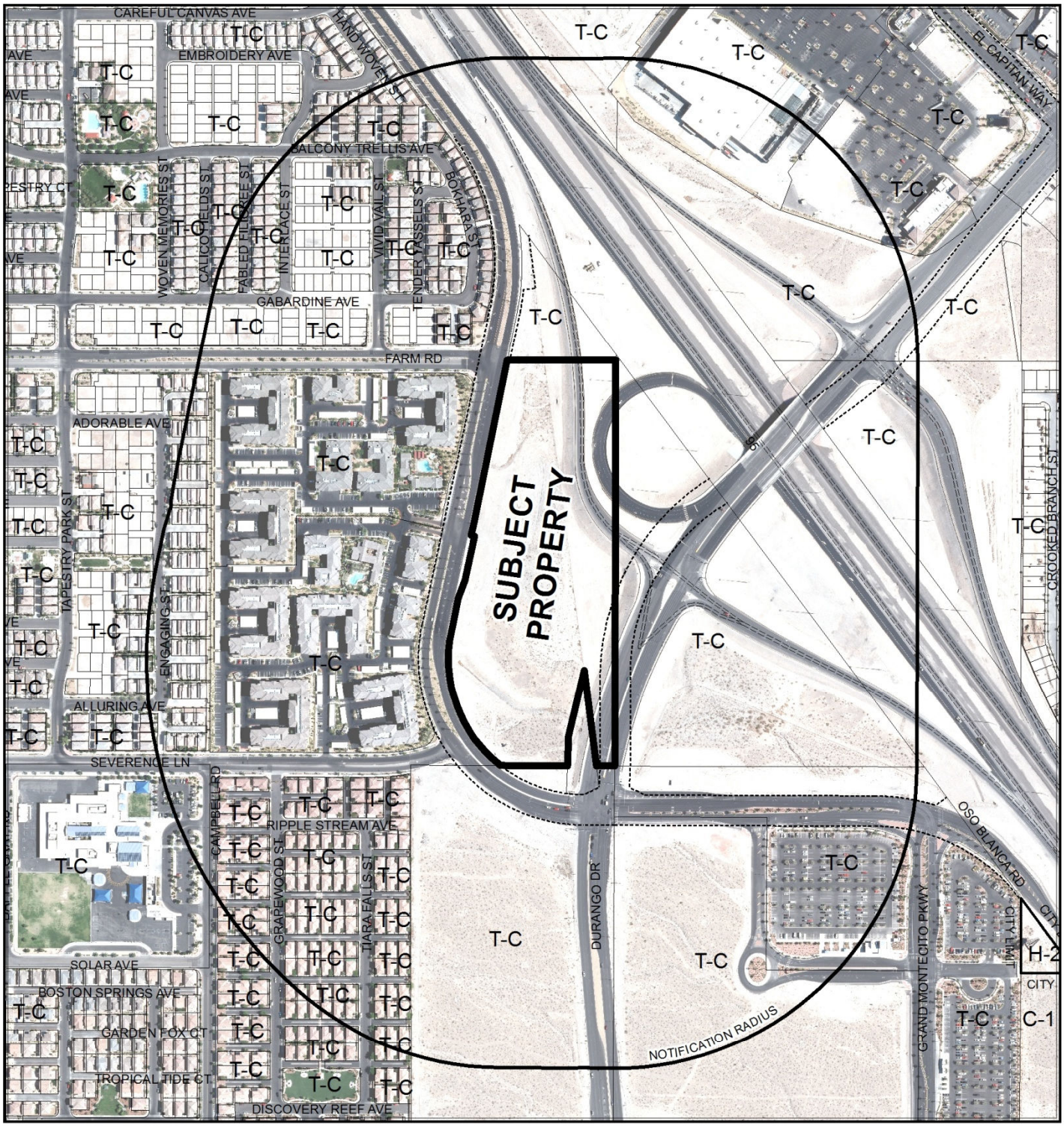
0 400 800 Feet

CASE: **SUP-52437, SUP-52438 AND SDR-52440 (PRJ-52157)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)[GC-TC (GENERAL COMMERCIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

N



0 400 800 Feet

CASE: **SUP-52437, SUP-52438 AND SDR-52440 (PRJ-52157)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)[GC-TC (GENERAL COMMERCIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: FEBRUARY 11, 2014
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: STORAGE ONE - OWNER: FNBN-CMLON I, LLC

** STAFF RECOMMENDATIONS **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-52437	Staff recommends APPROVAL, subject to conditions:	SDR-52440
SUP-52438	Staff recommends APPROVAL, subject to conditions:	SDR-52440
SDR-52440	Staff recommends APPROVAL, subject to conditions:	SUP-52437 SUP-52438

** CONDITIONS **

SUP-52437 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under Town Center Development Standards Manual for a Mini-Storage Facility use.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-52440) shall be required.

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

4. A Waiver from Town Center Development Standards Manual is hereby approved, to allow no retail façade where such is required.

5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

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

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

SUP-52438 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under Town Center Development Standards Manual for a Truck Rental use.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-52438) shall be required.

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

4. A Waiver from Town Center Development Standards Manual is hereby approved to allow a 130-foot distance separation from a single-family detached dwelling where a 330-foot distance separation is required.

5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

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

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

SDR-52440 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-52437) and Special Use Permit (SUP-52438) shall be required, if approved.

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

3. All development shall be in conformance with the combined site plan and landscape plan, date stamped 01/14/14, and the building elevations and floor plans, dated stamped 12/26/13, except as amended by conditions herein.

4. A Waiver from the Town Center Development Standards Manual is hereby approved, to allow 10% open space where 20% open space is required.

5. All recreational vehicles shall be completely screened from view from surrounding properties and abutting streets by exterior walls.

6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

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

8. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.

9. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

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

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

Public Works

12. In accordance with code requirements of Title 13.56, construct all incomplete half-street improvements on Oso Blanca Road adjacent to this site concurrent with development of this site as required by the Department of Public Works. Construction of off-site improvements may be phased so that off-site improvements will be required concurrent with adjacent onsite development activities. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

13. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all driveways or other private improvements in the Oso Blanca Road public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.

14. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for this site.

15. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

16. As appropriate, submit an Encroachment Agreement to the City of Las Vegas or obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Oso Blanca Road public right-of-way adjacent to this site.

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is seeking entitlements for a proposed 122,325 square-foot, three-story Mini-Storage Facility and Truck Rental on a 2.9-acre portion of an existing 14-acre lot. The Mini-Storage Facility will provide 750 storage units, 36 covered oversized vehicle storage spaces and five rental trucks on site. Per Town Center Development Standards Manual, a Special Use Permit for the Mini-Storage use, with a Waiver request to allow no storefront façade on the ground level, as required by the Town Center Development Standards Manual. A Special Use Permit request has also been filed for the Truck Rental use, which is accompanied by a Waiver request to allow a 100-foot distance separation from a single family detached dwelling where the Town Center Development Standards Manual requires a minimum distance separation of 130 feet. The Site Development Plan Review for the proposed development is also accompanied with a Waiver request to allow 12% of open space where the Town Center Development Standards Manual requires 20% open space for the GC-TC (General Commercial – Town Center) land use district.

ISSUES

- The Mini-Storage Facility use is conditionally allowed in the GC-TC (General Commercial – Town Center) Land Use District; however, the applicant does not meet the condition for a ground level false storefront and requires approval of a Special Use Permit with a Waiver.
- Staff recommends approval of the Special Use Permit and Waiver, as the Mini-Storage Facility use is appropriate for this location and the proposed design features landscaping and solid masonry wall that will screen the ground level of the proposed structure.
- The Truck Rental use is permitted in the GC-TC (General Commercial – Town Center) Land Use District with the approval of a Special Use Permit.
- The applicant has requested a Waiver to allow a 130-foot distance separation from a single-family detached dwelling where a minimum 330-foot distance separation is required. Staff recommends approval of the requested Waiver, as the provided site design feature and location of the five rental trucks will greatly minimize the impact of this use on the nearby residential uses.
- The Town Center Development Standards Manual requires 20% Open Space in for developments located within the GC-TC (General Commercial – Town Center) Land Use District.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
12/07/98	The City Council approved a Rezoning (Z-0076-98) of 1,468 acres to the T-C (Town Center) zoning district. The subject site was included in this Rezoning request. The Planning Commission and staff recommended approval of this request.
11/15/00	The City Council approved a Site Development Plan Review [Z-0076-98(17)] for a 284,150 square-foot commercial center on the subject property as part of a larger request In addition, 12 associated Special Use Permit applications were approved, allowing four Supper Clubs, four Restaurants (with drive-through) facilities, a Convenience Store with Fuel Pumps, Accessory Packaged Liquor, a Car Wash, and an Auto Lube facility (U-0099-00 through U-0110-00). The Planning Commission and staff recommended approval.
12/18/02	The City Council approved an Extension of Time (EOT-1083) for the Site Development Plan Review [Z-0076-98(17)] and the 12 associated Special Use Permit applications (EOT-1084 through EOT-1095) for the subject site. The Planning Commission and staff recommended approval.
04/07/02	The City Council approved a request for a Site Development Plan Review (SDR-3795) for a proposed 293,355 square-foot retail center with Waivers of the Town Center Development Standards requiring on-site open space features; parking spaces to be set back a minimum of 15 feet from property lines; parking lots to be located away from street front; and walkways between parking lots and rows of parking spaces on 46 acres adjacent to the northwest and northeast corners of Severence Lane and Oso Blanca Road. Planning Commission and staff recommended approval.
01/05/05	The City Council approved the request for a Special Use Permit (SUP-5424) for a Car Wash, Self-Service use; a Special Use Permit (SUP-5425) for an Alcoholic Beverage Sales/Liquor Store use; a Special Use Permit (SUP-5426) for an Auto Repair Garage (Minor) use; Special Use Permits (SUP-5427 through SUP-5430) for a Restaurants (with drive-through) use; and Special Use Permits (SUP-5431 through SUP-5435) for a Restaurant with Service Bar/Supper Club use, located on the southeast corner of Farm Road and Oso Blanca Road. The Planning Commission and staff recommended approval.
09/07/05	The City Council approved a Site Development Plan Review (SDR-7594) for a proposed 101,320 square-foot commercial and 777-unit residential development with Waivers of the parking lot, foundation and perimeter landscape requirements and Town Center Development Standards for two-story maximum height, single story office, and 20-foot landscape berm requirements on 40 acres at the intersection of Oso Blanca Road and Severence Lane. The Planning Commission recommended approval while staff recommended denial.

Related Relevant City Actions by P&D, Fire, Bldg., etc	
09/07/05	The City Council approved a request for a Major Modification (MOD-7588) of the Town Center Development Standards Manual from SC-TC (Service Commercial- Town Center) to SX-TC (Suburban Mixed Use- Town Center) and GC-TC (General Commercial) Special Land use Designations on 40 acres at the intersection of Oso Blanca Road and Severence Lane. The Planning Commission and staff recommended approval.
09/07/05	The City Council approved a Special Use Permit (SUP-7589) for a proposed High Density Residential (Single Use) development, a Special Use Permit (SUP-7590) for a proposed Supper Club, a Special Use Permit (SUP-7591) for a proposed Liquor Establishment (Off-Sale) and a Special Use Permit (SUP-7592) for a proposed Tavern, located at the intersection of Oso Blanca Road and Severence Lane. The Planning Commission recommended approval while staff recommended denial.
10/17/07	The City Council approved the Extensions of Time (EOT-24401, EOT-24402, and EOT-24403) for the approved Special Use Permits for a proposed Supper Club (SUP-7590) and Tavern (SUP-7591) and the related Site Development Plan Review (SDR-7594) for a proposed 110,773 square foot commercial center on 11.21 acres at the intersection of Oso Blanca Road and Severence Lane. The Planning Commission and staff recommended approval.
10/17/07	The City Council approved a request for a Site Development Plan Review (SDR-23483) for a proposed 110,773 square-foot commercial center on 11.21 acres at the intersection of Oso Blanca Road and Severence Lane. The Planning Commission and staff recommended approval.
09/25/08	Staff administratively approved a Minor Site Development Plan Review (SDR-29378) for a Minor Amendment to an approved Site Development Plan Review (SDR-23483) for a 111,398 square-foot Shopping Center on 11.3 acres at the southeast corner of US-95 and Farm Road.
01/21/14	A Parcel Map (PMP-52656) was submitted for technical review of a three-lot parcel map on 9.40 acres at the northwest corner of Oso Blanca Road and Durango Drive (portion of APN 125-17-301-006).

Most Recent Change of Ownership	
04/26/11	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no building permits or business licenses affiliated with this request.

Pre-Application Meeting	
12/04/13	A pre-application conference was held with the applicant to discuss the submittal requirements for a proposed three-story mini-storage facility with accessory truck rental. The applicant was informed of the Special Use Permit requirements for the Mini-Storage and Truck Rental uses and the Site Development Plan Review requirements, as required by the Town Center Development Standards Manual. A neighborhood meeting was determined necessary for the requested distance separation waiver related to the Special Use Permit for the Truck Rental use.

Neighborhood Meeting	
02/04/14	A neighborhood meeting has been scheduled at the Centennial Hills Community Center to discuss the requested Waiver to allow a 130-foot distance separation from a single-family detached dwelling from a Truck Rental use associated with the Special Use Permit (SUP-52438) request.

Field Check	
01/02/14	During a routine field check, staff noted that the site is consists of a portion of a larger undeveloped lot located between an existing multi-family development to the west and public right-of way (US-95) to the east. There are Single-Family Detached Dwellings located across the intersection of Farm Road and Oso Blanca approximately 130 feet to the northwest of the subject property line.

Details of Application Request	
Site Area	
Net Acres	2.9- acre portion of 14.03-acre lot

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	GC-TC (General Commercial – Town Center Land Use)	T-C (Town Center)
North	Undeveloped	GC-TC (General Commercial – Town Center Land Use)	T-C (Town Center)

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
South	Undeveloped	GC-TC (General Commercial – Town Center Land Use)	T-C (Town Center)
East	Right of Way US-95	Right of Way US-95	Right of Way US-95
West	Multi-Family Residential	SX-TC (Suburban Mixed-Use – Town Center Land Use)	T-C (Town Center)

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

DEVELOPMENT STANDARDS

Pursuant to the Town Center Development Standards Manual, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Setbacks			
• Front	15 Feet	80 Feet	Y
• Side	10 Feet	30 Feet	Y
• Rear	20 Feet	30 Feet	Y
Max. Building Height	Three stories	Three stories (45 Feet)	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.08.040, the following standards apply:

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
3:1 proximity slope	135 Feet	300 Feet	Y
Adjacent development matching setback	3 Feet	40 Feet	Y
Trash Enclosure	50 Feet	120 Feet	Y

Pursuant to Title 19.08.040, the following standards apply:

Open Space – Town Center					
Total Acreage	***Required***		***Provided***		***Compliance***
	Percent	***Area***	***Percent***	***Area***	
2.9	20%	25,260 SF	10%	12,630	N

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Oso Blanca	Frontage Road	Town Center Development Standards Manual	90	Y

Pursuant to the Town Center Development Standards Manual, the following standards apply:

Streetscape Standards	***Required***	***Provided***	***Compliance***
Frontage Road	A nine-foot wide trail consisting of a four-foot amenity zone with a five-foot sidewalk.	A nine-foot wide trail consisting of a four-foot amenity zone with a five-foot sidewalk.	Y

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Mini-Storage Facility	750 Units	1:50 Units	15				
Mini-Storage Facility	-	5 Spaces outside of security gate	5				
Truck Rental	5 trucks	1 space per truck	5				
TOTAL SPACES REQUIRED			25		31		
Regular and Handicap Spaces Required			23	2	29	2	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
A retail or office storefront is required at the ground level.	To allow no retail façade where such is required.	Approval
A minimum 330-foot distance separation is required between a Truck Rental use and a Single-Family Detached Dwelling.	To allow a 130-foot distance separation from a Single-Family Detached Dwelling.	Approval
20% open space in the GC-TC district	To allow 10% open space.	Approval

ANALYSIS

Per the Town Center Development Standards Manual, the proposed Mini-Storage Facility use is conditionally permitted in the GC-TC (General Commercial-Town Center) Land Use District so long as all of the conditional requirements listed below are met:

a. No more than one manager or security residence shall be permitted.

b. No business shall be conducted from or within a mini-warehouse facility.

c. Retail sales of stored items on the premises is prohibited.

d. The commercial repair of motor vehicles, boats, trailers and other like vehicles shall be prohibited.

e. The operation of spray painting equipment, power tools, welding equipment or other similar equipment shall be prohibited.

f. The production, fabrication or assembly of products shall be prohibited.

g. All storage shall be within an enclosed building except for the storage of recreational vehicles, which shall be completely screened from view from surrounding properties and abutting streets by exterior walls.

h. Within the Town Center, all exterior walls of the mini-warehouse facilities shall be constructed with a facade so as to appear as an office or retail facility.

The submitted elevations do not meet Condition h., as the west elevation features rolling shutters for the mini-storage units and does not provide the required retail/office storefront. The applicant has requested a Waiver to this condition and therefore requires a Special Use Permit. Staff supports the applicant's request, as the related Site Development Plan Review (SDR-52440) shows a proposed design that features a 15-foot landscape buffer matched with a solid masonry screen wall that will block visual access of the ground level, thus negating any visual benefit of a mini-storage structure with a retail false-front. The proposed use will provide an amenity to the multi-family residential units within the immediate area, and the proposed structure and landscaping will provide a suitable buffer between the residential properties and US-95 located to the east. Staff recommends approval of the Special Use Permit for the proposed Mini-Storage Facility use and related Waiver request to not construct a false retail or office façade, as the proposed use can be operated in a manner that is harmonious and compatible with the surrounding area.

The Truck Rental use is treated as a separately listed use in the Town Center Development Standards Manual and also requires a Special Use Permit when located in the GC-TC (General Commercial-Town Center) Land Use District. The proposed Truck Rental use is not defined in the Town Center Development Standards Manual; however, the proposed use meets the following definition listed in Title 19.18:

> "A facility for the rental of new or used trucks. Trucks kept on the lot for rental purposes are not considered to be outside storage."

The following Minimum Special Use Permit Requirements must be met, or a Waiver of the requirement must be included within the Special Use Permit request:

a. Shall not locate within 330 feet of any single-family detached dwelling.

The proposed use does not meet this requirement. There are single-family detached dwelling located approximately 130 feet to the northwest of this proposal. Because the proposed use does not meet Minimum Special Use Requirement the applicant has requested a Waiver. Staff supports this request, as the applicant is providing a landscape buffer with a solid masonry screen wall that will provide an adequate buffer between the proposed use and the existing Single Family, Detached properties to the northwest.

b. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.

The proposed use meets this requirement, as the applicant has not proposed any outdoor storage.

c. All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel of land.

The proposed use meets this requirement, as the applicant has not proposed any outdoor lighting that is directed to shine on any adjacent properties.

d. All accessory services shall be performed inside an enclosed structure.

The proposed use meets this requirement, as the applicant has not proposed any outdoor accessory services with this proposal.

e. Openings in service bays shall not face public rights-of-way and shall be designed to minimize the visual intrusion into adjoining properties.

The proposed use meets this requirement, as there are no service bays associated with this proposal.

f. Accessory vehicle and trailer rentals are permitted.

The proposed use meets this requirement.

g. The installation and use of an outside public address or bell system is prohibited.

The proposed use meets this requirement, as the applicant has not requested to install or operate a public address or bell system.

There are single-family detached dwellings located approximately 130 to the northwest of this proposal. Because the proposed use does not meet Minimum Special Use Requirement a. for the minimum separation distance, the applicant has requested a Waiver with the Special Use Permit. As this is a waiver request related to a minimum distance separation, the applicant has scheduled a neighborhood meeting prior to Planning Commission in accordance to the requirements listed in the Town Center Development Standards Manual. Staff recommends approval of this request, as proposed Truck Rental use will consist of five available rental trucks operating in conjunction with the proposed Mini-Storage Facility use. The trucks associated with the Truck Rental use will be located more than the 330-foot separation distance required for the proposed use and will be able to take advantage of the proposed 15-foot landscape buffer and solid masonry screen wall.

The minimum setbacks for GC-TC developments are a 15-foot front yard, 10-foot side yard, and 20-foot rear yard setback. The submitted site plan shows a 70-foot front setback and a 30-foot side and rear setback.. The building height is allowed to extend one story for total of three stories for GC-TC properties adjacent to US-95. Oso Blanca Road is classified by the Town Center Development Standards Manual as a Frontage Road and requires a nine-foot wide Frontage Road Trail along Oso Blanca Road. The provided site plan shows the appropriate four-foot amenity zone with a five-foot sidewalk. Palm trees are shown at 35-foot intervals and are no closer than 10 feet from street lights, which are required every 140 feet. Per the Town Center Development Standards Manual, projects located within the GC-TC (General Commercial Town Center) land use district require 20% open space. The provided site plan shows approximately 10% open space and thus requires a Waiver. Staff supports the requested Waiver, and recommends approval of the requested Site Development Plan Review, as the applicant has provided the required Town Center Streetscape and Frontage Trail, an additional 15-foot landscape buffer, and a solid masonry screen wall to address the street front appearance of the proposed development, while providing the necessary internal access aisles and radiuses for larger recreational and emergency vehicles.

For the Mini-Storage Use, one parking space is required for every 50 storage units and a minimum of five spaces available on the exterior side of the security fence for customers. The Truck Rental use requires one space for each rental truck. The total required parking for this development is 26 parking spaces. The site plan shows 31 standard parking spaces with two handicap accessible spaces shown, with five of those spaces reserved for the Truck Rental use and five spaces available outside of the security gate.

Staff recommends approval of the Special Use Permits for the proposed Mini-Storage Facility and the Truck Rental use, and the Site Development Plan Review for the proposed three-story 122,325 square-foot commercial structure, as the applicant has provided development that will provide uses that complementary to residential uses within the area while providing a site design that will mitigate an potential impacts from the proposed uses while providing an appealing buffer to the US-95 freeway.

FINDINGS (SUP-52437)

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

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

The proposed Mini-Storage Facility use is located in an undeveloped area between a Multi-Family Residential development and the US-95 freeway, and would provide additional services for the area and can be conducted in a manner that is compatible with surrounding development.

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

The site is large enough to accommodate the proposed Mini-Storage Facility use, which is the primary use on site. A Special Use Permit request for a Truck Rental use has also been submitted with this request to operate in conjunction with the Mini-Storage Facility use. All of the proposed uses are incorporated with the overall design of the site to minimize any adverse impacts to the surrounding community.

3. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.

The development is accessed from a single driveway located off of Oso Blanca, a 90-foot wide Town Center Frontage Road, which is adequate for the low anticipated traffic capacity generated by this project. The existing driveway located at the northeast corner of the subject site will remain as is, but will not access the subject site.

4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.

Approval of a Special Use Permit for this use at this location will not compromise the public health, safety, or welfare, as the use is subject to licensing and inspections by the City of Las Vegas.

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

There are no applicable conditions per Title 19.12 for the Mini-Storage Facility use; however, the proposed use does not meet the Minimum Conditional Use Requirement listed in the Town Center Development Standards Manual to construct all exterior walls of the mini-warehouse facilities with a façade so as to appear as an office or retail facility. The applicant has requested a Waiver of this condition and staff recommends approval of this request, as the proposed design features of the facility adequately meet the intent of the GC-TC (General Commercial – Town Center) land use district.

FINDINGS (SUP-52438)

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

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

   The proposed Truck Rental Facility use will be located in a proposed Mini-Storage Facility in the GC-TC (General Commercial – Town Center) land use district. The proposed use requires a waiver to the Minimum Special Use Permit Requirement to allow a 130-foot separation distance from a single-family detached dwelling where a 330-foot separation distance is required. The applicant has provided a site design with solid masonry screen walls, a landscape buffer, and located the truck rental spaces away from the northwest corner of the subject site so that the use can be harmonious and compatible with the existing surrounding land uses.

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

   The site is large enough to accommodate the proposed Truck Rental use, which will operate as a component of the proposed Mini-Storage Facility use. All of the proposed uses are incorporated with the overall design of the site to minimize any adverse impacts to the surrounding community.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   The development is accessed from a single driveway located off of Oso Blanca, a 90-foot wide Town Center Frontage Road, which is adequate for the low anticipated traffic capacity generated by this project. The existing driveway located at the northeast corner of the subject site will remain as is, but will not access the subject site.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   Approval of a Special Use Permit for this use at this location will not compromise the public health, safety, or welfare, as the use is subject to licensing and inspections by the City of Las Vegas.

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

There are no applicable conditions per Title 19.12 for the Truck Rental use; however, the proposed use does not meet the Minimum Special Use Permit Requirement listed in the Town Center Development Standards Manual for a 330-foot minimum distance separation from a single-family detached dwelling. The applicant has requested a Waiver of this condition and staff recommends approval of this request, as the proposed design features of the facility adequately meet the intent of the GC-TC (General Commercial – Town Center) land use district.

FINDINGS (SDR-52440)

In order to approve a Site Development Plan application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. The proposed development is compatible with adjacent development and development in the area;

The proposed Mini-Storage and Truck Rental Facility is compatible with surrounding development. The impact of the permitted additional building height of the proposed structure is reduced with an increased building setback and the applicant has provided a landscape buffer and solid masonry screen of the ground level storage units that blends well with the provided Frontage Trail improvement along Oso Blanca Road. Staff recommends approval of this request.

2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;

The proposed project is generally consistent with the Town Center Development Standards, with exception to the required ground level false storefront and the 20% open space. The provision of wider access aisles and turning radiuses for recreation and emergency vehicles contributes to the open space deficiency. The applicant has requested a Waiver of these requirements and has provided an alternative design solution with solid masonry wall and landscape buffer to visually screen the storage uses at the ground level and provide an appealing Frontage Trail located along Oso Blanca Road. Staff supports the requested Waivers, as the applicant has provided a suitable design alternative that meets the intent of the Town Center Development Standards Manual.

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

   The development is accessed from a single driveway located off of Oso Blanca, a 90-foot wide Town Center Frontage Road, which is adequate for the low anticipated traffic capacity generated by this project. The existing driveway located at the northeast corner of the subject site will remain as is, but will not access the subject site.

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

   The proposed building materials are generally consistent with Town Center Development Standards and are appropriate for the area. The applicant has requested a Waiver to allow the provision of 10% open space where 20% open space is required. Staff supports this request, as the applicant has provided additional landscaping along the street front with the deficiency emanating mostly from the accommodations made for the internal access aisles and radiuses required for the oversized recreational and emergency vehicles.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   The proposed building elevations are consistent with other Mini-Storage and Truck Rental facilities in the area, with the exception that this proposal has an additional landscape buffer. The proposed design of the structure does not contain the required false storefront required of a Mini-Storage Facility; however, the applicant has requested a Waiver to this requirement and has provided an alternative design solution with solid masonry wall and landscape buffer to visually screen the storage uses at the ground level that are set back approximately 70 feet from the front property line.

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

   The project will be subject to permit review and inspections, and therefore appropriate measures will be taken to protect public health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 52

NOTICES MAILED 359 [SUP-52437 & SUP-52438]
359 [SDR-52440]

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-52437 APN: 125-17-301-006

Name of Property Owner: FNBN-CMLON I, LLC - Sorenson Group Mgt.

Name of Applicant: StorageOne - James Meservey

Name of Representative: Genzer Consulting - Bob Genzer

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____ FNBN CMLCON I, LLC, a Delaware LLC
BY: SGH FNB VENTURES, LLC, a Delaware LLC, its Manager
BY: SORENSON GROUP MANAGEMENT, LLC, a Delaware LLC, its Manager

Print Name: _____
DONALD E. WALLACE, COO

Subscribed and sworn before me

This 18th day of December, 2013

_____
Notary Public in and for said County and State

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

PRJ-52157
12/26/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit with Waiver of Facade Requirements

Project Address (Location) 7422 Oso Blanca Rd.

Project Name StorageOne Durango/95 **Proposed Use** Mini-Storage

Assessor's Parcel #(s) 125-17-301-006 **Ward #** 6

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

Commercial Square Footage 120,375 **Floor Area Ratio** n/a

Gross Acres 2.9 of 14.03 **Lots/Units** n/a **Density** n/a

Additional Information SUP to allow a proposed 120,375 square foot mini-storage facility in Town Center with a Waiver to not have the required Retail Storefront Facade.

PROPERTY OWNER FNBN-CMLON I, LLC **Contact** Sorenson Group Mgt.

Address 299 S Main St. #2200 **Phone:** n/a **Fax:** n/a

City Salt Lake City **State** UT **Zip** 84111-2288

E-mail Address n/a

APPLICANT StorageOne **Contact** James Meservey

Address 2990 S. Durango Dr. **Phone:** (702) 658-9800 **Fax:** (702) 360-4488

City Las Vegas **State** NV **Zip** 89117-4412

E-mail Address Meservey@gostorageone.com

REPRESENTATIVE Genzer Consulting **Contact** Bob Genzer

Address 9612 Hawksbill Ct. **Phone:** (702) 281-7496 **Fax:** (702) 254-4733

City Las Vegas **State** NV **Zip** 89117-0646

E-mail Address GenzerConsulting@cox.net

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

Property Owner FNBN CMLCON I, LLC, a Delaware LLC
BY: SGH FNB VENTURES, LLC, a Delaware LLC, its Manager
BY: SORENSON GROUP MANAGEMENT, LLC, a Delaware LLC, its Manager

* An authorized agent may sig

Print Name DONALD E. WALLACE, COO

Subscribed and sworn before me

This 18th day of December, 2013.

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

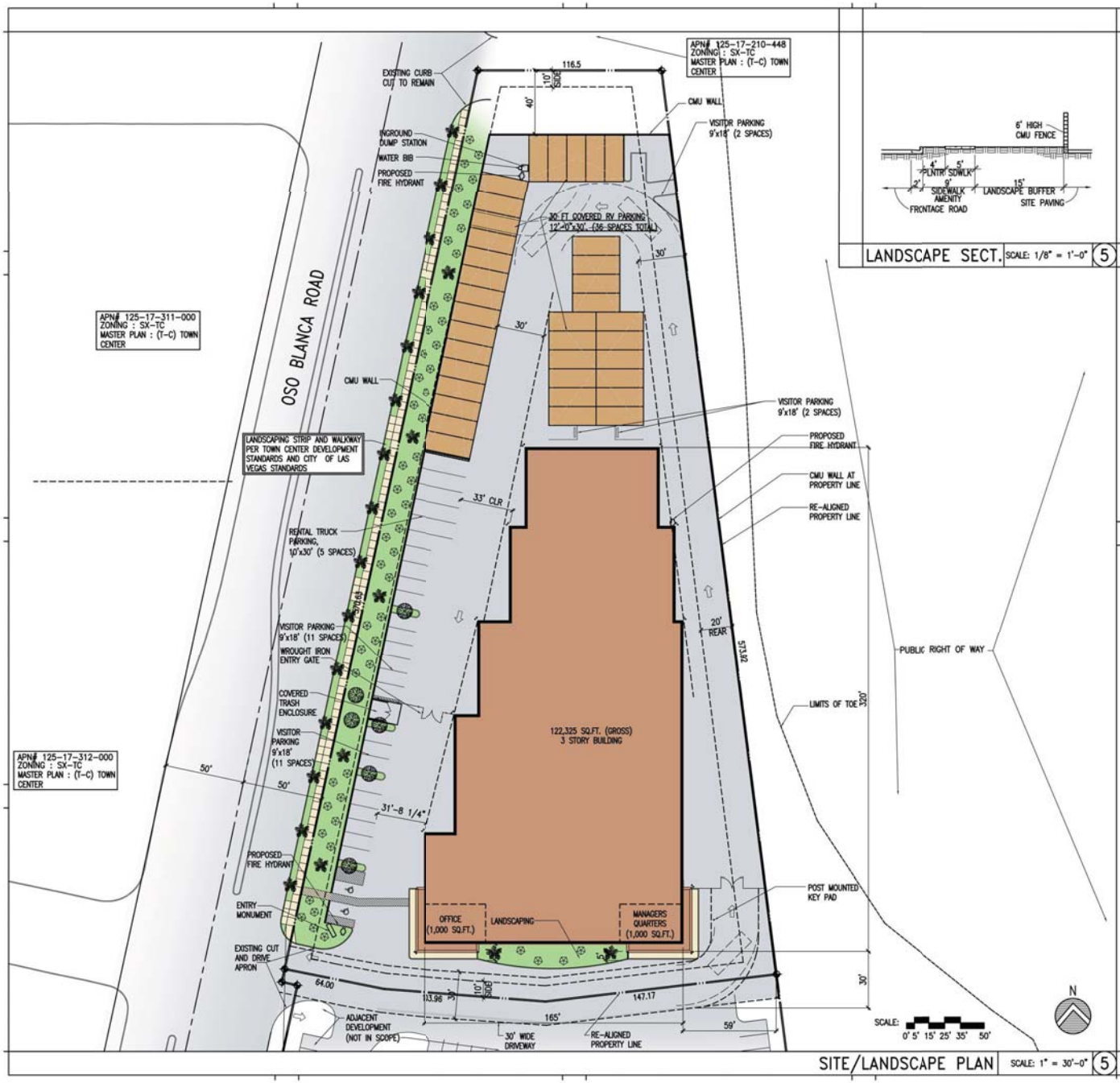
Case #	SUP-52437
Meeting Date:	02/11/14 PC
Total Fee:	
Date Received:*	
Received By:	

*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-52157
12/26/13

Revised 10/27/08

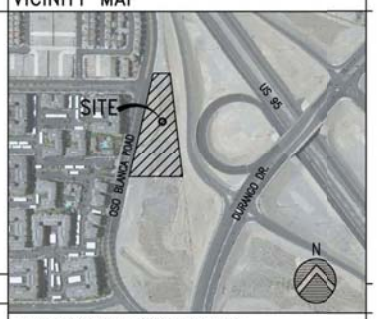
f:\depot\Application Packet\Application Form.pdf



SITE/LANDSCAPE PLAN SCALE: 1" = 30'-0" (5)

LANDSCAPE SECT. SCALE: 1/8" = 1'-0" (5)

VICINITY MAP



LANDSCAPE SCHEDULE:

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY/REMARKS
	TEXAS RANGER "SIERRA BOUQUET"	LEUCOPHYLLUM PRUINOSUM	5 GAL.	54
	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	24" BOX	22
	MONDALE PINE	PINUS ALDANICA	24" BOX	6

NOTES:
1. ALL PLANTERS AREAS NOT OTHERWISE NOTED TO HAVE 3" DEEP 3/4" GRAVEL O/BLACK POLYETHYLENE GROUND COVER, AROUND & BETWEEN PLANTS & SHRUBS. (GRAVEL COLOR TO BE SELECTED BY ARCHITECT)
2. ALL TREES SHALL HAVE A GROWTH HEIGHT OF 40' OR HIGHER W/ 20 FOOT SPREAD MIN. ALL TREES TO BE STAKED FOR SUPPORT.
3. SUPPLY AND INSTALL A PROPER AUTOMATIC IRRIGATION SYSTEM TO ALL PLANTING AREAS.
4. MAINTENANCE REQUIREMENTS OF NEW LANDSCAPING TO BE PROVIDED BY THE OWNER.

PROJECT DATA:

PARCEL DATA:
MUNICIPALITY: CITY OF LAS VEGAS
ASSESSOR PARCEL NUMBER: 125-17-301-006
USE PERMIT NOS: N/A

	GROSS SF:	GROSS ACRE:
LIMITS OF CONSTRUCTION	+/-126,108 SF	+/-2.9 ACRES

ZONING DATA:
CURRENT ZONING: TC (TOWN CNTER)
PROPOSED ZONING: TC (TOWN CNTER)
ZONE CHANGED REQUIRED: YES ☐ NO ☒
SPECIAL USE PERMITS REQUIRED: YES ☐ NO ☒
WAIVERS/VARIANCES REQUIRED: YES ☐ NO ☒

BUILDING SETBACKS:
FRONT: 15'
INTERIOR SIDE: 10'
REAR: 20'
MAX. BUILDING HEIGHT: 45'
MIN. LOT SIZE: NA
MIN LOT WIDTH: NA
MIN LOT DEPTH: NA

BUILDING AREA:
NEW STRUCTURE: 122,325 SF
TOTAL: 122,325 SF

PARKING CALCULATIONS:
TOTAL REQUIRED: (1/50 UNITS - 750/50) 15
TOTAL REQUIRED: (5 SPACES OUTSIDE SECURITY FENCE) 5
TOTAL REQUIRED: (1/50 RV SPACES - 1/36) 1
TOTAL REQUIRED: (1 PER RENTAL TRUCK SPACE) 5
TOTAL PROVIDED: 28
TOTAL ADA REQUIRED: 2
TOTAL ADA PROVIDED: 2
TOTAL LOADING AREA PROVIDED: 0
TOTAL LOADING AREA REQUIRED: 0
TOTAL SPACES REQUIRED (INCLUDING ADA): 26
TOTAL SPACES PROVIDED (INCLUDING ADA): 26

CODE ANALYSIS:
2009 INTERNATIONAL BUILDING CODE
2009 INTERNATIONAL RESIDENTIAL CODE
2009 UNIFORM PLUMBING CODE
2009 UNIFORM MECHANICAL CODE
2009 INTERNATIONAL PROPERTY MAINTENANCE CODE
2008 NATIONAL ELECTRIC CODE
2009 INTERNATIONAL FIRE CODE
2003 ANSI STANDARD (ADA)

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6945 West Patrick Lane
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(702)837-0968
professionally certified e.o.e.e.b.

CONSULTANTS:
CIVIL: N/A
STRUCTL: N/A
ELEC: N/A
MECH: N/A

STORAGEONE @ 7422 OSO BLANCA ROAD

NEW COMMERCIAL CONSTRUCTION
FOR: WESTAR/STORAGEONE
LAS VEGAS, NEVADA

PROJ.NO.	14981320.00
PRIN.ARCH.	G.G.WILSON,AIA
PROJ.ARCH.	MVM
JOB CAPT.	MML
TECH'N	JJC
ARCH.CHK.	GGW
PH-2/3	-
PH-4	-
PH-5	-

REVISIONS

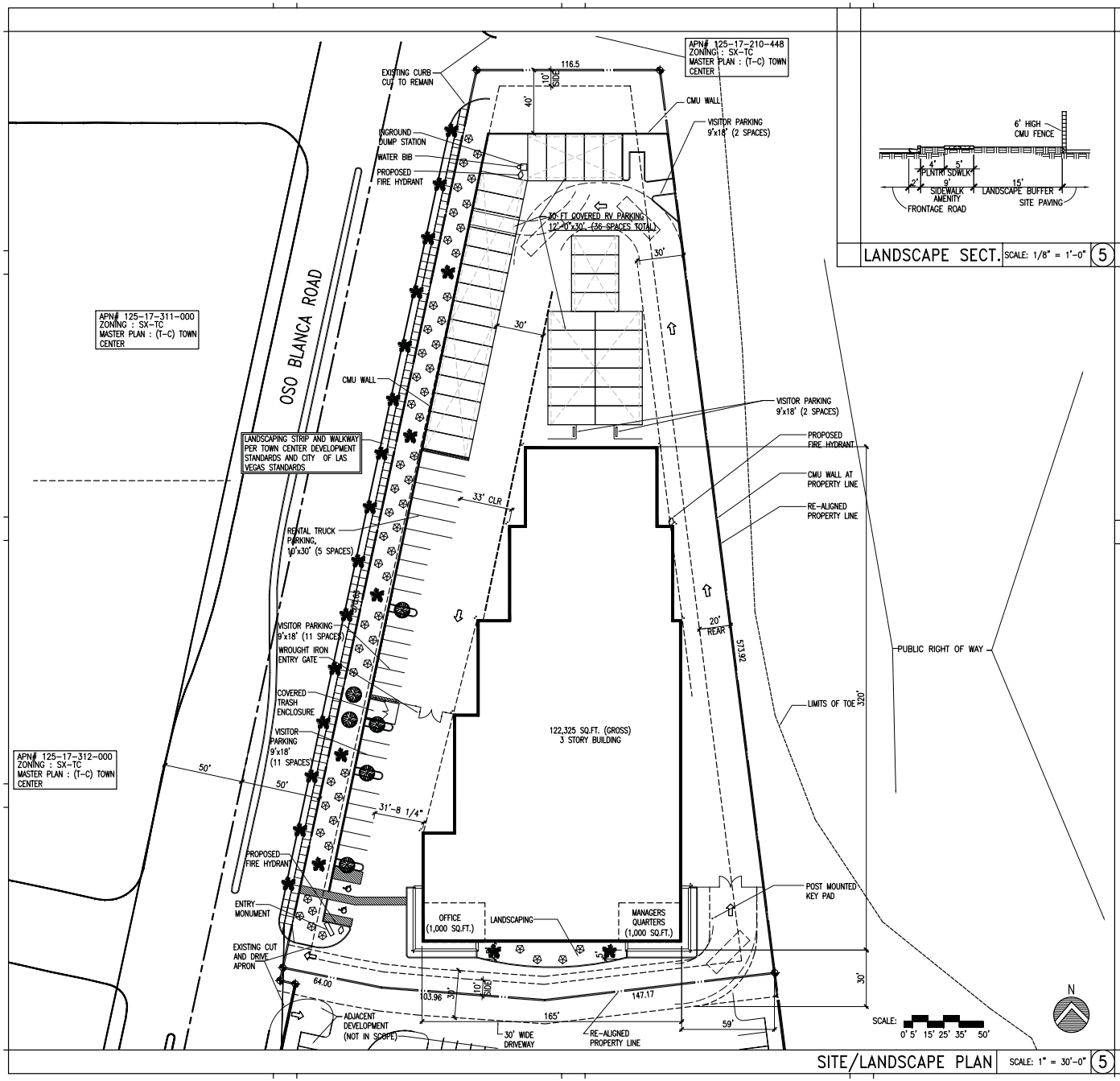
RIGHTS REQUIRE ARCHITECT'S SEAL & SIGN. FOR PROOF OF VALIDITY

SITE/LANDSCAPE PLAN

SHEET NO. A1.1

PRJ-52157
01/14/14

SUP-52437, SUP-52438 & SDR-52440 - REVISED



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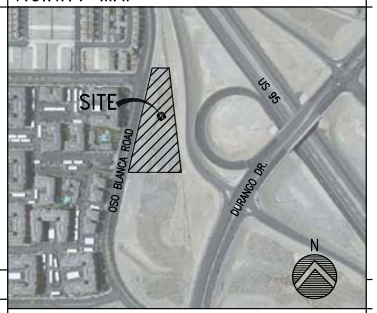
LANDSCAPE SECT. SCALE: 1/8" = 1'-0" (5)

VICINITY MAP



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PROJECT DATA:

PARCEL DATA:
MUNICIPALITY: . . . CITY OF LAS VEGAS
ASSESSOR PARCEL NUMBER . . . 125-17-301-006
USE PERMIT NOS: . . . N/A

	GROSS SF:	GROSS ACRES:
LIMITS OF CONSTRUCTION	+/-126,108 SF	+/-2.9 ACRES

ZONING DATA:
CURRENT ZONING: . . . TC (TOWN CENTER)
PROPOSED ZONING: . . . TC (TOWN CENTER)
ZONE CHANGED REQUIRED: . . . YES ☐ NO ☒
SPECIAL USE PERMITS REQUIRED: . . . YES ☐ NO ☒
WAIVERS/VARIANCES REQUIRED: . . . YES ☐ NO ☒

BUILDING SETBACKS:
FRONT: . . . 15'
INTERIOR SIDE . . . 10'
REAR . . . 20'
MAX. BUILDING HEIGHT: . . . 45'
MIN. LOT SIZE . . . NA
MIN LOT WIDTH . . . NA
MIN LOT DEPTH . . . NA

BUILDING AREA:
NEW STRUCTURE: . . . 122,325 SF
TOTAL: . . . 122,325 SF

PARKING CALCULATIONS:
TOTAL REQUIRED: (1/50 UNITS - 750/50) . . . 15
TOTAL REQUIRED: (5 SPACES OUTSIDE SECURITY FENCE). . . . 5
TOTAL REQUIRED: (1/50 RV SPACES - 1/36). . . . 1
TOTAL REQUIRED: (1 PER RENTAL TRUCK SPACE). . . . 5
TOTAL PROVIDED: . . . 26
TOTAL ADA REQUIRED: . . . 2
TOTAL ADA PROVIDED: . . . 2
TOTAL LOADING AREA PROVIDED: . . . 0
TOTAL LOADING AREA REQUIRED: . . . 0
TOTAL SPACES REQUIRED (INCLUDING ADA): . . . 26
TOTAL SPACES PROVIDED (INCLUDING ADA): . . . 26

CODE ANALYSIS:
2009 INTERNATIONAL BUILDING CODE
2009 INTERNATIONAL RESIDENTIAL CODE
2009 UNIFORM PLUMBING CODE
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architecture/engineering/site planning/interior design
4945 West Patrick Lane Las Vegas, Nevada 89118
(702)876-0668 professional corp / certified n.c.c.e.b.

CONSULTANTS:
CIVIL: N/A
STRUCTL: N/A

ELEC: N/A PRJ-52157
MECH: N/A 01/14/14

STORAGEONE @ 7422 OSO BLANCA ROAD
NEW COMMERCIAL CONSTRUCTION
FOR: WESTAR/STORAGEONE
LAS VEGAS, NEVADA

PROJ.NO.	14981320.00
PRIM.ARCH.	G.G.WILSON,AIA
PROJ.ARCH.	MVM
JOB CAPT.	MML
TECH'N	JJC
ARCH.CHK.	GGW
PH-2/3	-
PH-4	-
PH-5	-

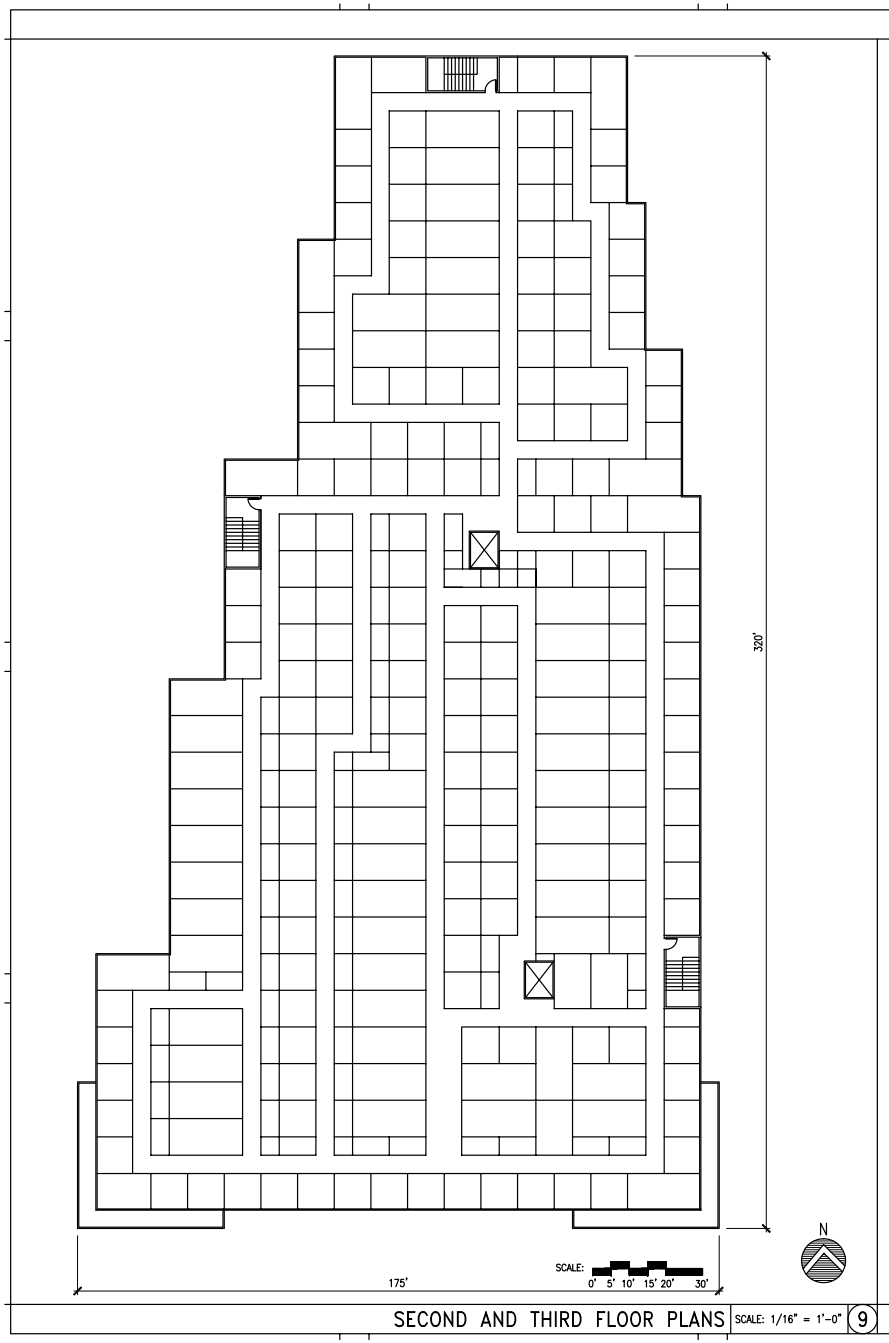
REVISIONS

PRINTS REQUIRE ARCHITECT'S SEAL & SIGN. FOR PROOF OF VALIDITY

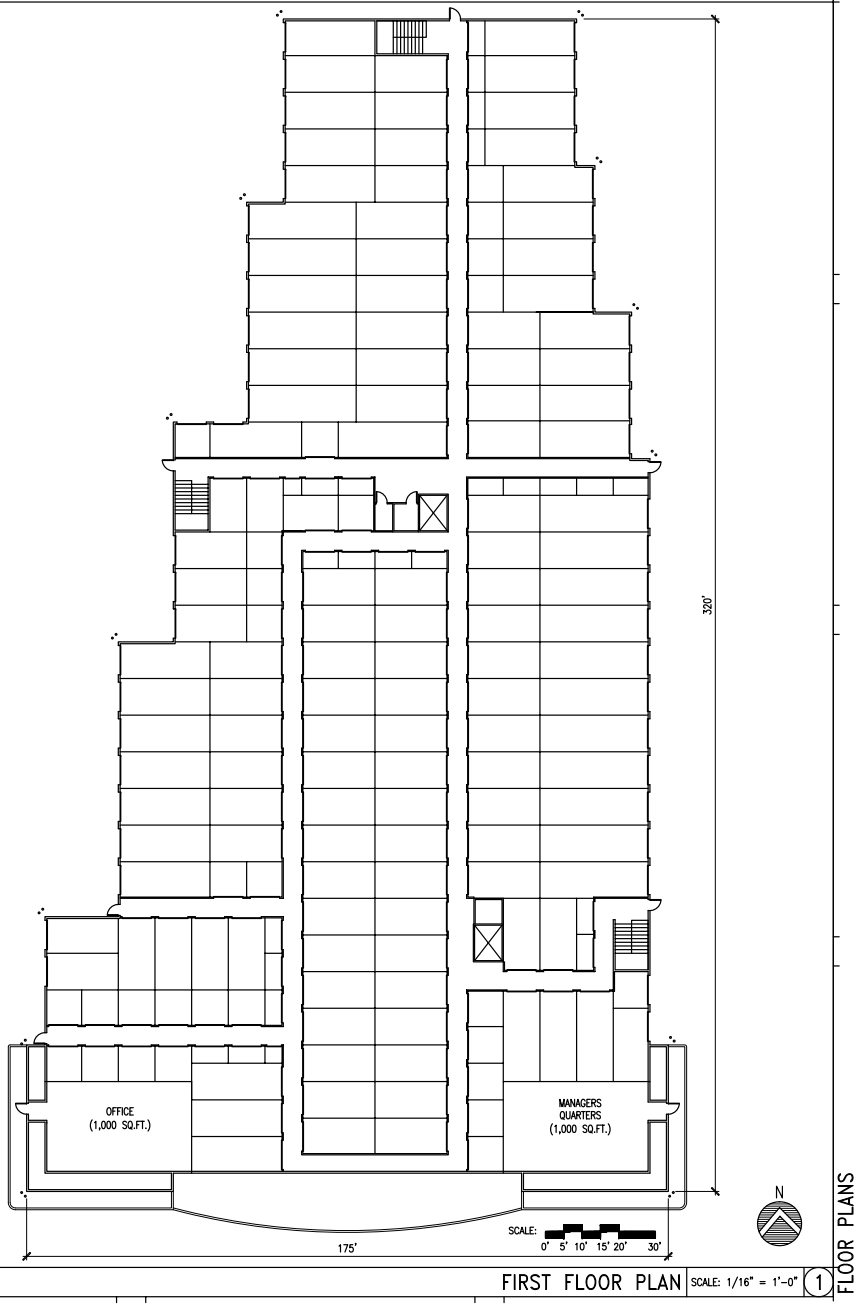
SHT.NO. A1.1

SITE/LANDSCAPE PLAN

SUP-52437, SUP-52438 & SDR-52440 - REVISED



SECOND AND THIRD FLOOR PLANS | SCALE: 1/16" = 1'-0" | 9



FIRST FLOOR PLAN | SCALE: 1/16" = 1'-0" | 1

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CIVIL: N/A
STRUCTL: N/A
ELEC: N/A
MECH: N/A

ARJ-52157
12/26/13

STORAGEONE @ 7422 OSO BLANCA ROAD
NEW COMMERCIAL CONSTRUCTION
FOR: WESTAR/STORAGEONE
LAS VEGAS, NEVADA

PROJ.NO.	14981320.00
PRIN.ARCH.	G.G.WILSON,AIA
PROJ.ARCH.	MVM
JOB CAPT.	MML
TECH'N	JJC
ARCH.CHK.	GGW
PH-2/3	-
PH-4	-
PH-5	-

REVISIONS

PRINTS REQUIRE ARCHITECT'S SEAL & SIGN FOR PROOF OF VALIDITY

FLOOR PLANS

SHT.NO. A2.1

SUP-52437, SUP-52438 & SDR-52440



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(702)876-0668
professional corp / certified s.e.a.r.b.

CONSULTANTS:
CIVIL: N/A
STRUCTL: N/A
ELEC: N/A
MECH: N/A

STORAGEONE @ 7422 OSO
BLANCA ROAD
NEW COMMERCIAL CONSTRUCTION
FOR: WESTAR/STORAGEONE
LAS VEGAS, NEVADA

PROJ.NO.	14981320.00
PRIN.ARCH.	G.G.WILSON,AIA
PROJ.ARCH.	MVM
JOB CAPT.	MML
TECH'N	JJC
ARCH.CHK.	GGW
PH-2/3	-
PH-4	-
PH-5	-

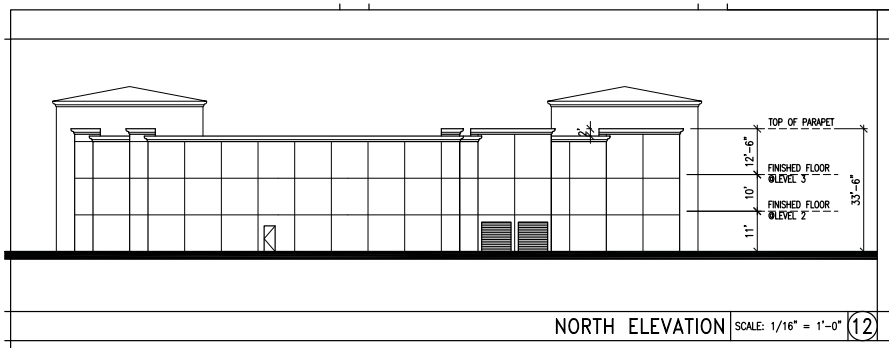
REVISIONS

PRINTS REQUIRE ARCHITECT'S SEAL & SIGN FOR PROOF OF VALIDITY

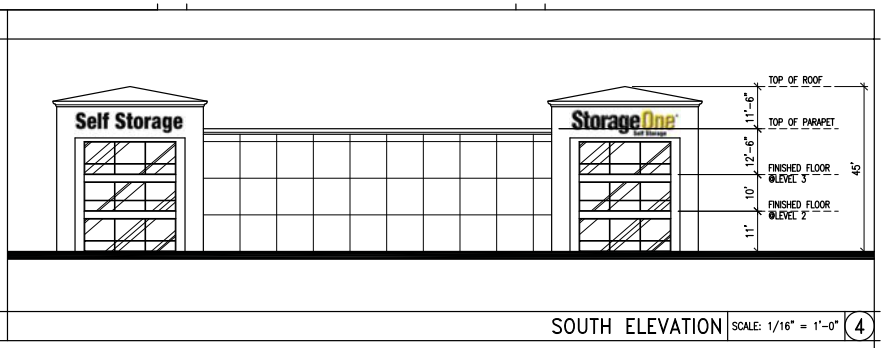
ELEVATION
SHT NO. A3.1

PRJ-52157
5/2/2013

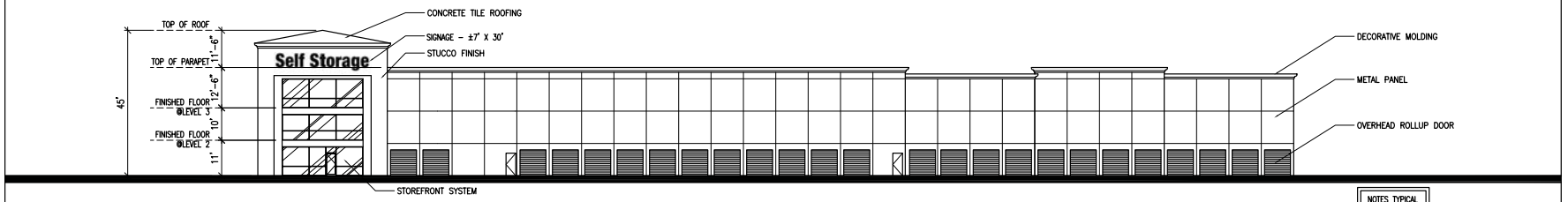
SUP-52437, SUP-52438 & SDR-52440



NORTH ELEVATION SCALE: 1/16" = 1'-0" (12)

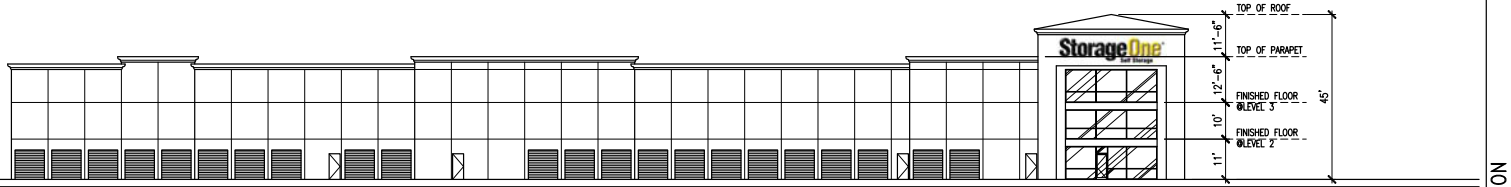


SOUTH ELEVATION SCALE: 1/16" = 1'-0" (4)



NOTES TYPICAL ALL ELEVATIONS

EAST ELEVATION SCALE: 1/16" = 1'-0" (3)



SCALE: 0' 5' 10' 15' 20' 30'

WEST ELEVATION SCALE: 1/16" = 1'-0" (1)

ELEVATION

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planning/interior design
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professional corp / certified n.c.a.r.b.

CONSULTANTS:
CIVIL: N/A
STRUCTL: N/A
ELEC: N/A
MECH: N/A

PRJ-52157
12/26/13

STORAGEONE @ 7422 OSO BLANCA ROAD
NEW COMMERCIAL CONSTRUCTION
FOR: WESTAR/STORAGEONE
LAS VEGAS, NEVADA

PROJ.NO.	14981320.00
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JOB CAPT.	MML
TECH'N	JJC
ARCH.CHK.	GGW
PH-2/3	-
PH-4	-
PH-5	-

REVISIONS

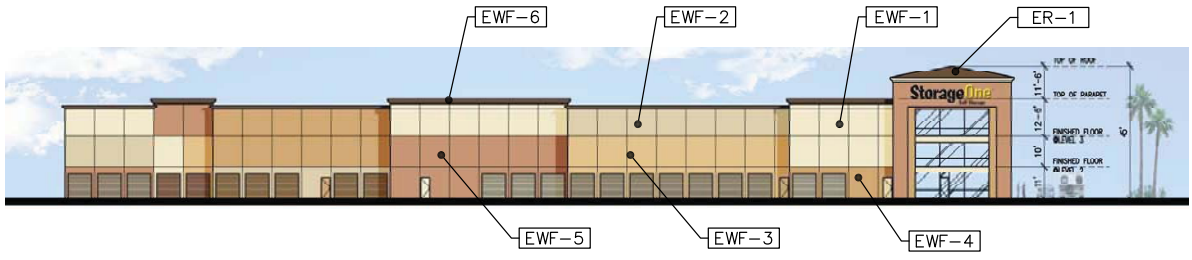
PRINTS REQUIRE ARCHITECT'S SEAL & SIGN FOR PROOF OF VALIDITY

SHT.NO. A3.1

SUP-52437, SUP-52438 & SDR-52440

EWF-1	METAL PANEL/STUCCO PAINTED COLOR: CL 1611W "ABERNETHY" BY FRAZEE.
EWF-2	METAL PANEL PAINTED COLOR: CL 1583M "ECHO" BY FRAZEE.
EWF-3	METAL PANEL PAINTED COLOR: CL 1593W "VENEER" BY FRAZEE.
EWF-4	METAL PANEL/STUCCO PAINTED COLOR: CL 1574D "DECEPTION" BY FRAZEE.
EWF-5	METAL PANEL/STUCCO PAINTED COLOR: CL 1495D "FRASER" BY FRAZEE.
EWF-6	DECORATIVE MOLDING PAINTED COLOR: CL 2637N "ANTHILL" BY FRAZEE.
ER-1	CONCRETE ROOF TILE COLOR: 4502 "ARCADIA" BY EAGLE ROOFING.

COLOR LEGEND



SUP-52437, SUP-52438 & SDR-52440

EAST ELEVATION

COLOR TYPICAL ALL SIDES

PRJ-52157
12/26/13

architecture/engineering/site
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4945 WEST PATRICK LANE
Las Vegas, Nevada 89118
AIA
planning/interior design
ARCHITECTS,PC
(702)534-7888
professional corp / certified n.c.a.r.b.

		14851320.00 PROJ. NUMBER	1
		ARCH.: MVM	
STORAGEONE @ 7422 OSO BLANCA ROAD	FOR: WESTAR/STORAGEONE	JC: MML	SHEET NO:
PROJECT TITLE	LOCATION: 7422 OSO BLANCA ROAD	CT: JJC	

V: 2013 Projects\14851320.00 - STORAGE ONE @ 7422 Oso Blanca\Phase 1 - Predesign and Concept\Drawing\cdo BOARD r.DWG, 12/24/2013 12:57:05 PM



SUP-52437, SUP-52384 & SDR-52440 [PRJ-52157] - APPLICANT: STORAGE ONE - OWNER: FNBN-CMLON I, LLC
SOUTHEAST CORNER OF FARM ROAD AND OSO BLANCA ROAD

01/02/14



SUP-52437, SUP-52384 & SDR-52440 [PRJ-52157] - APPLICANT: STORAGE ONE - OWNER: FNBN-CMLON I, LLC
SOUTHEAST CORNER OF FARM ROAD AND OSO BLANCA ROAD

01/02/14

January 14, 2014

Mr. Flinn Fagg, AICP, Director
City of Las Vegas Department of Planning
333 N. Rancho Drive
Las Vegas, NV 89106

Re: APN: 125-17-301-006 (portion of)

Dear Mr. Fagg:

This letter is submitted as justification for applications for Site Development Plan Review for a proposed three-story mini-storage facility of 122,325 square feet with a waiver to allow 10% open space where the Town Center Design Manual requires 20%, and applications for Special Use Permits to allow a maximum of five rental trucks as an accessory use with a waiver of the distance separation requirement of 330 feet from single-family detached dwellings as measured from property line to property line, and for a waiver of the retail storefront façade requirement. The parcel is located in Ward 6, on the east side of Oso Blanca Rd., and west of the Durango Dr./US-95 interchange. The adjacent land uses are an existing condominium (apartment) complex on the west side of Oso Blanca and single family residential to the northwest and southwest.

The existing land use designation for the property is GC-TC (General Commercial-Town Center), which allows mini-storage facilities as a Conditional Use and rental trucks with the approval of a Special Use Permit. In reviewing the land uses within the area it is our belief that a storage facility at this location will have minimal impact on the surrounding land uses while providing a needed service to the many home and apartment residents that need additional storage space, and that it is therefore a proper use of the land.

The site plan has been designed to minimize impacts on adjacent properties. Access to the site is from a single shared two-way driveway to Oso Blanca, located to take advantage of the existing median cut and to allow for ingress and egress in both directions on Oso Blanca. The rental trucks will be located within the secured area of the facility and screened from view of the nearby properties. No rental truck space will be located within 330 feet of any single-family detached dwelling as per the Town Center Development Standards, however a waiver is required because the distance measurement is taken from property line to property line rather than from the actual location of the rental truck spaces. As a result of the way the distance is measured the standard has not been met because the closest single-family detached dwelling is approximately 135 feet away. A neighborhood meeting has been scheduled to discuss this issue with affected residents in accordance with the TC Development Standards Manual.

PRJ-52157
01/14/14

SUP-52437, SUP-52438 & SDR-52440 - REVISED

Eleven (11) visitor parking spaces, including two (2) that are handicap accessible, will be provided within close proximity to the Manager's office, and thirteen (13) additional spaces will be provided within the secured area of the facility. Thirty-seven (37) covered parking spaces for recreational vehicles are proposed within the walls of the facility. The applicant, StorageOne, has developed storage facilities in the Las Vegas valley for many years and over time has studied and refined the numbers of spaces they believe are needed to adequately service a facility of this size. In general their storage facilities receive three (3) to five (5) customer visits per hour, which includes truck rental activity. Of this traffic, there may be at most two (2) visitors in the manager's office at any one time.

A Special Use Permit and Waiver is also being requested because the design of the facility does not satisfy the requirement of the elevation having a storefront façade. To offset this concern the architect has placed a significant amount of glass in the southwest and southeast portions of the building which are the most visible. The façade of the building facing toward the street has been designed with several stepbacks in depth and with a complimentary color pattern which will be used at each change point to increase the attractiveness of the structure. This color pattern is designed to match the same look and feel as the condominium (apartment) complex across the street to the west. The element of the ground level façade that does not satisfy the elevation requirement, the roll-up doors, will not be visible to the street because of the decorative block wall behind the roadside landscaping.

The design of the project indicates a one-way drive around the building with a gated entrance and gated exit with interior turning radii that meet Fire Department standards. A decorative CMU wall along the property lines will be designed to meet development standard requirements. The proposed landscaping along Oso Blanca Rd. is designed to meet Town Center standards. A waiver is being requested as part of the site development plan review to allow 10% open space within the site where 20% is required. Landscaping on the site has been strategically placed where it will be visible to the general public. It does not make sense to place landscaping within the rear portion of the property where it will not be seen and where maintenance will be an issue. Signage for this project will be designed to meet city requirements.

As the applicants representative on these applications I will be happy to provide any additional information you may require or respond to any questions you may have. Thank you for your consideration.

Respectfully,

Robert S Genzer

Robert S Genzer
Genzer Consulting
9612 Hawksbill Ct.
Las Vegas, NV
89117-0646
702-256-6022 or 702-281-7496

PRJ-52157
01/14/14

SUP-52437, SUP-52438 & SDR-52440 - REVISED

City of Las Vegas Agenda Item No.: **52.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 11, 2014

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

SUBJECT:
SUP-52438 - SPECIAL USE PERMIT RELATED TO SUP-52437 - PUBLIC HEARING - APPLICANT: STORAGE ONE - OWNER: FNBN-CMLON I, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED TRUCK RENTAL USE WITH A WAIVER TO ALLOW A 130-FOOT DISTANCE SEPARATION FROM A SINGLE-FAMILY DETACHED DWELLING WHERE 330 FEET IS REQUIRED at the southeast corner of Farm Road and Oso Blanca Road (portion of APN 125-17-301-006), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-52157]. Staff recommends APPROVAL.

C.C.: 03/19/2014

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-52438 APN: 125-17-301-006

Name of Property Owner: FNBN-CMLON I, LLC - Sorenson Group Mgt.

Name of Applicant: StorageOne - James Meservey

Name of Representative: Genzer Consulting - Bob Genzer

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____ FNBN CMLCON I, LLC, a Delaware LLC
BY: SGH FNB VENTURES, LLC, a Delaware LLC, its Manager
BY: SORENSON GROUP MANAGEMENT, LLC, a Delaware LLC, its Manager

Print Name: _____
DONALD E. WALLACE, COO

Subscribed and sworn before me

This 18th day of December, 2013

_____
Notary Public in and for said County and State

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

PRJ-52157
12/26/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit and Waiver of Distance Separation from SFR's

Project Address (Location) 7422 Oso Blanca Rd.

Project Name StorageOne Durango/95 **Proposed Use** Mini-Storage

Assessor's Parcel #(s) 125-17-301-006 **Ward #** 6

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

Commercial Square Footage 120,375 **Floor Area Ratio** n/a

Gross Acres 2.9 of 14.03 **Lots/Units** n/a **Density** n/a

Additional Information SUP to allow a maximum of five (5) rental trucks in conjunction with a planned mini-storage facility and a Waiver of the property line distance separation from SFR's.

PROPERTY OWNER FNBN-CMLON I, LLC **Contact** Sorenson Group Mgt.

Address 299 S Main St. #2200 **Phone:** n/a **Fax:** n/a

City Salt Lake City **State** UT **Zip** 84111-2288

E-mail Address n/a

APPLICANT StorageOne **Contact** James Meservey

Address 2990 S. Durango Dr. **Phone:** (702) 658-9800 **Fax:** (702) 360-4488

City Las Vegas **State** NV **Zip** 89117-4412

E-mail Address Meservey@gostorageone.com

REPRESENTATIVE Genzer Consulting **Contact** Bob Genzer

Address 9612 Hawksbill Ct. **Phone:** (702) 281-7496 **Fax:** (702) 254-4733

City Las Vegas **State** NV **Zip** 89117-0646

E-mail Address GenzerConsulting@cox.net

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

Property Owner FNBN CMLCON I, LLC, a Delaware LLC
BY: SGH FNB VENTURES, LLC, a Delaware LLC, its Manager
BY: SORENSON GROUP MANAGEMENT, LLC, a Delaware LLC, its Manager

*An authorized agent may sig

Print Name DONALD E. WALLACE, COO

Subscribed and sworn before me

This 18th day of December, 20 13.

Notary Public in and for said County and State

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

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-52438
Meeting Date:	02/11/14 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-52157
12/26/13

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

City of Las Vegas Agenda Item No.: **53.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 11, 2014

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

SUBJECT:
SDR-52440 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-52437 AND SUP-52438 - PUBLIC HEARING - APPLICANT: STORAGE ONE - OWNER: FNBN-CMLON I, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 122,325 SQUARE-FOOT MINI-STORAGE FACILITY WITH A WAIVER OF THE TOWN CENTER DEVELOPMENT STANDARDS TO ALLOW 10% OPEN SPACE WHERE 20% OPEN SPACE IS REQUIRED on 2.90 acres at the southeast corner of Farm Road and Oso Blanca Road (portion of APN 125-17-301-006), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-52157]. Staff recommends APPROVAL.

C.C.: 03/19/2014

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-52440 APN: 125-17-301-006

Name of Property Owner: FNBN-CMLON I, LLC - Sorenson Group Mgt.

Name of Applicant: StorageOne - James Meservey

Name of Representative: Genzer Consulting - Bob Genzer

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____ FNBN CMLCON I, LLC, a Delaware LLC
BY: SGH FNB VENTURES, LLC, a Delaware LLC, its Manager
BY: SORENSON GROUP MANAGEMENT, LLC, a Delaware LLC, its Manager

Print Name: _____
DONALD E. WALLACE, COO

Subscribed and sworn before me

This 18th day of December, 2013

_____
Notary Public in and for said County and State

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

PRJ-52157
12/26/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) 7422 Oso Blanca Rd.

Project Name StorageOne Durango/95 **Proposed Use** Mini-Storage

Assessor's Parcel #(s) 125-17-301-006 **Ward #** 6

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

Commercial Square Footage 120,375 **Floor Area Ratio** n/a

Gross Acres 2.9 of 14.03 **Lots/Units** n/a **Density** n/a

Additional Information As noted above, this application is for a portion of a larger parcel. The proposed development for the remainder of the property has not been determined at this time.

PROPERTY OWNER FNBN-CMLON I, LLC **Contact** Sorenson Group Mgt.

Address 299 S Main St. #2200 **Phone:** n/a **Fax:** n/a

City Salt Lake City **State** UT **Zip** 84111-2288

E-mail Address n/a

APPLICANT StorageOne **Contact** James Meservey

Address 2990 S. Durango Dr. **Phone:** (702) 658-9800 **Fax:** (702) 360-4488

City Las Vegas **State** NV **Zip** 89117-4412

E-mail Address Meservey@gostorageone.com

REPRESENTATIVE Genzer Consulting **Contact** Bob Genzer

Address 9612 Hawksbill Ct. **Phone:** (702) 281-7496 **Fax:** (702) 254-4733

City Las Vegas **State** NV **Zip** 89117-0646

E-mail Address GenzerConsulting@cox.net

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

Property Owner FNBN CMLCON I, LLC, a Delaware LLC
BY: SGH FNB VENTURES, LLC, a Delaware LLC, its Manager
BY: SORENSON GROUP MANAGEMENT, LLC, a Delaware LLC, its Manager

*An authorized agent may sig

Print Name DONALD F. WALLACE, COO

Subscribed and sworn before me

This 18th day of December, 20 13.

Notary Public in and for said County and State

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

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-52440
Meeting Date:	02/11/14 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-52157
12/26/13

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SDR 52440
Storage One

SEC Farm Road & Oso Blanca Road

Proposed 120.675 thousand square foot min-storage facility.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MINI-WAREHOUSE [1000 SF, GROSS]	120.675	2.50	302
AM Peak Hour			0.15	18
PM Peak Hour			0.26	31

Existing traffic on all nearby streets:

Farm Road	
Average Daily Traffic (ADT)	2,300
PM Peak Hour (heaviest 60 minutes)	184

Oso Blanca Road	
Average Daily Traffic (ADT)	10,207
PM Peak Hour (heaviest 60 minutes)	817

Durango Drive	
Average Daily Traffic (ADT)	33,900
PM Peak Hour (heaviest 60 minutes)	2,712

	Adjacent Street ADT Capacity
Farm Road	34,500
Oso Blanca Road	34,500
Durango Drive	51,800

This project is expected to add about 302 trips per day on Farm Rd., Oso Blanca Rd. & Durango Dr. Currently, Farm is at about 7 percent of capacity, Oso Blanca is at about 30 percent of capacity and Durango is at about 65 percent of capacity. With this project, Farm is expected to be at about 8 percent of capacity, Oso Blanca toremain unchanged, and Durango to be at about 66 percent of capacity.

Based on Peak Hour use, this project will add about 31 trips in the peak hour, or about one every two minutes.

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

City of Las Vegas Agenda Item No.: **54.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 11, 2014

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

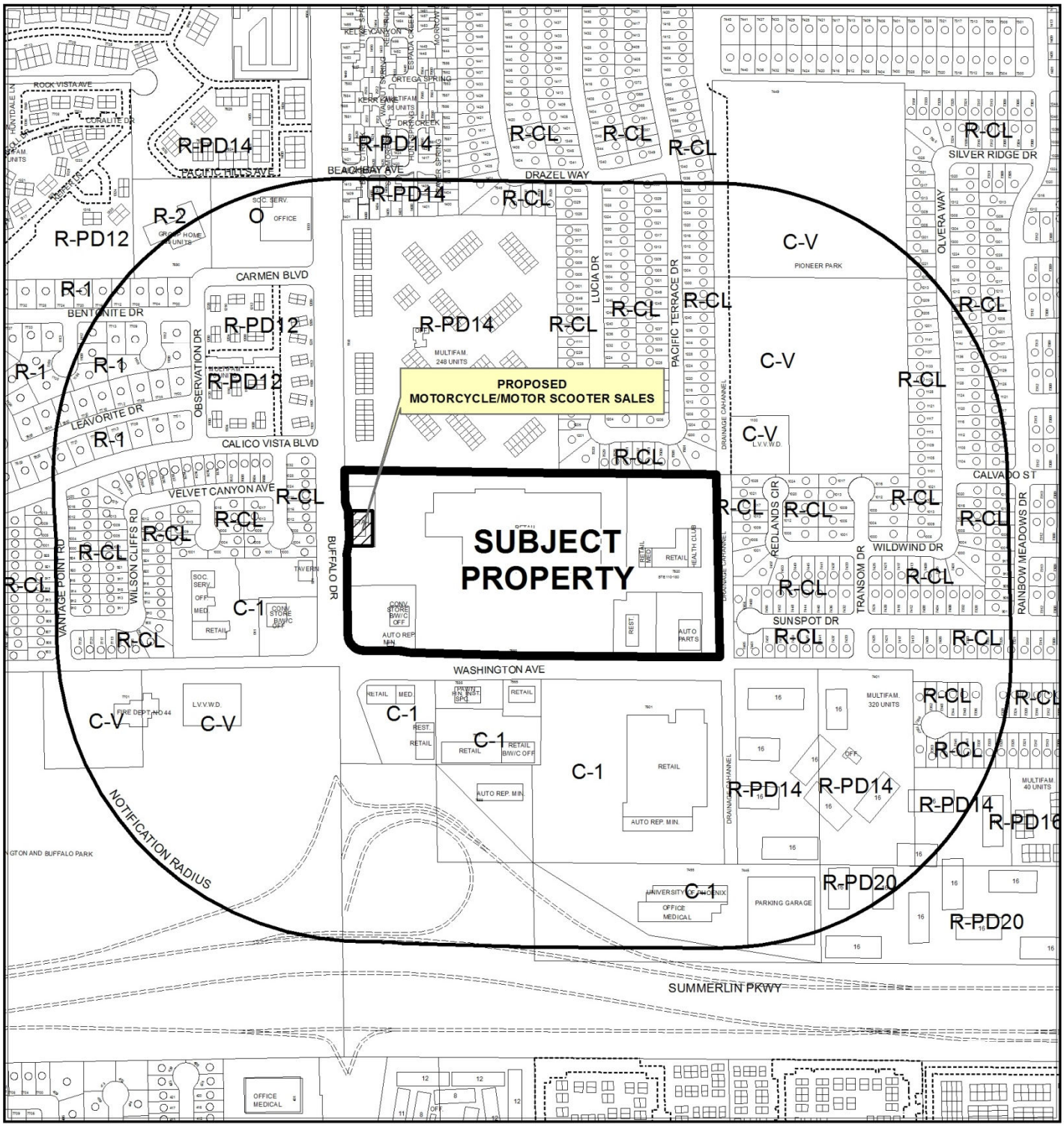
SUBJECT:
SUP-52442 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RIDE NOW, LLC - OWNER: CAM-MAC - For possible action on a request for a Special Use Permit FOR A PROPOSED 4,795 SQUARE-FOOT MOTORCYCLE/MOTOR SCOOTER SALES USE WITH A WAIVER TO ALLOW A MINIMUM GROSS FLOOR AREA UNDER 7,000 SQUARE FEET at 990 North Buffalo Drive (APN 138-27-220-005), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 03/19/2014
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:

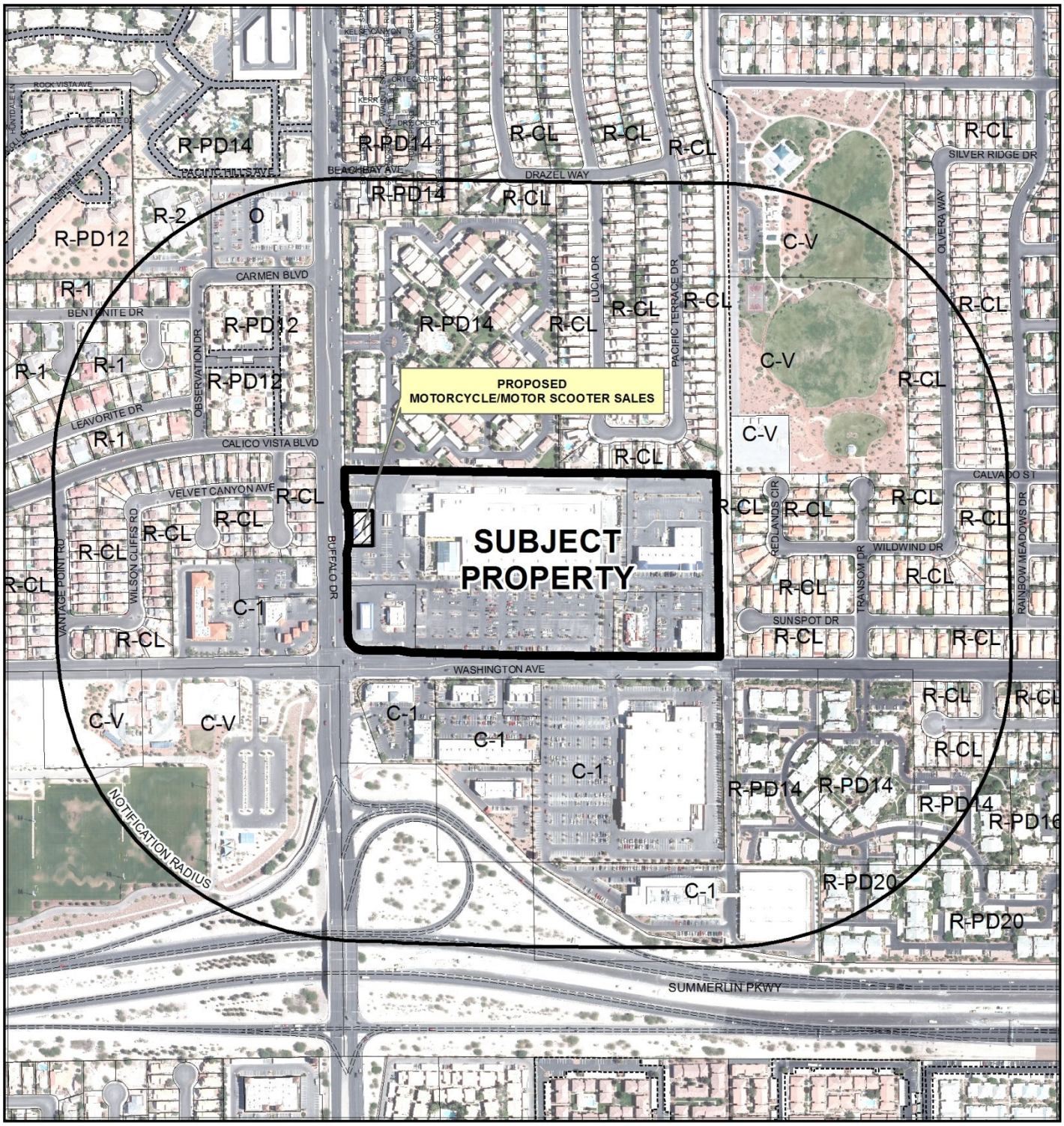
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-52442**

RADIUS: 1000 FEET

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



CASE: **SUP-52442**

RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: FEBRUARY 11, 2014
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: BUFFALO SQUARE, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-52442	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-52442 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Motorcycle/Motor Scooter Sales use.

2. Conformance to the approved conditions for Site Development Plan Review [Z-0002-92(6)].

3. All accessory repairs and alterations associated with the Motorcycle/Motor Scooter use shall be conducted within the enclosed building. Furthermore, all doors shall remain closed during accessory repairs or alterations.

4. The display of motorcycles or motor scooters shall not occur outside of the enclosed building.

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

6. A Waiver from Title 19.12 is hereby approved, to allow a minimum gross floor area of 4,795 square feet where 7,000 square feet is the minimum required.

7. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

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

9. No temporary signs such as banners, pennants, inflatable objects, streamers, flags, or other similar attention gaining item or devices shall be displayed upon the subject property or a vehicle displayed for sale in the parking lot of the subject property without the appropriate permits.

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed 4,795 square-foot Motorcycle/Motor Scooter Sales use at 990 North Buffalo Drive. The existing vacant building is a stand-alone pad site within an existing 150,380 square-foot shopping center. The shopping center provides shared parking and access throughout the 18.44 acre site. As proposed, the use does not comply with all Title 19.12 requirements. The applicant is requesting a Waiver to provide 4,795 square feet of floor area dedicated to the use where 7,000 square feet is the minimum required. Staff can support the waiver request, as the provided square footage is adequate to display all of the motorcycles and motor scooters within the enclosed building. A condition of approval has been added prohibiting display areas outside of the enclosed building. As such, staff recommends approval of the Special Use Permit request. If denied, the Motorcycle/Motor Scooter Sales use would not be able to locate at the subject site.

ISSUES

- A Motorcycle/Motor Scooter Sales use is permissible in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.
- The applicant is requesting a Waiver to allow a floor area of 4,795 square feet where Title 19.12 requires a minimum of 7,000 square feet dedicated to the Motorcycle/Motor Scooter Sales use.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
03/04/92	The City Council approved a Rezoning (Z-0002-92) request from N-U (Non-Urban) to C-1 (Limited Commercial) for a 178,850 square-foot shopping center located at the northeast corner of Washington Avenue and Buffalo Drive. Planning Commission and staff recommended denial.
05/19/93	The City Council approved an Extension of Time [Z-0002-92(1)] for an approved 178,850 square-foot shopping center on property under Resolution of Intent to C-1 (Limited Commercial) zone located at the northeast corner of Washington Avenue and Buffalo Drive. Planning Commission and staff recommended approval.

Related Relevant City Actions by P&D, Fire, Bldg., etc	
09/20/95	The City Council approved an Extension of Time [Z-0002-92(2)] for an approved 178,850 square-foot shopping center on property under Resolution of Intent to C-1 (Limited Commercial) zone located at the northeast corner of Washington Avenue and Buffalo Drive. Planning Commission and staff recommended approval.
01/22/97	The City Council approved an Extension of Time [Z-0002-92(3)] for an approved 178,850 square-foot shopping center on property under Resolution of Intent to C-1 (Limited Commercial) zone located at the northeast corner of Washington Avenue and Buffalo Drive. Planning Commission and staff recommended approval.
03/23/98	The City Council approved an Extension of Time [Z-0002-92(4)] for an approved 178,850 square-foot shopping center on property under Resolution of Intent to C-1 (Limited Commercial) zone located at the northeast corner of Washington Avenue and Buffalo Drive. Planning Commission and staff recommended approval.
07/23/98	The Department of Planning and Development administratively approved a Site Development Plan Review [Z-0002-92(5)] for a 150,380 square-foot shopping center at the northeast corner of Washington Avenue and Buffalo Drive.
01/28/99	The Planning Commission approved a Site Development Plan Review [Z-0002-92(6)] for a 150,380 square-foot shopping center located at the northeast corner of Washington Avenue and Buffalo Drive. Staff recommended approval.

Most Recent Change of Ownership	
01/09/03	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
10/15/99	A building permit (#99020120) was issued for construction of a new building at 990 North Buffalo Drive. The permit received a final inspection on 12/14/99.
06/23/10	A code enforcement citation (92189) was issued for graffiti at 990 North Buffalo Drive. The citation was resolved and closed by Code Enforcement on 06/25/10.
08/29/11	A business license (G50-7975) was issued for a general retail use (Blockbuster) at 990 North Buffalo Drive. The license was marked out of business on 05/22/13.

Pre-Application Meeting	
12/10/13	Staff conducted a pre-application meeting with the representative to discuss the proposed Motorcycle/Motor Scooter Sales use at 990 North Buffalo Drive. Staff concluded that the use was permissible in the C-1 (Limited Commercial) zoning district with approval of a Special Use Permit. The submittal requirements for a Special Use Permit were also discussed.

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

Field Check	
01/02/14	Staff conducted a site visit and noted a vacant building within a well maintained shopping center free of trash or debris.

Details of Application Request	
Site Area	
Gross Acres	18.44

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Multi-Family Residential	M (Medium Density Residential)	R-PD14 (Residential Planned Development – 14 Units per Acre)
South	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
East	Single-Family Residences	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
West	Single-Family Residences	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)

Master Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (200 Feet)	Y

Other Plans or Special Requirements	*Compliance*
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Buffalo Drive	Primary Arterial	Master Plan of Streets and Highways	100	Y
Washington Avenue	Major Collector	Master Plan of Streets and Highways	80	Y

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

Parking Requirement							
Use	*Gross Floor Area or Number of Units*	*Required*			*Provided*		*Compliance*
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	150,380 SF	1:250	602				
TOTAL SPACES REQUIRED			602		936		Y
Regular and Handicap Spaces Required			13	589	20	916	Y

ANALYSIS

The applicant is proposing to establish a Motorcycle/Motor Scooter Sales use within an existing 4,795 square-foot vacant commercial building. The existing building is a stand-alone pad site within an existing 150,380 square-foot shopping center. The shopping center provides shared parking and access throughout the 18.44 acre site. The proposed use is permissible in the C-1 (Limited Commercial) zoning district with approval of a Special Use Permit.

The Motorcycle/Motor Scooter Sales use is defined as "a facility or area for the display and sale of motorcycles and motor scooters, whether new or used, but excluding mopeds. This use includes service bays which are incidental and accessory to the sales use. The term "Motorcycle/Motor Scooter Sales" is used for the sole purpose of allowing the use by means of Special Use Permit in the C-1 District. For all other purposes, the use described here shall be treated under the appropriate category of motor vehicle sales."

According to the justification letter and site plan, the proposed use meets the definition as the applicant is proposing to sell new motorcycles only. However, the proposal does not adhere to all Title 19.12 requirements. The applicant has requested a Waiver to allow 4,795 square feet of gross floor area where 7,000 square feet is the minimum required. According to the submitted floor plan and justification letter, the existing square footage is adequate to display all of the motorcycles within the enclosed building. Staff has added a condition of approval prohibiting display areas outside of the enclosed building.

In an effort to reduce noise concerns, the applicant has submitted a test drive route limiting motorcycle test drives to freeway patterns only. The subject site is located in close proximity to U.S. 95, approximately 500 feet north of the freeway entrance. The on-street portion of the test drive route is limited to this 500-foot distance along Buffalo Drive. To further reduce noise concerns, staff has added a condition of approval requiring all accessory repair and alterations to occur within the enclosed building while all doors are closed. The use will only operate during the conventional business hours of 9 a.m. to 6 p.m. on Mondays through Saturdays and 10 a.m. to 4 p.m. on Sundays. Please note that Title 19 does not include residential separation requirements for a Motorcycle/Motor Scooter Sales use. The applicant is illustrating good faith by agreeing to the additional noise precautions and hours of operations. For these reasons, staff is recommending approval. If denied, the proposed Motorcycle/Motor Scooter Sales use will not be permitted to locate at the subject site and the existing commercial building will remain vacant.

FINDINGS (SUP-52442)

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

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

   The proposed floor plan and justification letter detail the motorcycle display areas within the enclosed building only. Furthermore, with the added conditions of approval for noise concerns, the use can be conducted in a manner that is harmonious with the surrounding land uses.

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

The existing shopping center site is physically suitable and can accommodate the proposed Motorcycle/Motor Scooter Sales use, as adequate parking, access and circulation are provided..

3. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.

The 18.44-acre site is accessed by Washington Avenue, an 80-foot wide Major Collector and Buffalo Drive, a 100-foot wide Primary Arterial as classified by the Master Plan of Streets and Highways. Both right-of-ways are adequate to meet the needs of the proposed Motorcycle/Motor Scooter Sales use.

4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.

The proposed Motorcycle/Motor Scooter Sales use is subject to ongoing City inspections for licensing; therefore, the public health, safety, and general welfare will not be compromised.

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

The use meets all applicable conditions according to Title 19.12 with the exception of minimum gross floor area. The applicant has requested a Waiver to allow a floor area of 4,795 square feet where 7,000 square feet is required. Staff supports the waiver request as the proposed square footage is adequate to display all motorcycles indoors. A condition of approval has been added prohibiting outside display areas of motorcycles/Motor Scooters.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 39

NOTICES MAILED 847

APPROVALS 0

PROTESTS 0

GK

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-52442 APN: 138-27-220-005

Name of Property Owner: CAM-MAC and Buffalo Square Lease, LLC

Name of Applicant: Ride Now, LLC

Name of Representative: Bryan Houser - Albright-Callister & Associates

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with 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: Alan Helms

Subscribed and sworn before me

This 31st day of December, 2013

Bonnie Helms

Notary Public in and for said County and State

BONNIE L. HELMS
Notary Public State of Nevada
No. 03-83842-1
My Appt. Exp. Jan. 16, 2017

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Location) 990 N Buffalo Drive, Las Vegas, NV 89128

Project Name Buffalo Square **Proposed Use** _____

Assessor's Parcel #(s) 138-27-220-005 **Ward #** 1

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

Commercial Square Footage 4,794 **Floor Area Ratio** _____

Gross Acres 0.46 **Lots/Units** 1 **Density** _____

Additional Information _____

PROPERTY OWNER CAM-MAC & Buffalo Square LLC **Contact** Alan Helms

Address TNP - 302 E Carson Ave., Suite # 350 **Phone:** (702) 951-9838 **Fax:** (702) 951-0050

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

E-mail Address a.helms@tnpre.com

APPLICANT Ride Now, LLC **Contact** Mark Tkach

Address 3425 E Suncrest Ct. **Phone:** (602) 513-1300 **Fax:** _____

City Phoenix **State** AZ **Zip** 85044

E-mail Address mtkach@ridenow.com

REPRESENTATIVE Albright Callister & Associates **Contact** Bryan Houser

Address 3658 N Rancho Dr. #101 **Phone:** (702) 732-1000 **Fax:** (702) 395-9462

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

E-mail Address bhouser@ac-nv.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 Alan Helms

Subscribed and sworn before me

This 31st day of December, 2013.

Bonnie Helms

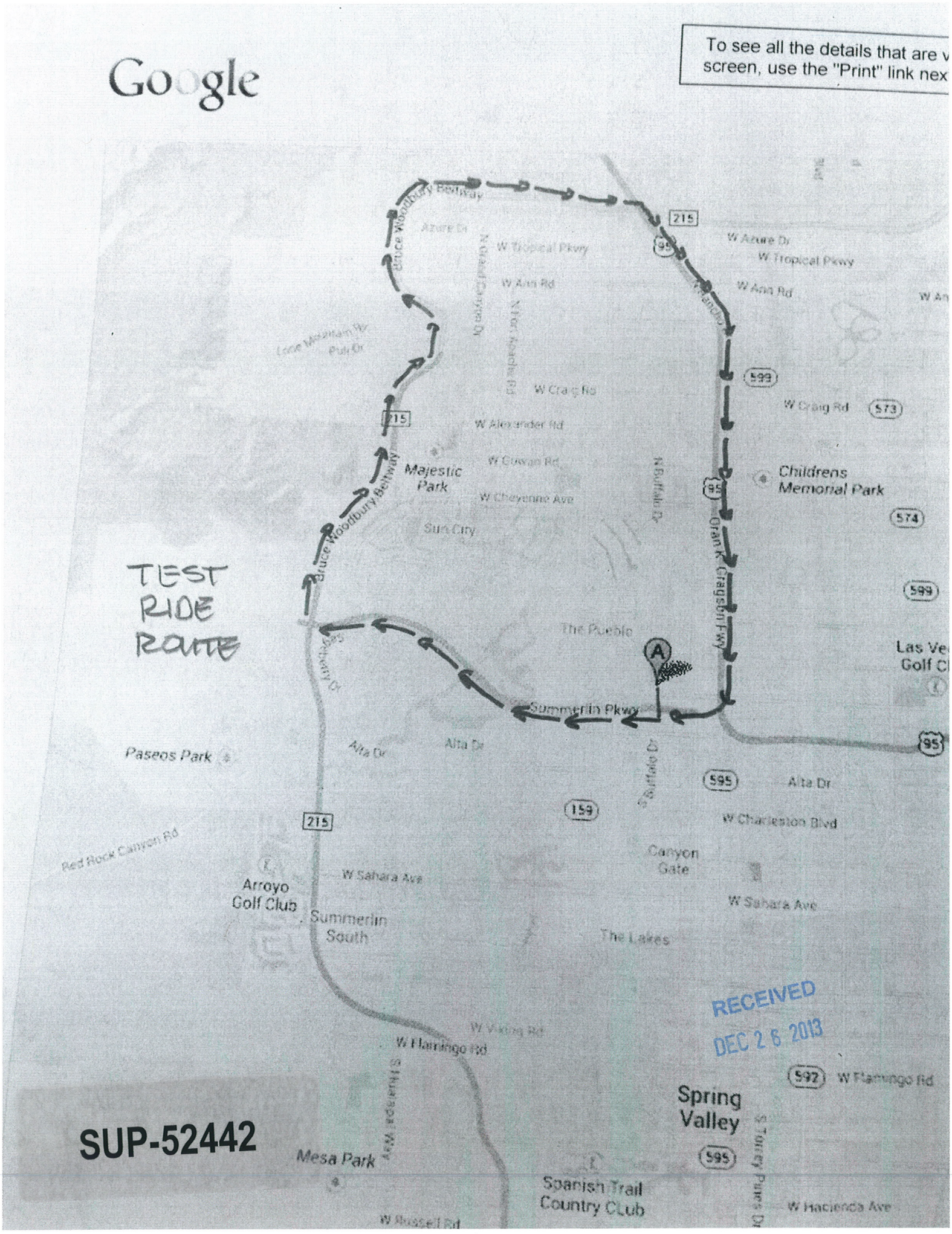
Notary Public in and for said County and State

BONNIE L. HELMS
Notary Public State of Nevada
No. 03-83842-1
My Appt. Exp. Jan. 16, 2017

FOR DEPARTMENT USE ONLY

Case #	SUP-52442
Meeting Date:	2/11/14
Total Fee:	1030.-
Date Received:*	1/2/14
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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Bruce Woodbury Beltway
Azure Dr
W Tropical Pkwy
W Ann Rd
W Craig Rd
W Alexander Rd
W Cowan Rd
W Cheyenne Ave
Majestic Park
Sun City
Childrens Memorial Park
Oran K. Gragson Fwy
The Pueblo
Summerlin Pkwy
Alta Dr
Paseos Park
Red Rock Canyon Rd
Arroyo Golf Club
W Sahara Ave
Summerlin South
Canyon Gate
W Charleston Blvd
The Lakes
W Flamingo Rd
Spring Valley
Mesa Park
Spanish Trail Country CLub
W Hacienda Ave
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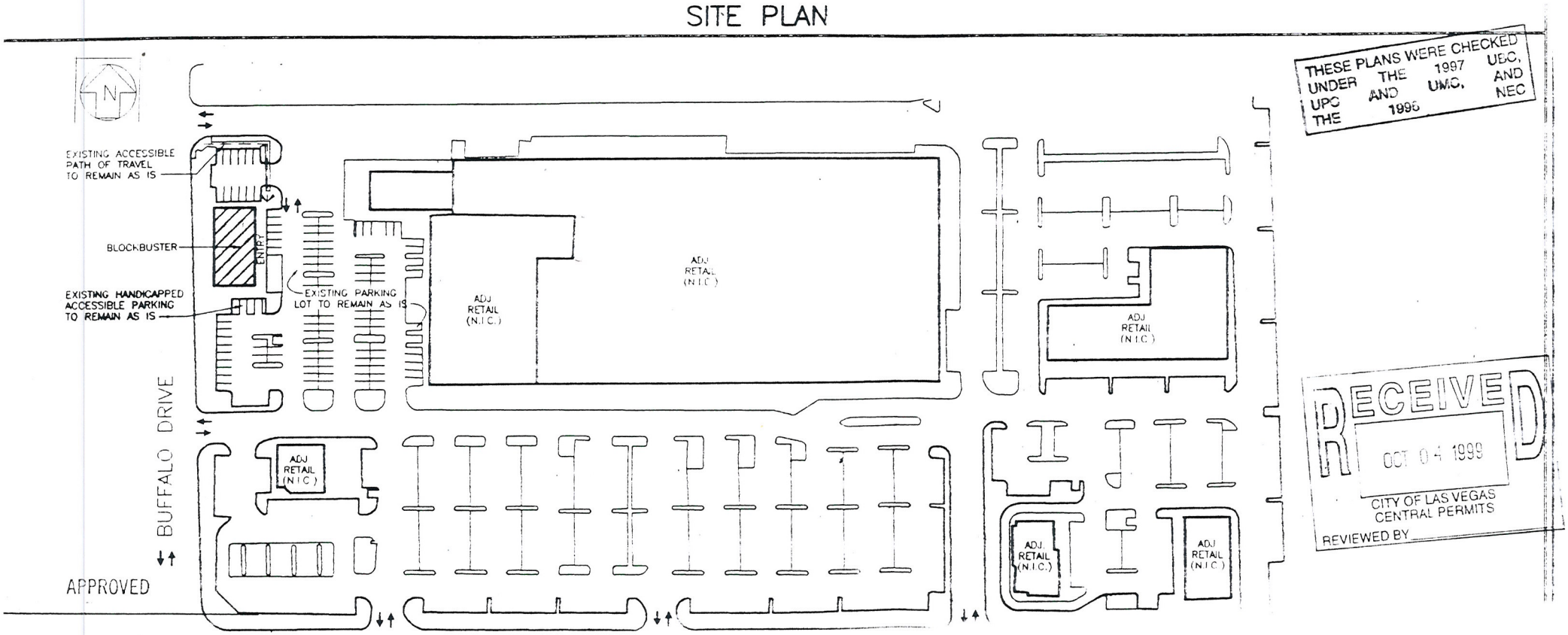
SUP-52442

SITE PLAN



THESE PLANS WERE CHECKED UNDER THE 1997 UBC, UPC AND UMC, AND THE 1996 NEC

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CITY OF LAS VEGAS
CENTRAL PERMITS
REVIEWED BY

SUP-52442

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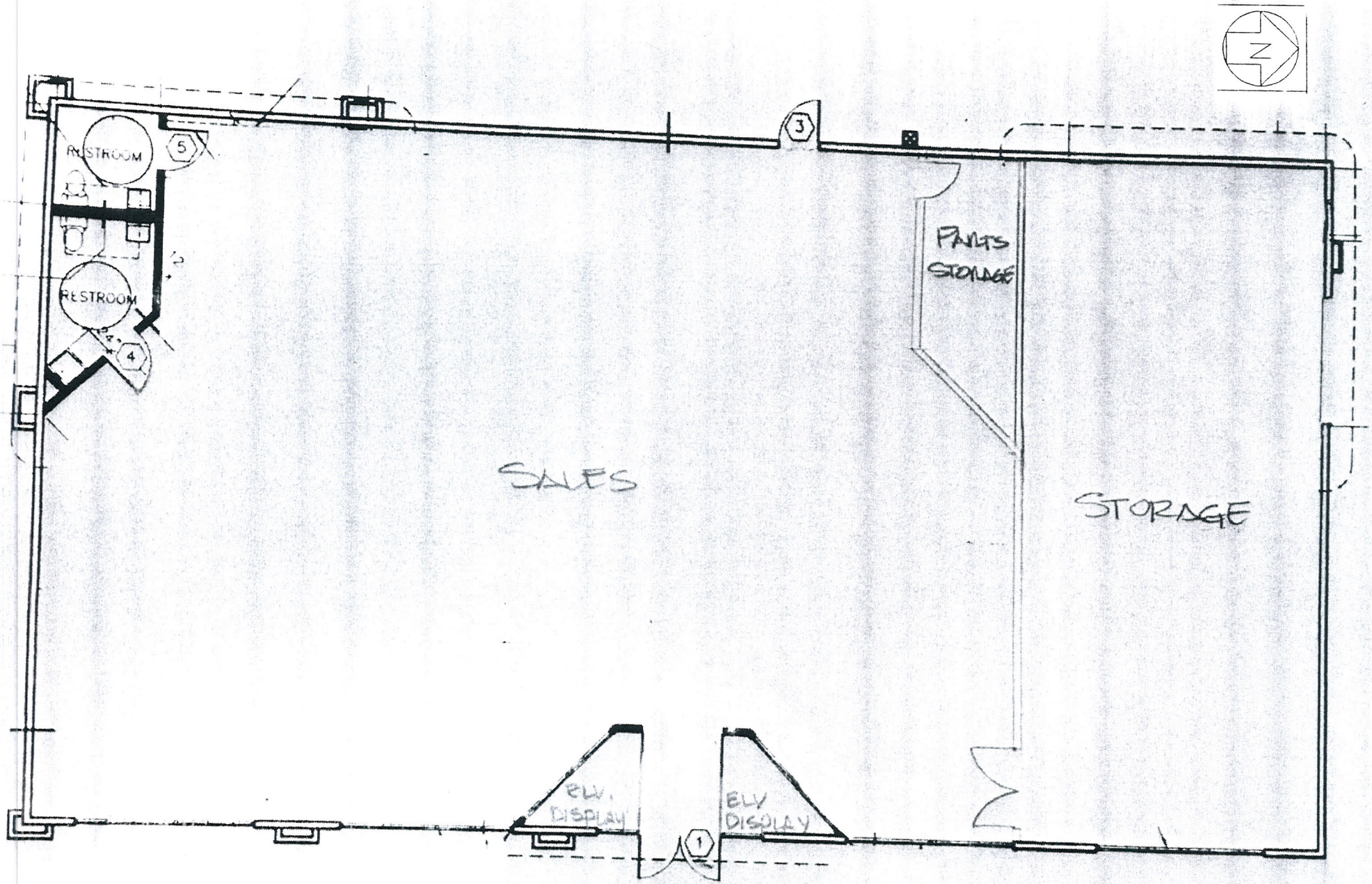

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SUP-52442



SUP-52442 - APPLICANT: RIDE NOW, LLC - OWNER: CAM-MAC
990 NORTH BUFFALO DRIVE

01/02/14

ALBRIGHT ◆ CALLISTER
& Associates, LLC.
Commercial Real Estate Services

December 19, 2013

City of Las Vegas Planning
333 Rancho Dr
Las Vegas, NV 89106

RE: Special Use Permit Justification Letter/waiver
990 N. Buffalo Dr
Las Vegas, NV 89128

This is a justification letter for the Special Use Permit and Waiver we are pursuing so that we can occupy 990 North Buffalo Dr Las Vegas, NV 89128. We require the Special Use Permit so that we may conduct new motorcycle sales from the property and in addition to that require a waiver for the size of the property being below 7,000 Square Feet. The actual size of this property is 4,795 Square Feet and this is very conducive size and a perfect fit to facilitate the sale of this product. There is landscaping currently around this building that is located within the Buffalo Square Shopping Center and this landscaping is maintained by the Landlord of the center. This is an additional site to what the user currently operates in the City; they have multiple locations that provide sales of off road recreation vehicles along with street permitted motorcycle sales. This property at 990 Buffalo will provide sales for a high end line of motorcycles that is an additional segment of their line of vendors they work with and will not sell mopeds. The property will provide a bay door for product delivery and all products will be displayed within the building floor area. They primary selling product will be Indian Motorcycles. It would be open 9-6 Mon-Sat and 10-4 on Sunday. We have attached a Test Drive Route that shows how the customers will be able to review the product and not disturb the surrounding residential near the complex. Also included is a floor plan from the user that shows how the floor space will be laid out for the sales floor and space layout.

Regards,

Bryan Houser
Sales and Leasing Associate
Albright Callister & Associates, LLC

Attached Documents:
FP- Floor Plan (Only clean plan out of the set of prints, User laid out the plan to show how they will utilize the space)
SP- Site Plan (Only Site plan located on the front page of original Plans)

SUP-52442

RECEIVED
DEC 26 2013

City of Las Vegas Agenda Item No.: **55.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 11, 2014

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

SUBJECT:
TXT-52502 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action to amend LVMC Chapter 19.12 related to Permitted Uses and Chapter 19.18 related to Definitions and Measures to add Medical Marijuana Dispensaries, Facilities for the Production of Edible Marijuana Products or Marijuana Infused Products and Marijuana Cultivation Facilities as permissible uses by adding zoning district applicability, descriptions and definitions for these activities as they are contemplated by SB 374 of the Nevada Revised Statues and to provide for other related matters. Staff has NO RECOMMENDATION.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
Staff has NO RECOMMENDATION.

BACKUP DOCUMENTATION:
1. Staff Report will be made available at the February 11, 2014 Planning Commission meeting.

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: FEBRUARY 11, 2014
DEPARTMENT: PLANNING
ITEM DESCRIPTION: CITY OF LAS VEGAS TEXT AMENDMENT

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
TXT-52502	Staff has NO RECOMMENDATION.	

****REPORT WILL BE MADE AVAILABLE AT THE FEBRUARY 11, 2014 PLANNING COMMISSION MEETING ****

City of Las Vegas Agenda Item No.: **56.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 11, 2014

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

SUBJECT:
TXT-52680 - TEXT AMENDMENT - PUBLIC HEARING APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action to amend LVMC Chapter 19.12 related to the Mixed-Use use by revising the applicability in the C-PB (Planned Business Park) District and to provide for other related matters. Staff recommends APPROVAL.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Proposed Amendments and Staff Report

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: FEBRUARY 11, 2014
DEPARTMENT: PLANNING
ITEM DESCRIPTION: CITY OF LAS VEGAS TEXT AMENDMENT

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
TXT-52680	Staff recommends APPROVAL.	

** PROPOSED AMENDMENT(S) **

1. LVMC Title 19.12.010 Table 2 (Permitted Uses) is hereby amended by inserting the letter "S" in the box representing the intersection of the row for the use "Mixed-Use" and the column for the C-PB Zoning District.

	U	R-E	R-1	R-CL	R-TH	R-2	R-3	R-4	R-MH	P-O	O	C-1	C-2	C-PB	C-M	M	Additional Information
Mixed-Use							S	S		S	S	C	C	S			page 351

2. LVMC Title 19.12.070 is hereby amended by amending the minimum Special Use Permit requirements for the "Mixed-Use" use as follows:

Minimum Special Use Permit Requirements:

1. Residential uses permitted as of right in the R-3 and R-4 Zoning Districts may be permitted by means of a Special Use Permit within a P-O, ~~or~~ O or C-PB Zoning District.

2. Nonresidential uses permitted as of right in the P-O, O and C-1 Zoning Districts may be permitted by means of a Special Use Permit within an R-3 or R-4 Zoning District.

3. Commercial uses or civic uses shall at a minimum be located at the ground level fronting the primary public rights-of-way and may extend beyond the ground floor. The principal entryway to access those uses, whether individually or collectively, shall be directly accessed from and oriented to the public sidewalk.

4. Residential uses shall not be permitted on the ground floor fronting on primary public rights-of-way, but may be located at or above the second level of the building. Residential uses may be located on the ground floor of any building or portion thereof that is located at the interior of the development site and does not front on an arterial or collector street.

5. Surface parking lots shall be located to the side or the rear of the principal building(s) on the site, and shall be screened from view of the adjacent rights-of-way by the principal building(s) or a landscape buffer in conformance with the requirements of LVMC Chapter 19.08. Parking structures shall not be located along the street frontages of the development site, but shall be screened from view of the adjacent rights-of-way by the principal building(s).

** STAFF REPORT **

PROJECT DESCRIPTION

This item is for discussion and possible action to amend LVMC Chapter 19.12 to update the applicability of the "Mixed-Use" use in the C-PB (Planned Business Park) zoning district.

ISSUES

- The current version of LVMC Title 19 Unified Development Code (UDC) does not allow the "Mixed-Use" use in the C-PB zoning district, which is inconsistent with previous ordinances that either conditionally permitted this use or permitted it with approval of a special use permit.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
02/05/03	The City Council adopted Ordinance #5565, which established the "Mixed-Use" use, applicability and definition in LVMC Title 19, allowing mixed-use developments in the Downtown Redevelopment Area by means of special use permit. The Planning Commission and staff recommended approval of the Text Amendment (TA-0018-02) which was heard at the City Council as Bill Number 2003-3.
01/21/04	The City Council adopted Ordinance #5662, which allowed mixed-use developments by means of special use permit throughout the Neighborhood Revitalization Area established by the Las Vegas 2020 Master Plan.
12/15/04	The City Council adopted Ordinance #5738, which expanded the allowableness of mixed-use development in the C-1 and C-2 Zoning Districts and allowed such developments in the C-PB Zoning District by means of special use permit.
06/03/09	The City Council adopted Ordinance #6041, which amended the LVMC Title 19 permitted uses table to reflect "Mixed Use" as a conditional use in the C-PB Zoning District as part of a general use and development standards update.
03/16/11	The City Council adopted Bill 2011-7 as Ordinance #6135 to merge LVMC Title 18 (Subdivision Regulations) and LVMC Title 19 (Zoning Code) into one Title to be known as the Unified Development Code of the City of Las Vegas, effective May 1, 2011.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
05/18/11	The City Council adopted Ordinance #6152, which updated the Land Use and Rural Neighborhoods Preservation Element of the Las Vegas 2020 Master Plan to be consistent with the Unified Development Code. This update included language noting that mixed-use developments would be limited to the C-1 and C-2 Districts upon adoption of the new development code.
05/02/12	The City Council adopted Bill 2012-17 as Ordinance #6190 to update the version of the City's Unified Development Code, including the reintroduction of the C-PB District to the permitted uses table with appropriate indications for the various uses permitted within the district. In this update, the "Mixed-Use" use was permitted in the C-PB District with the approval of a Special Use Permit.
12/04/13	The City Council adopted a comprehensive update to the Unified Development Code through Ordinance #6289, which included amending Table 2 to reflect uses appropriate for the C-PB District and indicate the level of permissibility for those identified uses. In this update, the C-PB District did not list "Mixed-Use" as a permitted use.

ANALYSIS

This amendment will update LVMC Chapter 19.12 to reflect that the "Mixed-Use" use is permitted in the C-PB (Planned Business Park) zoning district with approval of a Special Use Permit. From December 2004 to June 2009 the previous version of LVMC Title 19 similarly allowed this use in the C-PB District by means of a Special Use Permit; later, "Mixed-Use" was permitted conditionally in this zoning district. As one of the objectives of Unified Development Code (UDC) adoption was to reduce the number of zoning districts and consolidate uses, in 2011 some special zoning districts, including C-PB, were removed from the text and designated legacy districts. For example, no property after UDC adoption could be rezoned to C-PB, while existing C-PB-zoned properties would remain under authority of the previous version of LVMC Title 19 until such time as conditions required rezoning to a C-1 or C-2 District under the UDC. When the C-PB District was reintroduced in the UDC in 2012, "Mixed-Use" was again permitted with approval of a Special Use Permit, but this was not continued into the subsequent UDC update, despite LVMC Title 19.08.085 stating that the C-PB District allows mixed-use developments. This amendment will allow the reviewing discretionary body the flexibility to consider each mixed-use proposal on a case-by-case basis and to add conditions to any approval if necessary.

As LVMC Title 19.08.085 already notes that the C-PB District allows mixed-use developments, it is not part of this amendment. The use description, conditional use requirements and parking requirements for the "Mixed-Use" use will remain as in the current version of the UDC.

FINDINGS (TXT-52680)

The proposed text amendment will achieve the following:

- Allow mixed-use developments in the C-PB District where currently prohibited.
- Restore consistency between the description of the C-PB District and the uses permitted within properties so designated.

A summary of the changes proposed by this text amendment is indicated below:

Code Requirements	*Existing Regulations*	*Proposed Regulations*
19.12.010 Table 2 – Permitted Uses	• Mixed-Use is listed as a permitted use in the R-3, R-4, P-O, O, C-1 and C-2 zoning districts (either conditional or requiring a special use permit)	• Add that Mixed-Use is permitted in the C-PB zoning district with approval of a special use permit
19.12.070 Permissible Use Descriptions and Applicable Conditions and Requirements – Mixed-Use	• Minimum Special Use Permit Requirement 1 states that residential uses permitted as of right in the R-3 and R-4 zoning districts may be permitted by means of a special use permit within a P-O or O zoning district	• Adds that residential uses permitted as of right in the R-3 and R-4 zoning districts may be permitted by means of a special use permit in the C-PB zoning district

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED RJ ONLY

APPROVALS 0

PROTESTS 0

City of Las Vegas Agenda Item No.: **57.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: FEBRUARY 11, 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