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.

March 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 FEBRUARY 11, 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.

ONE MOTION - ONE VOTE

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

7. ANX-52635 - ANNEXATION - APPLICANT/OWNER: NOE HERRERA - For possible action on a Petition to Annex 0.42 acres at 1841 North Michael Way (APN 138-24-305-018), Ward 5 (Barlow).

8. VAC-52698 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: DENDR8, LLC - For possible action on a request for a Petition to Vacate a 10-foot public drainage easement on 0.97 acres at 2480 Professional Court (APN 138-15-410-051), C-PB (Planned Business Park) Zone, Ward 1 (Tarkanian) [PRJ-52689].

9. VAC-52702 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: TOLL NORTH LV, LLC - For possible action on a Petition to Vacate public sewer, drainage and utility easements generally located west of Shaumber Road, east of Puli Road and north ofElkhorn Road, Ward 6 (Ross) [PRJ-52593].

10. SUP-52706 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: 612 CARSON, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,000 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT, WITH 685 SQUARE FEET OF OUTDOOR SEATING AREA at 622 East Carson Avenue (APN 139-35-211-025), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-52609].

11. SUP-52707 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: 612 CARSON, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,633 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT, WITH 497 SQUARE FEET OF OUTDOOR SEATING AREA at 618 East Carson Avenue (APN 139-35-211-025), C-2 (General Commercial) Zone, Ward 3 (Coffin). [PRJ-52609].

12. SUP-52708 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/ OWNER: 612 CARSON, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 875 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT, WITH 760 SQUARE FEET OF OUTDOOR SEATING AREA at 612 East Carson Avenue (APN 139-35-211-025), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-52609].

13. SUP-52605 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HIBACHI GRILL & SUPREME BUFFET, INC. - OWNER: STEWART & NELLIS PARTNERS, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN A PROPOSED 13,048 SQUARE-FOOT RESTAURANT at 313 North Nellis Boulevard (APN 140-32-601-005), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-51770].

14. SUP-52659 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: OLIVE CREST - OWNER: S L P NORTHBROOKE 5, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED SOCIAL SERVICE PROVIDER at 4285 North Rancho Drive, Suite #160 (APN 138-02-712-010), C-2 (General Commercial) Zone, Ward 4 (Anthony) [PRJ-52361].

15. SUP-52704 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BONEFISH GRILL, LLC - OWNER: MICAH 6:8 HOLDING LIMITED PARTNERSHIP - For possible action on a request for a Special Use Permit FOR A PROPOSED RESTAURANT WITH ALCOHOL USE at 8701 West Charleston Boulevard (APN 163-05-502-001), C-1 (Limited Commercial) Zone, Ward 2 (Beers) [PRJ-52644].

16. RQR-52209 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: BEAFREE 2, LLC - OWNER: TETON DURANGO 2008, LLC - For possible action on a Required Review of an approved Special Use Permit (SUP-35224) FOR ACCESSORY PACKAGE LIQUOR OFF-SALE WITHIN AN EXISTING 2,510 SQUARE-FOOT CONVENIENCE STORE at 8053 North Durango Drive, Suite #160 (APN 125-08-806-003), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

PUBLIC HEARING ITEMS

17. ABEYANCE - VAR-51765 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: C&C MEDICAL PLAZA, LLC - For possible action on a request for a Variance TO ALLOW SEVEN PARKING SPACES WHERE 13 PARKING SPACES ARE THE MINIMUM REQUIRED on 0.16 acres at 1640 East Charleston Boulevard (APN 162-02-113-006), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-51608]. Staff recommends DENIAL.

18. ABEYANCE - VAR-51766 - VARIANCE RELATED TO VAR-51765 - PUBLIC HEARING - APPLICANT/OWNER: C&C MEDICAL PLAZA, LLC - For possible action on a request for a Variance TO ALLOW A FIVE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS THE MINIMUM REQUIRED AND TO ALLOW A TRASH ENCLOSURE 18 FEET FROM RESIDENTIALLY ZONED PROPERTY WHERE 50 FEET IS THE MINIMUM REQUIRED on 0.16 acres at 1640 East Charleston Boulevard (APN 162-02-113-006), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-51608]. Staff recommends DENIAL.

19. ABEYANCE - SDR-51764 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-51765 AND VAR-51766 - PUBLIC HEARING - APPLICANT/OWNER: C&C MEDICAL PLAZA, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 868 SQUARE-FOOT EXPANSION TO AN EXISTING 1,677 SQUARE-FOOT MEDICAL OFFICE WITH WAIVERS TO ALLOW A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG THE NORTH AND SOUTH PROPERTY LINES WHERE 15 FEET IS THE MINIMUM REQUIRED on 0.16 acres at 1640 East Charleston Boulevard (APN 162-02-113-006), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-51608]. Staff recommends DENIAL.

20. ABEYANCE - 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.

21. ABEYANCE - 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.

22. ABEYANCE - 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.

23. 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.

24. 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.

25. 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.

26. 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.

27. ZON-52433 - REZONING - PUBLIC HEARING - APPLICANT: CG-211, LLC - OWNER: SOUTH PROVIDENCE HOLDINGS, LLC AND S P-5, LLC - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) TO: PD (PLANNED DEVELOPMENT) on 14.12 acres located at the northeast corner of Centennial Parkway and Shaumber Road (APN 126-24-401-006), Ward 6 (Ross) [PRJ-51934].

28. VAC-52434 - VACATION - PUBLIC HEARING - APPLICANT: CG-211, LLC - OWNER: SOUTH PROVIDENCE HOLDINGS, LLC, S P-5, LLC and N V R E, LLC - For possible action on a request for a Petition to Vacate approximately 310 linear feet of public right-of-way (Darling Road) and a U.S. Government Patent Easement generally located south of the southeast corner of Rome Road and Shaumber Road, Ward 6 (Ross) [PRJ-51934].

29. TMP-52435 - TENTATIVE MAP RELATED TO ZON-52433 AND VAC-52434 - PROVIDENCE-POD 308 - PUBLIC HEARING - APPLICANT:CG-211, LLC - OWNER: SOUTH PROVIDENCE HOLDINGS, LLC AND S P-5, LLC - For possible action on a request for a Tentative Map FOR AN 82-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on approximately 14.12 acres located at the northeast corner of Centennial Parkway and Shaumber Road (APNs 126-24-410-003 and 126-24-401-006), U (Undeveloped) Zone, PD (Planned Development) Zone [M (Medium Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross) [PRJ-51934].

30. VAR-52660 - VARIANCE - PUBLIC HEARING - APPLICANT: ANGEL PARK - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Variance TO ALLOW A 30-FOOT TALL, 187 SQUARE-FOOT FREE STANDING SIGN WHERE A 12-FOOT TALL, 40 SQUARE-FOOT FREE STANDING SIGN IS THE MAXIMUM ALLOWED AND TO ALLOW A 1.5-Foot WIDE SINGLE POLE SUPPORT WHERE A 2.9-FOOT SINGLE SUPPORT IS THE MINIMUM ALLOWED on 140.75 acres at 100 South Rampart Boulevard (APNs 138-29-801-002 and 003), C-V (Civic) Zone, Ward 2 (Beers) [PRJ-52484].

31. MSP-52661 - MASTER SIGN PLAN RELATED TO VAR-52660 - PUBLIC HEARING - APPLICANT: ANGEL PARK - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Master Sign Plan FOR AN EXISTING GOLF COURSE on 140.75 acres at 100 South Rampart Boulevard (APNs 138-29-801-002 and 003), C-V (Civic) Zone, Ward 2 (Beers) [PRJ-52484].

32. VAR-52719 - VARIANCE - PUBLIC HEARING - APPLICANT: WESTCARE - OWNER: SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY - For possible action on a request for Variance TO ALLOW 29 PARKING SPACES WHERE 62 SPACES ARE REQUIRED at 323 North Maryland Parkway (APNs 139-35-211-071, 072 and 093), C-1 (Limited Commercial) Zone, Ward 5 (Barlow) [PRJ-52498].

33. SUP-52715 - SPECIAL USE PERMIT RELATED TO VAR-52719 - PUBLIC HEARING - APPLICANT: WESTCARE - OWNER: SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY - For possible action on a request for a Special Use Permit FOR A SOCIAL SERVICE PROVIDER at 323 North Maryland Parkway (APNs 139-35-211-071, 072 and 093), C-1 (Limited Commercial) Zone, Ward 5 (Barlow) [PRJ-52498].

34. SUP-52717 - SPECIAL USE PERMIT RELATED TO VAR-52719 AND SUP-52715 - PUBLIC HEARING - APPLICANT: WESTCARE - OWNER: SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY - For possible action on a request for a Special Use Permit FOR A FACILITY TO PROVIDE TESTING, TREATMENT, OR COUNSELING FOR DRUG OR ALCOHOL ABUSE at 323 North Maryland Parkway (APNs 139-35-211-071, 072 and 093), C-1 (Limited Commercial) Zone, Ward 5 (Barlow) [PRJ-52498].

35. VAC-52721 - VACATION RELATED TO VAR-52719, SUP-52715 AND SUP-52717 - PUBLIC HEARING - APPLICANT: WESTCARE - OWNER: SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY - For possible action on a petition to Vacate a PUBLIC RIGHT OF WAY at 323 North Maryland Parkway (APNs 139-35-211-071, 072 and 093), Ward 5 (Barlow) [PRJ-52498].

36. VAR-52727 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DROCK 3RD STREET, LLC - For possible action on a request for a Variance TO ALLOW A SIX-FOOT TALL FENCE ALONG THE FRONT PROPERTY LINE WHERE A MAXIMUM HEIGHT OF FIVE FEET IS ALLOWED on 2.76 acres at 200 South 3rd Street (APN 139-34-210-047), C-V (Civic) Zone, Ward 3 (Coffin).

37. SDR-52726 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-52727 - PUBLIC HEARING - APPLICANT/OWNER: DROCK 3RD STREET, LLC - For possible action on a request for a Site Development Plan Review FOR A TEMPORARY PARKING LOT AND WAIVER OF THE DOWNTOWN CENTENNIAL PLAN PARKING LOT SCREENING FENCE STANDARD on 2.76 acres at 200 South 3rd Street (APN 139-34-210-047), C-V (Civic) Zone, Ward 3 (Coffin).

38. VAR-52650 - PUBLIC HEARING - VARIANCE - APPLICANT/OWNER: JOSHUA HAMILTON AND LYNN HOLT - For possible action on a request for a Variance TO ALLOW AN ACCESSORY STRUCTURE (CLASS II) [DETACHED FRONT LOADED GARAGE] TO BE LOCATED IN THE FRONT YARD WHERE SUCH IS NOT PERMITTED, TO ALLOW A FIVE-FOOT SEPARATION FROM THE PRIMARY DWELLING WHERE A SIX-FOOT SEPARATION IS REQUIRED AND TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE A 21-FOOT SETBACK IS REQUIRED FOR A PROPOSED ACCESSORY STRUCTURE (CLASS II) [GARAGE] on 0.53 acres at 4 Crescent Drive (APN 162-04-210-035), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-52102].

39. SUP-52694 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FOUNDERS ACADEMY OF LAS VEGAS - OWNER: 4025 RANCHO, LLC AND INTEREST INCOME PARTNERS - For possible action on a request FOR A PRIVATE SCHOOL, PRIMARY USE at 4025, 4035 and 4039 North Rancho Drive (APNs 138-02-814-032, 033, and 034), C-2 (General Commercial) Zone, Ward 4 (Anthony) [PRJ-52039].

40. SUP-52696 - SPECIAL USE PERMIT RELATED TO SUP-52694 - PUBLIC HEARING - APPLICANT: FOUNDERS ACADEMY OF LAS VEGAS - OWNER: 4025 RANCHO, LLC AND INTEREST INCOME PARTNERS - For possible action on a request FOR A PRIVATE SCHOOL, SECONDARY USE at 4025, 4035 and 4039 North Rancho Drive (APNs 138-02-814-032, 033, and 034), C-2 (General Commercial) Zone, Ward 4 (Anthony) [PRJ-52039].

41. SUP-52718 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: 611 FREMONT, LLC - OWNER: ENCRYPTIC, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 6,448 SQUARE-FOOT RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR WITHIN A PROPOSED MARKET at 611 Fremont Street (APN 139-34-611-019), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-52658].

42. SUP-52720 - SPECIAL USE PERMIT RELATED TO SUP-52718 - PUBLIC HEARING - APPLICANT: 611 FREMONT, LLC - OWNER: ENCRYPTIC, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 6,448 SQUARE-FOOT BEER/WINE/COOLER ON- AND OFF-SALE, WITH 200 SQUARE FEET OF OUTDOOR SEATING AREA WITHIN A PROPOSED MARKET AND RESTAURANT at 611 Fremont Street (APN 139-34-611-019), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-52658].

43. SUP-52709 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: 1028 FREMONT STREET, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,017 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT WITH 1,732 SQUARE-FOOT OUTDOOR SEATING AREA at 1028 Fremont Street (APN 139-35-211-025), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-52610].

44. SDR-52716 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: SHIPPING CONTAINERS, LLC - OWNER: 707 FREMONT, LLC - For possible action on a request for a Major Amendment to Site Development Plan Review (SDR-45945) FOR A WAIVER TO ALLOW NO SCREENING OF THE MECHANICAL EQUIPMENT FROM THE STREET LEVEL AND SURROUNDING BUILDING VIEWS on 1.29 acres at 707 Fremont Street (APN 139-34-612-005), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-52234].

DIRECTOR'S BUSINESS:

45. TXT-51220 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For

discussion and possible action to amend LVMC Title 19, Unified Development Code (UDC) of the City of Las Vegas, to introduce standards for the R-SL (Residential Small Lot) District and provide for other related matters.

CITIZENS PARTICIPATION:

46. 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: MARCH 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: MARCH 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: MARCH 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: MARCH 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: MARCH 11, 2014

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:

FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF FEBRUARY 11, 2014

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: MARCH 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: MARCH 11, 2014

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

☒ **Consent** ☐ **Discussion**

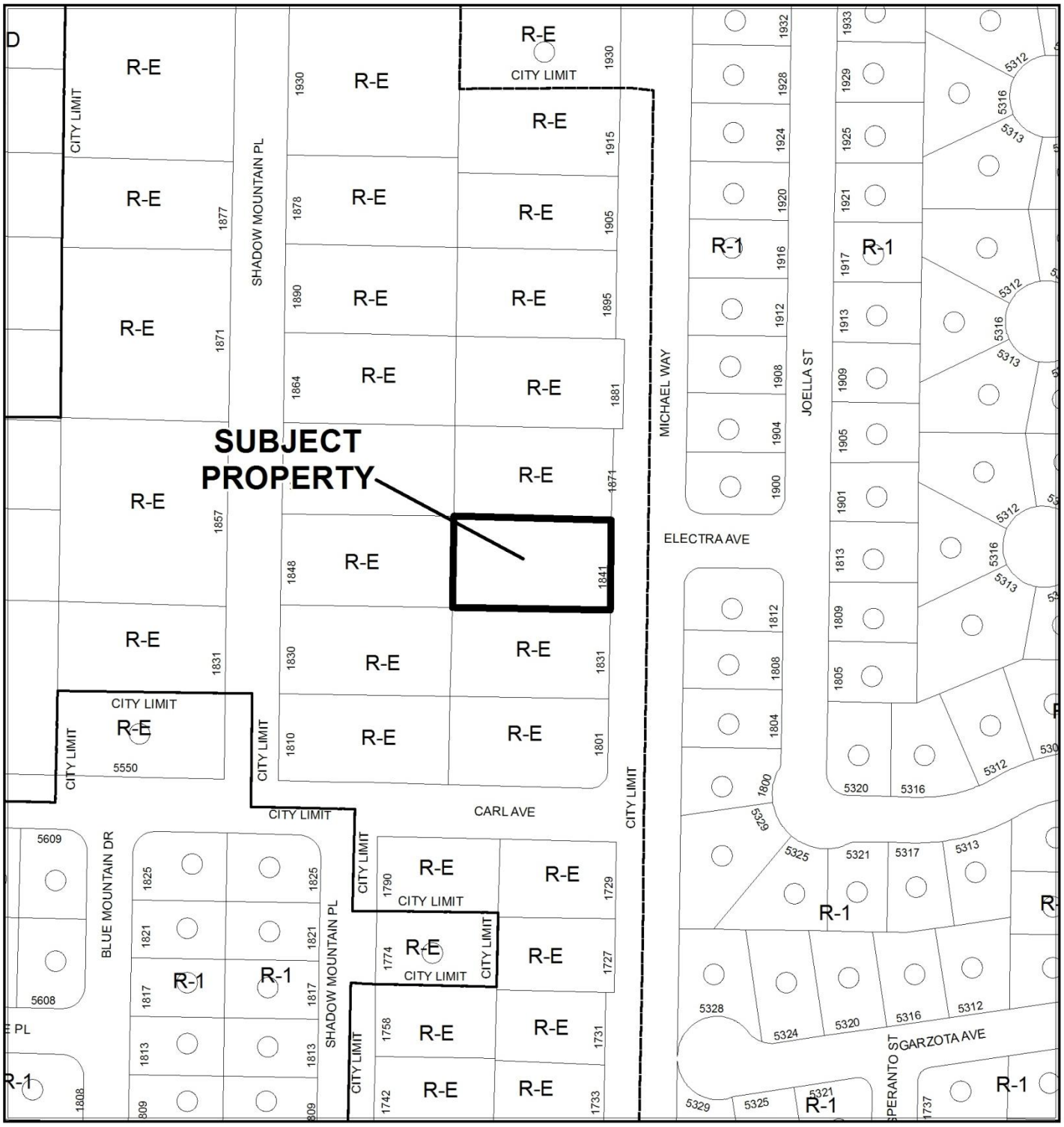
SUBJECT:
ANX-52635 - ANNEXATION - APPLICANT/OWNER: NOE HERRERA - For possible action on a Petition to Annex 0.42 acres at 1841 North Michael Way (APN 138-24-305-018), Ward 5 (Barlow).

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:
APPROVAL

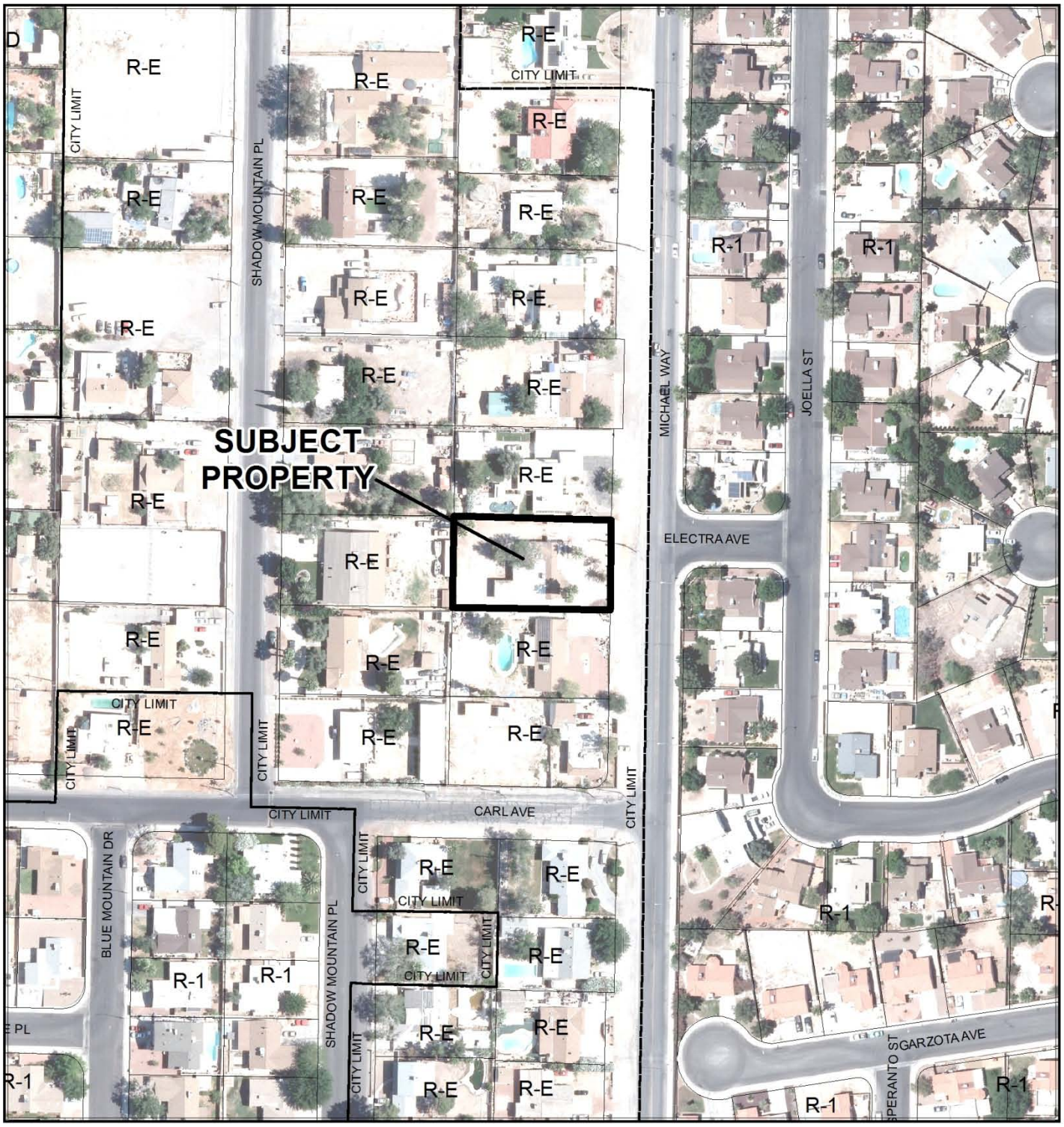
BACKUP DOCUMENTATION:
1. Location, Aerial and Exhibit Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: ANX-52635

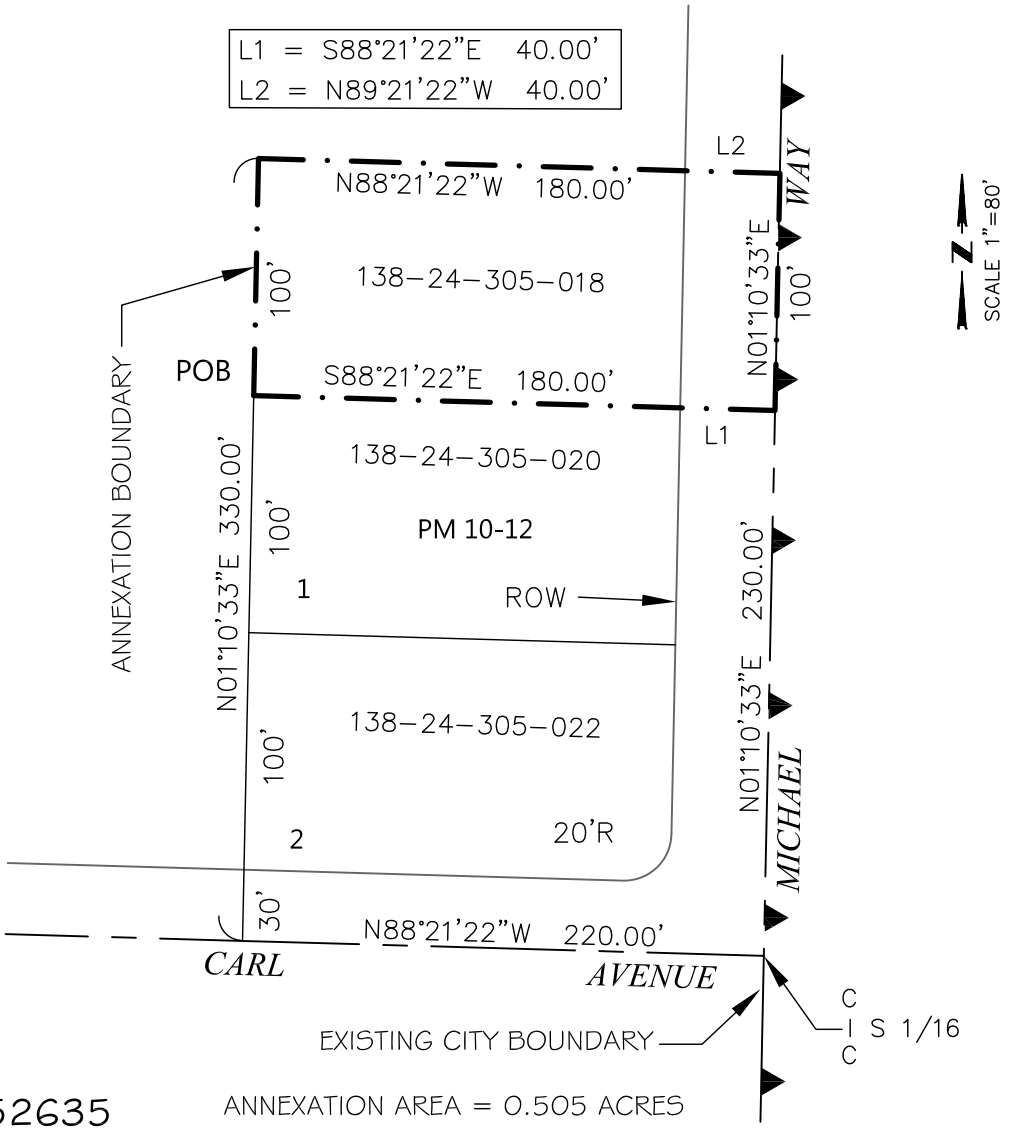
0 100 200 Feet

N



CASE: ANX-52635

PORTION OF NE 1/4 SW 1/4 SEC 24, T20S, R60E, M.D.M.



ANX-52635

ANNEXATION AREA = 0.505 ACRES

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

THIS MAP WAS PREPARED FROM THE EXISTING INFORMATION AS SHOWN ON PARCEL MAP IN FILE 10, PAGE 12 OF CLARK COUNTY NEVADA RECORDS, NO RESPONSIBILITY IS ASSUMED FOR THE CORRECTNESS OF THE INFORMATION SHOWN THEREON.

DEPARTMENT OF OPERATION AND MAINTENANCE RIGHT-OF-WAY SECTION DATE: 02/03/2014 DRAWN BY: BYU SHEET: 1 OF 1	ANNEXATION PLAT FOR ANX-52635 NORTHWEST CORNER OF CARL AVENUE AND MICHAEL WAY

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ANX-52635 APN: 138-24-305-018

Name of Property Owner: Noé Herrera

Name of Applicant: _____

Name of Representative: _____

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

☐ **Yes** ☑ **No**

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

City Official: _____

Partner(s): _____ _____

APN: 138-24-305-018

Signature of Property Owner: _____

Print Name: Noé Herrera

Subscribed and sworn before me

This 16 day of January, 2014

_____

Notary Public in and for said County and State

State of Nevada

County of Clark

A. HEVER
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires 09-09-15
Certificate No: 09-8954-1

RECEIVED

JAN 16 2014

City of Las Vegas
Dept. of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Sewer const

Project Address (Location) 1841 N MICHAEL WAY LAS Vegas N.V 89108

Project Name _____ **Proposed Use** _____

Assessor's Parcel #(s) 138-24-305-018 **Ward #** 5

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

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

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

Additional Information _____

PROPERTY OWNER Noe Herrera **Contact** _____

Address 6224 SPANISH MOSS AVE **Phone:** 812-3985 **Fax:** _____

City LAS Vegas N.V 89108 **State** N.V **Zip** 89108

E-mail Address ELTEPO750@GMAIL.com

APPLICANT " " **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

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

Property Owner Signature* _____

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

Print Name Noe Herrera

Subscribed and sworn before me

This 16 day of January, 20 14.

_____

State of Nevada County of Clark

Notary Public in and for said County and State

A. HEVER
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 09-09-16
Certificate No: 09-8994-1

RECEIVED
JAN 16 2014
City of Las Vegas
Dept. of Planning

FOR DEPARTMENT USE ONLY

Case #	ANX-52635
Meeting Date:	03/11/14
Total Fee:	$330.00
Date Received:*	01/16/14
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.

Revised 10/27/08

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

City of Las Vegas
Dept. of Planning
JAN 16 2014

RECEIVED

NOTES

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data deliniated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE(FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

0 100 200 400 600 800

MAP LEGEND

ASSESSOR'S PARCELS - CLARK CO., NV.
Michele W. Shafe - Assessor

PARCEL BOUNDARY
SUB BOUNDARY
PM/LD BOUNDARY
ROAD EASEMENT
MATCH / LEADER LINE
HISTORIC LOT LINE
HISTORIC SUB BOUNDARY
HISTORIC PM/LD BOUNDARY
SECTION LINE

CONDOMINIUM UNIT
AIR SPACE PCL
RIGHT OF WAY PCL
SUB-SURFACE PCL

001 ROAD PARCEL NUMBER
001 PARCEL NUMER
1.00 ACREAGE
202 PARCEL SUB/SEQ NUMBER
PB 24-45 PLAT RECORDING NUMBER
5 BLOCK NUMBER
5 LOT NUMBER
GL5 GOV. LOT NUMBER

BOOK T20S R60E

126	125	124	123
137	138	139	140
164	163	162	161

SEC. 24

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

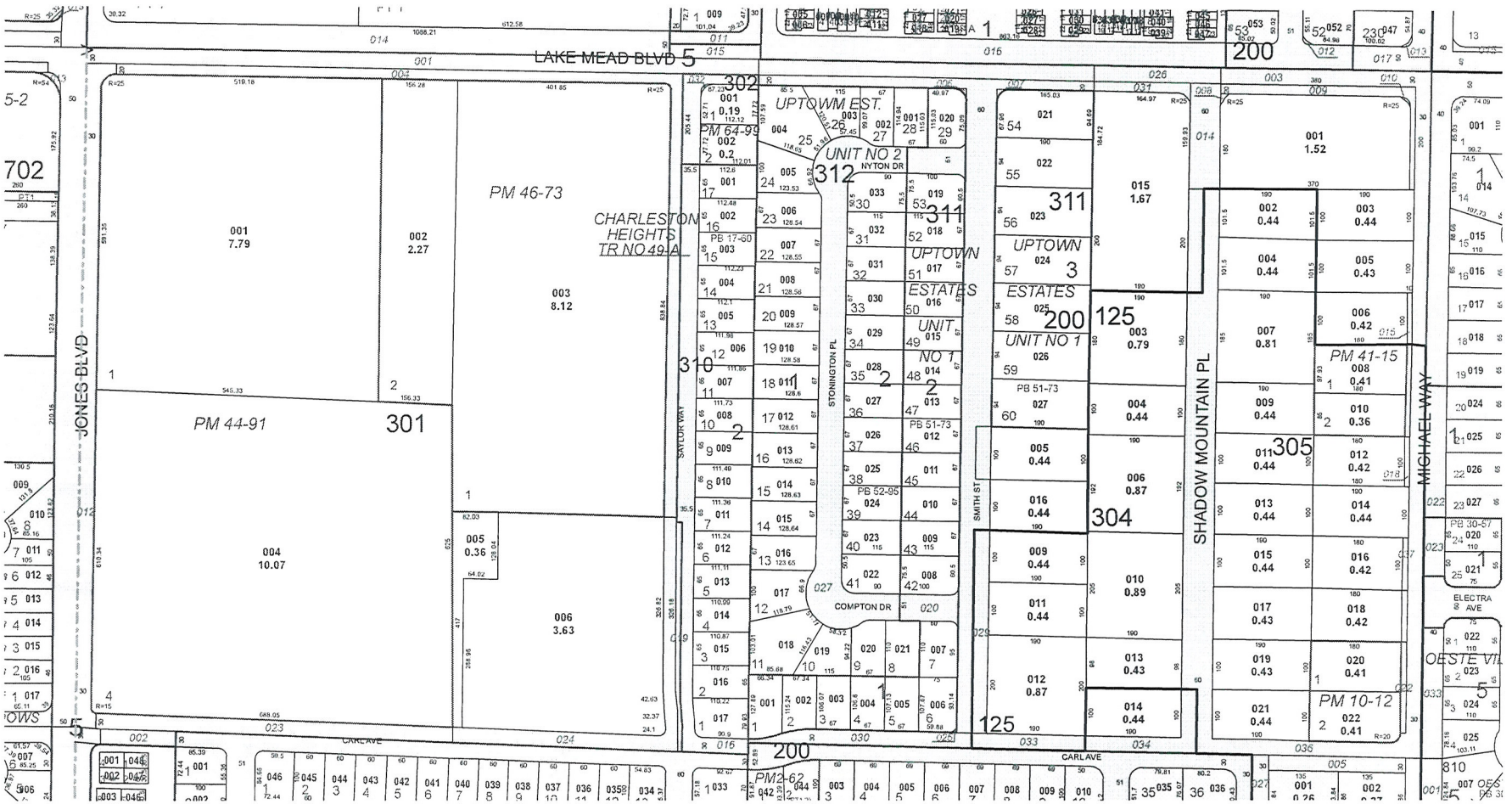
MAP N 2 SW 4

8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

138-24-3

CLARK COUNTY ASSESSOR MAPPING DEPARTMENT NEVADA

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



TAX DIST 125,200

ANX-52635



ANX-52635 - APPLICANT/OWNER: NOE HERRERA
1841 NORTH MICHAEL WAY

01/30/14

Wy I WANT TO CONNECT TO THE SEWER BECAUSE IS MORE HEALTHE AND SAVE. AND I WILL HAVE MORE SPACE WHERE THE KIDS CAN PIAY AND HAVE FUN..



ANX-52635

RECEIVED
JAN 16 2014
City of Las Vegas
Dept. of Planning

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

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

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

SUBJECT:
VAC-52698 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: DENDR8, LLC - For possible action on a request for a Petition to Vacate a 10-foot public drainage easement on 0.97 acres at 2480 Professional Court (APN 138-15-410-051), C-PB (Planned Business Park) Zone, Ward 1 (Tarkanian) [PRJ-52689].

MAY GO TO CITY COUNCIL ON 04/16/2014
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:
APPROVAL

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-52698 APN: 138-15-410-051

Name of Property Owner: DENDR8 LLC

Name of Applicant: Walker Engineering

Name of Representative: Treasea Wolf

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Shanker Dixit

Print Name: SHANKER DIXIT

Subscribed and sworn before me

This 17th day of JANUARY, 20 14

AJ SD State of Nevada

Notary Public in and for said County and State County of Clark

ARACELI VALLIN
Notary Public, State of Nevada
Appointment No. 11-5042-1
My Appt. Expires May 24, 2015

PRJ-52689
01/23/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: VACATION

Project Address (Location) NEC SMOKE RANCH & PROFESSIONAL COURT

Project Name NEUROLOGICAL CENTER **Proposed Use** COMMERCIAL

Assessor's Parcel #(s) 138-15-410-051 **Ward #** _____

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

Commercial Square Footage 7675 **Floor Area Ratio** _____

Gross Acres 0.97 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER DENDR8 LLC **Contact** Dr. Dixit/Dr. Chander

Address 9701 AMBER PEAK CT. **Phone:** _____ **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89144

E-mail Address _____

APPLICANT TWC CONSTRUCTION **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

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

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

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

E-mail Address twolf@walker-eng.com

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

Property Owner Signature* Shanker Dixit

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

Print Name SHANKER DIXIT

Subscribed and sworn before me

This 14th day of JANUARY, 20 14.

STATE OF NEVADA COUNTY OF CLARK

Notary Public in and for said County and State

ARACELI VALLIN
Notary Public, State of Nevada
Appointment No. 11-5042-1
My Appt. Expires May 24, 2015

FOR DEPARTMENT USE ONLY

Case #	VAC-52698
Meeting Date	03/11/14 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.

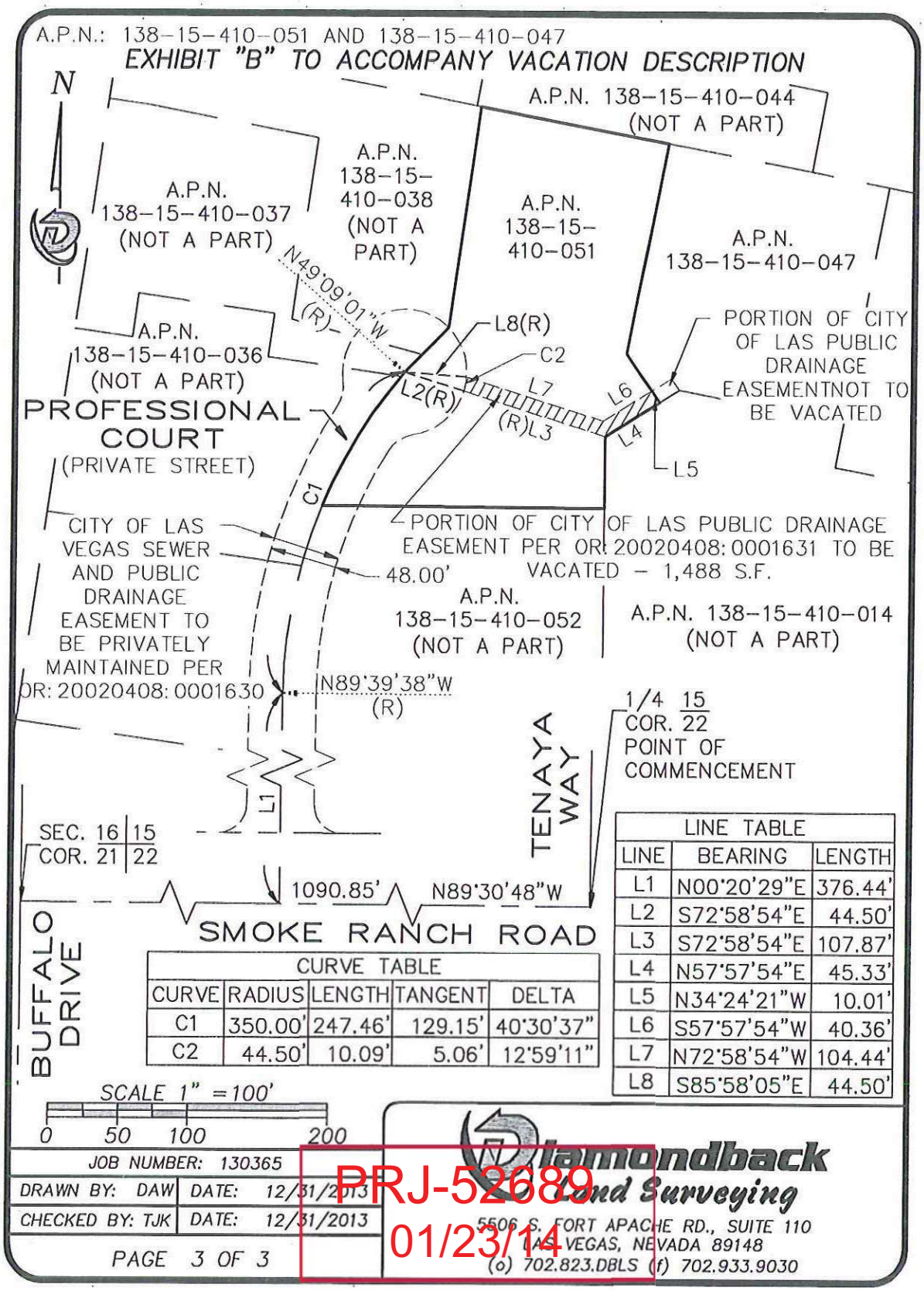
PRJ-52689
01/23/14

Revised 10/27/08

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A.P.N.: 138-15-410-051 AND 138-15-410-047

EXHIBIT "B" TO ACCOMPANY VACATION DESCRIPTION



LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°20'29"E	376.44'
L2	S72°58'54"E	44.50'
L3	S72°58'54"E	107.87'
L4	N57°57'54"E	45.33'
L5	N34°24'21"W	10.01'
L6	S57°57'54"W	40.36'
L7	N72°58'54"W	104.44'
L8	S85°58'05"E	44.50'

CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	350.00'	247.46'	129.15'	40°30'37"
C2	44.50'	10.09'	5.06'	12°59'11"

SCALE 1" = 100'

0 50 100 200

JOB NUMBER: 130365

DRAWN BY: DAW DATE: 12/31/2013

CHECKED BY: TJK DATE: 12/31/2013

PAGE 3 OF 3

Diamondback Land Surveying
5506 S. FORT APACHE RD., SUITE 110
LAS VEGAS, NEVADA 89148
(o) 702.823.DBLS (f) 702.933.9030

PRJ-52689
01/23/14

VAC-52698



VAC-52698 [PRJ-52689] - APPLICANT/OWNER: DENDR8, LLC
2480 PROFESSIONAL COURT

01/30/14

WALKER ENGINEERING, LLC

January 15, 2014
WE Project No. 1281.00

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

RE: Vacation of Drainage Easement for "Neurological Center"
APN: 138-15-410-051

To whom it may concern:

This application is for a vacation of an existing 10' public drainage easement on APN 138-15-410-051. The existing vacation runs through the middle of the vacant property and with the proposed development the drainage easement will be relocated and re-granted.

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

Sincerely,
WALKER ENGINEERING

Treasea Wolf, P.E.
Project Manager

cc: Wade Takashima, TWC

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

VAC-52698

PRJ-52689
01/23/14

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

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

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

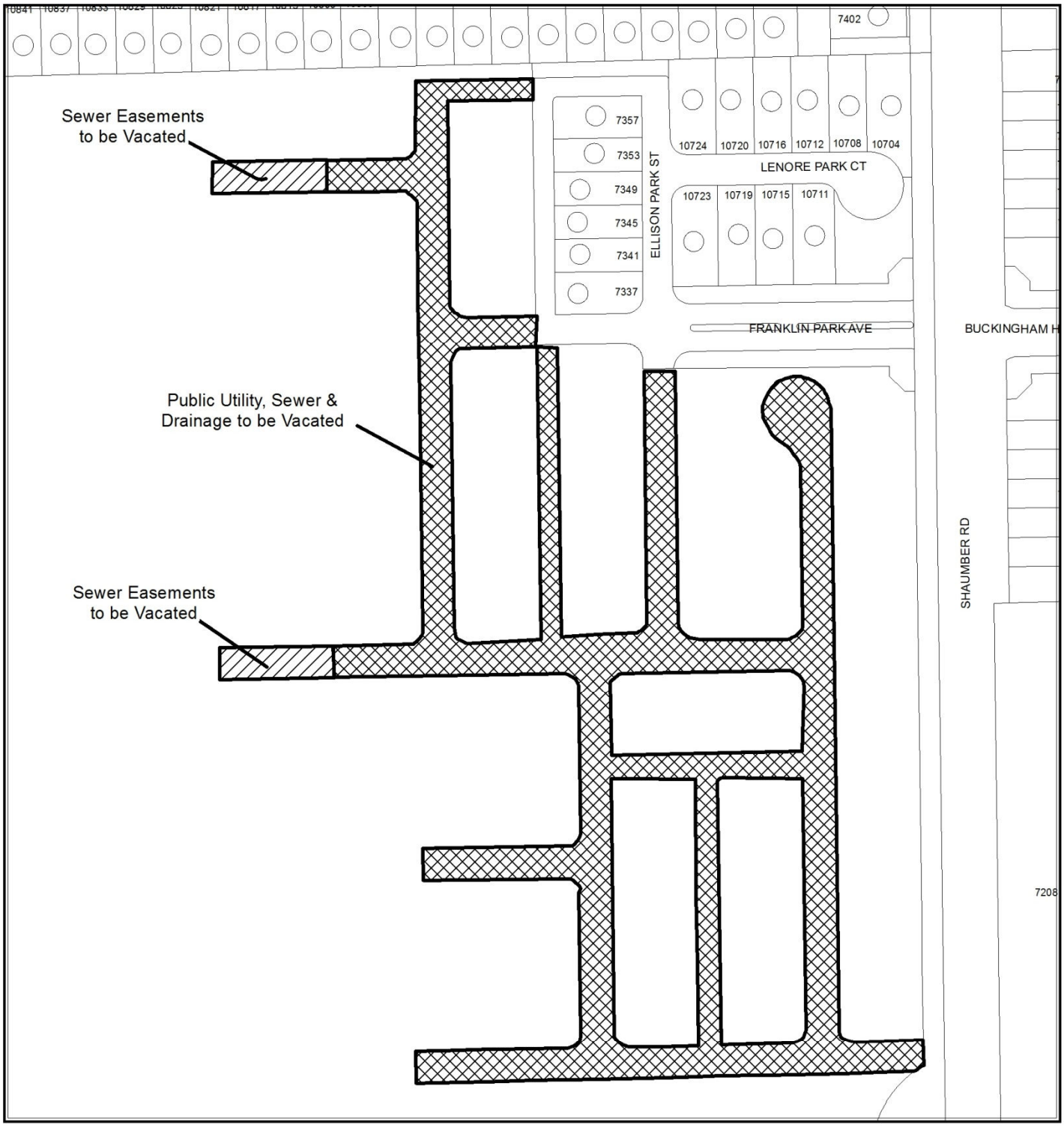
SUBJECT:
VAC-52702 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: TOLL NORTH LV, LLC - For possible action on a Petition to Vacate public sewer, drainage and utility easements generally located west of Shaumber Road, east of Puli Road and north ofElkhorn Road, Ward 6 (Ross) [PRJ-52593].

MAY GO TO CITY COUNCIL ON 04/16/2014
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:
APPROVAL

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



CASE: VAC-52702 (PRJ-52593)

0 100 200
Feet

N



CASE: VAC-52702 (PRJ-52593)

0 100 200
Feet

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-52702 APN: 126-13-401-018

Name of Property Owner: Toll North LV, LLC

Name of Applicant: Jeremy Stone

Name of Representative: David Straub

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

☐ Yes ☑ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: David Straub

Subscribed and sworn before me

This 15th day of January, 2014

_____
Notary Public in and for said County and State

LINDA STAVROS
Notary Public - State of Nevada
Appointment Recorded in Clark County
No: 91-2712-1 - Expires September 30, 2017

PRJ-52593
01/23/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Vacation

Project Address (Location) NWC of Elkhorn Rd & Shaumber Rd

Project Name Franklin Park Phase 2A **Proposed Use** Single Family

Assessor's Parcel #(s) 126-13-401-018 **Ward #** 6

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

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

Gross Acres +-17.84 AC **Lots/Units** 87 **Density** 4.9 DU/AC

Additional Information

PROPERTY OWNER Toll North LV, LLC **Contact** David Straub

Address 1140 Town Center Drive **Phone:** 7022439800 **Fax:** 7022439610

City Las Vegas **State** NV **Zip** 89144

E-mail Address dstraub@tollbrothersinc.com

APPLICANT Toll North LV, LLC **Contact** Jeremy Stone

Address 1140 Town Center Drive, Suite 250 **Phone:** 7022439800 **Fax:** 7022439610

City Las Vegas **State** NV **Zip** 89144

E-mail Address jstone@tollbrothersinc.com

REPRESENTATIVE RCI Engineering **Contact** Chris Thompson

Address 3281 S. Highland Drive, Suite 810 **Phone:** 7024530800 **Fax:** 7024530801

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

E-mail Address cthompson@rcinevada.com

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

Property Owner Signature* _____

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

Print Name David Straub

Subscribed and sworn before me

This 21 day of January, 20 14.

_____

Notary Public in and for said County and State

LINDA STAVROS
Notary Public - State of Nevada
Appointment Recorded in Clark County
No: 91-2712-1 - Expires September 30, 2017

Revised 10/27/08

FOR DEPARTMENT USE ONLY

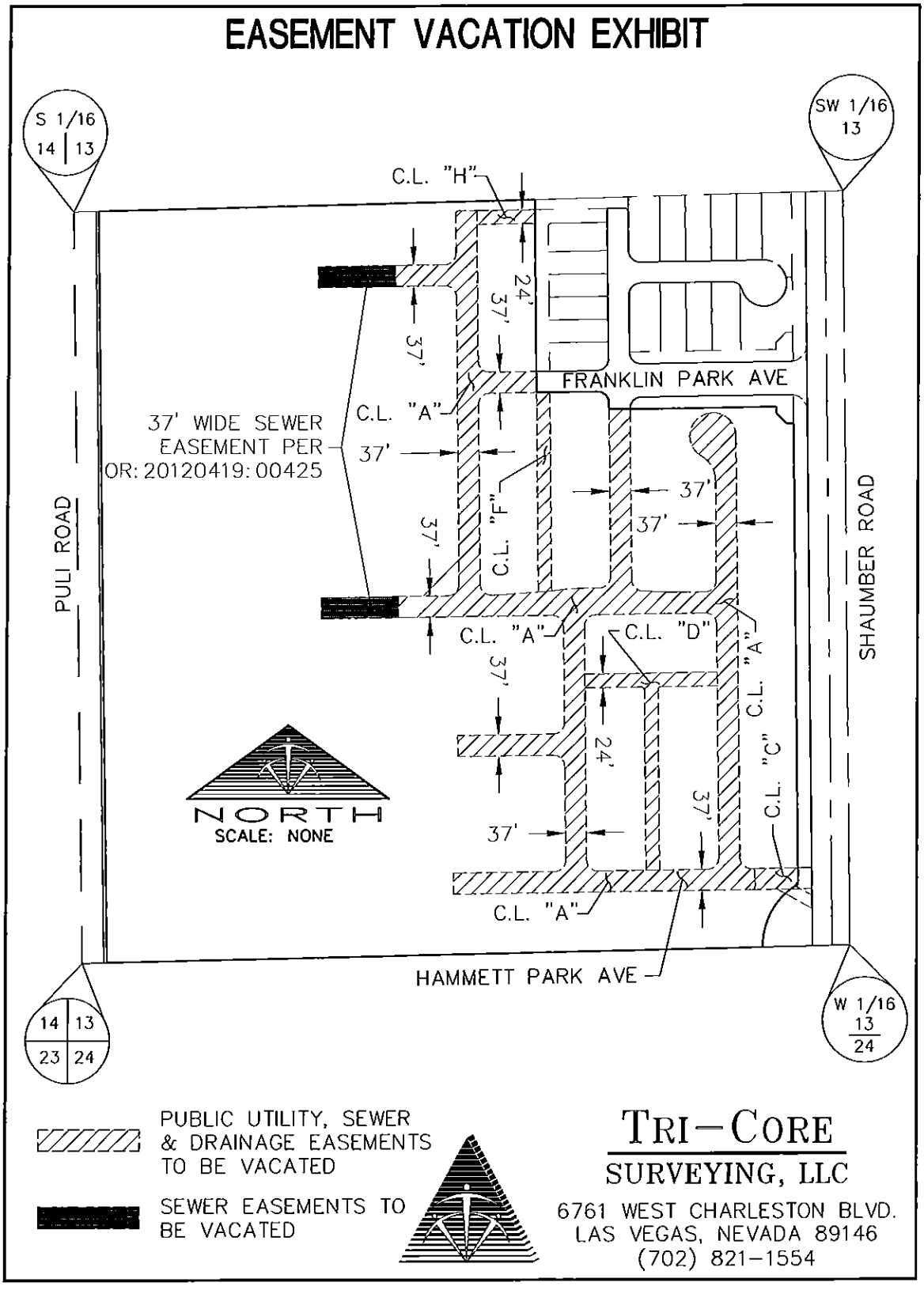
Case #	VAC-52702
Meeting Date:	03/11/14 PC
Total Fee:	
Date Received:*	
Received By:	

*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-52593
01/23/14

EASEMENT VACATION EXHIBIT



TRI-CORE
SURVEYING, LLC
6761 WEST CHARLESTON BLVD.
LAS VEGAS, NEVADA 89146
(702) 821-1554

VAC-52702

PRJ-52593
01/23/14



VAC-52702 [PRJ-52593] - APPLICANT/OWNER: TOLL NORTH LV, LLC
WEST OF SHAUMBER ROAD, EAST OF PULI ROAD AND NORTH OFELKHORN ROAD

01/30/14

RCI Engineering

January 23, 2014

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

RE: Vacation Justification Letter
APN 26-13-401-018 – Franklin Park at Providence

This letter has been prepared in support of a vacation and abandonment of Public Utility Easements, City of Las Vegas Sewer Easements and Public Drainage Easements in support of a final map for the Franklin Park at Providence II Single Family Residential Development (reference TMP 49525). The subject site is located at the northwest corner of Elkhorn Road and Shaumber Road, within the City of Las Vegas.

The land holding is bound on the west by Puli Road, on the north by Manchester Park Pod #207 single family residential subdivision, on the south by an undeveloped parcel formerly a part of Windermere at Providence and on the east by Shaumber Road.

This application will serve to vacate existing easements granted with the recordation of a final map of Franklin Park at Providence Phase 2, Book 133 Page 95 of Plats as recorded in the office of the Clark County Recorder as well as per a Right of Way Grant for Sewer Purposes Instrument Number 20120419:00425. With the approved tentative map the alignment of existing as well as proposed utility infrastructure will no longer follow the previously granted easement alignments. The requested order of vacation will record concurrently with the final map for Franklin Park at Providence II, ensuring that existing infrastructure will continue to lie within granted easements.

Vacation Justification

The existing easements are being requested for vacation to allow for further subdivision of the subject landholding without the aforementioned encumbrances. The subject easements do not provide access to adjacent parcels and their vacation will not result in the denial of public access to adjacent properties.

The requested vacations will not adversely impact adjacent properties or access to existing facilities.

3281 S. Highland Drive, Suite 810 - Las Vegas, NV 89109 - Main 702.453.0800
www.RCINEVADA.com

VAC-52702

PRJ-52593
01/23/14

Your favorable consideration of this matter is greatly appreciated. Should you have any questions or wish to further discuss this application please contact me at (702) 453-0800.

Sincerely,

RCI Engineering

Chris Thompson, P.E.
Principal

VAC-52702

3281 S. Highland Drive, Suite 810 - Las Vegas, NV 89109 - Main 702.453.0800
www.RCINEVADA.com

PRJ-52593
01/23/14

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: MARCH 11, 2014

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

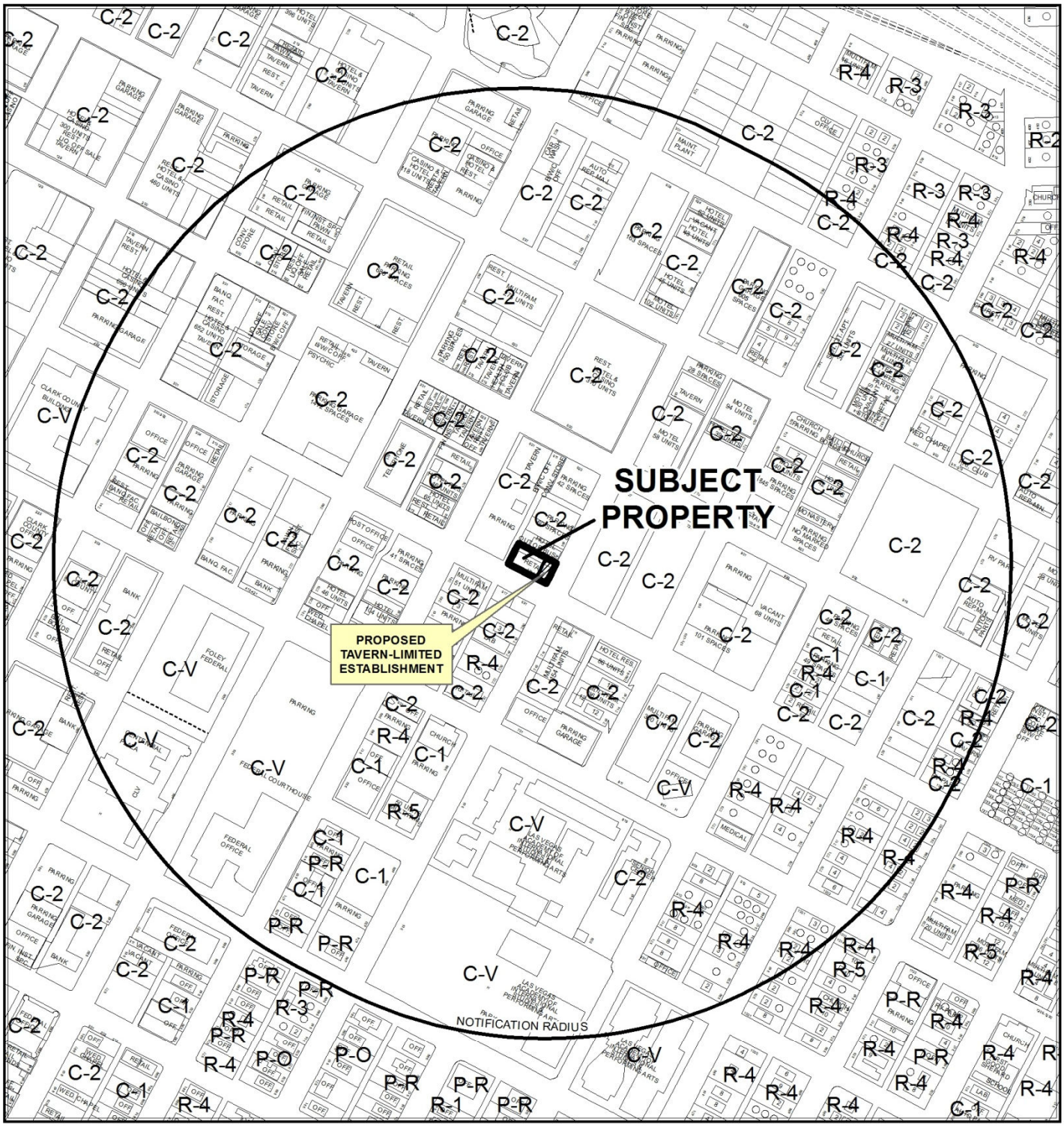
SUBJECT:
SUP-52706 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: 612 CARSON, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,000 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT, WITH 685 SQUARE FEET OF OUTDOOR SEATING AREA at 622 East Carson Avenue (APN 139-35-211-025), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-52609].

C.C.: 04/16/2014

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

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report - SUP-52706, SUP-52707 and SUP-52708 [PRJ-52609]
3. Supporting Documentation - SUP-52706, SUP-52707 and SUP-52708 [PRJ-52609]
4. Photos - SUP-52706, SUP-52707 and SUP-52708 [PRJ-52609]
5. Justification Letter



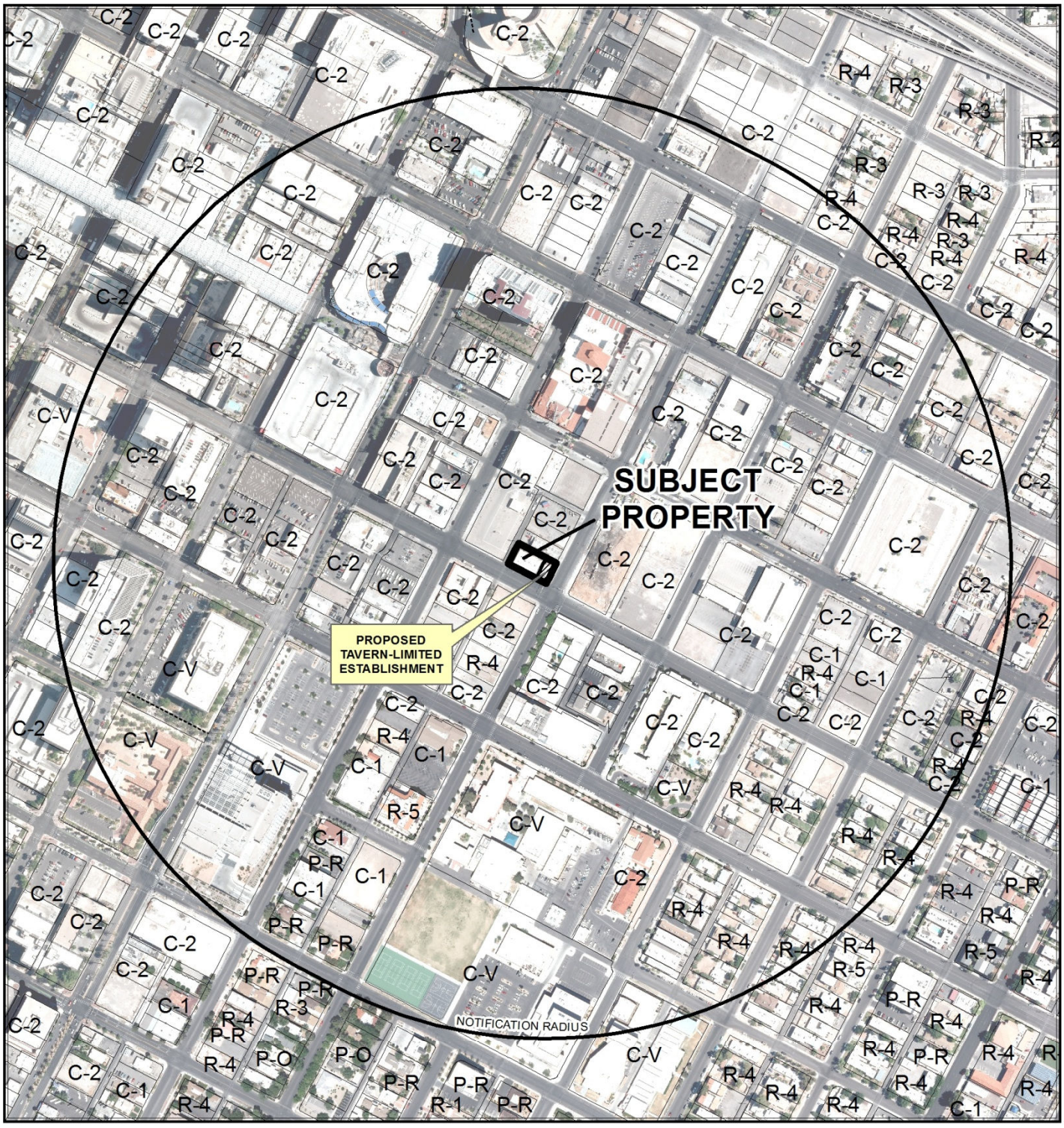
CASE: **SUP-52706 (PRJ-52609)**

RADIUS: 1500 FEET

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

0 400 800 Feet

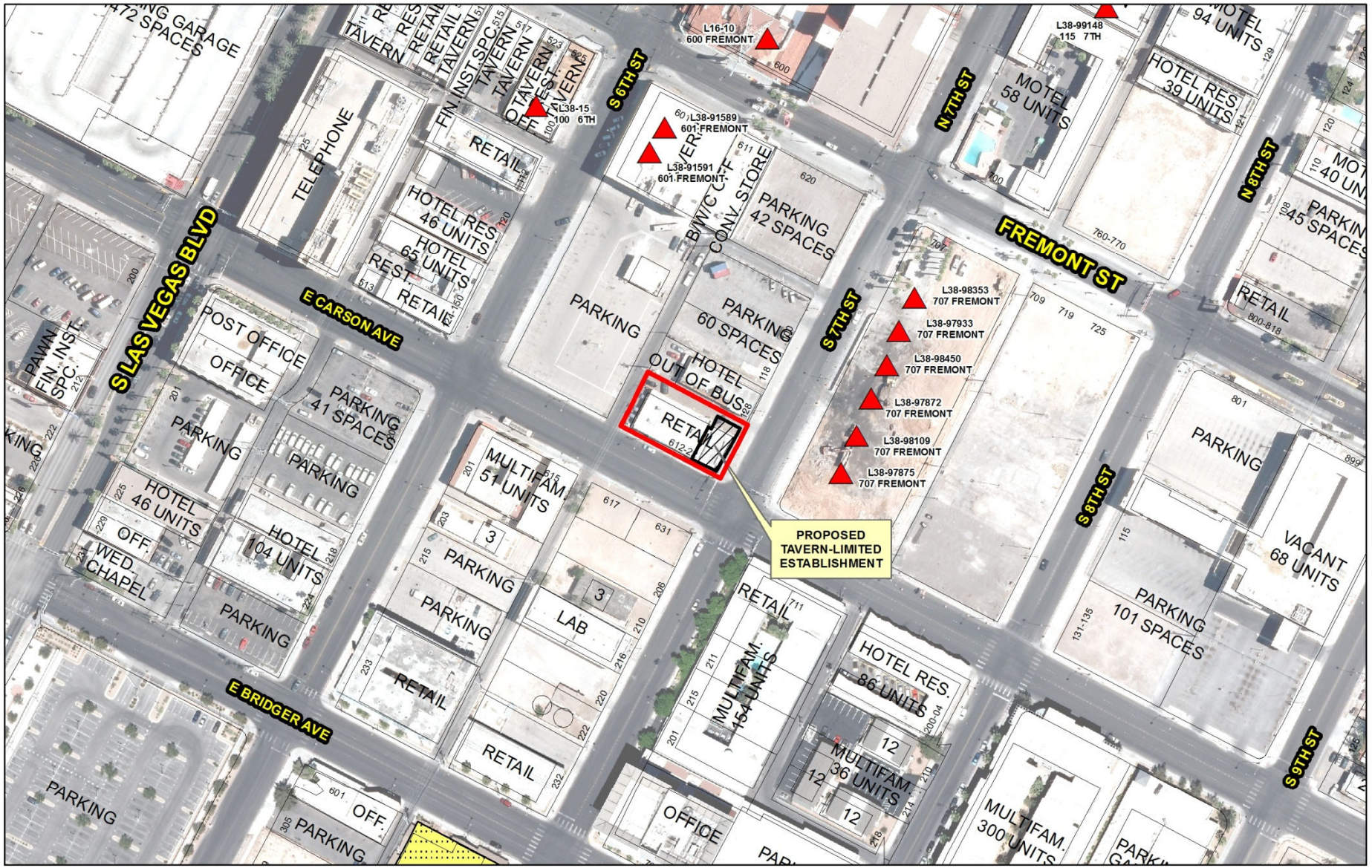
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CASE: **SUP-52706 (PRJ-52609)**

RADIUS: 1500 FEET

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



SUP-52706 (PRJ-52609)

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: Monday, January 27, 2014

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-52706

Case Number: PRJ-52609 APN: 139-34-611-024

Name of Property Owner: 612 Carson, LLC

Name of Applicant: 612 Carson, LLC

Name of Representative: Todd Kessler

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: See POA Mikki Hartman

Print Name: Mikki Hartman Mikki Hartman Attorney in fact Under power of Attorney dated 12/12/13

Subscribed and sworn before me

This 22 day of January, 2014

Darlene A. Nepp

Notary Public in and for said County and State

DARLENE A. NEPP
Notary Public, State of Nevada
Appointment No. 93-2060-1
My Appt. Expires February 22, 2017

Revised 11-14-06

f:\dcpot\Application Packet\Statement of Financial Interest.pdf

PRJ-52609
01/23/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SUP

Project Address (Location) 612 East Carson Ave/Las Vegas, NV 89101

Project Name Sears **Proposed Use** C-2

Assessor's Parcel #(s) 139-34-611-024 **Ward #** 3

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

Commercial Square Footage 2,685 **Floor Area Ratio** _____

Gross Acres 0.25 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER 612 Carsn, LLC **Contact** Todd Kessler

Address PO Box 1570 **Phone:** 7029534320 **Fax:** 7024770045

City Las Vegas **State** NV **Zip** 89125

E-mail Address todd@rgglv.com

APPLICANT 612 Carson, LLC **Contact** Todd Kessler

Address PO Box 1570 **Phone:** 7029534320 **Fax:** 7024770045

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

E-mail Address Todd@rgglv.com

REPRESENTATIVE Todd Kessler **Contact** _____

Address PO Box 1570 **Phone:** 7029534320 **Fax:** 7024770045

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

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 res
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 option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Mikki Hartman Attorney in fact Under Power of attorney dated 12/12/13

Property Owner Signature* See POA

*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 22 day of January, 20 14.

Darlene Nepp-R

Notary Public in and for said County and Stat

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-52706

Meeting Date: 03/11/14 PC

Total Fee:

Date Received:*

Received By:

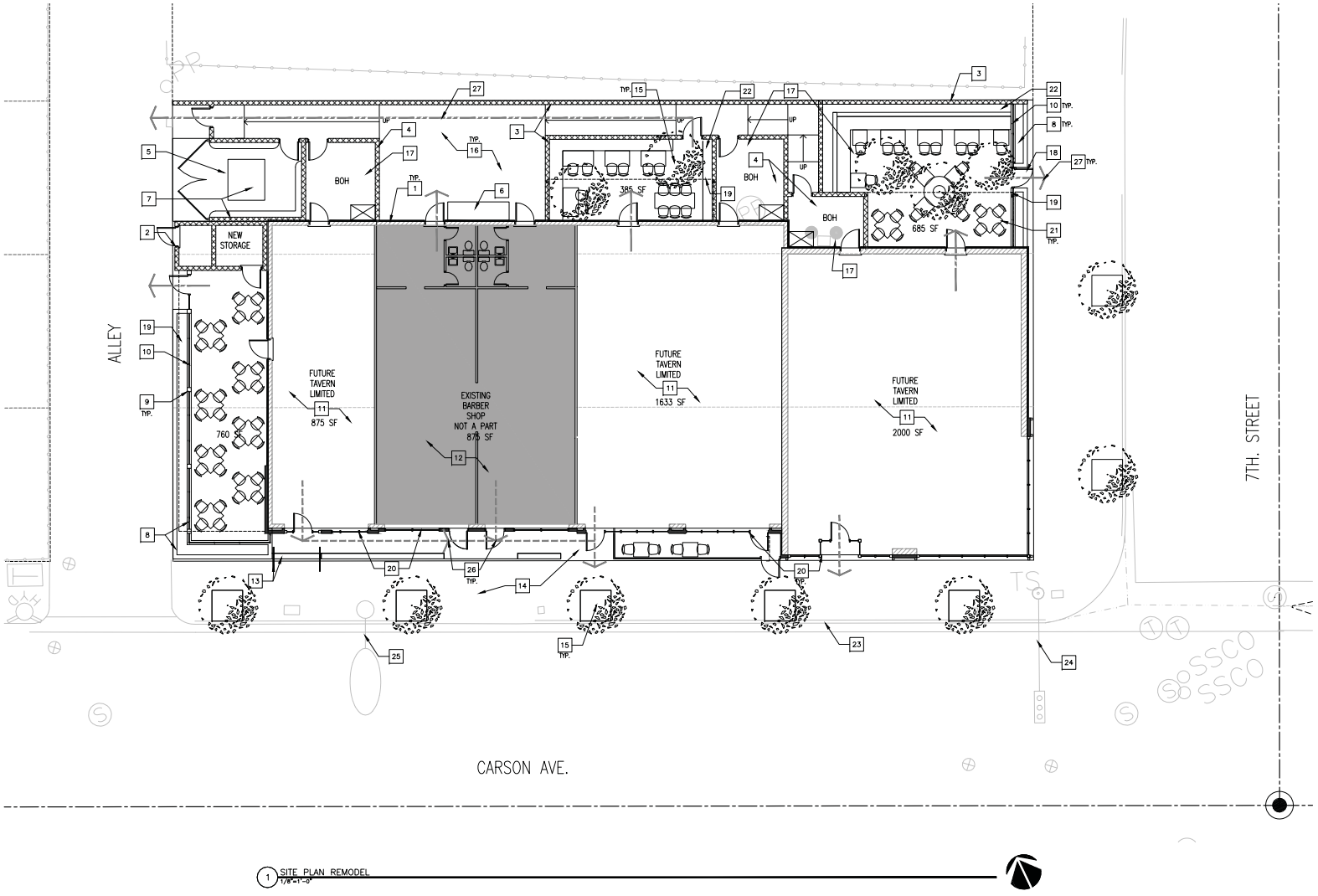
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

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

PRJ-52609
01/23/14

BRESLIN BUILDERS
5525 POLARIS AVENUE, SUITE B
LAS VEGAS, NEVADA 89118
(702)798-3977
FAX (702)798-3908
DESIGN AND CONSTRUCTION
LICENSED GENERAL CONTRACTOR
LICENSE #0018169



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

Keynotes

1. EXISTING CMU WALLS AT SHELL BUILDING TO REMAIN
2. NEW CMU WALLS AND ROOF AT NEW STORAGE
3. 6'-8"HIGH CMU WALLS AT PATIO AND FENCE
4. BACK OF THE HOUSE ENCLOSURE
5. PROPOSED UNDERGROUND GREASE INTERCEPTOR
6. NEW ELECTRICAL SWITCH GEAR
7. NEW 8 YARD TRASH ENCLOSURE
8. CMU PLANTERS, FINISH PER EXTERIOR ELEVATIONS
9. STEEL COLUMN OVER CMU PILASTER
10. GROUT IRON FENCE OVER CMU WALL
11. FUTURE TENANT SPACE – NOT A PART
12. EXISTING TENANT – NOT A PART
13. NEW STEPS AND HANDRAIL
14. NEW SIDEWALK PER CITY STANDARDS
15. NEW TREE AND TREE WELL WITH METAL GRATES
16. NEW PAVEMENT
17. NEW CONC. SLAB – FINISH TBD
18. METAL GATE
19. ROOF COVER ABOVE
20. NEW STOREFRONT SYSTEM AND FACADE PER EXTERIOR ELEVATIONS
21. FURNITURE LAYOUT SHOWN FOR REFERENCE ONLY
22. LANDSCAPING AREA
23. EXISTING CURB TO REMAIN
24. EXISTING TRAFFIC LIGHT
25. EXISTING STREET LIGHT
26. LINE TYPE REPRESENTS ACCESSIBLE PATH OF TRAVEL, TYP.
27. LINE TYPE REPRESENTS EXIT PATH OF TRAVEL

Location Map



Vicinity Map



Proposed Site Plan

Scale: As shown
BBDG Project No.: 1513A
Version 5

PRJ-52609
6/23/14

Land Use Submittal
January 09, 2014

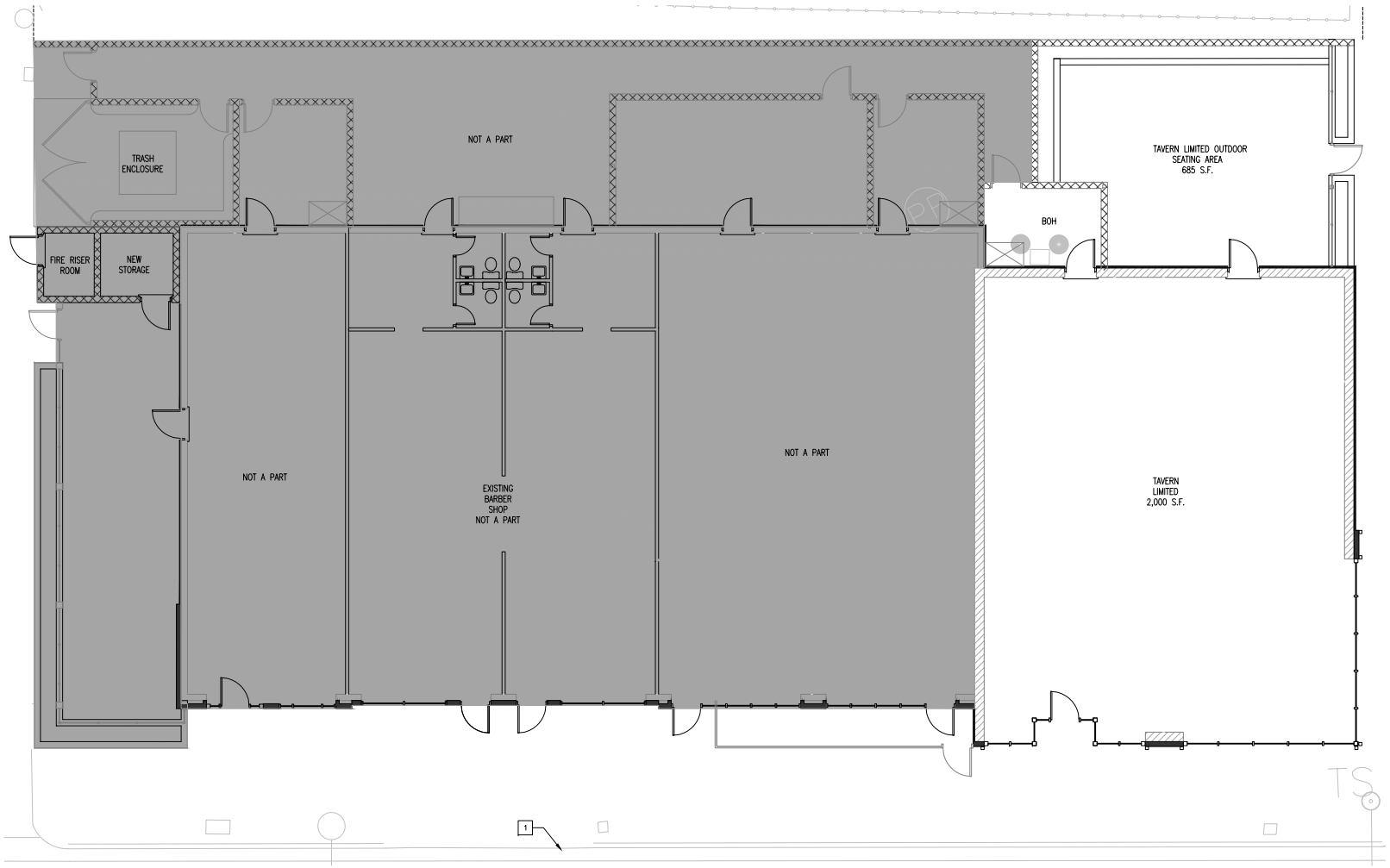
Sears Retail Building - Facade Remodel

612 East Carson, Las Vegas, Nevada 89101

Breslin Builders shall have no liability for use of this information without their written consent. Copyright (c) 1999 - 2012. Use of the information contained in this instrument for other than the specific purpose for which it was intended and for other than the client for whom it was prepared is forbidden unless expressly permitted in advance by Breslin Builders. These drawings shall be used for one project only.

SUP-52706, SUP-52707 & SUP-52708

BRESLIN BUILDERS
5525 POLARIS AVENUE, SUITE B
LAS VEGAS, NEVADA 89118
(702)798-3977
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DESIGN AND CONSTRUCTION
LICENSED GENERAL CONTRACTOR
LICENSE #0018169



BUILDING AREA:

INDOOR AREA:	2,000 SF
OUTDOOR SEATING AREA:	685 SF
TOTAL:	2,685 SF

1 PROPOSED FLOOR PLAN – RESTAURANT
3/16"=1'-0"

Proposed Floor Plan - Space A

Scale: As shown
BBDG Project No.: 1513A
Version 5

PRJ-52609
6/2/2014

Land Use Submittal
January 09, 2014

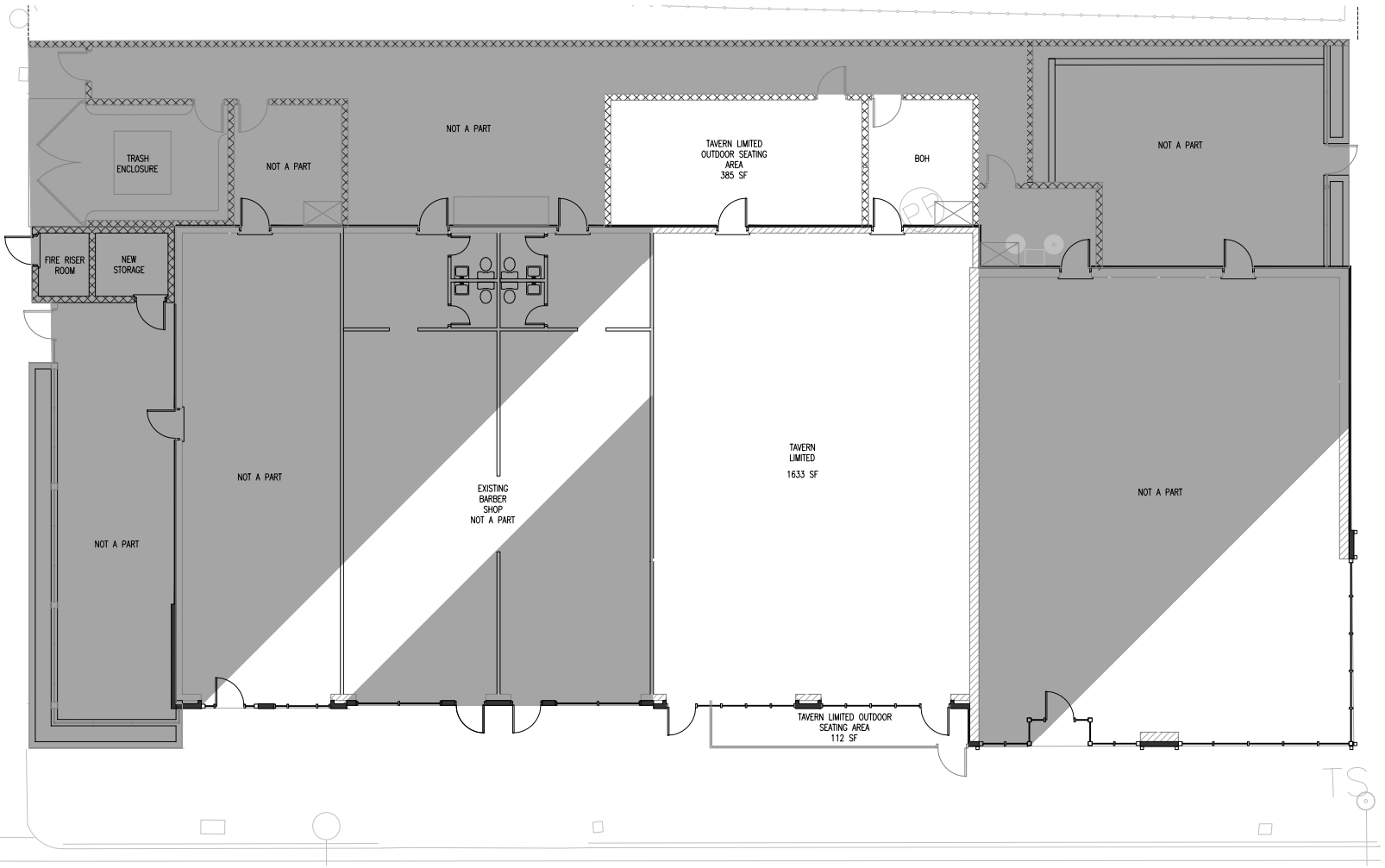
Sears Retail Building - Facade Remodel

612 East Carson, Las Vegas, Nevada 89101

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SUP-52706, SUP-52707 & SUP-52708

BRESLIN BUILDERS
5525 POLARIS AVENUE, SUITE B
LAS VEGAS, NEVADA 89118
(702)798-3977
FAX (702)798-3908
DESIGN AND CONSTRUCTION
LICENSED GENERAL CONTRACTOR
LICENSE #0018169



1 PROPOSED FLOOR PLAN – RESTAURANT
3/16"=1'-0"

BUILDING AREA:

INDOOR AREA:	1,633 SF
OUTDOOR SEATING AREA:	385 SF
OUTDOOR SEATING AREA FRONT:	112 SF
TOTAL:	2,130 SF

Proposed Floor Plan - Space B

Scale: As shown
BBDG Project No.: 1513A
Version 5

PRJ-52609
01/23/14

Land Use Submittal
January 09, 2014

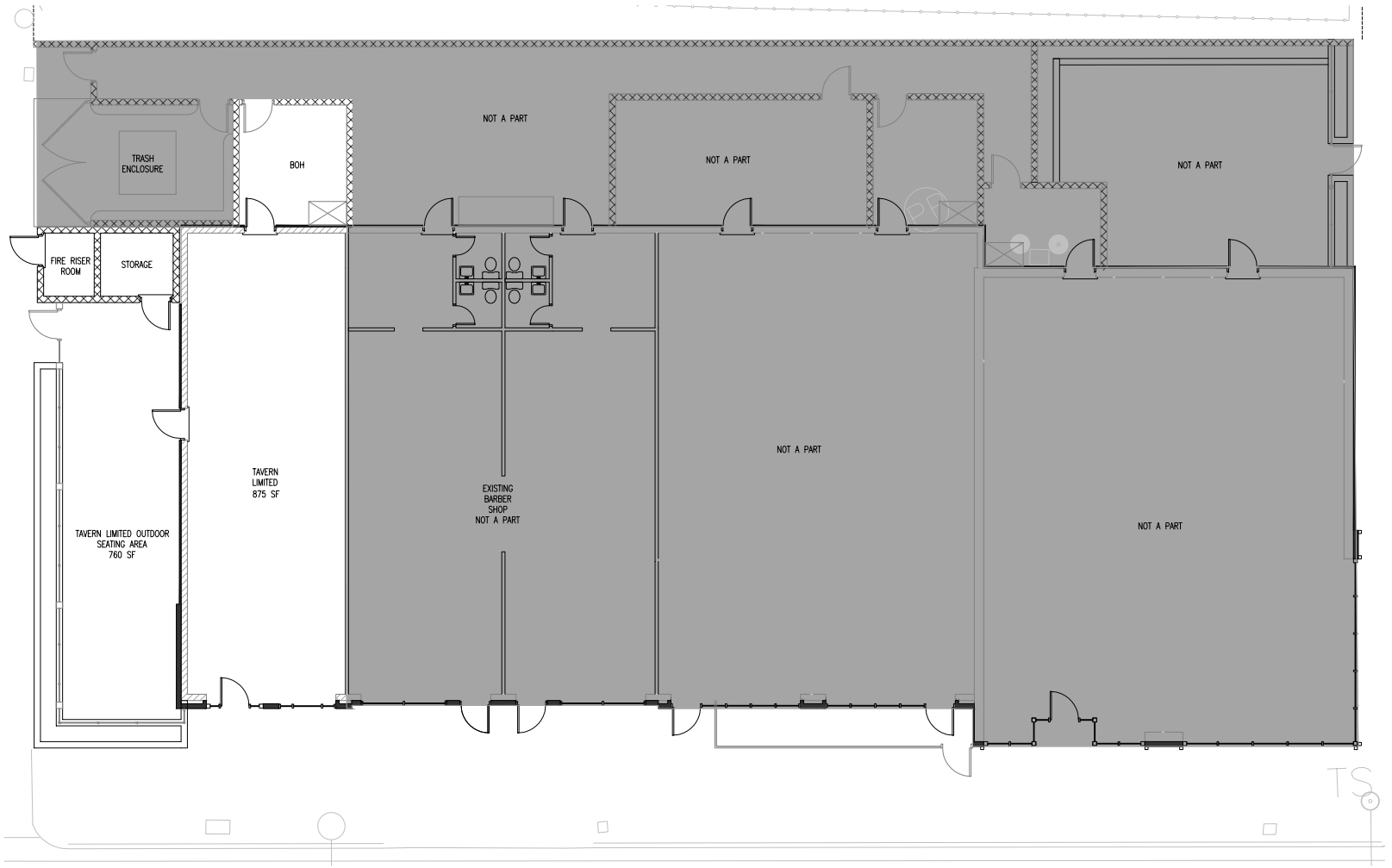
Sears Retail Building - Facade Remodel

612 East Carson, Las Vegas, Nevada 89101

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SUP-52706, SUP-52707 & SUP-52708

BRESLIN BUILDERS
5525 POLARIS AVENUE, SUITE B
LAS VEGAS, NEVADA 89118
(702)798-3977
FAX (702)798-3908
DESIGN AND CONSTRUCTION
LICENSED GENERAL CONTRACTOR
LICENSE #0018169



BUILDING AREA:

INDOOR AREA:	875 SF
OUTDOOR SEATING AREA:	760 SF
TOTAL:	1,635 SF

1 PROPOSED FLOOR PLAN – RESTAURANT
3/16"=1'-0"

Proposed Floor Plan - Space C

Scale: As shown
BBDG Project No.: 1513A
Version 5

PRJ-52609
6/23/14

Land Use Submittal
January 09, 2014

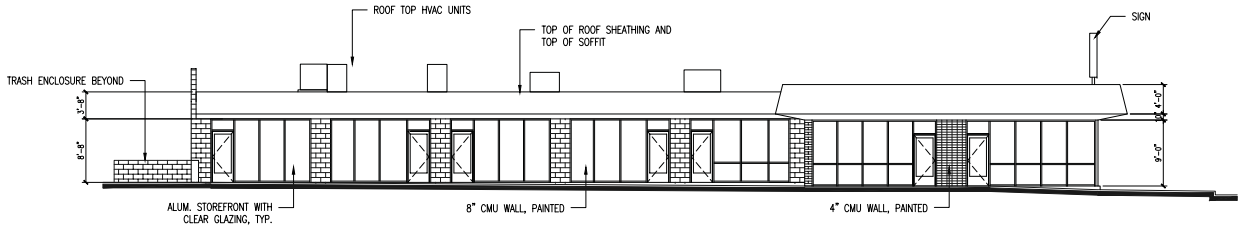
Sears Retail Building - Facade Remodel

612 East Carson, Las Vegas, Nevada 89101

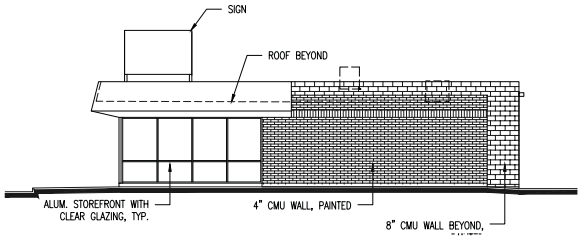
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SUP-52706, SUP-52707 & SUP-52708

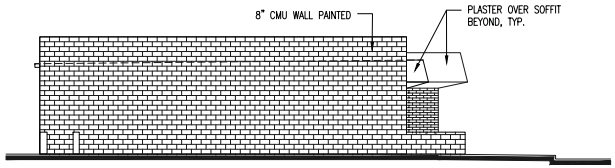
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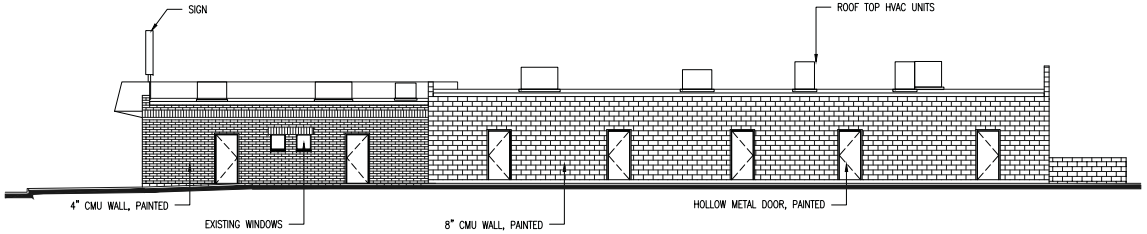
EXISTING SOUTH EXTERIOR ELEVATION



EXISTING EAST EXTERIOR ELEVATION



EXISTING WEST EXTERIOR ELEVATION



EXISTING NORTH EXTERIOR ELEVATION

PRJ-52609
04/03/14

Land Use Submittal
January 09, 2014

Scale: As shown
BBDG Project No.: 1513A
Version 5

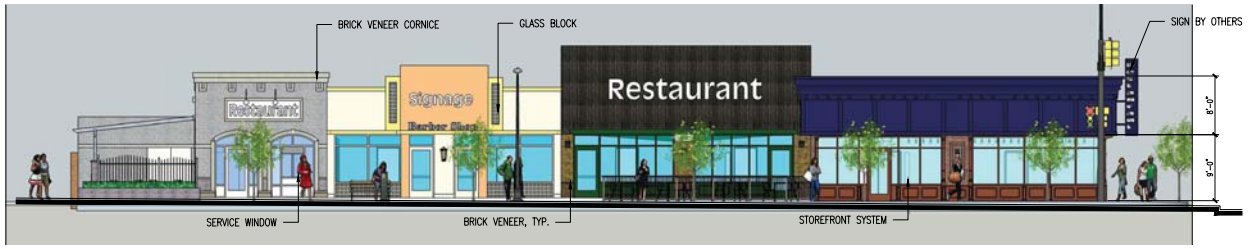
Sears Retail Building - Facade Remodel

612 East Carson, Las Vegas, Nevada 89101

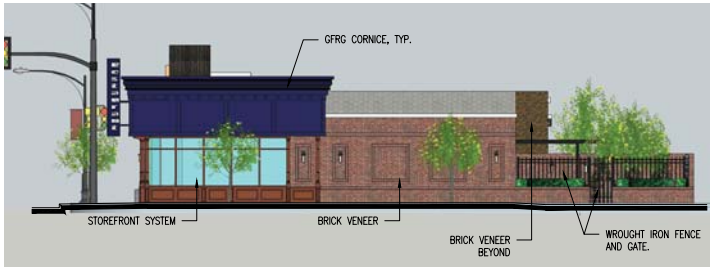
Breslin Builders retains its exclusive rights to this instrument and to the ideas and designs incorporated herein, and assumes no liability for its use on other projects and for any use by persons other than Breslin Builders. Any reproduction of these plans and specifications without the written permission of Breslin Builders constitutes an infringement of copyright laws.

SUP-52706, SUP-52707 & SUP-52708

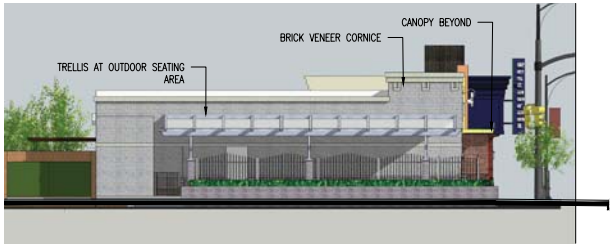
BRESLIN BUILDERS
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LAS VEGAS, NEVADA 89118
(702)798-3977
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DESIGN AND CONSTRUCTION
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LICENSE #0018169



SOUTH EXTERIOR ELEVATION



EAST EXTERIOR ELEVATION



WEST EXTERIOR ELEVATION



PERSPECTIVE



PERSPECTIVE

Proposed Exterior Elevations

Scale: 1/8" = 1'-0"
BBDG Project No.: 1513A
Version 7

PRJ-52609
8/28/14

Land Use Submittal
January 9, 2014

Sears Retail Building - Facade Remodel

612 East Carson, Las Vegas, Nevada 89101

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SUP-52706, SUP-52707 & SUP-52708



SUP-52706 [PRJ-52609]- APPLICANT/OWNER: 612 CARSON, LLC
622 EAST CARSON AVENUE

02/11/14



SUP-52706 [PRJ-52609]- APPLICANT/OWNER: 612 CARSON, LLC
622 EAST CARSON AVENUE

01/30/14



SUP-52706 [PRJ-52609]- APPLICANT/OWNER: 612 CARSON, LLC
622 EAST CARSON AVENUE

01/30/14



SUP-52706 [PRJ-52609]- APPLICANT/OWNER: 612 CARSON, LLC
622 EAST CARSON AVENUE

01/30/14



SUP-52706 [PRJ-52609]- APPLICANT/OWNER: 612 CARSON, LLC
622 EAST CARSON AVENUE

01/30/14

TODD KESSLER
261 Las Vegas Blvd. North – Suite 110
Las Vegas, NV 89101

January 23, 2014

Flinn Fagg
City of Las Vegas
Planning & Development
333 So. Rancho Dr
Las Vegas, Nevada 89101

Re: JUSTIFICATION LETTER
SUP – APN 139-34-611-024 – Tavern Limited Special Use Permit

Dear Mr. Fagg:

Please accept this as our official justification letter for an SUP for proposed Tavern Limited Establishment. The application is for a SUP FOR A PROPOSED 1,635 TAVERN LIMITED ESTABLISHMENT IN AN EXISTING BUILDING at 612 E Carson Street, Las Vegas, Nevada 89101 zoned C-2 (General Commercial) is attached.

This entitlement will be 875 square feet of interior space and 760 square feet of patio, totaling 1,635 square feet. The proposed Tavern Limited establishment will allow Downtown visitors and residents a new place to dine and socialize. This use is harmonious and compatible with surrounding land uses and will add to the pedestrian-friendly environment in the Downtown neighborhood.

This establishment will further enhance the revitalization of Downtown by making it a destination that attracts tourists and locals as well as assist in the success of the current revitalization of downtown. This will not change the history and culture that has been well established in Downtown, but will rather create more energy and help enhance the attractiveness of the Downtown Renaissance.

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

Sincerely,

Todd Kessler

SUP-52706

PRJ-52609
01/23/14

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: MARCH 11, 2014

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

SUBJECT:
SUP-52707 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: 612 CARSON, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,633 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT, WITH 497 SQUARE FEET OF OUTDOOR SEATING AREA at 618 East Carson Avenue (APN 139-35-211-025), C-2 (General Commercial) Zone, Ward 3 (Coffin). [PRJ-52609].

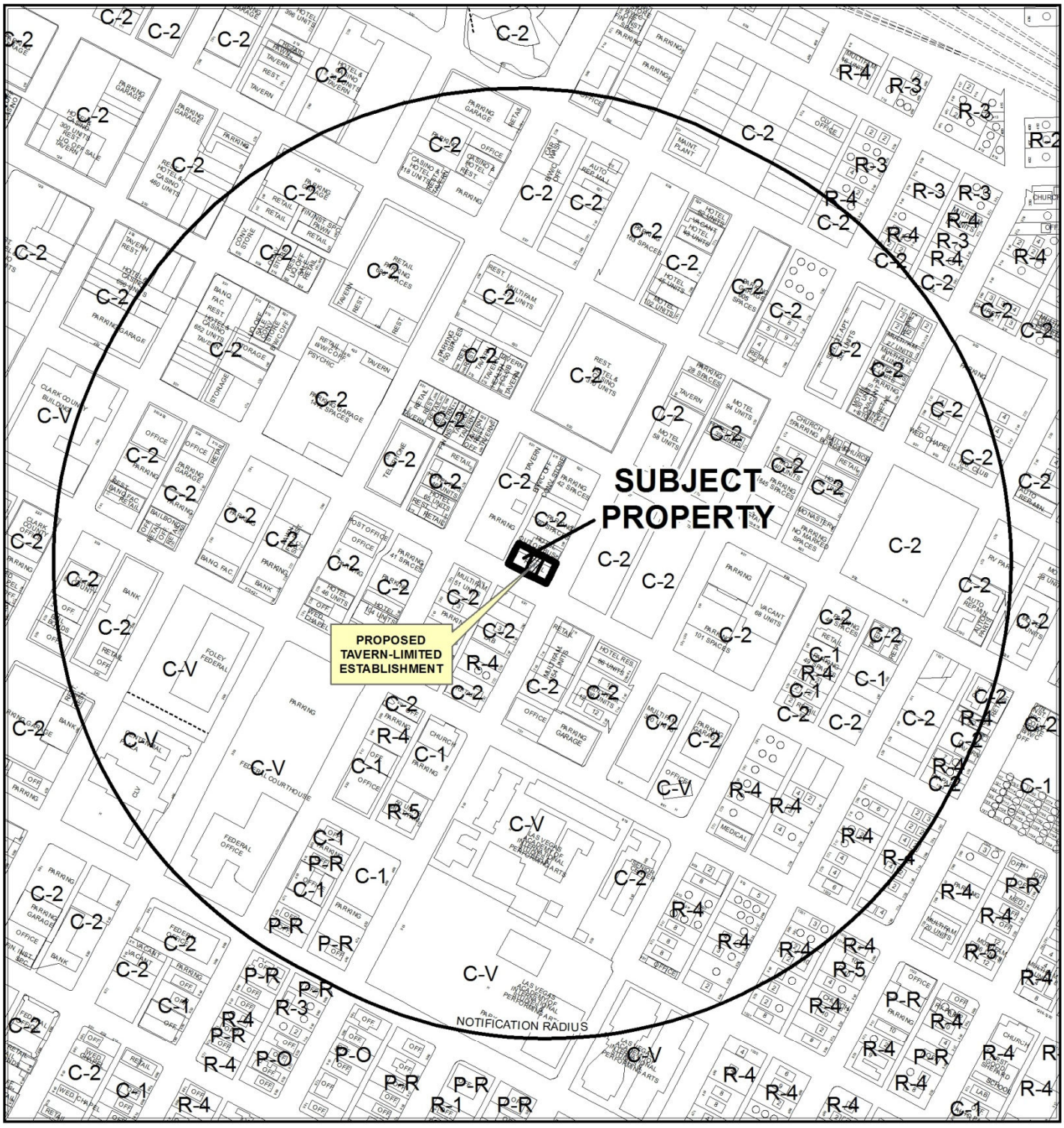
C.C.: 04/16/2014

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

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location, Aerial and Special Maps
3. Supporting Documentation
4. Justification Letter

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.



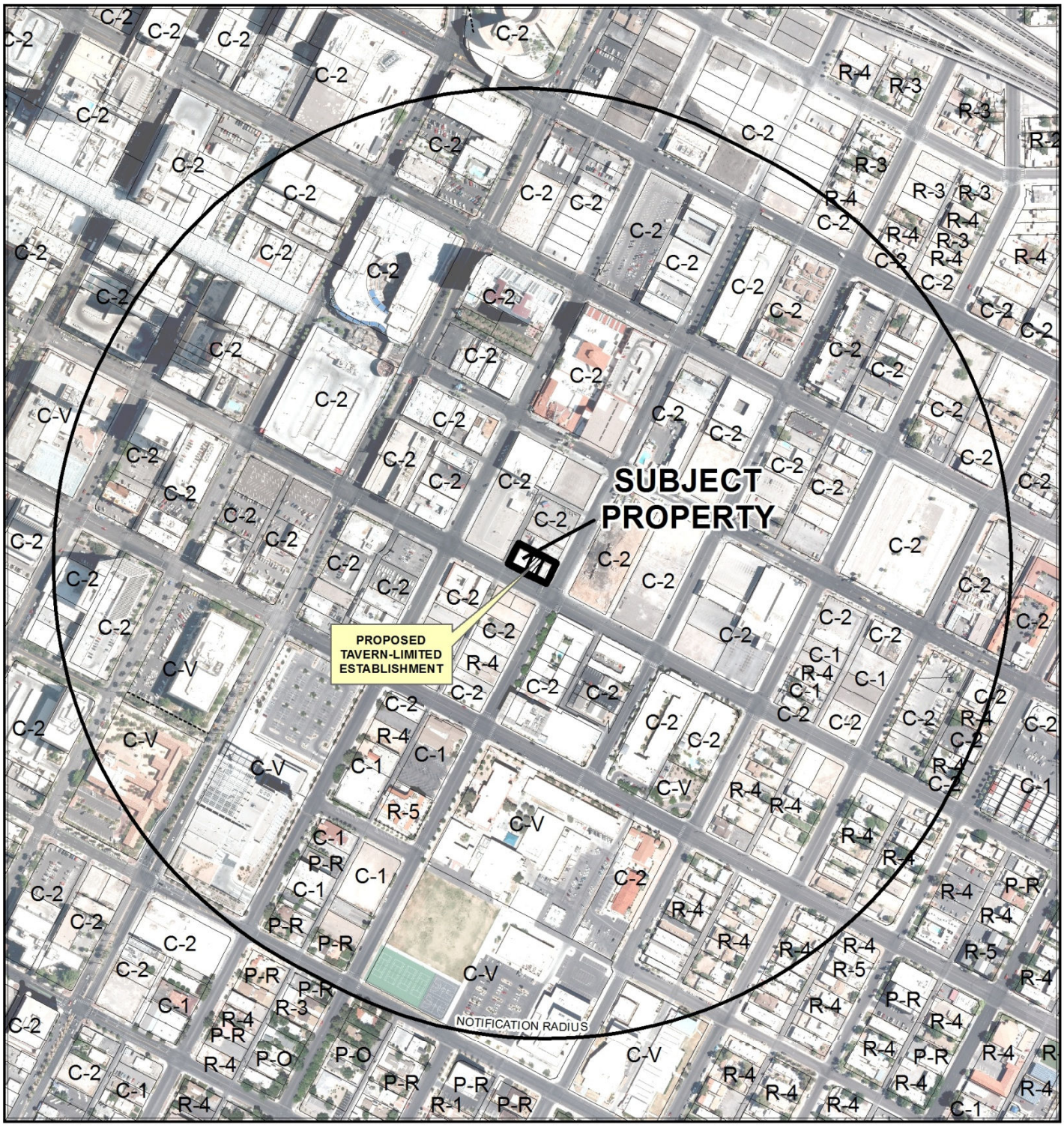
CASE: **SUP-52707 (PRJ-52609)**

RADIUS: 1500 FEET

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

0 400 800 Feet

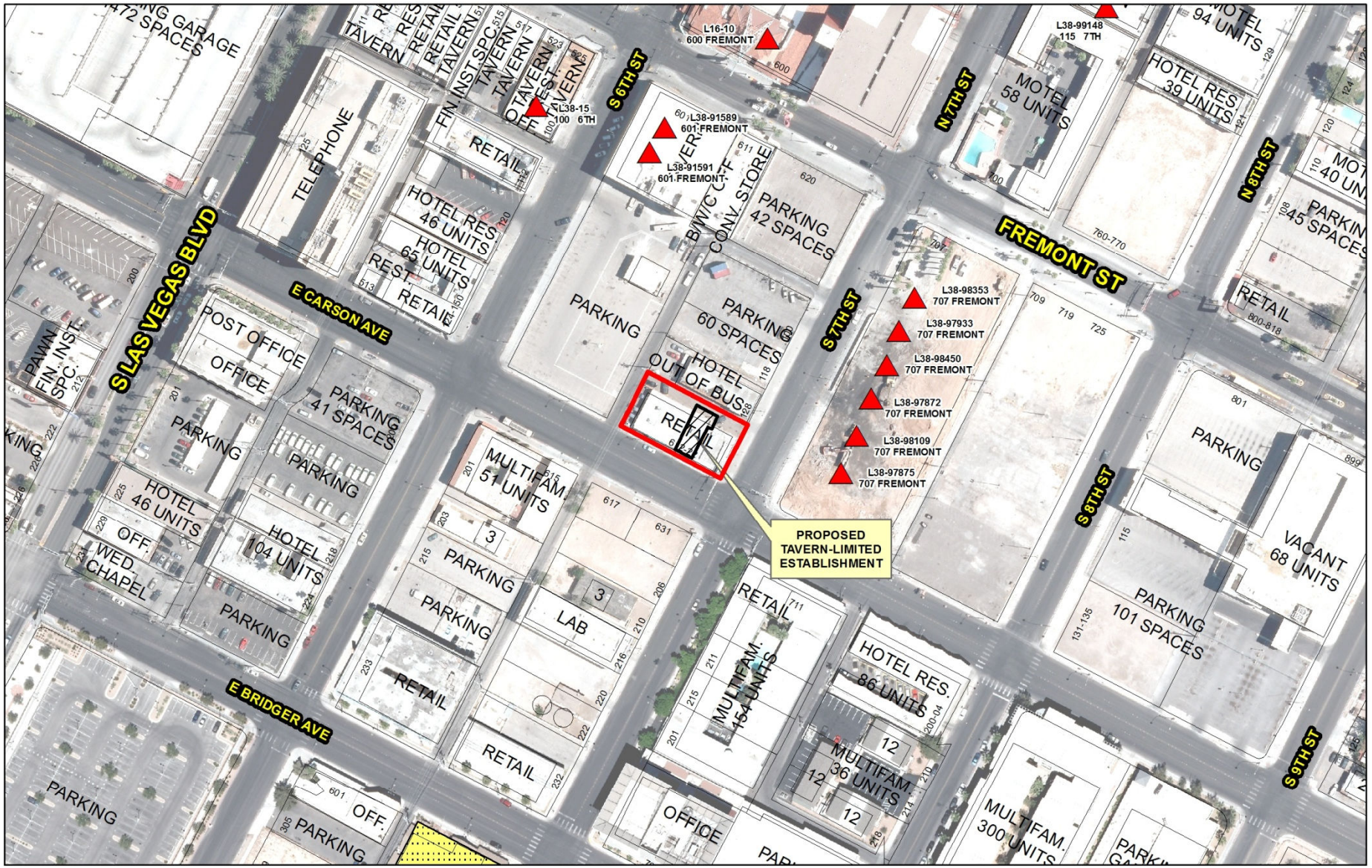
N



CASE: **SUP-52707 (PRJ-52609)**

RADIUS: 1500 FEET

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



SUP-52707 (PRJ-52609)

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: Monday, January 27, 2014

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-52707

Case Number: PRJ-52609 APN: 139-34-611-024

Name of Property Owner: 612 Carson, LLC

Name of Applicant: 612 Carson, LLC

Name of Representative: Todd Kessler

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: See POA Mikki Hartman

Print Name: Mikki Hartman Mikki Hartman Attorney in fact Under power of Attorney dated 12/12/13

Subscribed and sworn before me

This 22 day of January, 2014

Darlene A. Nepp

Notary Public in and for said County and State

DARLENE A. NEPP
Notary Public, State of Nevada
Appointment No. 93-2060-1
My Appt. Expires February 22, 2017

Revised 11-14-06

f:\dcpot\Application Packet\Statement of Financial Interest.pdf

PRJ-52609
01/23/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SUP

Project Address (Location) 618 East Carson Ave/Las Vegas, NV 89101

Project Name Sears **Proposed Use** C-2

Assessor's Parcel #(s) 139-34-611-024 **Ward #** 3

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

Commercial Square Footage 2,685 **Floor Area Ratio** _____

Gross Acres 0.25 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER 612 Carsn, LLC **Contact** Todd Kessler

Address PO Box 1570 **Phone:** 7029534320 **Fax:** 7024770045

City Las Vegas **State** NV **Zip** 89125

E-mail Address todd@rgglv.com

APPLICANT 612 Carson, LLC **Contact** Todd Kessler

Address PO Box 1570 **Phone:** 7029534320 **Fax:** 7024770045

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

E-mail Address Todd@rgglv.com

REPRESENTATIVE Todd Kessler **Contact** _____

Address PO Box 1570 **Phone:** 7029534320 **Fax:** 7024770045

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

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 respo 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 (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Mikki Hartman Attorney in fact Under Power of Attorney Dated 12/17/13

Property Owner Signature* See POA

*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 22 day of January, 2014.

Darlene A. Nepp-Rockwood

Notary Public in and for said County and State

DARLENE A. NEPP-ROCKWOOD
Notary Public, State of Nevada
Appointment No. 93-2060-1
My Appt. Expires February 22, 2017

Revised 10/27/08

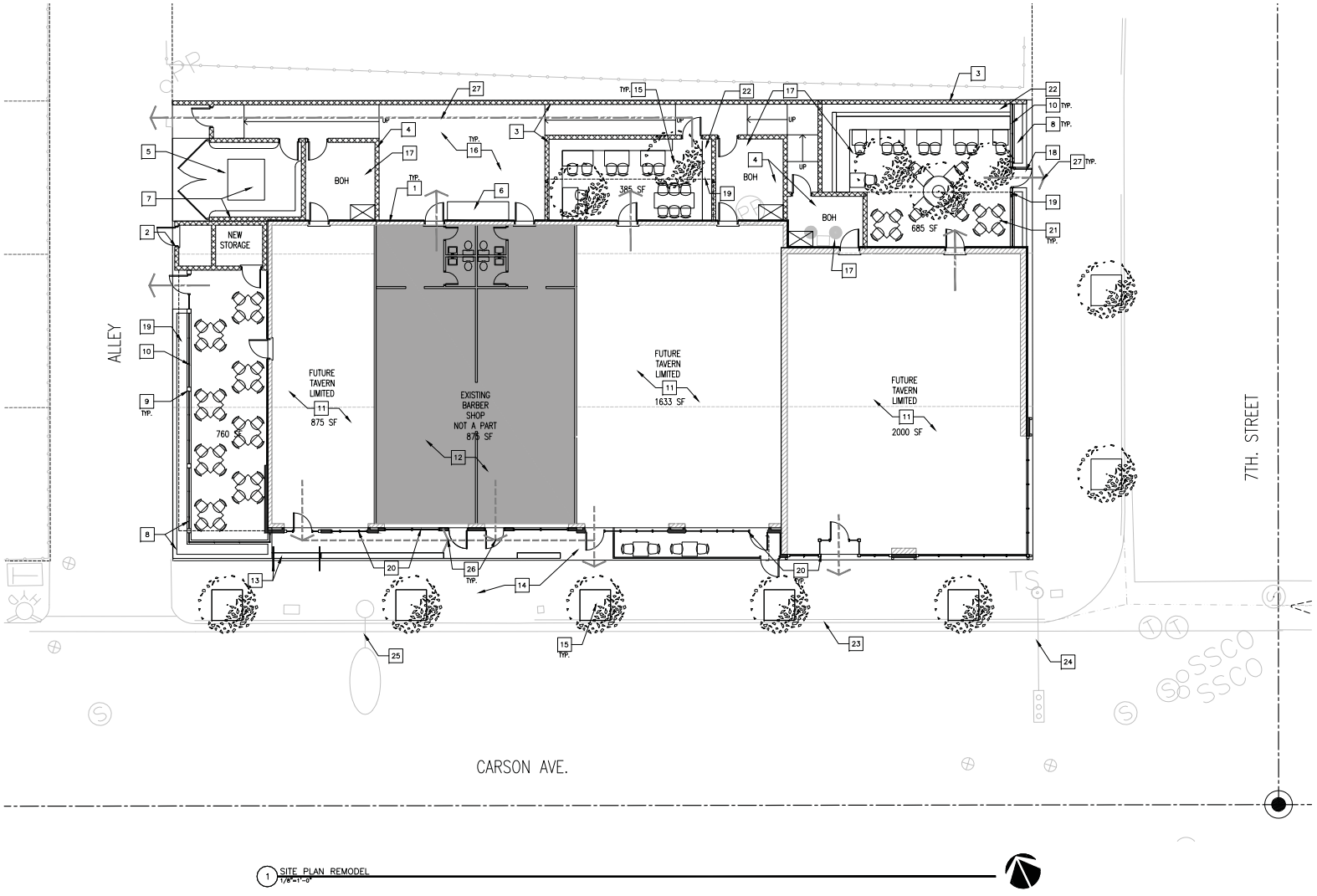
FOR DEPARTMENT USE ONLY

Case #	SUP-52707
Meeting Date:	03/11/14 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-52609
01/23/14



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

BRESLIN BUILDERS
5525 POLARIS AVENUE, SUITE B
LAS VEGAS, NEVADA 89118
(702)798-3977
FAX (702)798-3908
DESIGN AND CONSTRUCTION
LICENSED GENERAL CONTRACTOR
LICENSE #0018169

Keynotes

1. EXISTING CMU WALLS AT SHELL BUILDING TO REMAIN
2. NEW CMU WALLS AND ROOF AT NEW STORAGE
3. 6'-8"HIGH CMU WALLS AT PATIO AND FENCE
4. BACK OF THE HOUSE ENCLOSURE
5. PROPOSED UNDERGROUND GREASE INTERCEPTOR
6. NEW ELECTRICAL SWITCH GEAR
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24. EXISTING TRAFFIC LIGHT
25. EXISTING STREET LIGHT
26. LINE TYPE REPRESENTS ACCESSIBLE PATH OF TRAVEL, TYP.
27. LINE TYPE REPRESENTS EXIT PATH OF TRAVEL

Location Map



Vicinity Map



Proposed Site Plan

Scale: As shown
BBDG Project No.: 1513A
Version 5

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SUP-52707

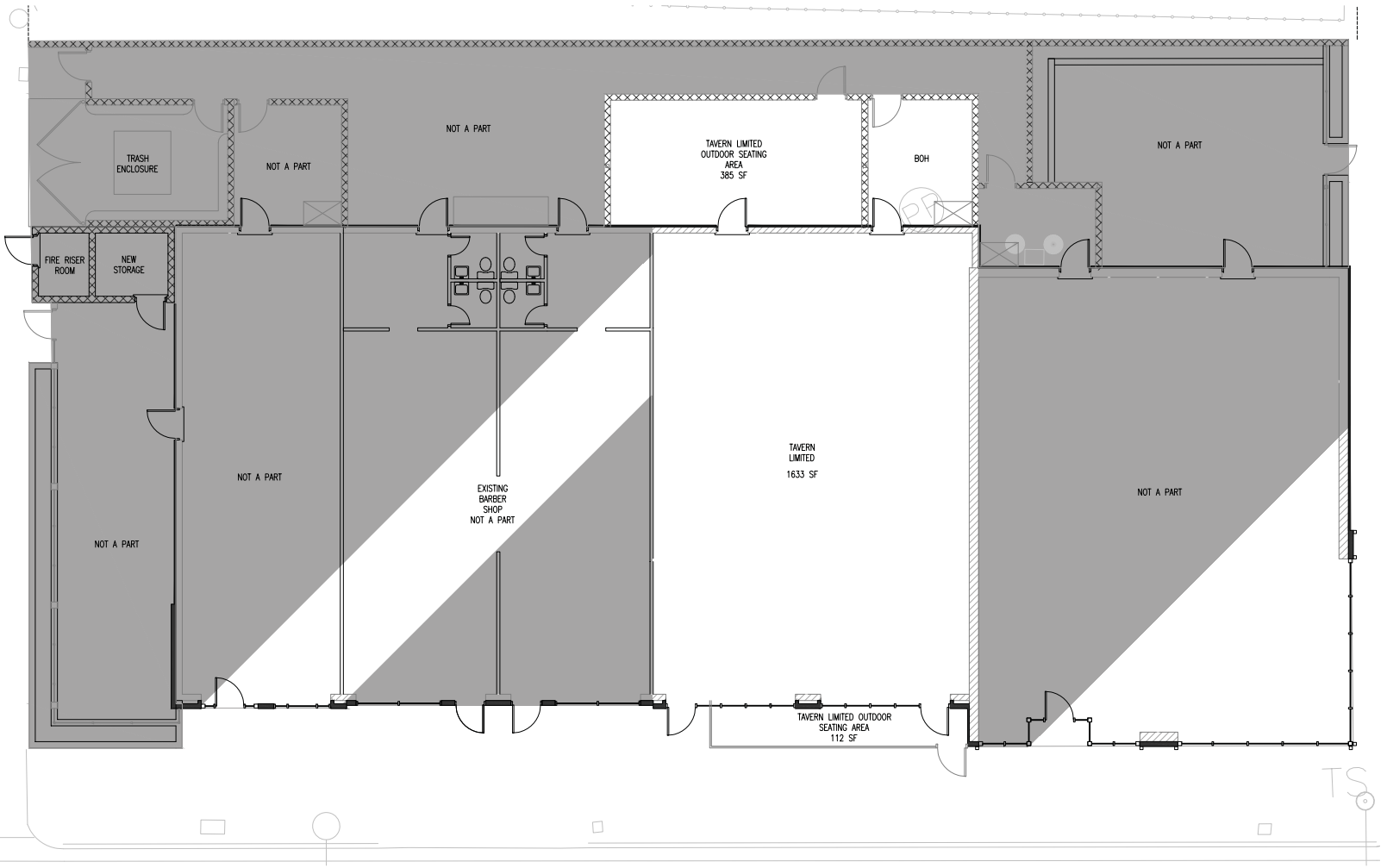
PRJ-52609
6/23/14

Land Use Submittal
January 09, 2014

Sears Retail Building - Facade Remodel

612 East Carson, Las Vegas, Nevada 89101

BRESLIN BUILDERS
5525 POLARIS AVENUE, SUITE B
LAS VEGAS, NEVADA 89118
(702)798-3977
FAX (702)798-3908
DESIGN AND CONSTRUCTION
LICENSED GENERAL CONTRACTOR
LICENSE #0018169



BUILDING AREA:

INDOOR AREA:	1,633 SF
OUTDOOR SEATING AREA:	385 SF
OUTDOOR SEATING AREA FRONT:	112 SF
TOTAL:	2,130 SF

1 PROPOSED FLOOR PLAN – RESTAURANT
3/16"=1'-0"

Proposed Floor Plan - Space B

Scale: As shown
BBDG Project No.: 1513A
Version 5

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PRJ-52609
6/23/14

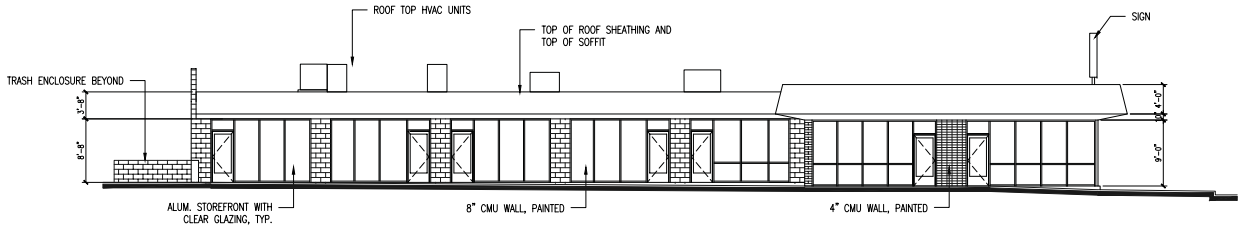
SUP-52707

Land Use Submittal
January 09, 2014

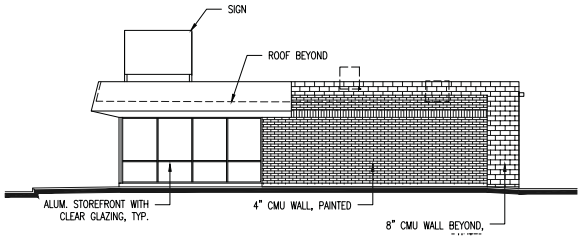
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612 East Carson, Las Vegas, Nevada 89101

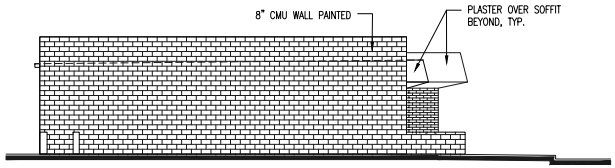
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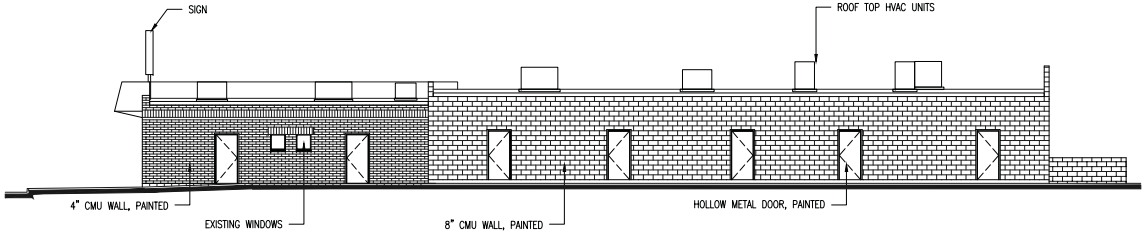
EXISTING SOUTH EXTERIOR ELEVATION



EXISTING EAST EXTERIOR ELEVATION



EXISTING WEST EXTERIOR ELEVATION



EXISTING NORTH EXTERIOR ELEVATION

PRJ-52609
04/03/14

Land Use Submittal
January 09, 2014

Scale: As shown
BBDG Project No.: 1513A
Version 5

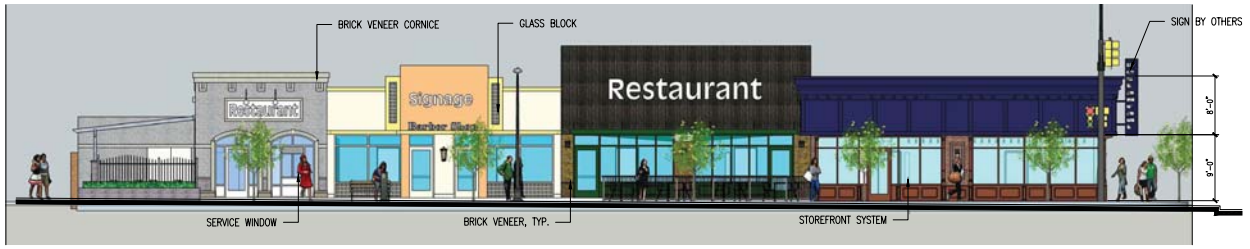
SUP-52707

Sears Retail Building - Facade Remodel

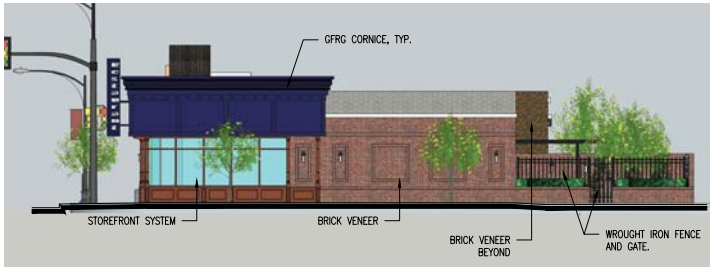
612 East Carson, Las Vegas, Nevada 89101

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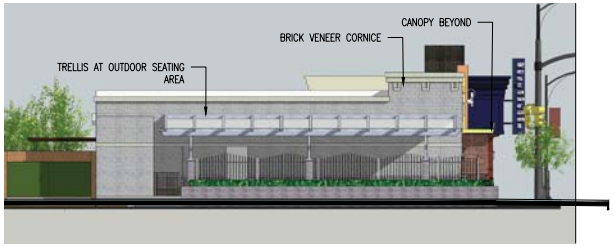
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SOUTH EXTERIOR ELEVATION



EAST EXTERIOR ELEVATION



WEST EXTERIOR ELEVATION



PERSPECTIVE



PERSPECTIVE

Proposed Exterior Elevations

Scale: 1/8" = 1'-0"
BBDG Project No.: 1513A
Version 7

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SUP-52707

PRJ-52609
03/31/14

Land Use Submittal
January 9, 2014

Sears Retail Building - Facade Remodel

612 East Carson, Las Vegas, Nevada 89101



SUP-52707 [PRJ-52609]- APPLICANT/OWNER: 612 CARSON, LLC
618 EAST CARSON AVENUE

02/11/14



SUP-52707 [PRJ-52609]- APPLICANT/OWNER: 612 CARSON, LLC
618 EAST CARSON AVENUE

01/30/14



SUP-52707 [PRJ-52609]- APPLICANT/OWNER: 612 CARSON, LLC
618 EAST CARSON AVENUE

01/30/14



SUP-52707 [PRJ-52609]- APPLICANT/OWNER: 612 CARSON, LLC
618 EAST CARSON AVENUE

01/30/14

TODD KESSLER
261 Las Vegas Blvd. North – Suite 110
Las Vegas, NV 89101

January 23, 2014

Flinn Fagg
City of Las Vegas
Planning & Development
333 So. Rancho Dr
Las Vegas, Nevada 89101

Re: JUSTIFICATION LETTER
SUP – APN 139-34-611-024 – Tavern Limited Special Use Permit; PRJ-52609

Dear Mr. Fagg:

Please accept this as our official justification letter for an SUP for proposed Tavern Limited Establishment. The Application is for a SUP FOR A PROPOSED 1,977 SQUARE FOOTTAVERN LIMITED ESTABLISHMENT IN AN EXISTING BUILDING at 618-620 E Carson Street, Las Vegas, Nevada 89101 zoned C-2 (General Commercial).

This entitlement will be 1,633 square feet of interior space and 385 square feet of patio space, totaling 1,977 square feet. The proposed Tavern Limited establishment will allow Downtown visitors and residents a new place to dine and socialize. This use is harmonious and compatible with surrounding land uses and will add to the pedestrian-friendly environment in the Downtown neighborhood.

This establishment will further enhance the revitalization of Downtown by making it a destination that attracts tourists and locals as well as assist in the success of the current revitalization of downtown. This will not change the history and culture that has been well established in Downtown, but will rather create more energy and help enhance the attractiveness of the Downtown Renaissance.

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

Sincerely,

Todd Kessler

SUP-52707

PRJ-52609
01/23/14

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

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

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

SUBJECT:
SUP-52708 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/ OWNER: 612 CARSON, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 875 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT, WITH 760 SQUARE FEET OF OUTDOOR SEATING AREA at 612 East Carson Avenue (APN 139-35-211-025), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-52609].

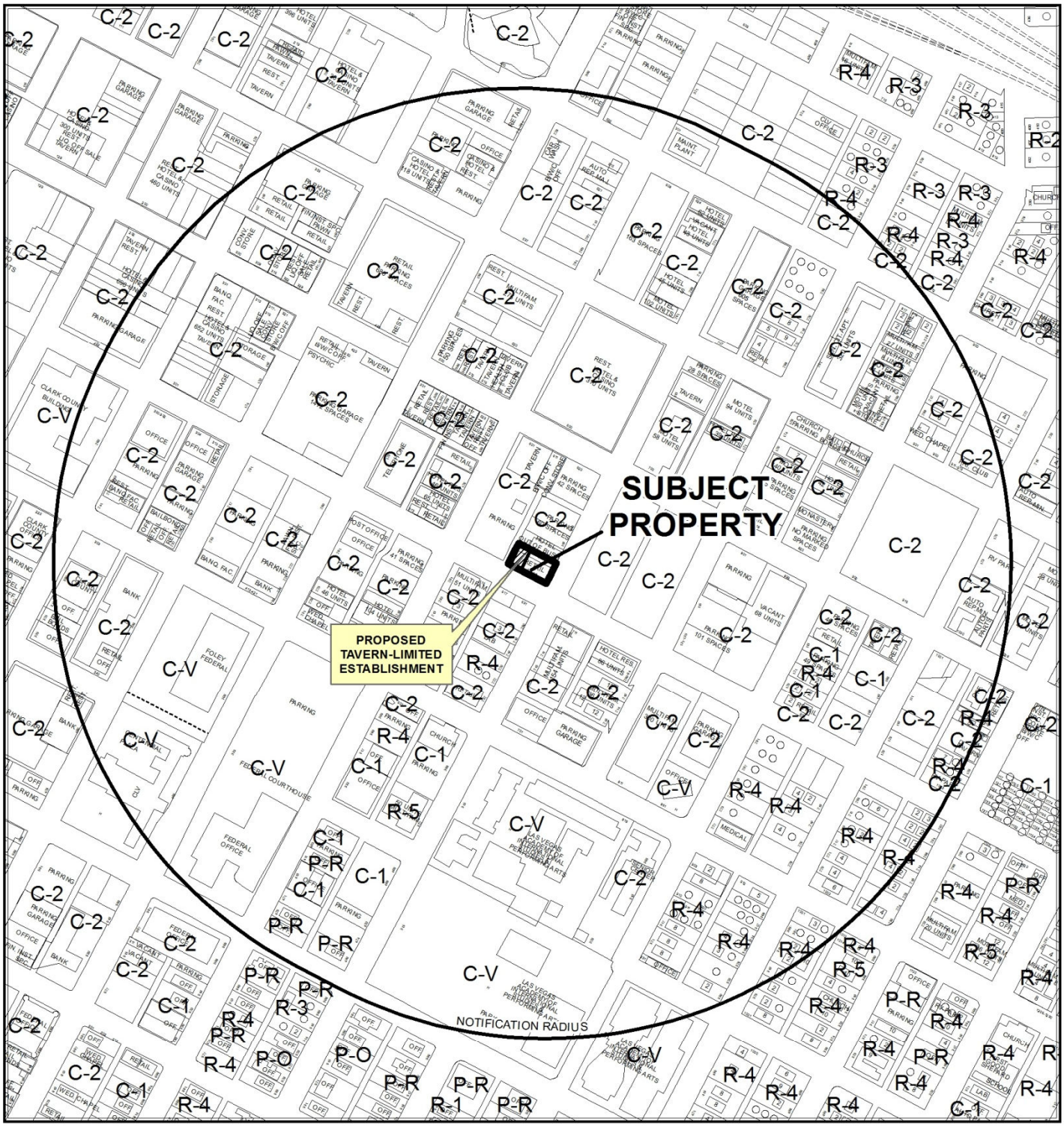
C.C.: 04/16/2014

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

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location, Aerial and Special Maps
3. Supporting Documentation
4. Justification Letter

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.



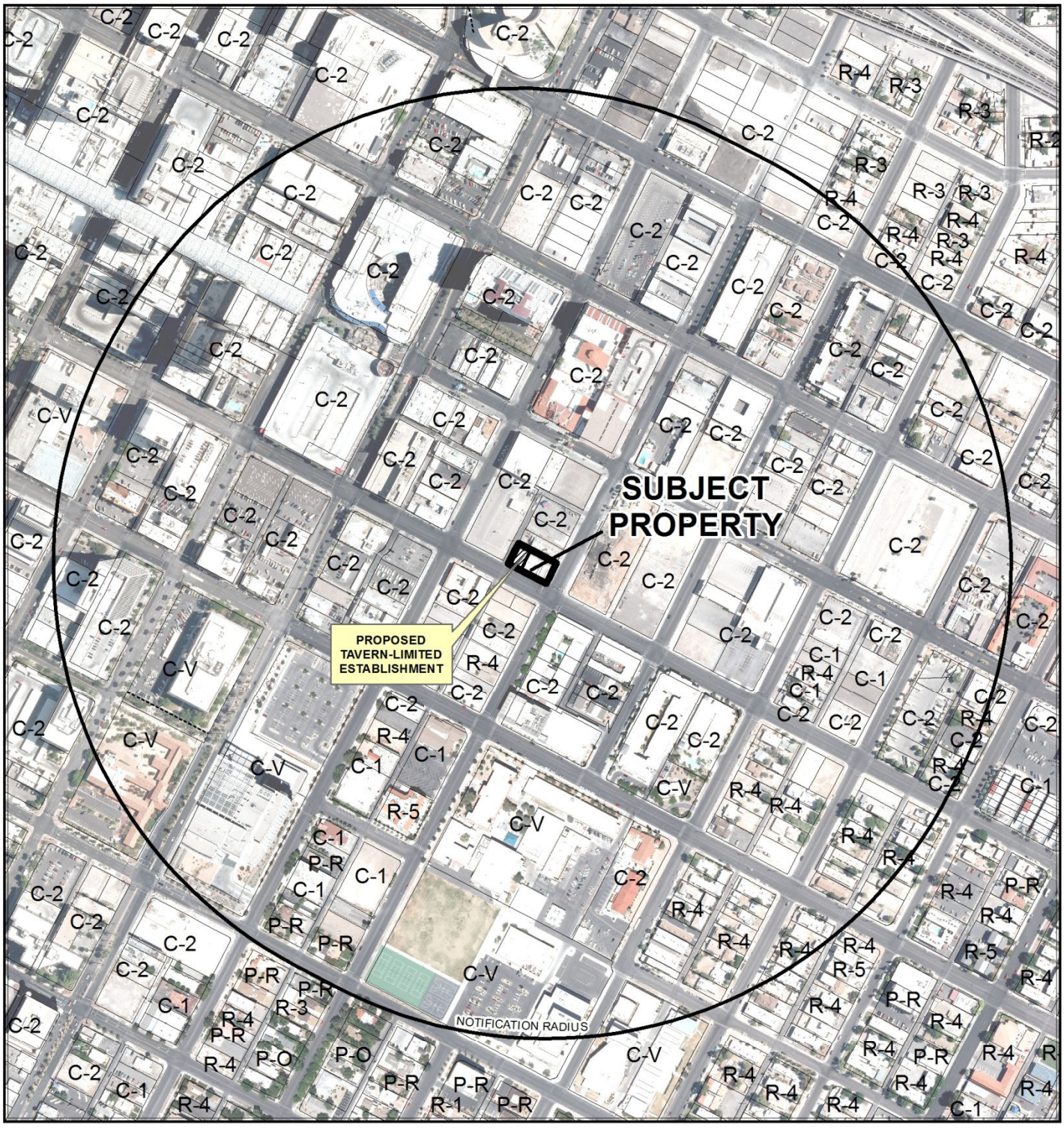
CASE: **SUP-52708 (PRJ-52609)**

RADIUS: 1500 FEET

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

0 400 800 Feet

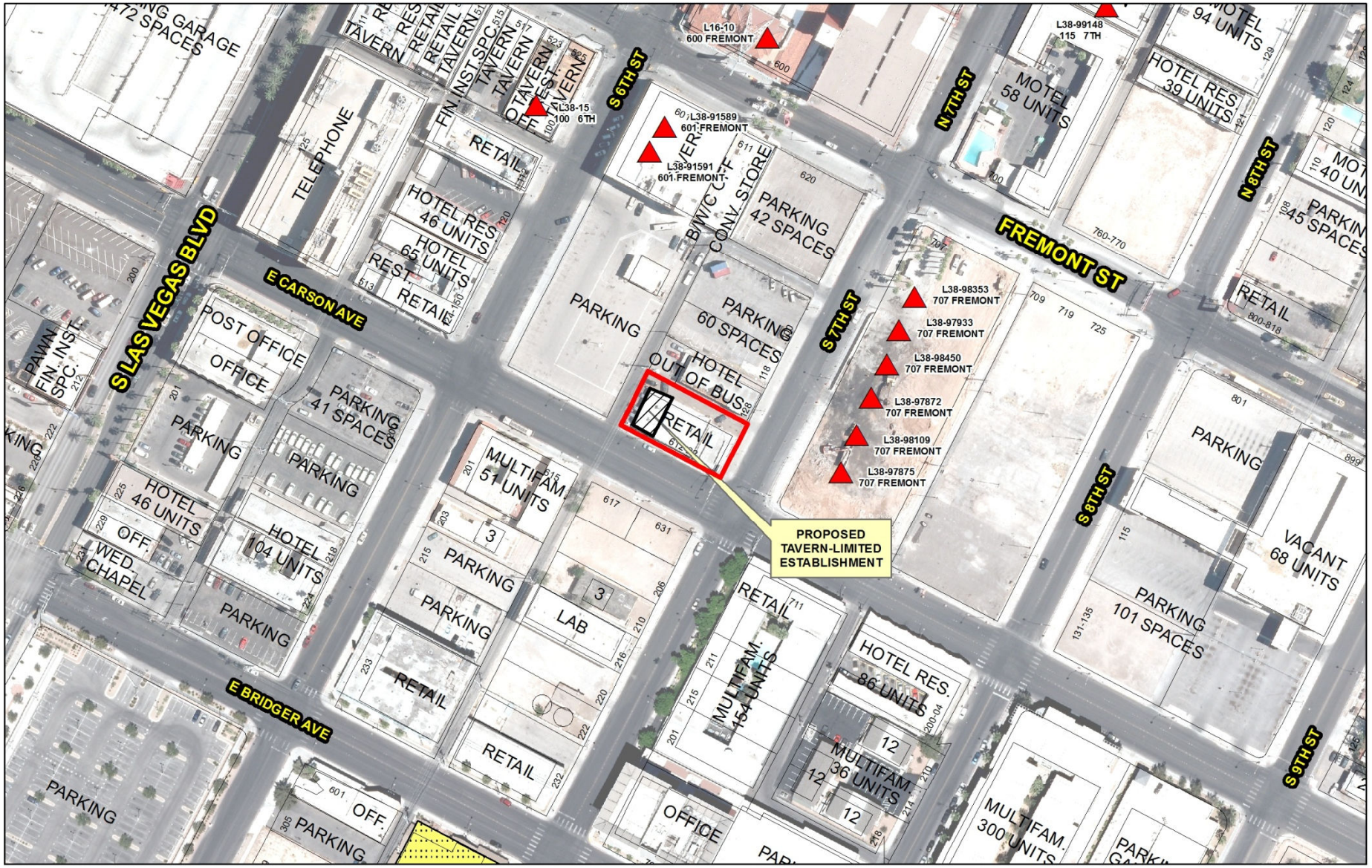
N



CASE: **SUP-52708 (PRJ-52609)**

RADIUS: 1500 FEET

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



SUP-52708 (PRJ-52609)

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: Monday, January 27, 2014

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-52708

Case Number: PRJ-52609 APN: 139-34-611-024

Name of Property Owner: 612 Carson, LLC

Name of Applicant: 612 Carson, LLC

Name of Representative: Todd Kessler

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: See POA Mikki Hartman

Print Name: Mikki Hartman Mikki Hartman Attorney in fact Under power of Attorney dated 12/12/13

Subscribed and sworn before me

This 22 day of January, 2014

Darlene A. Nepp

Notary Public in and for said County and State

DARLENE A. NEPP
Notary Public, State of Nevada
Appointment No. 93-2060-1
My Appt. Expires February 22, 2017

Revised 11-14-06

f:\dcpot\Application Packet\Statement of Financial Interest.pdf

PRJ-52609
01/23/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SUP

Project Address (Location) 612 East Carson Ave/Las Vegas, NV 89101

Project Name Sears **Proposed Use** C-2

Assessor's Parcel #(s) 139-34-611-024 **Ward #** 3

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

Commercial Square Footage 2,685 **Floor Area Ratio** _____

Gross Acres 0.25 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER 612 Carsn, LLC **Contact** Todd Kessler

Address PO Box 1570 **Phone:** 7029534320 **Fax:** 7024770045

City Las Vegas **State** NV **Zip** 89125

E-mail Address todd@rgglv.com

APPLICANT 612 Carson, LLC **Contact** Todd Kessler

Address PO Box 1570 **Phone:** 7029534320 **Fax:** 7024770045

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

E-mail Address Todd@rgglv.com

REPRESENTATIVE Todd Kessler **Contact** _____

Address PO Box 1570 **Phone:** 7029534320 **Fax:** 7024770045

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

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 res 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 option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Mikki Hartman Attorney in fact Under Power of Attorney dated 8/23/13

Property Owner Signature* _____

*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 22 day of January, 20 14.

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

Revised 10/27/08

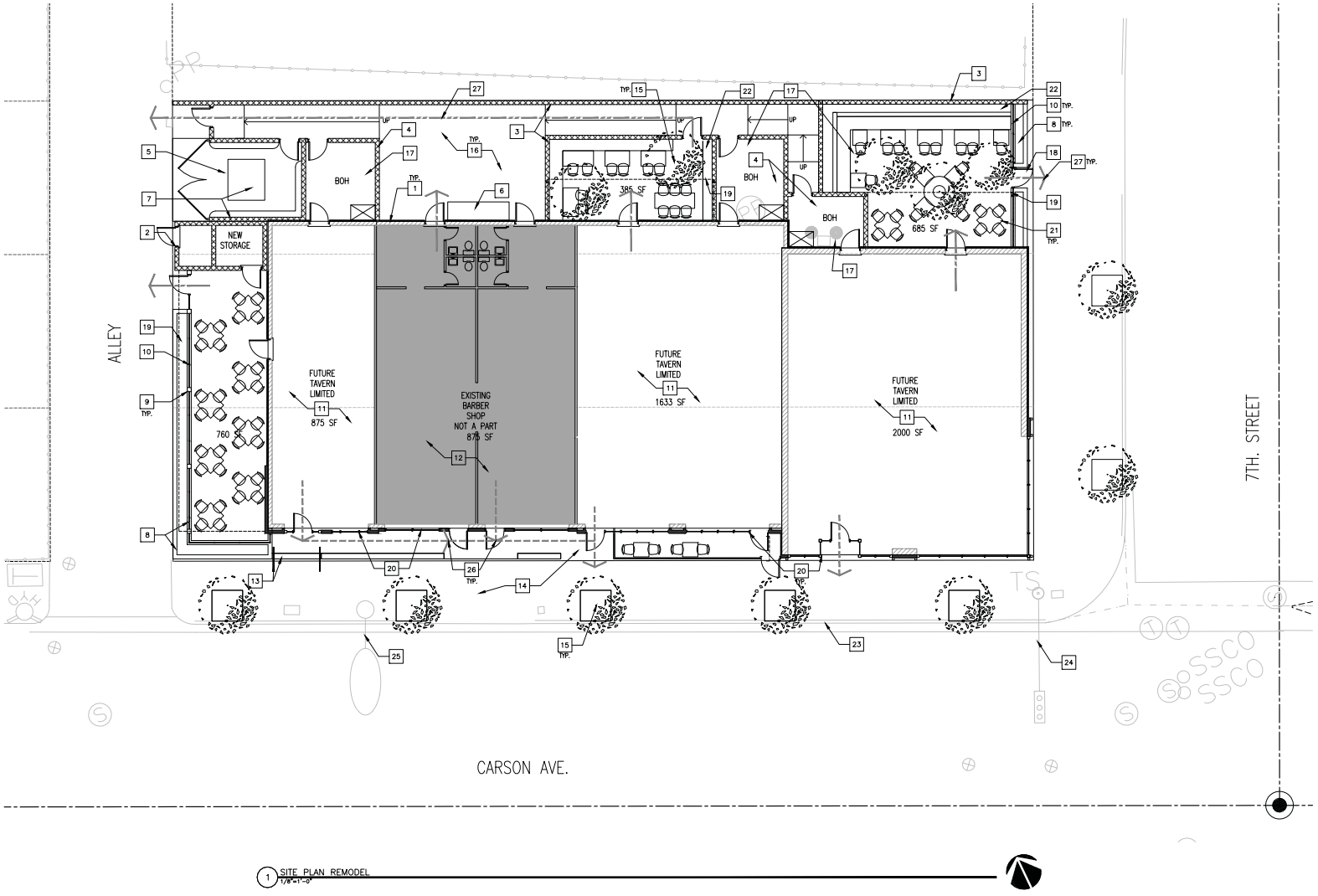
FOR DEPARTMENT USE ONLY

Case #	SUP-52708
Meeting Date:	03/11/14 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-52609
01/23/14



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

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26. LINE TYPE REPRESENTS ACCESSIBLE PATH OF TRAVEL, TYP.
27. LINE TYPE REPRESENTS EXIT PATH OF TRAVEL

Location Map



Vicinity Map



Proposed Site Plan

Scale: As shown
BBDG Project No.: 1513A
Version 5

PRJ-52609
01/23/14

Land Use Submittal
January 09, 2014

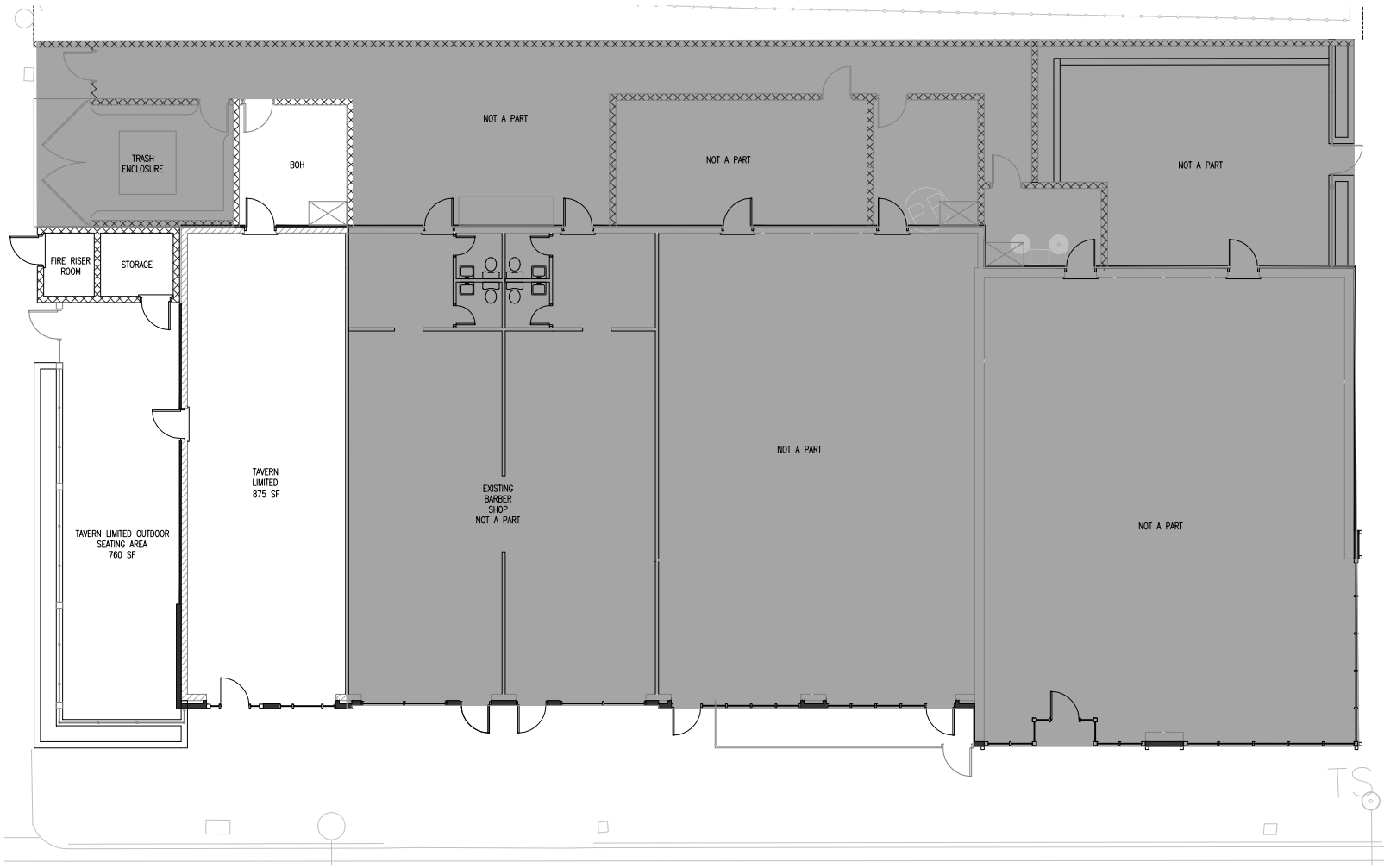
Sears Retail Building - Facade Remodel

612 East Carson, Las Vegas, Nevada 89101

SUP-52708

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LICENSE #0018169



BUILDING AREA:

INDOOR AREA:	875 SF
OUTDOOR SEATING AREA:	760 SF
TOTAL:	1,635 SF

1 PROPOSED FLOOR PLAN – RESTAURANT
3/16"=1'-0"

Proposed Floor Plan - Space C

Scale: As shown
BBDG Project No.: 1513A
Version 5

PRJ-52609
04/23/14

Land Use Submittal
January 09, 2014

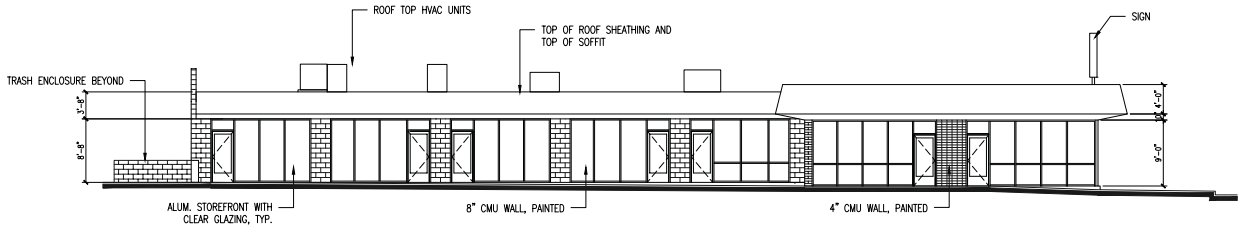
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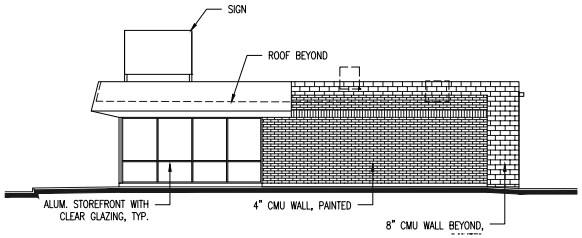
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SUP-52708

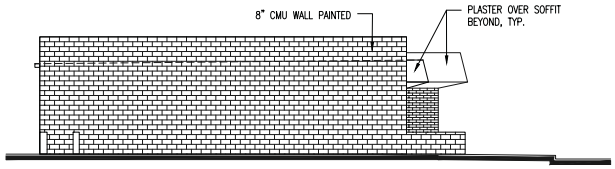
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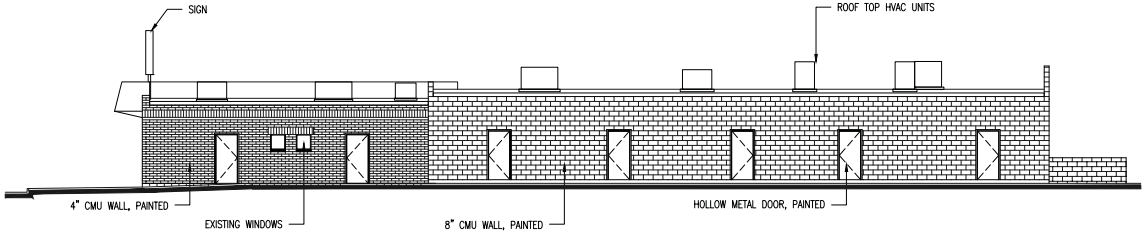
EXISTING SOUTH EXTERIOR ELEVATION



EXISTING EAST EXTERIOR ELEVATION



EXISTING WEST EXTERIOR ELEVATION



EXISTING NORTH EXTERIOR ELEVATION

PRJ-52609
04/03/14

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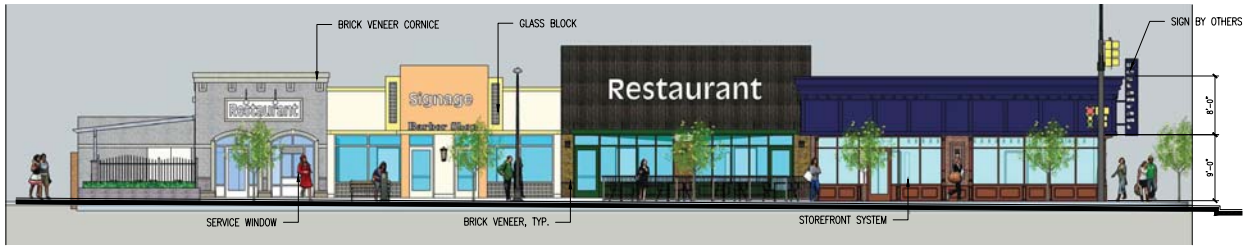
Sears Retail Building - Facade Remodel

612 East Carson, Las Vegas, Nevada 89101

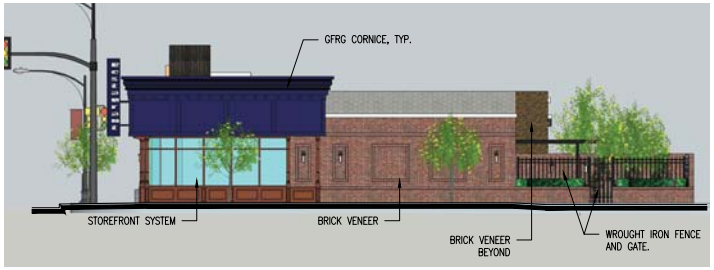
Breslin Builders shall have no liability for use of this information without their written consent. Copyright (c) 1999 - 2012. Use of the information contained in this instrument for other than the specific purpose for which it was intended and for other than the client for whom it was prepared is forbidden unless expressly permitted in advance by Breslin Builders. These drawings shall be used for one project only.

SUP-52708

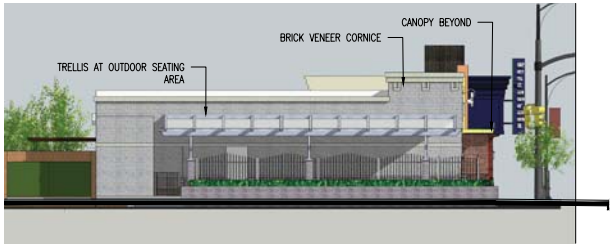
BRESLIN BUILDERS
5525 POLARIS AVENUE, SUITE B
LAS VEGAS, NEVADA 89118
(702)798-3977
FAX (702)798-3908
DESIGN AND CONSTRUCTION
LICENSED GENERAL CONTRACTOR
LICENSE #0018169



SOUTH EXTERIOR ELEVATION



EAST EXTERIOR ELEVATION



WEST EXTERIOR ELEVATION



PERSPECTIVE



PERSPECTIVE

Proposed Exterior Elevations

Scale: 1/8" = 1'-0"
BBDC Project No.: 1513A
Version 7

Breslin Builders shall have no liability for use of this information without their written consent. Copyright(c) 1999 - 2012. Use of the information contained in this instrument for other than the specific purpose for which it was intended and for other than the client for whom it was prepared is forbidden unless expressly permitted in advance by Breslin Builders. These drawings shall be used for one project only.

SUP-52708

PRJ-52609
03/03/14

Land Use Submittal
January 9, 2014

Sears Retail Building - Facade Remodel

612 East Carson, Las Vegas, Nevada 89101



SUP-52708 [PRJ-52609] - APPLICANT/ OWNER: 612 CARSON, LLC
612 EAST CARSON AVENUE

02/11/14



SUP-52708 [PRJ-52609] - APPLICANT/ OWNER: 612 CARSON, LLC
612 EAST CARSON AVENUE

01/30/14



SUP-52708 [PRJ-52609] - APPLICANT/ OWNER: 612 CARSON, LLC
612 EAST CARSON AVENUE

01/30/14



SUP-52708 [PRJ-52609] - APPLICANT/ OWNER: 612 CARSON, LLC
612 EAST CARSON AVENUE

01/30/14

TODD KESSLER
261 Las Vegas Blvd. North – Suite 110
Las Vegas, NV 89101

January 23, 2014

Flinn Fagg
City of Las Vegas
Planning & Development
333 So. Rancho Dr.
Las Vegas, Nevada 89101

Re: JUSTIFICATION LETTER
SUP – APN 139-34-611-024 – Tavern Limited Special Use Permit; PRJ-52609

Dear Mr. Fagg:

Please accept this as our official justification letter for an SUP for proposed Tavern Limited Establishment. The Application is for a SUP FOR A PROPOSED 2,685 SQUARE FOOT TAVERN LIMITED ESTABLISHMENT IN AN EXISTING BUILDING at 622-624 E Carson Street, Las Vegas, Nevada 89101 zoned C-2 (General Commercial).

This entitlement will be 2,000 square feet of interior space and 685 square feet of exterior patio space, totaling 2,685 square feet. The proposed Tavern Limited establishment will allow Downtown visitors and residents a new place to dine and socialize. This use is harmonious and compatible with surrounding land uses and will add to the pedestrian-friendly environment in the Downtown neighborhood.

This establishment will further enhance the revitalization of Downtown by making it a destination that attracts tourists and locals as well as assist in the success of the current revitalization of downtown. This will not change the history and culture that has been well established in Downtown, but will rather create more energy and help enhance the attractiveness of the Downtown Renaissance.

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

Sincerely,



Todd Kessler

SUP-52708

PRJ-52609
01/23/14

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

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

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

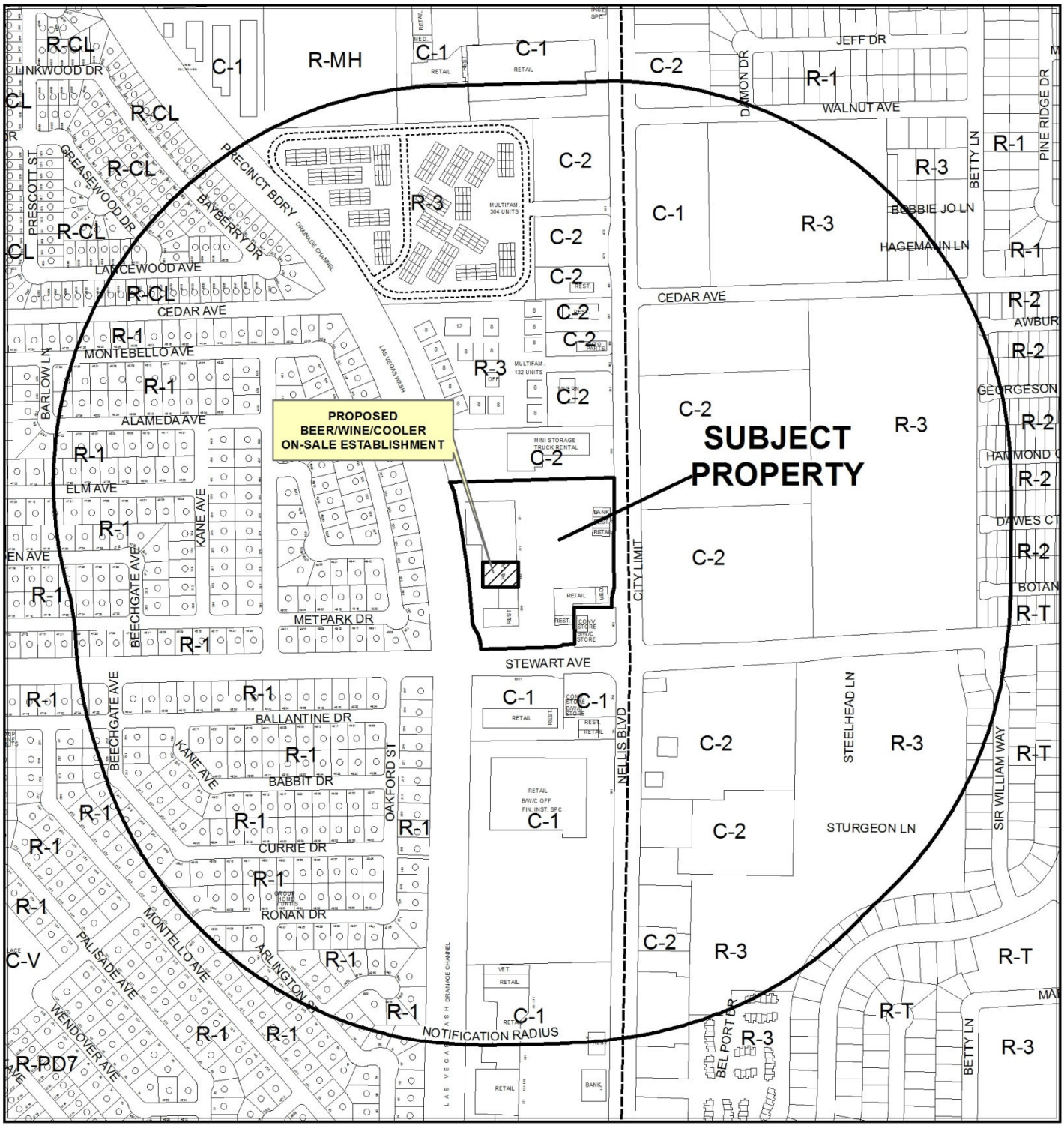
SUBJECT:
SUP-52605 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HIBACHI GRILL & SUPREME BUFFET, INC. - OWNER: STEWART & NELLIS PARTNERS, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN A PROPOSED 13,048 SQUARE-FOOT RESTAURANT at 313 North Nellis Boulevard (APN 140-32-601-005), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-51770].

MAY GO TO CITY COUNCIL ON 04/16/2014
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:
APPROVAL

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



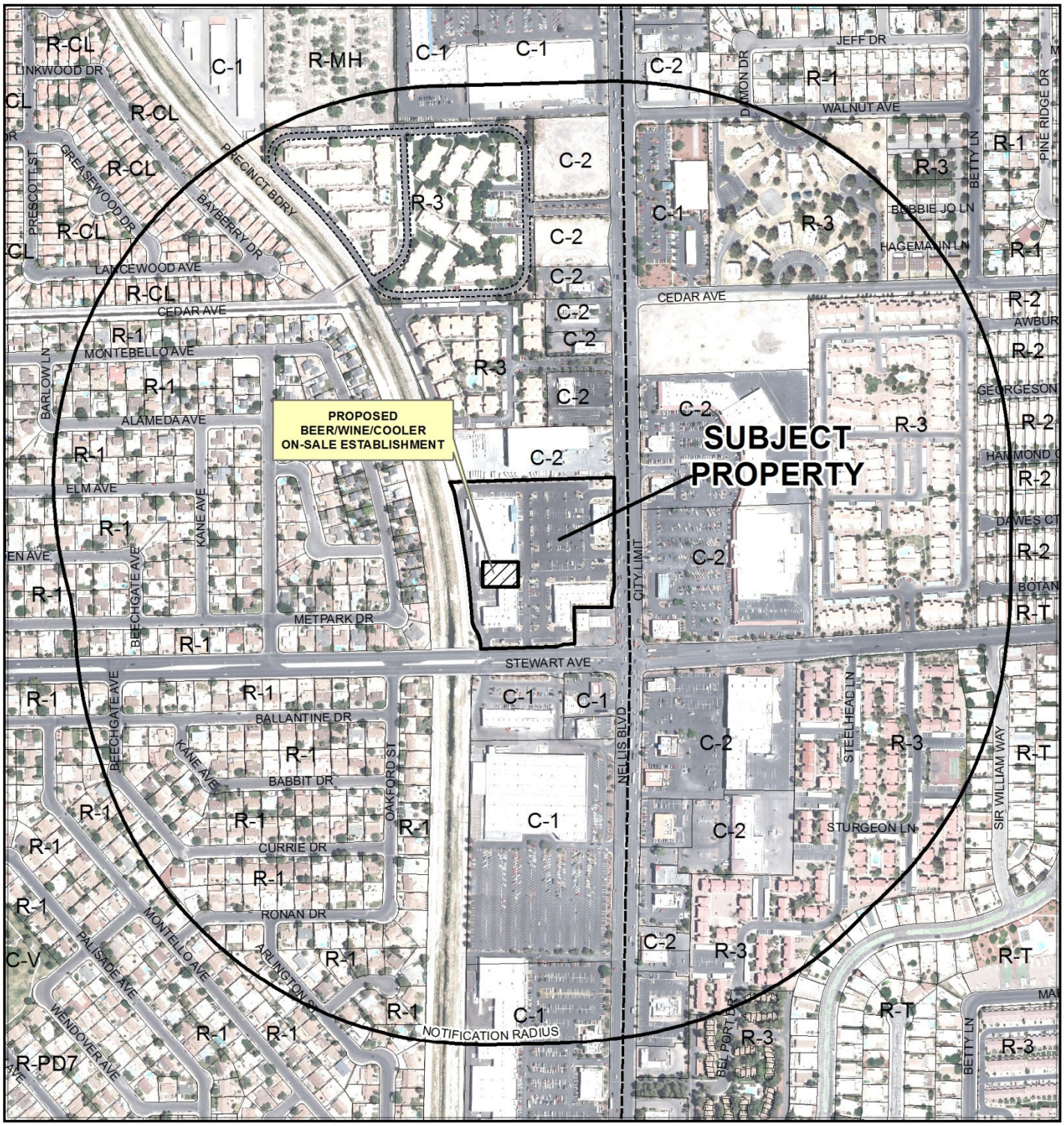
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CASE: **SUP-52605 (PRJ-51770)**

RADIUS: 1500 FEET

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

N



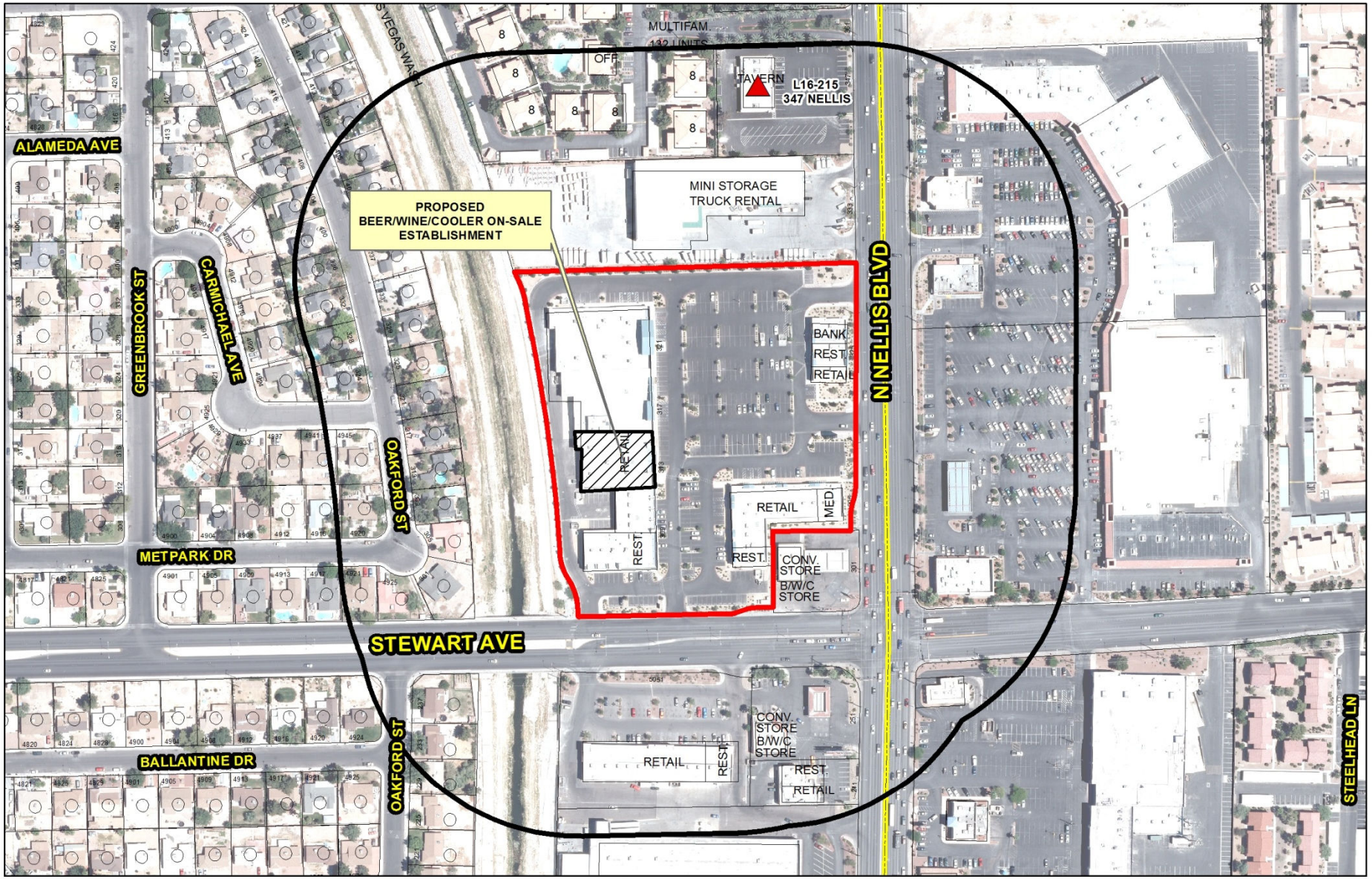
0 400 800 Feet

CASE: **SUP-52605 (PRJ-51770)**

RADIUS: 1500 FEET

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

N



SUP-52605 (PRJ-51770)

Beer/Wine/Cooler On-Sale

Business Licenses

- Beer/Wine/Cooler On-Sale
- Tavern
- Restaurant With Liquor/ Restaurant With Service Bar/ Beer Wine Room/ Ancillary Brew Pub

Protected Uses

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Child Care/ Children Facility
- Subject Property
- 400 foot buffer

N

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Wednesday, January 29, 2014

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-52605

Case Number: PRJ-51770 APN: 140 32 601 005

Name of Property Owner: STEWART & WELLS PARTNERS, LLC.

Name of Applicant: Hibachi Grill & Suppreme Buffet Inc

Name of Representative: Guo Jiang

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:

Print Name: DAVID SHALOM

Subscribed and sworn before me

This _____day of_____. 20_____

_____

Notary Public in and for said County and State

PRJ-51770
01/16/14

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Los Angeles

On January 13, 2014 (Date) before me, Gabriel Shalom, Notary Public (Here Insert Name and Title of the Officer),

personally appeared David Shalom (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

GABRIEL SHALOM
Commission # 1994300
Notary Public - California
Los Angeles County
My Comm. Expires Oct 18, 2016

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____ (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document: Statement of financial interest

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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Item #5907

PRJ-51770
01/16/14

SUP-52605

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Hibachi Grill & Supreme Buffet Inc

Project Address (Location) 313 N Nellis Blvd, Las Vegas, NV 89110

Project Name _____ **Proposed Use** RESTAURANT

Assessor's Parcel #(s) 140 32 601 005 **Ward #** 3

General Plan: existing GC **proposed** GC **Zoning: existing** C1 **proposed** C1

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

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

Additional Information _____

PROPERTY OWNER Steward & Nellis Partners LLC **Contact** _____

Address 2080 E. Flamingo Rd. # 112 **Phone:** _____ **Fax:** _____

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

E-mail Address _____

APPLICANT Guo Jiang **Contact** Same

Address 3009 Little Crimson Ave **Phone:** (702) 808 3543 **Fax:** 888 696 9713

City Las Vegas, NV 89110 **State** NV **Zip** 89110

E-mail Address _____

REPRESENTATIVE Michael Huang **Contact** Michael Huang

Address 58205 Pecos Rd, Ste 200 **Phone:** (702) 461 7248 **Fax:** 888 696 9713

City Las Vegas, NV 89120 **State** NV **Zip** 89120

E-mail Address xhuang@lawhuang.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 DAVID SHALOM

Subscribed and sworn before me

This _____ day of _____, 20 _____.

_____

Notary Public in and for said County and State

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-52605
Meeting Date:	03/11/14 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-51770
01/16/14

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Los Angeles

On January 13, 2014 (Date) before me, Gabriel Shalom Notary Public (Here Insert Name and Title of the Officer),

personally appeared David Shalom (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

GABRIEL SHALOM
Commission # 1994300
Notary Public - California
Los Angeles County
My Comm. Expires Oct 18, 2016

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____ (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document: Application / Petition Form

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

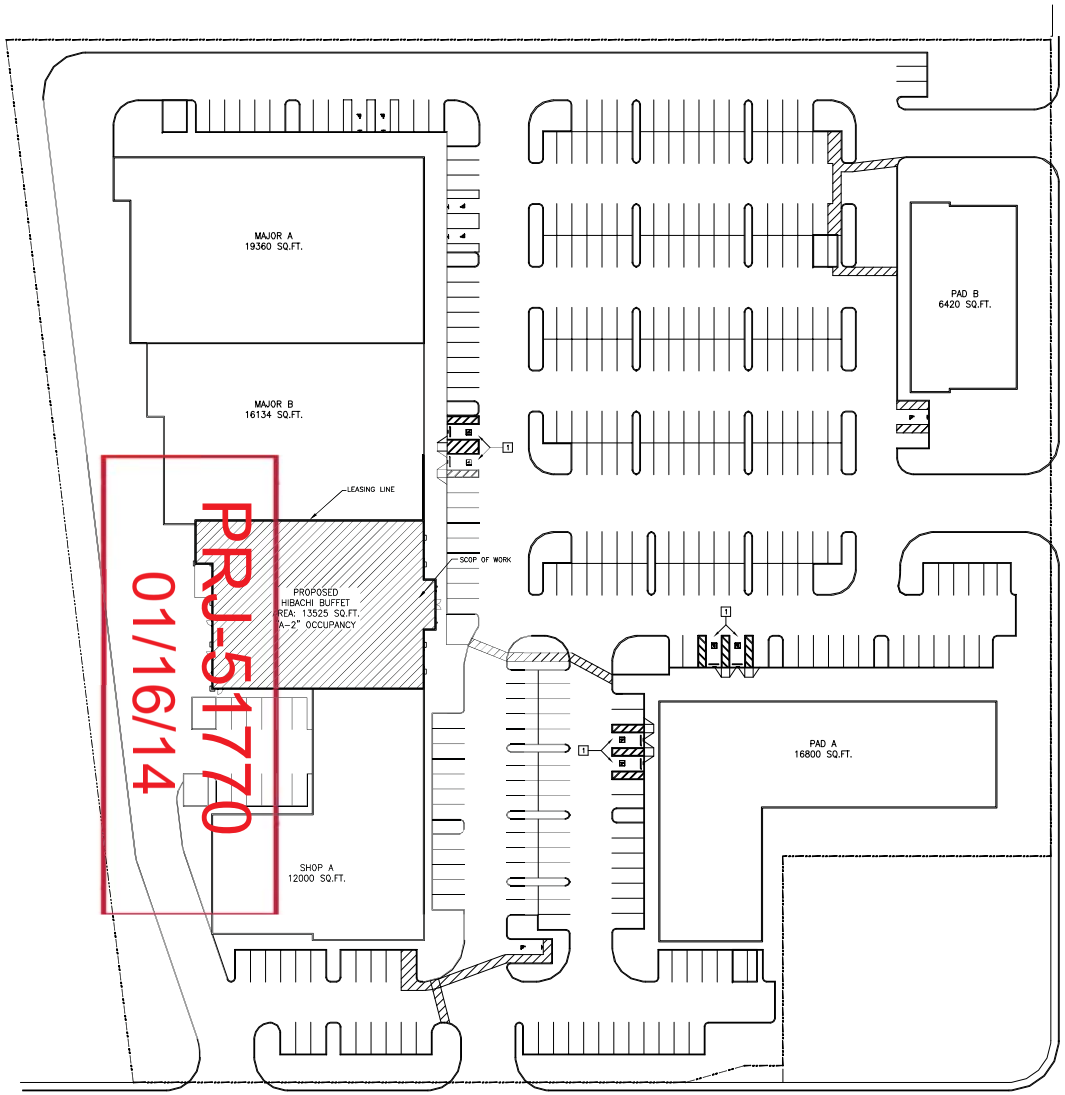
RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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Item #5907

PRJ-51770
01/16/14

SUP-52605



SITE INFORMATION

APN Number:	140-32-601-005
Zoning Type:	C-1
Site Area:	7.59 Acre = 330,620 Sq. Ft.
Lot Coverage:	84,239 / 330,620 = 25.48%

BUILDING AREA:

PAD A	16,800 Sq. Ft.
PAD B	6,420 Sq. Ft.
SHOP A	12,000 Sq. Ft.
MAJOR A	19,360 Sq. Ft.
MAJOR B	16,134 Sq. Ft.
HIBACHI	13,525 Sq. Ft.
Total:	84,239 Sq. Ft.

PARKING STALLS CALCULATIONS:

Required:	(Shopping Center 4 per 1,000 S.F.)	337
Provided:		347

ACCESSIBLE PARKING SPACE CALCULATIONS:

Required:	(per IBC TABLE 1106.1) 8 (include Van ADA 2)	
Provided (standard ADA) :		10
Provided (Van ADA) :		2
Total (ADA) :		12

HIBACHI BUFFET ACCESSIBLE PARKING SPACE CALCULATIONS:

13,525 / 250 SF = 54 Stalls

Required:	(IBC TABLE 1106.1)	3

[1] THERE ARE 6 STANDARD ACCESSIBLE PARKING (INCLUDING 1 VAN ACCESSIBLE PARKING) COULD BE ACCESSIBLE BY HIBACHI BUFFET OCCUPANCY. NO MORE ADA STALLS SHALL BE ADDED. SEE SITE PLAN.

1 SITE PLAN
SP-1 SCALE: 1" = 30'

NORTH

SUP-52605

HIBACHI BUFFET
TENANT IMPROVEMENT
313 N. NELLIS BLVD.
Las Vegas, Nevada 89110

HIBACHI GRILL &
SUPREME BUFFET INC.
6254 HEATHER CREEK PL
LAS VEGAS, NV, 89122

LEI SU, ARCHITECT
181 ANDADA DR.
HENDERSON, NV, 89012

SEAL

MARK	DATE	DESCRIPTION
1	10/17/13	100% CD'S

KEY PLAN

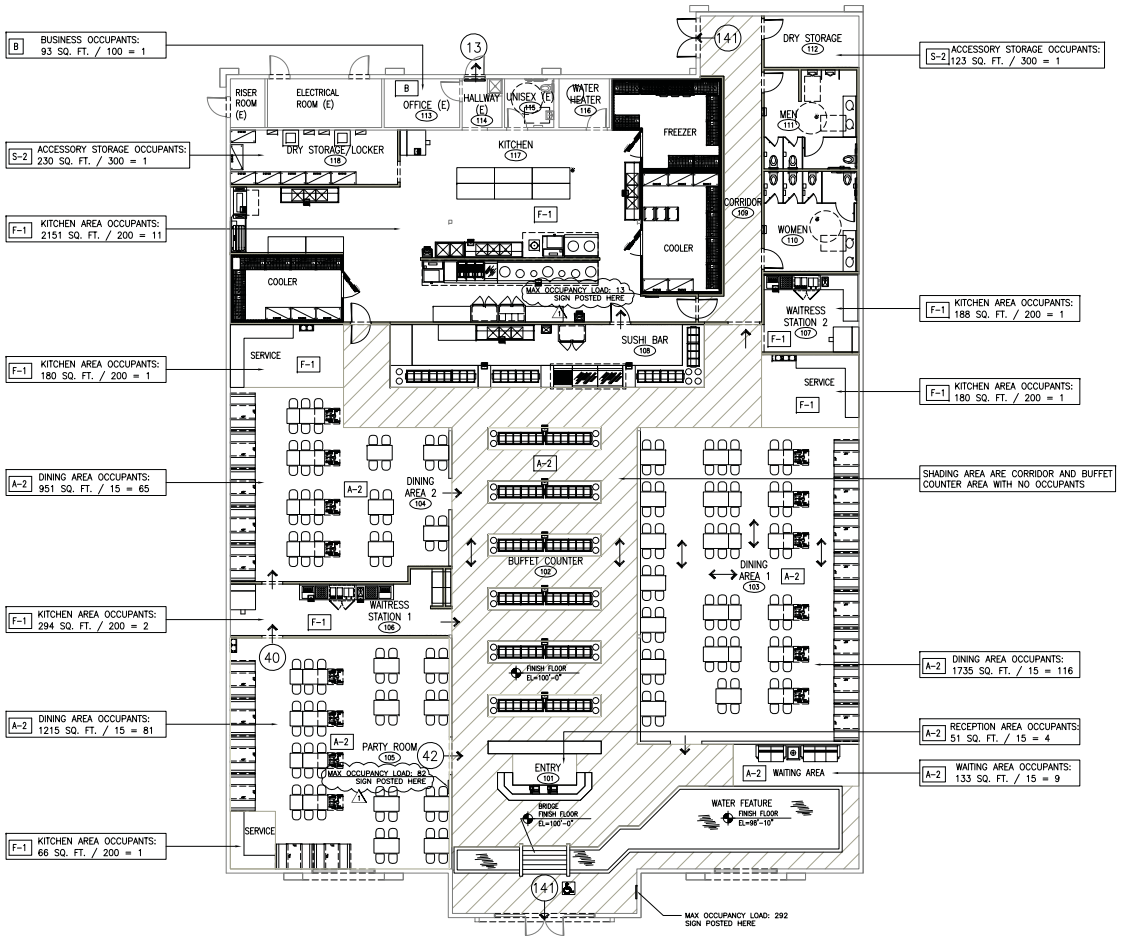
FILE LOG

MANAGER:
DESIGNED BY: LS
DRAWN BY: LS
CHK'D BY:
COPYRIGHT: © LEI SU, ARCHITECT, 2013

DATE: OCTOBER 17, 2013
PROJECT NO.: 13110

SHEET TITLE
SITE PLAN

SHEET NUMBER
SP-1



TOTAL A-2 OCCUPANT LOAD = 65+81+116+4+9 = 275
TOTAL F-1 OCCUPANT LOAD = 11+2+1+1+1+1 = 17
TOTAL S-2 OCCUPANT LOAD = 1+1 = 2
TOTAL B OCCUPANT LOAD = 1
TOTAL RESTAURANT OCCUPANT LOAD = 275+17+2+1=295

NOTE: CORRIDOR, BUFFET COUNTER AREA, RESTROOMS, FREEZER & COOLERS ARE NO OCCUPANT.

EXIT CAPACITY TABULATION (WITH SPRINKLER)

EXIT #	DOOR WIDTH REQUIRED OCCUPANT LOAD x 0.2 (IN.)	DOOR WIDTH REQ. (IN.)	DOOR WIDTH PROVIDED (IN.)
EXIT #1	141	29	60
EXIT #2	141	29	60
EXIT #3	13	3	36
		TOTAL	156

LEGEND

DIRECTION OF EGRESS

141 NUMBER OF OCCUPANTS EXITING

A-2 OCCUPANCY GROUP

EXIT PLAN
AEX-1 SCALE 1/8" = 1'-0"

NORTH

0 2' 4' 8' 16'
(IN FEET)

SUP-52605

HIBACHI BUFFET
TENANT IMPROVEMENT
313 N. NELLIS BLVD.
Las Vegas, Nevada 89110

HIBACHI GRILL &
SUPREME BUFFET INC.
6254 HEATHER CREEK PL
LAS VEGAS, NV, 89122

LEI SU, ARCHITECT
181 ANDADA DR.
HENDERSON, NV, 89012

SEAL

MARK	DATE	DESCRIPTION
1	11/05/13	PLAN CHECK REVISIONS
2	10/17/13	100% CD'S

KEY PLAN

FILE LOG
MANAGER:
DESIGNED BY: LS
DRAWN BY: LS
CHK'D BY:
COPYRIGHT: © LEI SU, ARCHITECT, 2013

DATE: OCTOBER 17, 2013
PROJECT NO.: 13110

SHEET TITLE
EXIT PLAN

SHEET NUMBER
AEX-1

PRJ-51770
01/16/14



SUP-52605 [PRJ-51770]- APPLICANT: HIBACHI GRILL & SUPREME BUFFET, INC. - OWNER: STEWART & NELLIS PARTNERS, LLC

313 NORTH NELLIS BOULEVARD

01/30/14

Hibachi Grill & Supreme Buffet Inc.

313 N. Nellis Blvd, Las Vegas, NV 89110
(702) 809 2981

JUSTIFICATION LETTER

Dept. of Planning and Licensing
City of Las Vegas
333 N Rancho Ave
Las Vegas, NV 89101

December 19, 2013

RE: Justification Letter Special Use Permit for Beer/Wine/Cooler On-sale

Dear Sir or Madam,

My name is Guo Jiang and I currently own and plan to operate Hibachi Grill and Supreme Buffet located at 313 N. Nellis Blvd, Las Vegas NV 89110. I will start this restaurant in February 2014 and would like to apply for a beer, wine, cooler on-sale license.

This application is to add a bear, wine and cooler license at my restaurant in C2 zoning. Hibachi Buffet will provide economic and employment benefit to the community in the surrounding area. We are going to provide delicious Asian food buffet and plan to hire about 50 employees. It is estimated that we may have at least 300 customers each day, which brings about business opportunities to our area. Our location will not devote more than 5 % of the restaurant floor space to the display or merchandising of alcoholic beverages.

The introduction of beer, wine and cooler sales will not adversely affect the environment or character of the immediate community. Nor will it have detrimental impact on the adjacent properties.

There are other businesses in the general area that sell liquor and as such the proposed use is not unique to the area This proposal will not compromise the public health, safety, and welfare of the overall objectives of the general plan.

We don't believe that any additional public services, utilities, parking accommodations, or waivers will be necessary to accommodate the proposed use. 1 hope you will consider and grant my application for special use permit for beer, wine and cooler at this site. I look forward to hearing from you.

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

Guo Jiang

SUP-52605

PRJ-51770
01/16/14

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

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

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

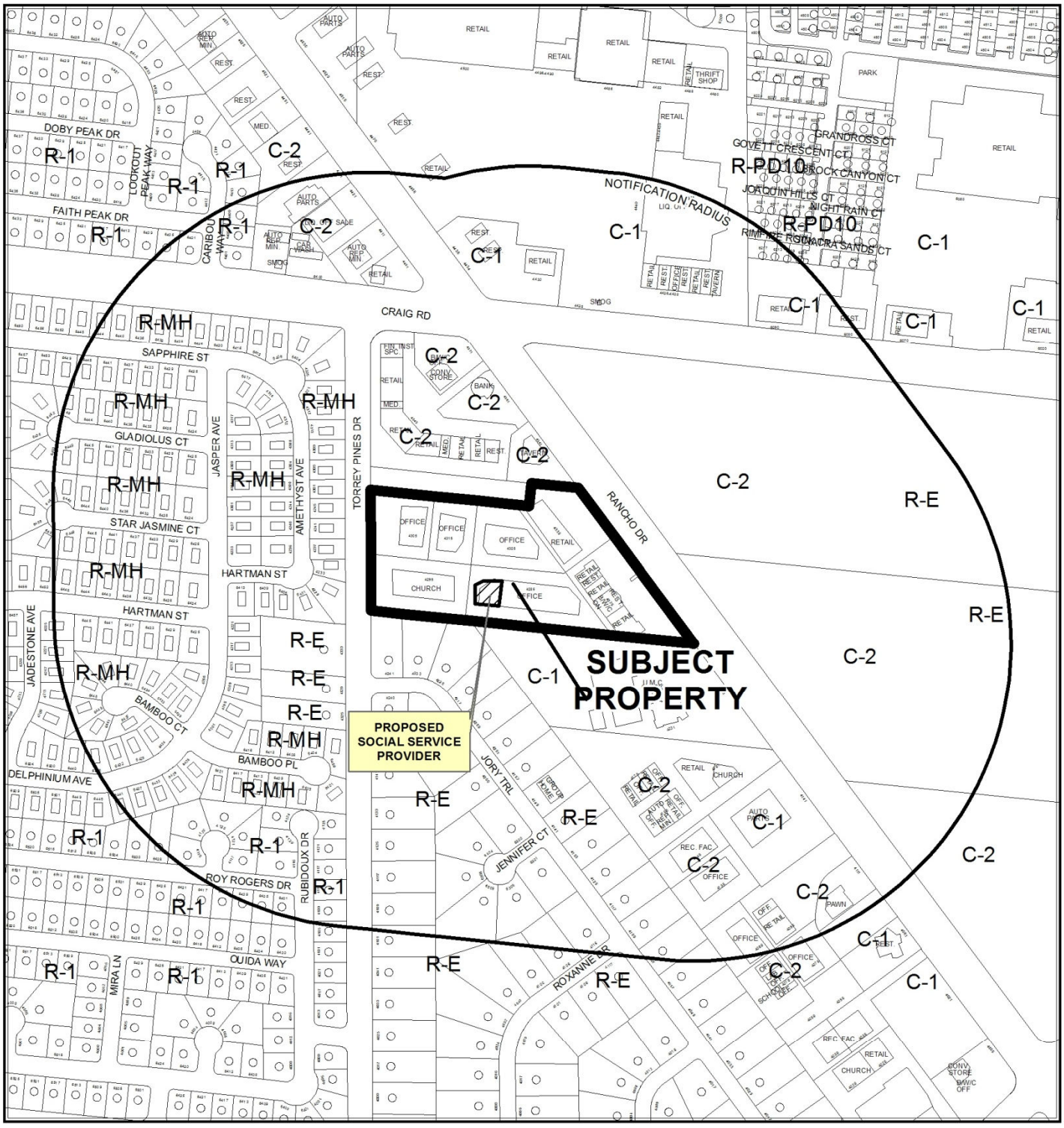
SUBJECT:
SUP-52659 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: OLIVE CREST - OWNER: S L P NORTHBROOKE 5, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED SOCIAL SERVICE PROVIDER at 4285 North Rancho Drive, Suite #160 (APN 138-02-712-010), C-2 (General Commercial) Zone, Ward 4 (Anthony) [PRJ-52361].

MAY GO TO CITY COUNCIL ON 04/16/2014
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:
APPROVAL

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



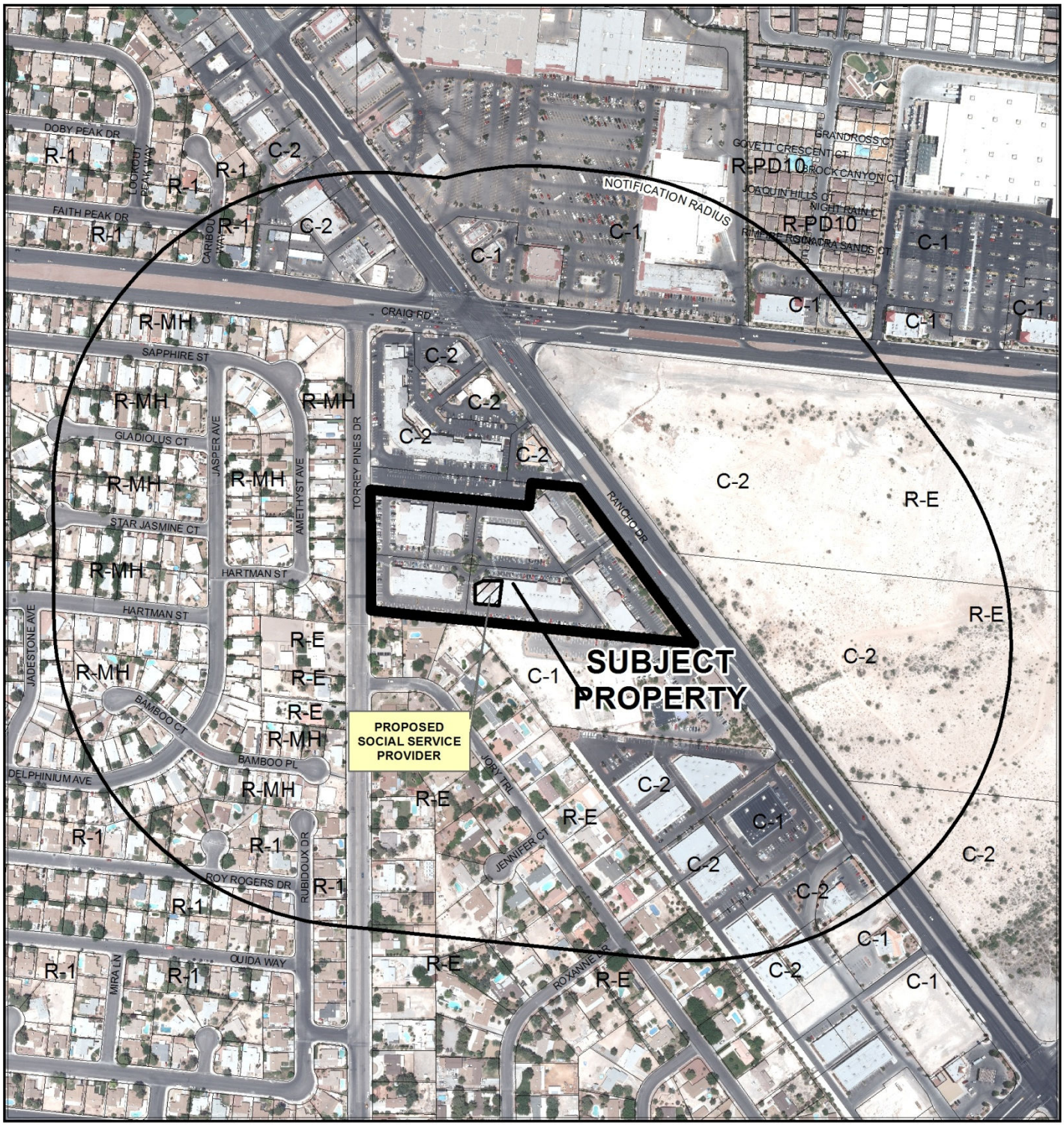
CASE: **SUP-52659 (PRJ-52361)**

RADIUS: 1000 FEET

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

0 300 600 Feet

N



CASE: **SUP-52659 (PRJ-52361)**

RADIUS: 1000 FEET

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

0 300 600 Feet

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-52659 APN: 138-02-712-010

Name of Property Owner: SLP NORTHBROOKE 5, LLC

Name of Applicant: _____

Name of Representative: _____

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: STUART M. SOBEL

Subscribed and sworn before me

This 9 day of January, 2014

D Zavala

Notary Public in and for said County and State

D. ZAVALA
Commission # 1916189
Notary Public - California
San Diego County
My Comm. Expires Dec 14, 2014

Revised 11-14-06

F:\depot\Application Packet\Statement of Financial Interest.pdf

PRJ-52361
01/23/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Sexual Service Provider

Project Address (Location): 4285 N. Rancho Drive Ste 160

Project Name: Olive Crest Proposed Use: Administrative Services

Assessor's Parcel #(s): 139-02-712-010 Ward #

General Plan: existing ✓ proposed Zoning: existing ✓ proposed

Commercial Square Footage: 5200 Floor Area Ratio

Gross Acres: Lots/Units: Density:

Additional Information:

PROPERTY OWNER: SLE Multifamily 5, LP Contact: Stuart Sobek

Address: 2524 Catamaran Way Phone: 619 869-[illegible] Fax:

City: Chula Vista State: CA Zip: 91914

E-mail Address: Stuart7bu@gmail.com

APPLICANT: Olive Crest Contact: Erin Sussman

Address: 4285 N. Rancho Dr #160 Phone: 835-1904 Fax: 851-8523

City: LV State: NV Zip: 89130

E-mail Address: ERIN-Sussman@olivecrest.org

REPRESENTATIVE: Contact:

Address: Phone: Fax:

City: State: Zip:

E-mail Address:

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information provided, and that inaccurate, false or incomplete information 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 [illegible] authorized by the owner(s) to make this submission, as indicated by the owner's signature below.

Property Owner Signature*: [signature]

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

Print Name: Stuart Sobek

Subscribed and sworn before me

This 21 day of Jan, 20 14

* See attached California Jurat

Notary Public in and for said County and State

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #:	SUP-52659
Meeting Date:	03/11/14 PC
Total Fee:	
Date Received:*	
Received By:	

* If this 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.

P:\Apps\Application Packet\Application Form.pdf

PRJ-52361
01/23/14

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 San Diego

Subscribed and sworn to (or affirmed) before me on this 21 (Date) day of Jan (Month), 20 14 (Year), by

(1) Stuart Sobek (Name of Signer),

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

(and

(2) _____ (Name of Signer),

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

Signature Diane L. Loflen (Signature of Notary Public)

DIANE L. LOFLEN
Commission # 1986553
Notary Public - California
San Diego County
My Comm. Expires Jul 29, 2016

Place Notary Seal Above

OPTIONAL

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

Further Description of Any Attached Document

Title or Type of Document: Dept of Planning Application/Petition Form

Document Date: 01/21/14 Number of Pages: 1

Signer(s) Other Than Named Above: _____

RIGHT THUMBPRINT OF SIGNER #1
Top of thumb here



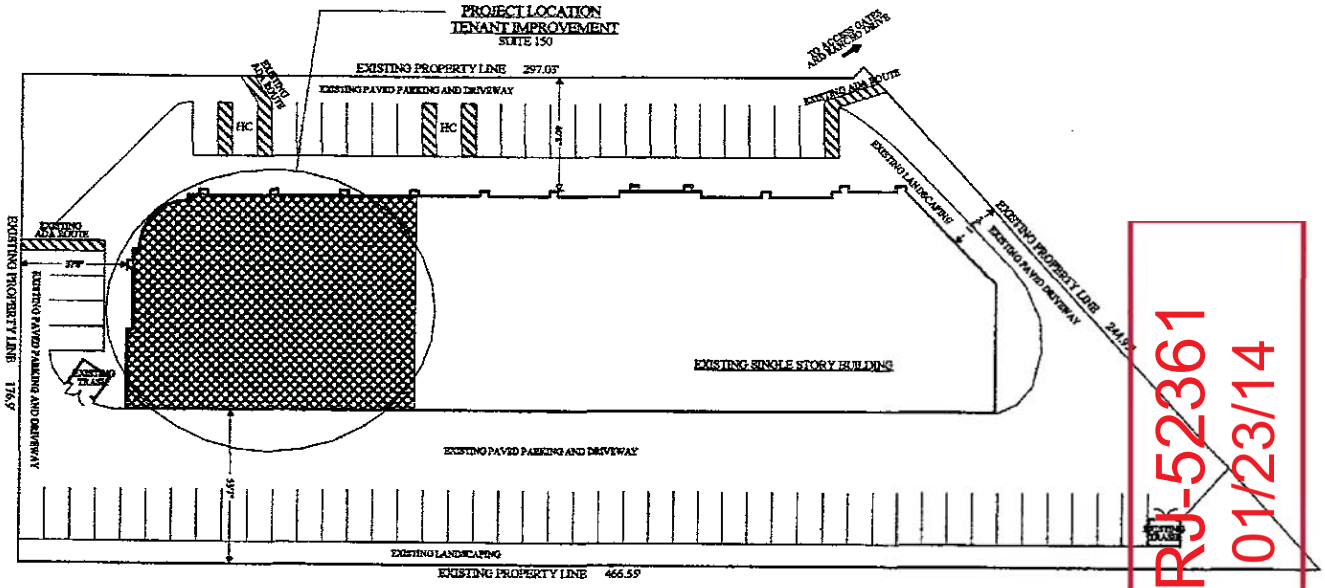
RIGHT THUMBPRINT OF SIGNER #2
Top of thumb here

© 2010 National Notary Association • NationalNotary.org • 1-800-US NOTARY (1-800-876-6827)

Item #5910

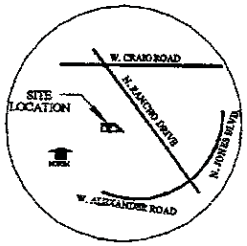
SUP-52659

PRJ-52361
01/23/14



SITE PLAN
SCALE: 1"= 20'

NORTH



VICINITY MAP
NO SCALE

PLAN INDEX	
SHEET	DESCRIPTION
	ARCHITECTURAL
A1	SITE PLAN
A2	FLOOR PLAN
A3	CEILING PLAN
A4	WALL DETAILS

THIS PROJECT SHALL COMPLY WITH THE 2009 IBC, UPC AND UMC, 2008 NEC, & 2009 IECC AND ALL SOUTHERN NEVADA CODE AMENDMENTS

PRJ-52361
01/23/14

OLIVE QUEST
TENANT IMPROVEMENT
4285 N. RANCHO DRIVE SUITE 150
APN 138-02-712-010
JURISDICTION - LAS VEGAS - 89108
ZONING CLASSIFICATION - C-2

SCOPE OF WORK - NEW MULTI-PURPOSE ROOM

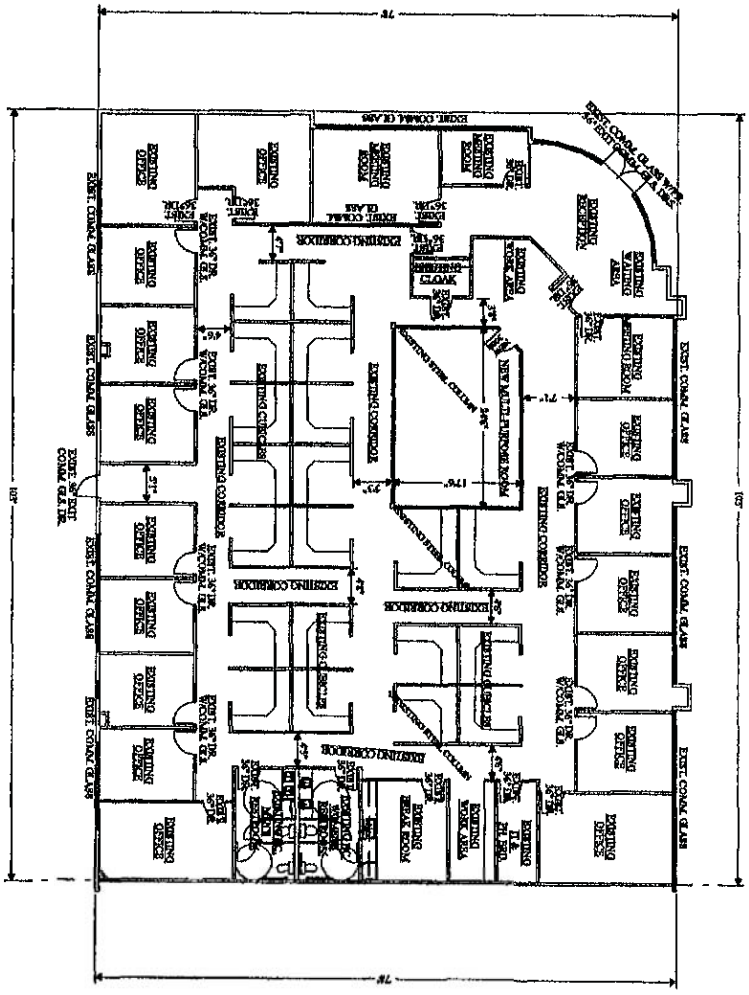
CODE ANALYSIS

CONSTRUCTION TYPE: VB
OCCUPANCY CLASSIFICATION: B
SPRINKLERS: YES
OF STORIES - 1 ALLOWED: 2
AREA: 4,796 S.F. ALLOWED: 9,200 S.F.
HEIGHT: 20' ALLOWED: 40'
EXITS: 2 REQ'D; 2 W/ MAX. 100' TRAVEL DISTANCE
OCCUPANT LOAD: 56
OFFICES, RECEPT, MULTI, MEETING, CUBICLES, BREAK, WORK AREAS: 4,796 / 100 = 48
WAITING AREA: 91 / 15 = 7
IT & PH. REQ. ROOM: 72 / 100 = 1
PARKING SPACES REQD.: 56
OFFICES, RECEPT, MULTI, MEETING, CUBICLES, BREAK, WORK AREAS: 4,796 / 1000 x 4 = 25
WAITING AREA: 91 / 1000 x 4 = 4
IT & PH. REQ. ROOM: 72 / 1000 x 2 = 2
HANDICAPPED SPACES REQD.: 2

JERRY RAMSEY CONSTRUCTION INC
4595 N. KEVIN WAY
LAS VEGAS, NEVADA 89129
LIC. No. 46932

OLIVE QUEST
TENANT IMPROVEMENT
4285 N. RANCHO DRIVE SUITE 150
LAS VEGAS, NEVADA 89108
SITE PLAN
AUGUST 2013
1/8" = 1'-0"
SHEET: A1

SUP-52659



FLOOR PLAN
SCALE: 1/8" - 1'-0"
7,814 S.F.

EXISTING WALLS
NEW WALLS

PRJ-52361
01/23/14

SHEET: A2	PROJECT: OLIVE QUEST TENANT IMPROVEMENT	PLANS DRAWN & PREPARED BY CONTRACTOR: JERRY RAMSEY CONSTRUCTION INC 4595 N. KEVIN WAY LAS VEGAS, NEVADA 89129 LIC. NO. 0050551 PH# 227-0266
	LOCATION: 4383 N. RANCHO DRIVE SUITE #150 LAS VEGAS, NEVADA 89108	
	SHEET TITLE: FLOOR PLAN	
	DATE: AUGUST 2013 SCALE: 1/8"= 1'- 0"	

SUP-52659



SUP-52659 [PRJ-52361] - APPLICANT: OLIVE CREST - OWNER: S L P NORTHBROOKE 5, LLC
4285 NORTH RANCHO DRIVE, SUITE #160

01/30/14

..FORTY YEARS..

OLIVE CREST

Strong Families, Safe Kids

1.800.550.CHILD (2445)
www.olivecrest.org

January 14, 2014

CITY OF LAS VEGAS
Department of Planning
Business Licensing Division

SUBJECT: Required Justification Letter for Olive Crest

Olive Crest is organized as a not-for-profit tax-exempt charitable corporation under Section 501(c)(3) of the Internal Revenue Code and was formed pursuant to the general not-for-profit corporation laws of the State of California. Olive Crest has existed as a foreign, non-profit organization under and by virtue of the law of the State of Nevada since August 4, 1997.

Established in 1973, Olive Crest has transformed the lives of over 60,000 abused, neglected, and at-risk children and their families. We work tirelessly to meet the individual needs of kids in crisis by providing safe homes, counseling, and education for both youth and parents. Our many innovative programs reflect our conviction that strengthening the family is one of the most powerful ways to help heal children. With unwavering compassion, the Olive Crest family maintains a lifelong commitment to the youth and families we serve even after they have graduated from our programs.

Olive Crest serves nearly 2,000 children and families each day throughout California, Nevada, and the Pacific Northwest.

** Our Nevada region currently services approximately 20 clients a month at our administrative offices, if deemed necessary. These services include immediate food needs and job placement assistance.

In addition this location is our administrative office that supports programs that take place in the community:

Foster Care: Olive Crest recruits, certifies and trains foster families to provide warm, secure and therapeutically safe homes for foster children. Ongoing therapy is provided to foster children and parents. To assure more successful outcomes, foster parents also receive ongoing training and respite services. The ultimate goal for children placed in foster care is reunification with their biological parents.

PRJ-52361
01/23/14

SUP-52659

Strong Families: Provides at-risk families with in-home family preservation services from a specialized support team. A plan is developed to help achieve goals and work toward being self-sufficient, which includes therapy and parenting skills training.

Differential Response: Works with families who are likely to benefit from early intervention through assessment of their unique situations, risks and individual needs. Services provided include in-home support, collaboration with schools and medical professionals, food and clothing assistance, and medical and mental health referrals/treatment. These families are on the verge of having Clark County Child Protective Services (CPS) open a case to begin an investigation. Our goal is to keep them out of an already overburdened system.

Respite Care: Services are provided to families (including relative care givers, foster and adoptive families) with special needs children to help minimize stressors and prevent family disruption.

Mental Health: Provides high quality and effective care that will lead children, youth, and families to healing, wholeness, and stronger relationships with one another. Mental Health staff is integrated into Olive Crest programs and provides specialized, culturally competent services to children and families who have identified behavioral and mental health needs. Services include assessments, therapy, crisis intervention, and home based services including Basic Skills Training and Psychosocial Rehabilitation.

Family Resource Center (FRC): Our Las Vegas North FRC provides the following services to 18 zip codes assigned by Clark County: case management including counseling to address underlying issues and barriers to become self-sufficient; support and assistance with basic needs (food, clothing, baby items, household items); assistance with applications for housing, SNAP (food), Medicaid and utilities assistance; and employment resources to include transportation vouchers and work-appropriate clothing.

Sincerely,

Donald Verleur II
Chief Executive Officer

PRJ-52361
01/23/14

SUP-52659

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

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

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

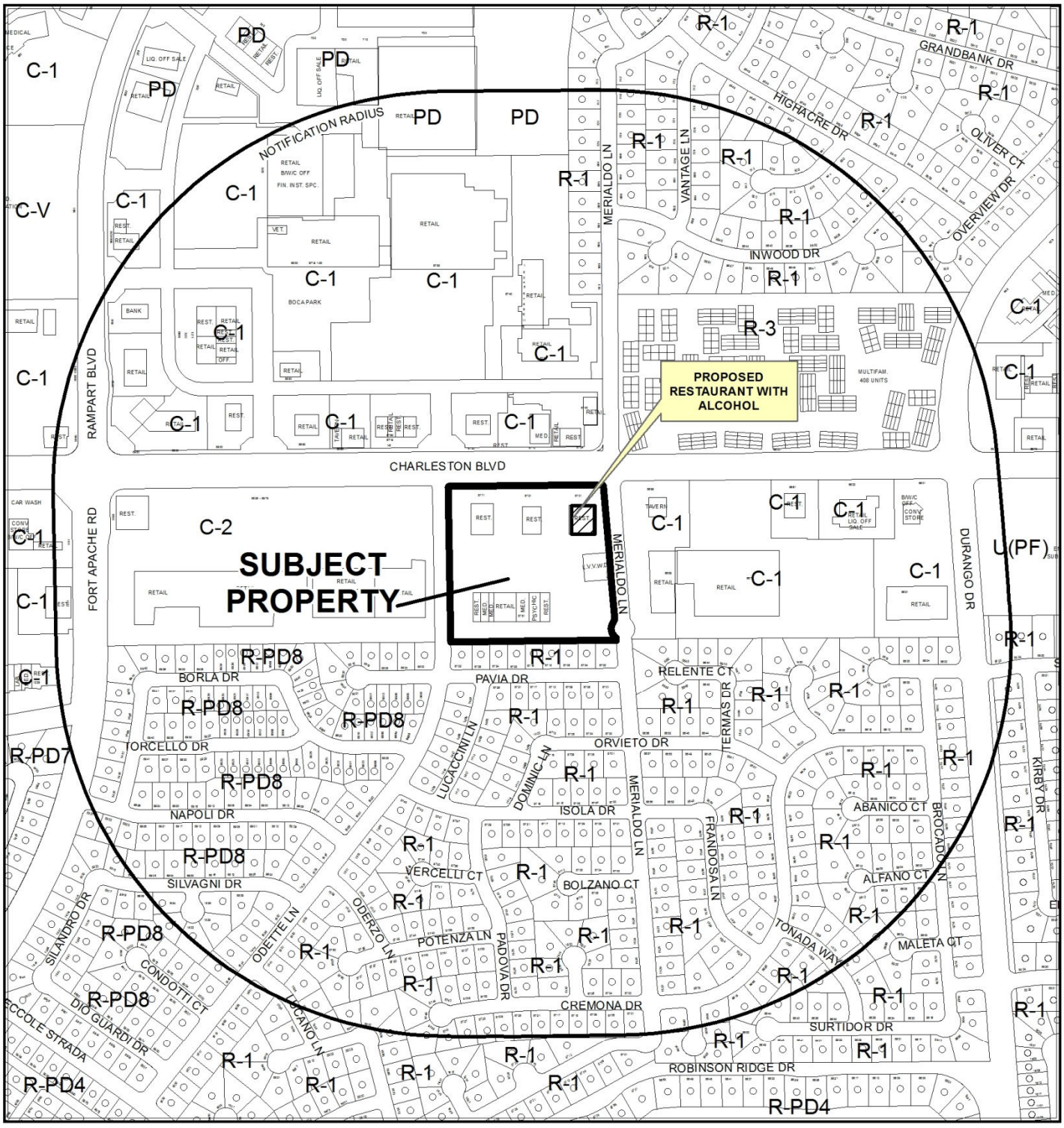
SUBJECT:
SUP-52704 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BONEFISH GRILL, LLC - OWNER: MICAH 6:8 HOLDING LIMITED PARTNERSHIP - For possible action on a request for a Special Use Permit FOR A PROPOSED RESTAURANT WITH ALCOHOL USE at 8701 West Charleston Boulevard (APN 163-05-502-001), C-1 (Limited Commercial) Zone, Ward 2 (Beers) [PRJ-52644].

MAY GO TO CITY COUNCIL ON 04/16/2014
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:
APPROVAL

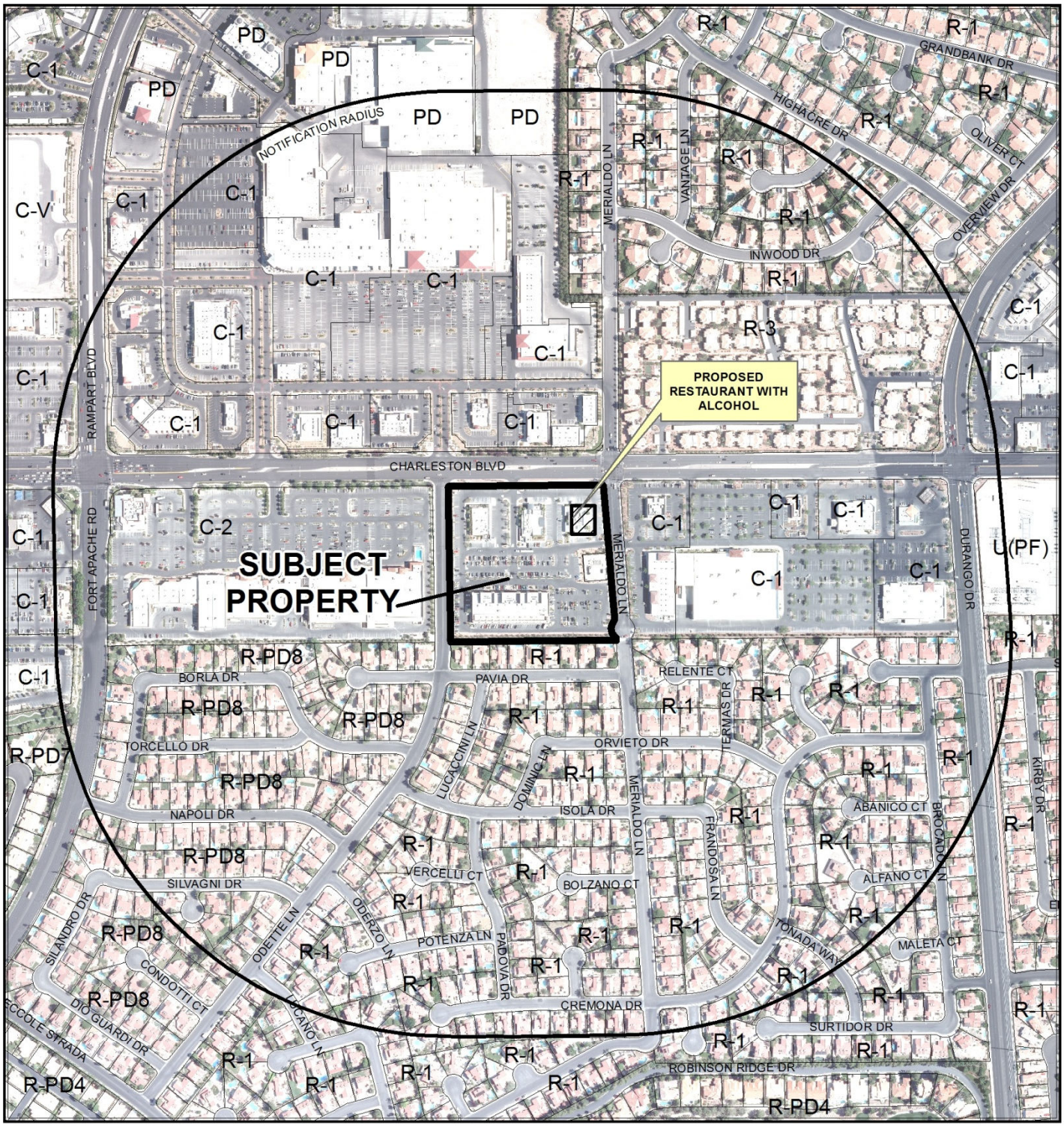
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-52704 (PRJ-52644)**

RADIUS: 1500 FEET

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



CASE: **SUP-52704 (PRJ-52644)**

RADIUS: 1500 FEET

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

0 400 800 Feet

N



SUP-52704 (PRJ-52644)

Restaurant With Alcohol

Business Licenses

- Beer/Wine/Cooler On-Sale
- Tavern
- Restaurant With Liquor/ Restaurant With Service Bar/ Beer Wine Room/ Ancillary Brew Pub

Protected Uses

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Child Care/ Children Facility
- Subject Property
- 400 foot buffer

N

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Monday, January 27, 2014

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-52704 APN: 163-05-502-001

Name of Property Owner: Lena Ostunio Micah 6:8 Holding Limited Partnership
By: Dunamis Enterprises LLC, Its General Partner
By: Lena Ostunio, Its Manager

Name of Applicant: Bonefish Grill LLC

Name of Representative: Susan Russell on behalf of Bloomin'Brands

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: Lena Ostunio

Print Name: Lena Ostunio, Manager

Subscribed and sworn before me

This _____ day of _____, 20_____

SEE ATTACHMENT

_____

Notary Public in and for said County and State

PRJ-52644
02/04/14

Revised 11-14-06 REVISED f:\depot\Application Packet\Statement of Financial Interest.pdf

CALIFORNIA JURAT CERTIFICATE

State of California
County of San Bernardino }

Subscribed and sworn to (or affirmed) before me
on this 28th day of January, 2014,

by Lena Ostunio,

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

Signature

ALONI GONZALEZ
Commission # 1964430
Notary Public - California
San Bernardino County
My Comm. Expires Dec 22, 2015

ADDITIONAL DOCUMENT DETAILS (Optional, Used for Document Security)

Name/Title of Document: Statement of Financial Interest

Capacity Claimed by Signer(s): _____

Total Number of Pages in Document (not including this certificate): 1

Right Thumbprints of Signer(s):

Initials: _____ Initials: _____

Document Date: _____

Additional Details: _____

_____

_____

_____

CA-JUR-GDS 2/2010

SUP-52704 - REVISED

PRJ-52644
02/04/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 8701 W. Charleston Blvd., Las Vegas, NV 89117

Project Name Bonefish Grill **Proposed Use** Restaurant w/ Alcohol

Assessor's Parcel #(s) 163-05-502-001 **Ward #** 2

General Plan: existing Commercial proposed No Change **Zoning:** existing C-1 proposed No change

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

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

Additional Information _____

Micah 6:8 Holding Limited Partnership
By: Dunamis Enterprises, LLC, Its General Partner

PROPERTY OWNER By: Lena Ostunio, Manager **Contact** Herb Santos, Jr., Esq.

Address 225 S. Arlington Ave., Ste. C **Phone:** (775) 323-5200 **Fax:** (775) 323-5211

City Reno **State** NV **Zip** 89501

E-mail Address _____

APPLICANT Bonefish Grill, LLC **Contact** _____

Address 2202 N. West Shore Blvd., 5th Floor **Phone:** 813-282-1225 **Fax:** _____

City Tampa **State** FL **Zip** 33607

E-mail Address _____

REPRESENTATIVE Kolesar & Leatham **Contact** Benjamin J. Volmer, Esq.

Address 400 S. Rampart Blvd., Suite 400 **Phone:** 702-362-7800 **Fax:** 702-362-9472

City Las Vegas **State** NV **Zip** 89145

E-mail Address bvolmer@klnevada.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 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.

Micah 6:8 Holding Limited Partnership
Property Owner Signature* Lena Ostunio

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

Print Name Lena Ostunio, Manager of Dunamis Enterprises, LLC

Subscribed and sworn before me

This _____ day of _____, 20 _____

_____

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	SUP-52704
Meeting Date:	03/11/14 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-52644
01/28/14

10/25/06

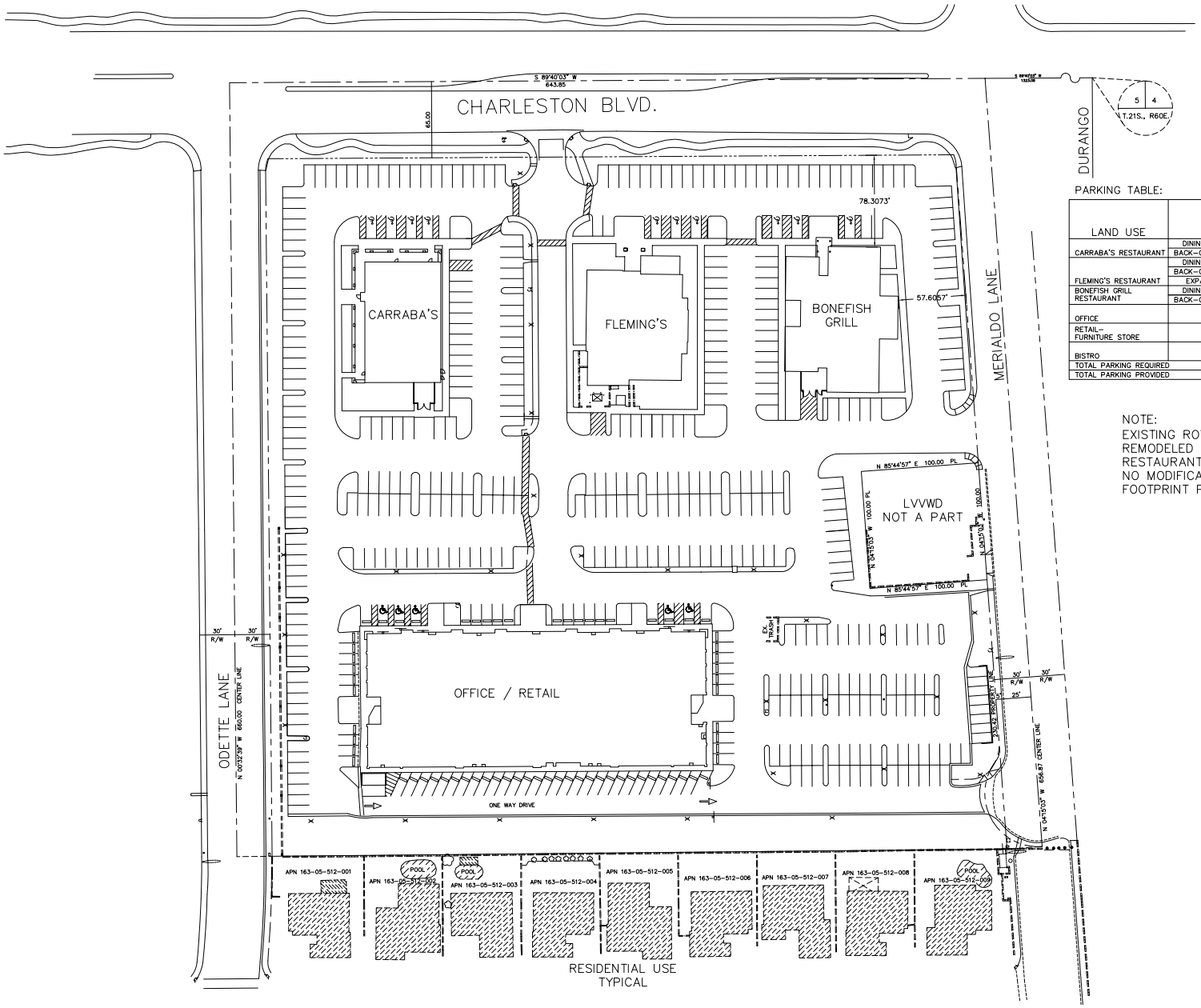
Subscribed and sworn to (or affirmed) before me on this 13 day of July, month 2014 year by [illegible] proved to me on the basis of satisfactory evidence to be the person who appeared before me.

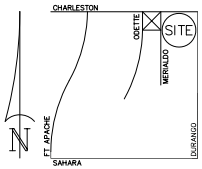
Notary Public

LORELEI ANN KREUTZER
Commission # 1984690
Notary Public - California
San Bernardino County
My Comm. Expires Aug 6, 2016

PRJ-52644
01/23/14

SUP-52704



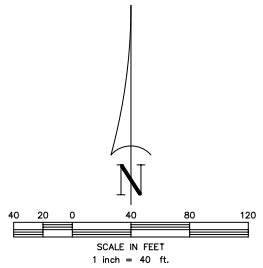


VICINITY MAP
N.T.S.

PARKING TABLE:

LAND USE		AREA (S.F.)	CITY OF LAS VEGAS CODE REQUIREMENTS	PARKING REQUIRED
CARRABA'S RESTAURANT	DINING AREA	3,176	1 SPACE/50 S.F.	64 SPACES
	BACK-OF-HOUSE	3,468	1 SPACE/200 S.F.	18 SPACES
FLEMING'S RESTAURANT	DINING AREA	3,251	1 SPACE/50 S.F.	66 SPACES
	BACK-OF-HOUSE	3,867	1 SPACE/200 S.F.	20 SPACES
	EXPANSION	524	1 SPACE/50 S.F.	11 SPACES
BONEFISH GRILL RESTAURANT	DINING AREA	4,909	1 SPACE/50 S.F.	98 SPACES
	BACK-OF-HOUSE	2,280	1 SPACE/200 S.F.	11 SPACES
OFFICE		19,000	1 SPACE/300 S.F.	64 SPACES
RETAIL-FURNITURE STORE		31,218	1 SPACE/500 S.F.	63 SPACES
BISTRO		1,500	1 SPACE/50 S.F.	30 SPACES
TOTAL PARKING REQUIRED				445 SPACES
TOTAL PARKING PROVIDED				477 SPACES

NOTE:
EXISTING ROY'S RESTAURANT TO BE REMODELED FOR BONEFISH GRILL RESTAURANT.
NO MODIFICATIONS TO EXISTING BUILDING FOOTPRINT PROPOSED.



NO	DATE	REVISION
		PRJ-52644
	01/23/14	

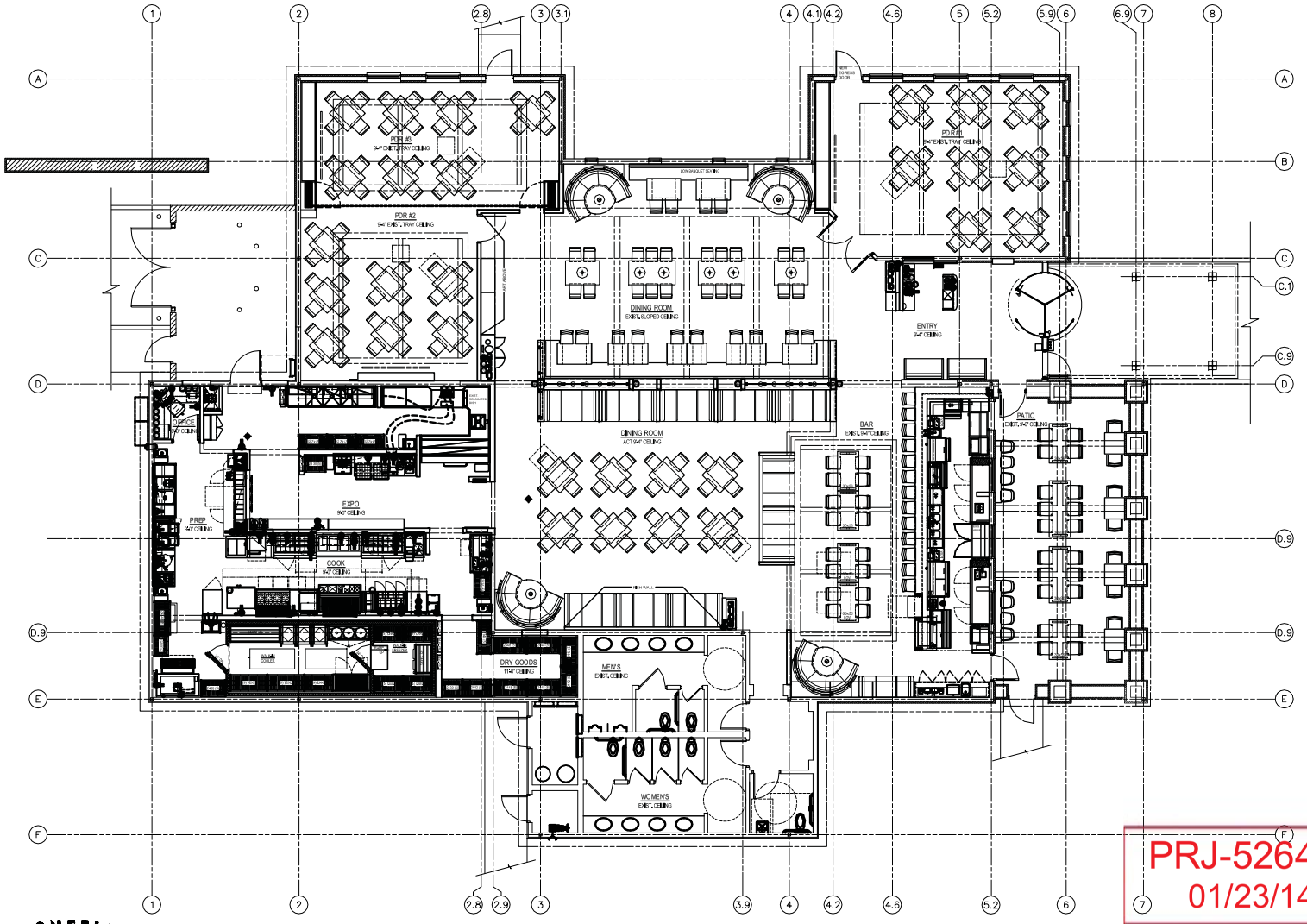
BONEFISH GRILL RESTAURANT

SITE PLAN

FILE NAME: OSI 01 siteplan update 1

SCALE: 1" = 40'

SHEET 1 OF ONE



RESTAURANT SEATING INFORMATION

BAR	TABLE	SEATS
BAR STOOLS	N/A	13
2 TOP TABLES	1	2
4 TOP TABLES	7	28
5 TOP TABLES	1	5
6 TOP TABLES	0	0
8 TOP TABLES	0	0
	9	48

DINING	TABLE	SEATS
2 TOP TABLES	6	12
4 TOP TABLES	19	76
5 TOP TABLES	5	25
6 TOP TABLES	2	12
6 TOP TABLES	0	0
	32	125

PRIVATE DINING	TABLE	SEATS
PDR#1 - 4 TOP TABLES	8	32
PDR#1 - 4 TOP TABLES	7	28
PDR#1 - 4 TOP TABLES	7	28
	22	88

PATIO	TABLE	SEATS
BAR STOOLS	N/A	8
2 TOP TABLES	4	8
4 TOP TABLES	2	8
6 TOP TABLES	2	12
	8	36

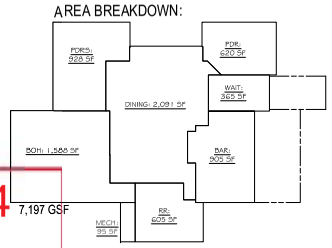
TOTALS	TABLE	SEATS
INTERIOR	63	261
EXTERIOR / PATIO	8	36
	71	297

RESTAURANT AREA INFORMATION

BUILDING SQUARE FOOTAGE	AREA	PERCENT
WAITING	365 SF	5%
BAR	905 SF	13%
DINING	2,091 SF	29%
PRIVATE DINING	1,548 SF	22%
RESTROOMS	605 SF	8%
MECH ROOM	95 SF	1%
BOH	1,588 SF	22%
TOTAL	7,197 GSF	100%

BUILDING SQUARE FOOTAGE	AREA
EXISTING FOOTPRINT	7,197 SF
EXISTING PATIO	534 SF

AREA BREAKDOWN:



PRJ-52644
7,197 GSF
01/23/14

BONEFISH GRILL

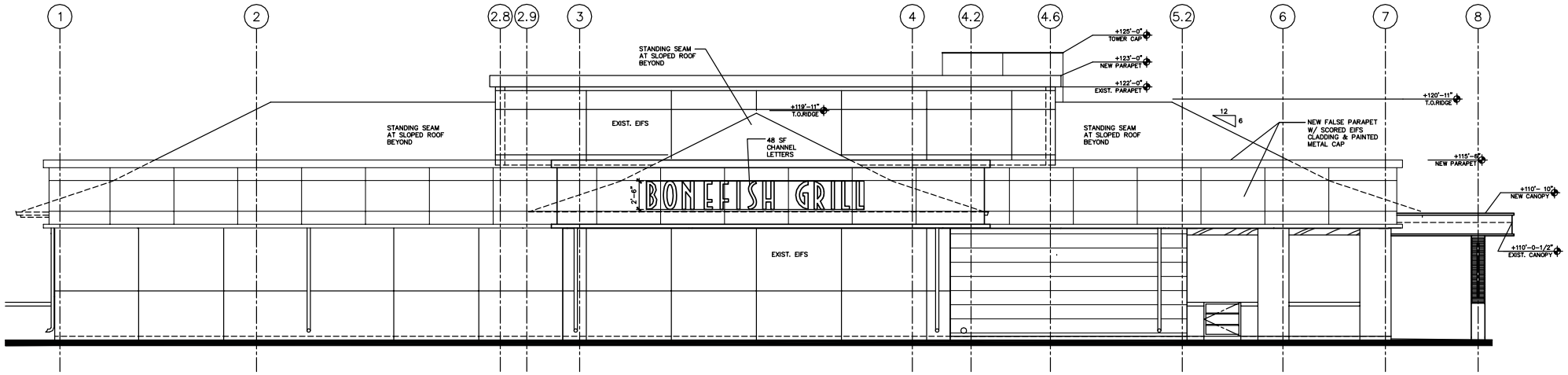
Summerlin NV - Presentation Floor Plan
Freestanding Conversion Remodel w/ PDR & Patio

12.30.13

0 2 4 8 16

NORTH

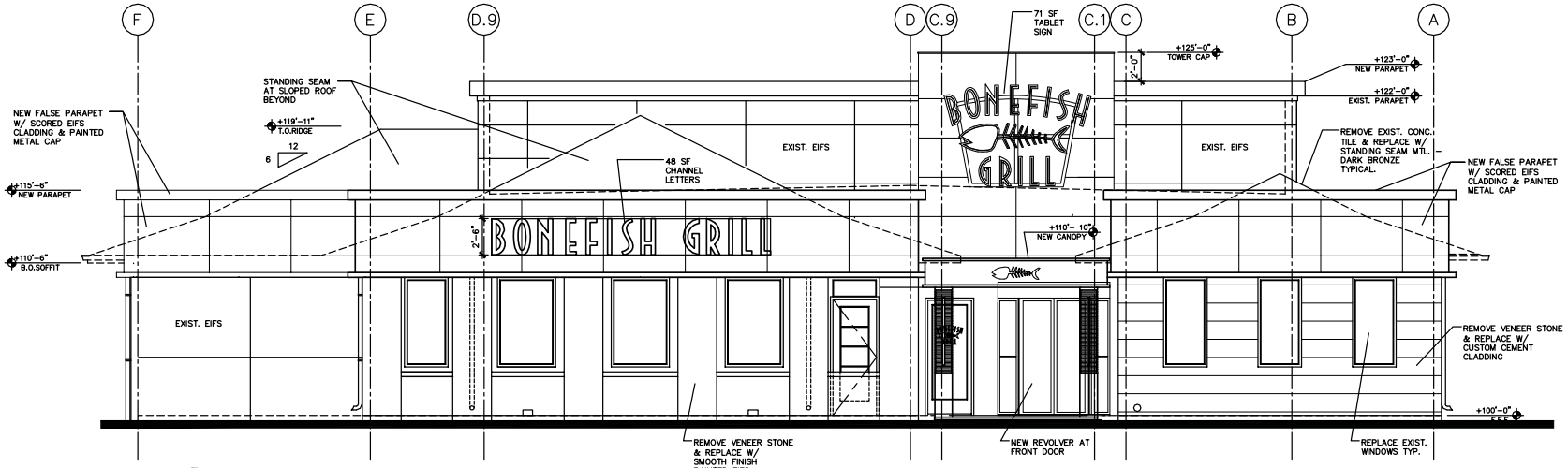
SUP-52704



02 EAST ELEVATION
SCALE: 1/8"=1'-0"

PRJ-52644
01/23/14

SUP-52704

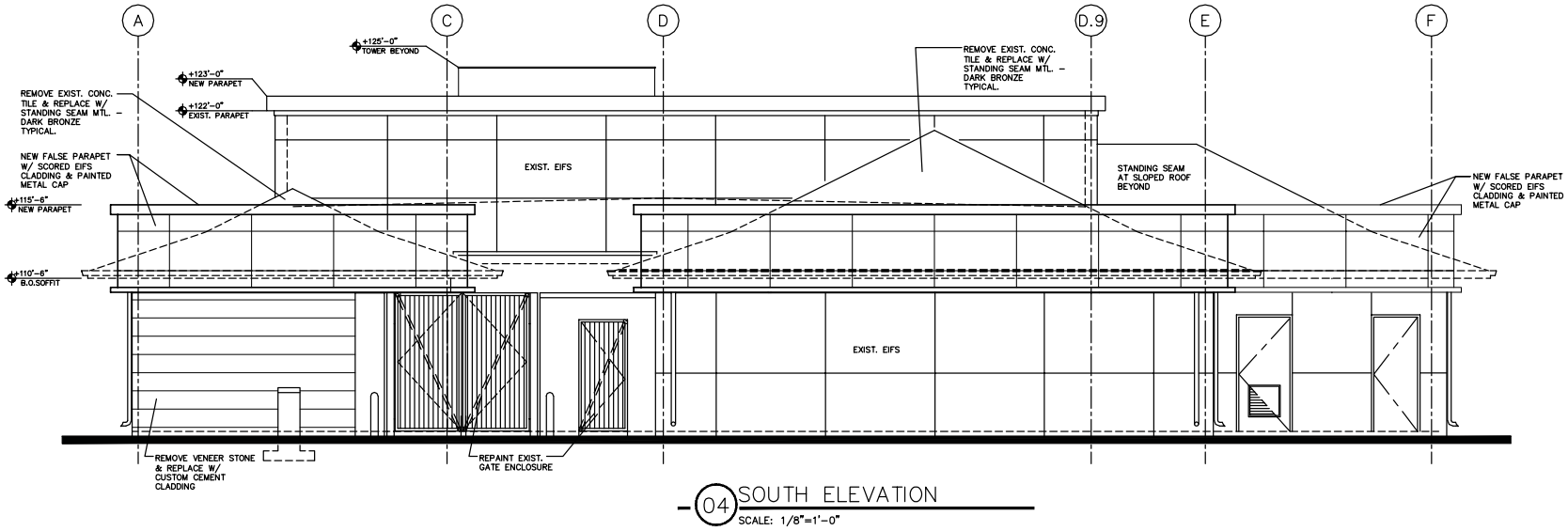


01 NORTH ELEVATION

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

PRJ-52644
01/23/14

SUP-52704

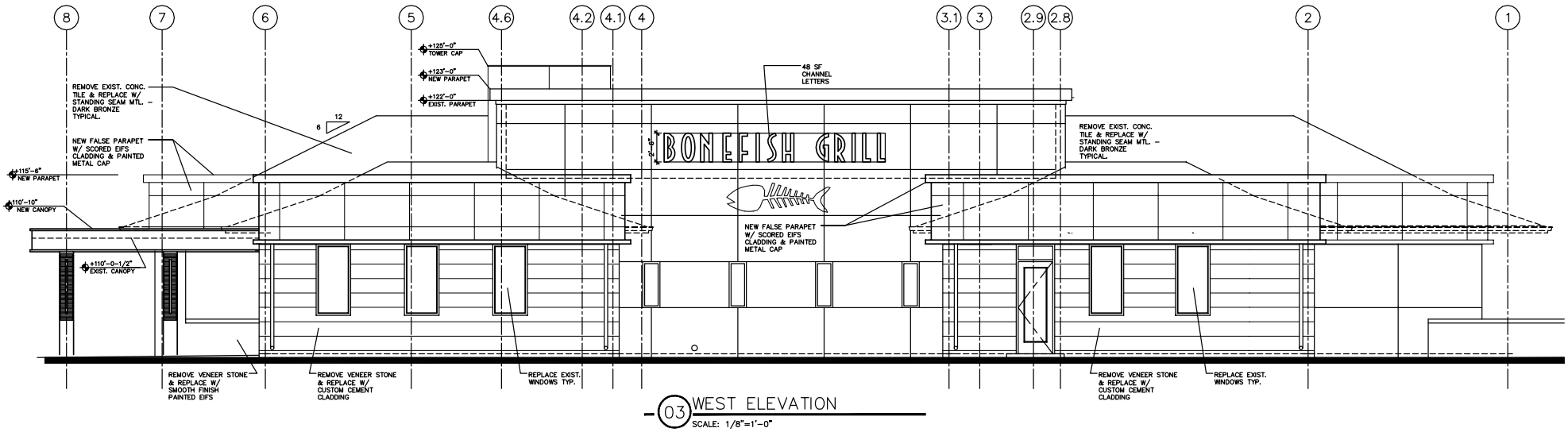


04 SOUTH ELEVATION

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

PRJ-52644
01/23/14

SUP-52704



03 WEST ELEVATION

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

PRJ-52644
01/23/14

SUP-52704



PROPOSED BONEFISH GRILL - EAST ELEVATION
SUMMERLIN, NV (CITY OF LAS VEGAS)

JAS ARCHITECTURE 1-3-2014

PRJ-52644
01/23/14

SUP-52704



PRJ-52644
01/23/14

SUP-52704



PRJ-52644
01/23/14

SUP-52704



PROPOSED BONEFISH GRILL - WEST ELEVATION
SUMMERLIN, NV (CITY OF LAS VEGAS)

JAS ARCHITECTURE 1-3-2014

PRJ-52644
01/23/14

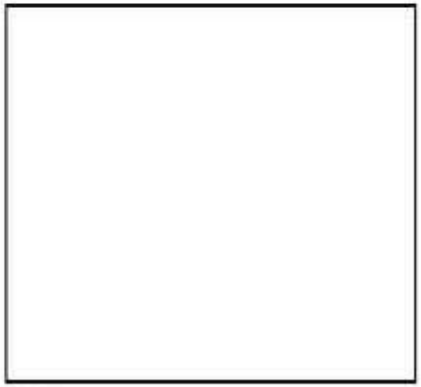
SUP-52704



AMERICAN FIBER CEMENT CORPORATION
FAUX CEMENT CLADDING
EXTERIOR WALLS
NATURA TC --
COLOR: NATURAL GRAY (#N250)



TEXSTON
STUCCO FINISH
EXTERIOR WALLS
TUSCANY COLOR CODE: VPC-4643D-091613



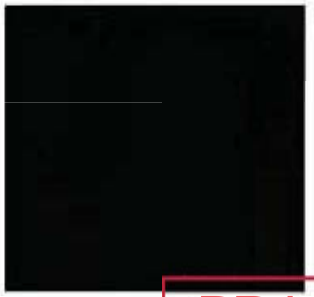
TBD
FLOORING & LOW PLANT BEDS
SPEC UNDETERMINED
COLOR TO BE DARK CHARCOAL



CWC
BUTTERNUT WOOD PLANKING
EXTERIOR FEATURE WALL



PORCELONOSA USA
IRONKER/COBRE
TILE ABOVE FIRE PIT



PRISMATIC POWDERS
POWDER COATING
BLACK BRONZE II



TBD
CUSTOM EXTERIOR PLANTERS

PRJ-52644
01/23/14

BONEFISH GRILL

'Greenfield' Exterior Finishes

SUP-52704



SUP-52704 [PRJ-52644] - APPLICANT: BONEFISH GRILL, LLC - OWNER: MICAH 6:8 HOLDING LIMITED PARTNERSHIP
8701 WEST CHARLESTON BOULEVARD

01/30/14

KOLESAR & LEATHAM

ATTORNEYS AT LAW

400 SOUTH RAMPART BLVD., SUITE 400
LAS VEGAS, NEVADA 89145
702.362.7800

klnevada.com

January 22, 2014

Via Hand Delivery

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

Re: Special Use Permit Application - Restaurant With Alcohol

Applicant:	**Bonefish Grill, LLC dba Bonefish Grill**
Address:	**8701 W. Charleston Blvd., Las Vegas, NV 89117**
APN:	**163-05-502-001**

Dear Sir/Madam:

This firm represents Bonefish Grill, LLC dba Bonefish Grill (the "Applicant") at the above-referenced business location (the "Business"). The Applicant is applying for a Special Use Permit for a Restaurant With Alcohol to allow the sale of alcoholic beverages for on-premises consumption at the Business.

The Applicant is proposing to open a new Bonefish Grill restaurant at the location of the former Roy's restaurant. It is anticipated that the Business will soon undergo an interior and exterior remodel and reopen as a Bonefish Grill restaurant by September, 2014. Similar to the Roy's operation, the Applicant desires to engage in retail alcohol sales as part of its restaurant business operations.

The existing building is 7,197 square feet and the Business is currently planning to have 297 seats. As depicted on the attached site plan Parking Table, with the proposed changes to the floor plan increasing the seating from 226 seats to 297 seats, the total required parking will increase from 414 spaces to 445 spaces. Since there are 477 spaces provided, the site will remain in compliance with relevant parking requirements.

The sale of alcoholic beverages for on-premises consumption at the Business will not negatively impact or affect the environment or character of the immediate community. Further, the proposed use is consistent with the existing land uses in the immediate vicinity. The Business will provide a benefit to the community and the neighboring businesses in the surrounding area. As an anchor tenant and nationally recognized brand, the Business will draw vital customer traffic to the neighboring businesses in the community.

SUP-52704

PRJ-52644
01/23/14

We do not believe that any additional public services, utilities or parking accommodations will be necessary to accommodate the proposed use at the Business. The Business will comply with the requirements of a Restaurant With Alcohol use, including accommodations for seating of at least 100 persons in the dining area. Further, the Business will offer alcoholic beverages in the dining area only in conjunction with the service of food, and full course meals will be available during all hours the bar area is open to the public. A cook and food server will be available at all times the bar is open to the public and the restaurant will make up the principal portion of the Business.

The site provides adequate pedestrian and vehicle ingress/egress to and from the Business from Charleston Blvd. and Merialdo Lane. Please note that the Business will be open for lunch every day at 11:00 AM, and will serve dinner until 10:30 PM Monday – Thursday, 11:30 PM Friday and Saturday, and 10:00 PM on Sunday.

In the event you have any questions with regard to the foregoing, please do not hesitate to contact us. Thank you.

Very truly yours,

KOLESAR & LEATHAM

Benjamin J. Volmer, Esq.

BJV:klm
Enclosures - as stated
cc: Carrie Chadbourne (w/o encls.)
Matthew D. Saltzman, Esq. (w/o encls.)
Jonathan J. Winn, Esq. (w/o encls.)
Dianne M. Sheridan, Paralegal (w/o encls.)

SUP-52704

PRJ-52644
01/23/14

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

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

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

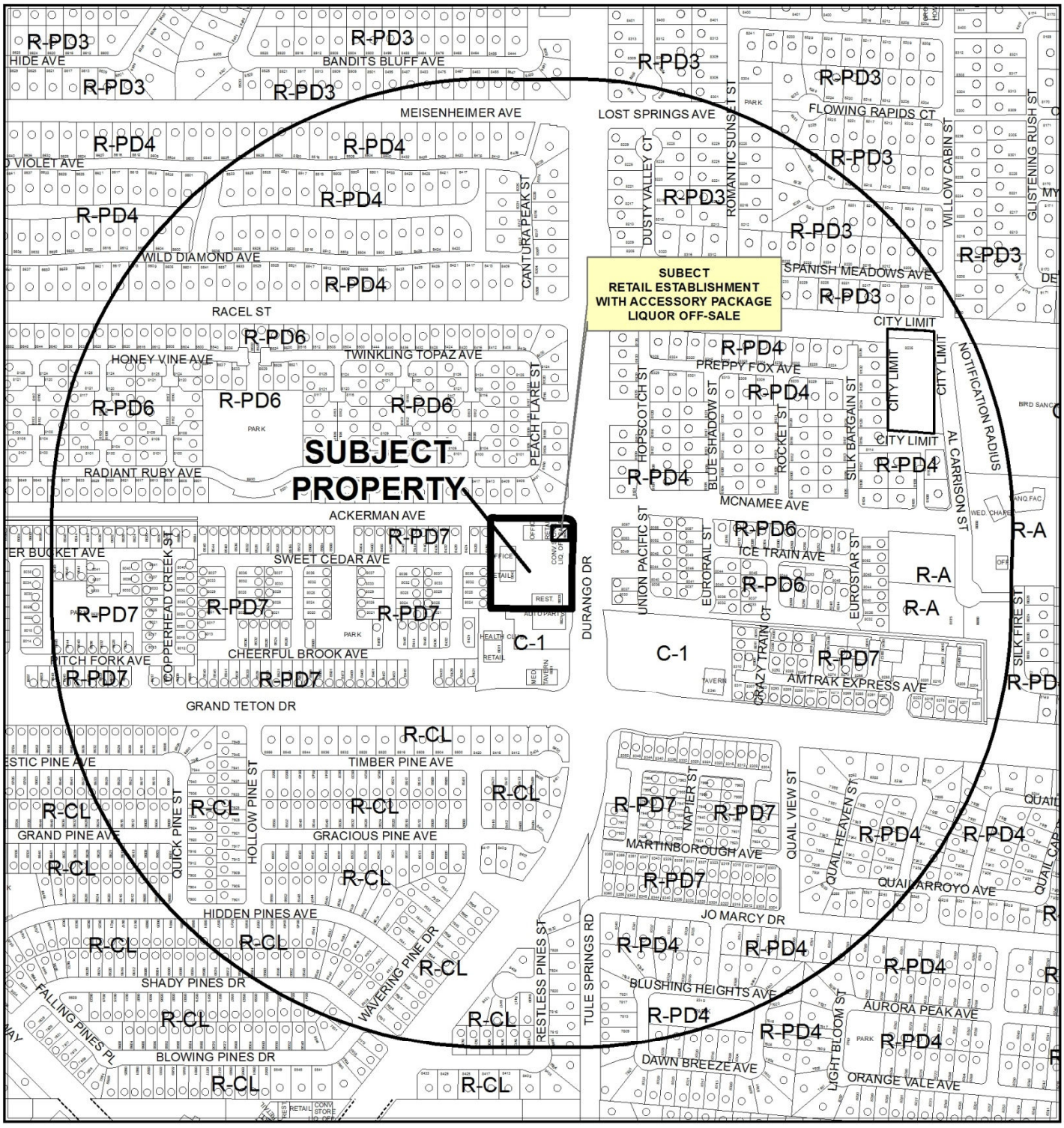
SUBJECT:
RQR-52209 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: BEAFREE 2, LLC - OWNER: TETON DURANGO 2008, LLC - For possible action on a Required Review of an approved Special Use Permit (SUP-35224) FOR ACCESSORY PACKAGE LIQUOR OFF-SALE WITHIN AN EXISTING 2,510 SQUARE-FOOT CONVENIENCE STORE at 8053 North Durango Drive, Suite #160 (APN 125-08-806-003), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

MAY GO TO CITY COUNCIL ON 04/16/2014
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:
APPROVAL

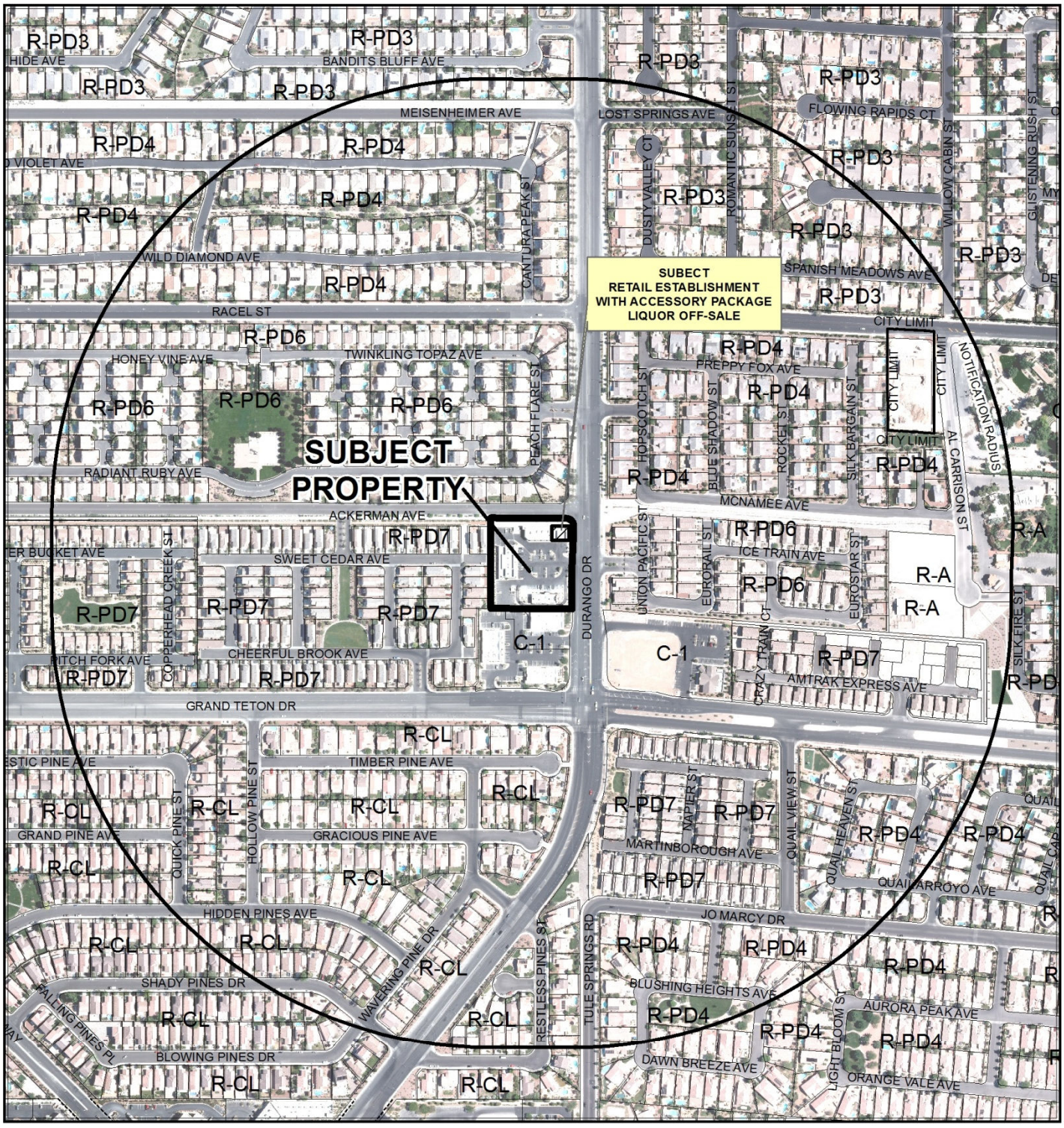
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. City Council Action Letter for SUP-35224



CASE: **RQR-52209**

RADIUS: 1500 FEET

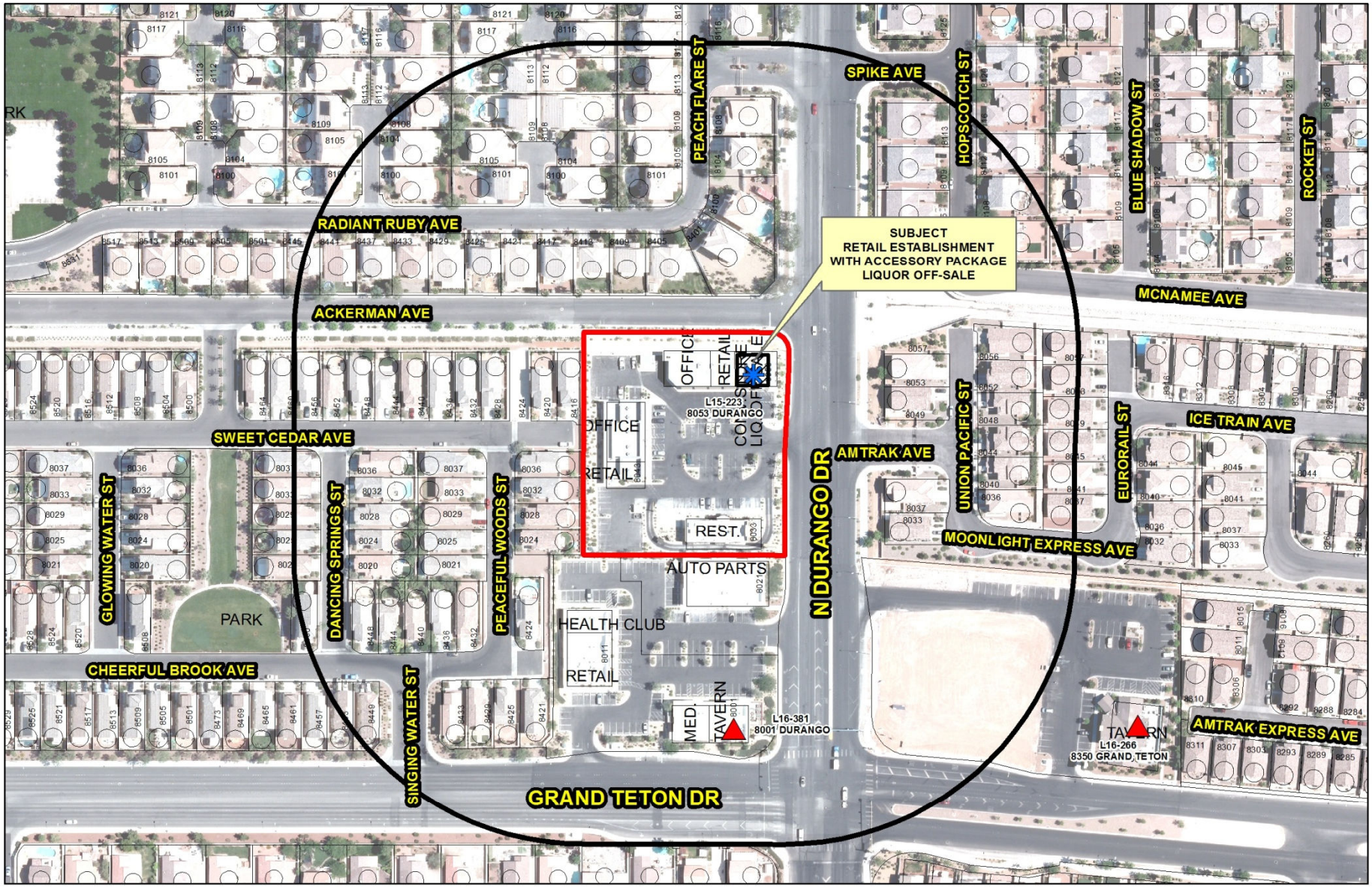
ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



CASE: **RQR-52209**

RADIUS: 1500 FEET

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



RQR-52209

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

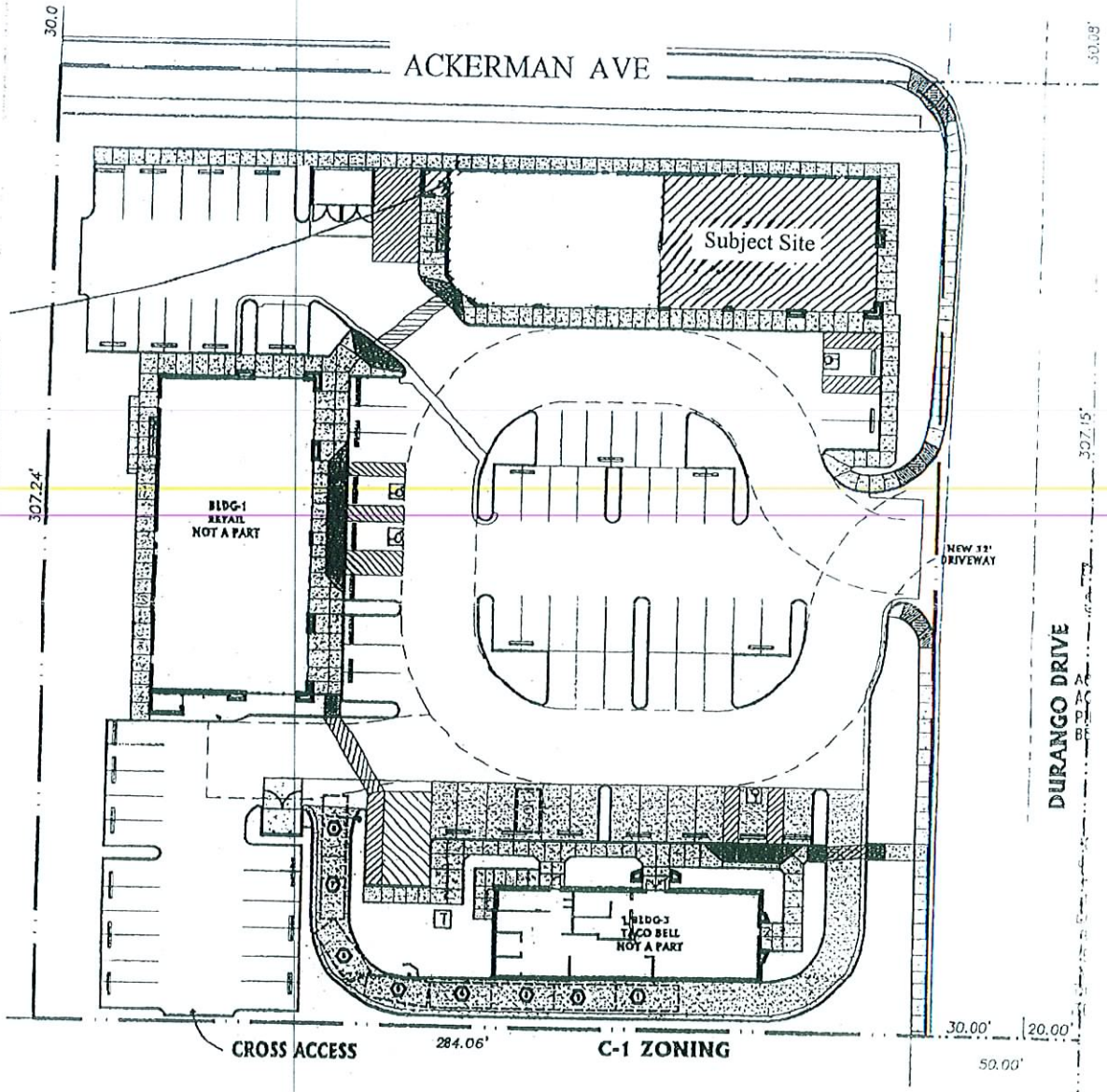
Protected Uses

- 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: Tuesday, December 31, 2013



NORTH

REFERENCE SITE PLAN

SCALE: 1" = 40'-0"

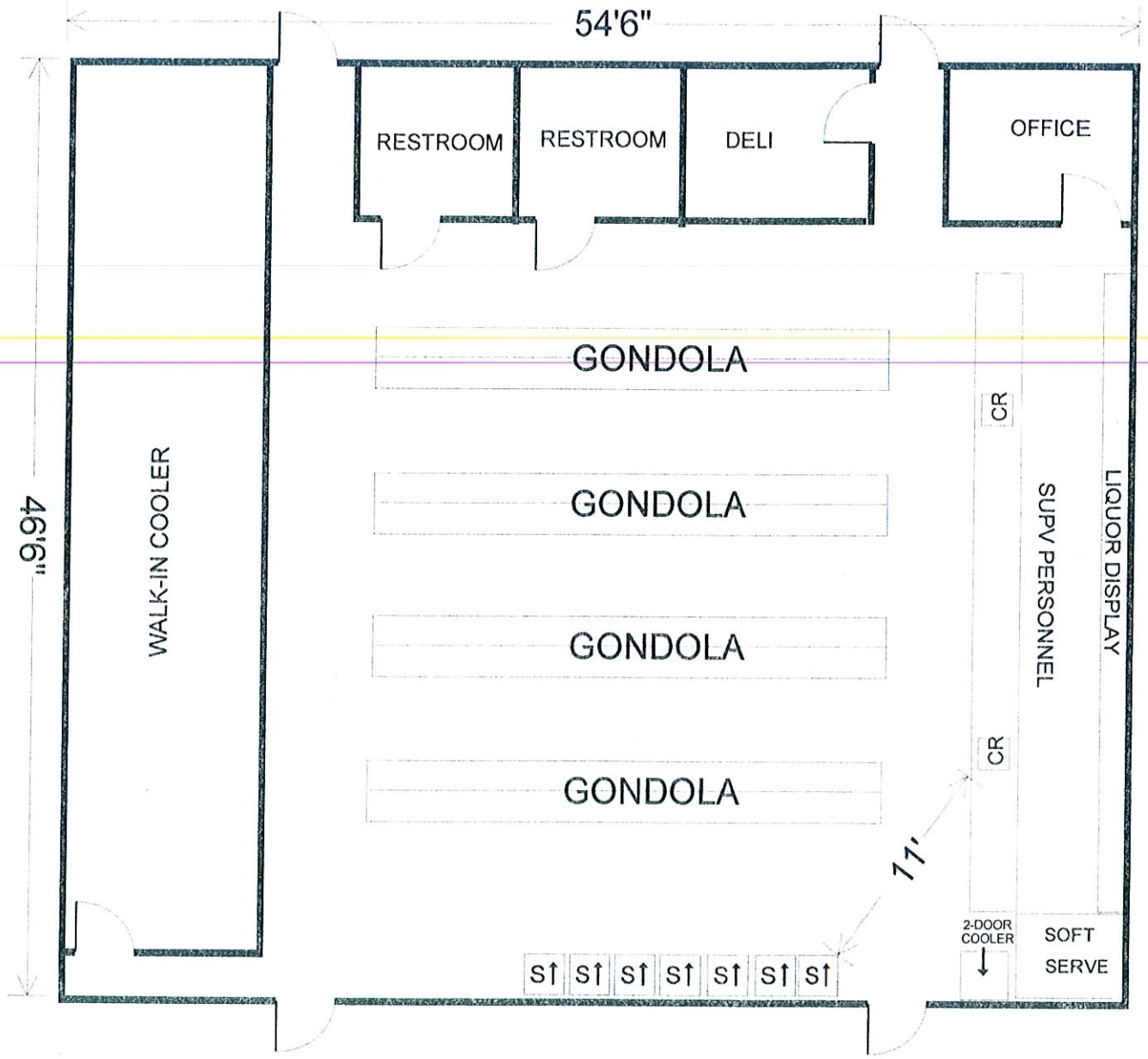
Parking Spaces Provided	70
Parking Spaces Required	14
Handicap Spaces Provided	3



~~SUP-35224~~
~~09/10/09 PC~~

RQR-52209

RECEIVED
JUN 15 2009



House of Vino
8053 N. Durango Dr. #160
Las Vegas, NV 89143

NO ATM

Date Prepared: 7/14/09
Total Sq. Ft: 2,510
Customer Area: 1,786

NOTE: PROPOSED - NOT YET BUILT-OUT

RQR-52209

~~SUP-35224~~
~~09/10/09 PC~~

RECEIVED
JUL 15 2009

Justification Letter
House of Vino
8053 N. Durango Dr.
Las Vegas NV 89143

The House of Vino will be located in a strip center at 8053 N. Durango Dr. Las Vegas NV 89143. The House of Vino will be an upscale convenience store carrying dairy products like milk, eggs & butter, household items and pre packaged foods. A deli and soft serve will also be available.

The House of Vino feature and display liquors and beer & wines that can not be found in the standard local convenience stores.
The Liquor Dept. will be 68 sq ft. offering selected liquors, the cold beer & wine dept. will be 100 sq. ft. along with 41.6 sq. ft. of shelved wines. Total square footage dedicated to liquor, beer & wine is 205.6 sq. ft. 8.5% of the total square footage.

During the past few years the surrounding area, has experienced a very rapid growth. Convenience services have not yet caught up with the developing area. The House of Vino will be able to serve hundreds of residences; many will be within walking distance. Thus helping reduce the auto traffic flow to the area.

The owners are local experienced operators who know what their customers want in a convenience store. The owners stride to provide a safe & friendly environment, along with a well stocked store, and competitive pricing. Thus the owners have always been good business neighbors.

The Hours of operation will be 5:00 AM -- 12:00AM 7days.

RECEIVED
AUG 21 2009

RQR-52209

~~SUP-35224~~
~~09/10/09 PC~~
~~REVISED~~



RQR-52209 - APPLICANT: BEAFREE 2, LLC - OWNER: TETON DURANGO 2008, LLC
8053 NORTH DURANGO DRIVE, SUITE #160

02/06/14

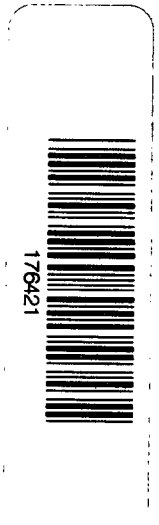
LAS VEGAS CITY COUNCIL

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
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

October 27, 2009

Mr. William Allmon Jr.
Teton Durango 2008 LLC
3225-A South Rainbow Blvd. Ste 102
Las Vegas, Nevada 89146

RE: SUP-35224 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF OCTOBER 7, 2009

Dear Mr. William Allmon Jr.:

The City Council at a regular meeting held October 7, 2009, APPROVED the request for a Special Use Permit FOR ACCESSORY PACKAGE LIQUOR OFF-SALE WITHIN A PROPOSED 2,510 SQUARE-FOOT CONVENIENCE STORE at 8053 North Durango Drive, Suite #160 (APN 125-08-806-003), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 8, 2009. This approval is subject to:

Added Conditions

A. The maximum window signage shall be 20 percent and there shall be no neon window signage.

B. There shall be no outside pay phones.

Planning and Development

1. The hours of operation shall be from 5:00 am to 10:00 pm Sunday through Thursday, and 5:00 am to 12:00 am Friday and Saturday.

2. The floor area used for alcohol sales shall be limited to a maximum of 8.5% of the total floor area.

3. There shall be a review at a Public Hearing by the Planning Commission one year after issuance of a business license.

4. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for Retail Establishment with Accessory Package Liquor Off-Sale use.

5. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

RQR-52209

Printed with environmentally friendly soy ink.

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

7. The sale of individual containers of any size of beer or wine coolers is prohibited. All such products shall remain in their original configurations as shipped by the manufacturer. Further, no repackaging of containers into groups smaller than the original shipping container size shall be permitted.

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

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 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.

Sincerely,

Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Mr. Jeremiah Boucher
House of Vino LLC
8965 South Eastern Ave. Ste 120D
Las Vegas, Nevada 89123

Mr. Dave Eder
Nevada Gaming Application Consultants
777 E. Quartz Avenue PMB 7707
Sandy Valley, Nevada 89019

RQR-52209

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

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

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

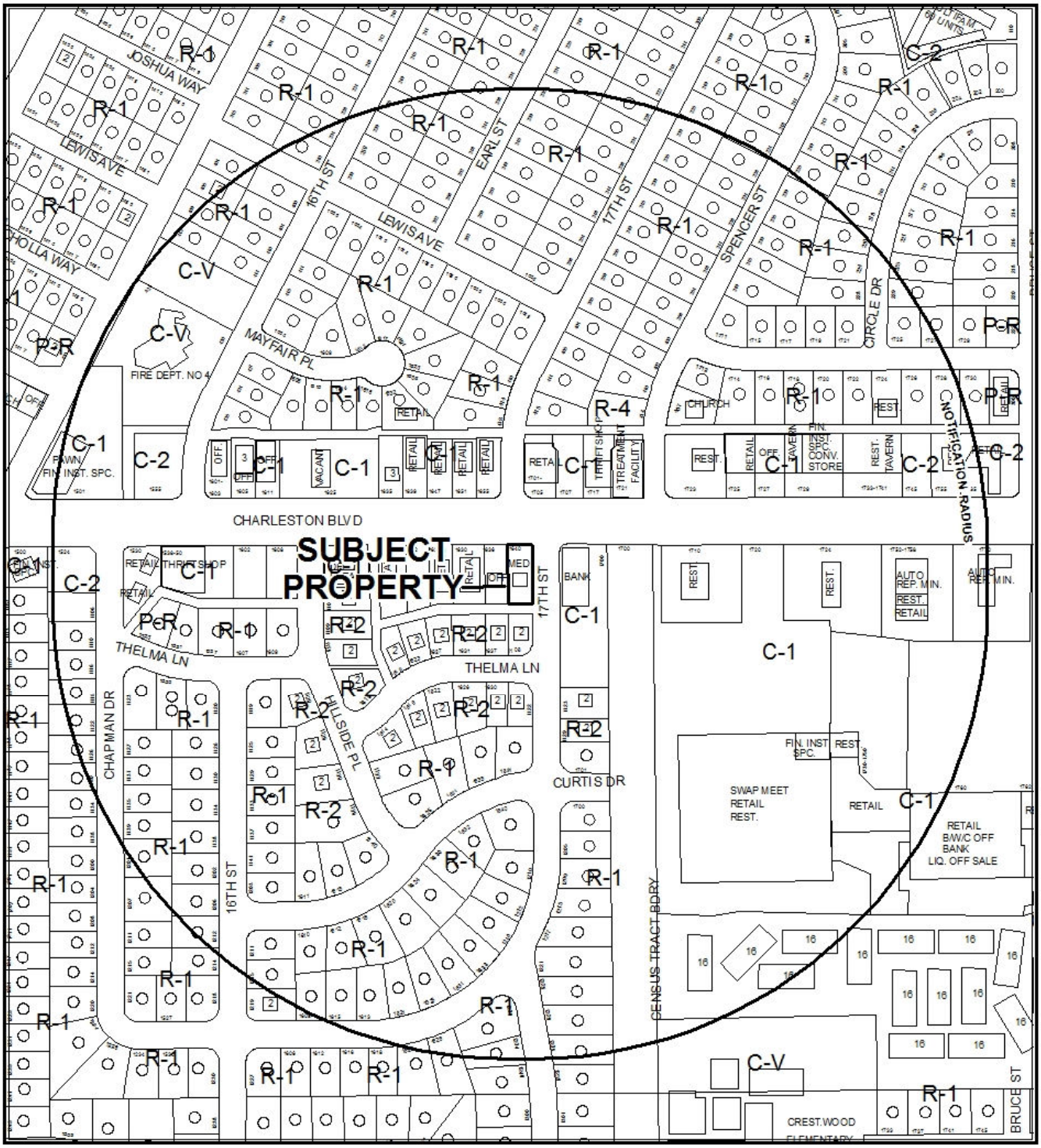
SUBJECT:
ABEYANCE - VAR-51765 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: C&C MEDICAL PLAZA, LLC - For possible action on a request for a Variance TO ALLOW SEVEN PARKING SPACES WHERE 13 PARKING SPACES ARE THE MINIMUM REQUIRED on 0.16 acres at 1640 East Charleston Boulevard (APN 162-02-113-006), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-51608]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 04/16/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**Planning Commission Mtg.**	**4**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

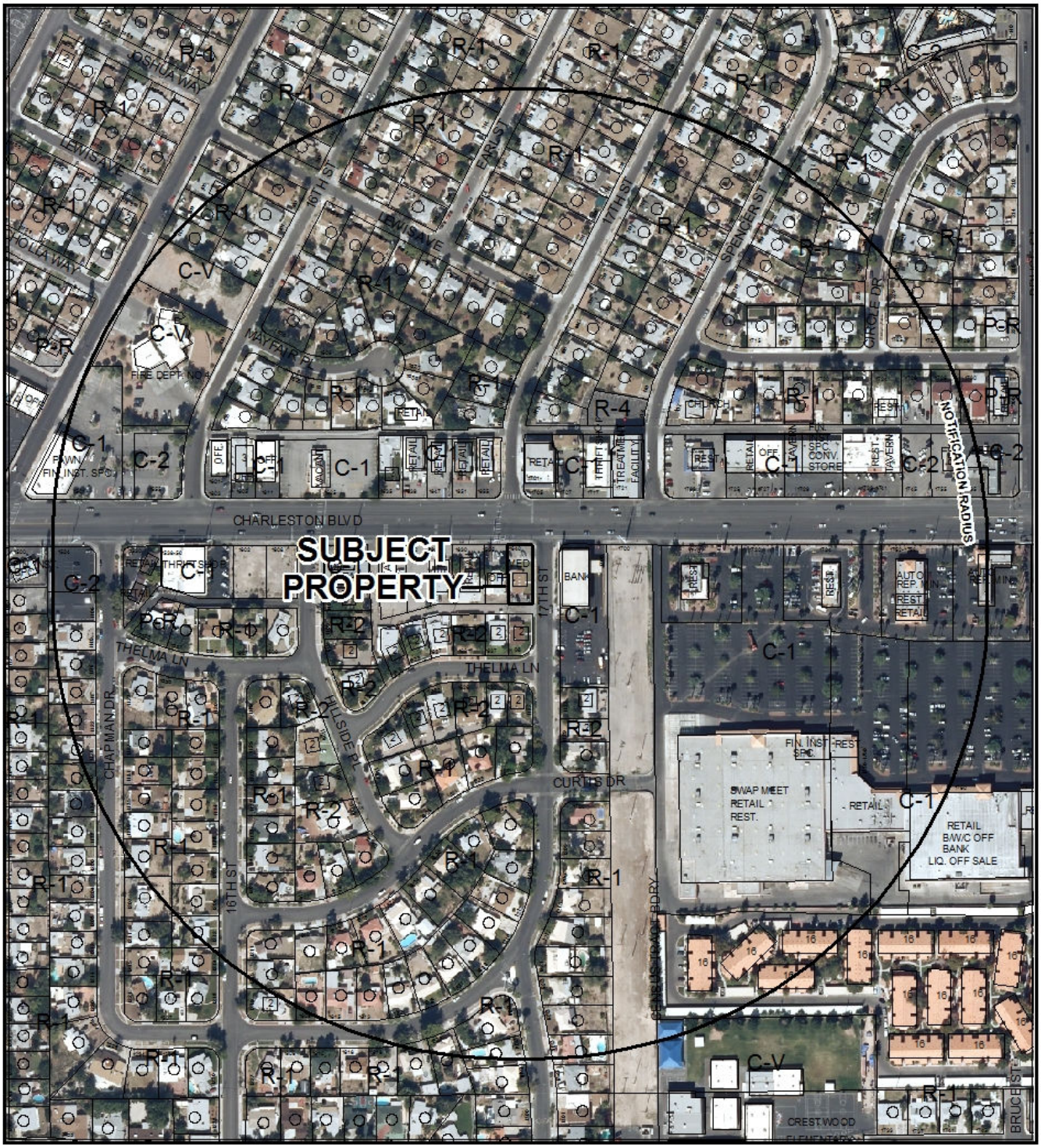
BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-51765, VAR-51766 and SDR-51764
2. Request for Abeyance Letter Submitted by - SCA Design, LLC – VAR-51765, VAR-51766 and SDR-51764
3. Conditions and Staff Report - VAR-51765, VAR-51766 and SDR-51764
4. Supporting Documentation - VAR-51765, VAR-51766 and SDR-51764
5. Photo - VAR-51765, VAR-51766 and SDR-51764
6. Justification Letter - VAR-51765, VAR-51766 and SDR-51764
7. Protest/Support Postcards - VAR-51765 and VAR-51766



CASE: **VAR-51765, VAR-51766 AND SDR-51764 (PRJ-51608)**

RADIUS: 1000 FEET

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



0 200 400 Feet

CASE: **VAR-51765, VAR-51766 AND SDR-51764 (PRJ-51608)**

RADIUS: 1000 FEET

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

N

sca design LLC

9017 S. Pecos Road, Suite 4450
Henderson, NV 89074
Tel.: (702) 719-2020 Fax: (702) 269-9673
Gary Carlson, AIA, Architect (License No. 1859)
Sheldon Colen, Residential Designer (License No. 95-P)

January 6, 2014

RE: Abeyance Letter for project at 1640 E. Charleston Blvd. (Parcel #162-02-113-006)

We would like to request a 30 day abeyance of the above project. The owners have been out of town and would like to be involved in the meeting with the Planning Commissioner. Additional time is needed to schedule a meeting between the owner, commissioner and myself will be scheduled to allow for any required changes prior to the February Planning Commission meeting.

Thank you,
Sheldon Colen
Project Coordinator

VAR-51765, VAR-51766 & SDR-51764
RECEIVED 01/06/14

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 14, 2014
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: CARMEN T ESPITIA & CARLOS JIMENEZ - OWNER: C&C MEDICAL PLAZA, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-51765	Staff recommends DENIAL, if approved subject to conditions:	SDR-51764
VAR-51766	Staff recommends DENIAL, if approved subject to conditions:	SDR-51764
SDR-51764	Staff recommends DENIAL, if approved subject to conditions:	VAR-51765 VAR-51766

** CONDITIONS **

VAR-51765 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for and Site Development Plan Review (SDR-51764) 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-51766 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-51764) 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-51764 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-51765) and Variance (VAR-51766) 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 color board date stamped, 10/23/13, site plan, landscape plan and building elevations, date stamped 11/13/13, except as amended by conditions herein.

4. A Waiver from Title 19.08.080 is hereby approved, to allow a zero-foot buffer along the north, south, and east property lines where 15 feet is required.

5. Prior to issuance of a building permit the applicant shall obtain and submit to the Department of Planning an approval letter from a waste management company that allows curb-side garbage pickup.

6. When submitting for building permits revised plans shall be submitted to incorporate a roof or trellis on the trash enclosure and solid metal gates that are in conformance with Title 19.08.040 [(E)(4)(b)(i)].

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

Public Works

11. In accordance with code requirements of Title 13.56, remove all substandard sidewalk improvements on Charleston Boulevard and 17th Street, including the unused driveway on Charleston Boulevard, 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.

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

13. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all driveways or other private improvements in the East Charleston Boulevard 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 Plan Prior to submittal of construction drawings for this site. Fire Department access shall be maintained at all times per Fire Department Standards.

15. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the west (APN #162-02-113-005) prior to the issuance of any permits.

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 a Site Development Plan Review (SDR-51764) for a proposed 868 square-foot addition to an existing 1,677 square-foot medical building located on the southwest corner of Charleston Boulevard and 17th Street. The proposed addition is located on the east side of the building and will expand beyond the building envelope and into the corner side yard setback area.

This development proposal is accompanied by a Waiver request to allow a zero-foot wide landscape buffer along the north line where a 15-foot wide landscape buffer is required. Additionally, an exception is needed to allow no parking lot landscape islands and vegetation.

Two variances accompany this land use application. The first Variance (VAR-50766) is to allow a five-foot corner side yard setback where 10 feet is required and to allow a trash enclosure 18 feet from a residentially zoned property, where 50 feet is the minimum required. The second Variance (VAR-51765) is to allow seven parking spaces where 14 parking spaces are required.

This project as proposed cannot be developed in accordance with Title 19 Development Standards due to the over-development of the site. The two variances, one exception and two waivers reinforce the unsuitability of the proposed addition. The applicant has created a self-imposed hardship by proposing to overbuild the site; therefore, staff recommends denial of the two Variances, the Site Development Plan Review.

ISSUES

- A Variance to allow a five-foot corner side yard setback where 10 feet is required has been requested.
- A Variance to allow a trash enclosure 18 feet from residential zoned property, where 50 feet is required has been requested.
- A Variance to allow seven parking spaces, where 14 parking spaces are required has been request.
- A Waiver of the Title 19.08.080 perimeter landscape requirement has been requested to allow a zero-foot landscape buffer along the north property line, where a 15-foot buffer is required.
- Exceptions of Title 19.08.110 are required to allow no parking lot trees in islands or at ends parking rows; otherwise, a further reduction in the provided onsite parking will occur.
- There is a non-permitted temporary sign on site. A complaint was filed with Code Enforcement on 11/06/13.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
12/10/13	The Planning Commission voted to hold this item in abeyance to the 01/14/14 Planning Commission meeting at the request of the Planning Commission.

Most Recent Change of Ownership	
12/30/08	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
1949	The principal structure was built.
07/20/92	A building permit (#92153253) was issued for a 1,695 square-foot tenant improvement. The permit was finalized on 11/19/92 at 1640 East Charleston Boulevard.
03/11/08	A complaint (#63240) was filed with Code Enforcement for non-permitted temporary signs at 1640 East Charleston Boulevard.. The complaint was resolved on 03/13/08
11/06/08	A building permit (#127810) was issued to demo an illegal addition at 1640 East Charleston Boulevard.. The permit was not finalized.
06/29/10	A complaint (#92338) was filed with Code Enforcement for trash improperly secured and rubbish blown through the area at 1640 East Charleston Boulevard. The complaint was resolved on 07/09/10.
08/13/08	A business license (P55-01238) was issued for Professional Services-Medical at 1640 East Charleston Boulevard. The license is still active

Pre-Application Meeting	
10/09/13	A pre-application meeting was held with the applicant's designated representative and the following was discussed: 1. The proposed addition requires a Site Development Plan Review. 2. Discussed the perimeter landscaping requirements. 3. A need for a parking Variance to allow seven parking spaces. 4. An Exception from the parking lot landscaping island and vegetation is needed. 5. A need for a landscape Waiver from the north property line.

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

Field Check	
10/31/13	A field check was conducted and revealed the property was clean and maintained; however there is a non-permitted temporary sign was posted. A Code Enforcement Complaint was filed on 11/06/13.

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	Office, Medical/Dental	C (Commercial)	C-1 (Limited Commercial)
North	General Retail Store, other than Listed	C (Commercial)	C-1 (Limited Commercial)
South	Single Family, Attached	ML (Medium Low Attached Density Residential)	R-2 (Medium-Low Density Residential)
East	Financial Institution, General Drive Through	C (Commercial)	C-1 (Limited Commercial)
West	Office, Other than Listed	C (Commercial)	C-1 (Limited Commercial)

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

DEVELOPMENT STANDARDS

Pursuant to 19.08.070, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	55 Feet	N
Min. Setbacks			
• Front	10 Feet	57 Feet	Y
• Side	10 Feet	0 Feet	N*
• Corner	10 Feet	5 Feet	N*
• Rear	20 Feet[1]	21 Feet	Y
Max. Lot Coverage	50 %	34 %	Y
Max. Building Height	33 Feet	13.5 Feet	Y
Mech. Equipment	Screened		Y

1. Rear yard setbacks may be affected by the residential adjacency standards set forth in LVMC 19.08.040(H).
* The side yard side back is legally non-conforming as detailed in Title 19.14.
*A corner side setback Variance accompanies this application.

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
Trash Enclosure	50 Feet	18 Feet	N*

*A residential adjacency setback Variance accompanies this application.

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	3 Trees	0 Trees	N
• East	1 Tree / 20 Linear Feet	4 Trees	4 Trees	Y
TOTAL PERIMETER TREES		**7 Trees**	**4 Trees**	**N**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	0 Trees	0 Trees	N
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	15 Feet		0 Feet	N*
• East	5 Feet		5 Feet	Y *

*A Waiver from the north and south landscape buffer accompanies this application.
*A setback Variance (VAR-51766) to allow a five-foot corner setback accompanies this application.

MR

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Charleston Boulevard	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	
Office, Medical/Dental	2,000 SF	1/200 SF	10				
	545 SF	1/175 SF	4				
TOTAL SPACES REQUIRED			14		7		N*
Regular and Handicap Spaces Required			13	1	6	1	N*
Percent Deviation			50%				

*A parking Variance (VAR-51765) accompanies this application

Waivers		
Requirement	***Request***	***Staff Recommendation***
A 15-foot landscape buffer and associated landscape along the north and south property line.	Allow a zero-foot landscape buffer where 15 feet is the minimum required.	Denial

Exceptions		
Requirement	***Request***	***Staff Recommendation***
A five-foot wide landscape island with one 24-inch box sized tree is required at the ends of parking rows	No landscape islands at the ends of the rows of parking spaces in the front and rear of the building.	Denial

ANALYSIS

This proposal is within the C-1 (Limited Commercial) zoning district. The existing medical office is appropriate for this location; however, the proposed expansion is unsuitable for this site. The number of variance, wavier and exceptions demonstrate the proposed project will overbuild this site.

The proposed building elevations are an improvement to existing façade, as the north, south and east wall planes are broken up with bas reliefs of arcades and the use colors. Additional landscaping has been provided along the north and west sides of the buildings, providing visual softening of the principal structure. This visual softening further divides the wall planes.

Site circulation is limited with a number of congestion points in the front and rear parking lots. Egress and ingress is limited due to the poorly located access points. Said access points heighten the possibility of a vehicle pedestrian conflict. Additionally, a Variance is required to allow a 50 percent reduction (or seven parking space where 14 are required) of the on-site parking requirement. The applicant states that street parking is available; however, on-street parking or off-site parking is not an alternative permitted by code to providing the required amount of onsite parking.

A Waiver from Title 19.08.040 to allow zero-foot landscape buffer where 15 is required was advertised; however per Title 19.08.040(F)(9)a. allows "cub cuts" to encroach in the required buffer zone. The alley to the south is one continuous curb cut and therefore, does not require the requested landscape Waiver.

An Exception to Title 19.08.110 to allow no landscape islands is inconsistent with code and further reinforces the unsuitability of the proposed development. A Waiver from Title 19.08.040 to allow a 100% reduction (or zero feet) from the north landscape buffer requirement is needed.

A second Variance is required to allow a 50 percent reduction in the corner yard setback (or five feet where 10 feet is require) and a 64 percent (or 32-foot) reduction in the residential adjacency setback requirement for a trash enclosure.

The Exception, Variances and Waivers reinforce that this proposal will overbuild this site and is unsuitability for this location. Staff recommends denial of this request.

FINDINGS (VAR-51765)

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 current structure beyond the physical capacity of this site. Alternatively, the proposed expansion could be reduced in size and redesigned in a matter that would provide adequate onsite parking in 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-51766)

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 current structure beyond the physical capacity of this site. Alternatively, the proposed expansion could be reduced in size and the current site could be redesigned in a matter that would allow the principal structure to meet to Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (SDR-51764)

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 expansion of the existing Office, Medical/Dental use is not compatible with the adjacent residential and commercial uses as the proposed expansion is beyond sites physical capacity. The associated Variances (VAR-51765 and VAR-51766) reinforce the unsuitability of the proposed development.

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

   The proposed commercial development is not is in compliance with the C-1 (Limited Commercial) development standards for building setbacks and parking requirements, does not provide the required amount of onsite parking and requires a number Waivers to the required landscape buffer. Also an Exception from Title 19.08.110(C)(12)(a) is needed 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 a provided by Charleston Boulevard, classified as a 100-foot wide Primary Arterial and secondary access from 17th Street a residential street. Primary ingress is on Charleston Boulevard with on 17th Street. When considering the proposed parking-deficient plan and vehicle ingress and egress from Charleston Boulevard and 17th Street staff finds that site circulation for the commercial development is problematic as there are number of vehicle pedestrian congestion points in parking area.

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

   The building materials provided elevations and materials board are atypical of the adjacent commercial developments. The proposed landscaping materials along 17th Street are desert-appropriate and suitable for this type of development; however, there is no landscaping provided within north required landscape buffer or in 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 meet the minimum requirements detailed in Title 19.08.040 Commercial Design Standards.

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

   A number of conditions of approval (3, 5, 12 and 18) have been added to ensure public health and the 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 35

NOTICES MAILED 243

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

VAR-51765

Case Number: PRJ-51608 APN: 162-02-113-006

Name of Property Owner: C&C MEDICAL PLAZA LLC

Name of Applicant: Carmen Espitia and Carlos Jimenez

Name of Representative: Sheldon Colen

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: Carlos Jimenez / Carmen Espitia

Subscribed and sworn before me

This 23 day of October, 2013

_____

Notary Public in and for said County and State

ANA D. QUINTANILLA
Notary Public, State of Nevada
Appointment No. 11-5248-1
My Appt. Expires Jul 22, 2015

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: MEDICAL CLINIC ADDITION

Project Address (Location) 1640 E. CHARELESTON BLVD

Project Name ADELANTE FAMILY MEDICAL CLINIC **Proposed Use** _____

Assessor's Parcel #(s) 162-02-113-006 **Ward #** _____

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

Commercial Square Footage 2,457 SF **Floor Area Ratio** _____

Gross Acres 0.16 ACRES **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER C&C MEDICAL PLAZA LLC **Contact** _____

Address 8343 AGNEW VALLEY CT. **Phone:** _____ **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89178

E-mail Address _____

APPLICANT CARMEN ESPITIA & CARLOS JIMENEZ **Contact** (702) 419-7944

Address 1640 E. CHARLESTON BLVD. **Phone:** _____ **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89104

E-mail Address ESPITIA7@YAHOO.COM

REPRESENTATIVE SHELDON COLEN **Contact** _____

Address 9017 S PECOS RD STE 4450 **Phone:** (702) 719-2020 **Fax:** (702) 269-9673

City HENDERSON **State** NV **Zip** 89074

E-mail Address SHELDON@SCADESIGN.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* Carl & Yomara Cacho

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

Print Name CARLOS JIMENEZ / CARMEN ESPITIA

Subscribed and sworn before me

This 23 day of October, 2013.

Notary Public in and for said County and State

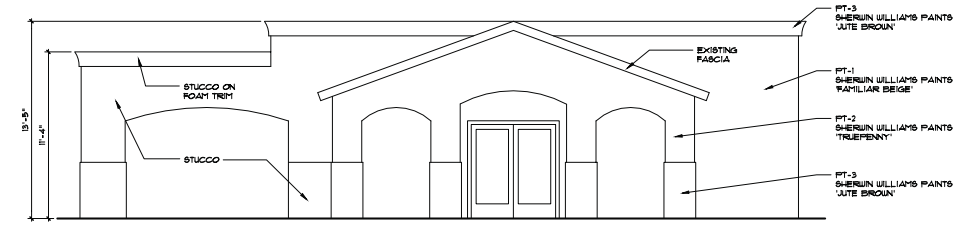
ANA D. QUINTANILLA
Notary Public, State of Nevada
Appointment No. 11-5248-1
My Appt. Expires Jul 22, 2015

Revised 10/27/08

FOR DEPARTMENT USE ONLY

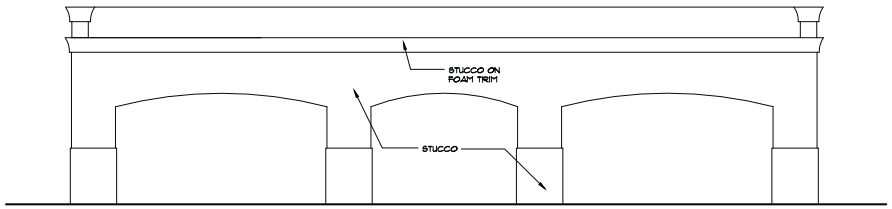
Case #	VAR-51765
Meeting Date:	12/10/13 PC
Total Fee:	
Date Received:*	
Received By:	

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



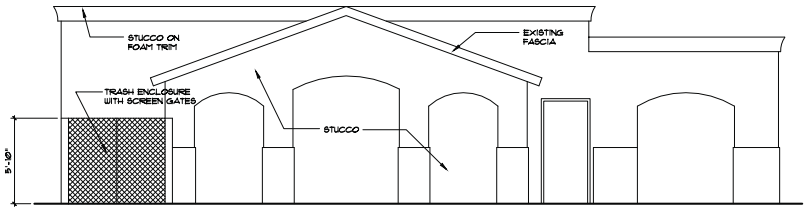
FRONT ELEVATION

1/4"=1'-0"



LEFT SIDE ELEVATION

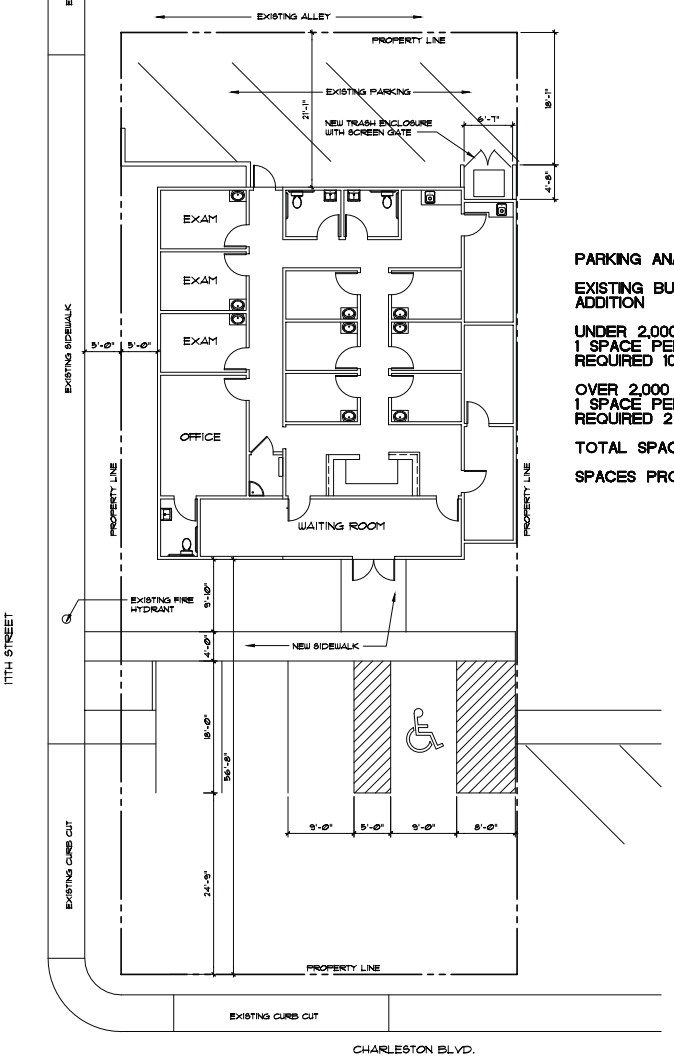
1/4"=1'-0"



REAR ELEVATION

1/4"=1'-0"

0' 1' 5' 10'



SITE PLAN

1/8"=1'-0"

0' 1' 5' 10'

PARKING ANALYSIS

EXISTING BUILDING 1,589 S.F.
ADDITION 868 S.F.

UNDER 2,000 S.F.
1 SPACE PER 200 S.F.
REQUIRED 10

OVER 2,000 S.F.
1 SPACE PER 250 S.F.
REQUIRED 2

TOTAL SPACES REQUIRED 12

SPACES PROVIDED 7

Consultants

PLEASE RECYCLE

sca design
907 S. Pecos Road, Ste. 4460
Henderson, Nevada 89074
T 702-798-2020 F 702-269-6873

Seal

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Project 1840 E. CHARLESTON BLVD.

Sheet Title SITE PLAN AND EXTERIOR ELEVATIONS

No. Revision

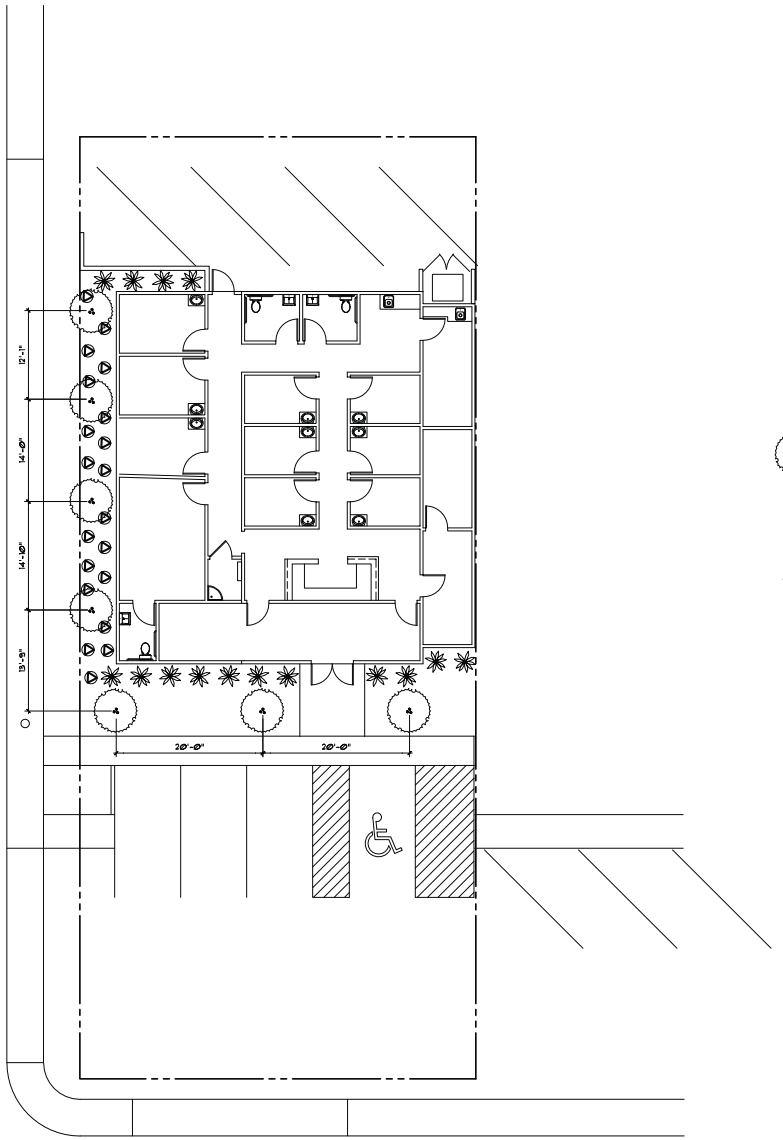
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Drawn By GLC Checked By GLC

Sheet No. AS1

Project No. 19080

VAR-51765, VAR-51766 & SDR-51764
REVISED



LANDSCAPE PLAN

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Consultants

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9317 S. Pecos Road, Ste. 4460
Henderson, Nevada 89074
T 702-778-2020 F 702-269-8673

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Project 1840 E. CHARLESTON BLVD.

Sheet Title LANDSCAPE PLAN

No. Revision

Dwg. Scale AS SHOWN Date 8.24.2018

Drawn By ECM Checked By GLC

Sheet No.

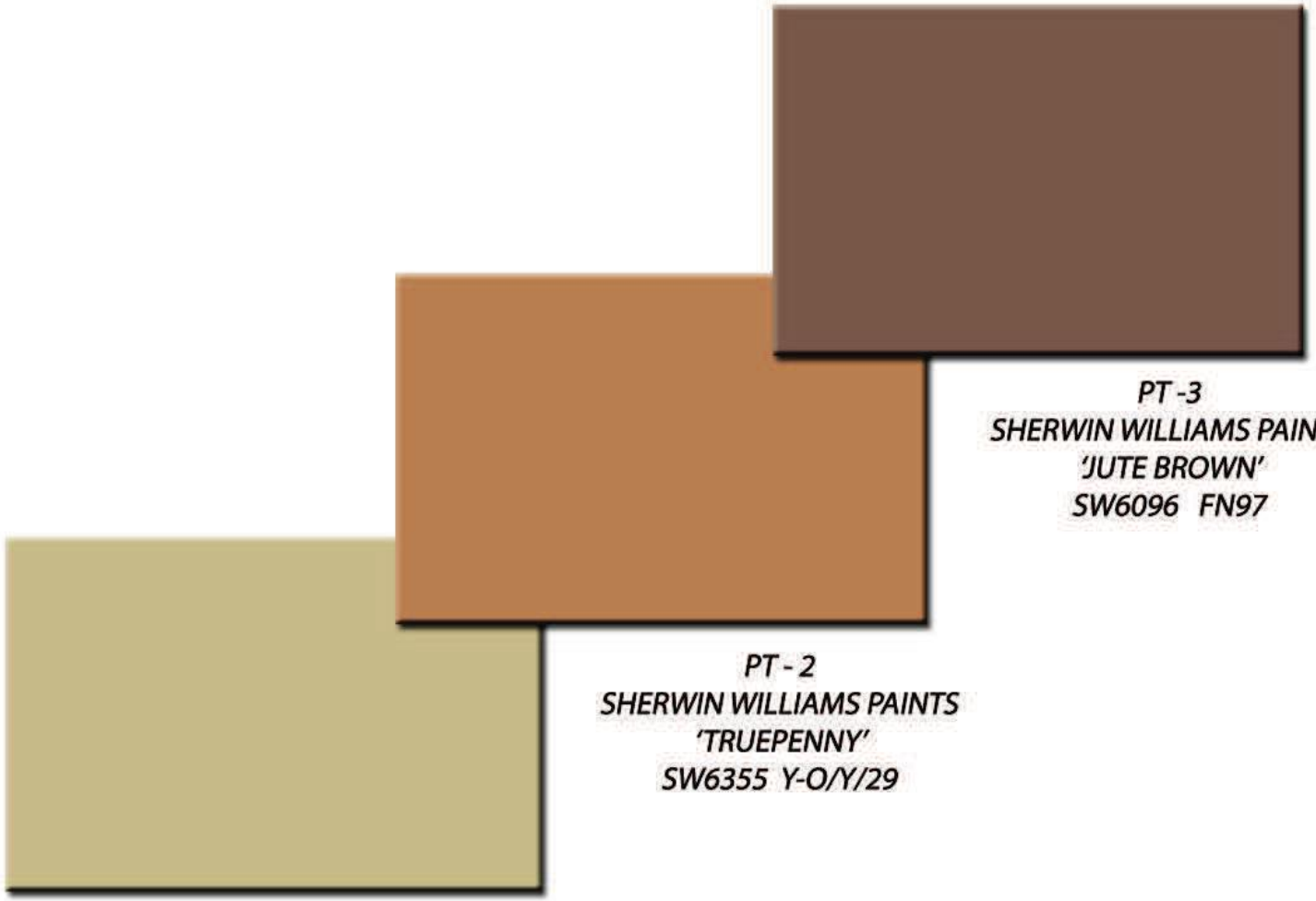
L-1

Project No. 18080

VAR-51765, VAR-51766 & SDR-51764
REVISED

1640 E. Charleston Boulevard

COLOR BOARD



PT -3
SHERWIN WILLIAMS PAINTS
'JUTE BROWN'
SW6096 FN97

PT - 2
SHERWIN WILLIAMS PAINTS
'TRUEPENNY'
SW6355 Y-O/Y/29

PT-1
SHERWIN WILLIAMS PAINTS
'FAMILIAR BEIGE'
SW6093 FN94

sca design
9017 S. PECOS RD. SUITE 4450
HENDERSON, NEVADA 89014
PH: 702-719-2020 FAX: 702-269-9673

VAR-51765, VAR-51766 & SDR-51764



VAR-51765, VAR-51766 & SDR-51764 – APPLICANT/OWNER: C&C MEDICAL PLAZA, LLC
1640 EAST CHARLESTON BOULEVARD

11/13/13

sca design LLC

9017 S. Pecos Road, Suite 4450
Henderson, NV 89074
Tel.: (702) 719-2020 Fax: (702) 269-9673
Gary Carlson, AIA, Architect (License No. 1859)
Sheldon Colen, Residential Designer (License No. 95-P)

November 13, 2013

RE: Justification Letter for project at 1640 E. Charleston Blvd. (Parcel #162-02-113-006)

The following information is to serve as justification for this project:

This project is an expansion of an existing 1,589 square foot medical clinic. The new addition will add approximately 867 square feet. The building height is approximately 11'-4" above the finish floor and 13'-5"at the highest point. Exterior finish materials will be of painted stucco finish, in proposed colors per the included material board.

The property is under C-1 (Limited Commercial District) zone. The new addition is within 5 feet of the east property line. This property is on a corner lot and the proximity to the property line is similar to adjacent projects. We would like to request a residential adjacent setback variance to allow a trash enclosure at 18.08 feet from a residential zone property, where 50'-0" is the minimum required.

Included with this addition, the north parking lot will be reworked to include additional parking. There will be a total of seven (7) parking spaces on the property. There is offsite parking which is also available to clients. Because of the limited parking on site, we are requesting the elimination of the landscaping requirements along Charleston Blvd. There will also be no landscaping on the south side of the building along the southern property line, which is the alleyway and parking.

Landscaping quantities will meet conditions identified in Title 19. Landscaping in the form of 24 inch box tress will be added on the east and north sides of the building, with 1 tree at every 20'-0," with (4) 5-gallon shrubs per tree. The landscape plan also shows 4 large trees with (20) 5-gallon shrubs along 17th street.

This is a local neighborhood medical clinic with currently five (5) employees, and this expansion will help the doctors continue to keep up with local medical needs. It's business hours are Monday thru Friday, from 8AM to 5PM.

Thank you,
Sheldon Colen
Project Coordinator

PRJ-51608
11/14/13

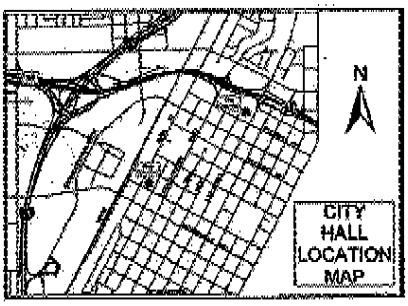
VAR-51765, VAR-51766
SDR-51764 REVISED

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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0004279216 NOV 27 2013
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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-51765 & VAR-51766 [PRJ-51608]
Planning Commission Meeting of **12/10/2013**

Case: VAR-51765
16202113021
VIVAS MARIA R
5349 LAMOILLE CIR
LAS VEGAS NV 89120-2076

40 JRDFNMP 89120

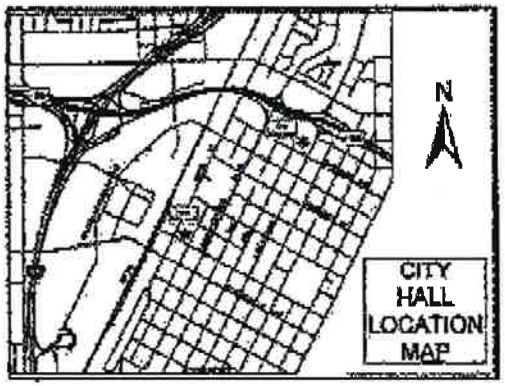
AGENDA ITEMS #46-47
PROTEST

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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NOV 27 2013
MAILED FROM ZIPCODE 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-51765 & VAR-51766 [PRJ-51608]
Planning Commission Meeting of **12/10/2013**

Case: VAR-51765
13935413029
BURESKI ROSALIE
1635 E CHARLESTON BLVD
LAS VEGAS NV 89104-1848

Dec. 3. 2013 2:17PM No. 0357 P. 2

agenda items #46-47
support

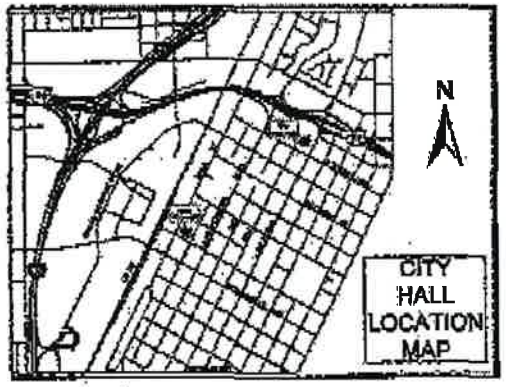
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES

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MAILED FROM ZIPCODE 89101

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-51765 & VAR-51766 [PRJ-51608]
Planning Commission Meeting of **12/10/2013**

Case: VAR-51765
13935412047
BELLA-TUX PROPERTIES L L C
1632 MAYFAIR PL
LAS VEGAS NV 89101-5235

agenda items #46-47
support

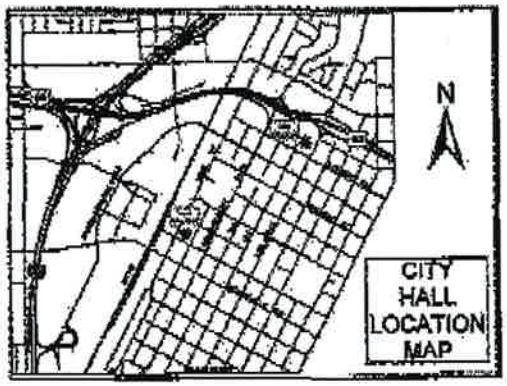
Dec. 3. 2013 2:17PM No. 0357 P. 3

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
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0004279218 NOV 27 2013
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above or fax this side of this card to (702) 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-51765 & VAR-51766 [PRJ-51608]
Planning Commission Meeting of **12/10/2013**

Case: VAR-51765
13935413014
BELLA TUX PROPERTIES L L C
1632 MAYFAIR PL
LAS VEGAS NV 89101-5235

Dec. 3. 2013 2:17PM No. 0357 P. 6

agenda items #46-47
support

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

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Please use available blank space on card for your comments.
VAR-51765 & VAR-51766 [PRJ-51608]
Planning Commission Meeting of **12/10/2013**

Case: VAR-51765
16202111038
WALLIS INVESTMENTS LTD
1530 CHARLESTON BLVD
#5
LAS VEGAS NV 89104-1829

agenda items #456-47

27 JRDFNMP 89104

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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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
SDR-51764 [PRJ-51608]
Planning Commission Meeting of **12/10/2013**

Case: SDR-51764
16202111038
WALLIS INVESTMENTS LTD
1530 CHARLESTON BLVD
#5
LAS VEGAS NV 89104-1829

27 JRDFNMP 89104

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

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

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

SUBJECT:
ABEYANCE - VAR-51766 - VARIANCE RELATED TO VAR-51765 - PUBLIC HEARING - APPLICANT/OWNER: C&C MEDICAL PLAZA, LLC - For possible action on a request for a Variance TO ALLOW A FIVE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS THE MINIMUM REQUIRED AND TO ALLOW A TRASH ENCLOSURE 18 FEET FROM RESIDENTIALLY ZONED PROPERTY WHERE 50 FEET IS THE MINIMUM REQUIRED on 0.16 acres at 1640 East Charleston Boulevard (APN 162-02-113-006), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-51608]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 04/16/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**5**	**Planning Commission Mtg.**	**4**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

VAR-51766

Case Number: PRJ-51608 APN: 162-02-113-006

Name of Property Owner: C&C MEDICAL PLAZA LLC

Name of Applicant: Carmen Espitia and Carlos Jimenez

Name of Representative: Sheldon Colen

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: Carlos Jimenez / Carmen Espitia

Subscribed and sworn before me

This 23 day of October, 2013

_____

Notary Public in and for said County and State

ANA D. QUINTANILLA
Notary Public, State of Nevada
Appointment No. 11-5248-1
My Appt. Expires Jul 22, 2015

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: MEDICAL CLINIC ADDITION

Project Address (Location) 1640 E. CHARELESTON BLVD

Project Name ADELANTE FAMILY MEDICAL CLINIC **Proposed Use** _____

Assessor's Parcel #(s) 162-02-113-006 **Ward #** _____

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

Commercial Square Footage 2,457 SF **Floor Area Ratio** _____

Gross Acres 0.16 ACRES **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER C&C MEDICAL PLAZA LLC **Contact** _____

Address 8343 AGNEW VALLEY CT. **Phone:** _____ **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89178

E-mail Address _____

APPLICANT CARMEN ESPITIA & CARLOS JIMENEZ **Contact** (702) 419-7944

Address 1640 E. CHARLESTON BLVD. **Phone:** _____ **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89104

E-mail Address ESPITIA7@YAHOO.COM

REPRESENTATIVE SHELDON COLEN **Contact** _____

Address 9017 S PECOS RD STE 4450 **Phone:** (702) 719-2020 **Fax:** (702) 269-9673

City HENDERSON **State** NV **Zip** 89074

E-mail Address SHELDON@SCADESIGN.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* Carl & Yomara Cacho

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

Print Name CARLOS JIMENEZ / CARMEN ESPITIA

Subscribed and sworn before me

This 23 day of October, 2013.

Notary Public in and for said County and State

ANA D. QUINTANILLA
Notary Public, State of Nevada
Appointment No. 11-5248-1
My Appt. Expires Jul 22, 2015

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAR-51766
Meeting Date:	12/10/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

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.

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

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

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

SUBJECT:
ABEYANCE - SDR-51764 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-51765 AND VAR-51766 - PUBLIC HEARING - APPLICANT/OWNER: C&C MEDICAL PLAZA, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 868 SQUARE-FOOT EXPANSION TO AN EXISTING 1,677 SQUARE-FOOT MEDICAL OFFICE WITH WAIVERS TO ALLOW A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG THE NORTH AND SOUTH PROPERTY LINES WHERE 15 FEET IS THE MINIMUM REQUIRED on 0.16 acres at 1640 East Charleston Boulevard (APN 162-02-113-006), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-51608]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 04/16/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**2**	**Planning Commission Mtg.**	**4**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Protest/Support Postcards

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SDR-51764

Case Number: PRJ-51608 APN: 162-02-113-006

Name of Property Owner: C&C MEDICAL PLAZA LLC

Name of Applicant: Carmen Espitia and Carlos Jimenez

Name of Representative: Sheldon Colen

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: Carlos Jimenez / Carmen Espitia

Subscribed and sworn before me

This 23 day of October, 2013

_____

Notary Public in and for said County and State

ANA D. QUINTANILLA
Notary Public, State of Nevada
Appointment No. 11-5248-1
My Appt. Expires Jul 22, 2015

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: MEDICAL CLINIC ADDITION

Project Address (Location) 1640 E. CHARELESTON BLVD

Project Name ADELANTE FAMILY MEDICAL CLINIC **Proposed Use** _____

Assessor's Parcel #(s) 162-02-113-006 **Ward #** _____

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

Commercial Square Footage 2,457 SF **Floor Area Ratio** _____

Gross Acres 0.16 ACRES **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER C&C MEDICAL PLAZA LLC **Contact** _____

Address 8343 AGNEW VALLEY CT. **Phone:** _____ **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89178

E-mail Address _____

APPLICANT CARMEN ESPITIA & CARLOS JIMENEZ **Contact** (702) 419-7944

Address 1640 E. CHARLESTON BLVD. **Phone:** _____ **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89104

E-mail Address ESPITIA7@YAHOO.COM

REPRESENTATIVE SHELDON COLEN **Contact** _____

Address 9017 S PECOS RD STE 4450 **Phone:** (702) 719-2020 **Fax:** (702) 269-9673

City HENDERSON **State** NV **Zip** 89074

E-mail Address SHELDON@SCADESIGN.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* Carl & Yomara Cacho

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

Print Name CARLOS JIMENEZ / CARMEN ESPITIA

Subscribed and sworn before me

This 23 day of October, 2013.

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Appointment No. 11-5248-1
My Appt. Expires Jul 22, 2015

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-51764
Meeting Date:	12/10/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

SDR 51764
C & C Medical Plaza, LLC

1640 E. Charleston Blvd.

Proposed 0.765 thousand square foot expansion of an existing medical office building.

Traffic produced by existing development:

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MEDICAL-DENTAL OFFICE BUILDING [1000 SF]	1.683	36.13	61
AM Peak Hour			2.30	4
PM Peak Hour			3.46	6

Traffic produced by proposed development:

Proposed Expansion	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MEDICAL-DENTAL OFFICE BUILDING [1000 SF]	0.765	36.13	28
AM Peak Hour			2.30	2
PM Peak Hour			3.46	3

Traffic produced by final development:

Final Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MEDICAL-DENTAL OFFICE BUILDING [1000 SF]	2.448	36.13	89
AM Peak Hour			2.30	6
PM Peak Hour			3.46	9

Existing traffic on all nearby streets:

Charleston Boulevard	
Average Daily Traffic (ADT)	31,613
PM Peak Hour (heaviest 60 minutes)	2,529

15th Street	
Average Daily Traffic (ADT)	2,250
PM Peak Hour (heaviest 60 minutes)	180

Bruce Street	
Average Daily Traffic (ADT)	5,875
PM Peak Hour (heaviest 60 minutes)	470

Adjacent Street	ADT Capacity
Charleston Boulevard	51,800
15th Street	16,300
Bruce Street	34,500

This project is expected to add about 28 trips per day on Charleston Blvd., 15th St. & Bruce St. Currently, Charleston is at about 61 percent of capacity, 15th is at about 14 percent of capacity and Bruce is at about 17 percent of capacity. With this project, these percentages are not expected to change.

Based on Peak Hour use, this project will add about 3 trips in the peak hour, or about one every twenty minutes.

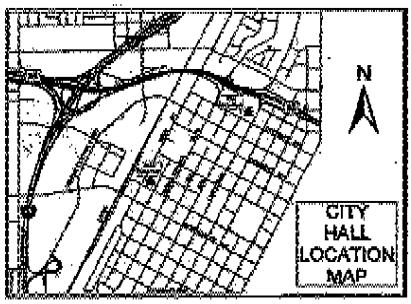
Note that this report assumes all traffic from this development uses all named streets.

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

PRESORTED FIRST CLASS

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Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-51764 [PRJ-51608]
Planning Commission Meeting of **12/10/2013**

Case: SDR-51764
16202113021
VIVAS MARIA R
5349 LAMOILLE CIR
LAS VEGAS NV 89120-2076

40 JRDFNMP 89120

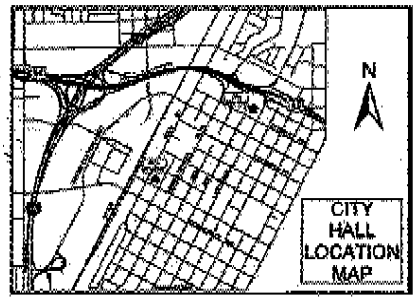
AGEND AITEM #48
PROTEST

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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SDR-51764 [PRJ-51608]

Planning Commission Meeting of **12/10/2013**

Case: SDR-51764

16202113021
VIVAS MARIA R
5349 LAMOILLE CIR
LAS VEGAS NV 89120-2076

40 JRDFNP 89120

AGENDA ITEM #48
PROTEST

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

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Official Notice of Public Hearing



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[X] I SUPPORT this Request
[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-51764 [PRJ-51608]
Planning Commission Meeting of **12/10/2013**

Case: SDR-51764
16202113001
FULLERTON JERRY D & DIXIE ANN
9008 S PROCYON AVE
LAS VEGAS NV 89139-8114

57 JRDFNMP 89139

agenda item #48
support

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

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-51765 & VAR-51766 [PRJ-51608]
Planning Commission Meeting of **12/10/2013**

Case: VAR-51765
16202111038
WALLIS INVESTMENTS LTD
1530 CHARLESTON BLVD
#5
LAS VEGAS NV 89104-1829

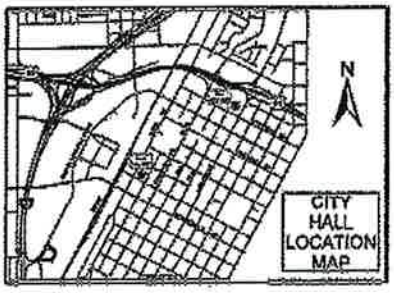
27 JRDFNMP 89104

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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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
SDR-51764 [PRJ-51608]
Planning Commission Meeting of **12/10/2013**

Case: SDR-51764
16202111038
WALLIS INVESTMENTS LTD
1530 CHARLESTON BLVD
#5
LAS VEGAS NV 89104-1829

agenda item #48
support

27 JRDFNMP 89104

agenda item #48
support

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

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☒ I SUPPORT this Request
☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-51764 [PRJ-51608]
Planning Commission Meeting of **12/10/2013**

Case: SDR-51764
162021130 01
FULLERTON JERRY D & DIXIE ANN
9089 S PROCYON AVE
LAS VEGAS NV 89139-8114

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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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-51764 [PRJ-51608]

Planning Commission Meeting of **12/10/2013**

Case: SDR-51764
162021 13001
FULLERTON JERRY D & DIXIE ANN
9009 S PROCYON AVE
LAS VEGAS NV 89139-8114

89139 [illegible]

agenda item #48
support

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

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

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

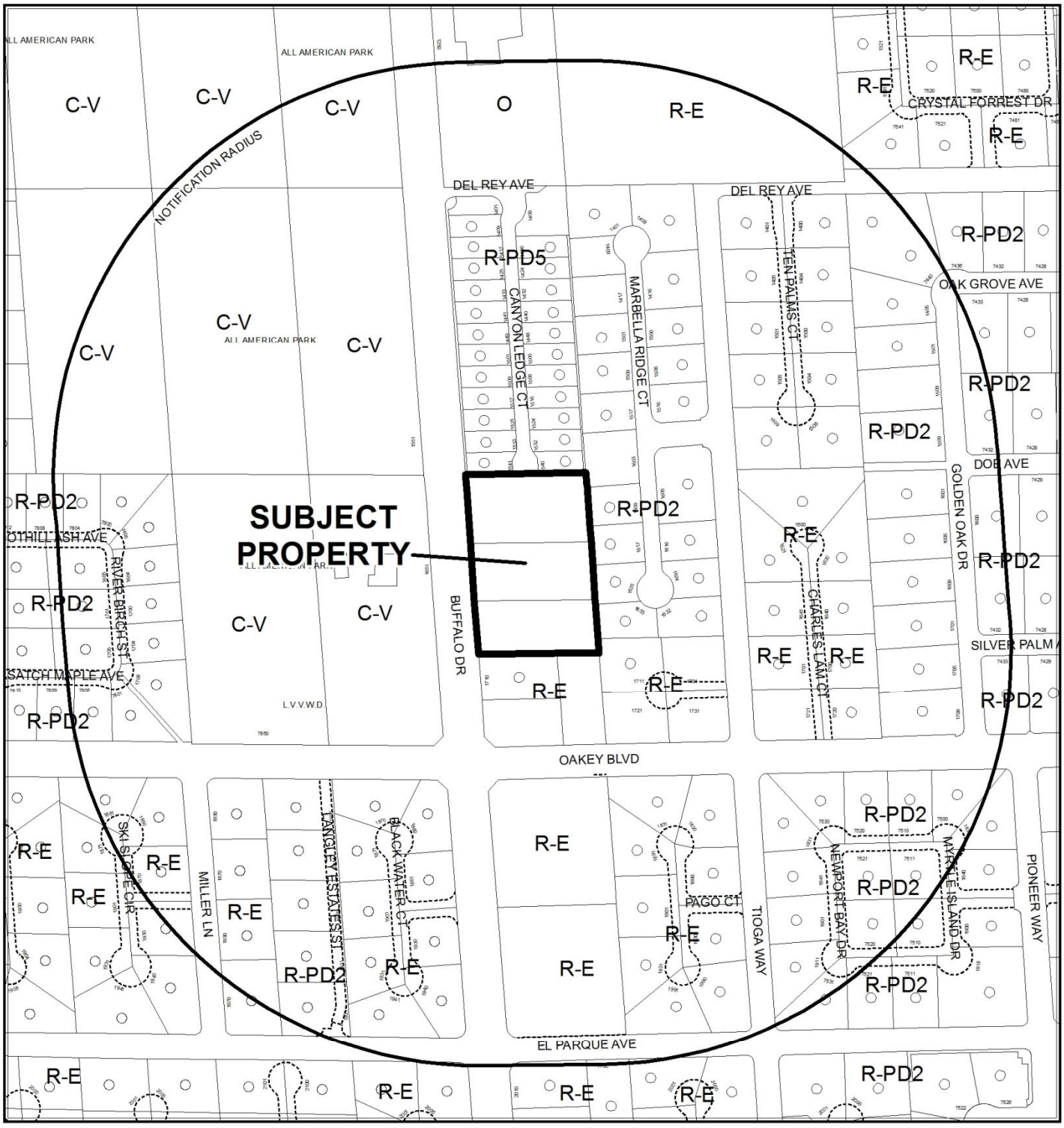
SUBJECT:
ABEYANCE - ZON-52391 - REZONING - PUBLIC HEARING - APPLICANT: D R HORTON - OWNER: VALENCIA A13004 INVESTORS, LLC - For possible action on a request for a Rezoning FROM : R-E (RESIDENCE ESTATES) TO R-1 (SINGLE FAMILY RESIDENTIAL) on 2.91 acres on the east side of Buffalo Drive, approximately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

C.C.: 04/16/2014

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**5**	**Planning Commission Mtg.**	**1**
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]
6. Protest/Support Postcards - ZON-52391 and VAR-52392 [PRJ-52028]
7. Submitted after Final Agenda – Abeyance Request by Kaempfer Crowell and Protest/Support Postcards for ZON-52391, VAR-52392 and TMP-52393



0 300 600 Feet

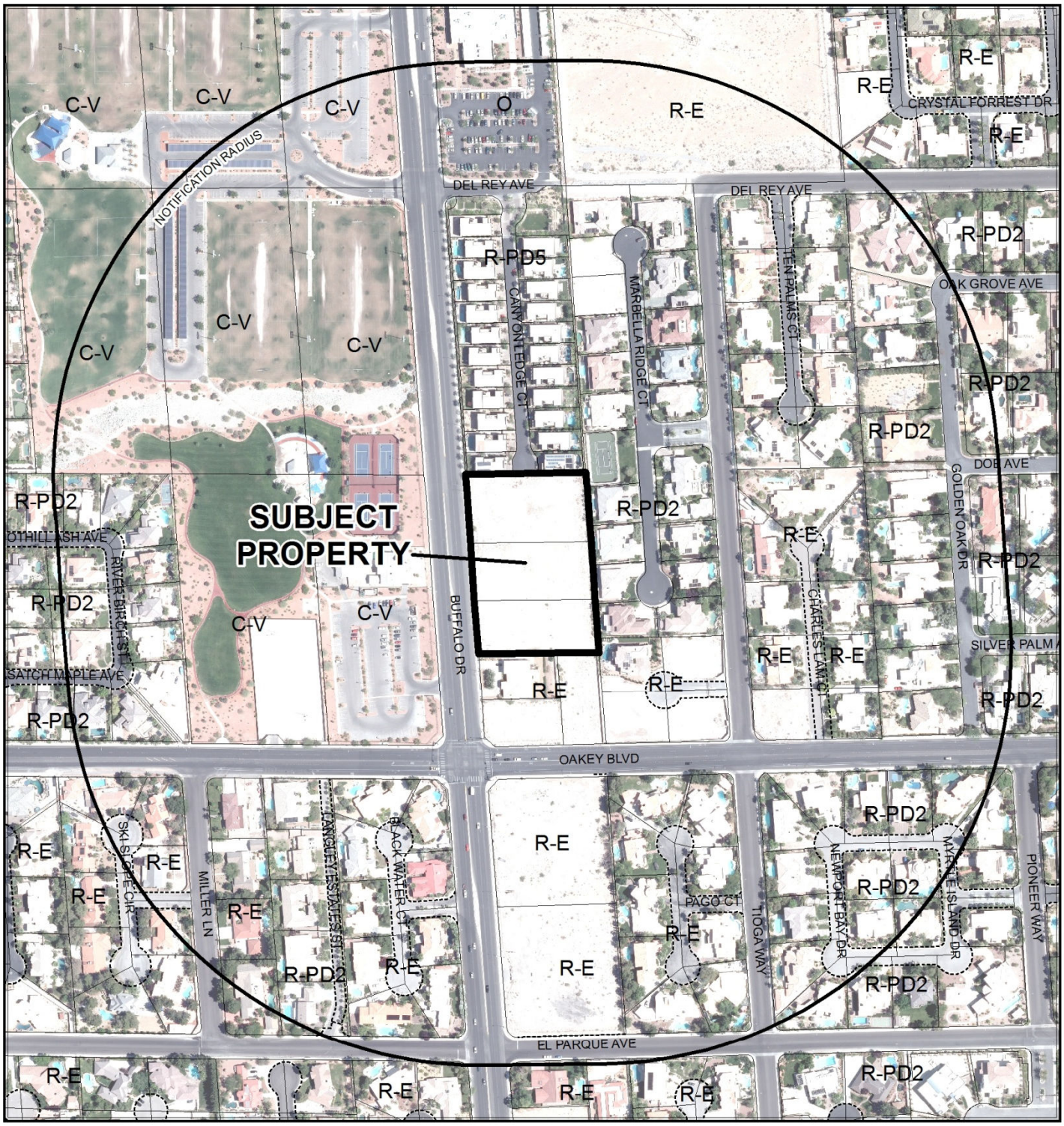
CASE: **ZON-52391, VAR-52392 AND TMP-52393 (PRJ-52028)**

RADIUS: 1000 FEET

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

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

N



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: MARCH 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 Area or Number of Units***	***Required***			***Provided***		***Compliance***
		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 1

PROTESTS 1

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: _____, Mgr.

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

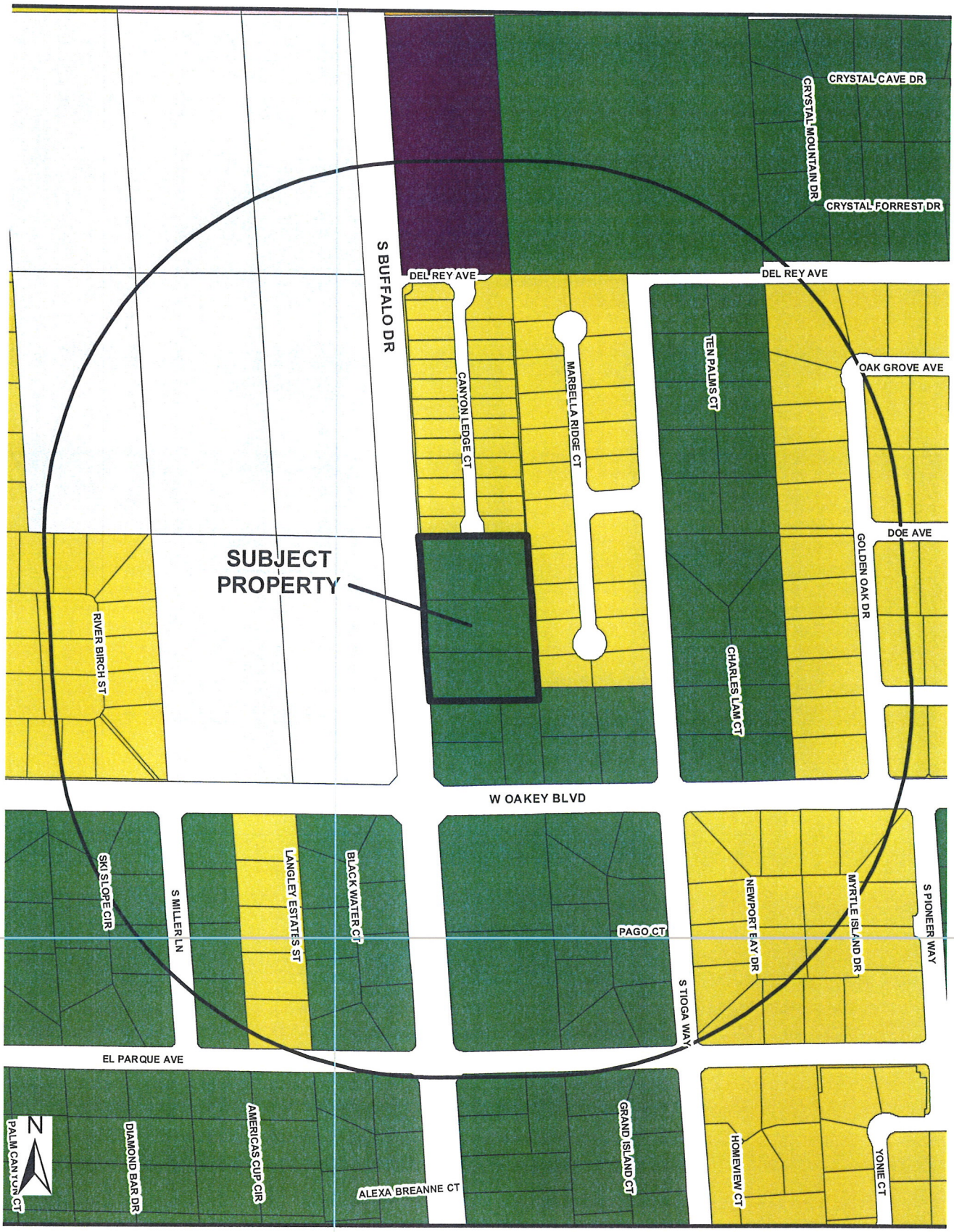
Case #	ZON-52391
Meeting Date:	02/11/14 PC
Total Fee:	
Date Received:*	
Received By:	

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

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

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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

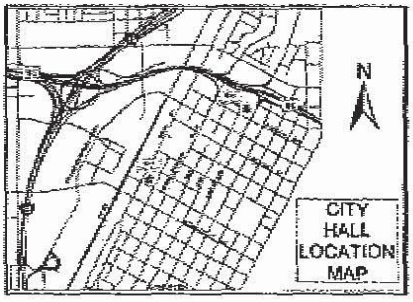
PAGE 01/01
BNW, INC.
7028931240
02/03/2014 10:53

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 $ 00.46⁰
0004279218 JAN 30 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, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. 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.

ZON-52391 & VAR-52392 [PRJ-52028]
Planning Commission Meeting of 2/11/2014

Case: ZON-52391

16303216012
CARRIER DONALD C
DEGUZMAN RENE
1541 CANYON LEDGE CT
LAS VEGAS NV 89117-1491

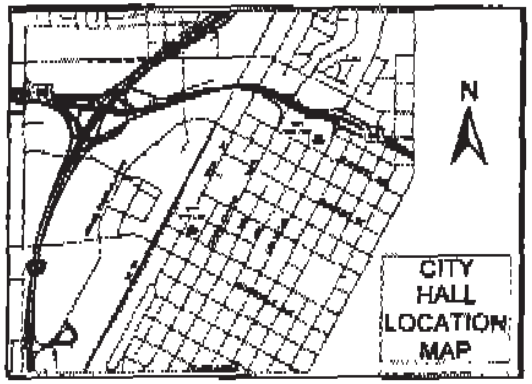
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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas. Nevada 89106

PRESORTED FIRST CLASS

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-52391 & VAR-52392 [PRJ-52028]
Planning Commission Meeting of 2/11/2014

Case: ZON-52391
16303301012
BARTSAS MARY 13 L L C
601 S RANCHO DR #C23
LAS VEGAS NV 89106-4825

25 LRDPMP 89106

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

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
702.792.7050

February 4, 2014

Via Fax: 702-474-7463

City of Las Vegas Planning Department
333 No. Rancho Drive, 3rd Flr.
Las Vegas, NV 89106

Re: ZON-52391; VAR-52392; TMP-52393
D.R. Horton – Buffalo & Oakey

To Whom It May Concern:

Please be advised that our office represents the applicant in the above-referenced matters. We respectfully request that these items be held from the presently scheduled Planning Commission hearing of February 11, 2014 until the **March 11, 2014** meeting.

Thank you for your cooperation and please call if you have any questions.

Sincerely,

KAEMPFER CROWELL

Jennifer Lazovich

JJL/sfm

cc: Dave Jennings

RECEIVED
FEB 06 2014
City of Las Vegas
Dept. of Planning

Submitted after final agenda

Date 2/6/2014 11124.54 Item 41-43

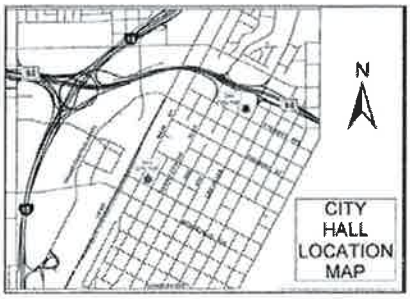
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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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FIRST CLASS

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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.

ZON-52391 & VAR-52392 [PRJ-52028]
Planning Commission Meeting of 2/11/2014

RECEIVED
FEB 06 2014
City of Las Vegas
Dept. of Planning

Case: ZON-52391
16304617008
LYTLE JOHN ALLEN & TRUDI LEE
1600 RIVER BIRCH ST
LAS VEGAS NV 89117-1383

#41-42 P

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

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Official Notice of Public Hearing



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City of Las Vegas
Dept. of Planning

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City of Las Vegas
Dept. of Planning

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-52391 & VAR-52392 [PRJ-52028]
Planning Commission Meeting of 2/11/2014

Case: ZON-52391
16304721001
MOHAMMADI JAMES J & JAYNE F
1921 LANGLEY ESTATES ST
LAS VEGAS NV 89117-7914

18 LRDFMP 89117

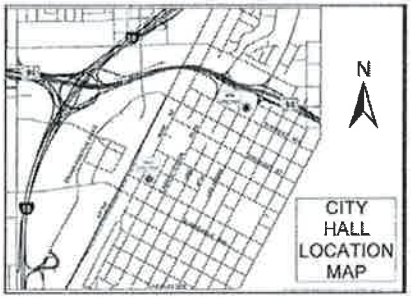
#41-42 P

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

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UNITED STATES POSTAGE PITNEY BOWES
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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.

All adjacent communities ar gated

ZON-52391 & VAR-52392 [PRJ-52028]
Planning Commission Meeting of 2/11/2014

RECEIVED
FEB 06 2014
City of Las Vegas
Dept. of Planning

Case: ZON-52391
16303216005
MAZZEI FAMILY TRUST
MAZZEI GENE & LORI TRS
1448 CANYON LEDGE CT
LAS VEGAS NV 89117-1490

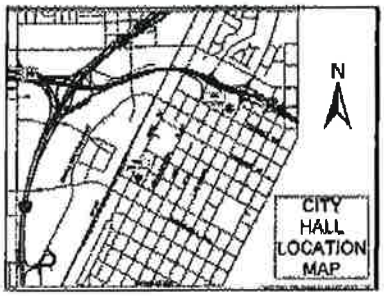
#41-42 P

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

PRESORTED FIRST CLASS

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MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



FEB 04 2014

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-52391 & VAR-52392 [PRJ-52028]
Planning Commission Meeting of 2/11/2014

Case: ZON-52391
16303216001
HIRSCHFELD BRUCE
1416 CANYON LEDGE CT
LAS VEGAS NV 89117-1490

#41-42 P

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

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

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

SUBJECT:
ABEYANCE - 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.: 04/16/2014

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**5**	**Planning Commission Mtg.**	**1**
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 Lesher

Address 6468 Fosco Ct **Phone:** 456-0704 **Fax:** _____

City LAS VEGAS **State** NEVADA **Zip** 89131

E-mail Address uslincc@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 Carolyn M. Lesher, Mgr.

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

Print Name Carolyn M. Lesher, Mgr.

Subscribed and sworn before me

This 3rd day of December, 20 13.

Amber Ghali

Notary Public in and for said County

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
AMBER GHALI
Appt. No 12-6470-1
My Appt. Expires Nov 29, 2015

FOR DEPARTMENT USE ONLY

Case #	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

Revised 10/27/08

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

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: MARCH 11, 2014

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

SUBJECT:
ABEYANCE - 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.: 04/16/2014

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**4**	**Planning Commission Mtg.**	**1**
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
4. Protest/Support Postcards
5. Submitted after Final Agenda – Protest Postcards

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: 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: _____

Signature of Property Owner: Valencia A13004 Investors LLC [signature], Mgr.

Print Name: VALENCIA A13004 INVESTORS LLC

Subscribed and sworn before me

This 28 day of October, 2013

[signature]
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

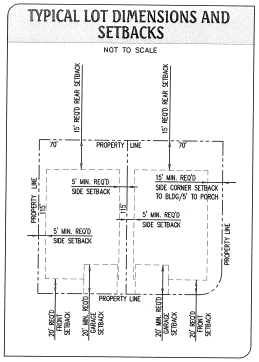
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

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 #32003C2145F. 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

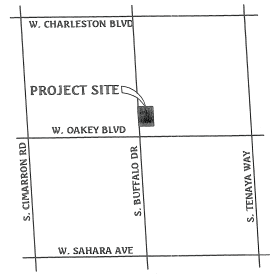
REQUIRED SPACES: 24
(2 PER HOUSE PLUS 1 ADDITIONAL FOR EVERY 5 HOUSES)

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
A	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 DESCRIPTION:

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	3,509 SF
TOTAL PROVIDED	9,927 SF

NO.	DESCRIPTION	DATE	APP'D

DATE: 11/08/13
PM: J. PEARCE
DRAWN BY: D.R.
DESIGNED BY: D.R.
CHECKED BY: T.E.
ADA CHECKED: T.E.
JOB NO.: 007.025
SCALE: 1" = 30'

Triton Engineering
6757 W. Charleston Blvd.
Suite B
Las Vegas, Nevada 89146
Office: (702) 254-1480
Fax: (702) 254-3062
www.tritoneng.com

DR HORTON
BUFFALO / OAKEY
COVER SHEET

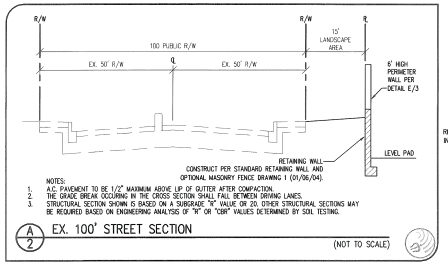
PROFESSIONAL ENGINEER STATE OF NEVADA
JAMES M. PEARCE
No. 9552
Exp: 12-31-15
CIVIL
1-27-14

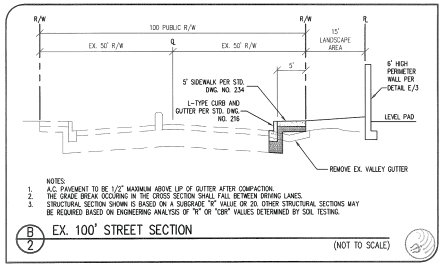
PRJ-52028
01/27/14

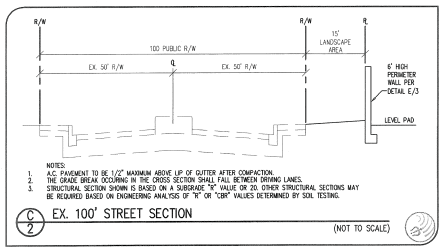
SHEET 1 OF 3
C.L.V. DWG.#

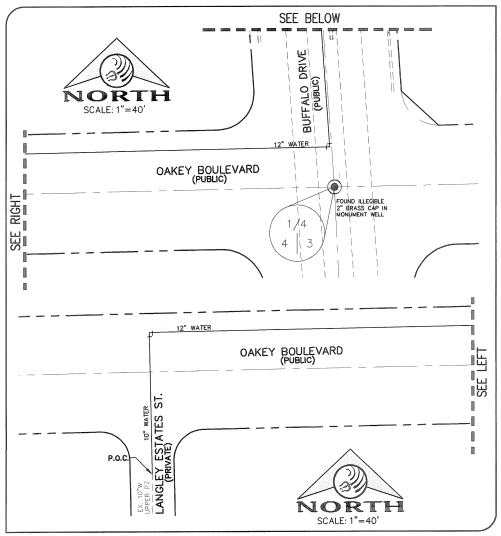
TMP-52393 - REVISED

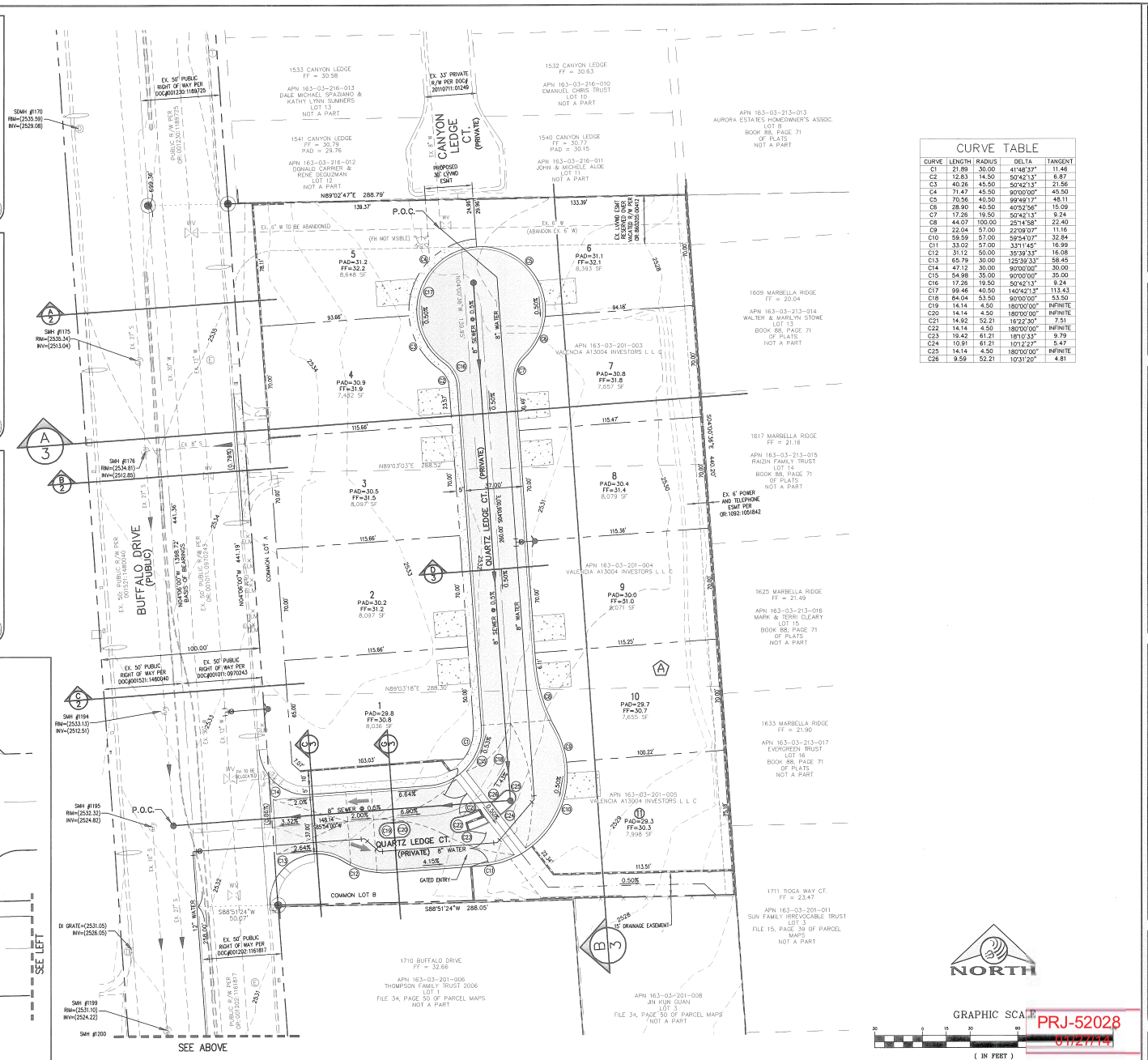
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CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	21.89	30.00	41°48'37"	11.46
C2	12.83	14.50	50°42'13"	6.87
C3	40.26	45.50	50°42'13"	21.56
C4	71.47	45.50	90°00'00"	45.50
C5	70.56	40.50	99°49'17"	48.11
C6	28.90	40.50	40°52'56"	15.09
C7	17.26	19.50	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	33.02	57.00	33°11'45"	16.99
C12	31.12	50.00	35°38'33"	16.08
C13	65.79	30.00	125°39'33"	58.45
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
C19	14.14	4.50	180°00'00"	INFINITE
C20	14.14	4.50	180°00'00"	INFINITE
C21	14.92	52.21	16°22'30"	7.51
C22	14.14	4.50	180°00'00"	INFINITE
C23	19.42	61.21	18°10'33"	9.79
C24	10.91	61.21	10°12'27"	5.47
C25	14.14	4.50	180°00'00"	INFINITE
C26	9.59	52.21	10°31'20"	4.81

NO.	DESCRIPTION	DATE	APPD

DATE: 11/08/13
PM: J. PEARCE
DRAWN BY: D.R.
DESIGNED BY: D.R.
CHECKED BY: T.E.
ADD. CHECKED: T.E.
JOB NO.: 007.025
SCALE: 1" = 30'

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www.tritoneng.com

DR HORTON
BUFFALO / OAKEY
TENTATIVE MAP

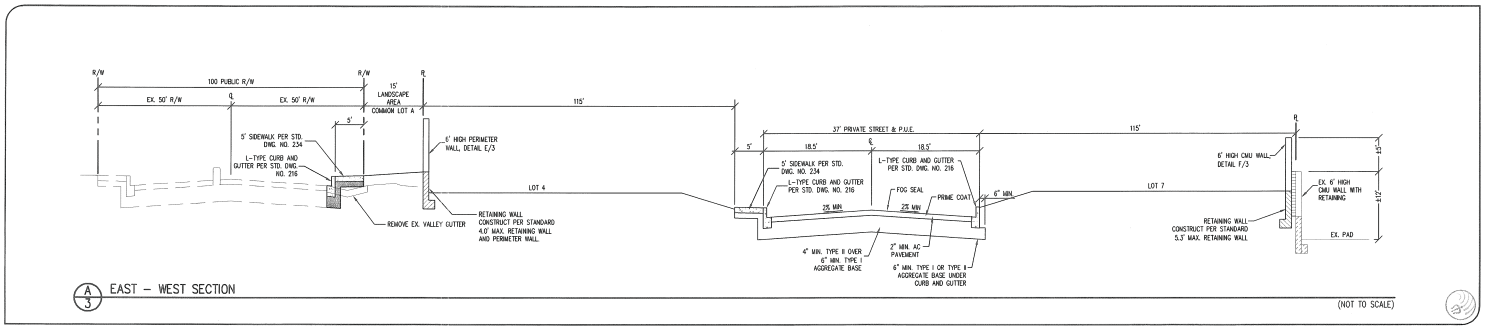
JAMES M. PEARCE
Exp: 12-31
CIVIL
No. 9552
STATE OF NEVADA
PROFESSIONAL ENGINEER
1-27-14

SHEET 2 OF 3
C.L.V. DWG.#

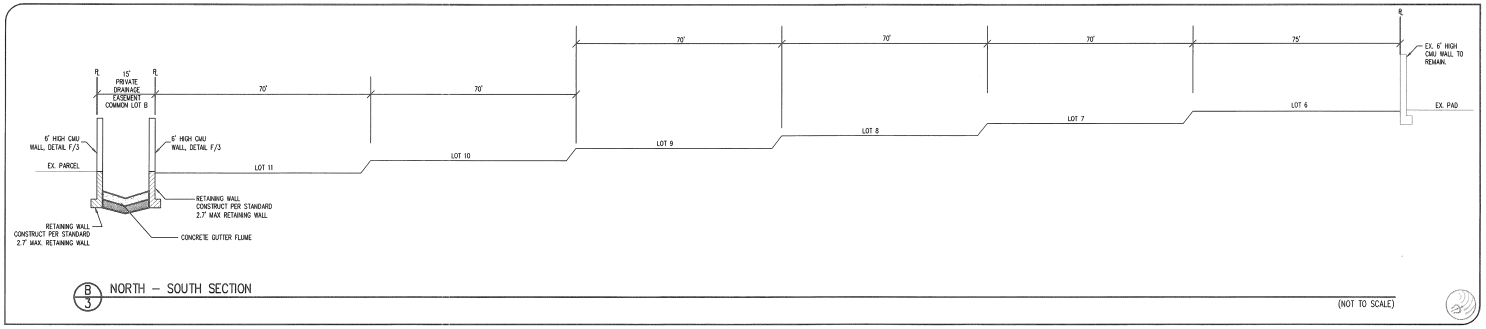
PRJ-52028

TMP-52393 - REVISED

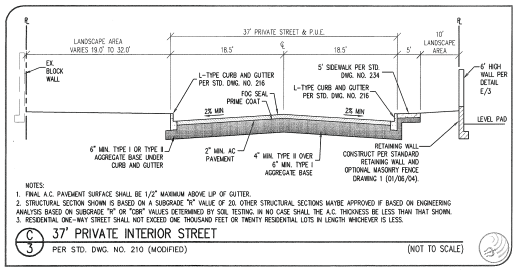
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A/3 EAST – WEST SECTION (NOT TO SCALE)

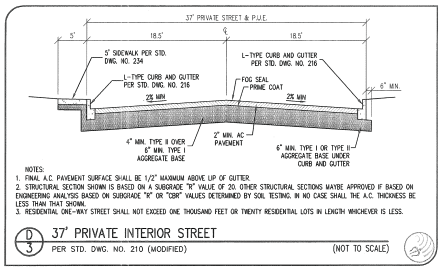


B/3 NORTH – SOUTH SECTION (NOT TO SCALE)



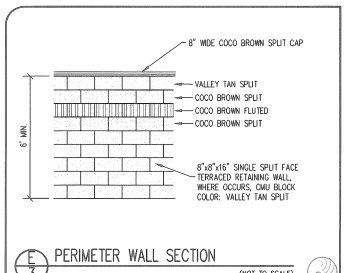
NOTES:
1. FINAL A.C. PAVEMENT SURFACE SHALL BE 1/2" MAXIMUM ABOVE LIP OF GUTTER.
2. STRUCTURAL SECTION SHOWN IS BASED ON A SUBGRADE "R" VALUE OF 20. OTHER STRUCTURAL SECTIONS MAYBE APPROVED IF BASED ON ENGINEERING ANALYSIS BASED ON SUBGRADE "R" OR "CBR" VALUES DETERMINED BY SOIL TESTING. IN NO CASE SHALL THE A.C. THICKNESS BE LESS THAN THAT SHOWN.
3. RESIDENTIAL ONE-WAY STREET SHALL NOT EXCEED ONE THOUSAND FEET OR TWENTY RESIDENTIAL LOTS IN LENGTH WHICHEVER IS LESS.

C/3 37' PRIVATE INTERIOR STREET
PER STD. DWG. NO. 210 (MODIFIED) (NOT TO SCALE)

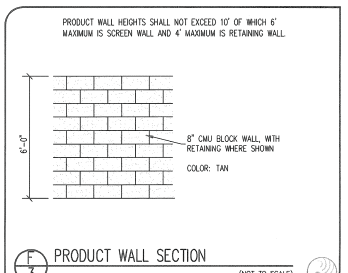


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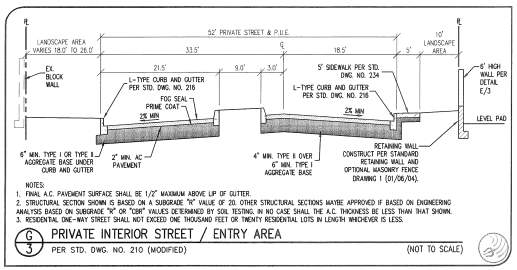
D/3 37' PRIVATE INTERIOR STREET
PER STD. DWG. NO. 210 (MODIFIED) (NOT TO SCALE)



E/3 PERIMETER WALL SECTION (NOT TO SCALE)



F/3 PRODUCT WALL SECTION (NOT TO SCALE)



NOTES:
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3. RESIDENTIAL ONE-WAY STREET SHALL NOT EXCEED ONE THOUSAND FEET OR TWENTY RESIDENTIAL LOTS IN LENGTH WHICHEVER IS LESS.

G/3 PRIVATE INTERIOR STREET / ENTRY AREA
PER STD. DWG. NO. 210 (MODIFIED) (NOT TO SCALE)

PRJ-52028
01/27/14

TMP-52393 - REVISED

DATE: JAN 13, 2017
DRAWN BY:
DESIGNED BY:
CHECKED BY:
JOB CHECKED:
JOB NO.:
SCALE: 1" = 40'

NO. DESCRIPTION DATE APP'D

Triton Engineering
6757 W. Charleston Blvd. Suite B1
Las Vegas, Nevada 89146
Office: (702) 254-1480
Fax: (702) 254-5962
www.tritonnv.com

DR HORTON
BUFFALO / OAKEY
SECTIONS & DETAILS

PROFESSIONAL ENGINEER STATE OF NEVADA
JAMES M. PEARCE
Exp: 12-31-15
CIVIL
No. 9552
1-27-14

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.

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

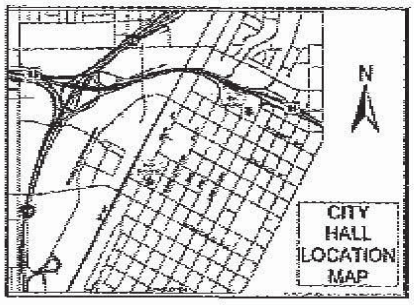
PAGE 01/01

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 $ 00.46⁰
0004279216 JAN 30 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, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. 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-52393 [PRJ-52028]
Planning Commission Meeting of 2/11/2014

Case: TMP-52393
16303216012
CARRIER DONALD C
DEGUZMAN RENE
1541 CANYON LEDGE CT
LAS VEGAS NV 89117-1491

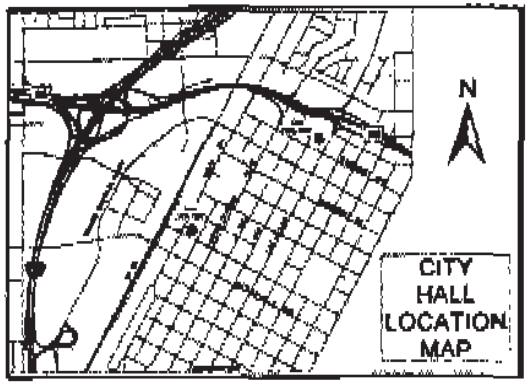
BNW, INC. 7028931240 02/03/2014 10:52

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 $ 00.46⁰
0004279218 JAN 30 2014
MAILED FROM ZIP CODE 89101

Return Service Requested
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TMP-52393 [PRJ-52028]

Planning Commission Meeting of 2/11/2014

Case: TMP-52393

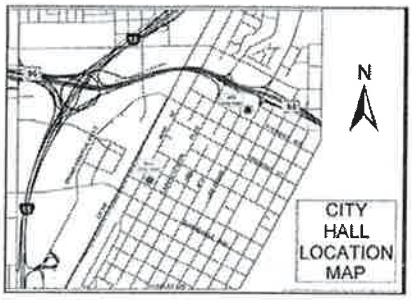
16303901012
BARTSAS MARY 13 L L C
601 S RANCHO DR #C23
LAS VEGAS NV 89106-4825

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

PRESORTED FIRST CLASS

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0004279218 JAN 30 2014
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Return Service Requested
Official Notice of Public Hearing



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FEB 10 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, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. 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-52393 [PRJ-52028]
Planning Commission Meeting of 2/11/2014

Case: TMP-52393
16304721001
MOHAMMADI JAMES J & JAYNE F
1921 LANGLEY ESTATES ST
LAS VEGAS NV 89117-7914

18 LRDFMP 89117

Application Information

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].

There is absolutely no reason to approve this variance other than appeasing, yet, another greedy developer whose only interest is to line their pockets with money without any regards to well-being & neighborhood quality for current residents

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	***February 11, 2014***
Time:	6:00 P.M.
Location:	City Council Chambers 495 South Main Street, 2nd Floor Las Vegas, Nevada 89101

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov.

Submitted after final agenda

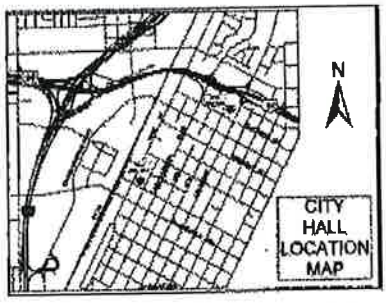
Date 2/10/2014 Item #43 P

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 $ 00.46⁰
0004279218 JAN 30 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.

TMP-52393 [PRJ-52028]
Planning Commission Meeting of 2/11/2014

RECEIVED
FEB 0 4 2014
City of Las Vegas
Dept. of Planning

Case: TMP-52393
16303216001
HIRSCHFELD BRUCE
1416 CANYON LEDGE CT
LAS VEGAS NV 89117-1490

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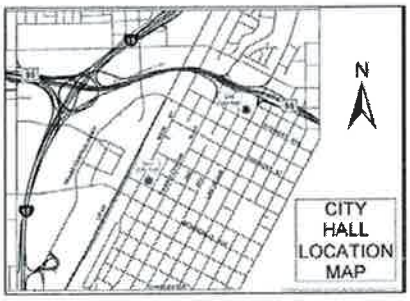
#43 P

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 $ 00.46⁰
0004279218 JAN 30 2014
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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FEB 06 2014
City of Las Vegas
Dept. of Planning

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-52393 [PRJ-52028]
Planning Commission Meeting of 2/11/2014

Case: TMP-52393
16304617008
LYTLE JOHN ALLEN & TRUDI LEE
1600 RIVER BIRCH ST
LAS VEGAS NV 89117-1383

#43P

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

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

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

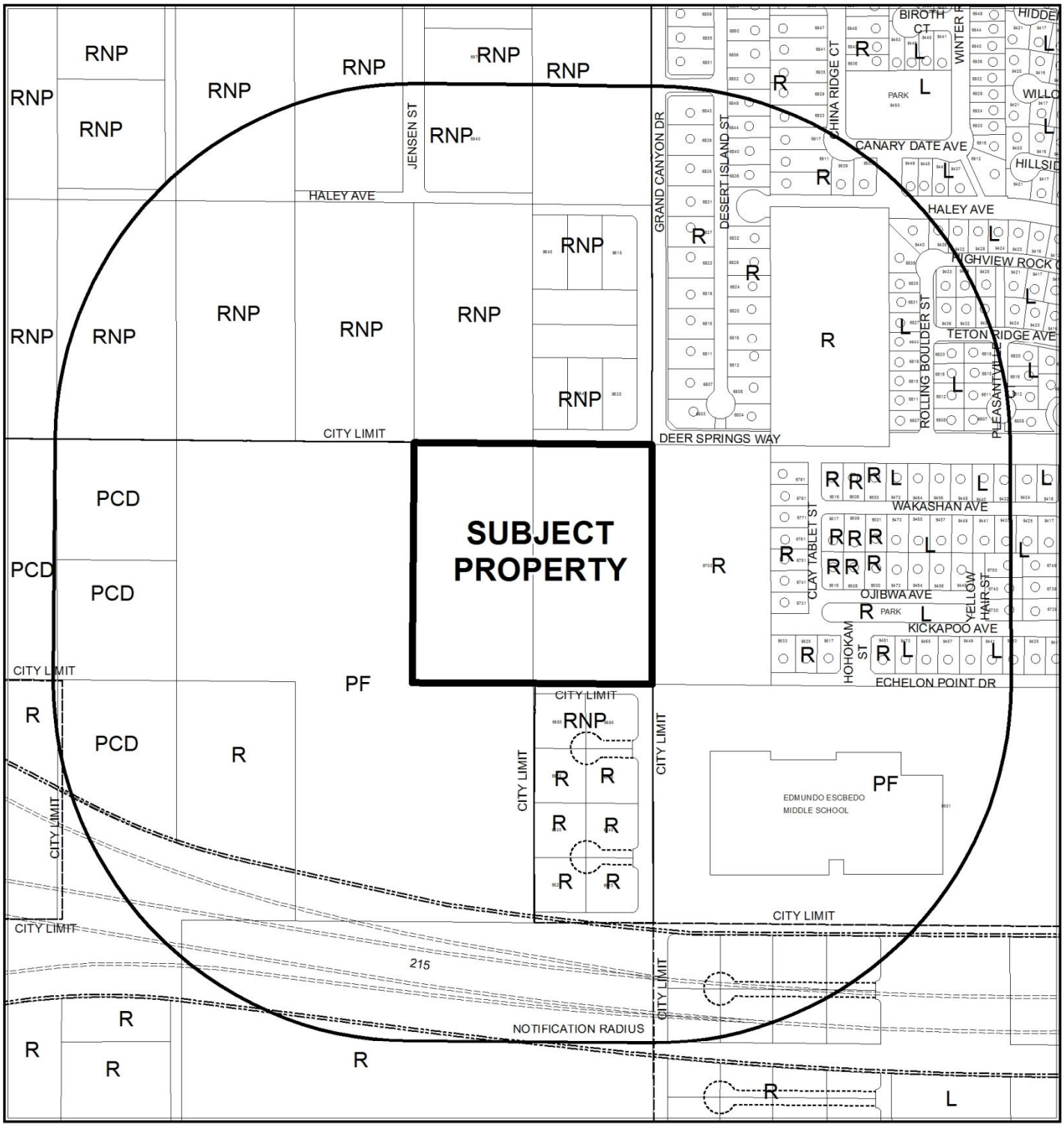
SUBJECT:
ABEYANCE - GPA-52116 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: G SPRING, LLC - For possible action on a request for a General Plan Amendment FROM: RNP (RURAL NEIGHBORHOOD PRESERVATION) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL) on 10.18 acres at the 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.: 04/16/2014

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
8. Submitted after Final Agenda – Supplemental Information by Staff for GPA-52116, ZON-52117, WVR-52169 and TMP-52119



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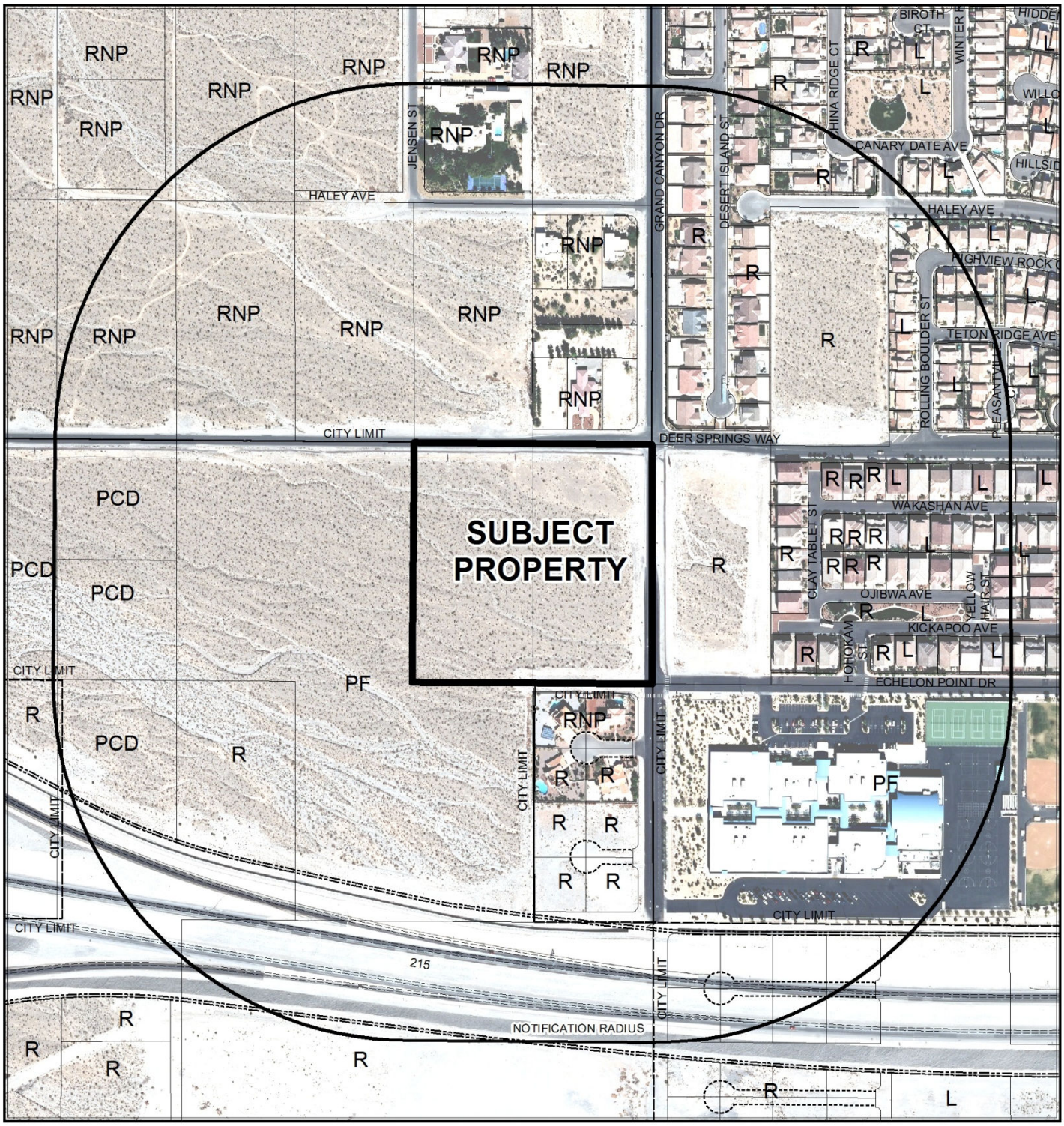
CASE: **GPA-52116 (PRJ-52063)**

RADIUS: 1000 FEET

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

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

N



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: MARCH 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 $1/14^{th}$ 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

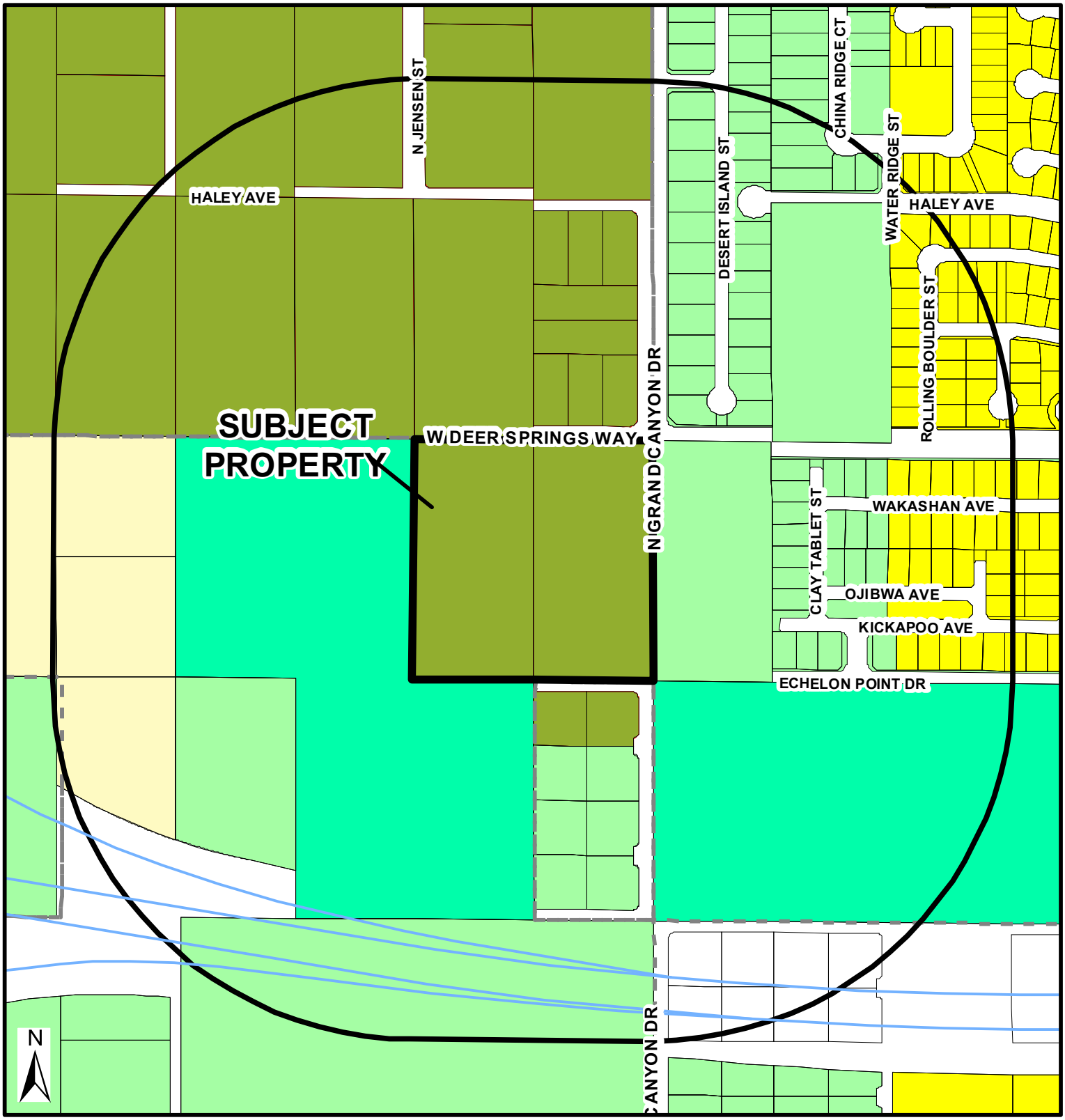
FOR DEPARTMENT USE ONLY

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

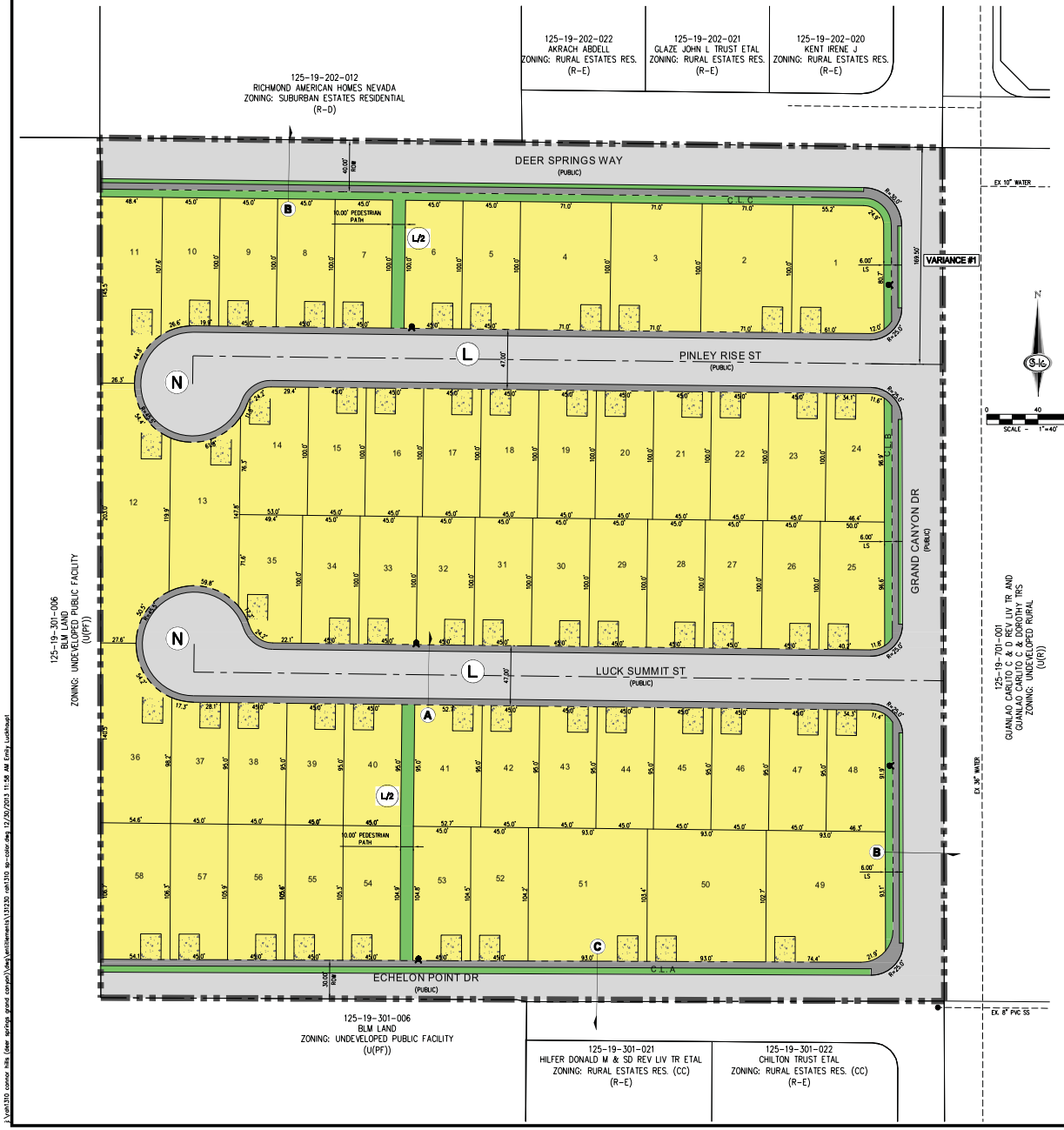
FROM RNP TO ML

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

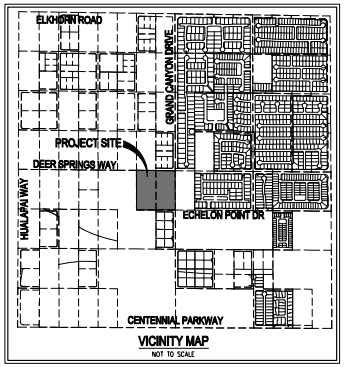
GPA-52116



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

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%

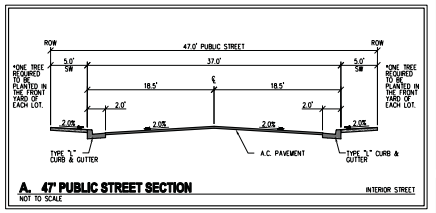
CONNECTIVITY
- N NODES = 2
- L LINKS = 2
- LP LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1

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

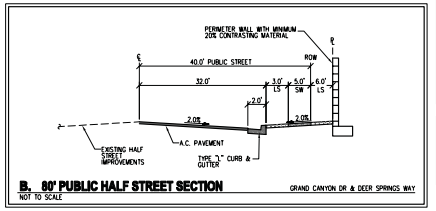
PARKING ANALYSIS

NO OF UNITS	= 58
PARKING PARAMETER	= 2 SPACES/LOT
REQUIRED PARKING	= 116 SPACES**

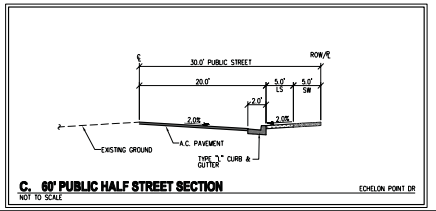
**MINIMUM PARKING REQUIREMENT SATISFIED BY GARAGE AND/OR DRIVEWAY PARKING



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,
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

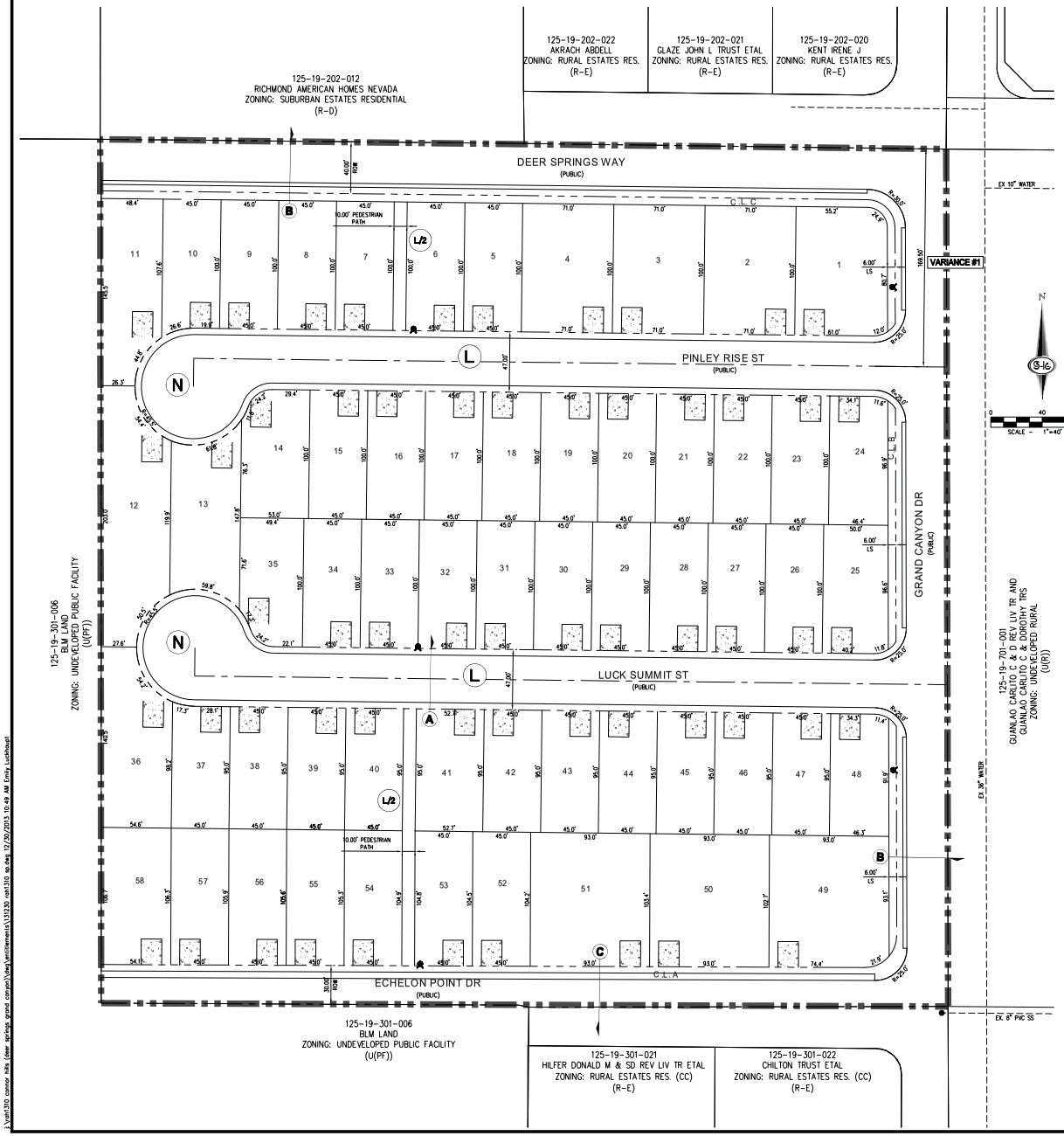
SP-1
SHEET 1 OF 1

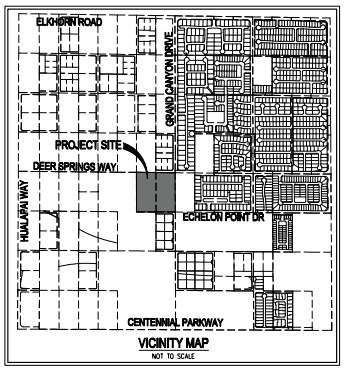
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RICHMOND AMERICAN HOMES

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
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- CORNER 10'

PROJECT INFORMATION

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PROPOSED ZONING:	R-CL
ACREAGE (GROSS):	10.13 AC
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CONNECTIVITY

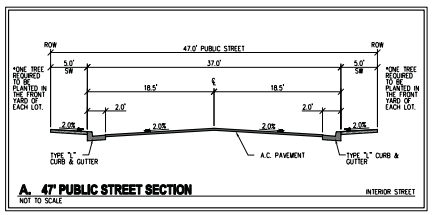
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- (L) LINKS = 2
- (LB) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1

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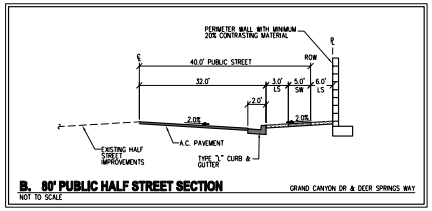
PARKING ANALYSIS

NO OF UNITS	= 58
PARKING PARAMETER	= 2 SPACES/LOT
REQUIRED PARKING	= 116 SPACES**

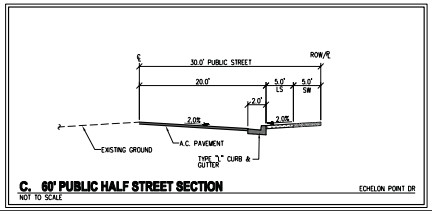
**MINIMUM PARKING REQUIREMENT SATISFIED BY GARAGE AND/OR DRIVEWAY PARKING



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



B. 80' PUBLIC HALF STREET SECTION — GRAND CANYON DR & DEER SPRINGS WAY
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C. 60' PUBLIC HALF STREET SECTION — ECHELON POINT DR
NOT TO SCALE

OWNERS

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G SPRING LLC
9315 W SUNSET ROAD
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ENGINEER

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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
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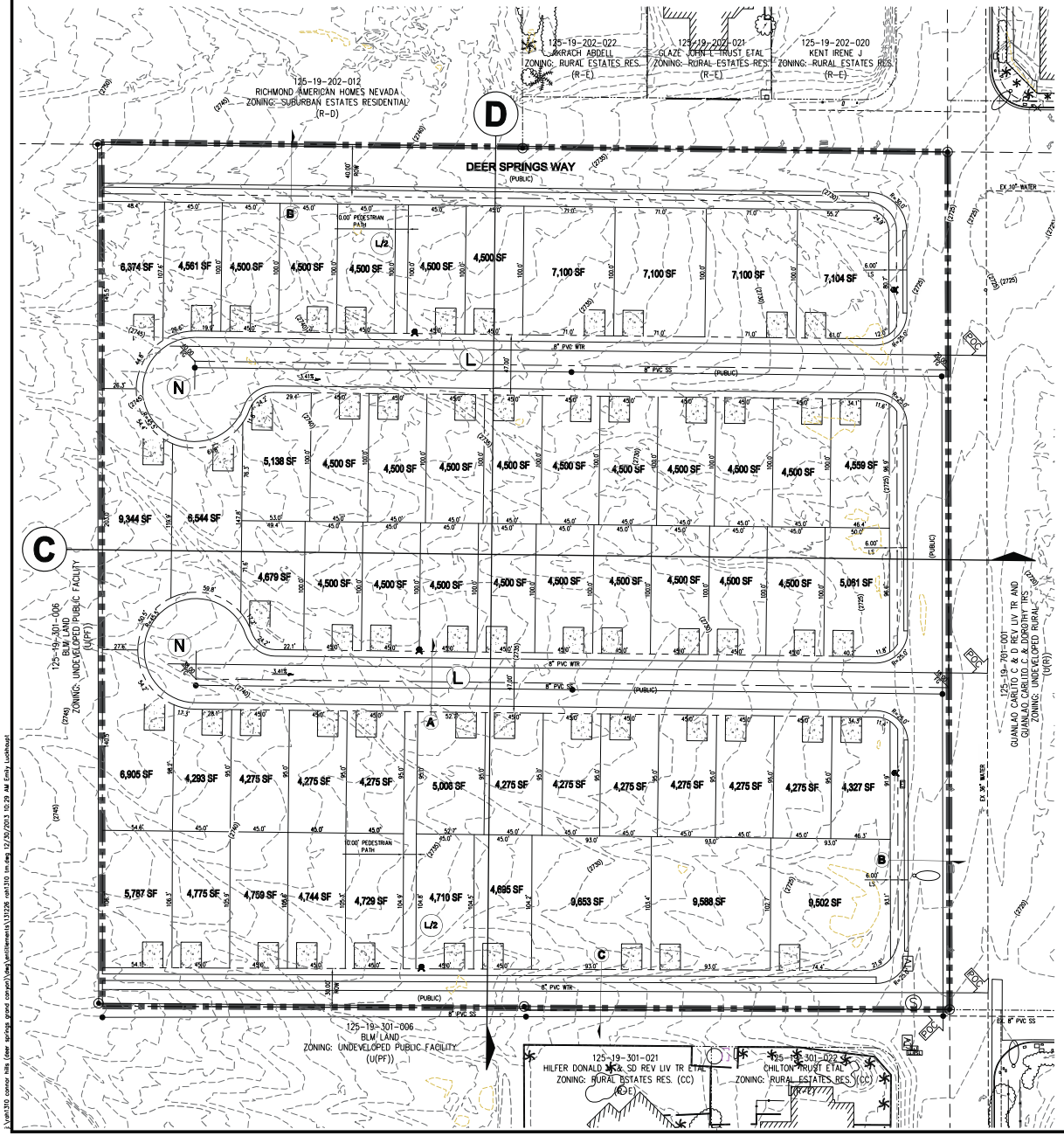
NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.
	CITY OF LAS VEGAS, NV				

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

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RICHMOND AMERICAN HOMES

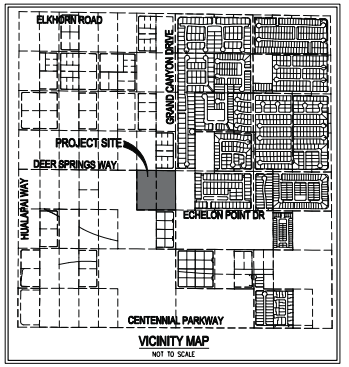
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APN 125-19-301-007 & 008

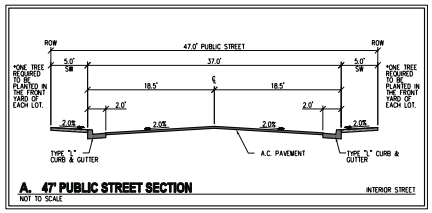


VICINITY MAP
NOT TO SCALE

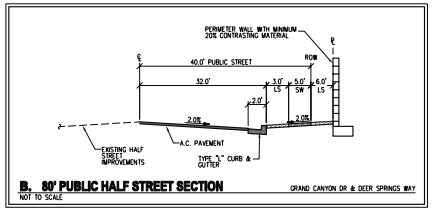


LEGEND

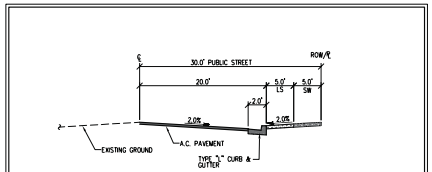
- BOUNDARY LINE
- ROADWAY CENTERLINE
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- RIGHT-OF-WAY
- PROPERTY LINE
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- 2850 EXISTING CONTOUR (5-FT)



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C. 60' PUBLIC HALF STREET SECTION — ECHELON POINT DR
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PROJECT INFORMATION

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MAX LOT SQFT	9,653 SQFT
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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

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$$

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.

RICHMOND AMERICAN HOMES

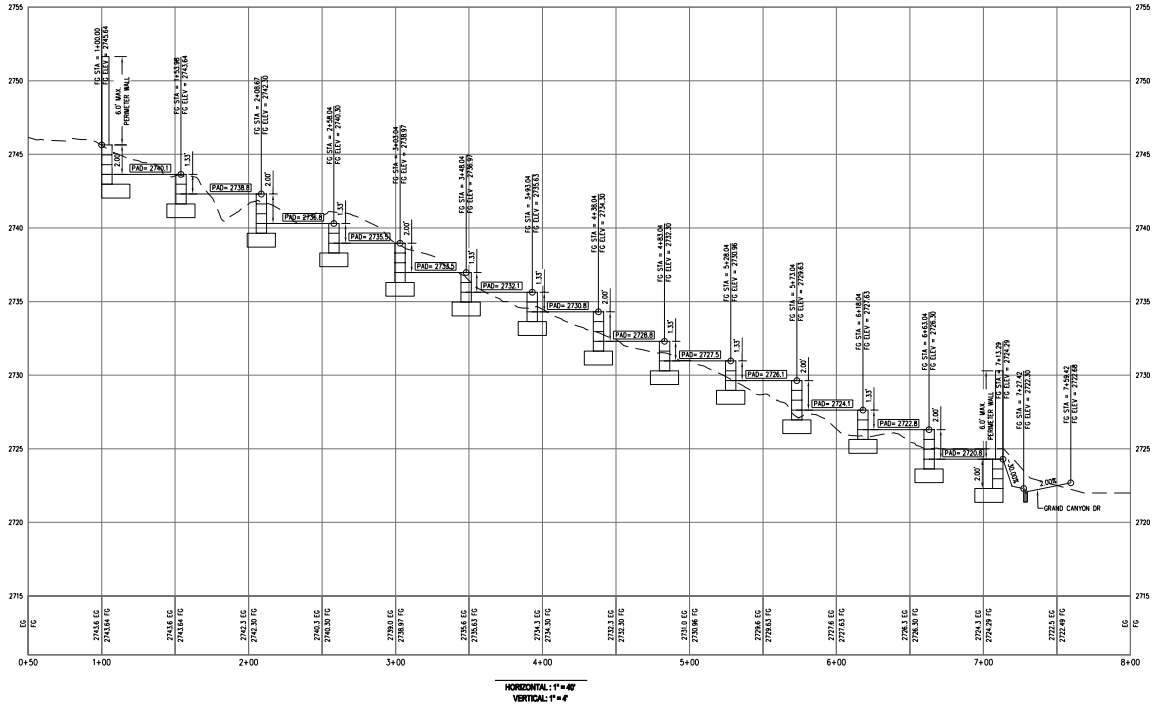
CONNOR HILLS
TENTATIVE MAP

DATE: 12/30/13
DRAFTER: EML
DESIGNER: IG
CHECKED: TJS
PROJECT NO.
RAH1310

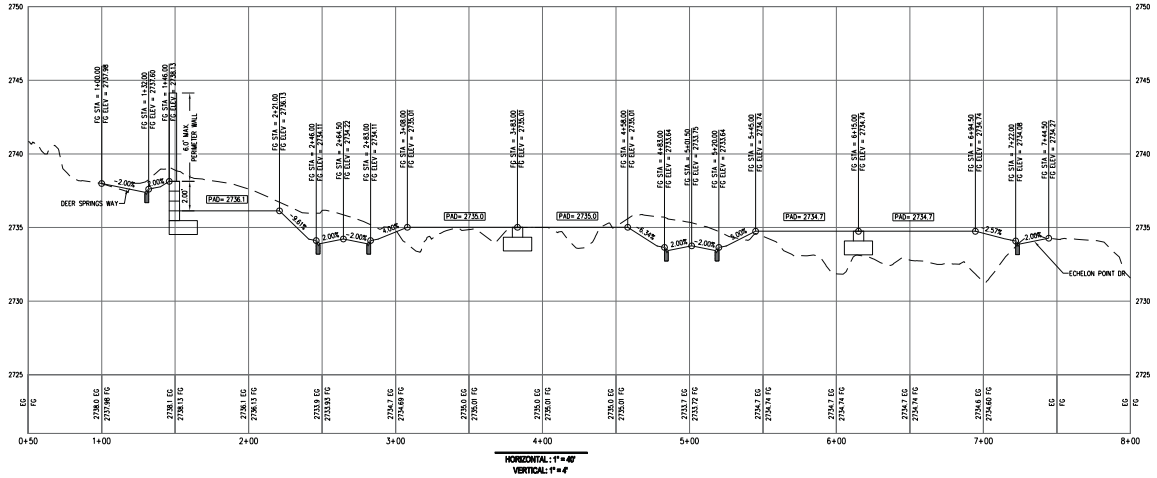
TM-1
SHEET 1 OF 2

J:\rah1310 connor hills (deer springs grand canyon)\dwg\entitlements\t1728 rah1310 tm.dwg 12/30/2013 10:29 AM Emily Lockhart

C. EAST - WEST PROFILE



D. NORTH - SOUTH PROFILE



RICHMOND AMERICAN HOMES

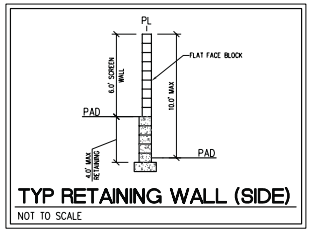
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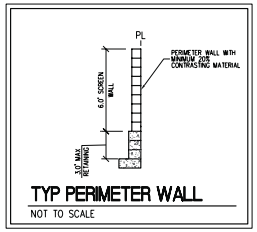
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APN 125-19-301-007 & 008



TYP RETAINING WALL (SIDE)
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

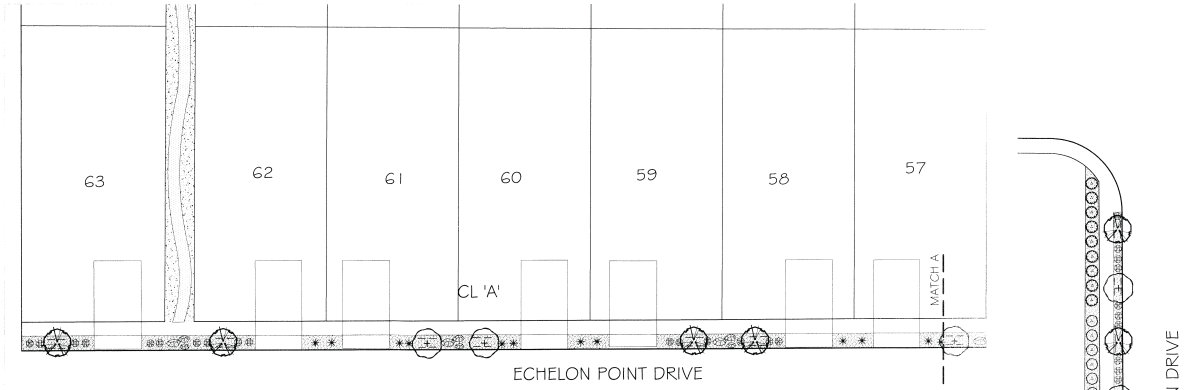
CONNOR HILLS
TENTATIVE MAP

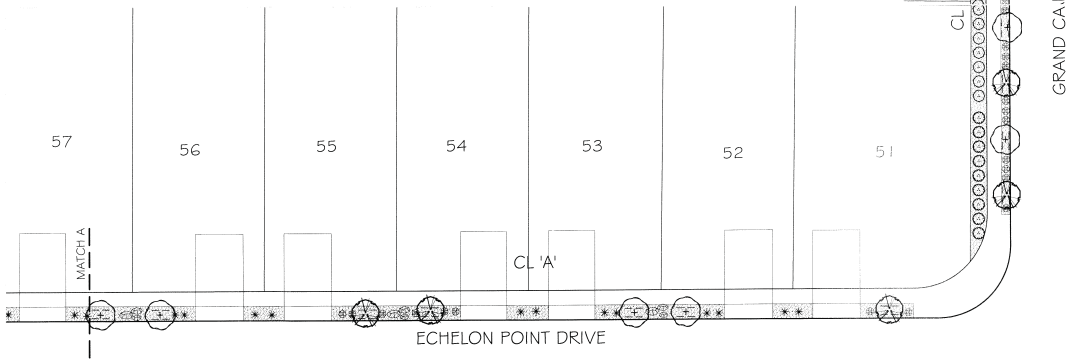
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PROJECT NO.
RAH1310

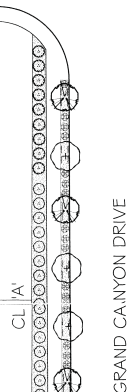
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SHEET 2 OF 2

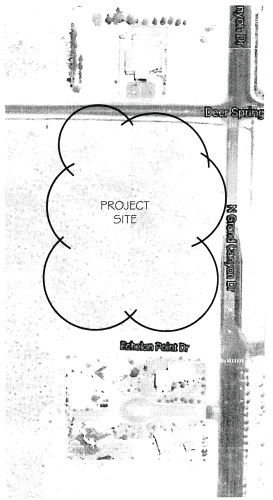
GPA-52116, ZON-52117, WVR-52169, TMP-52119
REVISED

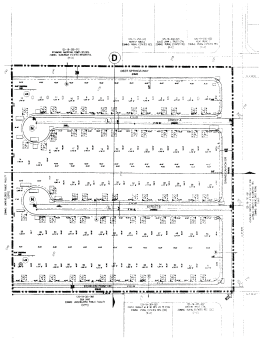
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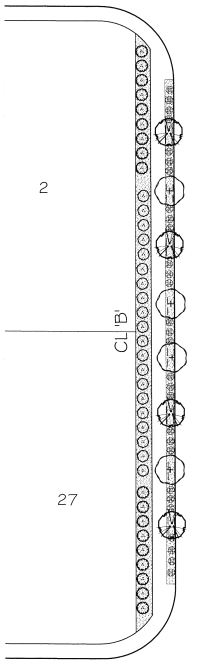












PLANT SCHEDULE CE A

	QTY	BOTANICAL NAME	COMMON NAME	CONT
TREES				
	11	Pistacia chinensis	Chinese Pistache	24"box
	10	Robinia ambigua 'Purple Robe'	Purple Robe Locust	24"box
SHRUBS				
	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

	QTY	BOTANICAL NAME	COMMON NAME	CONT
TREES				
	4	Pistacia chinensis	Chinese Pistache	24"box
	4	Robinia ambigua 'Purple Robe'	Purple Robe Locust	24"box
SHRUBS				
	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

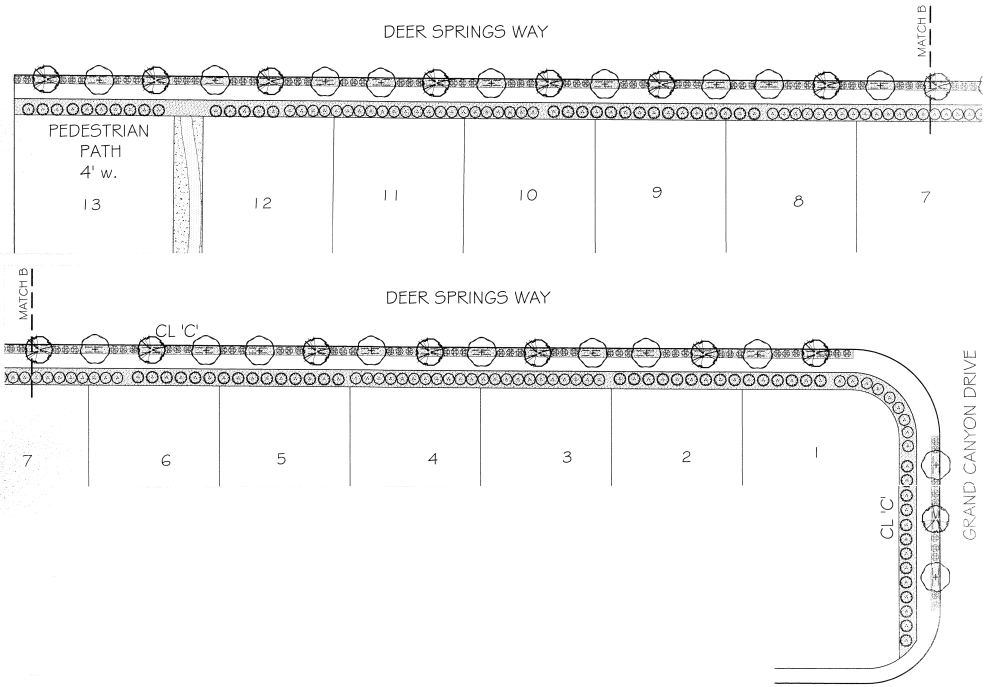
CONNER HILLS
COMMON LOTS

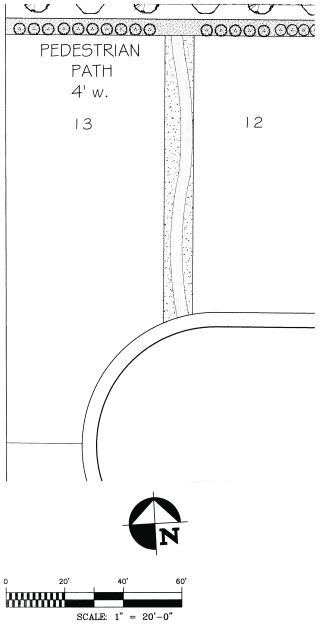
SHEET TITLE:
STREETSCAPE

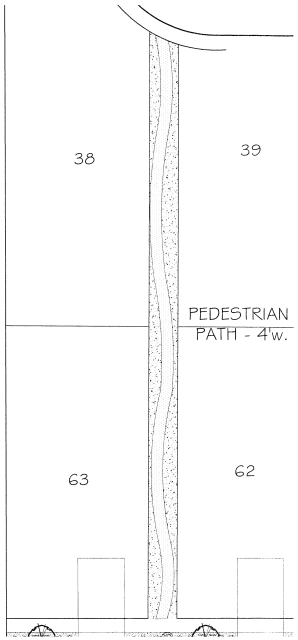
PROJECT NO.:
DRAWN BY: CK
CHECKED BY:
DATE: 11-26-13

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SHEET OF SHEETS

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







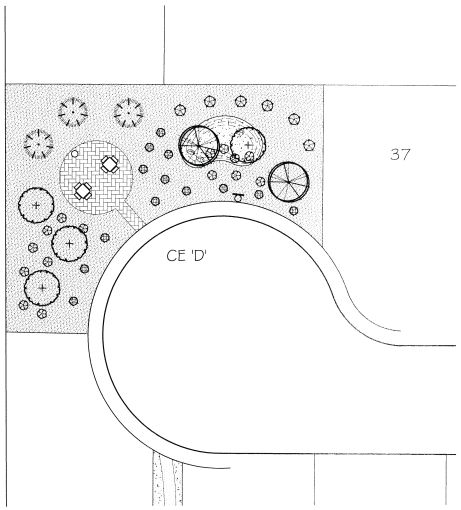
PLANT SCHEDULE CE C

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.



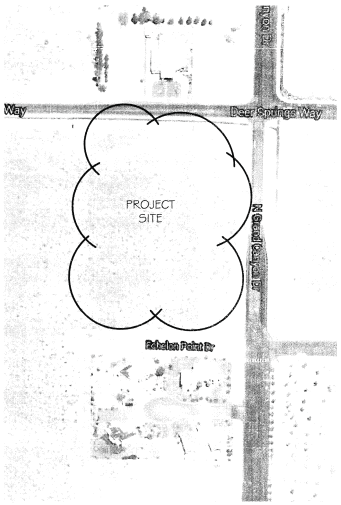
PLANT SCHEDULE CE D

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

LEGEND NOTES - CE 'D' & PEDESTRIAN PATHS

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

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



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

PROJECT
CONNER HILLS
COMMON LOTS

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

SHEET TITLE
STREETSCAPE
Preliminary

PROJECT NO.:
DRAWN BY: CK
CHECKED BY:
DATE: 11-28-13

L1.02
SHEET OF SHEETS

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

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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11/27/13
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

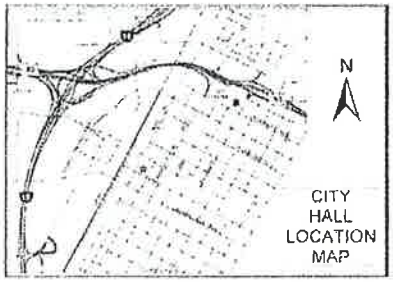
Public Comment Form

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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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

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

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**

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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

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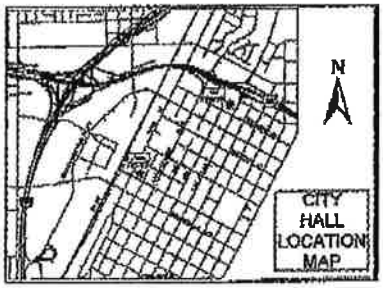
31 JRDFMP 89149

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]
0004279218 JAN02 2014
MAILED FROM ZIP CODE 89101

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Official Notice of Public Hearing



CARD 1 OF 4

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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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JAN 14 2014
City of Las Vegas
Department of Planning
Case: WVR-52169

12519710061
KING DAVID C & TIFFANY A
6750 YELLOW HAIR ST
LAS VEGAS NV 89149-2399

I OPPOSE 6 LOTS PER ACRE, I APPROVE OF 4 LOTS PER ACRE.

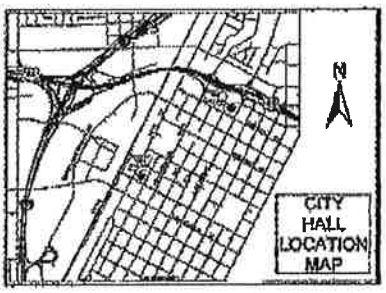
89149 JRDFHMP 01

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

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Official Notice of Public Hearing



Submitted after final agenda
Date 1/14/14 Item 29-30

CARD 2 OF 4

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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**

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City of Las Vegas
Department of Planning
Case: GPA-52116

12519710061
KING DAVID C & TIFFANY A
6750 YELLOW HAIR ST
LAS VEGAS NV 89149-2399

29-32 P

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 SEE OPTION FAIR

89149 JRDFHMP 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



RECEIVED
JAN 13 2014
City of Las Vegas
Department of Planning

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above or fax this side of this card to (702) 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
12519611038
CHOPRA VIVEK
1535 RIVER WOOD CT
SIMI VALLEY CA 93063-7406

29-30
P

107 JRDFMP 93063

Submitted after final agenda

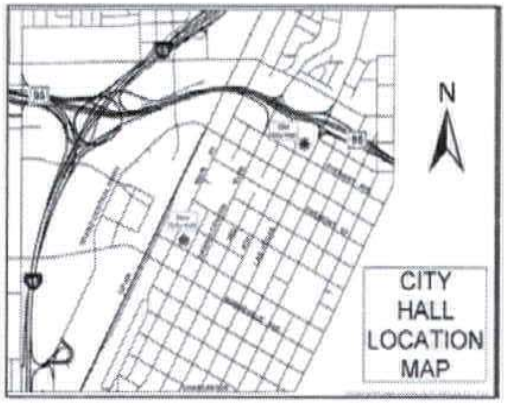
Date 1/14/14 Item 29 & 30

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

PRESORTED FIRST CLASS

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☒ 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 6 2014
City of Las Vegas
Dept. of Planning

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

Conditions and Staff Report - Supplemental Information
February 11, 2014 - Planning Commission Meeting

Neighborhood Meeting	
02/06/14	A neighborhood meeting was held at the Centennial Center Community Center located at 6601 North Buffalo Drive at 5:30 p.m. and the following concerns were noted: 1. That the proposed development is too many lots. 2. Overall, the attendee would support a zone change to R-1 (Single Family Residential) with a minimum lot size of 6,500 square feet. 3. There was opposition and support for direct vehicle access to Deer Springs Way. 4. There was a request that the site remain at 2 dwelling units per acre. 5. There was a request that no parking be allowed on the County side of Echelon Pointe Drive. 6. 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.

Submitted after final agenda

Date 2/11/2014 Item 20-23

City of Las Vegas Agenda Item No.: **24.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 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.

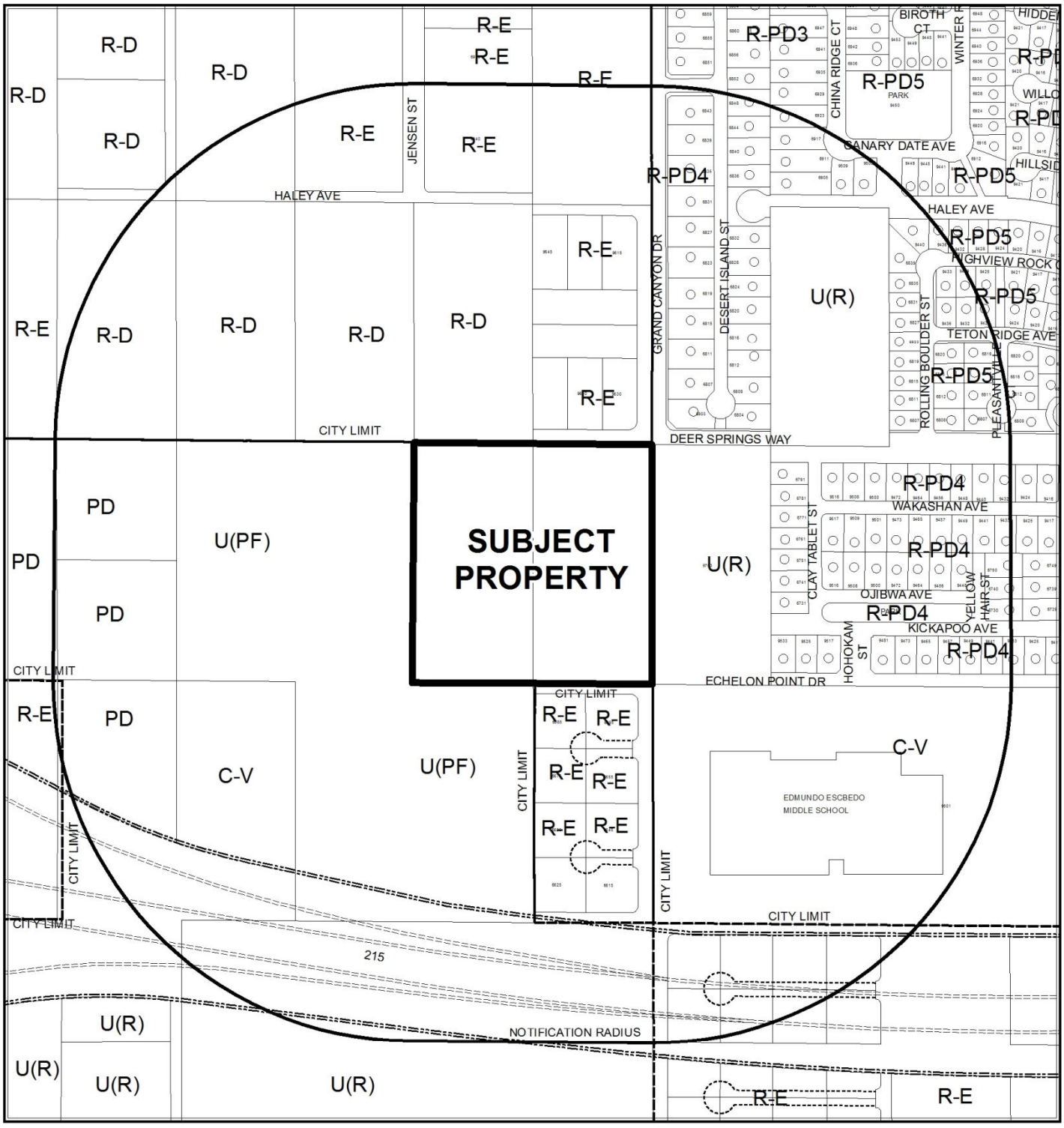
C.C.: 04/16/2014

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

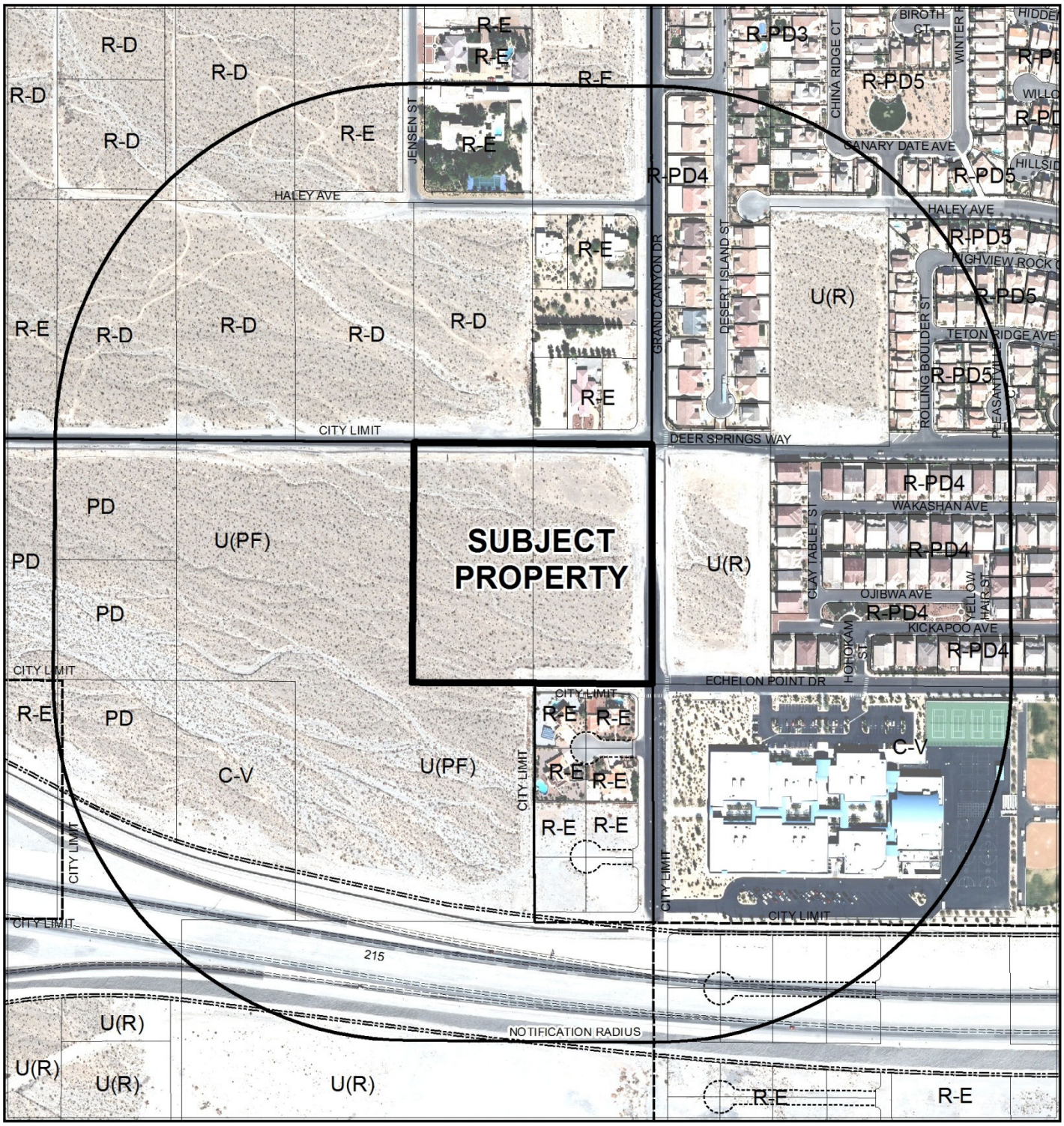
CASE: **ZON-52117, WVR-52169 & TMP-52119 (PRJ-52063)**

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: 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: 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
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Revised 10/27/08

FOR DEPARTMENT USE ONLY

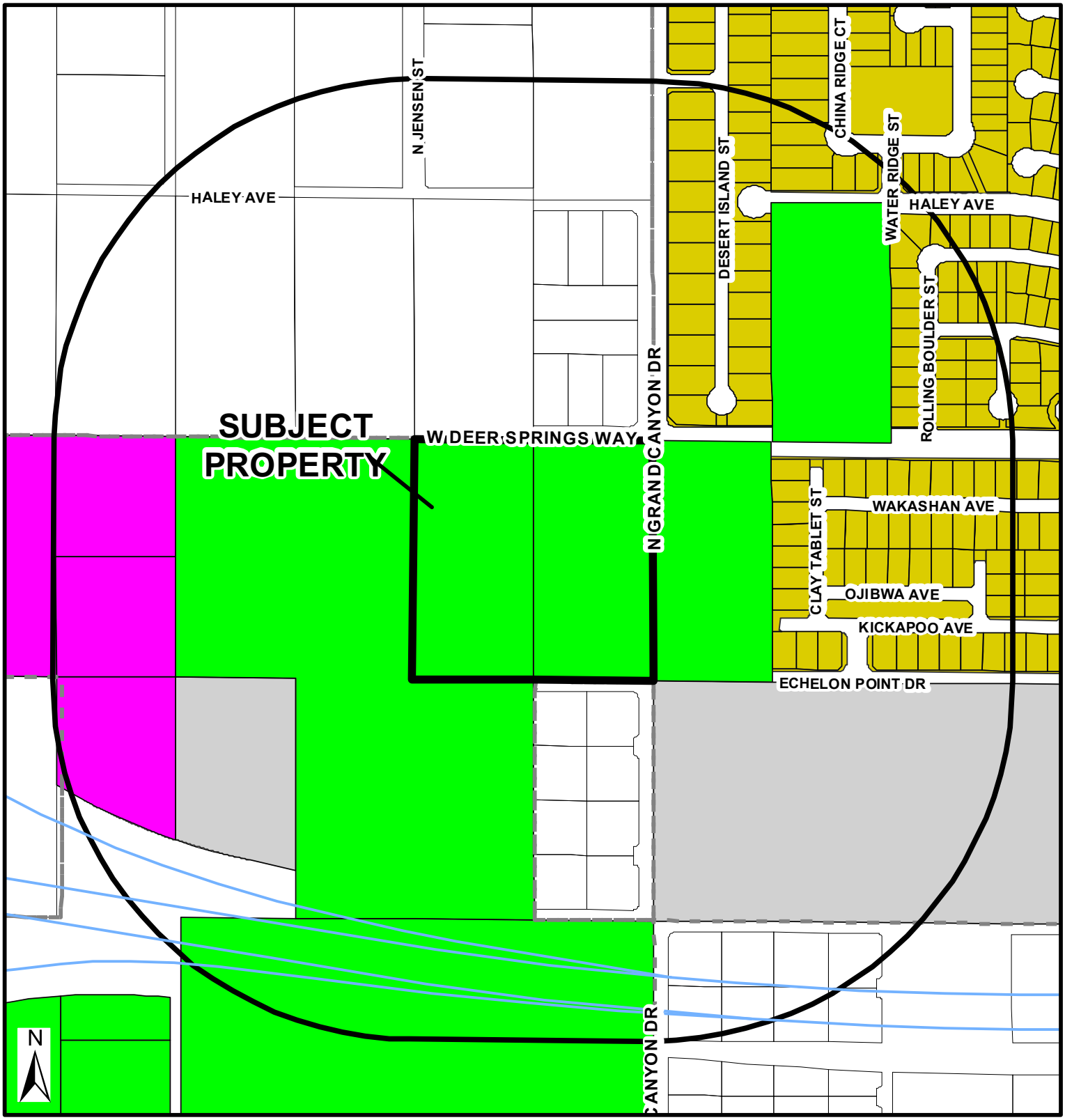
Case #	ZON-52117
Meeting Date:	01/14/14 PC
Total Fee:	
Date Received:*	
Received By:	

*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.: **25.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 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.: 04/16/2014

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

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

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E-mail Address cpeltier@shg-inc.com

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Property Owner Signature* K. T. Roohani

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

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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

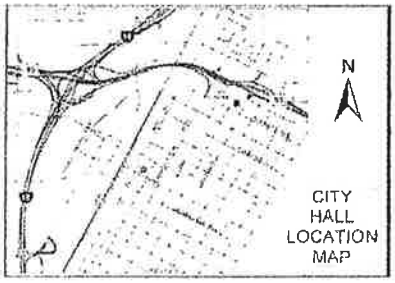
Public Comment Form

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



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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**

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
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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

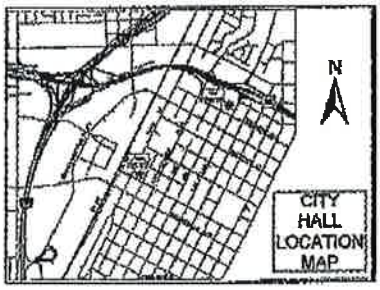
City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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

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

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Official Notice of Public Hearing

CARD 2 OF 4

RECEIVED

JAN 14 2014

City of Las Vegas
Department of Planning
Case: GPA-52116



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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KING DAVID C & TIFFANY A
6750 YELLOW HAIR ST
LAS VEGAS NV 89149-2399

29-32 P

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GPA-52116 & ZON-52117 [PRJ-52063]
Planning Commission Meeting of **1/14/2014**

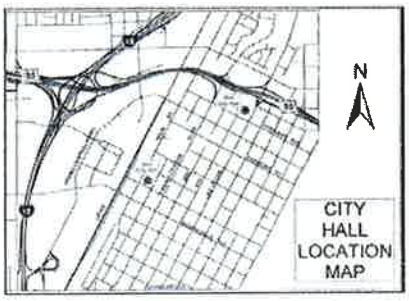
I OPPOSE SINGLE FAMILY COMPACT-LOT, PLEASE HOLD TO R-N-P.
RICHMOND OWNS THE LOTS ACROSS THE STREET, IF THIS GOES FORWARD
THEY MAY WANT TO SI JRDFMP 89149

City of Las Vegas
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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

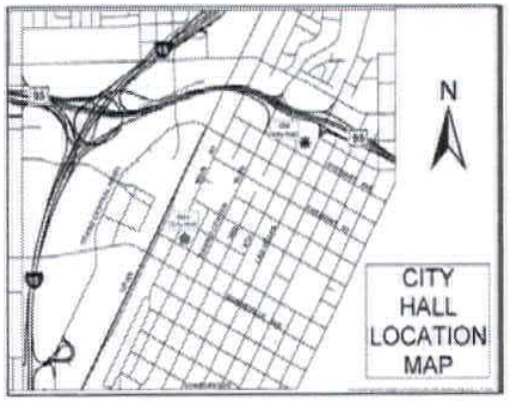
107 JRDFNMP 93063

City of Las Vegas
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Las Vegas, Nevada 89106

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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.: **26.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 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.: 04/16/2014

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.: **27.**

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

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

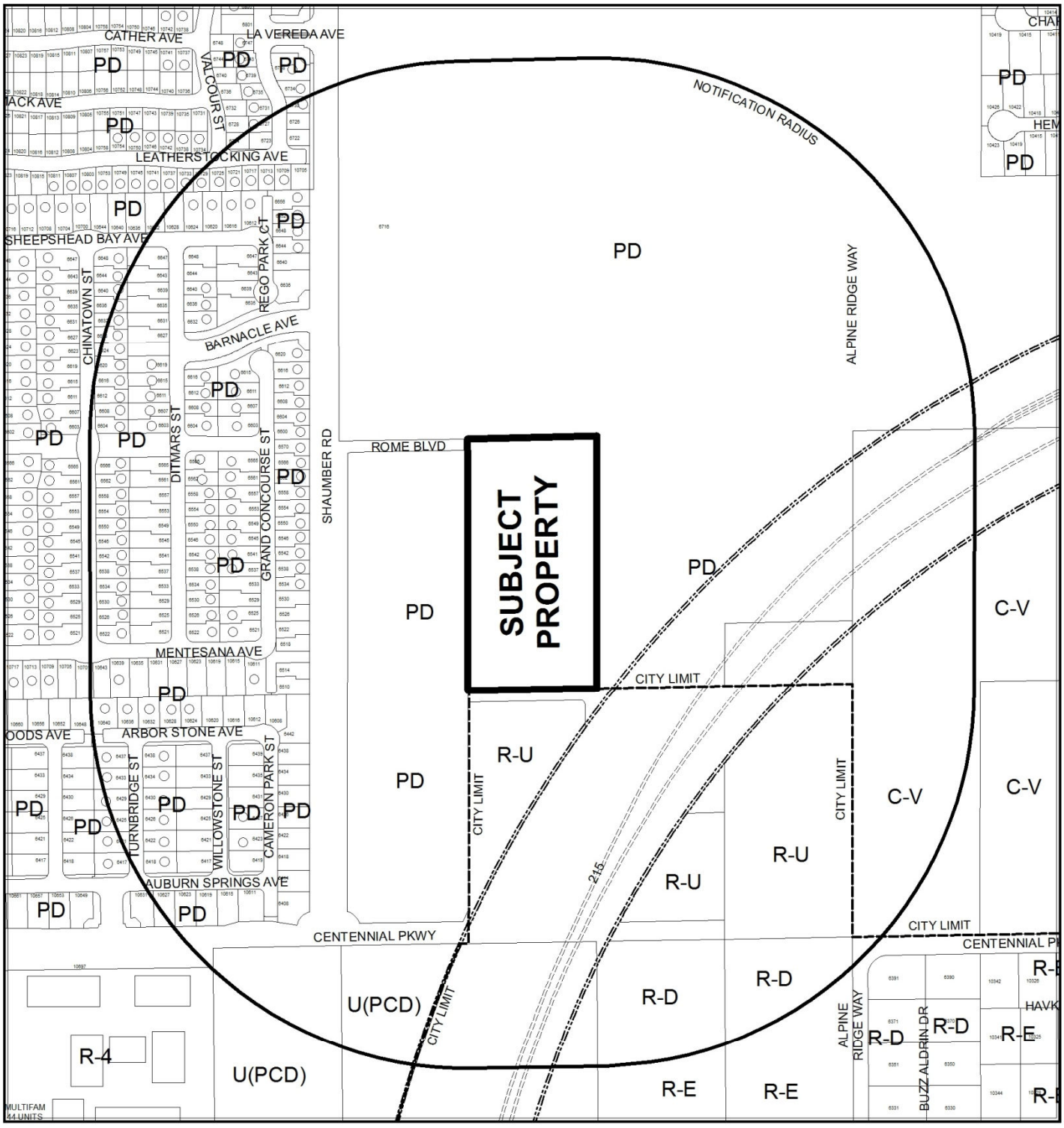
SUBJECT:
ZON-52433 - REZONING - PUBLIC HEARING - APPLICANT: CG-211, LLC - OWNER: SOUTH PROVIDENCE HOLDINGS, LLC AND S P-5, LLC - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) TO: PD (PLANNED DEVELOPMENT) on 14.12 acres located at the northeast corner of Centennial Parkway and Shaumber Road (APN 126-24-401-006), Ward 6 (Ross) [PRJ-51934].

C.C.: 04/16/2014

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

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report - ZON-52433, VAC-52434 and TMP-52435 [PRJ-51934]
3. Supporting Documentation - ZON-52433, VAC-52434 and TMP-52435 [PRJ-51934]
4. Photos - ZON-52433, VAC-52434 and TMP-52435 [PRJ-51934]
5. Justification Letter - ZON-52433, VAC-52434 and TMP-52435 [PRJ-51934]

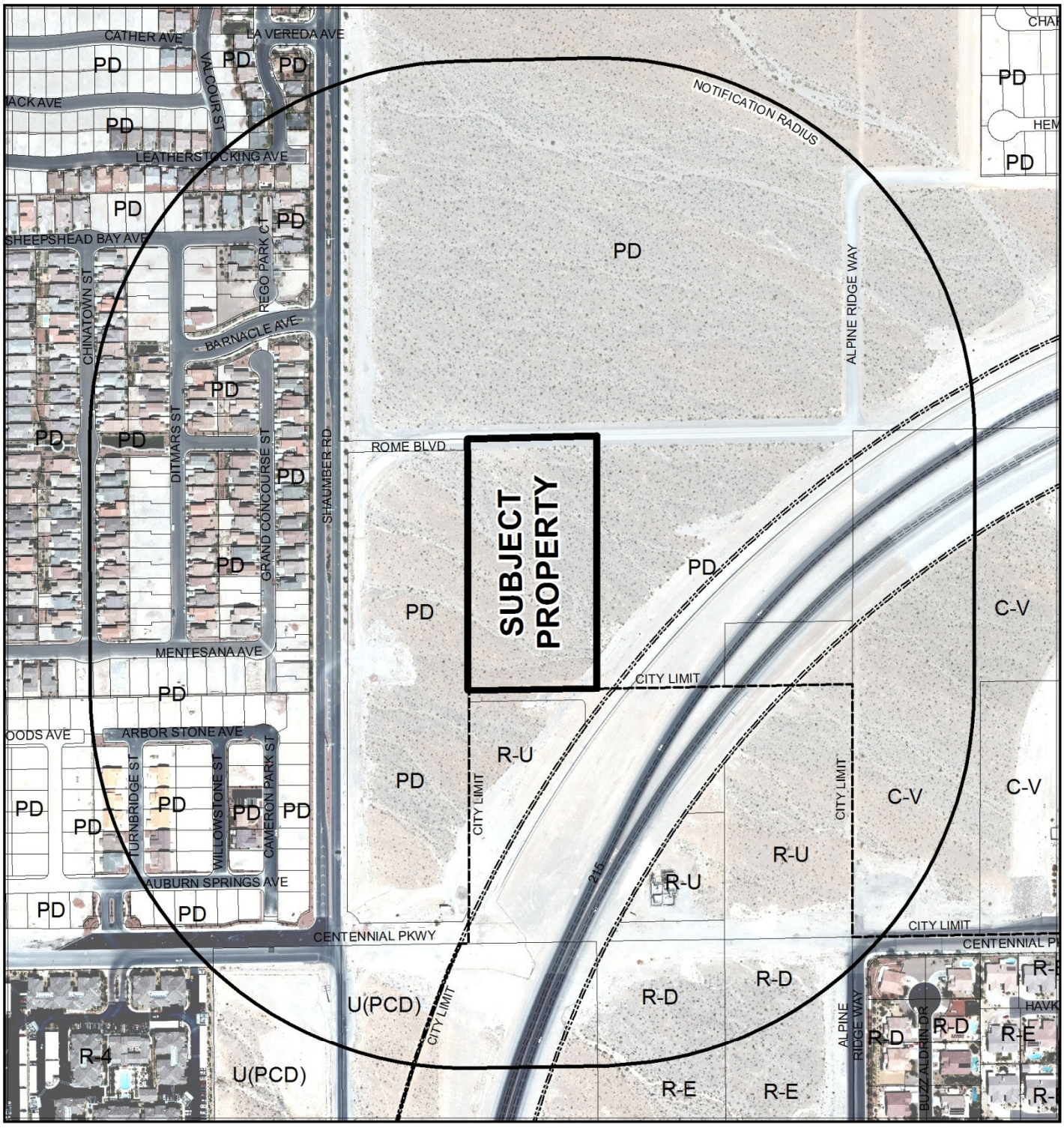


CASE: **ZON-52433 (PRJ-51934)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED)[PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION]

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



CASE: **ZON-52433 (PRJ-51934)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED)[PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION]

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-52433 APN: 125-24-410-003

Name of Property Owner: South Providence Holdings, LLC

Name of Applicant: South Providence Holdings, LLC

Name of Representative: Focus Managment Services

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Thomas J. DeVore

Subscribed and sworn before me

This 18th day of NOVEMBER, 2013

_____

Notary Public in and for said County and State

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

PRJ-51934
11/06/14

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-52433 APN: 125-24-401-006

Name of Property Owner: S P-5, LLC

Name of Applicant: S P-5, LLC

Name of Representative: Focus Managment Services

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Thomas J. DeVore

Subscribed and sworn before me

This 18th day of NOVEMBER, 2013

S. Mannsur-Johnston

Notary Public in and for said County and State

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

PRJ-51934
01/06/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Zone Change

Project Address (Location) Shaumber and Rome

Project Name POD 308 **Proposed Use**

Assessor's Parcel #(s) 126-24-401-006 **Ward #** 6

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

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

Gross Acres 14.12 **Lots/Units** 80 **Density** 6.0

Additional Information _____

PROPERTY OWNER S P-5, LLC **Contact** _____

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

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

E-mail Address _____

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

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

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

E-mail Address _____

REPRESENTATIVE Focus Managment Services **Contact** Chris Dingell

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

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

E-mail Address cdingell@fcglv.com

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

Property Owner Signature* _____

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

Print Name Thomas J DeVore

Subscribed and sworn before me

This 18th day of November, 20 13.

_____

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

Case #	ZON-52433
Meeting Date:	03/11/14 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-51934
12/26/13

Revised 10/27/08

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Zone Change

Project Address (Location) Shaumber and Rome

Project Name POD 308 **Proposed Use**

Assessor's Parcel #(s) 126-24-410-003 **Ward #** 6

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

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

Gross Acres 14.12 **Lots/Units** ~~85~~ ~~84~~ 86 **Density** 6.1

Additional Information _____

PROPERTY OWNER South Providence Holdings, LLC **Contact** _____

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

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

E-mail Address _____

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

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

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

E-mail Address _____

REPRESENTATIVE Focus Managment Services **Contact** Chris Dingell

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

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

E-mail Address cdingell@fcglv.com

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

Property Owner Signature* _____

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

Print Name Thomas J DeVore

Subscribed and sworn before me

This 18th day of November, 20 13.

_____

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

Case #	ZON-52433
Meeting Date:	03/11/14 PC
Total Fee:	
Date Received:*	
Received By:	

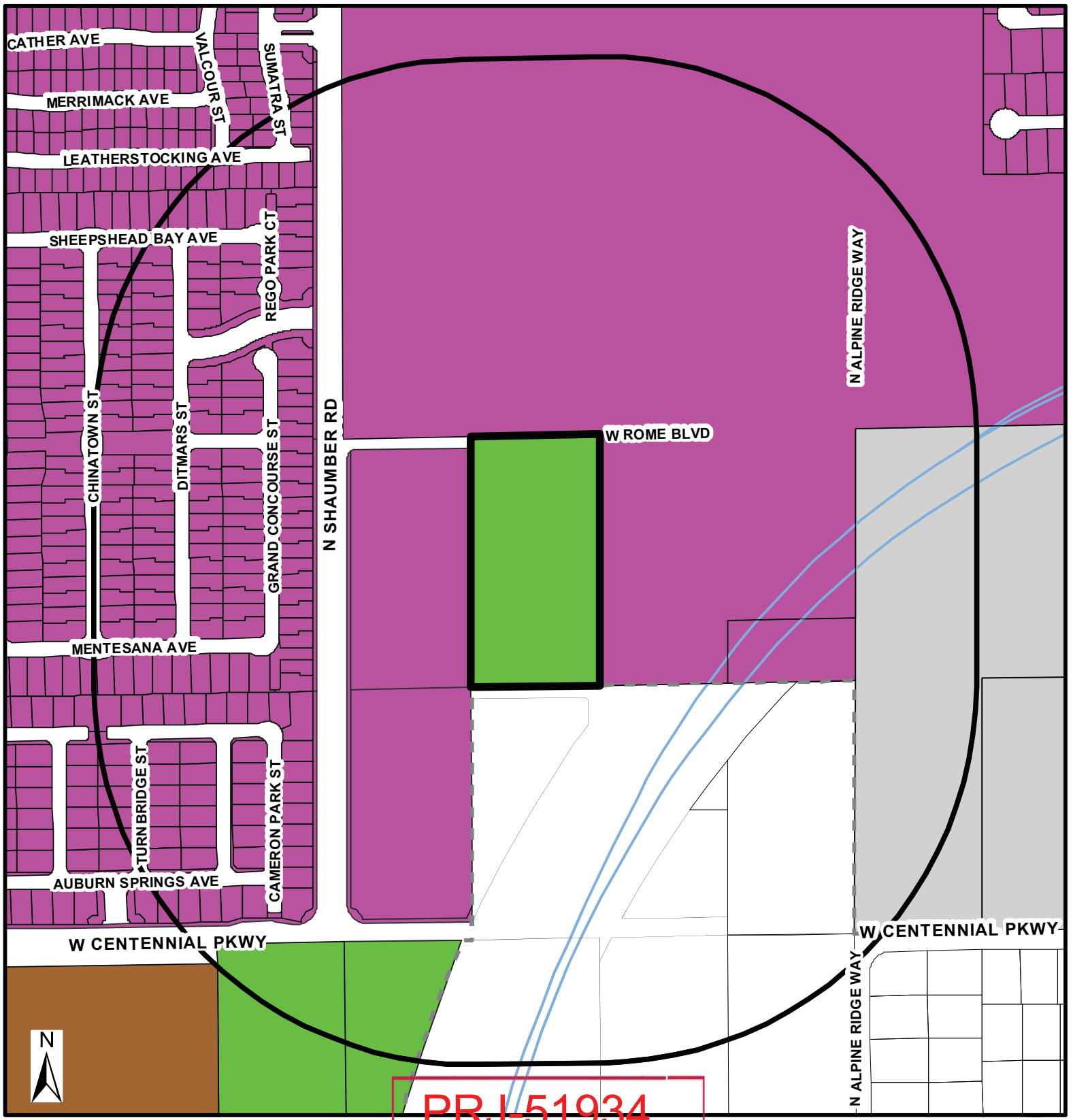
*The application ~~will not be deemed complete~~ until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

PRJ-51934
12/26/13

Revised 10/27/08

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

ZON-52433



PRJ-51934
01/06/14

ZON-52433 - REVISED
FROM U TO PD

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

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, January 06, 2014

SITE PLAN
FOR
PROVIDENCE - POD 308
A SINGLE FAMILY DETACHED RESIDENTIAL COMMUNITY
APN: 126-24-410-003, 126-24-401-006

PROJECT SUMMARY	
TOTAL NO. OF RES. LOTS	= 82
GROSS RESIDENTIAL ACREAGE:	= 14.1
DENSITY (LOTS/GROSS ACRE):	= 5.8
EXISTING ZONING:	= PD
PROPOSED USE:	= LOW DENSITY RESIDENTIAL
TOTAL NO. OF COMMON LOTS	= 11
MINIMUM LOT SIZE	= 4,453 SF
MAXIMUM LOT SIZE	= 9,142 SF

OPEN SPACE

NO. OF UNITS	= 82
PROVIDED OPEN SPACE	= 32,068 SF

WAIVER OF DEVELOPMENT STANDARDS

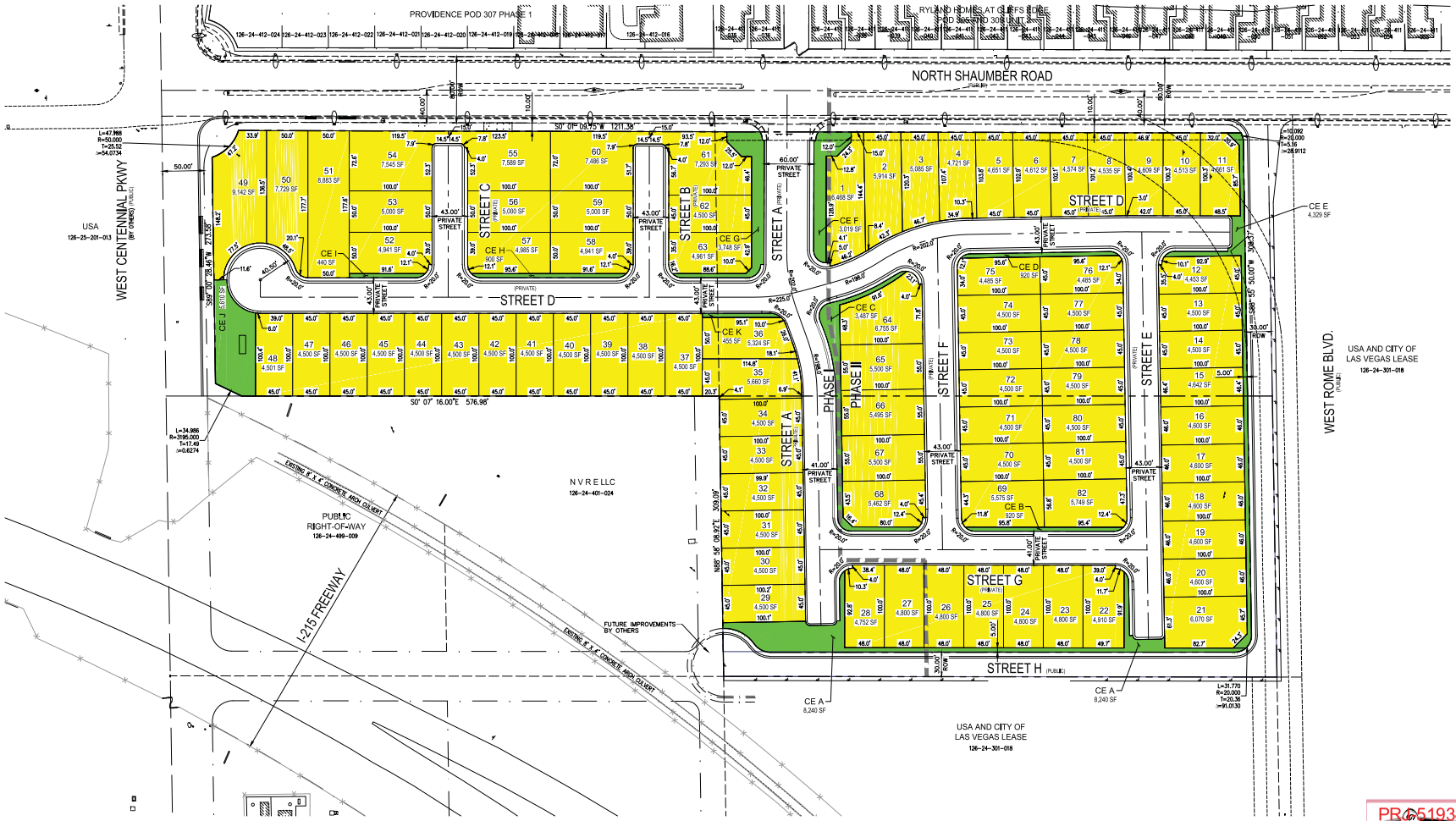
1. NONE

ONSITE COMMON AREA TO BE MAINTAINED BY POD 308 HOA

SINGLE FAMILY DETACHED LOTS

LEGEND

- PROJECT BOUNDARY
- ROADWAY CENTERLINE
- 100.0' LOT LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE



PR-51934
02/13/14

SCALE – 1"=60' FEET

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

NO.	DESCRIPTION	DATE	BY	APP.	APP. DATE

CITY OF LAS VEGAS

SOUTH PROVIDENCE HOLDINGS LLC
BY CORE MANAGER, LLC

PROVIDENCE POD 308

COLORED SITE PLAN

T21S
R59E

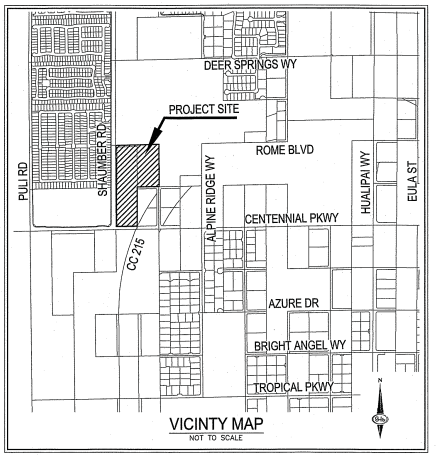
DATE: 12/18/13
DRAFTER: SS
DESIGNER: BDP
CHECKED: BDP
PROJECT NO.
FIG1303-000

SP-1
SHEET 1 OF 1

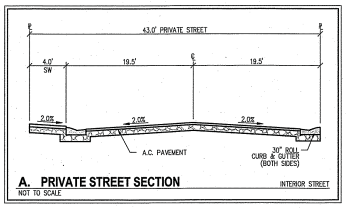
J:\fig1303-000 providence pod 308\survey\settlement\fig1303-000 color site plan.dwg 2/13/2014 1:37 PM Shayan Shahrzad

ZON-52433, VAC-52434 & TMP-52435 - REVISED

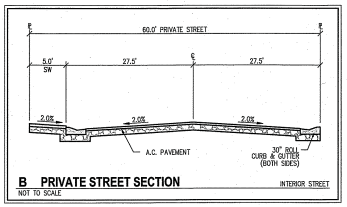
TENTATIVE MAP
FOR
PROVIDENCE - POD 308
A SINGLE FAMILY DETACHED RESIDENTIAL COMMUNITY
APN: 126-24-410-003, 126-24-401-006



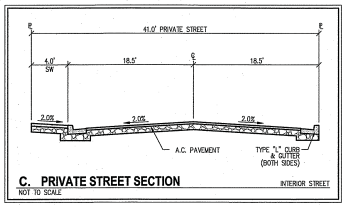
VICINITY MAP
NOT TO SCALE



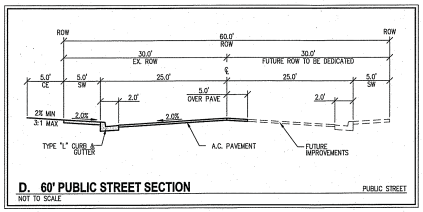
A. PRIVATE STREET SECTION — INTERIOR STREET
NOT TO SCALE



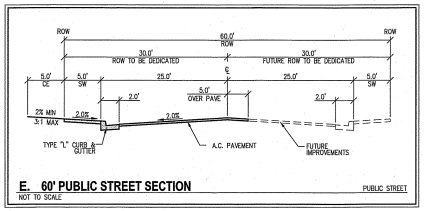
B PRIVATE STREET SECTION — INTERIOR STREET
NOT TO SCALE



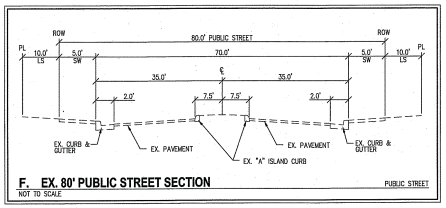
C. PRIVATE STREET SECTION — INTERIOR STREET
NOT TO SCALE



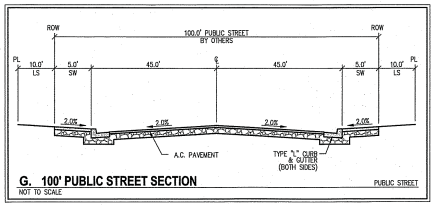
D. 60' PUBLIC STREET SECTION — PUBLIC STREET
NOT TO SCALE



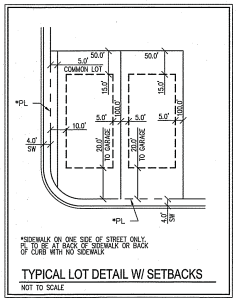
E. 60' PUBLIC STREET SECTION — PUBLIC STREET
NOT TO SCALE



F. EX. 80' PUBLIC STREET SECTION — PUBLIC STREET
NOT TO SCALE



G. 100' PUBLIC STREET SECTION — PUBLIC STREET
NOT TO SCALE



*SIDEWALK ON ONE SIDE OF STREET ONLY. IS TO BE AT BACK OF SIDEWALK OR BACK OF CURB WITH NO SIDEWALK

TYPICAL LOT DETAIL W/ SETBACKS
NOT TO SCALE

LEGAL DESCRIPTION
APN 126-24-401-003:
LOT THREE-HUNDRED EIGHT (308) IN BLOCK TWELVE (12) OF CLIFFS EDGE PARENT, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 118 OF PLATS, PAGE 88, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

NON-EXCLUSIVE EASEMENTS FOR VEHICULAR AND PEDESTRIAN TRAFFIC AS PROVIDED FOR AND SUBJECT TO THE TERMS AND CONDITIONS AS SET FORTH IN THAT CERTAIN "MASTER DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR CLIFF'S EDGE", RECORDED OCTOBER 15, 2003 IN BOOK 20031015 AS DOCUMENT NO. 02964, OF OFFICIAL RECORDS.

APN 126-24-401-008:
THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.B. & M., CLARK COUNTY, NEVADA.

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

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

OWNER / DEVELOPER
SOUTH PROVIDENCE HOLDINGS LLC
BY CORE MANAGER, LLC
3455 CLIFF SHADOWS PARKWAY
SUITE 220
LAS VEGAS, NV 89129
CONTACT: THOMAS J. DEVORE

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

PROJECT SUMMARY

TOTAL NO. OF RES. LOTS	= 82
GROSS RESIDENTIAL ACREAGE:	= 14.1
DENSITY (LOTS/GROSS ACRE):	= 5.8
EXISTING ZONING:	= PD
PROPOSED USE:	= LOW DENSITY RESIDENTIAL
TOTAL NO. OF COMMON LOTS	= 11
MINIMUM LOT SIZE	= 4,453 SF
MAXIMUM LOT SIZE	= 9,142 SF

SETBACKS

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

WAIVER OF DEVELOPMENT STANDARDS
1. STREET INTERSECTION OFFSET REDUCED TO 100-FT (PRIVATE STREET ONLY) (SEC 18.12.160)

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS
82 UNITS X 250 GPD/UNITS = 20,500 GPD

TOTAL AVERAGE CONTRIBUTION = 20,500 GPD = 0.0205 MGD

TOTAL PEAK FLOW = 0.0205 MGD X 3.83 (PEAK FACTOR) = 0.0785 MGD

UTILITY SERVICE BY

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

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

PRJ-51934
02/13/14

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.	APP. DATE

CITY OF LAS VEGAS

SOUTH PROVIDENCE HOLDINGS LLC
BY CORE MANAGER, LLC

PROVIDENCE POD 308

COVER SHEET

S24 T19 R59E

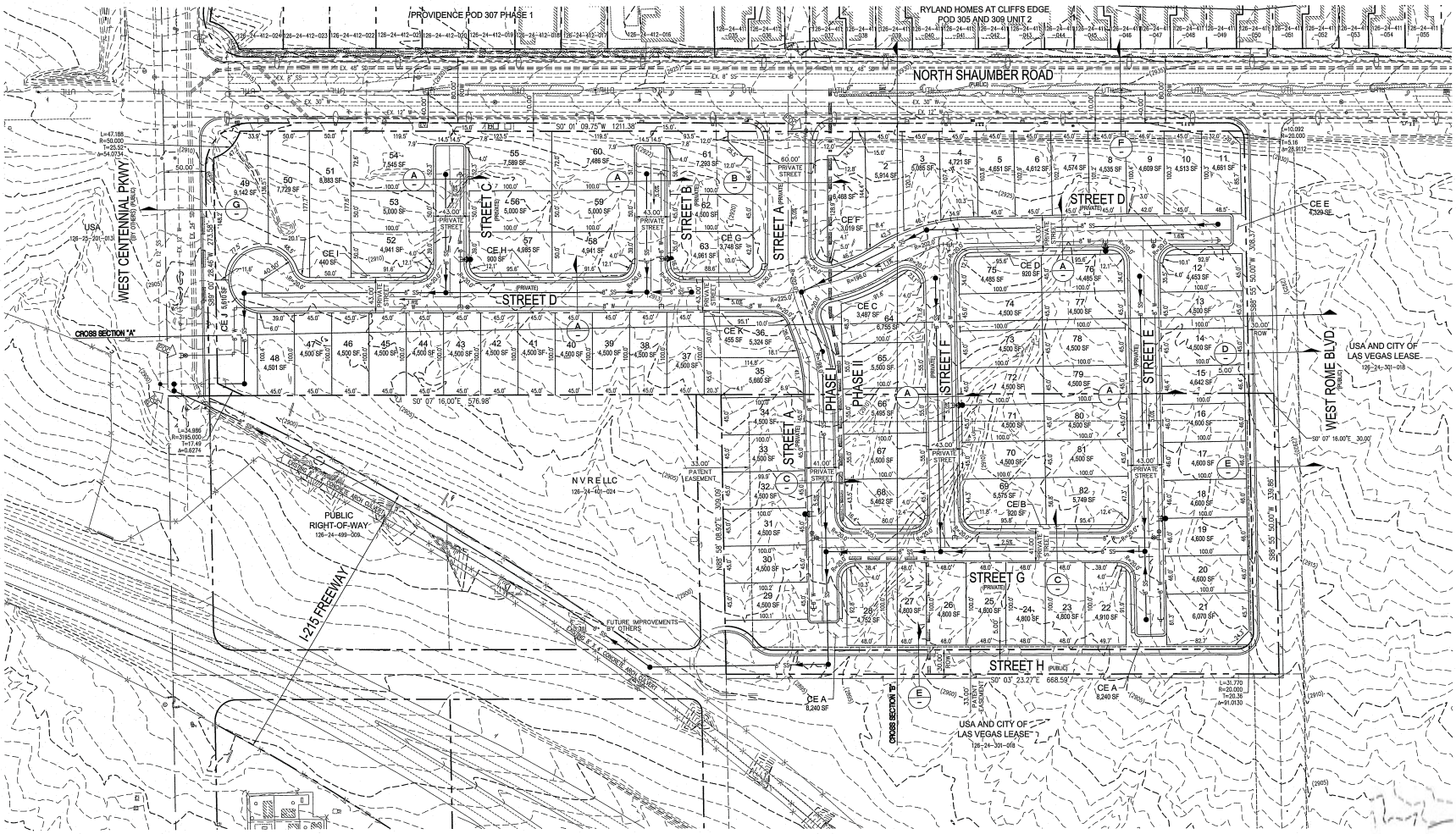
DATE: 12/18/13
DRAFTER: SS
DESIGNER: BDP
CHECKED: BDP
PROJECT NO.
FIG1303-000

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

TM-1
SHEET 1 OF 3

ZON-52433, VAC-52434 & TMP-52435 - REVISED

TENTATIVE MAP
FOR
PROVIDENCE - POD 308
A SINGLE FAMILY DETACHED RESIDENTIAL COMMUNITY
APN: 126-24-410-003, 126-24-401-006



SCALE – 1"=60' FEET

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 254-5000 FAX (702) 254-5099

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS

SOUTH PROVIDENCE HOLDINGS LLC
BY CORE MANAGER, LLC

PROVIDENCE POD 308

TENTATIVE MAP

SEAL
T19S
R59E

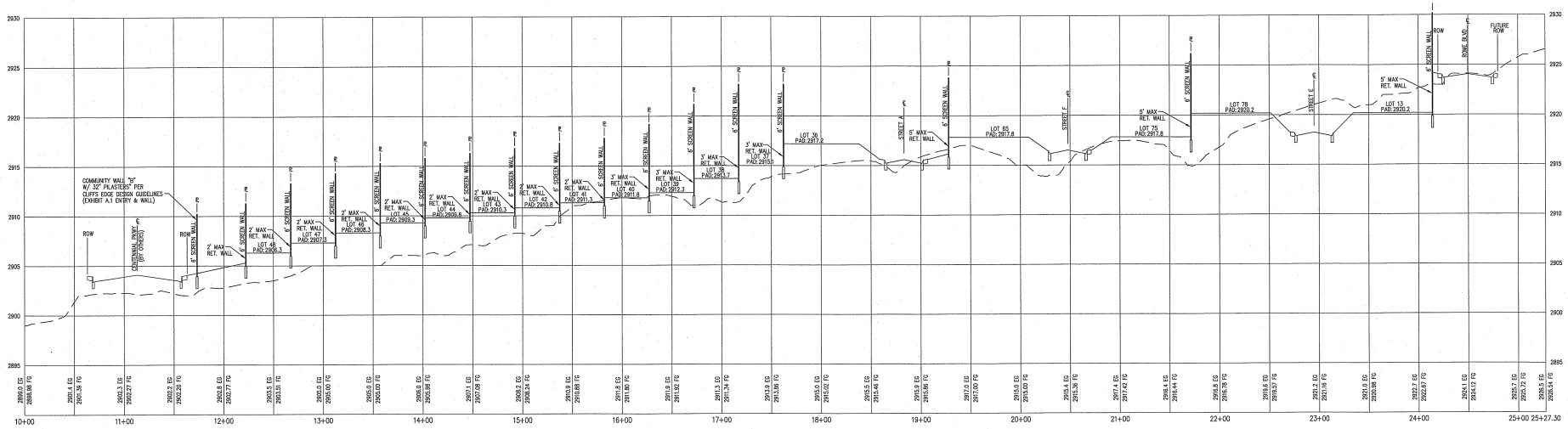
DATE: 12/18/13
DRAFTER: SS
DESIGNER: BDP
CHECKED: BDP
PROJECT NO.
FIG1303-000

PROFESSIONAL ENGINEER – STATE OF NEVADA – DOUGLAS BERGSTROM – No. 17103 – CIVIL – 03/31/2014

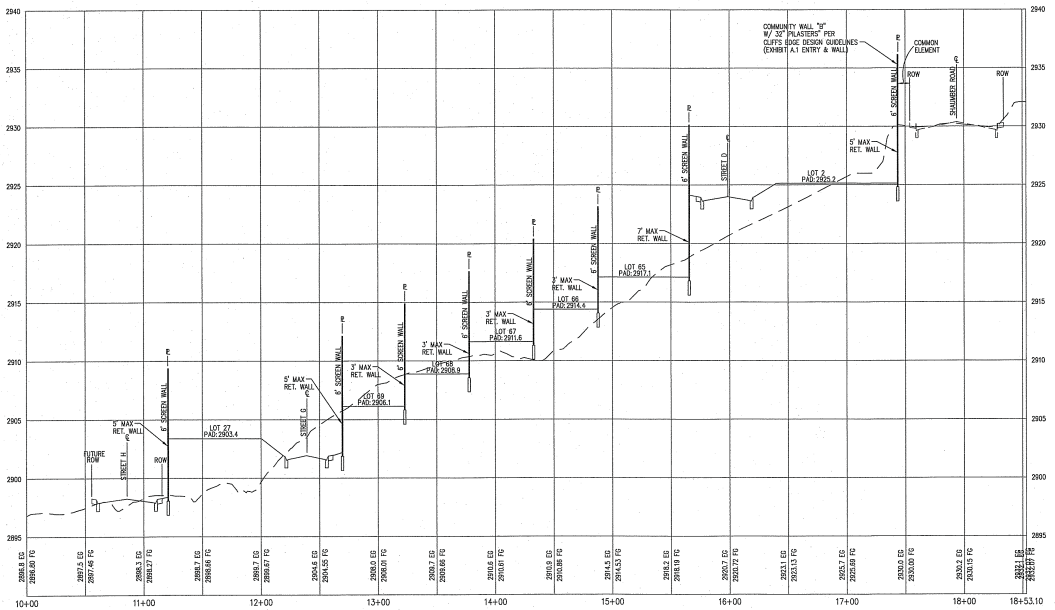
TM-2
SHEET 2 OF 3

PRJ-51934
02/13/14

ZON-52433, VAC-52434 & TMP-52435 - REVISED



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



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

TENTATIVE MAP
FOR
PROVIDENCE - POD 308
A SINGLE FAMILY DETACHED RESIDENTIAL COMMUNITY
APN: 126-24-410-003, 126-24-401-006

PRJ-51934
02/13/14

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 304-0000 FAX (702) 304-0080

NO.	DESCRIPTION	DATE	BY	APP.	APP. DATE

CITY OF LAS VEGAS

SOUTH PROVIDENCE HOLDINGS LLC
BY CORE MANAGER, LLC

PROVIDENCE POD 308

GRADING CROSS SECTIONS

S24 T19S R59E

DATE: 12/20/13
DRAFTER: DB
DESIGNER: BDP
CHECKED: DB

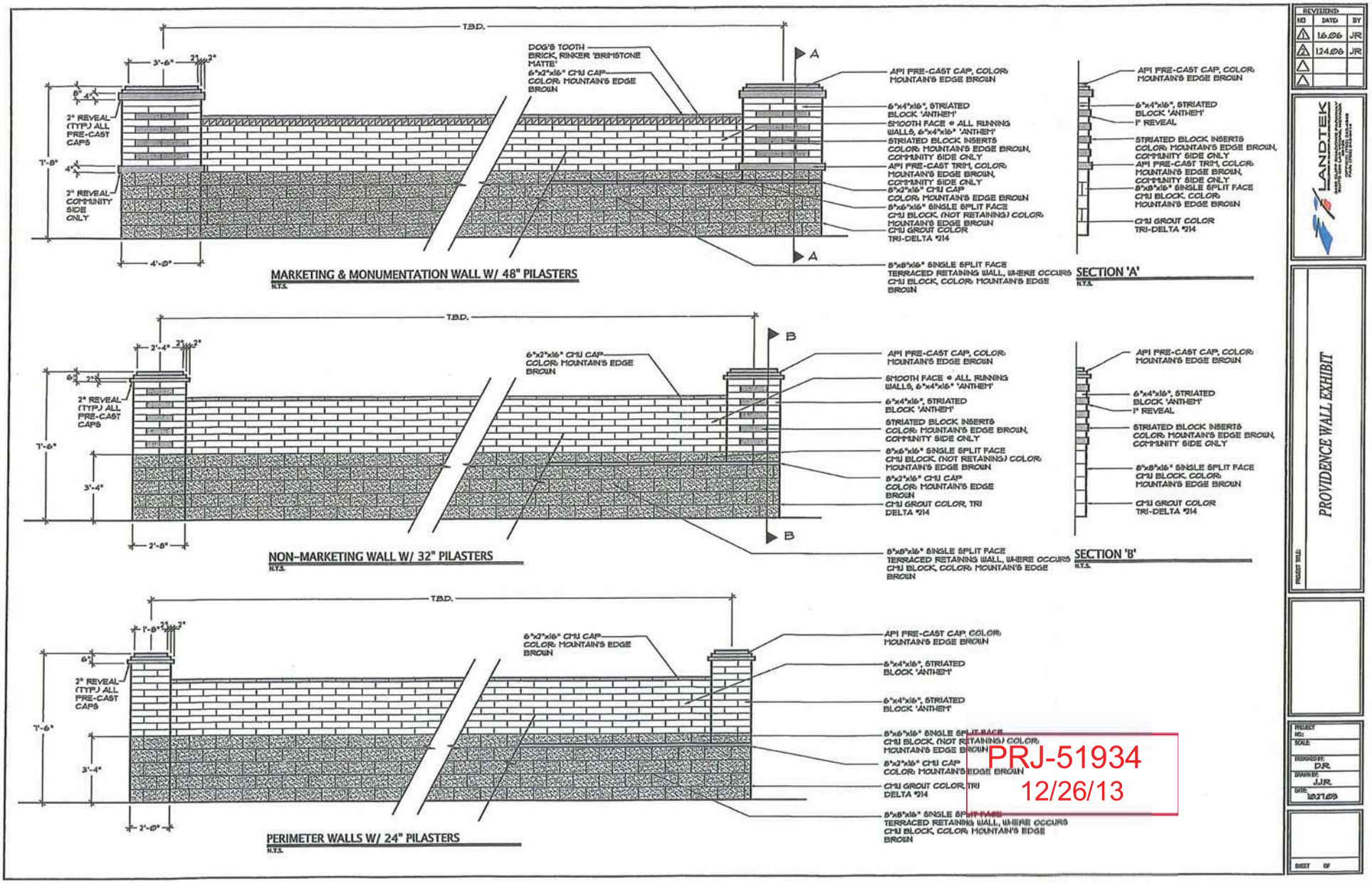
PROJECT NO.
FIG1303-000



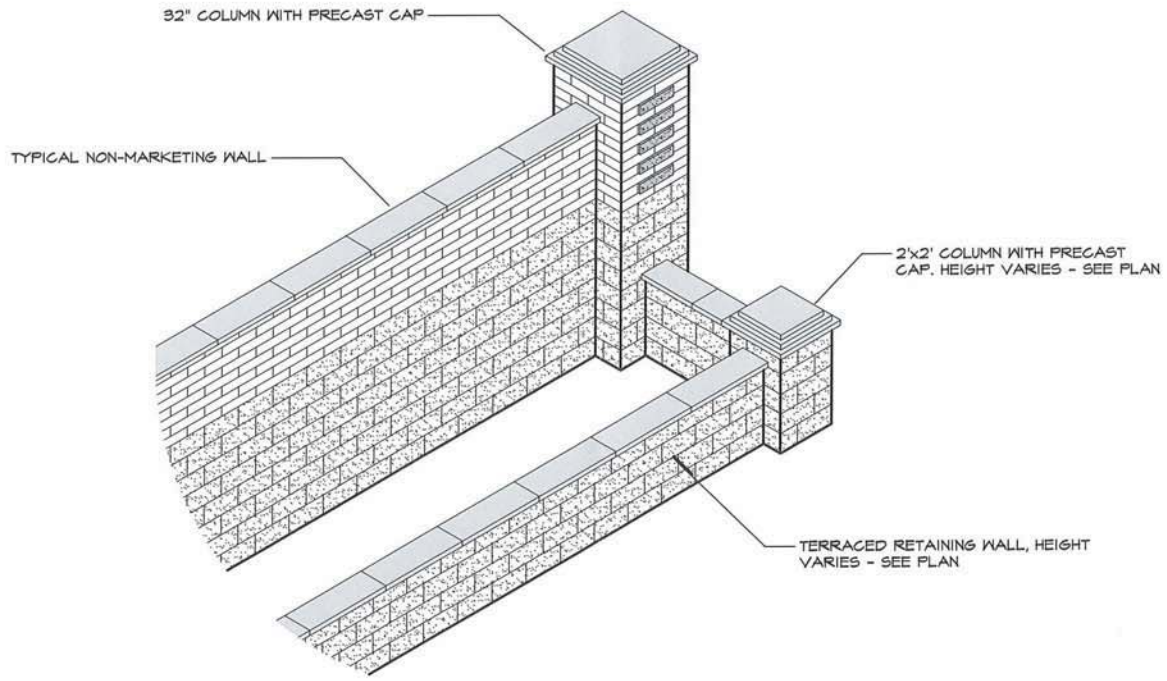
TM-3
SHEET 3 OF 3

L:\fig1303-000 providence pod 308\dwg\civil\tmaps\fig1303-000 tm.dwg 2/13/2014 1:34 PM Shawn Stutesman

ZON-52433, VAC-52434 & TMP-52435 - REVISED



ZON-52433, VAC-52434 & TMP-52435



C Isometric - Typical Terraced Wall w/ 32" Column

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

PROVIDENCE

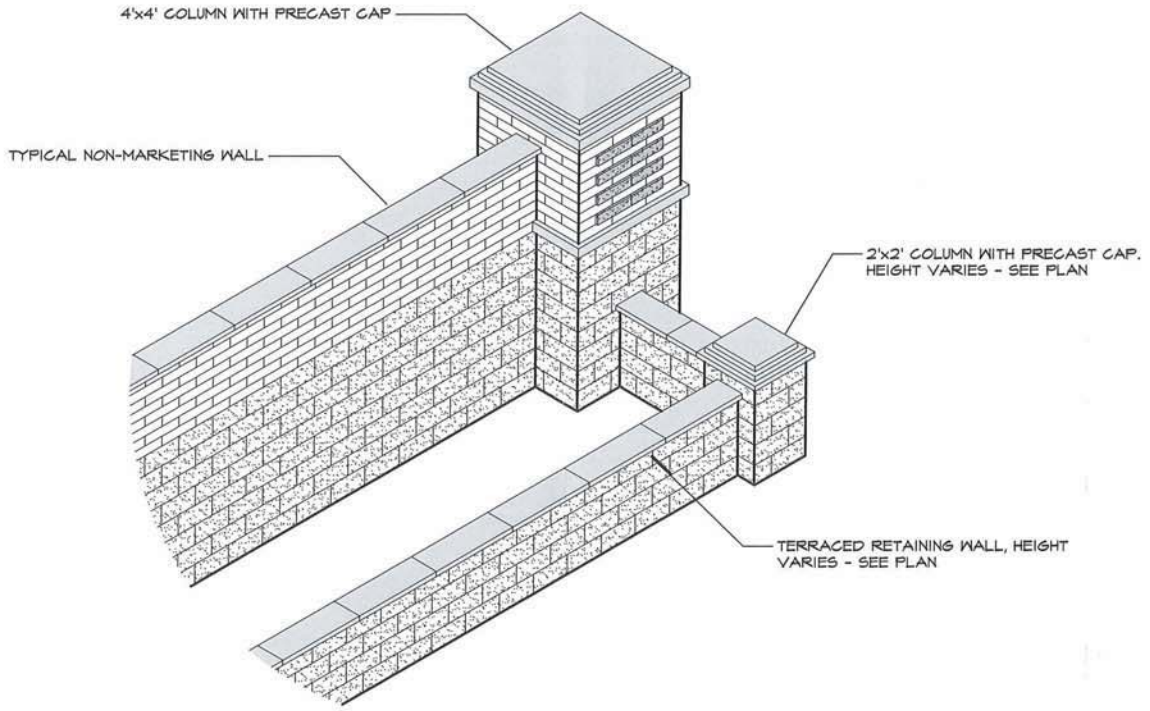
MASTER PLANNED COMMUNITY

PRJ-51934
12/26/13

Landscape Architecture
NV #583

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

ZON-52433, VAC-52434 & TMP-52435



D Isometric - Typical Terraced Wall w/ 4' Column

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

PROVIDENCE

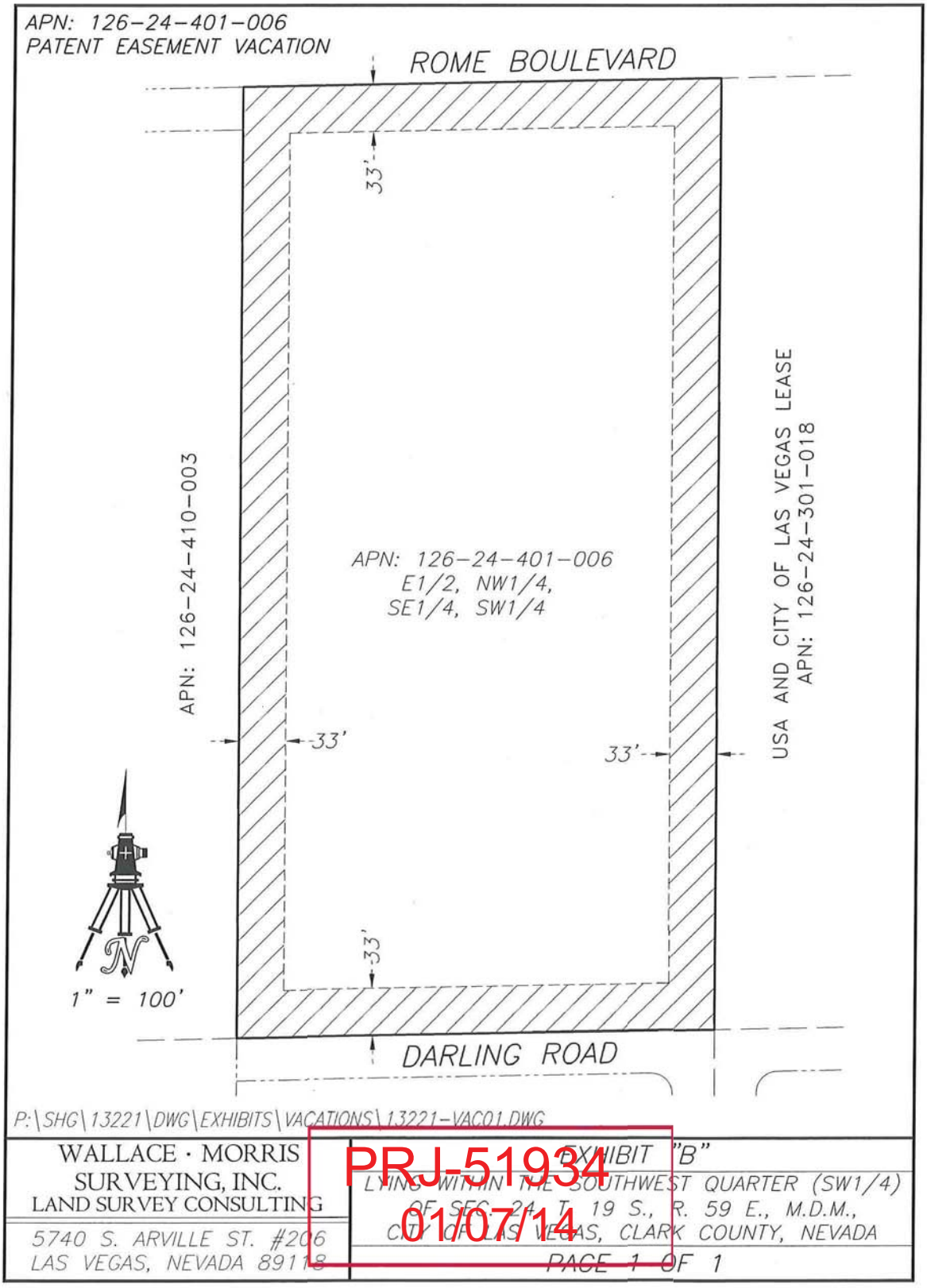
MASTER PLANNED COMMUNITY

PRJ-51934
12/26/13

Landscape Architecture
NV #583

2400 S. Cimarron Road, Suite 140
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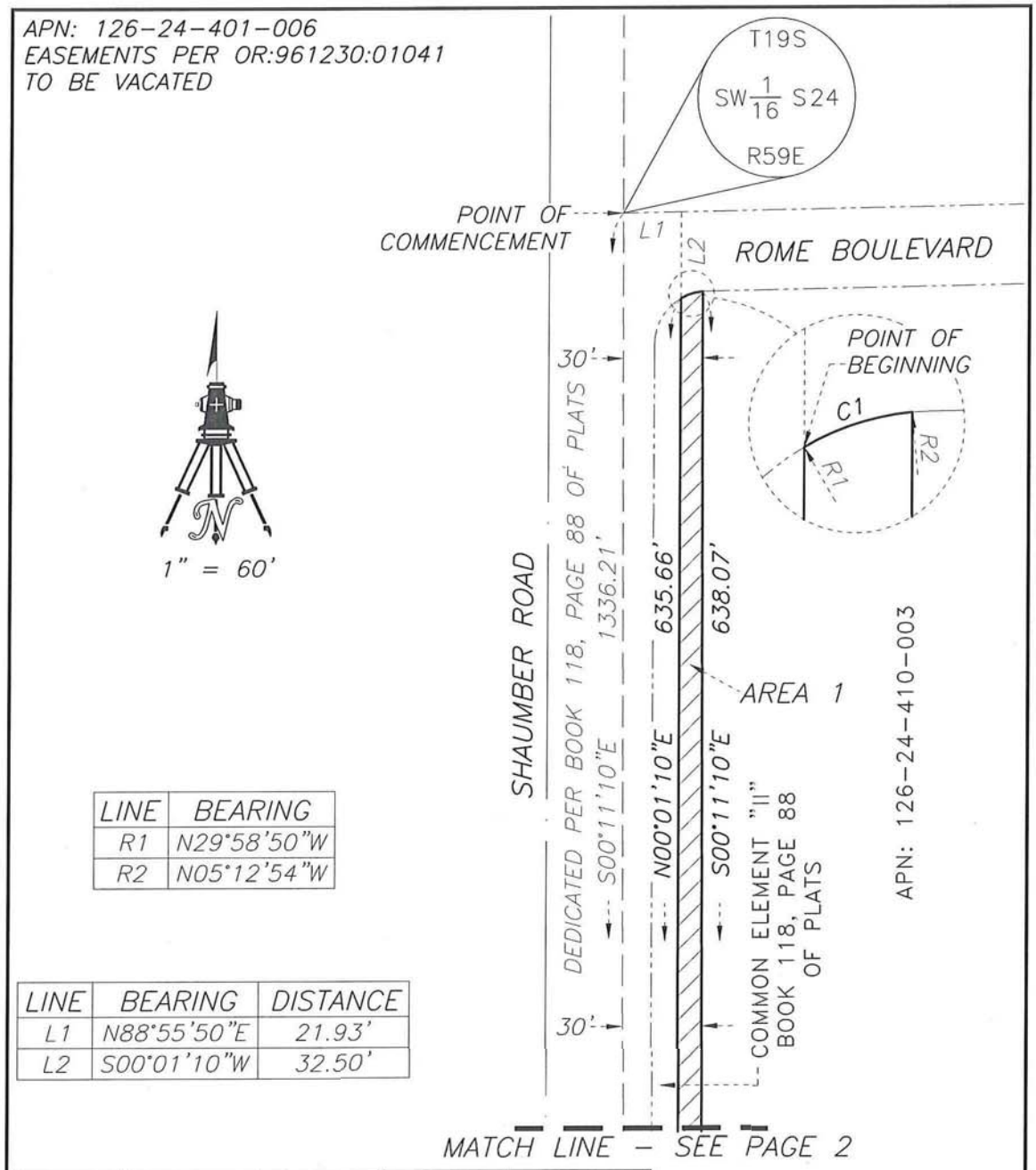
ZON-52433, VAC-52434 & TMP-52435



PRJ-51934
01/07/14

ZON-52433, VAC-52434 & TMP-52435 - REVISED

APN: 126-24-401-006
EASEMENTS PER OR:961230:01041
TO BE VACATED



1" = 60'

LINE	BEARING
R1	N29°58'50"W
R2	N05°12'54"W

LINE	BEARING	DISTANCE
L1	N88°55'50"E	21.93'
L2	S00°01'10"W	32.50'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	24°45'56"	20.00'	8.64'	4.39'

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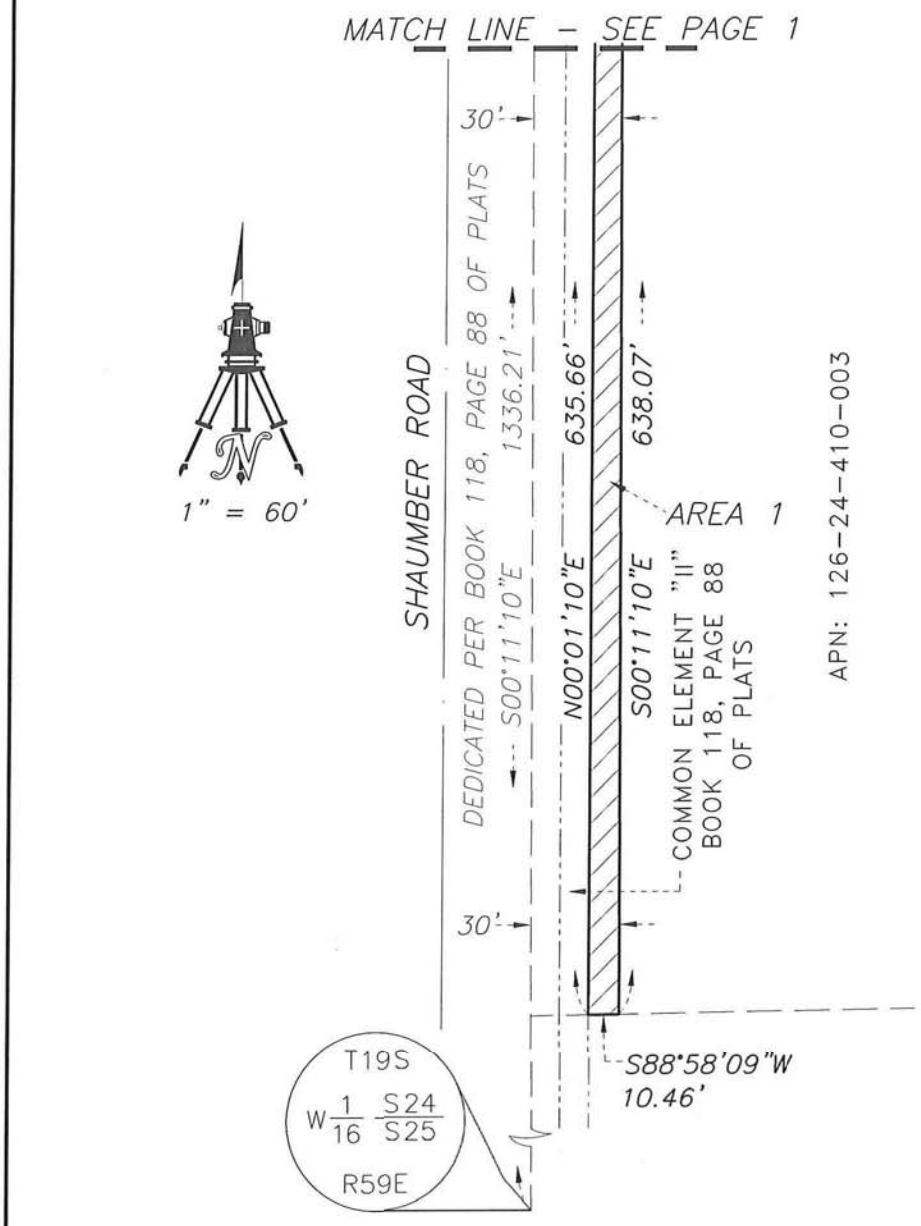
WALLACE · MORRIS
SURVEYING, INC.
LAND SURVEY CONSULTING
5740 S. ARVILLE ST. #206
LAS VEGAS, NEVADA 89118

PRJ-51934
01/07/14

EXHIBIT "B"
LYING WITHIN THE SOUTHWEST QUARTER (SW1/4) OF SEC. 24, T. 19 S., R. 59 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
PAGE 1 OF 4

ZON-52433, VAC-52434 & TMP-52435 - REVISED

APN: 126-24-401-006
EASEMENTS PER OR:961230:01041
TO BE VACATED



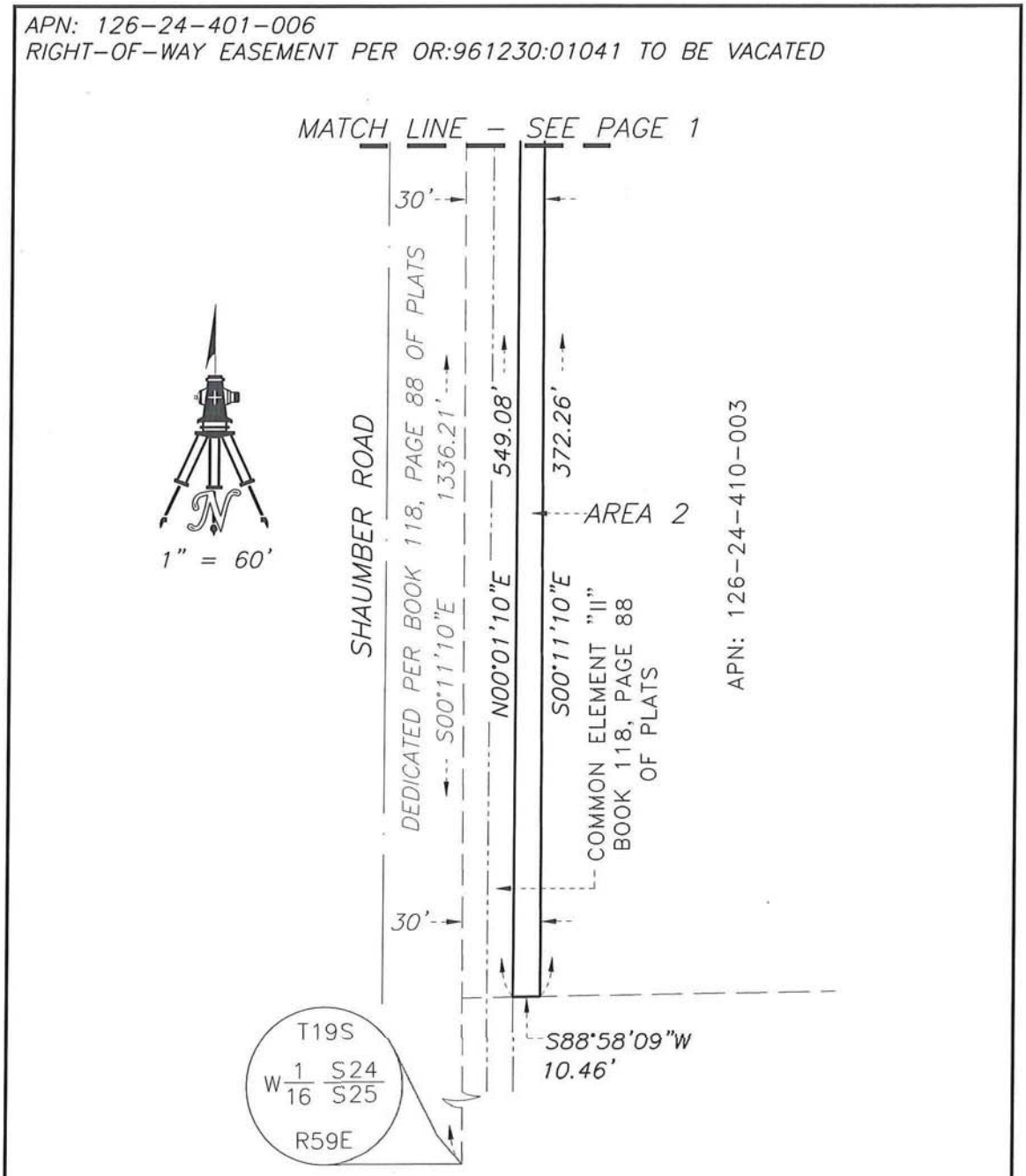
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WALLACE · MORRIS SURVEYING, INC. LAND SURVEY CONSULTING 5740 S. ARVILLE ST. #206 LAS VEGAS, NEVADA 89118	EXHIBIT "B" LYING WITHIN THE SOUTHWEST QUARTER (SW1/4) OF SEC. 24, T. 19 S., R. 59 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA PAGE 2 OF 4

PRJ-51934
01/07/14

ZON-52433, VAC-52434 & TMP-52435 - REVISED

APN: 126-24-401-006
RIGHT-OF-WAY EASEMENT PER OR:961230:01041 TO BE VACATED

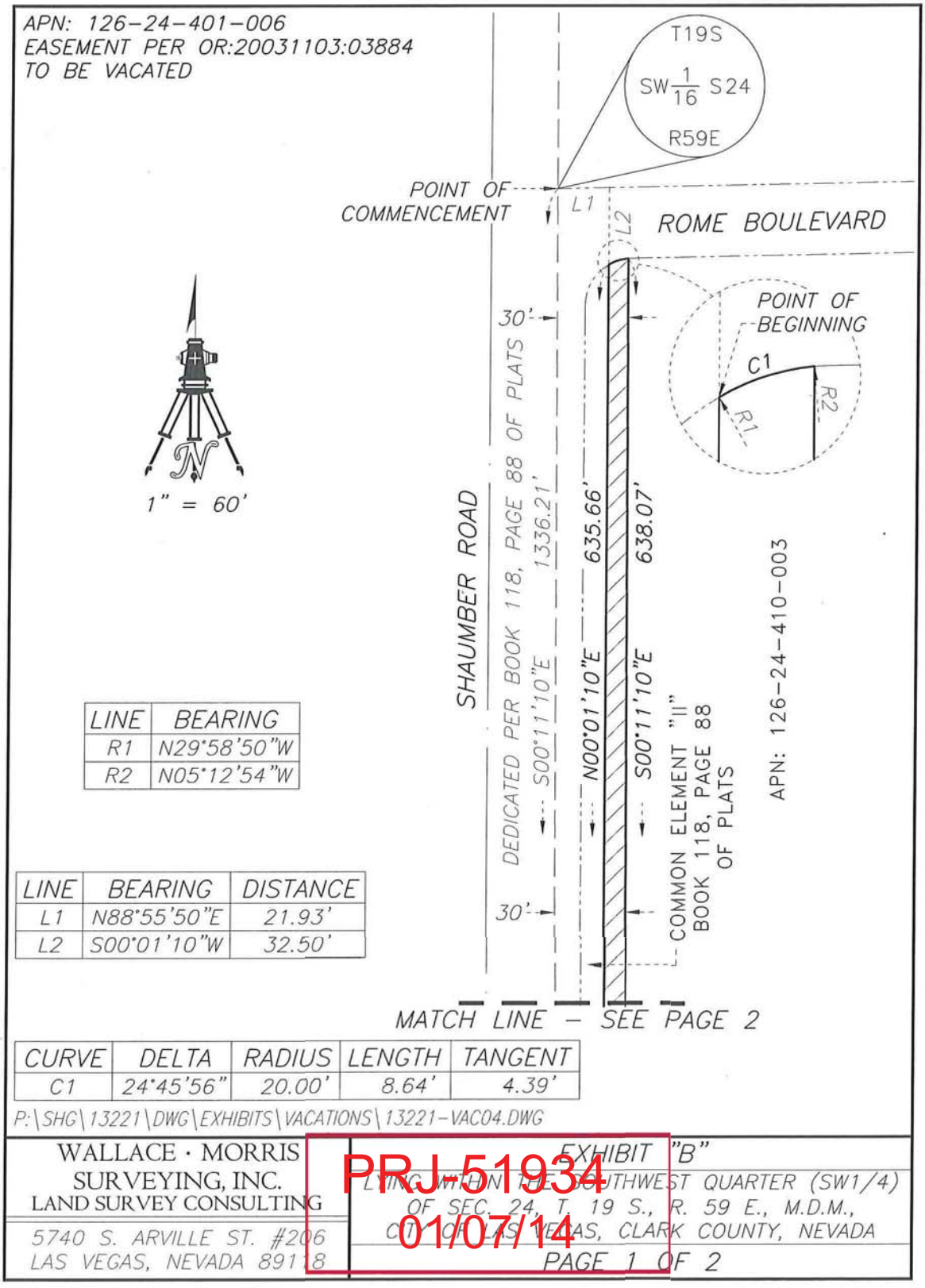


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WALLACE · MORRIS SURVEYING, INC. LAND SURVEY CONSULTING 5740 S. ARVILLE ST. #206 LAS VEGAS, NEVADA 89118	EXHIBIT "B" LYING WITHIN THE SOUTHWEST QUARTER (SW1/4) OF SEC. 24, T. 19 S., R. 59 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA PAGE 4 OF 4

PRJ-51934
01/07/14

ZON-52433, VAC-52434 & TMP-52435 - REVISED



LINE	BEARING
R1	N29°58'50"W
R2	N05°12'54"W

LINE	BEARING	DISTANCE
L1	N88°55'50"E	21.93'
L2	S00°01'10"W	32.50'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	24°45'56"	20.00'	8.64'	4.39'

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WALLACE · MORRIS
SURVEYING, INC.
LAND SURVEY CONSULTING
5740 S. ARVILLE ST. #206
LAS VEGAS, NEVADA 89118

PRJ-51934
01/07/14

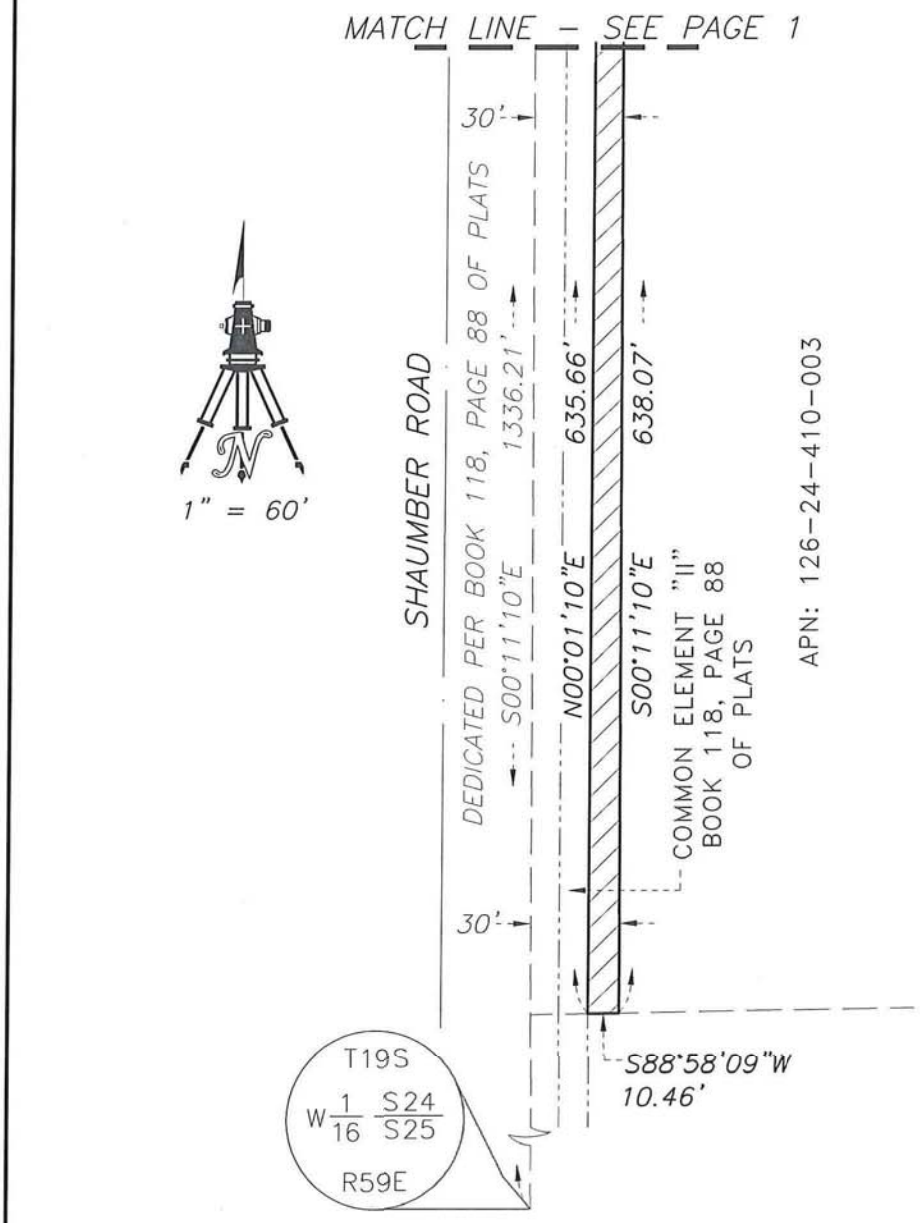
EXHIBIT "B"

LYING WITHIN THE SOUTHWEST QUARTER (SW1/4) OF SEC. 24, T. 19 S., R. 59 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

PAGE 1 OF 2

ZON-52433, VAC-52434 & TMP-52435 - REVISED

APN: 126-24-401-006
EASEMENT PER OR:20031103:03884
TO BE VACATED

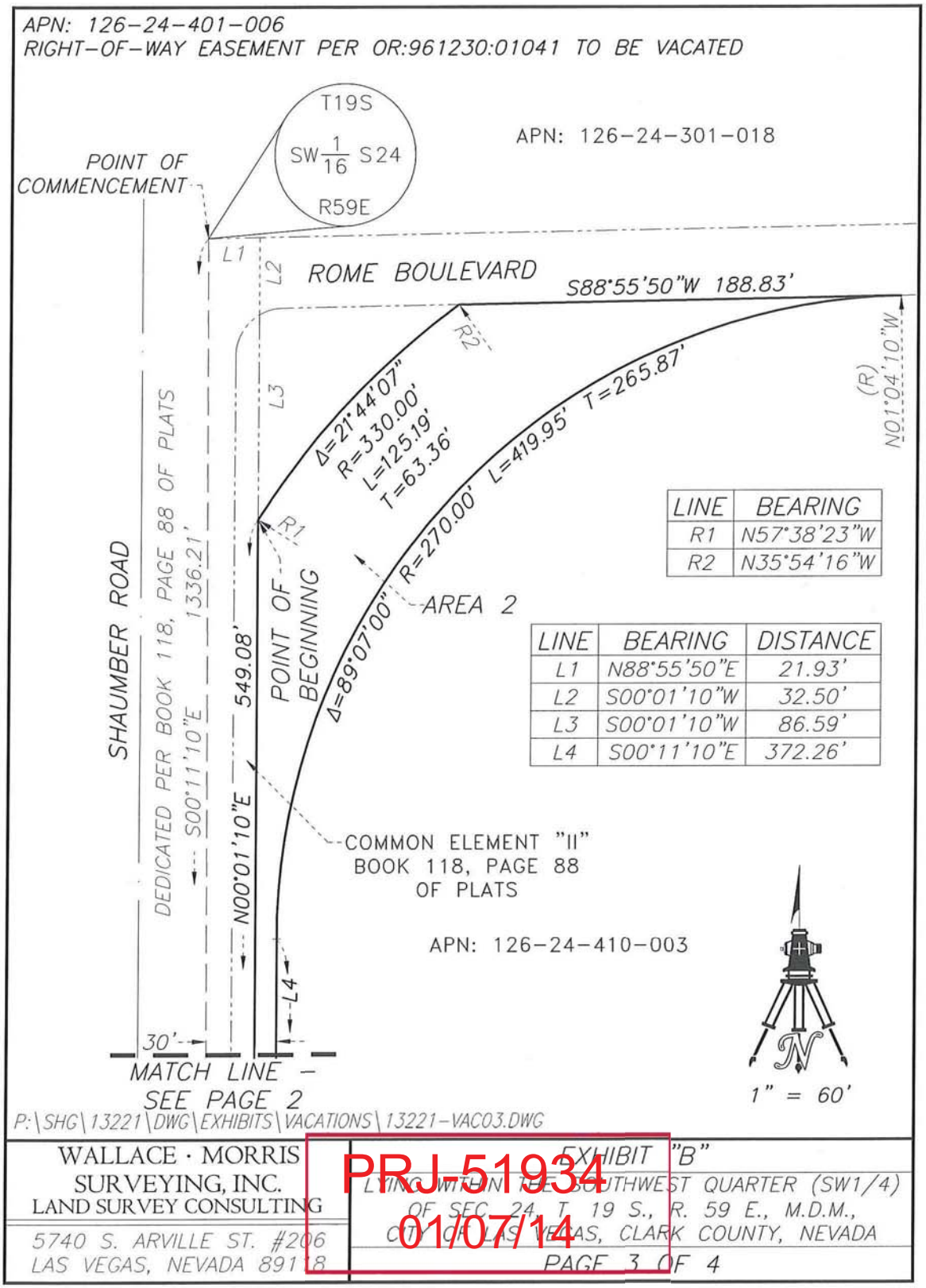


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WALLACE · MORRIS SURVEYING, INC. LAND SURVEY CONSULTING 5740 S. ARVILLE ST. #206 LAS VEGAS, NEVADA 89118	EXHIBIT "B" LYING WITHIN THE SOUTHWEST QUARTER (SW1/4) OF SEC. 24, T. 19 S., R. 59 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA PAGE 2 OF 2

PRJ-51934
01/07/14

ZON-52433, VAC-52434 & TMP-52435 - REVISED



LINE	BEARING
R1	N57°38'23"W
R2	N35°54'16"W

LINE	BEARING	DISTANCE
L1	N88°55'50"E	21.93'
L2	S00°01'10"W	32.50'
L3	S00°01'10"W	86.59'
L4	S00°11'10"E	372.26'

WALLACE · MORRIS
SURVEYING, INC.
LAND SURVEY CONSULTING
5740 S. ARVILLE ST. #206
LAS VEGAS, NEVADA 89118

EXHIBIT "B"
LYING WITHIN THE SOUTHWEST QUARTER (SW1/4) OF SEC. 24, T. 19 S., R. 59 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
PAGE 3 OF 4

PRJ-51934
01/07/14

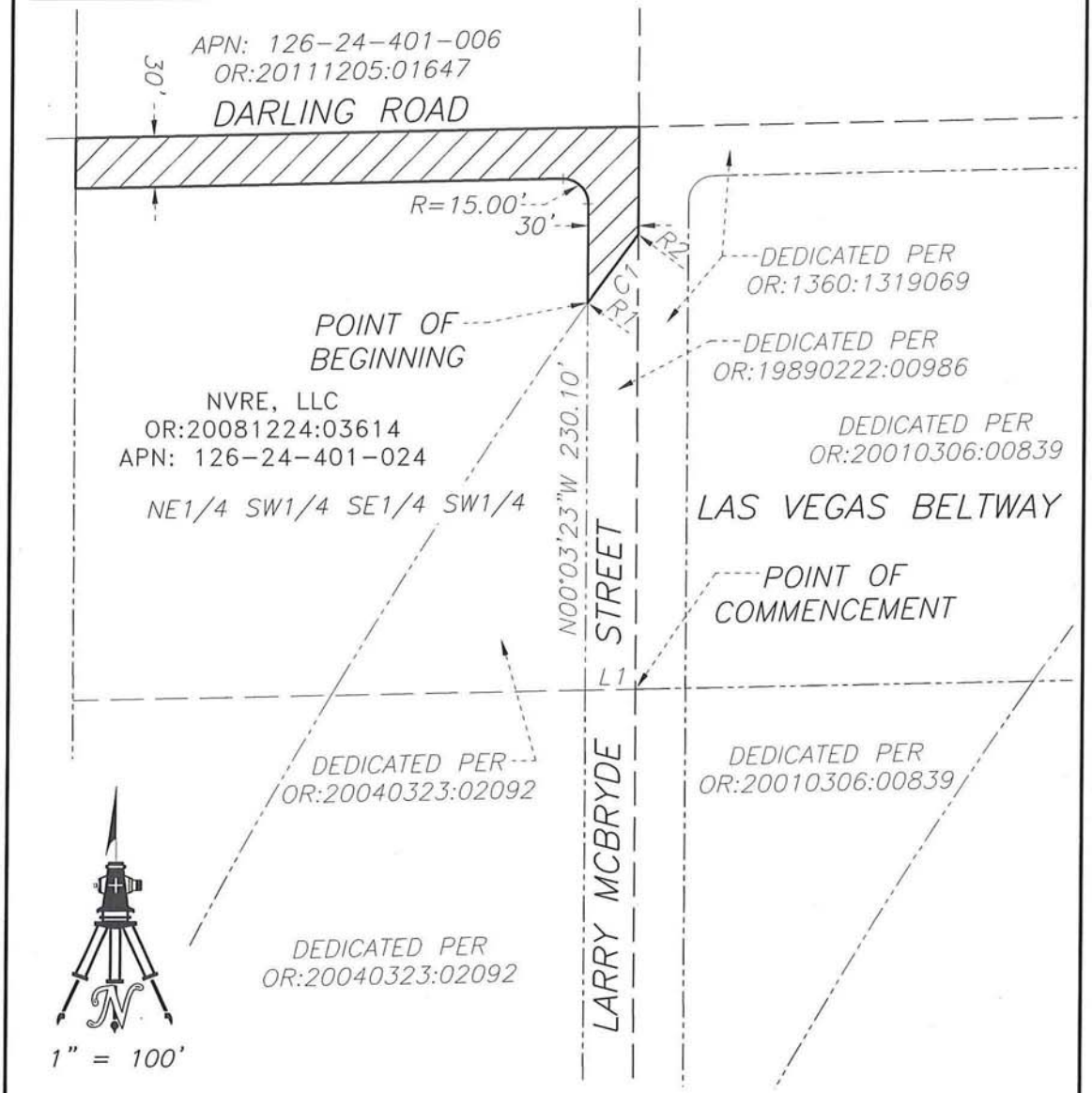
ZON-52433, VAC-52434 & TMP-52435 - REVISED

APN: 126-24-499-002
RIGHT OF WAY VACATION

RADIAL	BEARING
R1	N54°06'37"W
R2	N53°11'53"W

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	0°54'44"	3175.00'	50.55	25.28'

LINE	BEARING	DISTANCE
L1	S88°59'19"W	30.00'



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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 SOUTHWEST QUARTER (SW1/4) OF SEC. 24, T. 19 S., R. 59 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
	PAGE 1 OF 1

PRJ-51934
02/13/14

ZON-52433, VAC-52434 & TMP-52435 - REVISED



ZON-52433, VAC-52434 & TEMP-52435 [PRJ-51934] - APPLICANT: CG-211, LLC - OWNER: SOUTH PROVIDENCE HOLDINGS, LLC AND S P-5, LLC
NORTHEAST CORNER OF CENTENNIAL PARKWAY AND SHAUMBER ROAD

01/02/14

Focus Management Services, Inc.

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

December 24, 2013

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

RE: POD 308 Zone Change, Waiver, Tentative Map, and Vacation Applications

Dear Greg:

On behalf of South Providence Holdings, LLC and S P-5, LLC (Owners), I am submitting a zone change, waiver, tentative map and vacation applications for POD 308 in Cliff's Edge (Providence) located on the northeast corner of Centennial Pkwy and Shaumber Rd (APNs 126-24-401-006 and 124-24-410-003).

Zone Change

The zone change request is for a 5 acre portion of the POD that was not include in the overall zone change for Cliff's Edge. The request is to rezone it from U (PCD) to PD and include it into the existing Cliff's Edge Plan. It, along with the rest of the POD, is designated M (Medium Residential) in the plan. Single family is a permitted use in the M category and it is the owner's intention to have a tentative map approved in order to develop the POD as a single family development.

Tentative Map

The owners are requesting approval of a tentative map for an 86 lot single family residential development with a density of 6.1 dwelling units per acre and an average lot size of 5,000 sq ft. Access to the project will be from Shaumber Rd.

Waiver

The owners are requesting a waiver to have private street offsets less than 100'. The streets are private and the projected volumes are low and conflicts will be minimal.

Vacation

The owners are also requesting that existing patent easements and a road right of way within the POD be vacated. These easements and right of way are no longer needed and vacating them will not have a negative impact on the area.

ZON-52433, VAC-52434 & TMP-52435

PRJ-51934
12/26/13

Focus Management Services, Inc.

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

December 24, 2013

The project conforms to the Cliff's Edge Master Development Plan Guidelines and Standards and has been approved by the Cliff's Edge Design Review Committee. Approval of the project will be an enhancement to the overall mater plan. It is one of the last undeveloped single family areas within Cliff's Edge.

Sincerely,

Chris Dingell
Director of Planning and Entitlements

ZON-52433, VAC-52434 & TMP-52435

PRJ-51934
12/26/13

Thursday, February 06, 2014

City of Las Vegas

Re: Vacation of APN: 126-24-401-024

To whom it concerns,

As requested by the City of Las Vegas and as further evidence, NVRE, LLC hereby approves the vacation of the northern boundary street of our above parcel in connection with the attached adjacent tentative plan.

Most Respectfully,

NVRE, LLC
Levi Parker, Manager
3425 Cliff Shadows Parkway #110
Las Vegas, NV 89129
702.331.2800 Office
levi@investintolv.com

ZON-52433, VAC-52434 & TMP-52435 - REVISED

PRJ-51934
02/13/14

City of Las Vegas Agenda Item No.: **28.**

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

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

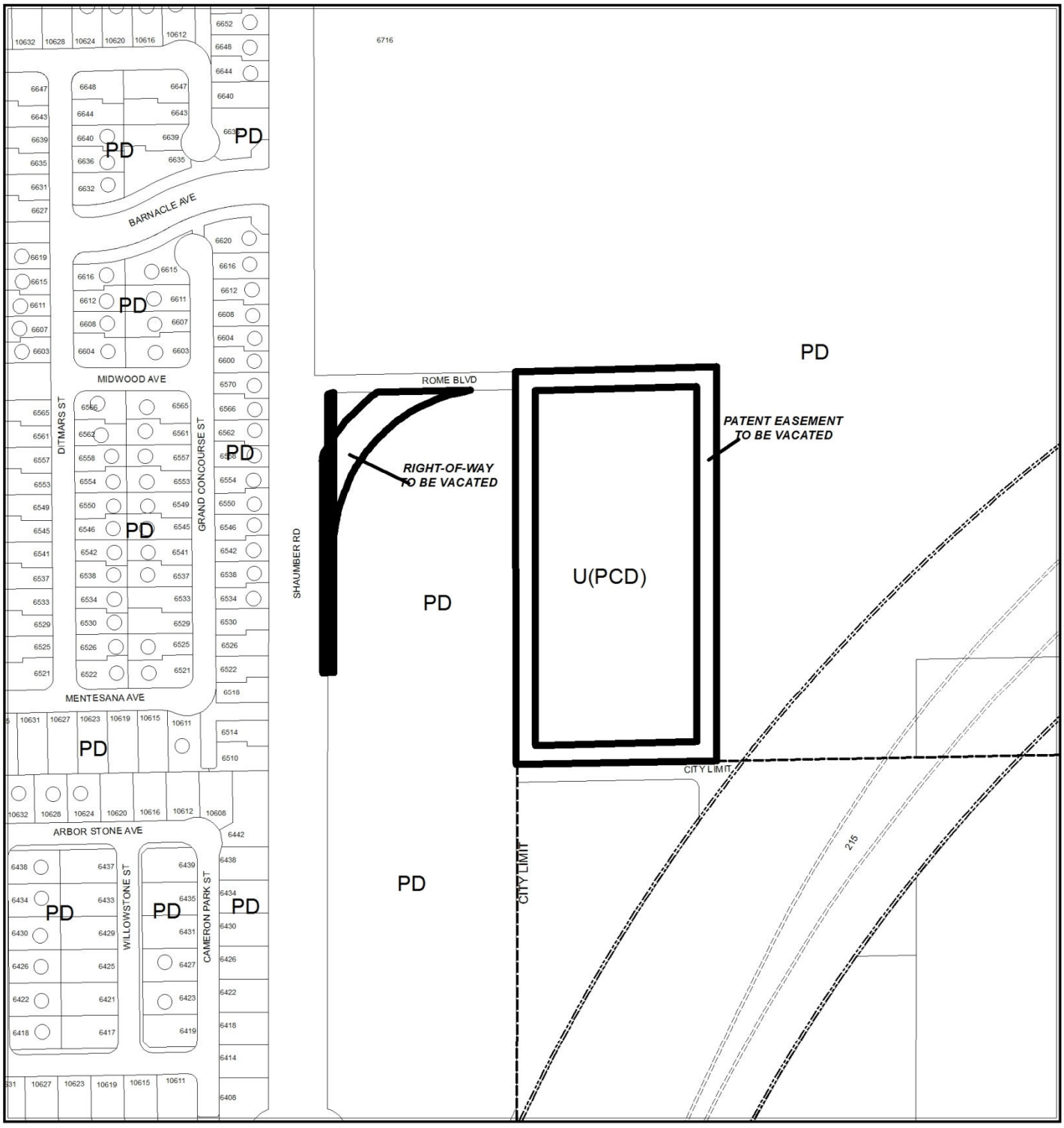
SUBJECT:
VAC-52434 - VACATION - PUBLIC HEARING - APPLICANT: CG-211, LLC - OWNER: SOUTH PROVIDENCE HOLDINGS, LLC, S P-5, LLC and N V R E, LLC - For possible action on a request for a Petition to Vacate approximately 310 linear feet of public right-of-way (Darling Road) and a U.S. Government Patent Easement generally located south of the southeast corner of Rome Road and Shaumber Road, Ward 6 (Ross) [PRJ-51934].

C.C.: 04/16/2014

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

RECOMMENDATION:
DENIAL

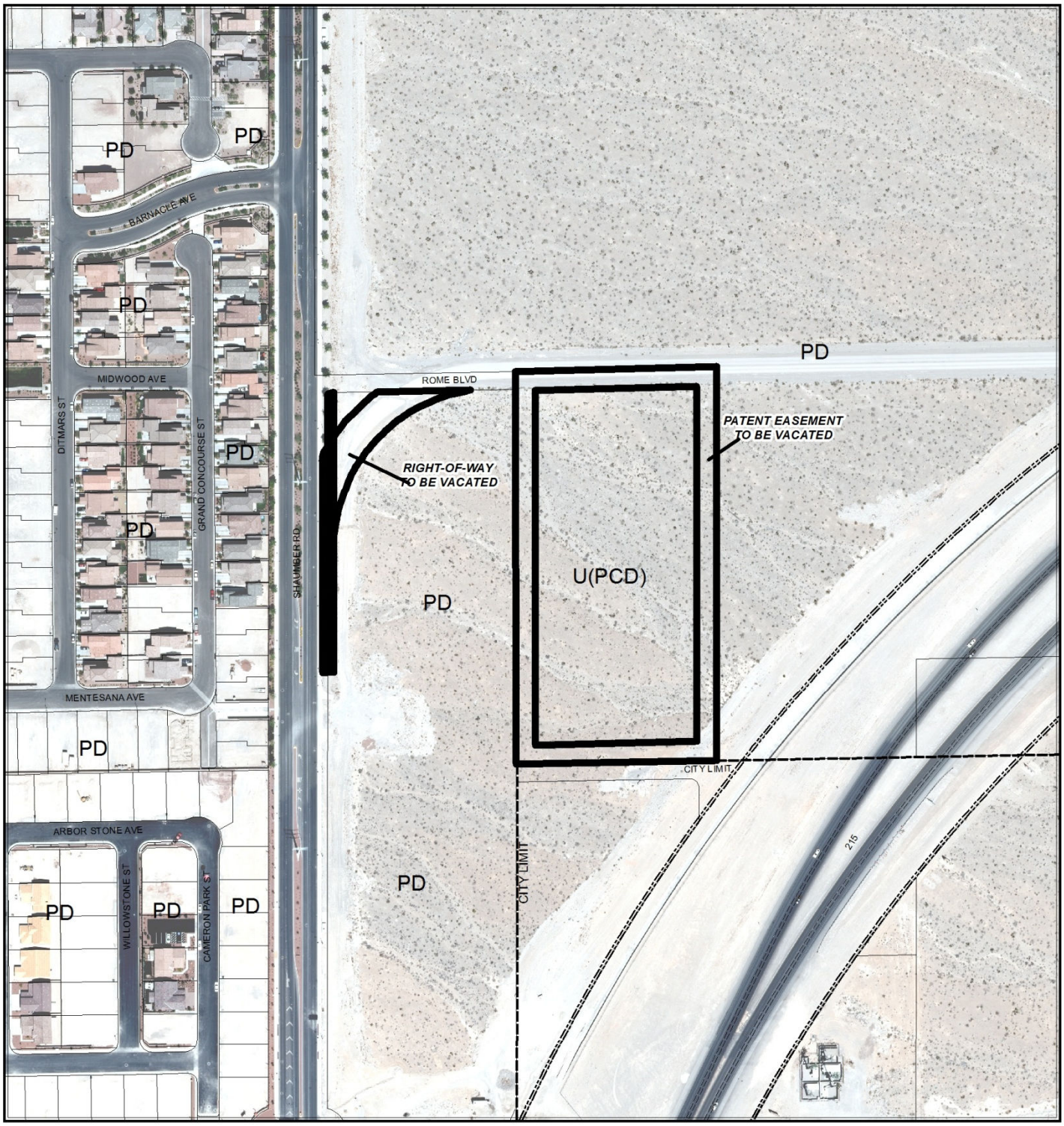
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Consolidated Backup
3. Supporting Documentation



CASE: VAC-52434 (PRJ-51934)

0 200 400
Feet

N



CASE: VAC-52434 (PRJ-51934)

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: VAC-52434 APN: 125-24-410-003

Name of Property Owner: South Providence Holdings, LLC

Name of Applicant: South Providence Holdings, LLC

Name of Representative: Focus Managment Services

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Thomas J. DeVore

Subscribed and sworn before me

This 18th day of NOVEMBER, 2013

_____

Notary Public in and for said County and State

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

PRJ-51934
11/06/14

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-52434 APN: 125-24-401-006

Name of Property Owner: S P-5, LLC

Name of Applicant: S P-5, LLC

Name of Representative: Focus Managment Services

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Thomas J. DeVore

Subscribed and sworn before me

This 18th day of NOVEMBER, 2013

S. Mannsur-Johnston

Notary Public in and for said County and State

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

PRJ-51934
01/06/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: ~~Tentative Map~~ Vacation

Project Address (Location) Shaumber and Rome

Project Name POD 308 **Proposed Use**

Assessor's Parcel #(s) 126-24-410-003 **Ward #** 6

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

Commercial Square Footage **Floor Area Ratio**

Gross Acres 14.12 **Lots/Units** ~~85~~ 86 **Density** 6.1

Additional Information

PROPERTY OWNER South Providence Holdings, LLC **Contact**

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

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

E-mail Address

APPLICANT CG-211, LLC **Contact**

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

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

E-mail Address

REPRESENTATIVE Focus Managment Services **Contact** Chris Dingell

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

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

E-mail Address cdingell@fcglv.com

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

Property Owner Signature* TJDV

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

Print Name Thomas J DeVore

Subscribed and sworn before me

This 18th day of November, 20 13.

S. Mannsur-Johnston

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

Case #	VAC-52434
Meeting Date:	03/11/14 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-51934
12/26/13

Revised 10/27/08

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: ~~Tentative Map~~ Vacation

Project Address (Location) Shaumber and Rome

Project Name POD 308 **Proposed Use**

Assessor's Parcel #(s) 126-24-401-006 **Ward #** 6

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

Commercial Square Footage **Floor Area Ratio**

Gross Acres 14.12 **Lots/Units** ~~85~~ 86 **Density** 6.0

Additional Information

PROPERTY OWNER S P-5, LLC **Contact**

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

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

E-mail Address

APPLICANT CG-211, LLC **Contact**

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

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

E-mail Address

REPRESENTATIVE Focus Managment Services **Contact** Chris Dingell

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

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

E-mail Address cdingell@fcglv.com

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

Property Owner Signature* _____

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

Print Name Thomas J DeVore

Subscribed and sworn before me

This 18th day of November, 2013.

_____

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

Case #	VAC-52434
Meeting Date:	03/11/14 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-51934
12/26/13

Revised 10/27/08

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Vacation

Project Address (Location) _____

Project Name POD 308 **Proposed Use** _____

Assessor's Parcel #(s) 126-24-401-024 **Ward #** 6

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

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

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

Additional Information _____

PROPERTY OWNER NVRE, LLC **Contact** LEVI PARKER

Address 3425 Cliff Shadows Pkwy #130 **Phone:** 331-2800 **Fax:** 331-2801

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

E-mail Address _____

APPLICANT South Providence Holdings **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE Focus Management Services **Contact** Chris Dingell

Address 3455 Cliff Shadows Pkwy #220 **Phone:** (702) 242-4949 **Fax:** _____

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

E-mail Address cdingell@fcglv.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 6th day of February, 2014.

_____

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 #	VAC-52434
Meeting Date:	03/11/14 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.

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PRJ-51934
02/13/14

City of Las Vegas Agenda Item No.: **29.**

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

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

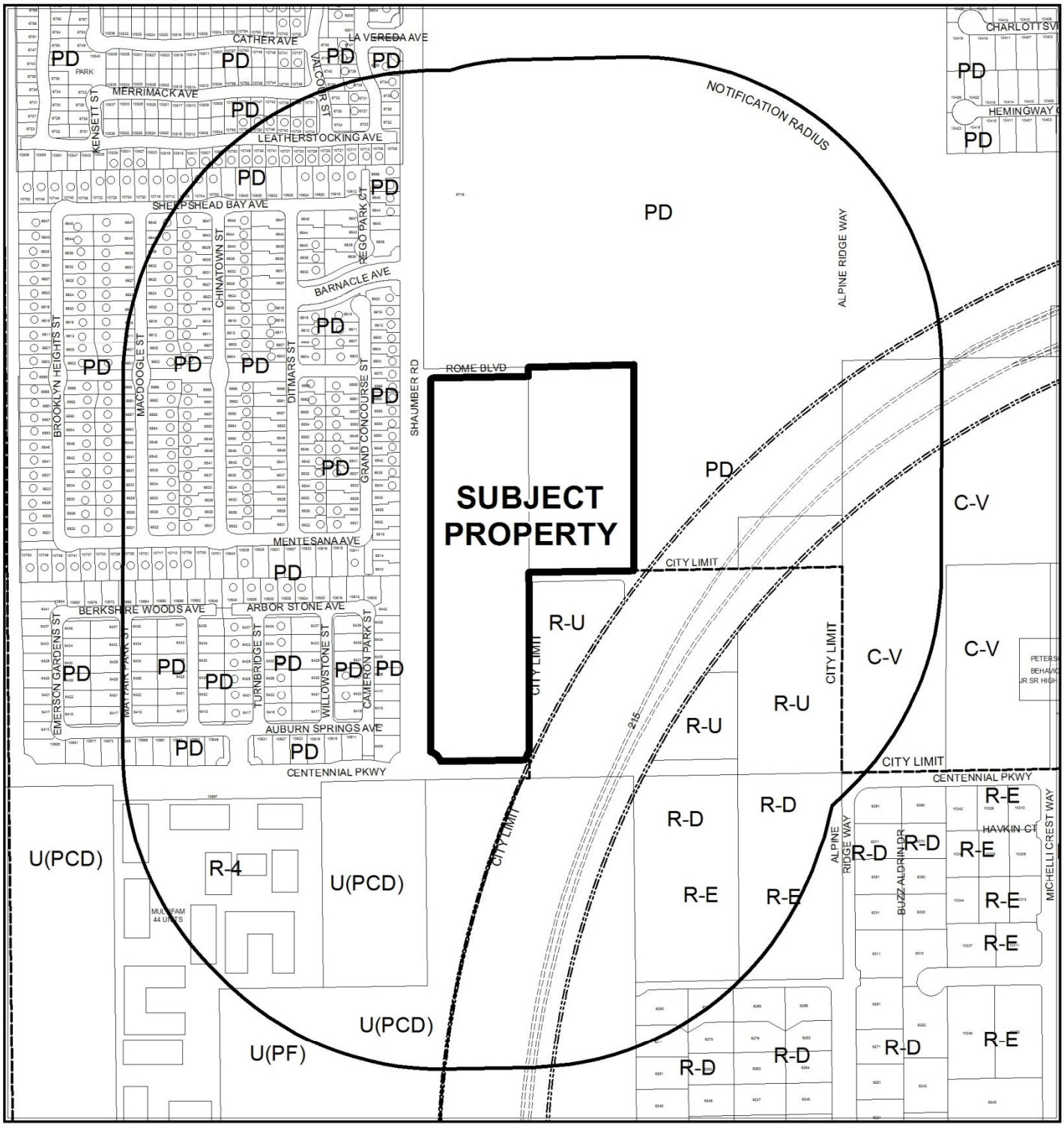
SUBJECT:
TMP-52435 - TENTATIVE MAP RELATED TO ZON-52433 AND VAC-52434 - PROVIDENCE-POD 308 - PUBLIC HEARING - APPLICANT:CG-211, LLC - OWNER: SOUTH PROVIDENCE HOLDINGS, LLC AND S P-5, LLC - For possible action on a request for a Tentative Map FOR AN 82-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on approximately 14.12 acres located at the northeast corner of Centennial Parkway and Shaumber Road (APNs 126-24-410-003 and 126-24-401-006), U (Undeveloped) Zone, PD (Planned Development) Zone [M (Medium Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross) [PRJ-51934].

C.C.: 04/16/2014

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

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Consolidated Backup
3. Supporting Documentation
4. School Development Tracking Form

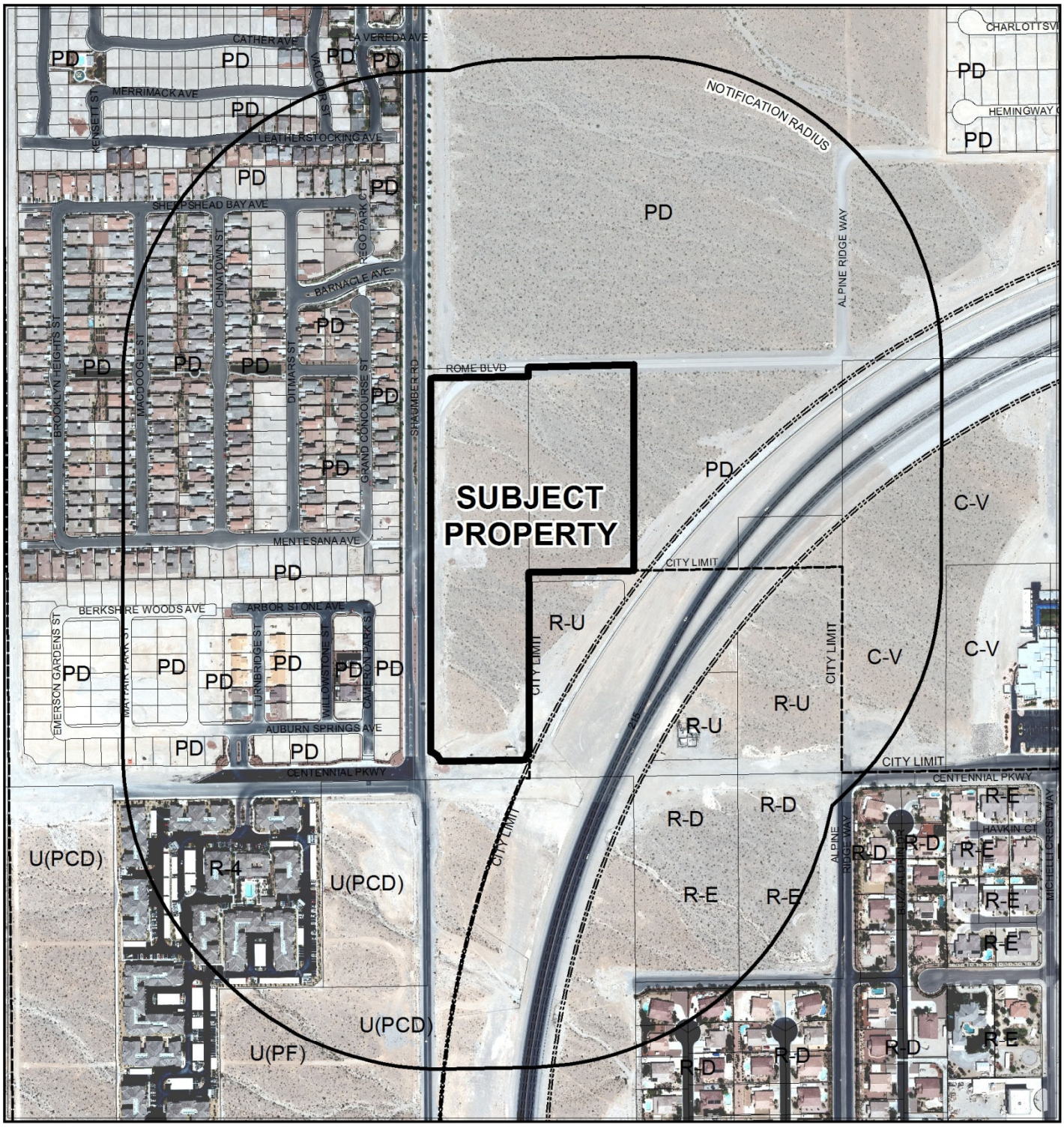


CASE: **TMP-52435 (PRJ-51934)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED)[PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] AND PD (PLANNED DEVELOPMENT)

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



CASE: **TMP-52435 (PRJ-51934)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED)[PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] AND PD (PLANNED DEVELOPMENT)

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

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-52435 APN: 125-24-410-003

Name of Property Owner: South Providence Holdings, LLC

Name of Applicant: South Providence Holdings, LLC

Name of Representative: Focus Managment Services

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Thomas J. DeVore

Subscribed and sworn before me

This 18th day of NOVEMBER, 2013

_____

Notary Public in and for said County and State

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

PRJ-51934
11/06/14

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-52435 APN: 125-24-401-006

Name of Property Owner: S P-5, LLC

Name of Applicant: S P-5, LLC

Name of Representative: Focus Managment Services

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

☐ **Yes** ☒ **No**

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City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Thomas J. DeVore

Subscribed and sworn before me

This 18th day of NOVEMBER, 2013

S. Mannsur-Johnston

Notary Public in and for said County and State

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

PRJ-51934
12/26/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Shaumber and Rome

Project Name POD 308 **Proposed Use** _____

Assessor's Parcel #(s) 126-24-410-003 **Ward #** 6

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

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

Gross Acres 14.12 **Lots/Units** ~~85~~ 89 **Density** 6.0

Additional Information _____

PROPERTY OWNER South Providence Holdings, LLC **Contact** _____

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

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

E-mail Address _____

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

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

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

E-mail Address _____

REPRESENTATIVE Focus Managment Services **Contact** Chris Dingell

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

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

E-mail Address cdingell@fcglv.com

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Property Owner Signature* _____

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

Print Name Thomas J DeVore

Subscribed and sworn before me

This 18th day of November, 20 13.

_____

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

Case #	TMP-52435
Meeting Date:	03/11/14 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-51934
12/26/13

Revised 10/27/08

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Shaumber and Rome

Project Name POD 308 **Proposed Use**

Assessor's Parcel #(s) 126-24-401-006 **Ward #** 6

General Plan: existing ____ proposed ____ **Zoning:** existing U proposed PD

Commercial Square Footage ____ **Floor Area Ratio** ____

Gross Acres 14.12 **Lots/Units** ~~85~~ 86 **Density** 6.0

Additional Information ____

PROPERTY OWNER S P-5, LLC **Contact** ____

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

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

E-mail Address ____

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

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

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

E-mail Address ____

REPRESENTATIVE Focus Managment Services **Contact** Chris Dingell

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

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

E-mail Address cdingell@fcglv.com

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

Property Owner Signature* ____

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Print Name Thomas J DeVore

Subscribed and sworn before me

This 18th day of November, 20 13.

____

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

Case #	TMP-52435
Meeting Date:	03/11/14 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-51934
12/26/13

Revised 10/27/08

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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** ZON52433, ZON52433, TMP52435 **Entity** LV

Company Name CG-211, LLC

Contact Name

Contact Mailing Address

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

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

Project Name Centennial & Shaumber

Project Description Centennial & Shaumber

APN's 126-410-003, 006

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)	**86**	**x 0.195 =**	**17**	**x 0.102 =**	**9**	**x 0.134 =**	**12**
Multi-Family Units (2)		**x 0.132 =**	**0**	**x 0.057 =**	**0**	**x 0.062 =**	**0**
Resort Condo Units (3)							
Total			**17**		**9**		**12**

(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 Cdrest	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

City of Las Vegas Agenda Item No.: **30.**

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

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

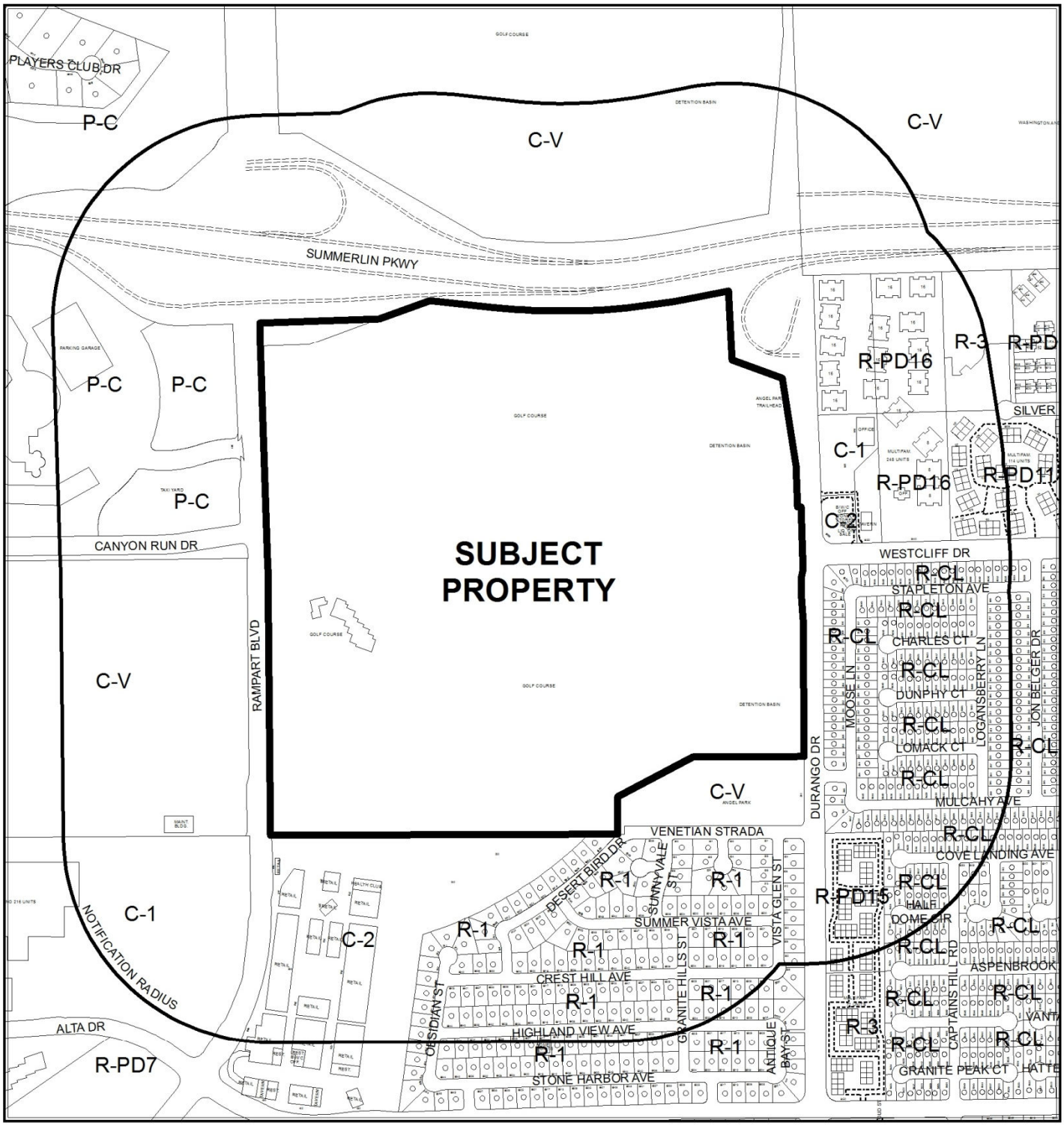
SUBJECT:
VAR-52660 - VARIANCE - PUBLIC HEARING - APPLICANT: ANGEL PARK - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Variance TO ALLOW A 30-FOOT TALL, 187 SQUARE-FOOT FREE STANDING SIGN WHERE A 12-FOOT TALL, 40 SQUARE-FOOT FREE STANDING SIGN IS THE MAXIMUM ALLOWED AND TO ALLOW A 1.5-Foot WIDE SINGLE POLE SUPPORT WHERE A 2.9-FOOT SINGLE SUPPORT IS THE MINIMUM ALLOWED on 140.75 acres at 100 South Rampart Boulevard (APNs 138-29-801-002 and 003), C-V (Civic) Zone, Ward 2 (Beers) [PRJ-52484].

C.C.: 04/16/2014

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

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-52660 and MSP-52661 [PRJ-52484]
2. Conditions and Staff Report - VAR-52660 and MSP-52661 [PRJ-52484]
3. Supporting Documentation - VAR-52660 and MSP-52661 [PRJ-52484]
4. Photos - VAR-52660 and MSP-52661 [PRJ-52484]
5. Justification Letter - VAR-52660 and MSP-52661 [PRJ-52484]
6. Bureau of Land Management Letter - VAR-52660 and MSP-52661 [PRJ-52484]



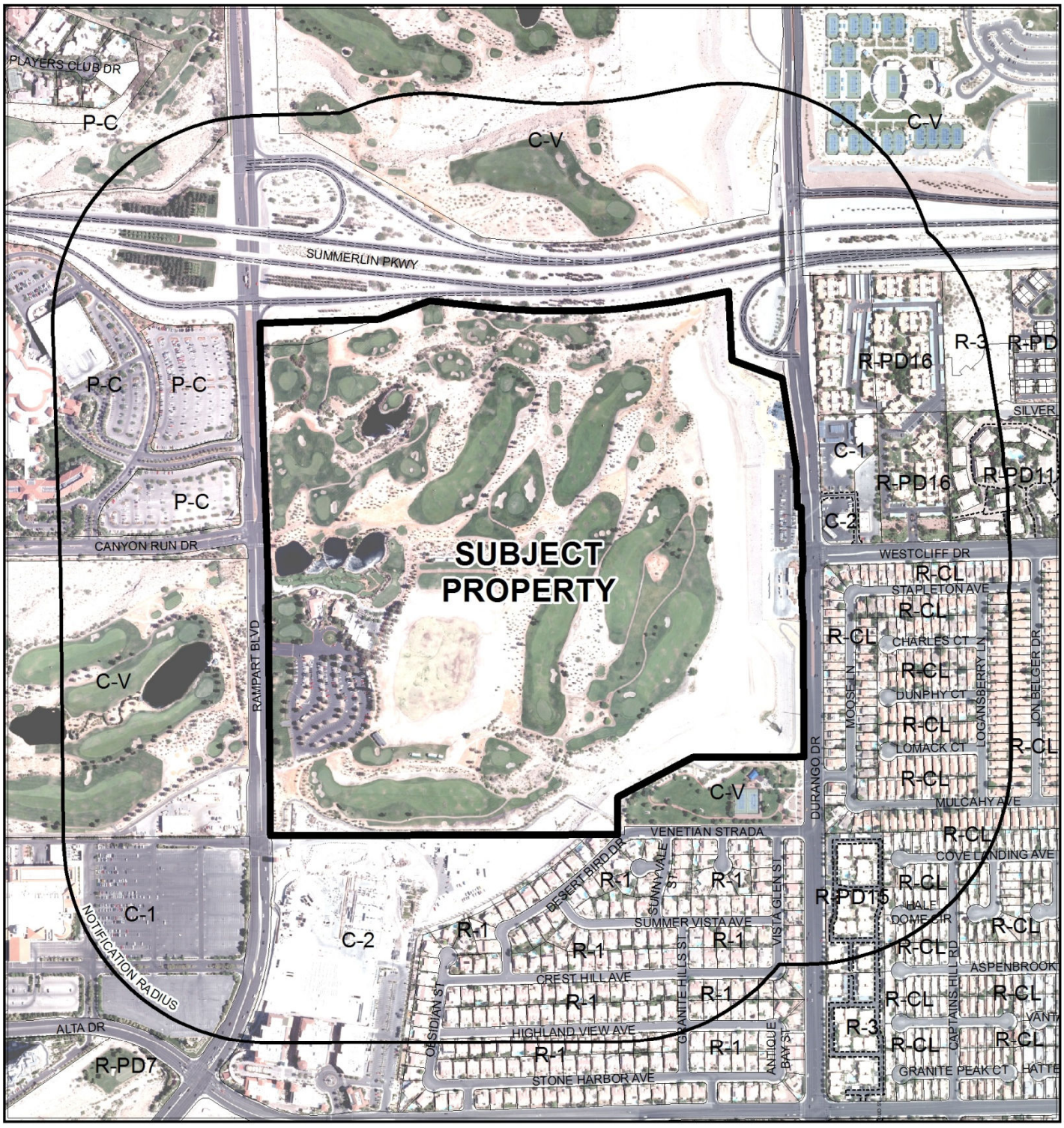
0 500 1,000 Feet

CASE: **VAR-52660 AND MSP-52661 (PRJ-52484)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N



CASE: **VAR-52660 AND MSP-52661 (PRJ-52484)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-52660 APN: 138-29-801-002 AND 003

Name of Property Owner: City of Las Vegas

Name of Applicant: Angel Park

Name of Representative: Patrick's Sign

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: Robin Yoakum

Print Name: Robin Yoakum

Subscribed and sworn before me Robin Yoakum

This 7th day of January, 20 14

Christina Strong

Notary Public in and for said County and State

CHRISTINA STRONG
Notary Public-State of Nevada
APPT. NO. 07-1185-1
My App. Expires January 04, 2015

PRJ-52484
01/29/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance and Master Sign Plan

Project Address (Location) 25 South Durango Drive

Project Name 138-29-801-002 & 003 **Proposed Use**

Assessor's Parcel #(s) **Ward #** 2 Bob Beers

General Plan: existing PR-OS proposed **Zoning:** existing C-V proposed

Commercial Square Footage **Floor Area Ratio**

Gross Acres 140.75 **Lots/Units** **Density**

Additional Information

PROPERTY OWNER City of Las Vegas **Contact** Robin Yoakum

Address 333 North Rancho Drive **Phone:** 229-1022 **Fax:** 484-2522

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

E-mail Address ryoakum@lasvegasnevada.gov

APPLICANT Angle Park **Contact** David Bogue

Address 100 South Rampart Boulevard **Phone:** 967-3210 **Fax:** 254-0566

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

E-mail Address dbogue@anglepark.com

REPRESENTATIVE Patrick's Signs **Contact** Derek Demarest

Address 5115 Arville Street **Phone:** 873-4483 **Fax:** 873-5667

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

E-mail Address derek@partickssigns.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* Robin Yoakum

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

Print Name Robin Yoakum

Subscribed and sworn before me – Robin Yoakum –

This 29th day of January, 20 14.

Christina Strong

Notary Public in and for said County and State

CHRISTINA STRONG
Notary Public-State of Nevada
APPT. NO. 07-1185-1
My App. Expires January 04, 2015

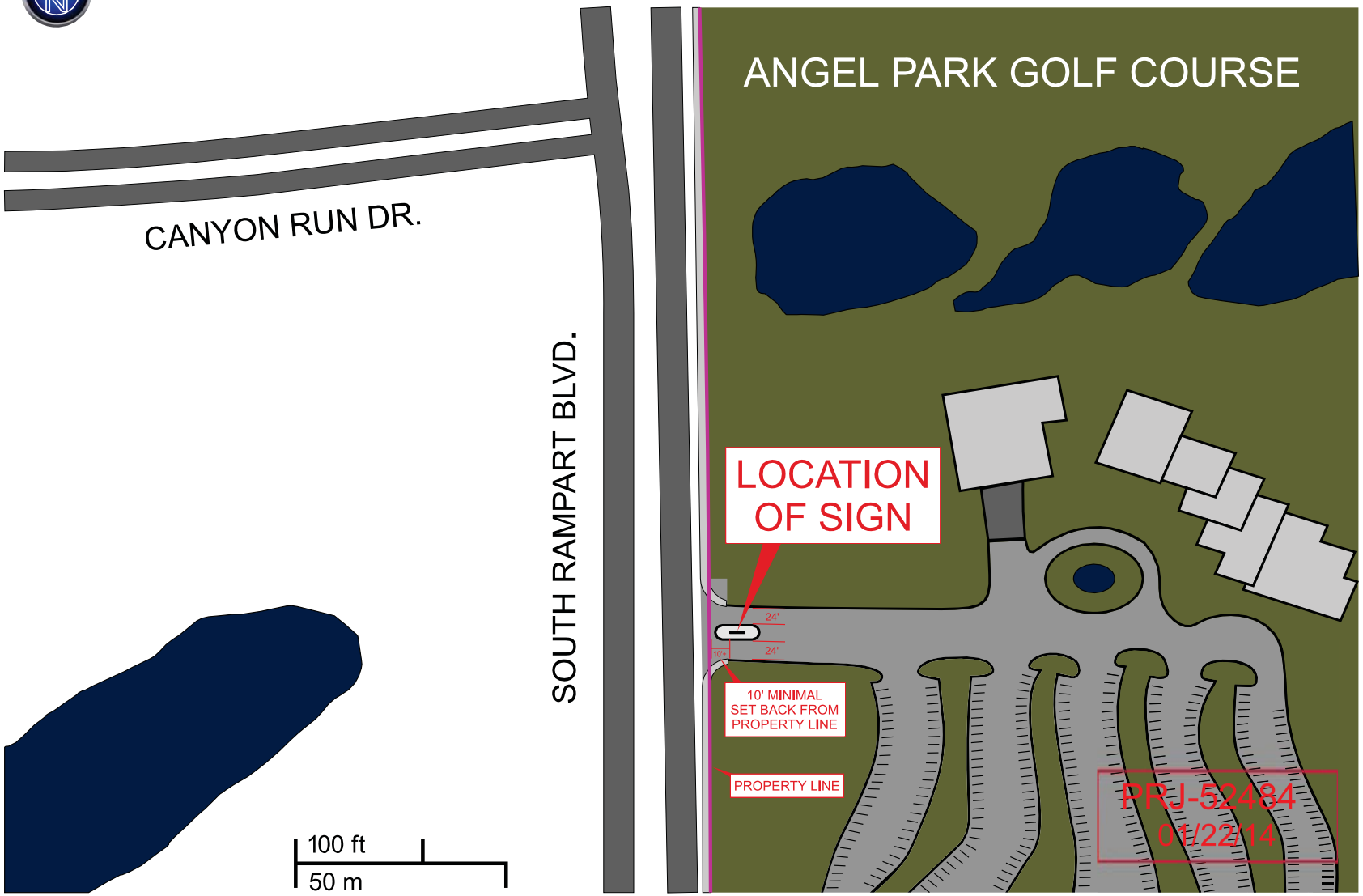
FOR DEPARTMENT USE ONLY

Case #	VAR-52660
Meeting Date:	03/11/14 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-52484
01/29/14

Revised 10/27/08



Angel Park las vegas

PYLON SIGN

Project Address:	25 S. Durango Dr. Las Vegas, NV
Date:	December 18, 2013
View:	Main Elevation
Sales Rep:	Derek Demarest
Designer:	Christina/Scott
Design #:	ANG091113 - 1

SCOPE

SITE PLAN

REVISIONS

Rev (1):
Rev (2):
Rev (3):
Rev (4):
Rev (5):

FINAL APPROVALS

Client:
Estimate:
Design:
Sales Rep: *Authorized Signatures*
Page #: 2 OF 2

PATRICK'S Signs
5115 S. ARVILLE ST. • LAS VEGAS, NV 89118
ph: 702.873.4463 • f: 702.873.5657
www.PatricksSigns.com
NV LIC #62560

THIS SIGNAGE/ARTWORK IS FABRICATED TO MEET UL REQUIREMENTS AND WILL BE LABELED ACCORDING TO THE UL GUIDELINES

THIS DESIGN/ARTWORK WAS CREATED BY PATRICK'S SIGN COMPANY. IT IS NOT TO BE COPIED, REPRODUCED OR EXHIBITED IN ANY FASHION WITHOUT THE EXPRESSED WRITTEN CONSENT OF PATRICK'S SIGN COMPANY.

VAR-52660 & MSP-52661

Angel Park Master Sign Plan Building Exhibit



Angel Park
las vegas

PYLON SIGN

Project Address:	100 S. Rampart Las Vegas, NV
Date:	January 20, 2014
View:	Main Elevation
Sales Rep:	Derek Demarest
Designer:	Christina/Scott
Design #:	ANG012014-1

SCOPE

MASTER SIGN PLAN
BUILDING EXHIBIT

REVISIONS

Rev (1):	
Rev (2):	
Rev (3):	
Rev (4):	
Rev (5):	

FINAL APPROVALS

Client:	
Estimate:	
Design:	
Sales Rep:	*Authorized Signatures*
Page #:	1 OF 1

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VAR-52660 & MSP-52661

MESSAGE UNIT SIZE:
OVERALL: 8' 11" X 12' 6"
ACTIVE: 8' 4" x 12'



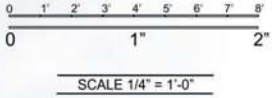
FRONT ELEVATION VIEW

SCALE 1/4" = 1'-0"

SIDE ELEVATION VIEW

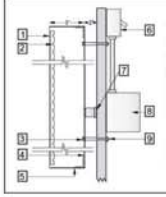
DETAILS

MANUFACTURE AND INSTALL (1) PYLON W/ (2) SETS 24" REVERSE PAN CHANNEL LETTERS W/ 3" RETURNS TO BE PEGGED 2" OFF OF SURFACE OF SIGN/ WHITE LED LIGHTING TO CREATE HALO EFFECT. "GOLF BALL TO BE PRINTED BACKLIT VINYL. WHITE LINE UNDER "ANGEL PARK" TO BE BACKLIT PUSH THROUGH PLEX. "Nino's Kitchen" AND "GOLF CLUB" TO BE ROUTED OUT W/ BACKLIT SHOW THROUGH PLEX BACKING



SCALE 1/4" = 1'-0"

METHOD OF ATTACHMENT REVERSE CHANNEL LETTERS



1. ALUMINUM FACE
2. WHITE LED STRIP LIGHTING
3. ALUMINUM SPACERS
4. CLEAR LEXAN BACK
5. ALUMINUM SIDEWALLS
6. DISCONNECT SWITCH
7. SEAL TIGHT PASS-THROUGH WIRING KIT
8. TRANSFORMER
12. ANCHORS AS REQUIRED



Angel Park
las vegas

PYLON SIGN

Project Address:	100 S. Rampart Las Vegas, NV
Date:	October 21st
View:	Main Elevation
Sales Rep:	Derek Demarest
Designer:	Christina/Scott
Design #:	ANG091113 - 1

SCOPE

MANUFACTURE AND INSTALL (1) D/F PYLON SIGN

REVISIONS

Rev (1):	November 11, 2013
Rev (2):	
Rev (3):	
Rev (4):	
Rev (5):	

FINAL APPROVALS

Client:	
Estimate:	
Design:	
Sales Rep:	Authorized Signature
Page #:	1 OF 1

PATRICK'S signs
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ph: 702.873.4463 • f: 702.873.5657
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VAR-52660 & MSP-52661 - REVISED



VAR-52660 & MSP-52661 [PRJ-52484] - APPLICANT: ANGEL PARK - OWNER: CITY OF LAS VEGAS
100 SOUTH RAMPART BOULEVARD

01/30/14



VAR-52660 & MSP-52661 [PRJ-52484] - APPLICANT: ANGEL PARK - OWNER: CITY OF LAS VEGAS
100 SOUTH RAMPART BOULEVARD

01/30/14

January 21, 2014

City of Las Vegas Dept. of Planning
333 N. Rancho Dr. Las Vegas, NV 89106

Re: Variance Request to allow a 30'-0" O.A.H. double face pylon sign with a full color LED message unit within a C-V zone.

Ladies and Gentlemen:

This letter will serve as the justification letter for the application of Variance to allow a 30'-0" overall height double face pylon sign with a full color LED message unit within a C-V zone. (Unified Development Code, Chapter 19.14.060, page19, section C-3)

Angel Park is situated on 139.71 acres between Rampart Blvd. and Durango Dr. Business access is located on Rampart which is a six lane street. The C-V code only allows freestanding signs with an overall height of 8'-0" and a total of 48 sq. ft.

Angel Park offers services such as Weddings, events, banquets, food & beverage as well as retail. Potential patrons are unaware of these services, which limits the ability to generate revenue. To gain additional revenue during the off season would increase jobs for the local community.

Advertisement upon the LED message unit shall be limited to that of the Angel Park Golf Club itself and upcoming events related to the golf course and shall not include the advertisement of associated products sold on site.

The proposed sign will be located on the west side of the property –Rampart Blvd- facing south and north bound traffic.

Thank you in advance for your consideration in this matter. Angel Park has been a staple in the community for many years and strives to maintain its good standing in the community. If you should have any questions or concerns, please contact me at your earliest convenience.

Sincerely,

Derek J. Demarest
Account Executive

VAR-52660

PRJ-52484
01/22/14

United States Department of the Interior

BUREAU OF LAND MANAGEMENT
Nevada State Office
P.O. Box 12000
Reno, Nevada 89520-0006

In Reply Refer To:
Nev-054655
2920 (NV-930)

MAY 22 1996

Certified Mail
Return Receipt Requested

City of Las Vegas
400 East Stewart Avenue
Las Vegas, NV 89101

Gentlemen:

The enclosed patent has been issued pursuant to the above-noted case and is evidence of your title to the land described therein.

This is the original document conveying title to the described land from the United States, and should be kept in a safe place. Since Nevada is a recordation state, we also suggest that you record the document with the Clark County Clerk and Recorder. This recording preserves a permanent record of the document should the original become lost, misplaced, or destroyed.

Sincerely,

William K. Stowers

William K. Stowers
Lands Team Lead

Enclosure
1 - Patent No. 27-96-0031

cc: District Manager, Las Vegas
Clark County Assessor
State Department of Taxation
Division of State Lands

VAR-52660 & MSP-52661

PRJ-52484
01/22/14

Form 1860-9
(January 1988)

The United States of America

To all to whom these presents shall come, Greeting:

Nev-054655

WHEREAS

City of Las Vegas

is entitled to a land patent pursuant to the Act of June 14, 1926, as amended (43 U.S.C. 869 - 869-4), for the following described land:

Mount Diablo Meridian, Nevada

T. 20 S., R. 60 E.,
sec. 29, E½.

containing 320 acres; and

NOW KNOW YE, that there is, therefore, granted by the UNITED STATES, unto the City of Las Vegas, the land described above; TO HAVE AND TO HOLD the said land with all the rights, privileges, immunities and appurtenances, of whatsoever nature, thereunto belonging, unto the said City of Las Vegas and to its successors and assigns, forever; and

EXCEPTING AND RESERVING TO THE UNITED STATES:

1. A right-of-way for ditches or canals constructed by the authority of the United States. Act of August 30, 1890 (43 U.S.C. 945).

2. All mineral deposits in the lands so patented, and to it, or persons authorized by it, the right to prospect for, mine and remove such deposits from the same under applicable law and regulations to be established by the Secretary of the Interior.

and will be subject to:

1. Those rights for road, storm water detention basins, drainage channel and utility purposes granted to the City of Las Vegas, its successors or assigns, by right-of-way No. N-37142, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761).

Patent Number 27-96-0031

PRJ-52484
01/22/14

VAR-52660 & MSP-52661

2. Those rights for road and utility purposes granted to the City of Las Vegas, its successors or assigns, by right-of-way No. N-49076, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761).

3. Those rights for buried waterline purposes granted to Las Vegas Valley Water District, its successors or assigns, by right-of-way No. N-50226, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761).

4. Those rights for underground distribution line purposes granted to Nevada Power Company, its successors or assigns, by right-of-way No. N-51943, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761).

5. Those rights for electrical substation purposes granted to Nevada Power Company, its successors or assigns, by right-of-way No. N-54976, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761).

6. Those rights for water main and water meter purposes granted to Las Vegas Valley Water District, its successors or assigns, by right-of-way No. N-57964, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761).

7. Those rights for underground distribution line purposes granted to Nevada Power Company, its successors or assigns, by right-of-way No. N-55101, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761).

8. Those rights for telephone line and underground distribution line purposes granted to Nevada Power Company and Sprint Central, their successors or assigns, by right-of-way No. N-58990, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761).

9. Those rights for aerial distribution line purposes granted to Nevada Power Company, its successors or assigns, by right-of-way No. Nev-043546, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761).

PURSUANT to the requirements established by section 120(h) of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), (42 U.S.C. 9620(h)), as amended by the Superfund Amendments and Reauthorization Act of 1988, (100 Stat. 1670), notice is hereby given that the above-described lands have been examined and no evidence was found to indicate that any hazardous substances had been stored for one year or more, nor had any hazardous substances been disposed of or released on the subject property.

PATENT NO. 27-96-0031

PRJ-52484
01/22/14

VAR-52660 & MSP-52661

Provided that title shall revert to the United States upon a finding, after notice and opportunity for a hearing, that, without the approval of the Secretary of the Interior or his delegate, the patentee or its approved successor attempts to transfer title to or control over the lands to another, the lands have been devoted to a use other than that for which the lands were conveyed, the lands have not been used for the purpose for which the lands were conveyed for a 5-year period, or the patentee has failed to follow the approved development plan or management plan.

Provided further that the Secretary of the Interior may take action to revest title in the United States if the patentee directly or indirectly permits its agents, employees, contractors, or subcontractors (including without limitation, lessees, sublessees, and permittees) to prohibit or restrict the use of any part of the patented lands or any of the facilities thereon by any person because of such person's race, creed, color, sex, or national origin.

The grant of the herein described lands is subject to the following reservations, conditions, and limitations:

(1) The patentee or its successor in interest shall comply with and shall not violate any of the terms or provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 241), and the requirements of the regulations, as modified or amended, of the Secretary of the Interior issued pursuant thereto (43 CFR 17) for the period that the lands conveyed herein are used for the purpose for which the grant was made pursuant to the act cited above, or for another purpose involving the provision of similar services or benefits.

(2) If the patentee or its successor in interest does not comply with the terms or provisions of Title VI of the Civil Rights Act of 1964, and the requirements imposed by the Department of the Interior issued pursuant to that title, during the period during which the property described herein is used for the purpose for which the grant was made pursuant to the act cited above, or for another purpose involving the provisions of similar services or benefits, the Secretary of the Interior or his delegate may declare the terms of this grant terminated in whole or in part.

(3) The patentee, by acceptance of this patent, agrees for itself or its successors in interest that a declaration of termination in whole or in part of this grant shall at the option of the Secretary or his delegate, operate to revest in the United States full title to the lands involved in the declaration.

PRJ-52484
01/22/14

VAR-52660 & MSP-52661

Form 1860-10
(April 1988)

Nev-054655

(4) The United States shall have the right to seek judicial enforcement of the requirements of Title VI of the Civil Rights Act of 1964, and the terms and conditions of the regulations, as modified or amended, of the Secretary of the Interior issued pursuant to said Title VI, in the event of their violation by the patentee.

(5) The patentee or its successor in interest will, upon request of the Secretary of the Interior or his delegate, post and maintain on the property conveyed by this document signs and posters bearing a legend concerning the applicability of Title VI of the Civil Rights Act of 1964 to the area or facility conveyed.

(6) The reservations, conditions, and limitations contained in paragraphs (1) through (5) shall constitute a covenant running with the land, binding on the patentee and his (its) successors in interest for the period for which the land described herein is used for the purpose for which this grant was made, or for another purpose involving the provision of similar services or benefits.

(7) The assurances and covenant required by sections (1) - (6) above shall not apply to ultimate beneficiaries under the program for which this grant is made. "Ultimate beneficiaries" are identified in 43 CFR 17.12(h).

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat. 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in Reno, Nevada
the TWENTY-SECOND day of MAY
in the year of our Lord one thousand nine hundred and NINETY-SIX
and of the Independence of the
United States the two hundred and TWENTIETH

[SEAL]

By William K. Stowers

Patent Number 27-96-0031

PRJ-52484
01/22/14

VAR-52660 & MSP-52661

City of Las Vegas Agenda Item No.: **31.**

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

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

SUBJECT:
MSP-52661 - MASTER SIGN PLAN RELATED TO VAR-52660 - PUBLIC HEARING - APPLICANT: ANGEL PARK - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Master Sign Plan FOR AN EXISTING GOLF COURSE on 140.75 acres at 100 South Rampart Boulevard (APNs 138-29-801-002 and 003), C-V (Civic) Zone, Ward 2 (Beers) [PRJ-52484].

C.C.: 04/16/2014

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

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: MSP-52661 APN: 138-29-801-002

Name of Property Owner: City of Las Vegas

Name of Applicant: Angel Park

Name of Representative: Patrick's Signs

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: Robin Yoakum

Print Name: Robin Yoakum

Subscribed and sworn before me Robin Yoakum

This 10th day of December, 20 13

Christina Strong

Notary Public in and for said County and State

CHRISTINA STRONG
Notary Public-State of Nevada
APPT. NO. 07-1185-1
My App. Expires January 04 2015

PRJ-52484
01/22/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance Petition to Sign Standard

Project Address (Location) 25 S. Durango Dr.

Project Name Angel Park Pylon **Proposed Use**

Assessor's Parcel #(s) 138-29-801-002 **Ward #** 2 - Bob Beers

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

Commercial Square Footage **Floor Area Ratio**

Gross Acres 139.71 **Lots/Units** **Density**

Additional Information

PROPERTY OWNER City of Las Vegas **Contact** Robin Yoakum

Address 333 N. Rancho Dr. **Phone:** 229-1022 **Fax:** 464-2522

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

E-mail Address ryoakum@lasvegasnevada.gov

APPLICANT Angel Park **Contact** David Bogue

Address 100 S. Rampart Blvd. **Phone:** 967-3210 **Fax:** 254-0566

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

E-mail Address dbogue@angelpark.com

REPRESENTATIVE Patrick's Signs **Contact** Derek Demarest

Address 5115 Arville St. **Phone:** 873-4463 **Fax:** 873-5657

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

E-mail Address derek@patrickssigns.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* Robin Yoakum

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

Print Name Robin Yoakum

Subscribed and sworn before me Robin Yoakum

This 16th day of December, 20 13.

Christina Strong

Notary Public in and for said County and

CHRISTINA STRONG
Notary Public-State of Nevada
APPT. NO. 07-1185-1
My App. Expires January 04, 2015

FOR DEPARTMENT USE ONLY

Case #	MSP-52661
Meeting Date:	03/11/14 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-52484
01/24/14

Revised 10/27/08

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

Sign Criteria

The purposes of the Master Sign Plan (hereinafter referred to as "Criteria") are to establish sign standards necessary to have adequate Tenant identification within an overall harmony of design for assessors parcel # 138-29-801-002, commonly known as Angel Park Golf Club.

1. Tenant's obligations:

   At its sole cost and expense, Tenant shall be responsible for:

   a. Obtaining all necessary approvals and the fulfillment of all governmental requirements, including but not limited to compliance with all applicable building and electrical codes;
   b. Criteria conformance and specifications herein stated;
      And
   c. Sign design, construction, installation, and maintenance of Tenant's signage.

2. Sign Design:

   Detailed drawings shall consist of sign placement, exact size, layout, copy, design and color, lighting and materials of proposed signs, including all lettering and or/graphics, dimensional working, drawings, as well as a drawing showing the proposed finished sign(s) in color.

3. Sign Approval:

   All signs shall be reviewed by City of Las Vegas Planning Department and Sign contractor for conformance with Criteria, overall design quality, and compatibility with regard to the character intended for Angel Park Golf Club. Any deviation from the Criteria will require filing for an amendment to the master sign plan.

4. Fabrication and Specification of Sign(s):

   All Signs shall be made of permanent materials. All metal parts shall be galvanized or permanently coated with a rust inhibiting finish. All signs structures, supports, fittings and hardware shall be concealed or integrated into the signage design.

5. Sign standards:

Standards for signage within Angel Park shall be the same as those indicated in LVMC 19.08.120 for the P-O District with the following additional standards:

a. Non-illuminated letters identifying the name of Angel Park may be permanently set on the wall of the building providing the sign does not exceed fifty square feet.
b. Signs on buildings meeting the foregoing criteria may be permitted on structures which are a part of the institutional architecture or which are symbolic of the institution and the permitted square footage and maximum height of building signs shall apply only to the written message.
c. In addition to the indicated signs, additional signs may be permitted and subject to review and approval of the Planning Commission as to each case.

6. Freestanding Signs:

Angel Park to have (1) double face freestanding sign located on the western point of 25 S. Durango. Sign to be located per City of Las Vegas requirements for setbacks, landscaping, and design as follows:

a. Pole sign to be double face with an overall height of 30'-0" and 187 square foot.
b. Pole sign to have a (1) double face full color LED message unit. Advertisements shall be limited to that of Angel Park Golf Club itself and upcoming events related to the golf course and shall not include the advertisement of associated products sold on site.
c. Copy to be LED illuminated reverse channel letters reading "ANGEL PARK-Golf Club". Secondary copy to be internally LED illuminated push through plex reading "Nino's Kitchen".
d. Sign to be texcoated and painted to match existing buildings located at 100 S. Rampart Blvd.

City of Las Vegas Agenda Item No.: **32.**

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

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

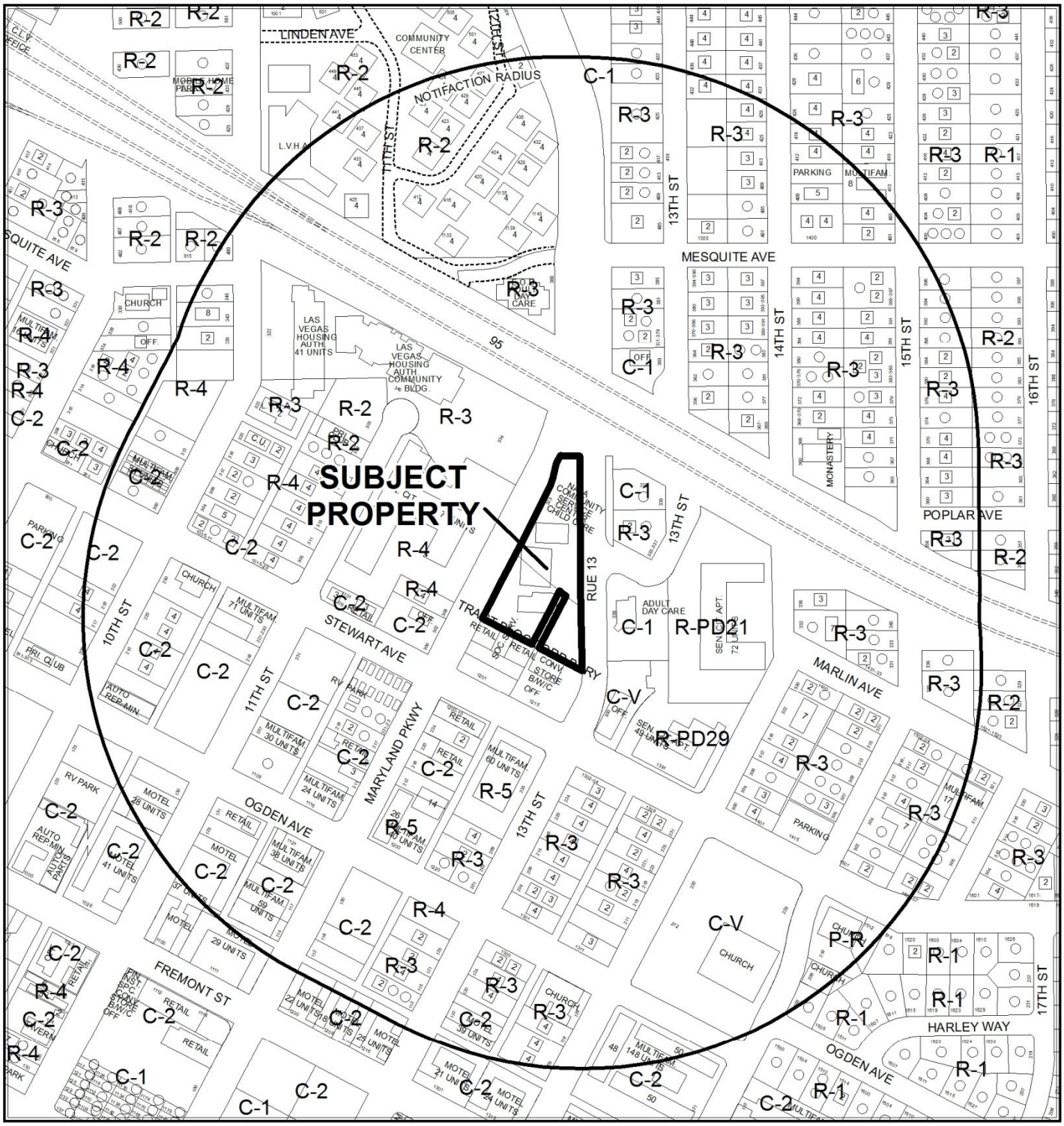
SUBJECT:
VAR-52719 - VARIANCE - PUBLIC HEARING - APPLICANT: WESTCARE - OWNER: SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY - For possible action on a request for Variance TO ALLOW 29 PARKING SPACES WHERE 62 SPACES ARE REQUIRED at 323 North Maryland Parkway (APNs 139-35-211-071, 072 and 093), C-1 (Limited Commercial) Zone, Ward 5 (Barlow) [PRJ-52498].

C.C.: 4/16/2014

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

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-52719, SUP-52715 and SUP-52717 [PRJ-52498]
2. Conditions and Staff Report - VAR-52719, SUP-52715, SUP-52717 and VAC-52721 [PRJ-52498]
3. Supporting Documentation - VAR-52719, SUP-52715, SUP-52717 and VAC-52721 [PRJ-52498]
4. Photos - VAR-52719, SUP-52715, SUP-52717 and VAC-52721 [PRJ-52498]
5. Justification Letter - VAR-52719, SUP-52715, SUP-52717 and VAC-52721 [PRJ-52498]



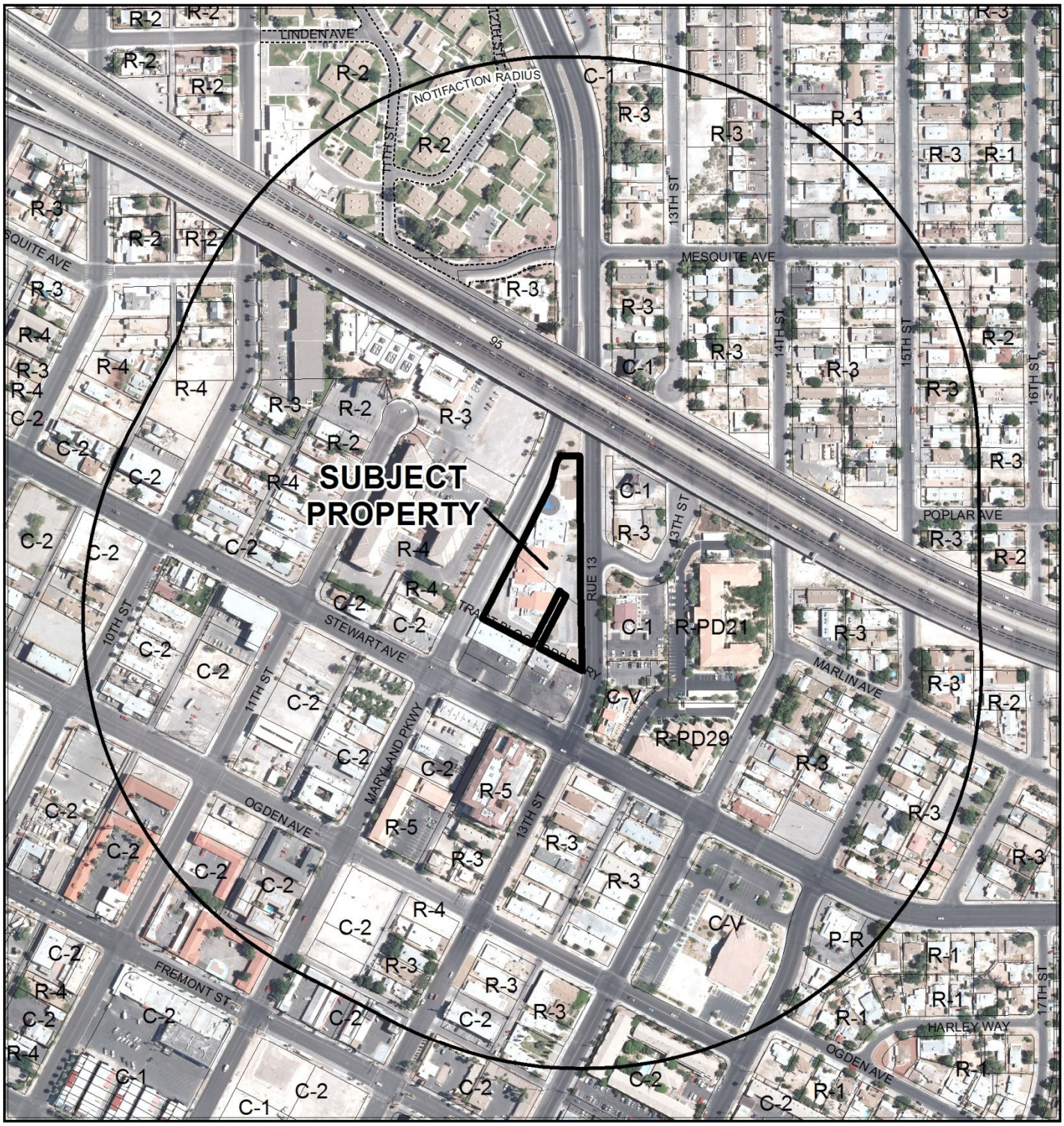
CASE: **VAR-52719, SUP-52715 AND SUP-52715 (PRJ-52798)**

0 300 600 Feet

RADIUS: 1000 FEET

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

N



0 300 600 Feet

CASE: **VAR-52719, SUP-52715 AND SUP-52715 (PRJ-52798)**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-52719 APN: 139-35-211-093

Name of Property Owner: Southern Nevada Housing Authority

Name of Applicant: Fitzhouse Enterprises, Inc.

Name of Representative: John T. Moran III, Esq.

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

☐ **Yes** ☒ **No**

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

City Official: N/A

Partner(s): N/A N/A

APN: N/A

Signature of Property Owner:

Print Name: John Hill

Subscribed and sworn before me

This 13th day of January, 2014

Pamela Reid-McDuel

Notary Public in and for said County and State

Revised 11-14-06

PAMELA REID-MCDUEL
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 6-27-15
Certificate No: 99-37299-1

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PRJ-52498
01/23/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: VAR: to allow 52 parking spaces where 77 spaces are required.

Project Address (Location) 323 North Maryland Parkway

Project Name Community Triage and Involvement Center **Proposed Use** Treatment Facility

Assessor's Parcel #(s) 139-35-211-071, 072 and 093 **Ward #** 5

General Plan: existing MXU proposed _____ **Zoning:** existing C-1 proposed same

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

Gross Acres .27 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Southern NV Housing Authority **Contact** John Hill

Address 340 N. 11th Street **Phone:** (702) 922-6800 **Fax:** (702) 436-3039

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

E-mail Address _____

APPLICANT Fitzhouse Enterprises, Inc. **Contact** Michael Lavin

Address 900 Grier Drive Suite A **Phone:** (702) 385-2090 **Fax:** _____

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

E-mail Address mlavin@westcare.com

REPRESENTATIVE Moran Law Firm, LLC **Contact** John T. Moran III, Esq.

Address 630 S. 4th Street **Phone:** (702) 384-8424 **Fax:** (702) 384-6568

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

E-mail Address JT3.Moran@moranlawfirm.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 _____

Subscribed and sworn before me

This _____ day of _____, 20 _____.

_____

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	VAR-52719
Meeting Date:	03/11/14 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.

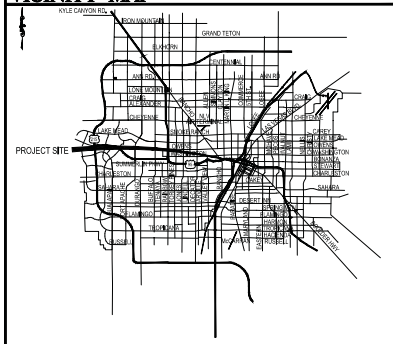
PR-52498
01/23/14

Revised 10/27/08

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



VICINITY MAP



BASIS OF BEARINGS

NORTH 89°59'11" EAST, BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 61 EAST AS SHOWN FILE 155, PAGE 10 OF SURVEYS IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK IS "STEWART 12", RIVET AND PLATE IN TOP OF CURB AT THE SOUTHEAST CORNER OF STEWART AND 16TH STREET, ELEVATION 1975.67 (2008 ADJUSTMENT)

SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LEGAL DESCRIPTION

BEING A PORTION OF LOT ONE HUNDRED (100) IN BLOCK SEVEN (7) OF COLLINS BUSINESS PARK III, UNIT 1, AN INDUSTRIAL SUBDIVISION, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 83 OF PLATS, PAGE 41, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, AND BY CERTIFICATE OF AMENDMENT RECORDED AUGUST 26, 1997 IN BOOK 970826 AS DOCUMENT NO. 00757 AND AMENDED BY CERTIFICATE OF AMENDMENT RECORDED JUNE 02, 1999 IN BOOK 990602 AS DOCUMENT NO. 00597, OF OFFICIAL RECORDS

EXCEPTING THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12, SAID POINT ALSO BEING A POINT ON THE CENTERLINE OF PECOS ROAD, BEING 60.00 FEET WIDE HALF STREET WIDTH AS PER DEED TO THE CITY OF NORTH LAS VEGAS, RECORDED MARCH 07, 1988 IN BOOK 880307 AS INSTRUMENT NO. 00566, OFFICIAL RECORDS;

THENCE ALONG THE EASTERLY LINE OF SAID SECTION 12, SOUTH 00° 06' 09" EAST, 1952.17 FEET;

THENCE DEPARTING SAID LINE, NORTH 89° 53' 50" WEST, 30.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID PECOS ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89° 53' 50" WEST, 555.06 FEET;

THENCE NORTH 00° 06' 09" WEST, 61.37 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF AIER ROAD, BEING 60.00 FOOT WIDE PRIVATE STREET AND UTILITY EASEMENT DEDICATED PER BOOK 80, PAGE 41 OF PLATS;

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES:

SOUTH 89° 53' 50" EAST, 127.61 FEET TO A POINT OF CURVATURE;
THENCE NORTHEASTERLY, ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 355.25 FEET THROUGH A CENTRAL ANGLE OF 15° 46' 52", AN ARC DISTANCE OF 92.63 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 15° 46' 42" EAST;

THENCE NORTHEASTERLY, ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 325.25 FEET, THROUGH A CENTRAL ANGLE OF 15° 46' 52" AN ARC DISTANCE OF 89.77 FEET;

THENCE SOUTH 89° 53' 50" EAST, 224.55 FEET TO A POINT OF CURVATURE, SAID POINT ALSO BEING ON SAID WESTERLY RIGHT OF WAY LINE OF PECOS ROAD AS DEDICATED PER SAID PLAT MAP

THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 89° 51' 41", AN ARC DISTANCE OF 31.21 FEET;

THENCE SOUTH 00° 06' 09" EAST, 811.33 FEET TO THE POINT OF BEGINNING.
NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JULY 20, 2007, IN BOOK 20070720 AS INSTRUMENT NO. 03205.

SITE INFORMATION

ASSESSORS PARCEL NUMBER			139-35-211-071, 139-35-211-072, & 139-35-211-093
PROPOSED USE OF PROPERTY			SUBSTANCE ABUSE TREATMENT CENTER
			GROSS FLOOR AREA: 18,588 SF
PROPOSED ZONING			R-3 (GENERAL RESIDENTIAL DISTRICT)
TOTAL PROPOSED LOTS			1 LOT
GROSS ACREAGE			1.68±
NET ACREAGE			1.68±
FLOOR AREA RATIO (FAR)			0.27±
PARKING CALCULATIONS (PER TITLE 19.12.010):	REQUIRED	PROVIDED	
PUBLIC PARKING (1:300 SF):	62 SPACES	29 SPACES	
HANDICAPPED :	3 SPACES	1 SPACES	
TOTAL :	62 STANDARD, 3 HANDICAPPED	30 SPACES	
LANDSCAPED AREA			APPROX. 16,172 SF.

PRJ-52498
01/23/14

NO.	DESCRIPTION	BY	DATE	APPR.
	REVISIONS			

FITZHOUSE ENTERPRIZE
325 MARYLAND PARKWAY
LAS VEGAS, NEVADA 89101
(702) 384-2080 FAX: N/A

TANEY ENGINEERING
6030 S. JONES BLVD. STE# 100
LAS VEGAS, NV 89118
(702) 384-4644 * FAX: (702) 384-4253

WESTCARE
MARYLAND PRKWY & STEWART AVE

SITE PLAN

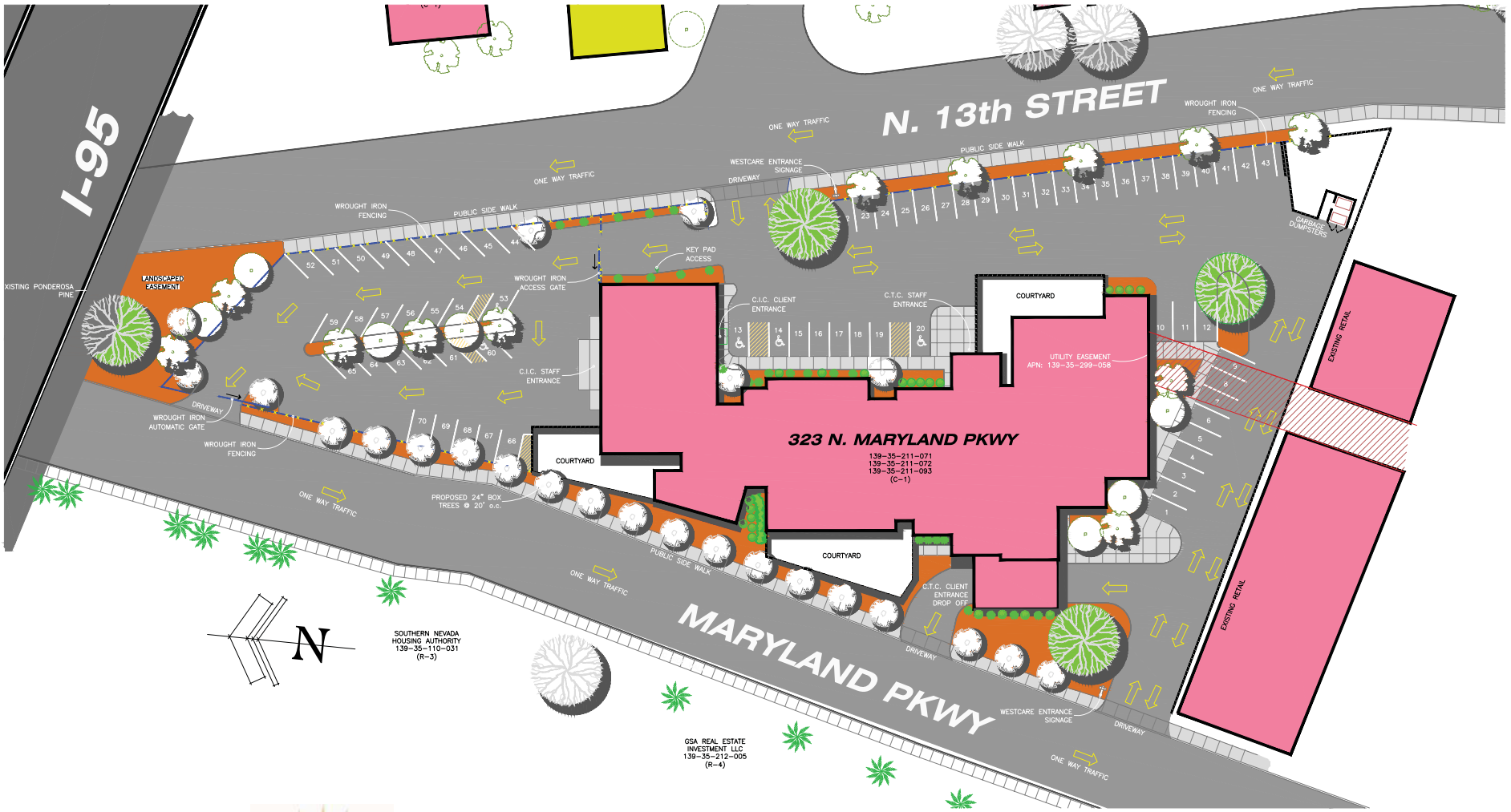
ENGINEER'S SEAL

DATE:	10.29.13
SCALE:	1"=30'
JOB NO:	FTZ-13-002
DESIGNED BY:	HC
CHECKED BY:	MC
SHEET NAME:	SP1
SHEET:	1 OF 1

FILE NAME: TM.DWG

VAR-52719, SUP-52715, SUP-52717 & VAC-52721

WESTCARE - NEVADA



FIZ CASE ENTERPRISES

WESTCARE

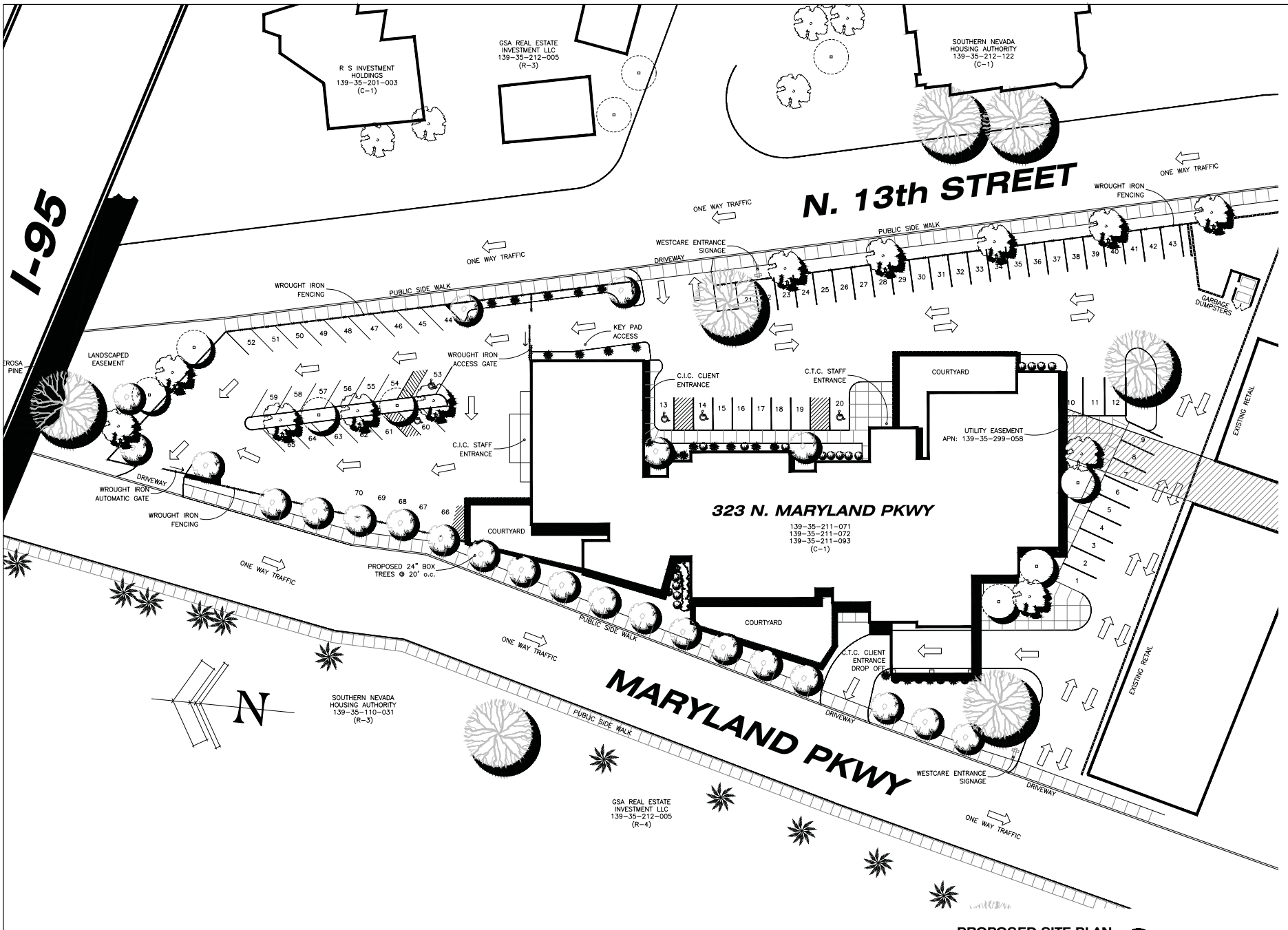
PROPOSED MASTER PLAN

900 GRIER DRIVE - LAS VEGAS, NV 89119
702-385-2090 - 702-385-3360 fax

323 N. MARYLAND PKWY - LAS VEGAS, NV

PR-52498

VAR-52719, SUP-52715, SUP-52717 & VAC-52721



PROPOSED SITE PLAN
1/16" = 1'

FITZ HOUSE ENTERPRISES
PO BOX 94738
LAS VEGAS, NV 89193-4738
LICENSE # 0054947
EXPIRES: 1/31/2015

REUSE OF DRAWINGS
THIS DOCUMENT, THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF SERVICE IS AND SHALL REMAIN THE PROPERTY OF FITZHOUSE ENTERPRISES, INC AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF FITZHOUSE ENTERPRISES, INC

NO.	DESCRIPTION	BY	APR.	DATE
5	REVISION			
4				
3				
2				
1				

WestCare - Nevada
Community Triage & Involvement Centers

323 N. Maryland Parkway
Las Vegas, Nevada

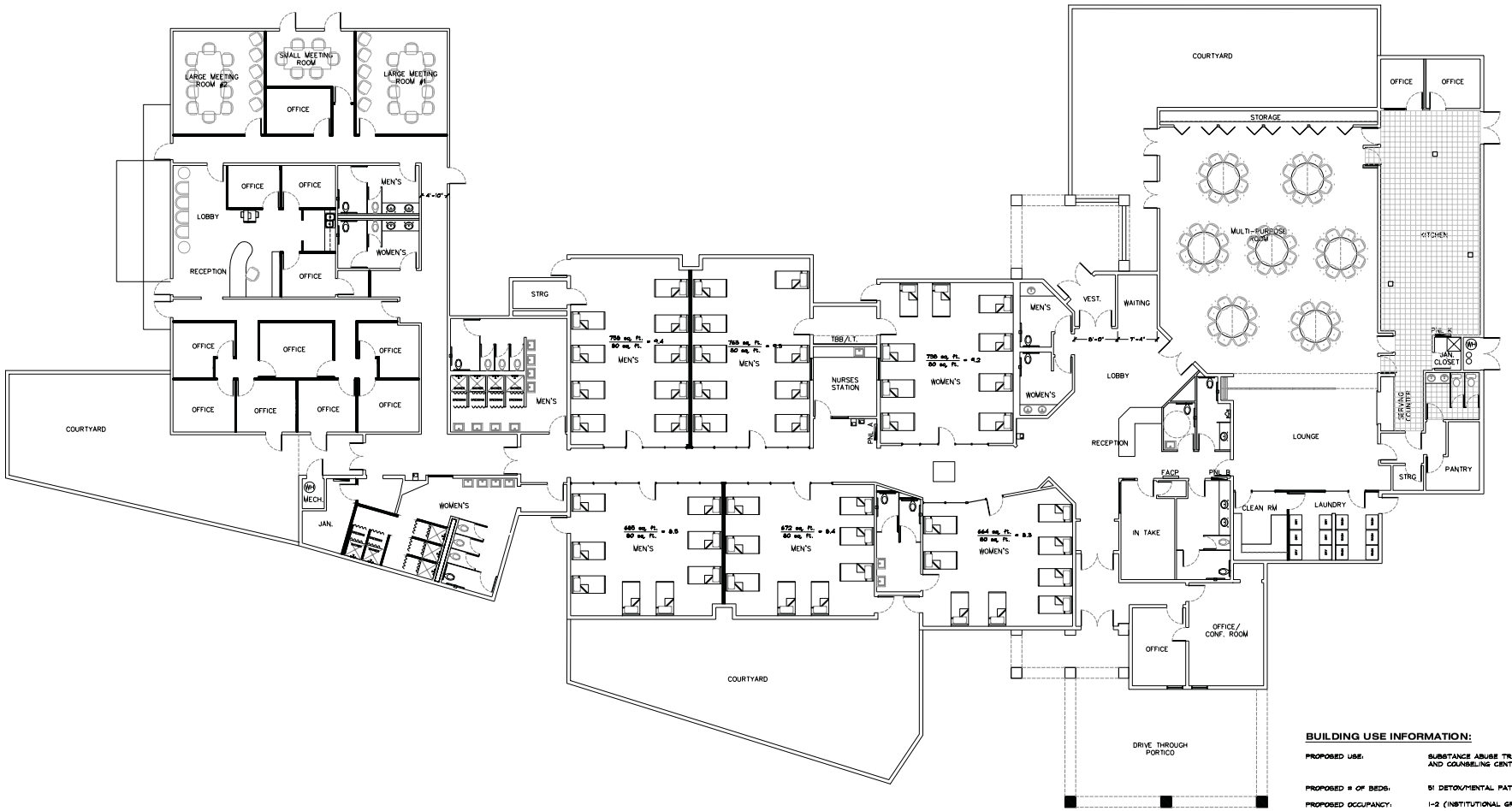
DRAWN BY:	R. ADAMS
DESIGN BY:	
CHECKED BY:	
SCALE OF SHEET	1/4"=1'-0"
LAST UPDATED:	1/14/2014
DATE PLOTTED:	

PROPOSED LANDSCAPE PLAN

AS.2

PRJ-52495
01/23/14

VAR-52719, SUP-52715, SUP-52717 & VAC-52721



BUILDING USE INFORMATION:

PROPOSED USE:	SUBSTANCE ABUSE TREATMENT AND COUNSELING CENTER
PROPOSED # OF BEDS:	51 DETOX/MENTAL PATIENT BEDS
PROPOSED OCCUPANCY:	I-2 (INSTITUTIONAL GROUP)
TOTAL SQUARE FEET:	18,588 S.F.

PROPOSED FLOOR PLAN

1/8" = 1'

PRJ-52495
01/23/14

FITZHOUSE ENTERPRISES
PO BOX 94738
LAS VEGAS, NV 89193-4738

LICENSE # 0054947
EXPIRES: 1/31/2015

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NO.	DESCRIPTION	BY	APR	DATE
5				
4				
3				
2				
1				

REVISION

WestCare - Nevada
Community Triage & Involvement Centers
323 N. Maryland Parkway
Las Vegas, Nevada

DRAWN BY:	R. ADAMS
DESIGN BY:	
CHECKED BY:	
SCALE OF SHEET	1/4"=1'-0"
LAST UPDATED:	1/15/2014
DATE PLOTTED:	

PROPOSED FLOOR PLAN

A1.2

VAR-52719, SUP-52715, SUP-52717 & VAC-52721

WESTCARE - NEVADA



COMMUNITY TRIAGE CENTER (CTC) AND COMMUNITY INVOLVEMENT (CIC)

900 GRIER DRIVE - LAS VEGAS, NV 89119
702-385-2090 - 702-385-3360 fax

323 N. MARYLAND PKWY - LAS VEGAS, NV

PRJ-52498

VAR-52719, SUP-52715, SUP-52717 & VAC-52721

MORAN LAW FIRM LLC
MORAN BRANDON BENDAVID MORAN
ATTORNEYS AT LAW

JOHN T. MORAN, JR.
LEW BRANDON, JR.
JEFFERY A. BENDAVID
J.T. MORAN III

ADAM S. DAVIS
JUSTIN W. SMERBER
CHRIS HANLEY
DAVE M. BROWN

January 27, 2014

VIA UPLOAD TO CLVEPLAN WEBSITE

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

RE: **WestCare Nevada, Inc.: Special Use Permit Application**
323 N. Maryland Parkway Las Vegas, NV 89101

Dear Sir or Madam:

WestCare Nevada, Inc. (WestCare) is submitting applications for a Special Use Permit for a Social Service Provider and a Special Use Permit for a Facility to Provide Testing, Treatment or Counseling for Drug or Alcohol Abuse pursuant to LVMC 19.12.050 for a property currently zoned C-1, which is located at 323 N. Maryland Parkway, Las Vegas, Nevada. WestCare is also submitting applications for a variance to allow 52 parking spaces where 77 spaces are required per Title 19.12.060, and for a vacation of the right-of-way located on the subject property.

WestCare was required by the state to relocate both their facility and programming which was located at 401 S. Martin Luther King Boulevard to accommodate the Phase II (Martin Luther King Boulevard/Industrial Road connector) of Project Neon. Services to be relocated include: substance abuse treatment and mental health services, residential and outpatient treatment, outreach services and administrative offices.

Historical uses by WestCare of the 401 S. Martin Luther King site included residential care, inpatient and outpatient substance abuse treatment, as well as a mental health hospital. This site provided County residents with low cost prevention, intervention and substance abuse treatment services which are critical to helping reduce the community impact and strain on the higher cost hospitalization for individuals who can be served in a lower level of care.

The social costs caused by untreated alcohol and drug abuse are enormous. While WestCare cannot eradicate the problem, WestCare can alleviate some of the damage it inflicts on our Las Vegas community by having these persons off the streets and in a safe and supervised detoxification program. Police officers are able to "drop off" inebriated or "high" individuals obviously under the influence at WestCare's Community Triage Center (CTC) as an alternative to the Emergency Department at the local hospital.

WestCare's CTC and Community Involvement Center (CIC) will focus on each client's individual needs and determine a proper course of medical action. From detoxification to crisis stabilization and more, triage provides short-term immediate care and professional assessment. Through collaboration with first responders, social service programs, and government agencies, triage centers provide a better option for individuals in crisis who do not belong in an emergency room.

With registered nurses, psychiatrists and a medical director, clients are given personalized attention with proper stabilization and then connected to further medical services. It will be open twenty-four (24) hours per day in order to receive clients in need of assistance. The CIC will have licensed social and case workers providing outpatient substance abuse and mental health assistance as well as providing community outreach.

In conclusion, special use permits along with the variance and vacation applications should be issued for the 323 N. Maryland Parkway location for the reasons stated above and the benefits this location will provide to the City of Las Vegas. Thank you for your time and attention to this correspondence. I remain,

Very truly yours,

John T. Moran III, Esq.
MORAN LAW FIRM, LLC

VAR-52719, SUP-52715, SUP-52717 & VAC-52721

ERJ-52498
01/30/14



VAR-52719, SUP-52715, SUP-52717 & VAC-52721 [PRJ-52498] - APPLICANT: WESTCARE - OWNER: SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
323 NORTH MARYLAND PARKWAY

01/30/14



VAR-52719, SUP-52715, SUP-52717 & VAC-52721 [PRJ-52498] - APPLICANT: WESTCARE - OWNER: SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
323 NORTH MARYLAND PARKWAY

01/30/14



VAR-52719, SUP-52715, SUP-52717 & VAC-52721 [PRJ-52498] - APPLICANT: WESTCARE - OWNER: SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
323 NORTH MARYLAND PARKWAY

01/30/14



VAR-52719, SUP-52715, SUP-52717 & VAC-52721 [PRJ-52498] - APPLICANT: WESTCARE - OWNER: SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
323 NORTH MARYLAND PARKWAY

01/30/14

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-52719 APN: 139-35-211-093

Name of Property Owner: Southern Nevada Housing Authority

Name of Applicant: Fitzhouse Enterprises, Inc.

Name of Representative: John T. Moran III, Esq.

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

☐ **Yes** ☒ **No**

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

City Official: N/A

Partner(s): N/A N/A

APN: N/A

Signature of Property Owner:

Print Name: John Hill

Subscribed and sworn before me

This 13th day of January, 2014

Pamela Reid-McDuel

Notary Public in and for said County and State

Revised 11-14-06

PAMELA REID-MCDUEL
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 6-27-15
Certificate No: 99-37299-1

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

PRJ-52498
01/23/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: VAR: to allow 52 parking spaces where 77 spaces are required.

Project Address (Location) 323 North Maryland Parkway

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Assessor's Parcel #(s) 139-35-211-071, 072 and 093 **Ward #** 5

General Plan: existing MXU proposed _____ **Zoning:** existing C-1 proposed same

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

Gross Acres .27 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Southern NV Housing Authority **Contact** John Hill

Address 340 N. 11th Street **Phone:** (702) 922-6800 **Fax:** (702) 436-3039

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

E-mail Address _____

APPLICANT Fitzhouse Enterprises, Inc. **Contact** Michael Lavin

Address 900 Grier Drive Suite A **Phone:** (702) 385-2090 **Fax:** _____

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Address 630 S. 4th Street **Phone:** (702) 384-8424 **Fax:** (702) 384-6568

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E-mail Address JT3.Moran@moranlawfirm.com

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Print Name _____

Subscribed and sworn before me

This _____ day of _____, 20 _____.

_____

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	VAR-52719
Meeting Date:	03/11/14 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.

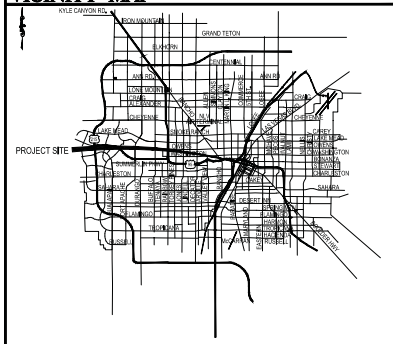
PR-52498
01/23/14

Revised 10/27/08

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VICINITY MAP



BASIS OF BEARINGS

NORTH 89°59'11" EAST, BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 61 EAST AS SHOWN FILE 155, PAGE 10 OF SURVEYS IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER.

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30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LEGAL DESCRIPTION

BEING A PORTION OF LOT ONE HUNDRED (100) IN BLOCK SEVEN (7) OF COLLINS BUSINESS PARK III, UNIT 1, AN INDUSTRIAL SUBDIVISION, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 83 OF PLATS, PAGE 41, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, AND BY CERTIFICATE OF AMENDMENT RECORDED AUGUST 26, 1997 IN BOOK 970826 AS DOCUMENT NO. 00757 AND AMENDED BY CERTIFICATE OF AMENDMENT RECORDED JUNE 02, 1999 IN BOOK 990602 AS DOCUMENT NO. 00597, OF OFFICIAL RECORDS

EXCEPTING THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12, SAID POINT ALSO BEING A POINT ON THE CENTERLINE OF PECOS ROAD, BEING 60.00 FEET WIDE HALF STREET WIDTH AS PER DEED TO THE CITY OF NORTH LAS VEGAS, RECORDED MARCH 07, 1988 IN BOOK 880307 AS INSTRUMENT NO. 00566, OFFICIAL RECORDS;

THENCE ALONG THE EASTERLY LINE OF SAID SECTION 12, SOUTH 00° 06' 09" EAST, 1952.17 FEET;

THENCE DEPARTING SAID LINE, NORTH 89° 53' 50" WEST, 30.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID PECOS ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89° 53' 50" WEST, 555.06 FEET;

THENCE NORTH 00° 06' 09" WEST, 61.37 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF AIER ROAD, BEING 60.00 FOOT WIDE PRIVATE STREET AND UTILITY EASEMENT DEDICATED PER BOOK 80, PAGE 41 OF PLATS;

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES:

SOUTH 89° 53' 50" EAST, 127.61 FEET TO A POINT OF CURVATURE;
THENCE NORTHEASTERLY, ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 355.25 FEET THROUGH A CENTRAL ANGLE OF 15° 46' 52", AN ARC DISTANCE OF 92.63 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 15° 46' 42" EAST;

THENCE NORTHEASTERLY, ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 325.25 FEET, THROUGH A CENTRAL ANGLE OF 15° 46' 52" AN ARC DISTANCE OF 89.77 FEET;

THENCE SOUTH 89° 53' 50" EAST, 224.55 FEET TO A POINT OF CURVATURE, SAID POINT ALSO BEING ON SAID WESTERLY RIGHT OF WAY LINE OF PECOS ROAD AS DEDICATED PER SAID PLAT MAP

THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 89° 51' 41", AN ARC DISTANCE OF 31.21 FEET;

THENCE SOUTH 00° 06' 09" EAST, 811.33 FEET TO THE POINT OF BEGINNING.
NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JULY 20, 2007, IN BOOK 20070720 AS INSTRUMENT NO. 03205.

SITE INFORMATION

ASSESSORS PARCEL NUMBER			139-35-211-071, 139-35-211-072, & 139-35-211-093
PROPOSED USE OF PROPERTY			SUBSTANCE ABUSE TREATMENT CENTER
			GROSS FLOOR AREA: 18,588 SF
PROPOSED ZONING			R-3 (GENERAL RESIDENTIAL DISTRICT)
TOTAL PROPOSED LOTS			1 LOT
GROSS ACREAGE			1.68±
NET ACREAGE			1.68±
FLOOR AREA RATIO (FAR)			0.27±
PARKING CALCULATIONS (PER TITLE 19.12.010):	REQUIRED	PROVIDED	
PUBLIC PARKING (1:300 SF):	62 SPACES	29 SPACES	
HANDICAPPED :	3 SPACES	1 SPACES	
TOTAL :	62 STANDARD, 3 HANDICAPPED	30 SPACES	
LANDSCAPED AREA			APPROX. 16,172 SF.

PRJ-52498
01/23/14

NO.	DESCRIPTION	BY	DATE	APPR.
	REVISIONS			

FITZHOUSE ENTERPRIZE
325 MARYLAND PARKWAY
LAS VEGAS, NEVADA 89101
(702) 384-2080 FAX: N/A

TANEY ENGINEERING
6030 S. JONES BLVD. STE# 100
LAS VEGAS, NV 89118
(702) 384-4644 * FAX: (702) 384-4253

WESTCARE
MARYLAND PRKWY & STEWART AVE

SITE PLAN

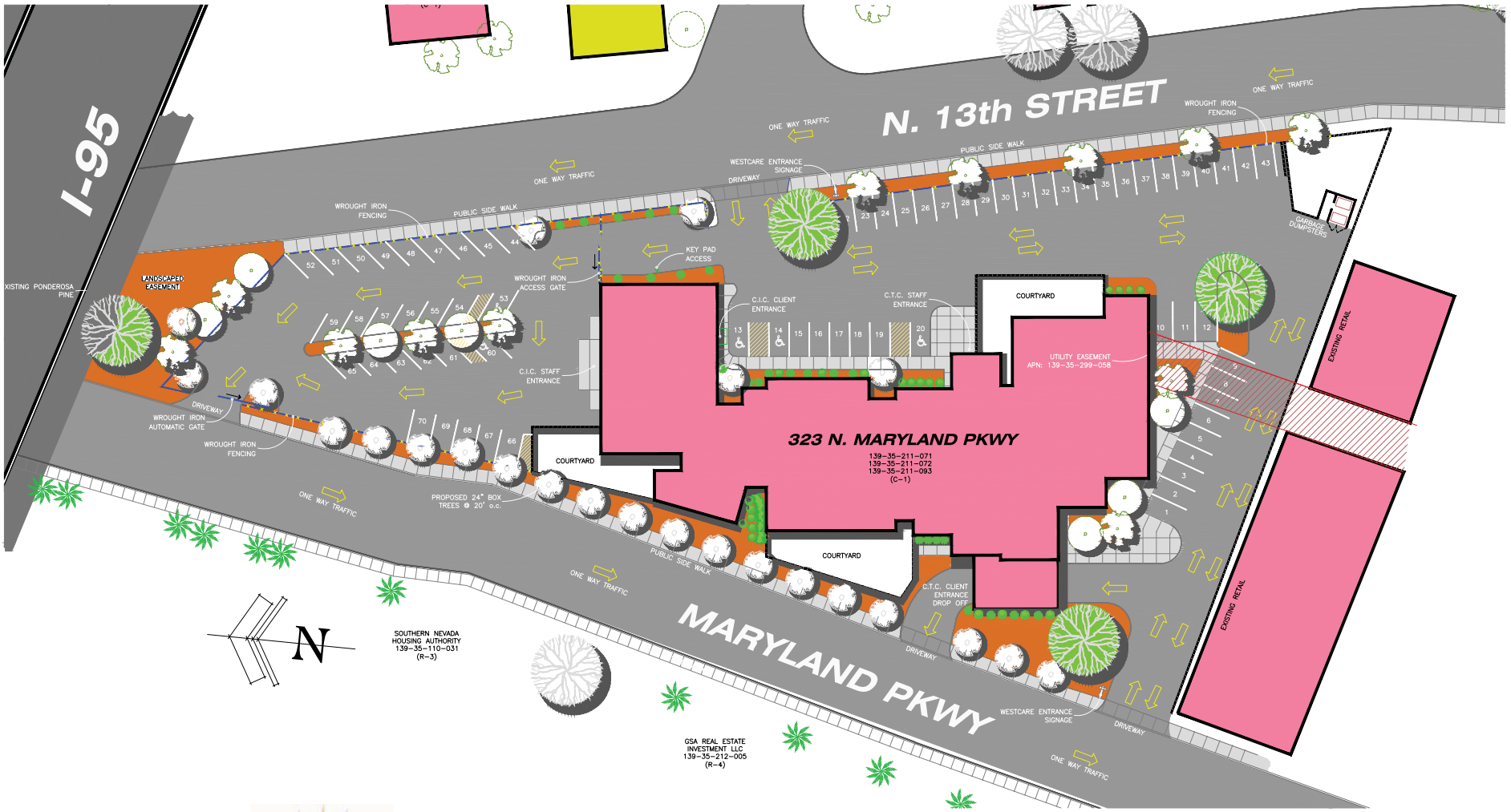
ENGINEER'S SEAL

DATE:	10.29.13
SCALE:	1"=30'
JOB NO:	FTZ-13-002
DESIGNED BY:	HC
CHECKED BY:	MC
SHEET NAME:	SP1
SHEET:	1 OF 1

FILE NAME: TM.DWG

VAR-52719, SUP-52715, SUP-52717 & VAC-52721

WESTCARE - NEVADA



FIZ CASE ENTERPRISES

WESTCARE

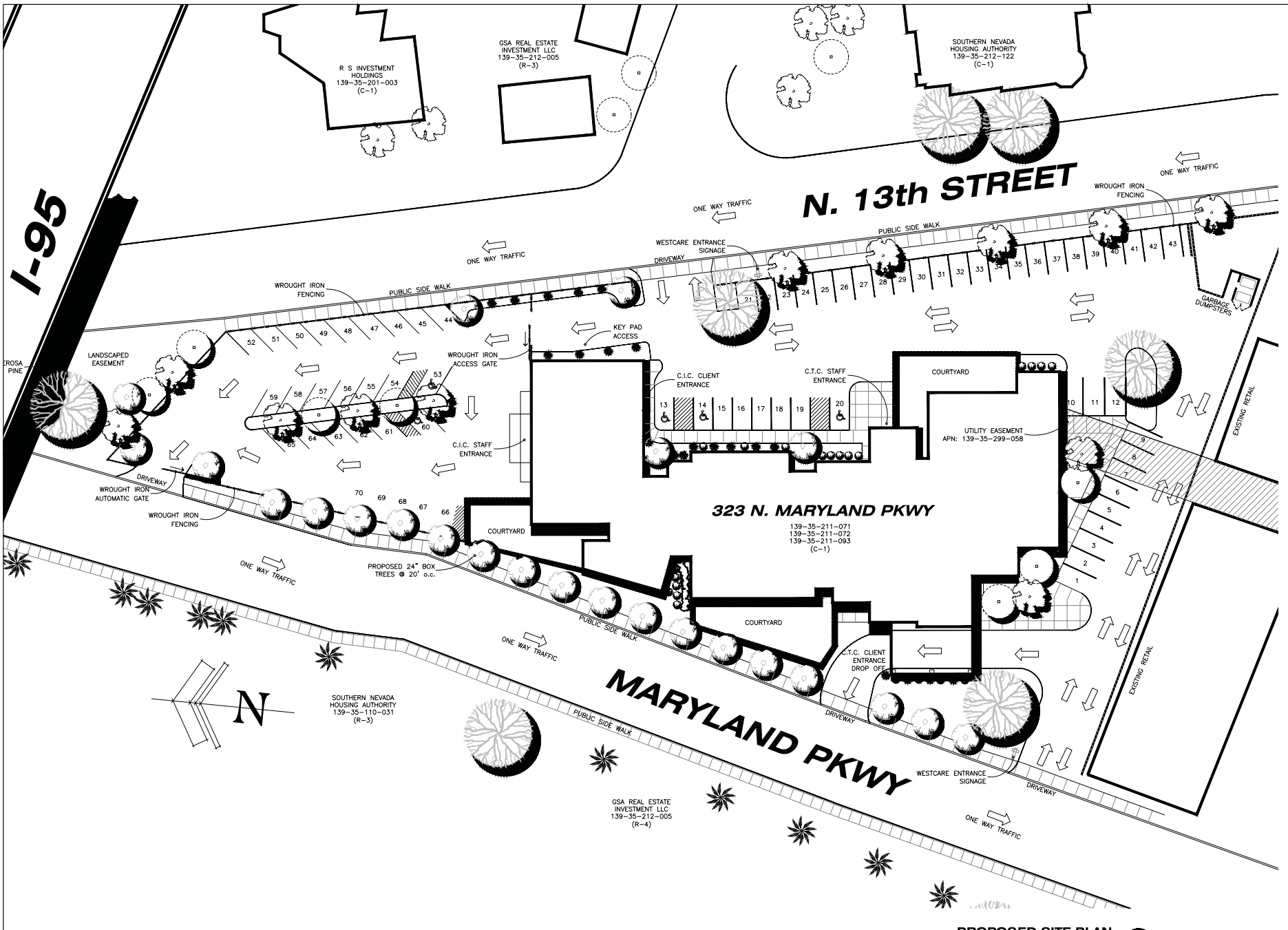
PROPOSED MASTER PLAN

900 GRIER DRIVE - LAS VEGAS, NV 89119
702-385-2090 - 702-385-3360 fax

323 N. MARYLAND PKWY - LAS VEGAS, NV

PR-52498

VAR-52719, SUP-52715, SUP-52717 & VAC-52721



PROPOSED SITE PLAN
1/16" = 1'

FITZ HOUSE ENTERPRISES
PO BOX 94738
LAS VEGAS, NV 89193-4738
LICENSE # 0054947
EXPIRES: 1/31/2015

REUSE OF DRAWINGS
THIS DOCUMENT, THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF SERVICE IS AND SHALL REMAIN THE PROPERTY OF FITZHOUSE ENTERPRISES, INC AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF FITZHOUSE ENTERPRISES, INC

NO.	DESCRIPTION	BY	APR.	DATE
5	REVISION			
4				
3				
2				
1				

WestCare - Nevada
Community Triage & Involvement Centers

323 N. Maryland Parkway
Las Vegas, Nevada

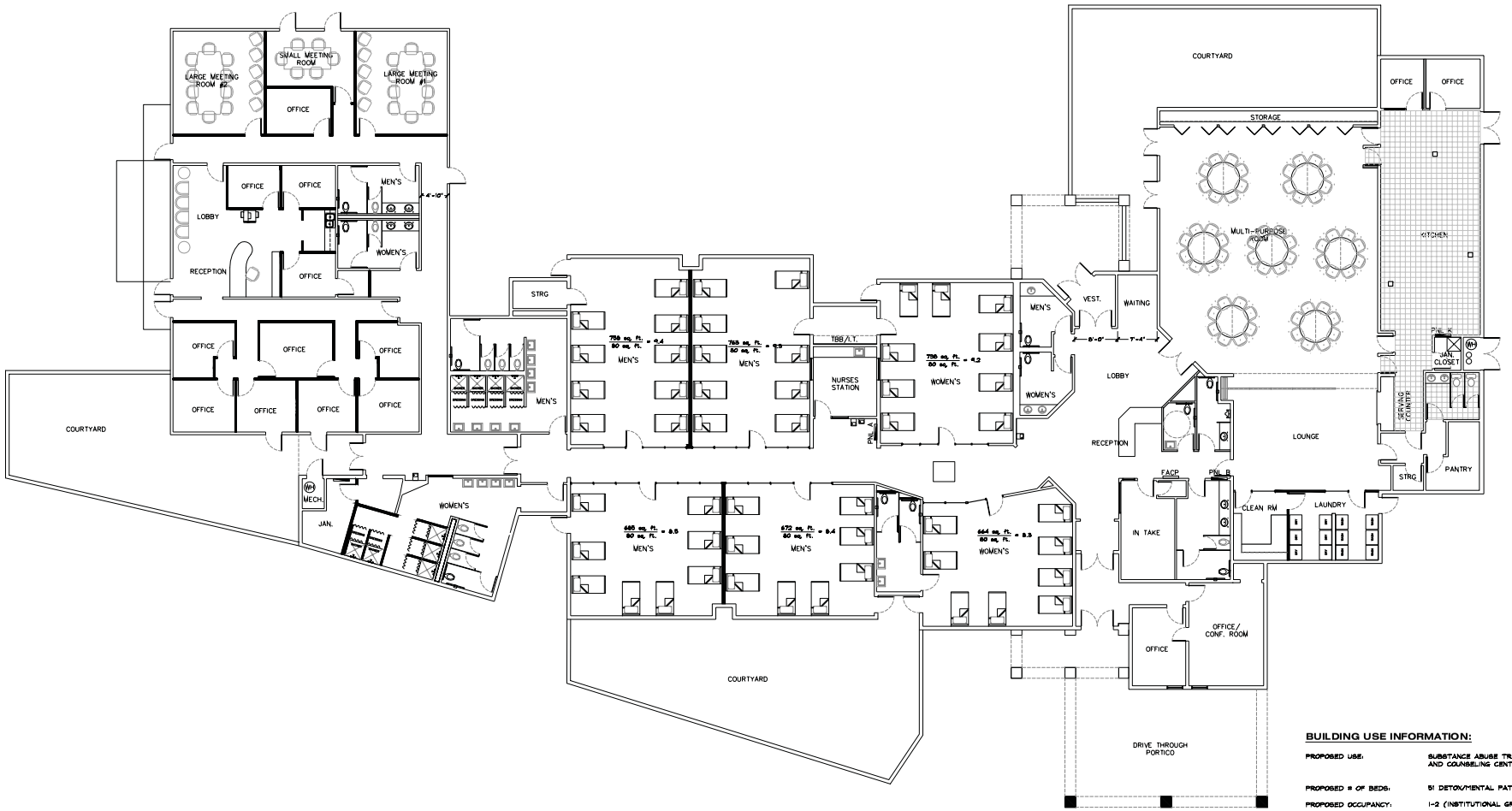
DRAWN BY:	R. ADAMS
DESIGN BY:	
CHECKED BY:	
SCALE OF SHEET	1/4"=1'-0"
LAST UPDATED:	1/14/2014
DATE PLOTTED:	

PROPOSED LANDSCAPE PLAN

AS.2

PRJ-52495
01/23/14

VAR-52719, SUP-52715, SUP-52717 & VAC-52721



BUILDING USE INFORMATION:

PROPOSED USE:	SUBSTANCE ABUSE TREATMENT AND COUNSELING CENTER
PROPOSED # OF BEDS:	51 DETOX/MENTAL PATIENT BEDS
PROPOSED OCCUPANCY:	I-2 (INSTITUTIONAL GROUP)
TOTAL SQUARE FEET:	18,588 S.F.

PROPOSED FLOOR PLAN

1/8" = 1'

PRJ-52495
01/23/14

FITZHOUSE ENTERPRISES
PO BOX 94738
LAS VEGAS, NV 89193-4738

LICENSE # 0054947
EXPIRES: 1/31/2015

REUSE OF DRAWINGS
THIS DOCUMENT, THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF FITZHOUSE ENTERPRISES, INC AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF FITZHOUSE ENTERPRISES, INC.

NO.	DESCRIPTION	BY	APR	DATE
5				
4				
3				
2				
1				

REVISION

WestCare - Nevada
Community Triage & Involvement Centers
323 N. Maryland Parkway
Las Vegas, Nevada

DRAWN BY:	R. ADAMS
DESIGN BY:	
CHECKED BY:	
SCALE OF SHEET	1/4"=1'-0"
LAST UPDATED:	1/15/2014
DATE PLOTTED:	

PROPOSED FLOOR PLAN

A1.2

VAR-52719, SUP-52715, SUP-52717 & VAC-52721

WESTCARE - NEVADA



COMMUNITY TRIAGE CENTER (CTC) AND COMMUNITY INVOLVEMENT (CIC)

900 GRIER DRIVE - LAS VEGAS, NV 89119
702-385-2090 - 702-385-3360 fax

323 N. MARYLAND PKWY - LAS VEGAS, NV

PRJ-52498

VAR-52719, SUP-52715, SUP-52717 & VAC-52721

MORAN LAW FIRM LLC
MORAN BRANDON BENDAVID MORAN
ATTORNEYS AT LAW

JOHN T. MORAN, JR.
LEW BRANDON, JR.
JEFFERY A. BENDAVID
J.T. MORAN III

ADAM S. DAVIS
JUSTIN W. SMERBER
CHRIS HANLEY
DAVE M. BROWN

January 27, 2014

VIA UPLOAD TO CLVEPLAN WEBSITE

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

RE: **WestCare Nevada, Inc.: Special Use Permit Application**
323 N. Maryland Parkway Las Vegas, NV 89101

Dear Sir or Madam:

WestCare Nevada, Inc. (WestCare) is submitting applications for a Special Use Permit for a Social Service Provider and a Special Use Permit for a Facility to Provide Testing, Treatment or Counseling for Drug or Alcohol Abuse pursuant to LVMC 19.12.050 for a property currently zoned C-1, which is located at 323 N. Maryland Parkway, Las Vegas, Nevada. WestCare is also submitting applications for a variance to allow 52 parking spaces where 77 spaces are required per Title 19.12.060, and for a vacation of the right-of-way located on the subject property.

WestCare was required by the state to relocate both their facility and programming which was located at 401 S. Martin Luther King Boulevard to accommodate the Phase II (Martin Luther King Boulevard/Industrial Road connector) of Project Neon. Services to be relocated include: substance abuse treatment and mental health services, residential and outpatient treatment, outreach services and administrative offices.

Historical uses by WestCare of the 401 S. Martin Luther King site included residential care, inpatient and outpatient substance abuse treatment, as well as a mental health hospital. This site provided County residents with low cost prevention, intervention and substance abuse treatment services which are critical to helping reduce the community impact and strain on the higher cost hospitalization for individuals who can be served in a lower level of care.

The social costs caused by untreated alcohol and drug abuse are enormous. While WestCare cannot eradicate the problem, WestCare can alleviate some of the damage it inflicts on our Las Vegas community by having these persons off the streets and in a safe and supervised detoxification program. Police officers are able to "drop off" inebriated or "high" individuals obviously under the influence at WestCare's Community Triage Center (CTC) as an alternative to the Emergency Department at the local hospital.

WestCare's CTC and Community Involvement Center (CIC) will focus on each client's individual needs and determine a proper course of medical action. From detoxification to crisis stabilization and more, triage provides short-term immediate care and professional assessment. Through collaboration with first responders, social service programs, and government agencies, triage centers provide a better option for individuals in crisis who do not belong in an emergency room.

With registered nurses, psychiatrists and a medical director, clients are given personalized attention with proper stabilization and then connected to further medical services. It will be open twenty-four (24) hours per day in order to receive clients in need of assistance. The CIC will have licensed social and case workers providing outpatient substance abuse and mental health assistance as well as providing community outreach.

In conclusion, special use permits along with the variance and vacation applications should be issued for the 323 N. Maryland Parkway location for the reasons stated above and the benefits this location will provide to the City of Las Vegas. Thank you for your time and attention to this correspondence. I remain,

Very truly yours,

John T. Moran III, Esq.
MORAN LAW FIRM, LLC

VAR-52719, SUP-52715, SUP-52717 & VAC-52721

ERJ-52498
01/30/14

City of Las Vegas Agenda Item No.: **33.**

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

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

SUBJECT:
SUP-52715 - SPECIAL USE PERMIT RELATED TO VAR-52719 - PUBLIC HEARING - APPLICANT: WESTCARE - OWNER: SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY - For possible action on a request for a Special Use Permit FOR A SOCIAL SERVICE PROVIDER at 323 North Maryland Parkway (APNs 139-35-211-071, 072 and 093), C-1 (Limited Commercial) Zone, Ward 5 (Barlow) [PRJ-52498].

C.C.: 4/16/2014

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

RECOMMENDATION:
APPROVAL

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-52715 APN: 139-35-211-093

Name of Property Owner: Southern Nevada Housing Authority

Name of Applicant: Fitzhouse Enterprises, Inc.

Name of Representative: John T. Moran III, Esq.

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

☐ **Yes** ☒ **No**

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

City Official: N/A

Partner(s): N/A N/A

APN: N/A

Signature of Property Owner: [signature]

Print Name: John Hill

Subscribed and sworn before me

This 13th day of January, 2014

Pamela Reid-McDuel

Notary Public in and for said County and State

Revised 11-14-06

PAMELA REID-MCDUEL
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 6-27-15
Certificate No: 99-37299-1

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PRJ-52498
01/23/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SUP: Substance Abuse/Metal Health Services (LVMC 19.12.050)

Project Address (Location) 323 North Maryland Parkway

Project Name Community Triage and Involvement Center **Proposed Use** Treatment Facility

Assessor's Parcel #(s) 139-35-211-093 **Ward #** 3

General Plan: existing MXU proposed ____ **Zoning:** existing C-1 proposed same

Commercial Square Footage ____ **Floor Area Ratio** ____

Gross Acres .27 **Lots/Units** ____ **Density** ____

Additional Information ____

PROPERTY OWNER Southern NV Housing Authority **Contact** John Hill

Address 340 N. 11th Street **Phone:** (702) 922-6800 **Fax:** (702) 435-3039

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

E-mail Address ____

APPLICANT Fitzhouse Enterprises, Inc. **Contact** Michael Lavin

Address 900 Grier Drive Suite A **Phone:** (702) 385-2090 **Fax:** ____

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

E-mail Address mlavin@westcare.com

REPRESENTATIVE Moran Law Firm, LLC **Contact** John T. Moran III, Esq.

Address 630 S. 4th Street **Phone:** (702) 384-8424 **Fax:** (702) 384-6568

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

E-mail Address JT3.Moran@moranlawfirm.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 John Hill

Subscribed and sworn before me

This 13th day of January 2014.

Pamela Reid-McDuel

Notary Public in and for said County and State

PAMELA REID-MCDUEL
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 6-27-15
Certificate No: 99-37299-1

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-52715
Meeting Date:	03/11/14 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-52498
01/28/14

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City of Las Vegas Agenda Item No.: **34.**

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

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

SUBJECT:
SUP-52717 - SPECIAL USE PERMIT RELATED TO VAR-52719 AND SUP-52715 - PUBLIC HEARING - APPLICANT: WESTCARE - OWNER: SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY - For possible action on a request for a Special Use Permit FOR A FACILITY TO PROVIDE TESTING, TREATMENT, OR COUNSELING FOR DRUG OR ALCOHOL ABUSE at 323 North Maryland Parkway (APNs 139-35-211-071, 072 and 093), C-1 (Limited Commercial) Zone, Ward 5 (Barlow) [PRJ-52498].

C.C.: 4/16/2014

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

RECOMMENDATION:
APPROVAL

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-52717 APN: 139-35-211-093

Name of Property Owner: Southern Nevada Housing Authority

Name of Applicant: Fitzhouse Enterprises, Inc.

Name of Representative: John T. Moran III, Esq.

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

☐ **Yes** ☒ **No**

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

City Official: N/A

Partner(s): N/A N/A

APN: N/A

Signature of Property Owner:

Print Name: John Hill

Subscribed and sworn before me

This 13th day of January, 2014

Pamela Reid-McDuel

Notary Public in and for said County and State

Revised 11-14-06

PAMELA REID-MCDUEL
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 6-27-15
Certificate No: 99-37299-1

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PRJ-52498
01/23/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SUP: Social Service Provider

Project Address (Location) 323 North Maryland Parkway

Project Name Community Triage and Involvement Center **Proposed Use** Treatment Facility

Assessor's Parcel #(s) 139-35-211-071, 072 and 093 **Ward #** 5

General Plan: existing MXU proposed _____ **Zoning:** existing C-1 proposed same

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

Gross Acres .27 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Southern NV Housing Authority **Contact** John Hill

Address 340 N. 11th Street **Phone:** (702) 922-6800 **Fax:** (702) 436-3039

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

E-mail Address _____

APPLICANT Fitzhouse Enterprises, Inc. **Contact** Michael Lavin

Address 900 Grier Drive Suite A **Phone:** (702) 385-2090 **Fax:** _____

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

E-mail Address mlavin@westcare.com

REPRESENTATIVE Moran Law Firm, LLC **Contact** John T. Moran III, Esq.

Address 630 S. 4th Street **Phone:** (702) 384-8424 **Fax:** (702) 384-6568

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

E-mail Address JT3.Moran@moranlawfirm.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 _____

Subscribed and sworn before me

This _____ day of _____, 20 _____.

_____

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	SUP-52717
Meeting Date:	03/11/14 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-52498
01/23/14

Revised 10/27/08

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City of Las Vegas Agenda Item No.: **35.**

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

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

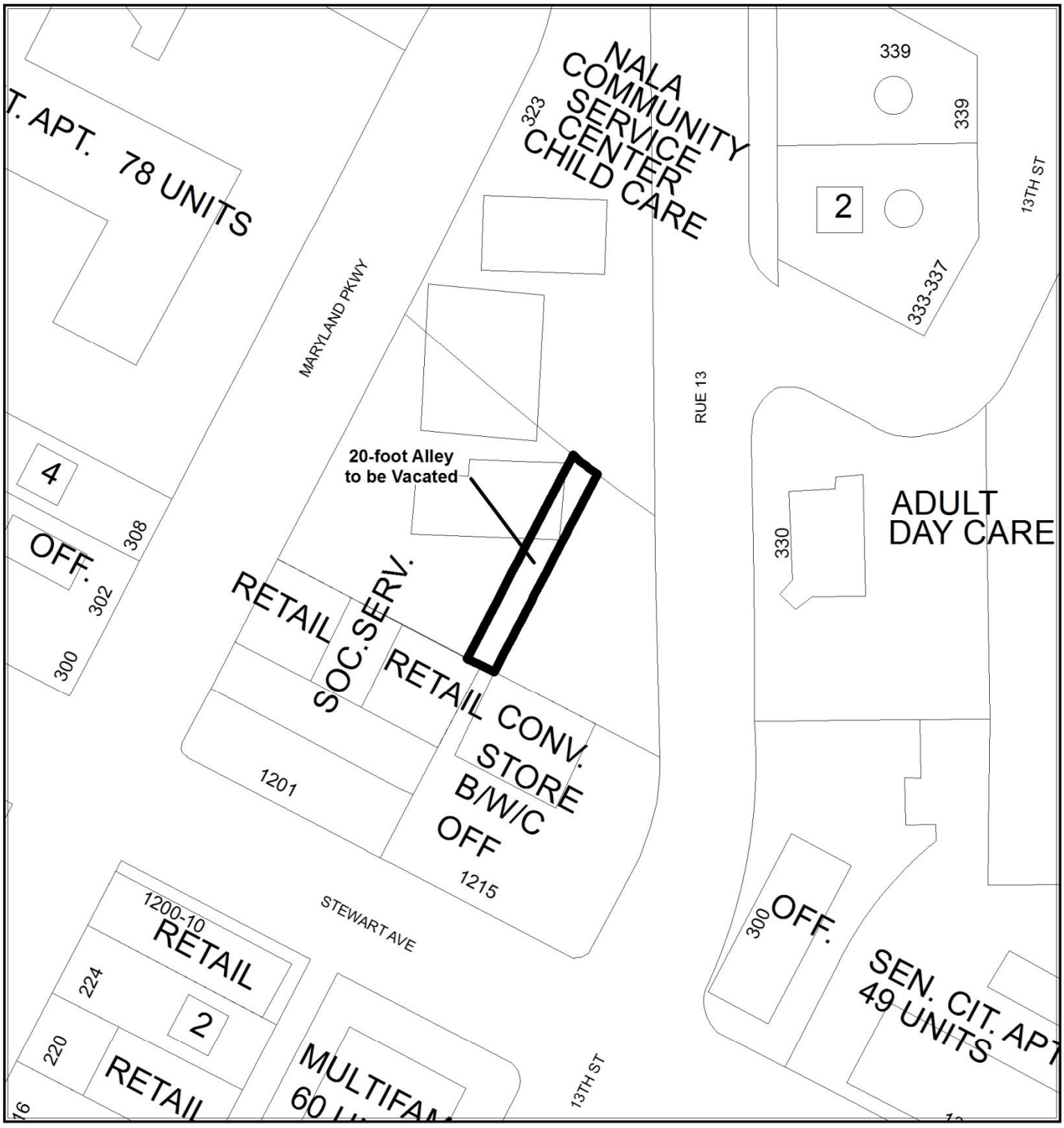
SUBJECT:
VAC-52721 - VACATION RELATED TO VAR-52719, SUP-52715 AND SUP-52717 - PUBLIC HEARING - APPLICANT: WESTCARE - OWNER: SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY - For possible action on a petition to Vacate a PUBLIC RIGHT OF WAY at 323 North Maryland Parkway (APNs 139-35-211-071, 072 and 093), Ward 5 (Barlow) [PRJ-52498].

C.C.: 4/16/2014

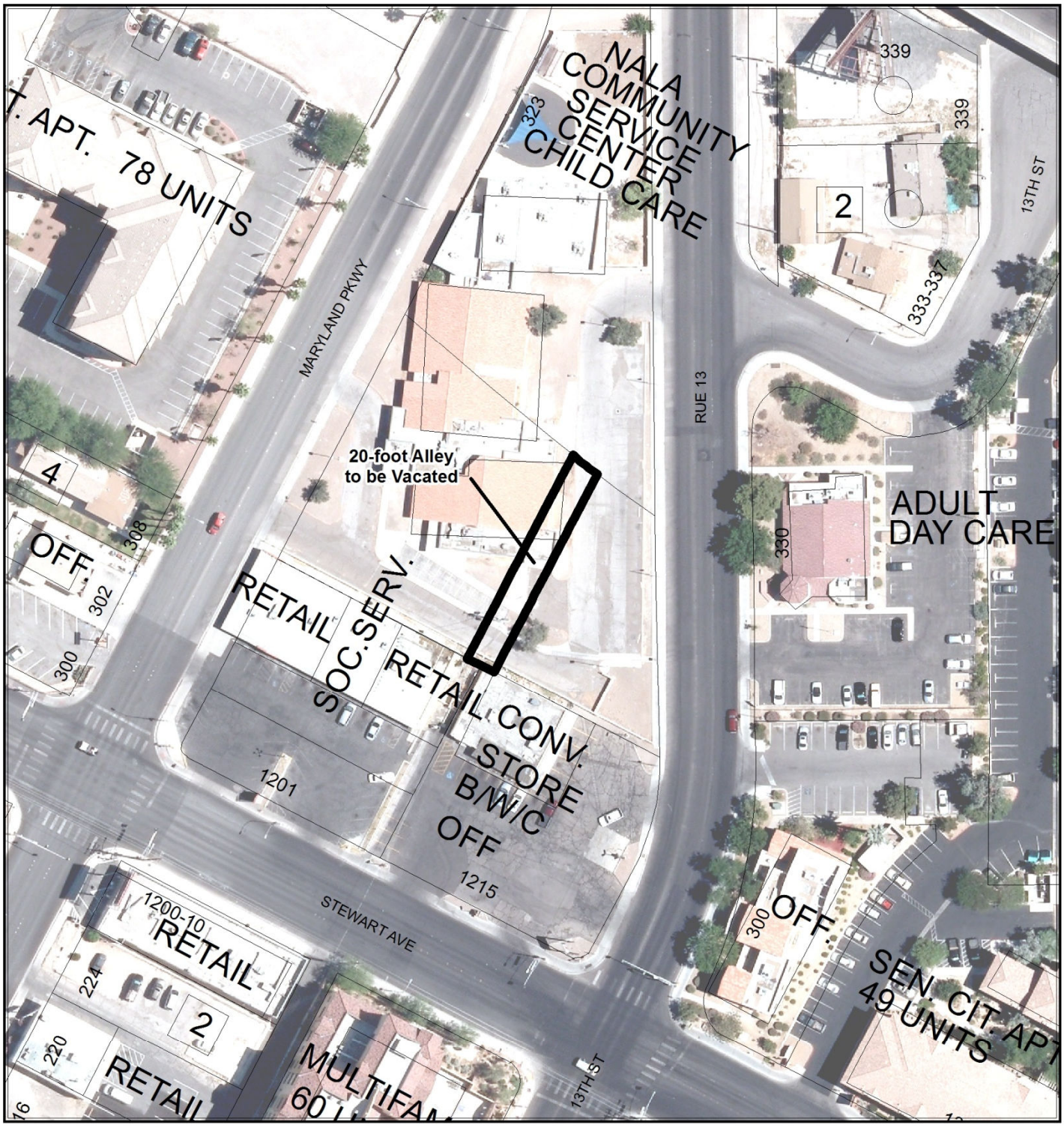
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps
3. Supporting Documentation
4. Exhibit Map



CASE: VAC-52721 (PRJ-52498)



CASE: **VAC-52721 (PRJ-52498)**

0 50 100
Feet

N

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: VAC-52721 APN: 139-35-211-093

Name of Property Owner: Southern Nevada Housing Authority

Name of Applicant: Fitzhouse Enterprises, Inc.

Name of Representative: John T. Moran III, Esq.

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

☐ **Yes** ☒ **No**

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

City Official: N/A

Partner(s): N/A N/A

APN: N/A

Signature of Property Owner: [signature]

Print Name: John Hill

Subscribed and sworn before me

This 13th day of January, 2014

[signature]

Notary Public in and for said County and State

Revised 11-14-06

PAMELA REID-MCDUEL
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 6-27-15
Certificate No: 99-37299-1

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PRJ-52498
01/23/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Vacation

Project Address (Location) 323 North Maryland Parkway

Project Name Community Triage and Involvement Center **Proposed Use** Treatment Facility

Assessor's Parcel #(s) 139-35-211-093 **Ward #** 3

General Plan: existing MXU proposed _____ **Zoning:** existing C-1 proposed same

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

Gross Acres .27 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Southern NV Housing Authority **Contact** John Hill

Address 340 N. 11th Street **Phone:** (702) 922-6800 **Fax:** (702) 435-3039

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

E-mail Address _____

APPLICANT Fitzhouse Enterprises, Inc. **Contact** Michael Lavin

Address 900 Grier Drive Suite A **Phone:** (702) 385-2090 **Fax:** _____

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

E-mail Address mlavin@westcare.com

REPRESENTATIVE Moran Law Firm, LLC **Contact** John T. Moran III, Esq.

Address 630 S. 4th Street **Phone:** (702) 384-8424 **Fax:** (702) 384-6568

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

E-mail Address JT3.Moran@moranlawfirm.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 on behalf of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name John Hill

Subscribed and sworn before me

This 13th day of January 2014.

Pamela Reid-McDuel

Notary Public in and for said County and State

PAMELA REID-MCDUEL
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 6-27-15
Certificate No: 99-37299-1

Revised 10/27/08

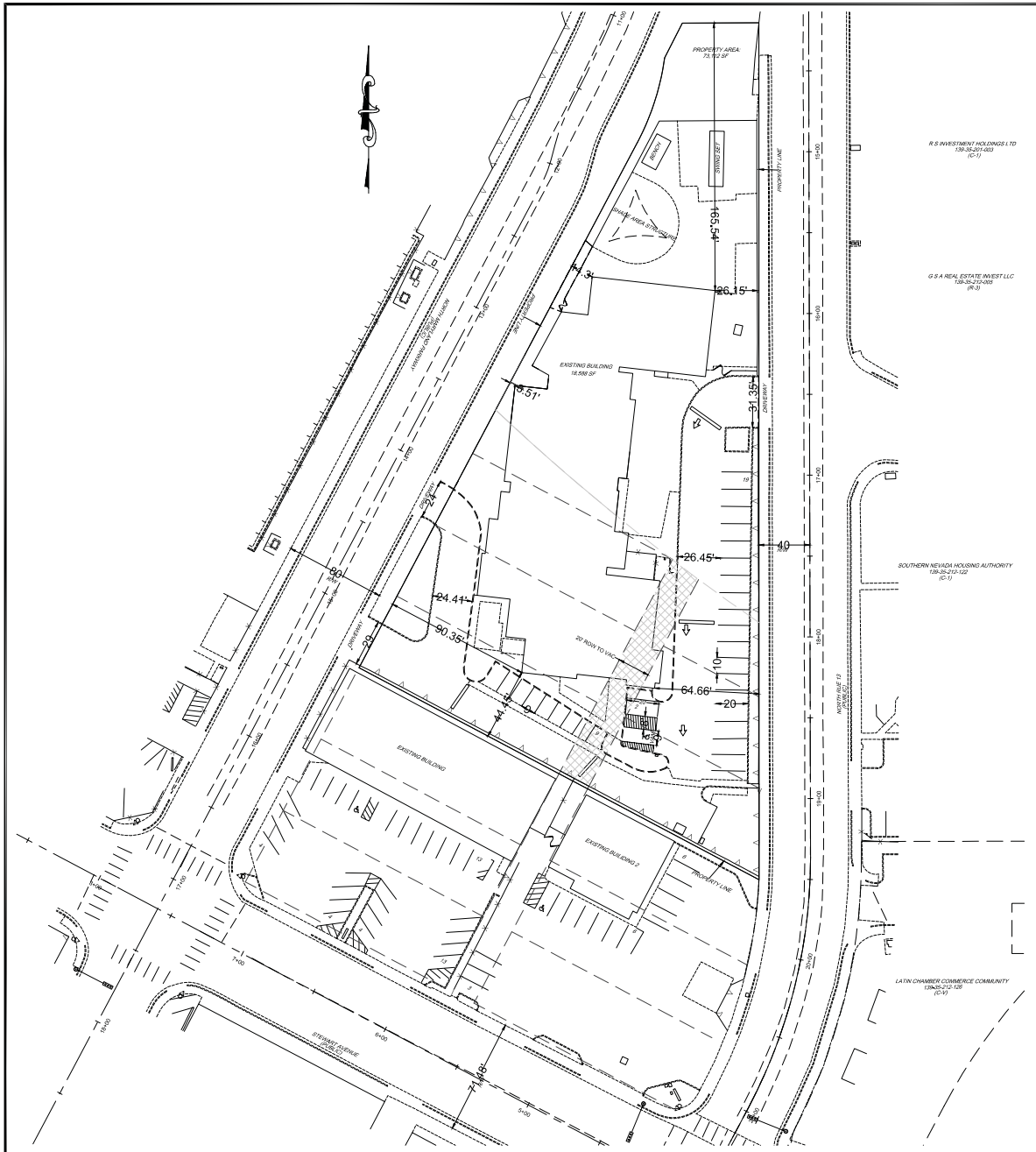
FOR DEPARTMENT USE ONLY

Case #	VAC-52721
Meeting Date:	03/11/14 PC
Total Fee:	
Date Received:*	
Received By:	

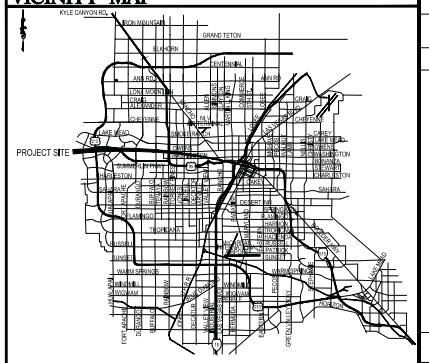
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

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

PRJ-52498
01/30/14



VICINITY MAP



BASIS OF BEARINGS

NORTH 89°59'11" EAST, BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 61 EAST AS SHOWN FILE 155, PAGE 10 OF SURVEYS IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK IS "STEWART 12", RIVET AND PLATE IN TOP OF CURB AT THE SOUTHEAST CORNER OF STEWART AND 16TH STREET, ELEVATION 1975.67 (2008 ADJUSTMENT)

SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

SITE INFORMATION

ASSESSORS PARCEL NUMBER	139-35-421-071, 139-35-421-072, & 139-35-421-063
PROPOSED USE OF PROPERTY	SUBSTANCE ABUSE TREATMENT CENTER
	GROSS FLOOR AREA 18,588 SF
PROPOSED ZONING	M (GENERAL RESIDENTIAL DISTRICT)
TOTAL PROPOSED LOTS	1 LOT
GROSS ACREAGE	1.68±
NET ACREAGE	1.68±
FLOOR AREA RATIO (F.A.R)	0.25±

PARKING CALCULATIONS (PER TITLE 19.12.010):

	REQUIRED	PROVIDED
PUBLIC PARKING (1:300 SF):	62 SPACES	29 SPACES
HANDICAPPED:	3 SPACES	1 SPACES
TOTAL:	62 STANDARD, 3 HANDICAPPED	30 SPACES

LANDSCAPED AREA APPROX. 16,172 SF.

LEGAL DESCRIPTION

ALL THAT PART OF GRANDVIEW ADDITION, A SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M., CLARK COUNTY, NEVADA, AND ALL THAT PART OF FAIRVIEW TRACT, A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M., AND A PART OF 16TH STREET CITY ADDITION TO THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 35; THENCE NORTH 0°13' EAST A DISTANCE OF 298.6 FEET TO THE SOUTHEAST CORNER OF THE GUINNEY FLYING SCHOOL TRACT; THENCE NORTH 89°57' WEST A DISTANCE OF 882.44 FEET TO THE SOUTHWEST CORNER OF SAID GUINNEY FLYING SCHOOL TRACT; THENCE SOUTH 0°13' WEST A DISTANCE OF 298.86 FEET TO THE SOUTHWEST CORNER OF SAID PART OF GRAND VIEW ADDITION; THENCE SOUTH 89°5' EAST, A DISTANCE OF 336.28 FEET TO A POINT; THENCE SOUTH 0°13' WEST 36.336 FEET TO A POINT; THENCE TANGENT TO THE PRECEDING COURSE, AROUND THE ARC OF A 267.433 FEET RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 27°54', A DISTANCE OF 139.965 FEET TO A POINT ON THE NORTHERLY END LINE OF 11TH STREET; THENCE SOUTH 61°47' EAST 208.08 FEET TO THE CENTERLINE OF THE DEDICATED ALLEY IN BLOCK 11 OF SAID FAIRVIEW TRACT; THENCE SOUTH 28°13' WEST A DISTANCE OF 250 FEET TO A POINT; THENCE SOUTH 61°47' EAST A DISTANCE OF 100 FEET TO A POINT ON THE CENTER LINE OF 10TH STREET; THENCE SOUTH 28°28' 13" WEST ALONG SAID CENTER LINE OF 10TH STREET A DISTANCE OF 189.82 FEET TO ITS INTERSECTION WITH THE CENTER LINE OF STEWART STREET; THENCE SOUTH 61°47' EAST A DISTANCE OF 134.28 FEET TO A POINT IN THE WEST LINE OF 14TH STREET ADDITION; THENCE SOUTH 61°47(EAST A DISTANCE OF 245.38 FEET TO A POINT ON THE CENTER LINE OF 14TH STREET; THENCE NORTH 28°28"EAST ALONG SAID CENTERLINE OF 14TH STREET, A DISTANCE OF 480.12 FEET TO ITS INTERSECTION WITH THE CENTERLINE OF MARLIN AVENUE (FORMERLY MESQUITE STREET); THENCE NORTH 61°46' WEST ALONG SAID CENTER LINE OF MARLIN AVENUE A DISTANCE OF 22 FEET TO ITS INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE CENTERLINE OF 15TH STREET; THENCE NORTH 0°09' EAST ALONG SAID CENTER LINE AND ITS EXTENSION A DISTANCE OF 406.07 FEET TO A POINT; THENCE NORTH 89°29' WEST A DISTANCE OF 280 FEET TO A POINT ON THE CENTER LINE OF 15TH STREET; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG SAID CENTER LINE OF 15TH STREET SOUTH 0°09' WEST A DISTANCE OF 135.20 FEET AND SOUTH 28°28" WEST A DISTANCE OF 138.67 FEET TO ITS INTERSECTION WITH THE CENTER LINE OF SAID MARLIN AVENUE; THENCE NORTH 61°46' WEST ALONG SAID CENTER LINE OF SAID MARLIN AVENUE A DISTANCE OF 119.92 FEET TO A POINT; THENCE NORTH 0° 13' EAST A DISTANCE OF 245.77 FEET TO A POINT; THENCE NORTH 89°57' WEST A DISTANCE OF 140 FEET TO A POINT; THENCE NORTH 0°13' EAST A DISTANCE OF 131.06 FEET TO A POINT; THENCE NORTH 28°13' EAST A DISTANCE OF 78.02 FEET TO A POINT; THENCE SOUTH 89°57' EAST A DISTANCE OF 203.47 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE WEST HALF OF THAT PART OF 14TH STREET EXTENDING FROM THE CENTER LINE OF STEWART STREET TO THE NORTH LINE OF LOT 16 EXTENDED IN BLOCK 7 OF 14TH STREET, CITY ADDITION.

FURTHER EXCEPTING THEREFROM ANY PORTION OF LAND LYING WITHIN THE 14TH STREET ADDITION AS RECORDED IN BOOK OF PLATS ONE (1), PAGE EIGHTY-TWO (82) AS RECORDED IN THE OFFICE OF THE CLARK COUNTY RECORDER, CLARK COUNTY, NEVADA.

AND FURTHER EXCEPTING THEREFROM ANY DEDICATED STREETS & ALLEYS. PER THE REFERENCED PLATS OF GRAND VIEW, AS RECORDED IN BOOK TWO (2) OF PLATS, PAGE THIRTY (30), OF FAIRVIEW TRACT, AS RECORDED IN BOOK ONE (1) OF PLATS, PAGE SEVEN (7), AND OF 16TH STREET ADDITION, AS RECORDED IN BOOK ONE (1) OF PLATS, PAGE EIGHTY-TWO (82) AS RECORDED IN THE OFFICE OF THE CLARK COUNTY RECORDER, CLARK COUNTY, NEVADA.

AND FURTHER EXCEPTION THEREFROM THAT PARCEL OF LAND AS CONVEYED TO THE CITY OF LAS VEGAS ON OCTOBER 16,1968 IN BOOK 685 AS INSTRUMENT NO. 791138, ON JANUARY 28, 1970 IN BOOK 45 AS INSTRUMENT NO. 47491, ON MARCH 19, 1970 IN BOOK 16 AS INSTRUMENT NO. 12351, ON JUNE 11, 1979 IN BOOK 40 AS INSTRUMENT NO. 35280, AND ON OCTOBER 14,2002 IN BOOK 20021014 AS INSTRUMENT NOS. 00600,00602 AND 00604 AS RECORDED IN THE OFFICE OF THE CLARK COUNTY RECORDER, CLARK COUNTY, NEVADA.

AND FURTHER EXCEPTING THEREFROM THOSE PROPERTIES CEDED TO THE STATE OF NEVADA ON OCTOBER 15, 1979 IN BOOK 1133 AS INSTRUMENT NO. 1002020, AND ON NOVEMBER 3, 1980 IN BOOK 1305 AS INSTRUMENT NO. 1304720 AS RECORDED IN THE OFFICE OF THE CLARK COUNTY RECORDER, CLARK COUNTY, NEVADA.

AND FURTHER EXCEPTING THEREFROM ANY PORTION OF DESCRIBED PROPERTY LYING WITHIN INTERSTATE ROUTE 515 AS DEEDED TO THE STATE OF NEVADA FROM THE HOUSING AUTHORITY OF THE CITY OF LAS VEGAS AS RECORDED ON NOVEMBER 23, 1979 IN BOOK 1151 AS INSTRUMENT NO. 1110430, AND CORRECTED BY DEED RECORDED SEPTEMBER 24,1981 IN BOOK 1407 AS INSTRUMENT NO. 1426324 AS RECORDED IN THE OFFICE OF THE CLARK COUNTY RECORDER, CLARK COUNTY, NEVADA.

AND FURTHER EXCEPTING THEREFROM ALL THE PROPERTY DESCRIBED IN THE DEED RECORDED ON FEBRUARY 5,2002 IN BOOK 20020222 AS INSTRUMENT NO. 02033 AS RECORDED IN THE OFFICE OF THE CLARK COUNTY RECORDER, CLARK COUNTY, NEVADA.

AND FURTHER EXCEPTING THEREFROM THE PROPERTY DEEDED TO THE LATIN CHAMBER OF COMMERCE COMMUNITY IN BOOK 20020130 00008, DATED JANUARY 30, 2002, BEING LOT 16 OF PARCEL MAP FILE 95, PAGE 43 AS RECORDED IN THE OFFICE OF THE CLARK COUNTY RECORDER, CLARK COUNTY, NEVADA.

AND FURTHER EXCEPTING THEREFROM THE PROPERTY DEEDED TO THE RAY & COLLEEN BAILEY 1988 LIVING TRUST FOR CONSIDERATION IN BOOK 19950318 AS INSTRUMENT NO. 00530 AS RECORDED IN THE OFFICE OF THE CLARK COUNTY RECORDER, CLARK COUNTY, NEVADA.

AND FURTHER EXCEPTING THEREFROM THE ABOVE DESCRIBED PARCEL LOT 1 OF PARCEL MAP FILE 63, PAGE 26 TOGETHER WITH 241.44 FEET OF 14TH STREET, WHICH WOULD PASS BY OPERATION OF LAW, PER THE FOLLOWING: ORDER OF VACATION RECORDED SEPTEMBER 25,1979 IN BOOK 1122 AS INSTRUMENT NO. 1094204 AND ORDER OF VACATION RECORDED OCTOBER 11,2002 IN BOOK 20021011 AS INSTRUMENT NO. 00923 AS RECORDED IN THE OFFICE OF THE CLARK COUNTY RECORDER, CLARK COUNTY, NEVADA, WHICH WOULD PASS BY OPERATION OF LAW.

(THE ABOVE METES AND BOUNDS DESCRIPTION IS THE SAME AS APPEARED IN THE DEEDS RECORDED AUGUST 18, 2011 IN BOOK 20110818 AS DOCUMENT NOS 02337, 02338, 02340 OF OFFICIAL RECORDS).

NO.	DESCRIPTION	BY	DATE	APPR.
	REVISIONS			

FITZHOUSE ENTERPRIZE
325 MARYLAND PARKWAY
LAS VEGAS, NEVADA 89101
(702) 384-2090 FAX: N/A

TANEY ENGINEERING
6030 S. JONES BLVD. STE# 100
LAS VEGAS, NV 89118
(702) 362-8844 * FAX: (702) 362-0253

WESTCARE
MARYLAND PRKWY & STEWART AVE

SITE PLAN

ENGINEER'S SEAL

DATE:	10,29,13
SCALE:	1"=30'
JOB NO:	FTZ-13-002
DESIGNED BY:	HC
CHECKED BY:	MC
SHEET NAME:	SP1
SHEET:	1 OF 1

FILE NAME: TM.DWG

PRJ-52498

VAC-52721

City of Las Vegas Agenda Item No.: **36.**

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

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

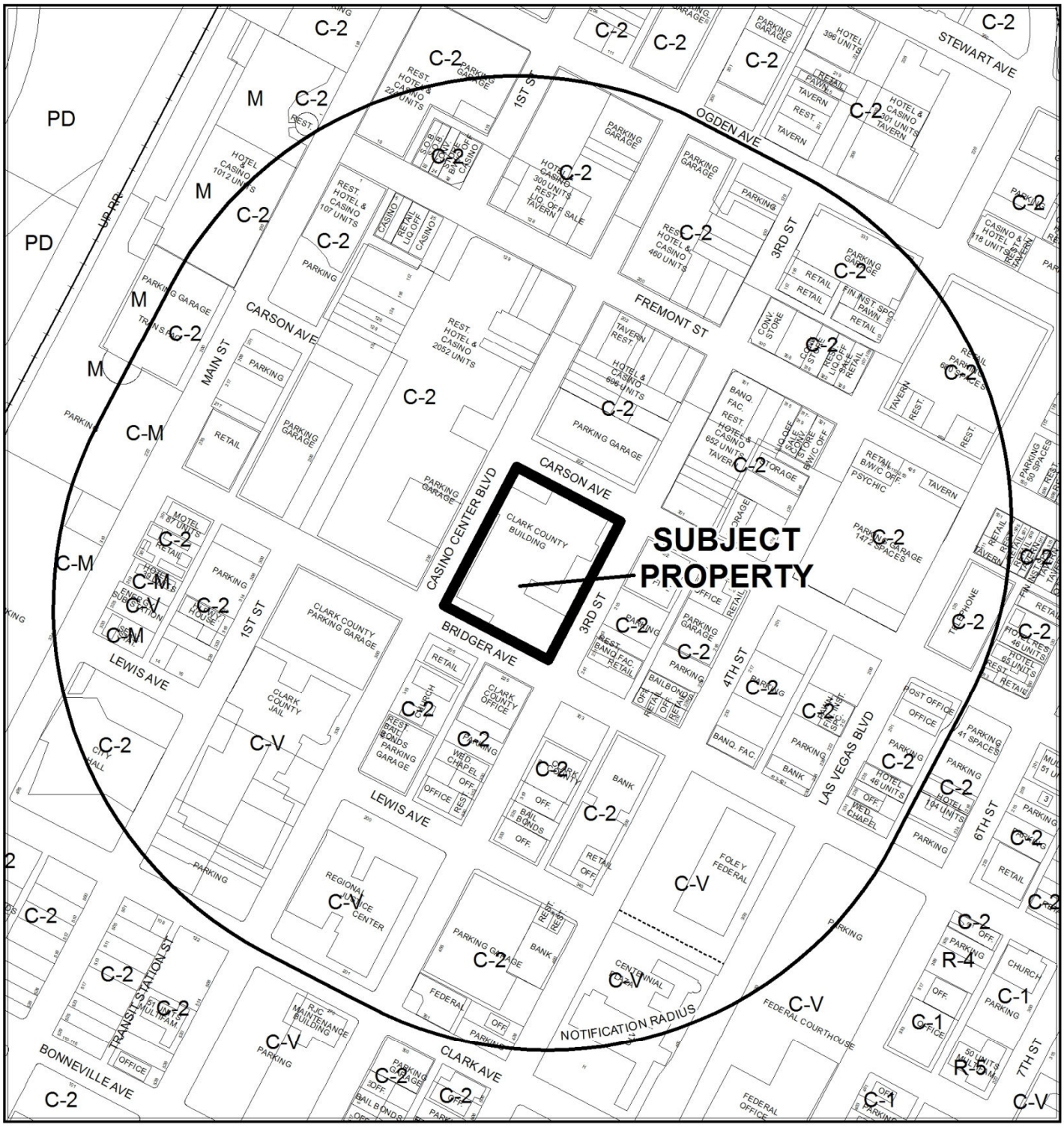
SUBJECT:
VAR-52727 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DROCK 3RD STREET, LLC - For possible action on a request for a Variance TO ALLOW A SIX-FOOT TALL FENCE ALONG THE FRONT PROPERTY LINE WHERE A MAXIMUM HEIGHT OF FIVE FEET IS ALLOWED on 2.76 acres at 200 South 3rd Street (APN 139-34-210-047), C-V (Civic) Zone, Ward 3 (Coffin).

C.C.: 04/16/2014

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

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-52727 and SDR-52726
2. Conditions and Staff Report - VAR-52727 and SDR-52726
3. Supporting Documentation - VAR-52727 and SDR-52726
4. Photos - VAR-52727 and SDR-52726
5. Justification Letter - VAR-52727 and SDR-52726



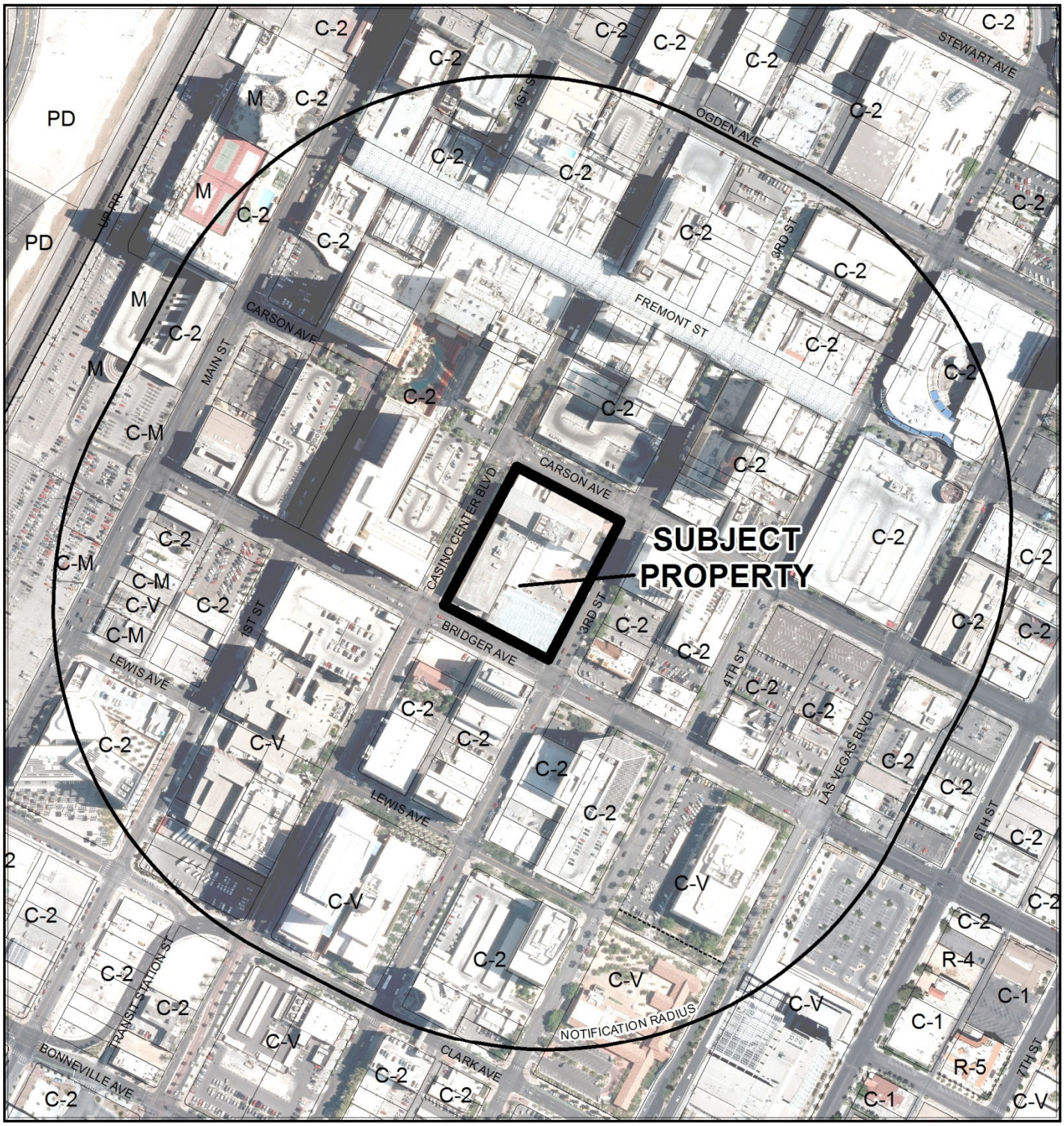
CASE: **VAR-52727 AND SDR-52726**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

0 300 600 Feet

N



CASE: **VAR-52727 AND SDR-52726**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

0 300 600 Feet

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

VAR-52727

Case Number: VAR-52727 APN: 139.34.210.047

Name of Property Owner: DROCK 3RD STREET LLC

Name of Applicant: DROCK 3RD STREET LLC

Name of Representative: DEREK STEVENS

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

☐ Yes ☑ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Derek J Stevens

Subscribed and sworn before me

This 27th day of January, 2014

_____

Notary Public in and for said County and State

YIVIANI E. ARB
Notary Public-State of Nevada
APPT. NO. 06-102362-1
My App. Expires March 07, 2017

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: CCCH TEMPORARY VALET LOT

Project Address (Location) 200 S. 3RD ST, LAS VEGAS NV 89101

Project Name _____ **Proposed Use** _____

Assessor's Parcel #(s) 139-34-210-047 **Ward #** 3

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

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

Gross Acres 2.716 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER DBOCK 3RD STREET LLC **Contact** DANIEL MORRELL

Address 21777 HOOVER RD **Phone:** 586.497.7093 **Fax:** 586.497.7090

City WARREN **State** MI **Zip** 48089

E-mail Address dmorrell@coldheading.com

APPLICANT _____ **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

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

Property Owner Signature* _____

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

Print Name Derek J. Stevens

Subscribed and sworn before me

This 27th day of January, 20 14.

_____

Notary Public in and for said County and State

YIVIANI E. ARB
Notary Public-State of Nevada
APPT. NO. 06-102362-1
My App. Expires March 07, 2017

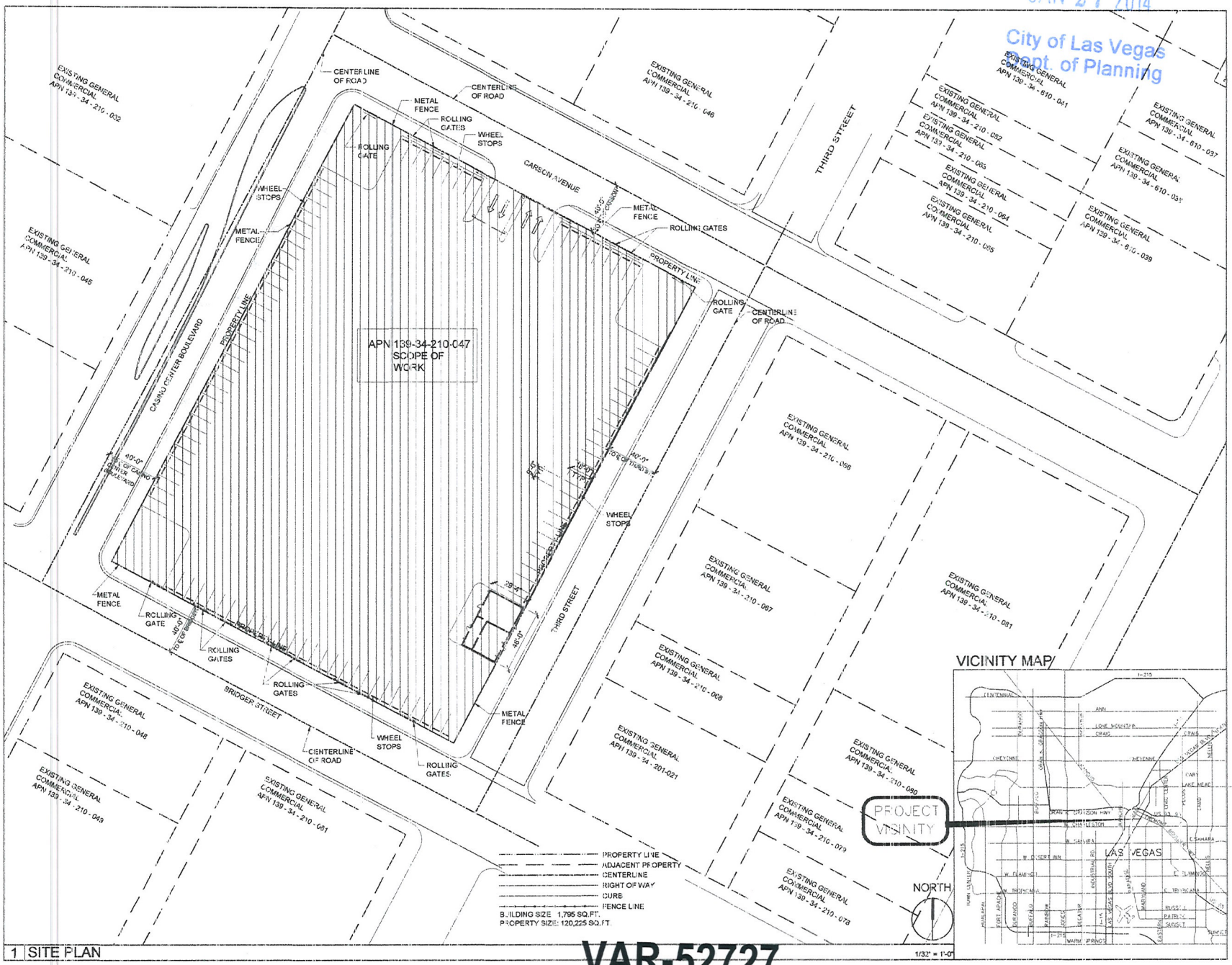
FOR DEPARTMENT USE ONLY

Case #	VAR-52727
Meeting Date:	3/11/2014
Total Fee:	$830.00
Date Received:*	1/28/14
Received By:	GREG K.

*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
JAN 27 2014
City of Las Vegas
Dept. of Planning



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

VAR-52727
SDR-52726

Revisions

Consultant:

Project: CCCH TEMPORARY PRIVATE VALET LOT
200 S 3rd Street, Las Vegas, NV 89101

Drawing: SITE PLAN

CSPA
BUNNYFISH
CRAIG CSAN PALACIOS Architect
S. 3rd Street, Suite 1
Las Vegas, NV 89101
702-374-6469

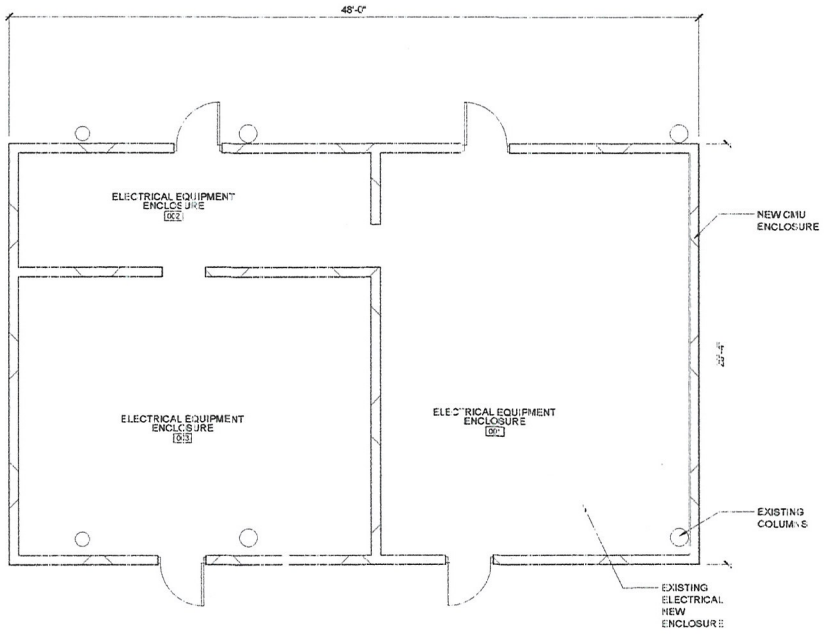
These Documents as Instruments of Service are and shall remain the Property of the Design Professional. Do Not Scale These Drawings.

Seal

NOT FOR CONSTRUCTION

Date: 01.21.2014
Project No: 13-1101
Sheet No: AS1.01

RECEIVED
JAN 27 2014
City of Las Vegas
Dept. of Planning



ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM
OCCUPANT LOAD FACTOR : 300 SF PER OCCUPANT
1307 SQ. FT. / 300 = 5 OCCUPANTS
OCCUPANCY LOAD PER 2009 I.B.C. TABLE 1004.1.1

PROJECT NORTH

1 FLOOR PLAN

1/4" = 1'-0"

VAR-52727
SDR-52726

Revisions

Consultant:

Project: CCCH TEMPORARY PRIVATE VALET LOT
200 S 3rd Street, Las Vegas, NV 89101

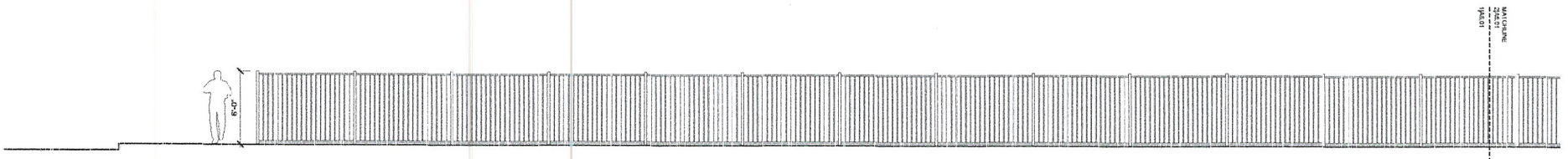
Drawing: FLOOR PLAN

CSPA
BUNNYFISH
CRAIG SPAN PALACIOS Architect
702-341-9751
702-374-6809

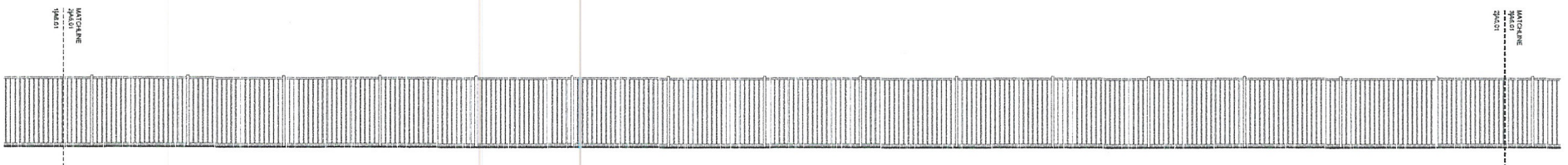
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Seal

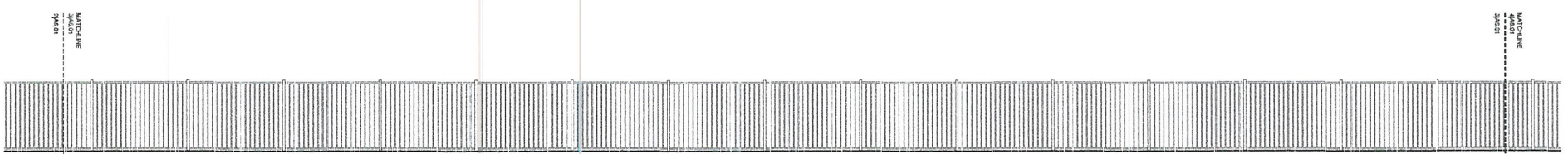
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Project No. 13-1101
Sheet No.:
A1.01



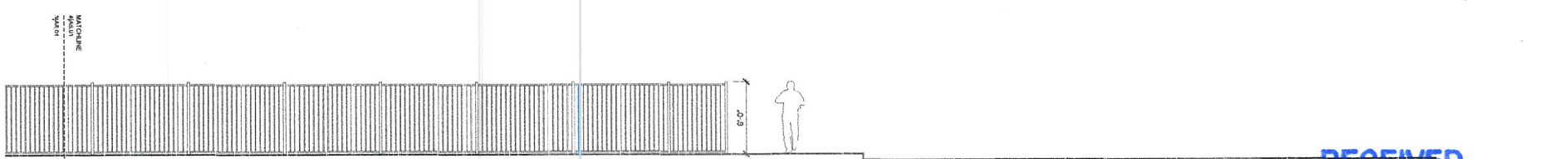
1 NORTH FENCE ELEVATION (CASINO CENTER BOULEVARD) 1/4" = 1'-0"



2 NORTH FENCE ELEVATION (CASINO CENTER BOULEVARD) 1/4" = 1'-0"



3 NORTH FENCE ELEVATION (CASINO CENTER BOULEVARD) 1/4" = 1'-0"



4 NORTH FENCE ELEVATION (CASINO CENTER BOULEVARD) 1/4" = 1'-0"

REVISED

VAR-52727
SDR-52726

RECEIVED
JAN 2 8 2014

Revisions

Consultant:

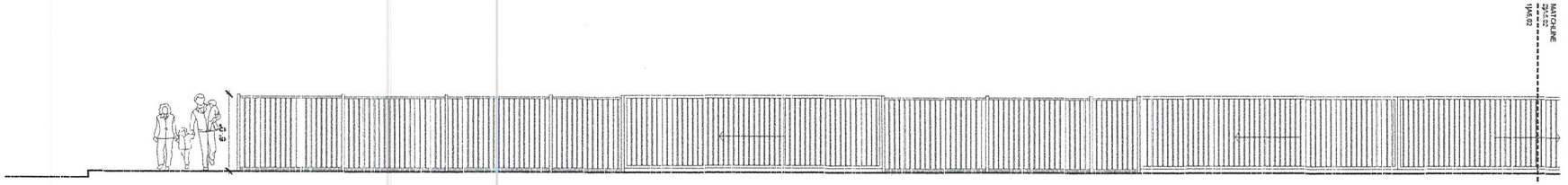
Project: CCCH TEMPORARY PRIVATE VALET LOT
200 S 3rd Street, Las Vegas, NV 89101

Drawing: FENCE ELEVATIONS

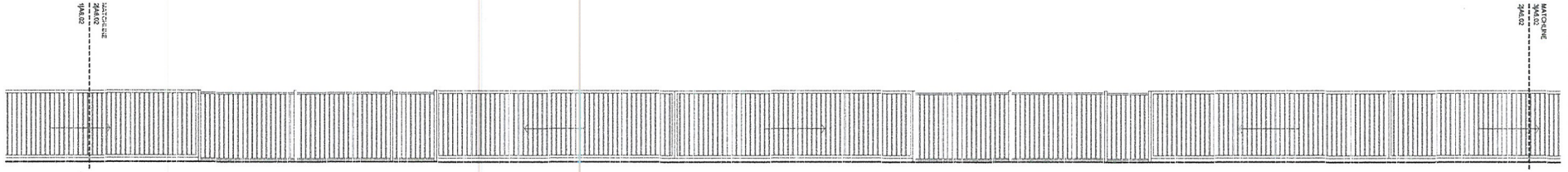
CSPA
CRAIG SEAN PALACIOS Architect
702-374-8909
BUNNYFISH
S T U D I O
702 241 9751
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Seal

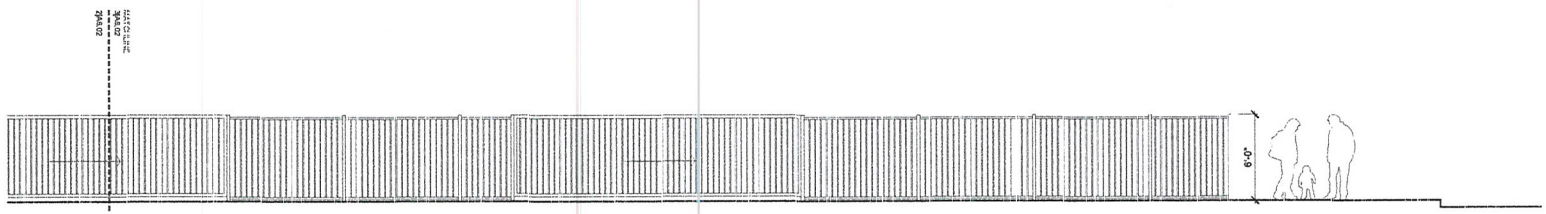
Date: 01.23.2014
Project No. 13-1101
Sheet No.: A6.01



1 WEST FENCE ELEVATION (BRIDGER AVENUE) 1/4" = 1'-0"



2 WEST FENCE ELEVATION (BRIDGER AVENUE) 1/4" = 1'-0"



3 WEST FENCE ELEVATION (BRIDGER AVENUE) 1/4" = 1'-0"

REVISED

VAR-52727
SDR-52726

RECEIVED
JAN 2 8 2014

Revisions

Consultant:

Project: CCCH TEMPORARY PRIVATE VALET LOT
200 S 3rd Street , Las Vegas, NV 89101

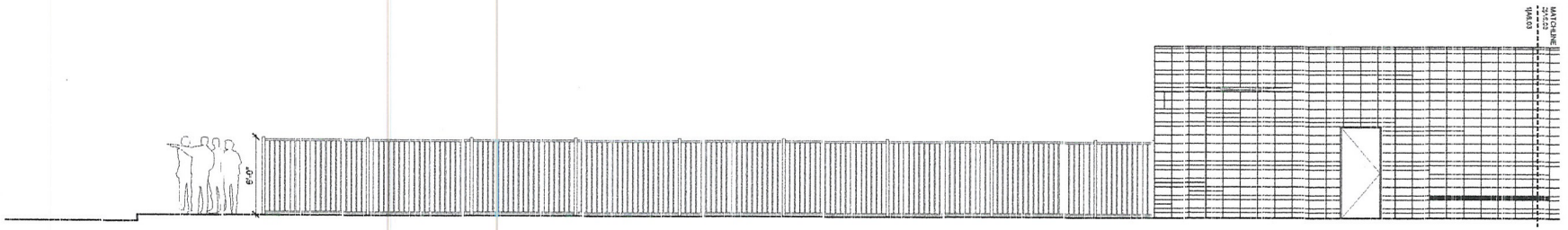
Drawing: FENCE ELEVATIONS

CSPA
BUNNYFISH
CRAIG SEAN PALACIOS Architect
702-374-8909
702 341 9151

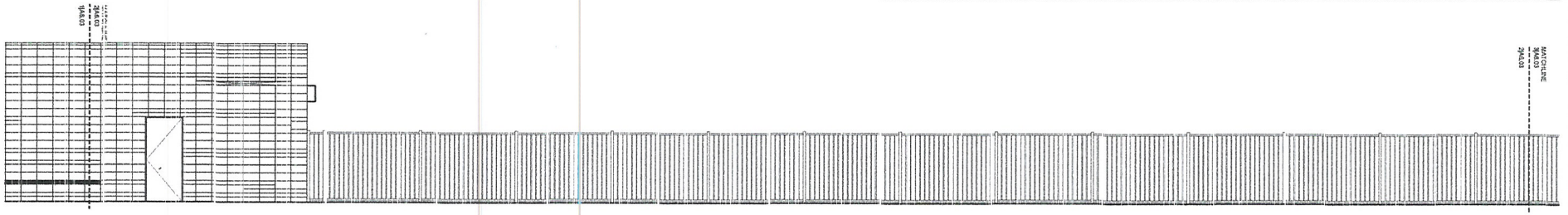
These Documents, as Instruments of Service, are and shall remain the Property of the Design Professional. Do Not Scale These Drawings.

Seal

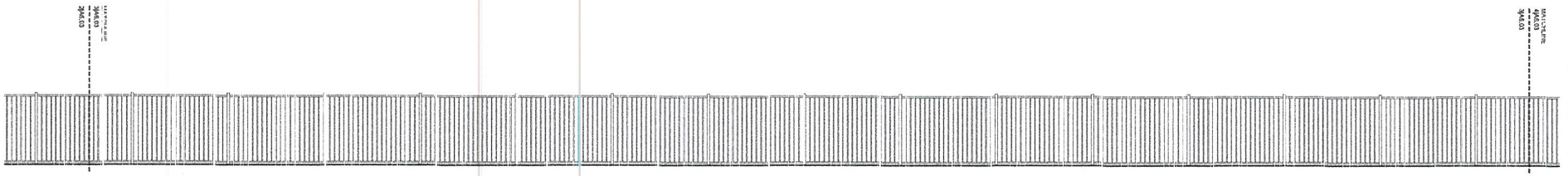
Date: 01.23.2014
Project No. 13-1101
Sheet No.: A6.02



1 SOUTH FENCE ELEVATION (THIRD STREET) 1/4" = 1'-0"



2 SOUTH FENCE ELEVATION (THIRD STREET) 1/4" = 1'-0"



3 SOUTH FENCE ELEVATION (THIRD STREET) 1/4" = 1'-0"



4 SOUTH FENCE ELEVATION (THIRD STREET) 1/4" = 1'-0"

REVISED

VAR-52727
SDR-52726

RECEIVED
RECEIVED
JAN 28 2014

Revisions

Consultant:

Project: CCCH TEMPORARY PRIVATE VALET LOT
200 S 3rd Street , Las Vegas, NV 89101

Drawing: FENCE ELEVATIONS

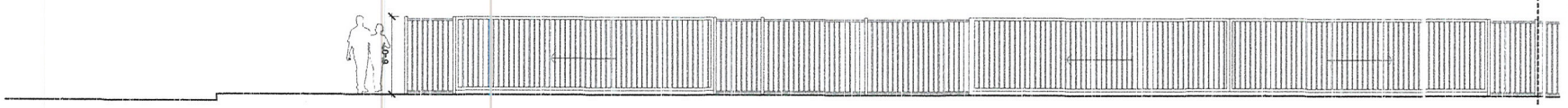
CSPA
CRAIG SEAN PALACIOS Architect
702-374-8469

BUNNYFISH
8 1 1 E 1 0
702 241 9751

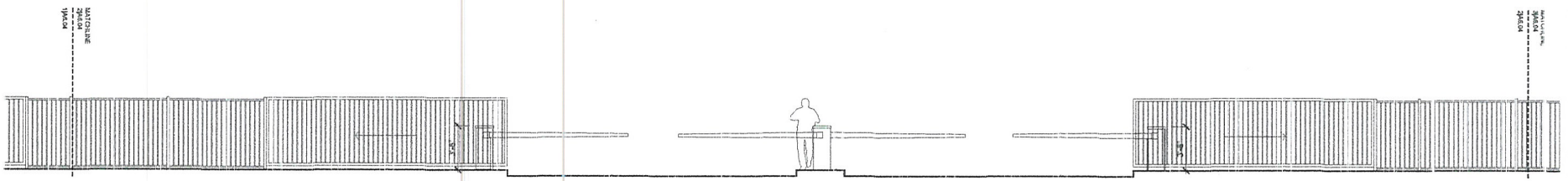
These Documents, as Instruments of Service, are and shall remain the Property of the Design Professional. Do Not Scale These Drawings.

Seal

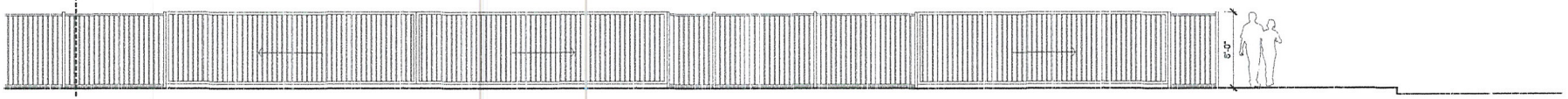
Date: 01.23.2014
Project No. 13-1101
Sheet No.: A6.03



1 EAST FENCE ELEVATION (CARSON AVENUE) 1/4" = 1'-0"



2 EAST FENCE ELEVATION (CARSON AVENUE) 1/4" = 1'-0"



3 EAST FENCE ELEVATION (CARSON AVENUE) 1/4" = 1'-0"

REVISED

VAR-52727

SDR-52726

RECEIVED

JAN 2 8 2014

Revisions

Consultant:

Project: CCCH TEMPORARY PRIVATE VALET LOT
200 S 3rd Street, Las Vegas, NV 89101

Drawing: FENCE ELEVATIONS

CSPA

BUNNYFISH
818 South 8th Street
Las Vegas, NV 89101
702.384.8555

CRAIG SCHAFFALITZKY Architect
These Documents, as Instruments of Service, are and shall remain the Property of the Design Professional. Do Not Scale These Drawings.

Seal

Date: 01.23.2014
Project No. 13-1101
Sheet No.: A6.04



VAR-52727 & SDR-52726 - APPLICANT/OWNER: DROCK 3RD STREET, LLC
200 SOUTH 3RD STREET

01/30/14



VAR-52727 & SDR-52726 - APPLICANT/OWNER: DROCK 3RD STREET, LLC
200 SOUTH 3RD STREET

01/30/14

Clark County Courthouse – Temporary Private Valet Lot
Justification Letter

BUNNYFISH
studio

January 23, 2014

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

RE: JUSTIFICATION LETTER – SDR and VAR Application
APN 139-34-210-047

Please accept this as our official justification letter for an SDR for a Temporary Private Valet Lot, a VAR for the proposed front yard fence, and a WAV of the Downtown Centennial Plan Parking Lot Screening Fence Standards. The Application is for a SDR FOR A PROPOSED TEMPORARY PRIVATE VALET LOT, A VARIANCE TO ALLOW A FRONT YARD FENCE TO BE GREATER THAN FIVE FEET TALL, and a WAIVER TO NOT UTILIZE THE 42" HIGH ORNAMENTAL SCREEN FENCE ALONG THE STREET FRONTAGE LINES on the above property on 2.76 acres at 200 S. 3rd Street, Las Vegas, Nevada, zoned C-V (Civic).

We propose the following temporary solution between the demolition of the old Clark County Court House and its future permanent use. The proposed private valet lot will provide a secure and safe environment on a currently empty and unoccupied property. It will also provide increased parking for our visitors and community members who wish to enjoy downtown amenities, and will further enhance the revitalization of Downtown.

It is our desire to include a 6'-0" straight black wrought iron fence with required pedestrian and vehicle access points.

Respectfully Submitted,

Craig Palacios, NCARB, AIA, LEED AP bd+c
BUNNYFISH studio

RECEIVED
JAN 27 2014
City of Las Vegas
Dept. of Planning

VAR-52727
SDR-52726

520 E FREMONT, LAS VEGAS NV, 89101
702.241-9751

City of Las Vegas Agenda Item No.: **37.**

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

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

SUBJECT:
SDR-52726 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-52727 - PUBLIC HEARING - APPLICANT/OWNER: DROCK 3RD STREET, LLC - For possible action on a request for a Site Development Plan Review FOR A TEMPORARY PARKING LOT AND WAIVER OF THE DOWNTOWN CENTENNIAL PLAN PARKING LOT SCREENING FENCE STANDARD on 2.76 acres at 200 South 3rd Street (APN 139-34-210-047), C-V (Civic) Zone, Ward 3 (Coffin).

C.C.: 4/16/2014

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

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SDR-52726

Case Number: ~~VAR-52727~~ APN: 139.34.210.047

Name of Property Owner: DROCK 3RD STREET LLC

Name of Applicant: DROCK 3RD STREET LLC

Name of Representative: DEREK STEVENS

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

☐ **Yes** ☑ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Derek J Stevens

Subscribed and sworn before me

This 27th day of January, 2014

_____

Notary Public in and for said County and State

YIVIANI E. ARB
Notary Public-State of Nevada
APPT. NO. 06-102362-1
My App. Expires March 07, 2017

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: CCCH TEMPORARY VALET LOT

Project Address (Location) 200 S. 3RD ST, LAS VEGAS NV 89101

Project Name _____ **Proposed Use** _____

Assessor's Parcel #(s) 139-34-210-047 **Ward #** 3

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

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

Gross Acres 2.76 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER BLOCK 3RD STREET LLC **Contact** DANIEL MORRELL

Address 21777 HOOVER RD **Phone:** 586-497-7093 **Fax:** 586-497-7090

City WARREN **State** MI **Zip** 48089

E-mail Address dmorrell@coldheading.com

APPLICANT _____ **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

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

Property Owner Signature* _____

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

Print Name Derek J. Stevens

Subscribed and sworn before me

This 27th day of January, 20 14.

_____

Notary Public in and for said County and State

YIVIANI E. ARB
Notary Public-State of Nevada
APPT. NO. 06-102362-1
My App. Expires March 07, 2017

FOR DEPARTMENT USE ONLY

Case #	SDR-52726
Meeting Date:	3/11/2014 PC
Total Fee:	1,030.00
Date Received:*	1/28/14
Received By:	GREG K.

*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.: **38.**

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

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

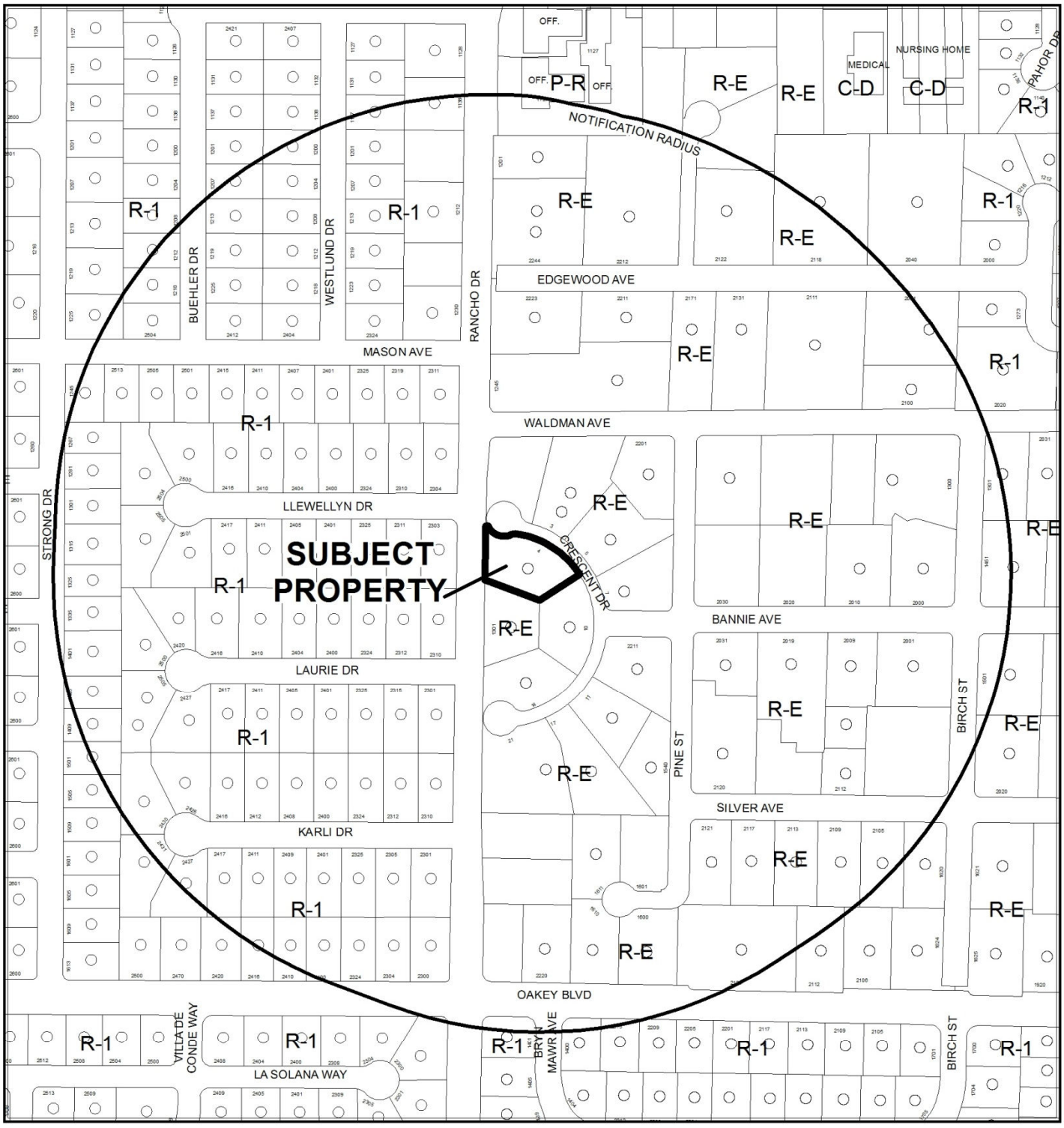
SUBJECT:
VAR-52650 - PUBLIC HEARING - VARIANCE - APPLICANT/OWNER: JOSHUA HAMILTON AND LYNN HOLT - For possible action on a request for a Variance TO ALLOW AN ACCESSORY STRUCTURE (CLASS II) [DETACHED FRONT LOADED GARAGE] TO BE LOCATED IN THE FRONT YARD WHERE SUCH IS NOT PERMITTED, TO ALLOW A FIVE-FOOT SEPARATION FROM THE PRIMARY DWELLING WHERE A SIX-FOOT SEPARATION IS REQUIRED AND TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE A 21-FOOT SETBACK IS REQUIRED FOR A PROPOSED ACCESSORY STRUCTURE (CLASS II) [GARAGE] on 0.53 acres at 4 Crescent Drive (APN 162-04-210-035), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-52102].

MAY GO TO CITY COUNCIL ON 04/16/2014
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:
DENIAL

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



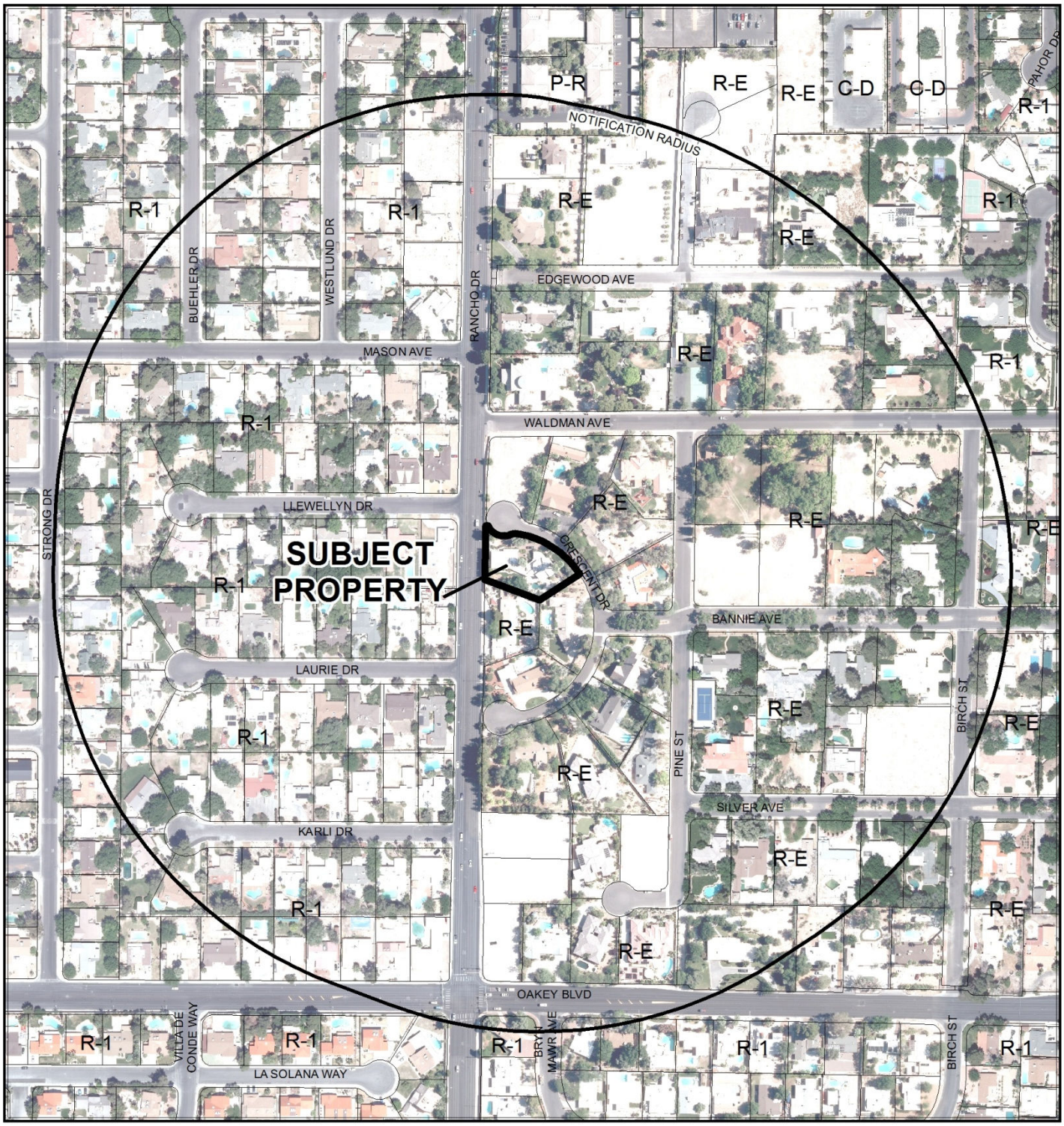
0 300 600 Feet

CASE: **VAR-52650 (PRJ-52102)**

RADIUS: 1000 FEET

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

N



0 300 600 Feet

CASE: **VAR-52650 (PRJ-52102)**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

VAR-52650

Case Number: PRJ-52102 APN: 162-04-210-035

Name of Property Owner: Lynn Holt and Josh Hamilton

Name of Applicant: Lynn Holt and Josh Hamilton

Name of Representative: _____

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Lynn Holt / Josh Hamilton

Subscribed and sworn before me

This 23 day of December, 2013

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DANE S. HALOVICH
No: 96-1097101-1
My Appointment Expires March 1 2014

PRJ-52102
01/22/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Holt/Hamilton Request for Variance - Residential Garage - Detached

Project Address (Location) 4 Crescent Drive, Las Vegas, NV 89102

Project Name Holt/Hamilton Garage **Proposed Use**

Assessor's Parcel #(s) 162-04-210-035 **Ward #** 1 - Tarkanian

General Plan: existing proposed **Zoning:** existing RE proposed

Commercial Square Footage **Floor Area Ratio**

Gross Acres .53 **Lots/Units** **Density**

Additional Information

PROPERTY OWNER Lynn Holt & Josh Hamilton **Contact** Lynn Holt

Address 4 Crescent Drive **Phone:** 6572107373 **Fax:** 7023024161

City Las Vegas **State** NV **Zip** 89102

E-mail Address lynnholt@aol.com

APPLICANT Lynn Holt & Josh Hamilton **Contact** Lynn Holt

Address 4 Crescent Drive **Phone:** 6572107373 **Fax:** 7023024161

City Las Vegas **State** NV **Zip** 89102

E-mail Address lynnholt@aol.com

REPRESENTATIVE **Contact**

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

City **State** **Zip**

E-mail Address

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

Property Owner Signature* [signature]

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

Print Name Lynn Holt and Josh Hamilton

Subscribed and sworn before me

This 23 day of DECEMBER, 20 13.

[signature]

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DANE S. HALOVICH
No: 06-107141-1
My Appointment Expires March 1 2014

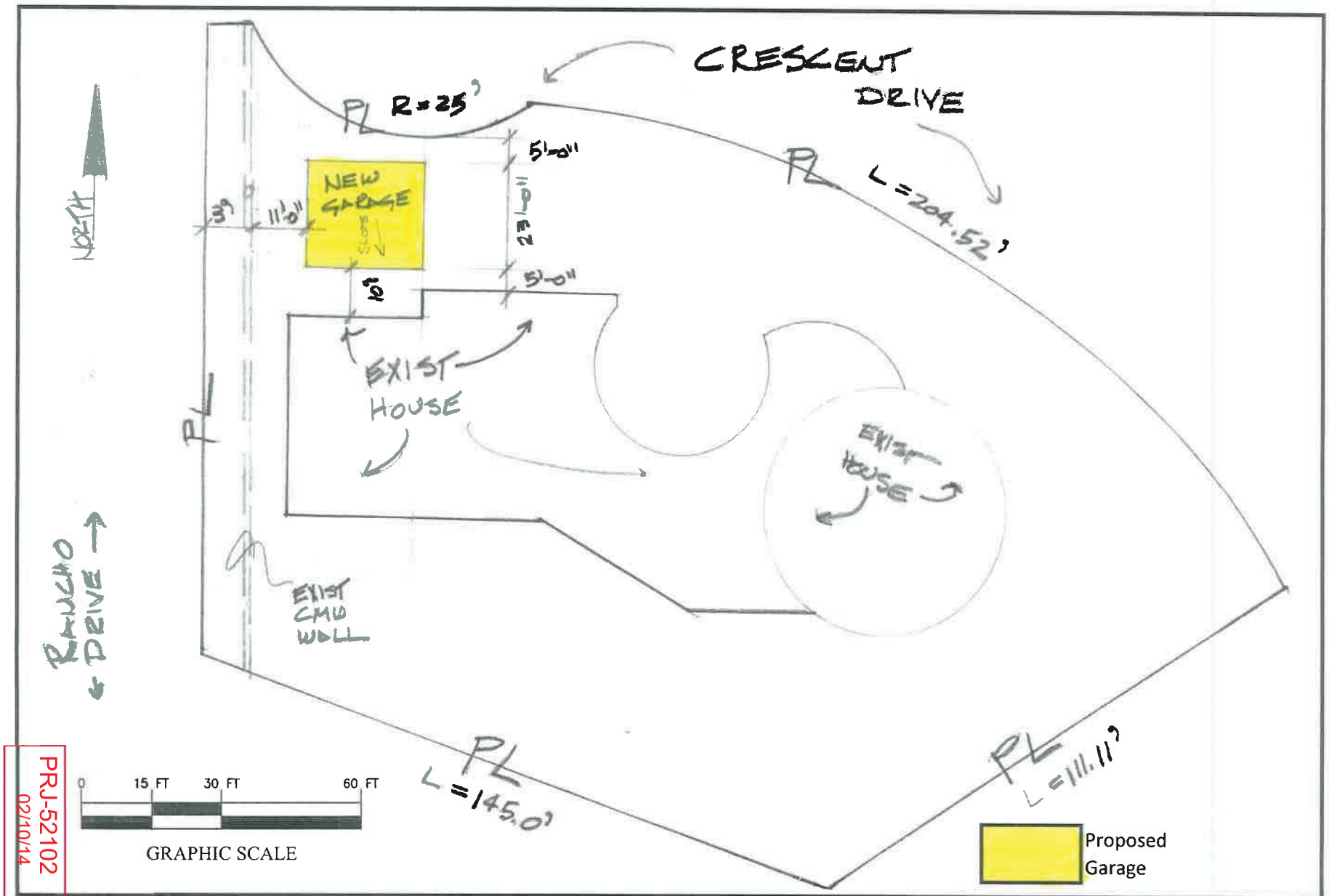
FOR DEPARTMENT USE ONLY

Case #	VAR-52650
Meeting Date:	03/11/14 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-52102
01/22/14

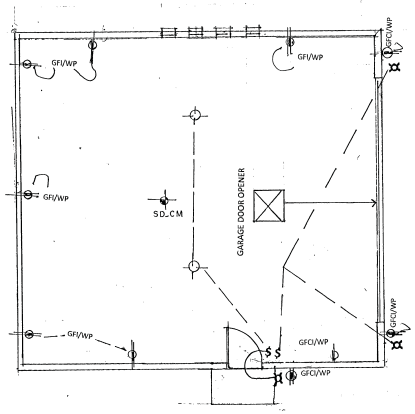
Revised 10/27/08



PRJ-52102
02/10/14

Owner's Name	Site Address	Proposed
Lynn Holt and Joshua Hamilton	**4 Crescent Drive**	**New Garage**

VAR-52650 - REVISED



ELECTRICAL PLAN
scale 1/4"=1'-0"

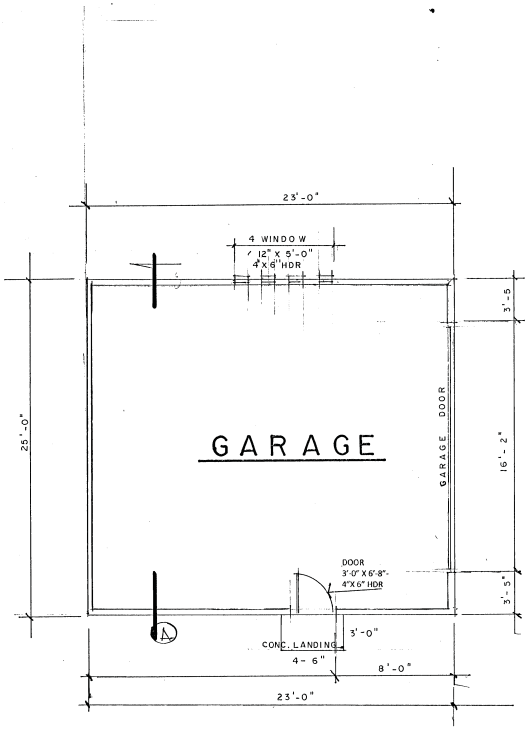
ELECTRICAL SYMBOLS

5	⊣	LIGHTS
10	⊕	OUTLETS GFI/WP
2	$	SWITCH
1	⊕	SMOKE DET. CARBON MONOXIDO
0	⊗	EXHAUST FAN

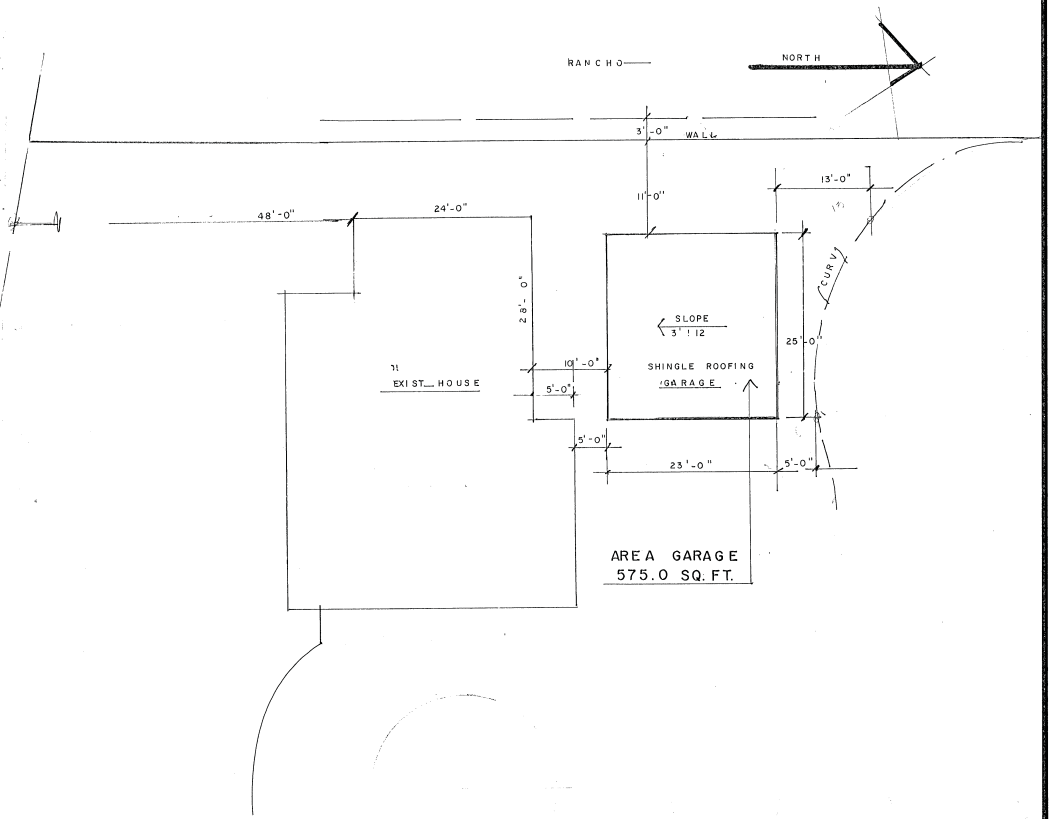
ALL SMOKE DETECTORS SHALL BE HARD WIRED, HAVE BATTERY BACK UP AND BE INTERCONNECTED SO THAT AN ALARM SOUNDED IN ONE AREA SOUNDS ALL OTHERS

◆ All 120-volt, single phase, 15 and 20 ampere branch circuits supplying outlets installed in dwelling unit family rooms, dining rooms, Living rooms, parlors, libraries, dens, bedrooms, Sunrooms, recreation rooms, closets, hallways Or similar rooms or areas shall be protected By a listed arc fault circuit interrupter, combination type, installed to provide protection of the branch circuit

NEW OUTLETS (NOT IN WET AREAS) TO BE ARC FAULT PROTECTED

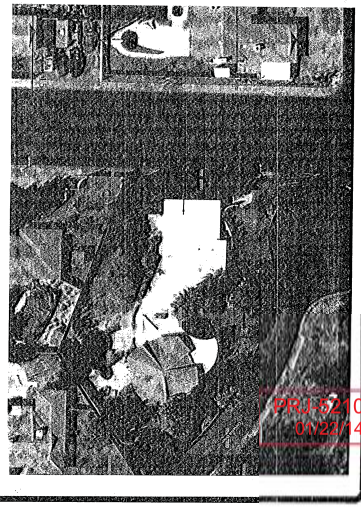


FLOOR PLAN SCALE 1/4"=1'-0"



AREA GARAGE
575.0 SQ. FT.

PLOT PLAN
scale 1/8"=1'-0"



PRJ-52102
01/27/14

VAR-52650

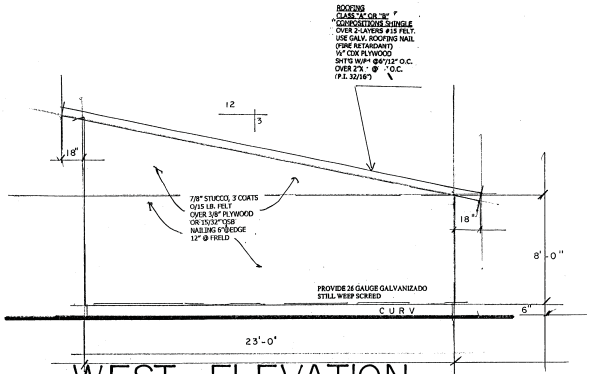
REVISIONS	BY

OWNER/BUILDER

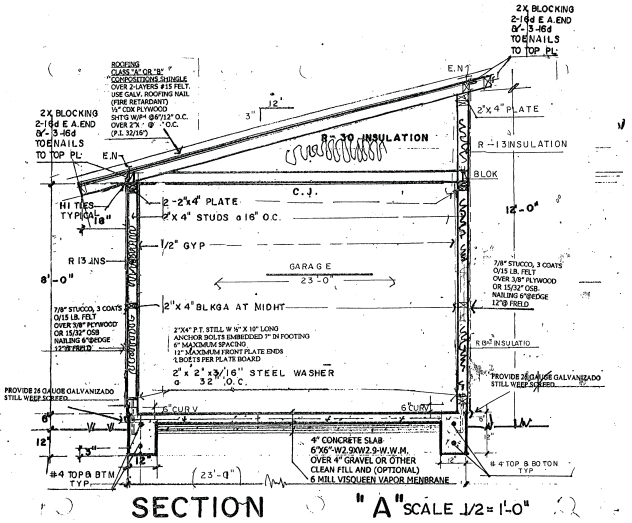
PROPOSED BY: JOSHUA HAMILTON and LYNN HOLT
PROJECT ADDRESS: 4 CRESENT DR
LAS VEGAS, NV 89102
PROPOSED PROJECT: 2 CAR GARAGE

DRAWN	
CHECKED	
DATE	DEC 13 2013
SCALE	
JOB NO.	
SHEET	1

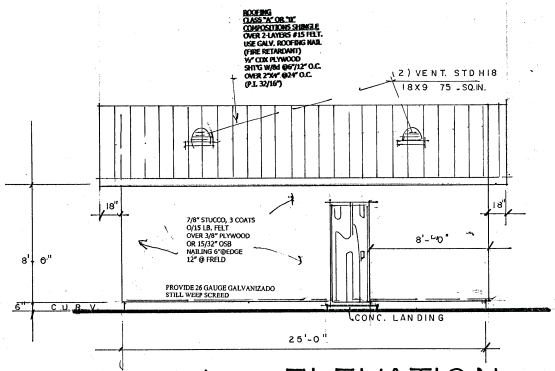
OF 2 SHEETS



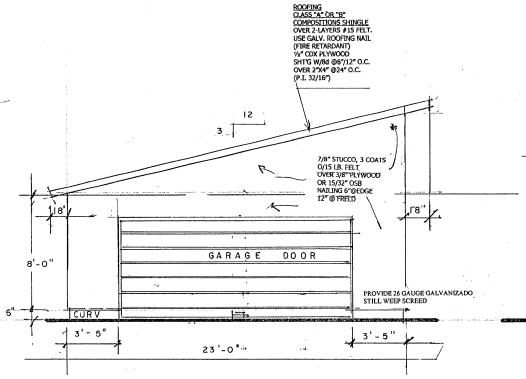
WEST ELEVATION SCALE 1/4"= 1'-0"



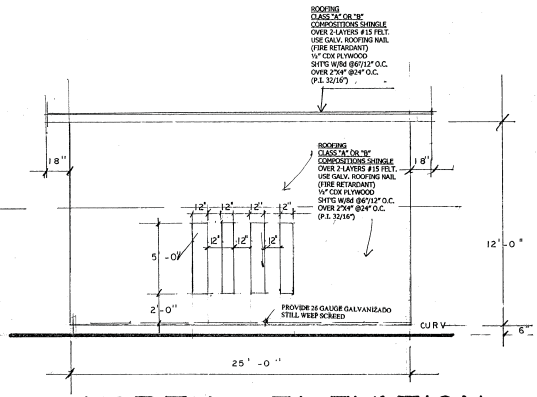
SECTION "A" SCALE 1/2= 1'-0"



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

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

VAR-52650

PRJ-52102
01/22/14

REVISIONS	BY

OWNER/BUILDER

PROPOSED BY: JOSHUA HAMILTON and LYNN HOLT
PROJECT ADDRESS: 4 CRESENT DR
LAS VEGAS, NV 89102
PROPOSED PROJECT: 2 CAR GARAGE

DRAWN	
CHECKED	
DATE	DEC - 13 - 2013
SCALE	
JOB NO.	
SHEET	2

OF 2 SHEETS



VAR-52650 [PRJ-52102] - APPLICANT/OWNER: JOSHUA HAMILTON AND LYNN HOLT
4 CRESCENT DRIVE

01/30/14



VAR-52650 [PRJ-52102] - APPLICANT/OWNER: JOSHUA HAMILTON AND LYNN HOLT
4 CRESCENT DRIVE

01/30/14

Holt & Hamilton

4 CRESCENT DRIVE • LAS VEGAS, NV 89102 • LYNNHOLT@AOL.COM • (657) 210-7373

DECEMBER 23, 2013

City of Las Vegas
Planning Department

HELLO:

We are the owners of the house at 4 Crescent Drive in Downtown Las Vegas. Our home does not have a garage, and we would like to build a small (575 square foot) detached structure to keep our cars safe.

Our lot is located at the end of a cul-de-sac and is shaped in such a way that we cannot build a garage without violating front-yard setback requirements for our lot, which is zoned R-E/Residential Estates. We would like to request a variance to R-E setback requirements to build a garage.

We are confident that we could build an aesthetically pleasing structure with similar finishes, colors and materials as found on our existing home. We believe such a structure would add value and safety to our home and our neighborhood. We have spoken to our neighbors on Crescent Drive about this project, and we are confident that they are all supportive of our effort.

We have commissioned architectural plans to help illustrate the type and caliber of structure we intend to build. You'll find those and other illustrative materials in our application packet.

Please call us at 657 210 7373 if you have any questions. Thank you for your time and consideration.

Sincerely,

Lynn Holt

Josh Hamilton

VAR-52650

PRJ-52102
01/22/14

City of Las Vegas Agenda Item No.: **39.**

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

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

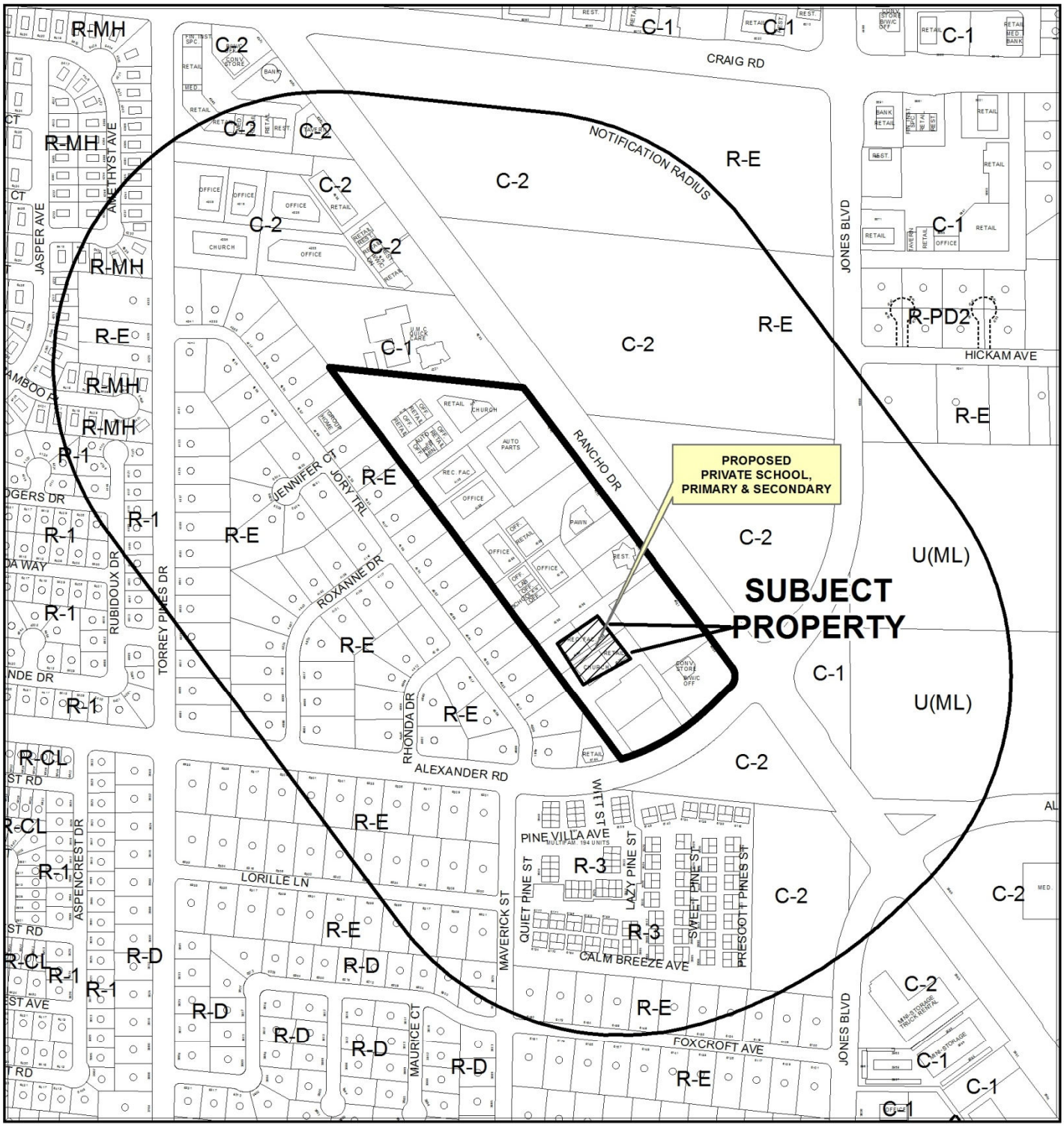
SUBJECT:
SUP-52694 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FOUNDERS ACADEMY OF LAS VEGAS - OWNER: 4025 RANCHO, LLC AND INTEREST INCOME PARTNERS - For possible action on a request FOR A PRIVATE SCHOOL, PRIMARY USE at 4025, 4035 and 4039 North Rancho Drive (APNs 138-02-814-032, 033, and 034), C-2 (General Commercial) Zone, Ward 4 (Anthony) [PRJ-52039].

C.C.: 04/16/2014

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

RECOMMENDATION:
APPROVAL

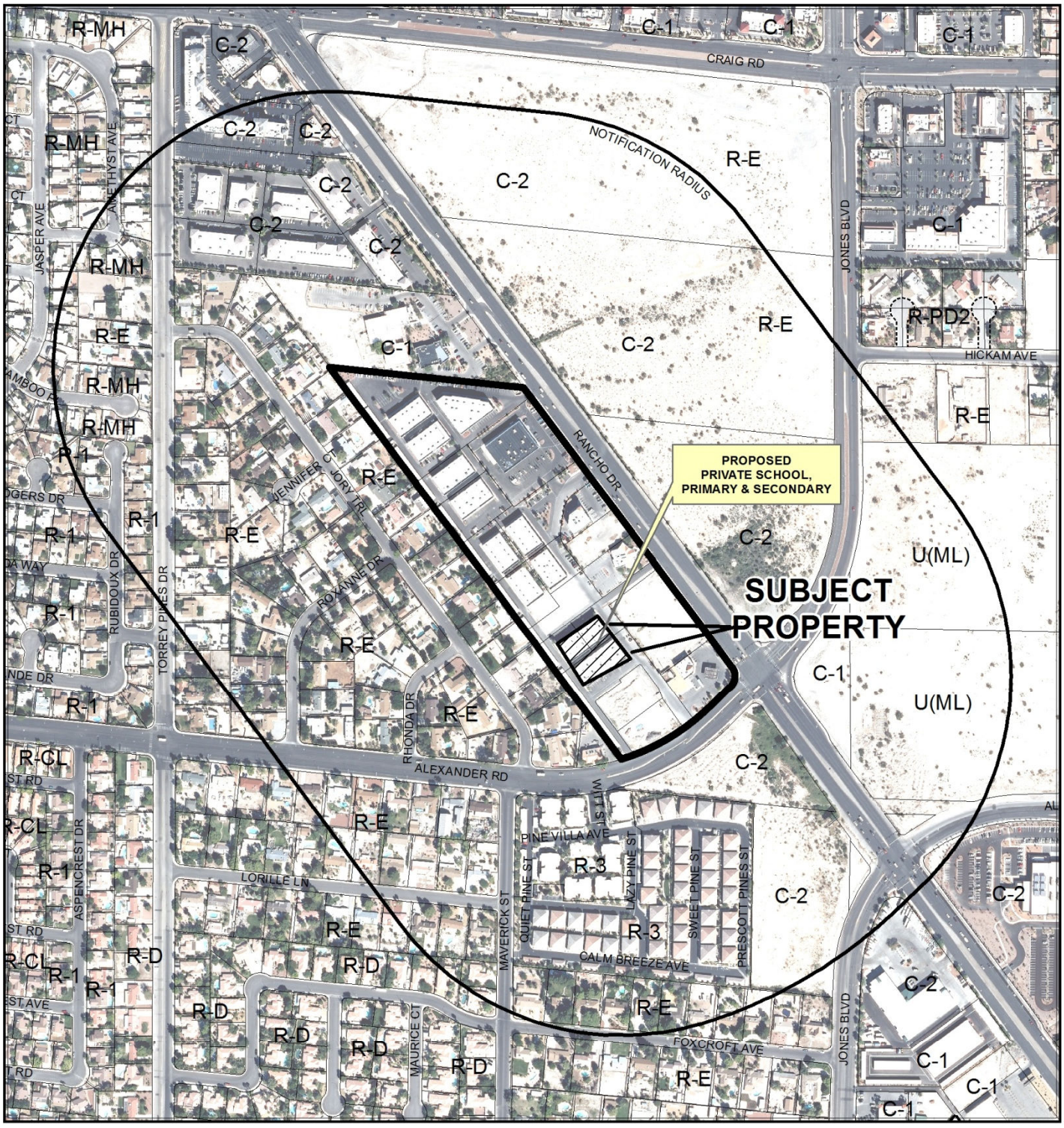
BACKUP DOCUMENTATION:
1. Location and Aerial Maps - SUP-52694 and SUP-52696 [PRJ-52039]
2. Conditions and Staff Report - SUP-52694 and SUP-52696 [PRJ-52039]
3. Supporting Documentation - SUP-52694 and SUP-52696 [PRJ-52039]
4. Photos - SUP-52694 and SUP-52696 [PRJ-52039]
5. Justification Letter - SUP-52694 and SUP-52696 [PRJ-52039]



CASE: **SUP-52694 AND SUP-52696 (PRJ-52039)**

RADIUS: 1000 FEET

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



CASE: **SUP-52694 AND SUP-52696 (PRJ-52039)**

RADIUS: 1000 FEET

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

0 400 800 Feet

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-52694

Case Number: PRJ52039_SF0001 APN: 138-02814-032

Name of Property Owner: _____

Name of Applicant: Founders Academy of Las Vegas

Name of Representative: Curt Carlson, SHarchitecture

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: Dorothy C. Lappin-Hall

Print Name: Dorothy C. Lappin-Hall, Manager of Rock Slide, LLC, Manager of 4025 Rancho LLC

Subscribed and sworn before me

This 14 day of January, 2014

MARGARET PAULSON
Notary Public State of Nevada
No. 09-9049-1
My appt. exp. Jan. 12, 2017

Margaret Paulson

Margaret Paulson
Notary Public in and for said County and State

county: Clark
state: Nevada

PRJ-52039
01/23/14

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-52694

Case Number: PRJ52039_SF0001 APN: 138-02-814-033

Name of Property Owner: Interest Income Partners

Name of Applicant: Founders Academy of Las Vegas

Name of Representative: Curt Carlson, SHarchitecture

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Chris Tellis

Subscribed and sworn before me

This 17 day of January, 2014

_____

Notary Public in and for said County and State

DANA ORLANDO
COMM. # 1960344
NOTARY PUBLIC-CALIFORNIA
CONTRA COSTA COUNTY
MY COMM. EXP. DEC. 9, 2015

PRJ-52039
01/23/14

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-52694

Case Number: PRJ52039_SF0001 APN: 138-02-814-034

Name of Property Owner: Interest Income Partners

Name of Applicant: Founders Academy of Las Vegas

Name of Representative: Curt Carlson, SHarchitecture

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Chris Tellis

Subscribed and sworn before me

This 17 day of January, 2014

_____

Notary Public in and for said County and State

DANA ORLANDO
COMM. # 1960344
NOTARY PUBLIC-CALIFORNIA
CONTRA COSTA COUNTY
MY COMM. EXP. DEC. 9, 2015

PRJ-52039
01/23/14

PRJ52039_SF0001

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit - Primary School - K-8

Project Address (Location) 4039 North Rancho Drive, LV, 89130

Project Name Founders Academy of Las Vegas **Proposed Use** Public Charter Schoo

Assessor's Parcel #(s) 138-02-814-034 **Ward #** 4

General Plan: existing SC proposed sam **Zoning:** existing C-2 proposed Same

Commercial Square Footage 15475 **Floor Area Ratio** Existing

Gross Acres 11.08 **Lots/Units** existing **Density** existing

Additional Information Special Use Permit for a Public Charter School - Primary School
Interior build-out only

PROPERTY OWNER Interest Income Partners **Contact** Chris Tellis

Address 10D Yellow Ferry Harbor **Phone:** 4159027235 **Fax:**

City Sausalito **State** CA **Zip** 94965

E-mail Address ctellis@iipart.com

APPLICANT Founders Academy of Las Vegas **Contact** Richard Moreno

Address 9321 Longhorn Falls Court **Phone:** (702) 285-3144 **Fax:**

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

E-mail Address nvrich@icloud.com

REPRESENTATIVE SH architecture **Contact** Curt Carlson

Address 7250 Peak Drive, Suite 216 **Phone:** (702) 341-2230 **Fax:** (702) 363-6060

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

E-mail Address ccarlson@sh-architecture.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 Chris Tellis

Subscribed and sworn before me

This 17 day of January, 20 14.

_____

Notary Public in and for said County and State

DANA ORLANDO
COMM. # 1960344
NOTARY PUBLIC-CALIFORNIA
CONTRA COSTA COUNTY
MY COMM. EXP. DEC. 9, 2015

FOR DEPARTMENT USE ONLY

Case #	SUP-52694
Meeting Date:	03/11/14 PC
Total Fee:	
Date Received:*	
Received By:	

PRJ-52039
01/28/14

*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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PRJ52039_SF0001

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit - Primary School - k-8

Project Address (Location) 4035 North Rancho Drive, LV, 89130

Project Name Founders Academy of Las Vegas **Proposed Use** Public Charter Schoo

Assessor's Parcel #(s) 138-02-814-033 **Ward #** 4

General Plan: existing SC proposed sam **Zoning:** existing C-2 proposed Same

Commercial Square Footage 15475 **Floor Area Ratio** Existing

Gross Acres 11.08 **Lots/Units** existing **Density** existing

Additional Information Special Use Permit for a Public Charter School - Primary School
Interior build-out only

PROPERTY OWNER Interest Income Partners **Contact** Chris Tellis

Address 10D Yellow Ferry Harbor **Phone:** 4159027235 **Fax:**

City Sausalito **State** CA **Zip** 94965

E-mail Address ctellis@iipart.com

APPLICANT Founders Academy of Las Vegas **Contact** Richard Moreno

Address 9321 Longhorn Falls Court **Phone:** (702) 285-3144 **Fax:**

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

E-mail Address nvrich@icloud.com

REPRESENTATIVE SH architecture **Contact** Curt Carlson

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

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Property Owner Signature* Chris Tellis

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

Print Name Chris Tellis

Subscribed and sworn before me

This 17 day of January, 20 14.

Notary Public in and for said County and State

DANA ORLANDO
COMM. # 1960344
NOTARY PUBLIC - CALIFORNIA
CONTRA COSTA COUNTY
MY COMM. EXP. DEC. 9, 2015

Revised 10/27/08

FOR DEPARTMENT USE ONLY

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Meeting Date:	03/11/14 PC
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PRJ-52039
01/23/14

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PRJ52039_SF0001

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit - Primary School - K-8

Project Address (Location) 4025 North Rancho Drive, LV, 89130

Project Name Founders Academy of Las Vegas **Proposed Use** Public Charter School

Assessor's Parcel #(s) 138-02-814-032 **Ward #** 4

General Plan: existing SC proposed same **Zoning:** existing C-2 proposed Same

Commercial Square Footage 15475 **Floor Area Ratio** Existing

Gross Acres 11.08 **Lots/Units** existing **Density** existing

Additional Information Special Use Permit for a Public Charter School - Primary School

Interior build-out only

PROPERTY OWNER 4025 Rancho, LLC **Contact** Dorothy Lappin-Hall, Mgr of ~~Rock Slide, LLC~~

Address 6295 McLeod Dr. #16 **Phone:** 736-4237 **Fax:** 736-4239

City Las Vegas **State** NV **Zip** 89120

E-mail Address dorothy.lappin@proformaservices.com

APPLICANT Founders Academy of Las Vegas **Contact** Richard Moreno

Address 9321 Longhorn Falls Court **Phone:** (702) 285-3144 **Fax:**

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

E-mail Address nvrich@icloud.com

REPRESENTATIVE SH architecture **Contact** Curt Carlson

Address 7250 Peak Drive, Suite 216 **Phone:** (702) 341-2230 **Fax:** (702) 363-6060

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

E-mail Address ccarlson@sh-architecture.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 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* Dorothy C Lappin-Hall

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

Print Name Dorothy C. Lappin-Hall, Manager of Rock Slide, LLC, Manager of 4025 Rancho LLC

Subscribed and sworn before me

This 14 day of January, 20 14.

Margaret Paulson

Notary Public in and for said County and State CLARK County State Nevada

MARGARET PAULSON
Notary Public State of Nevada
No. 09-9049-1
My appt. exp. Jan. 12, 2017

Margaret Paulson

Revised 10/27/08

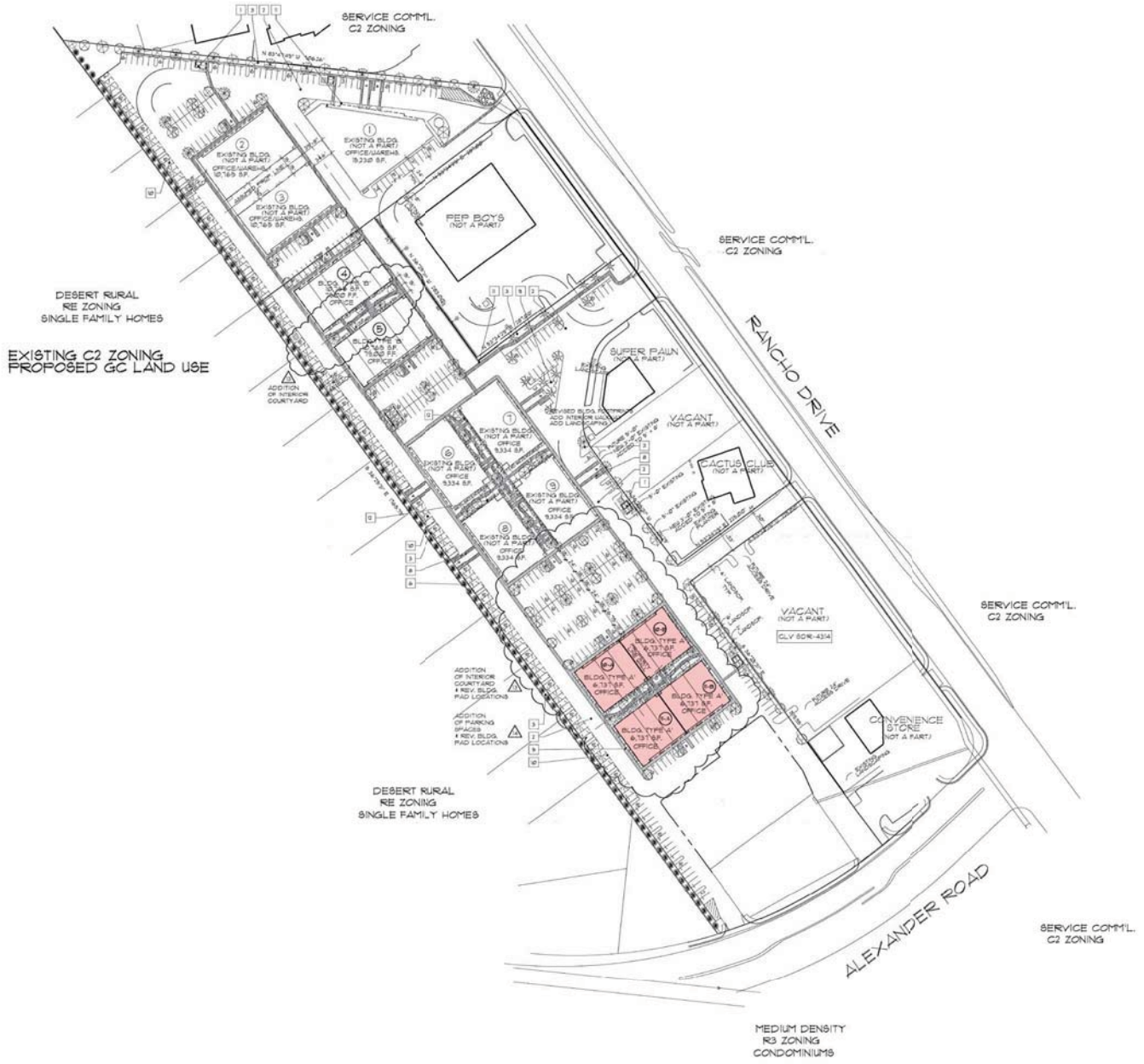
FOR DEPARTMENT USE ONLY

Case #	SUP-52694
Meeting Date:	03/11/14 PC
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*The application will not be deemed complete until the submitted material has been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

PRJ52039 01/23/14

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PARKING ANALYSIS
NTS NORTH

FOUNDERS ACADEMY OF LAS VEGAS
LAS VEGAS, NEVADA

ZONING

DATE: 12.26.2013 SHEET: 3 OF 8 SH PROJECT NO.: 130047

PARKING ANALYSIS

PARKING (SITE):

TOTAL PROVIDED ON SITE:	394 SPACES
TOTAL PROVIDED FOR ACADEMY - 4025,4035, 4039:	90 SPACES
K-8 (3 PER CLASSRM):	69 SPACES (3@23)
9-12 (9 PER CLASSRM):	18 SPACES (9@2)
TOTAL REQUIRED:	87 SPACES

ALL BUILDING AREAS, LAND COVERAGE AND PARKING TABULATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE. ANY PROPOSED DEVELOPMENT IS SUBJECT TO REVIEW AND APPROVAL OF GOVERNMENTAL AGENCIES.



VICINITY MAP NTS NORTH

PRJ-52039
02/04/14

SH ARCHITECTURE
7230 Peak Drive Suite 216 Las Vegas Nevada 89128
p.702.363.2222 f.702.363.6060 www.sh-architecture.com

SUP-52694 & SUP-52696 - REVISED



SITE PLAN

20' NORTH

FOUNDERS ACADEMY of LAS VEGAS
In the Footsteps of the Founders
We the People

SITE DATA

APN:	138-02-814-032 138-02-814-033 138-02-814-034
JURISDICTION:	CITY OF LAS VEGAS
ZONING:	C-2
LAND USE:	COMMERCIAL
LOT SIZE:	2.6 ACRE (113,256 SF)
BUILDING AREA:	
4039 & 4035:	13,474 SF
4025 (NEW):	3,267 SF
	SUBTOTAL: 16,741 SF
4025 (EXISTING):	SUBTOTAL: 10,207 SF
	TOTAL: 26,948 SF
SETBACKS:	
BUILDING:	EXISTING
LANDSCAPE:	EXISTING
BUILDING COVERAGE:	AREA %
REQUIRED:	EXISTING EXISTING
PROVIDED:	EXISTING EXISTING
F.A.R (FLOOR AREA RATIO):	16,741 SF/ 113,256 SF = 0.15%
DENSITY:	NA
PARKING:	
K-8 (3 PER CLASSRM):	69 (3@22)
9-12 (9 PER CLASSRM):	18 (9@2)
TOTAL REQUIRED:	87
PROVIDED:	
STANDARD:	74
HC:	4
TOTAL:	78

ALL BUILDING AREAS, LAND COVERAGE AND PARKING TABULATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE. ANY PROPOSED DEVELOPMENT IS SUBJECT TO REVIEW AND APPROVAL OF GOVERNMENTAL AGENCIES.



VICINITY MAP NTS NORTH

FOUNDERS ACADEMY OF LAS VEGAS

LAS VEGAS, NEVADA

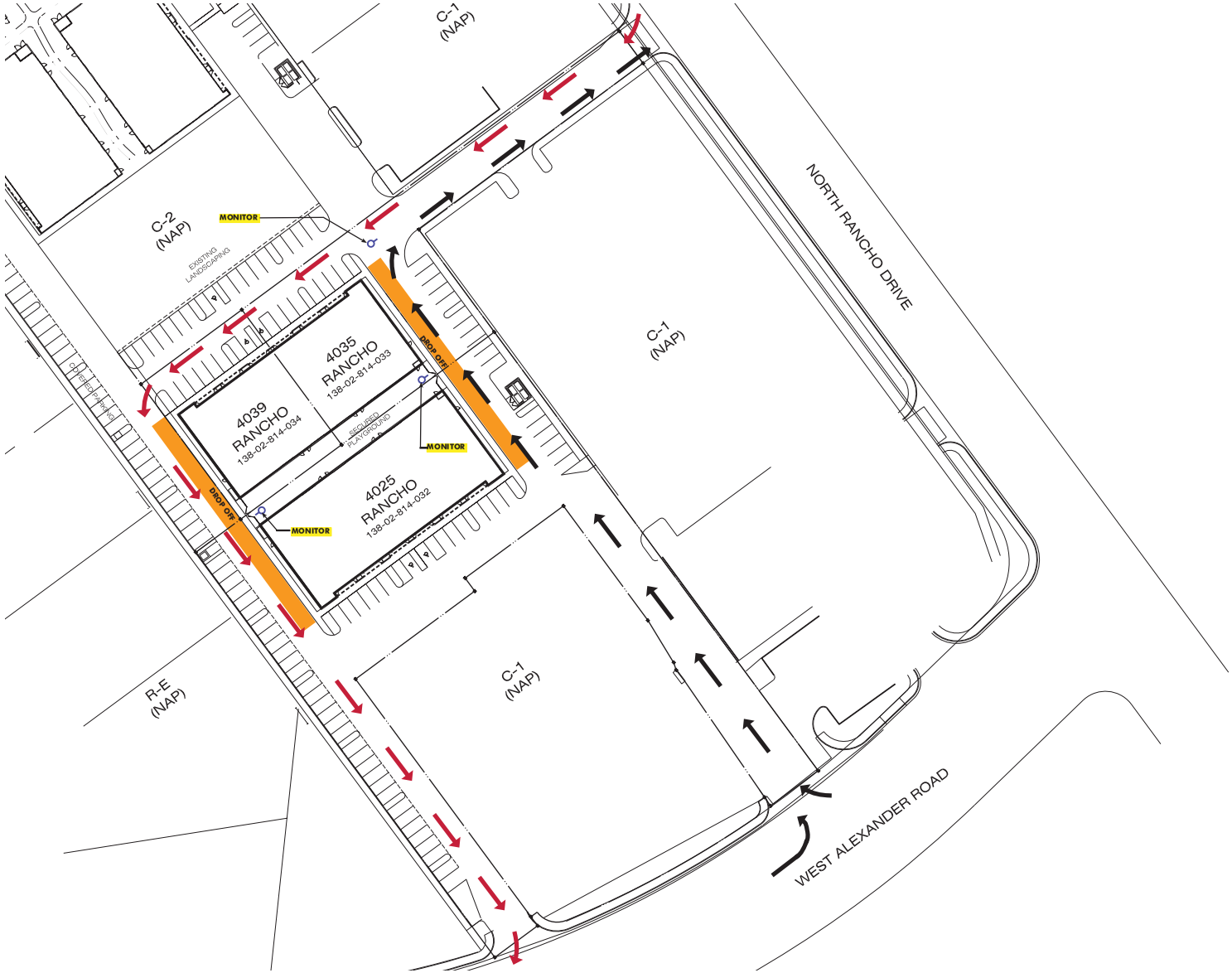
ZONING

DATE: 12.26.2013 SHEET: 2 OF 7 SH PROJECT NO.: 130047

PRJ-52039
01/23/14

SH ARCHITECTURE
7250 West Drive Suite 116 Las Vegas Nevada 89128
p.702.163.9222 f.702.363.6060 www.sh-architecture.com

SUP-52694 & SUP-52696



STUDENT DROPOFF/ PICKUP ROUTE

20' NORTH

FOUNDERS ACADEMY OF LAS VEGAS

LAS VEGAS, NEVADA

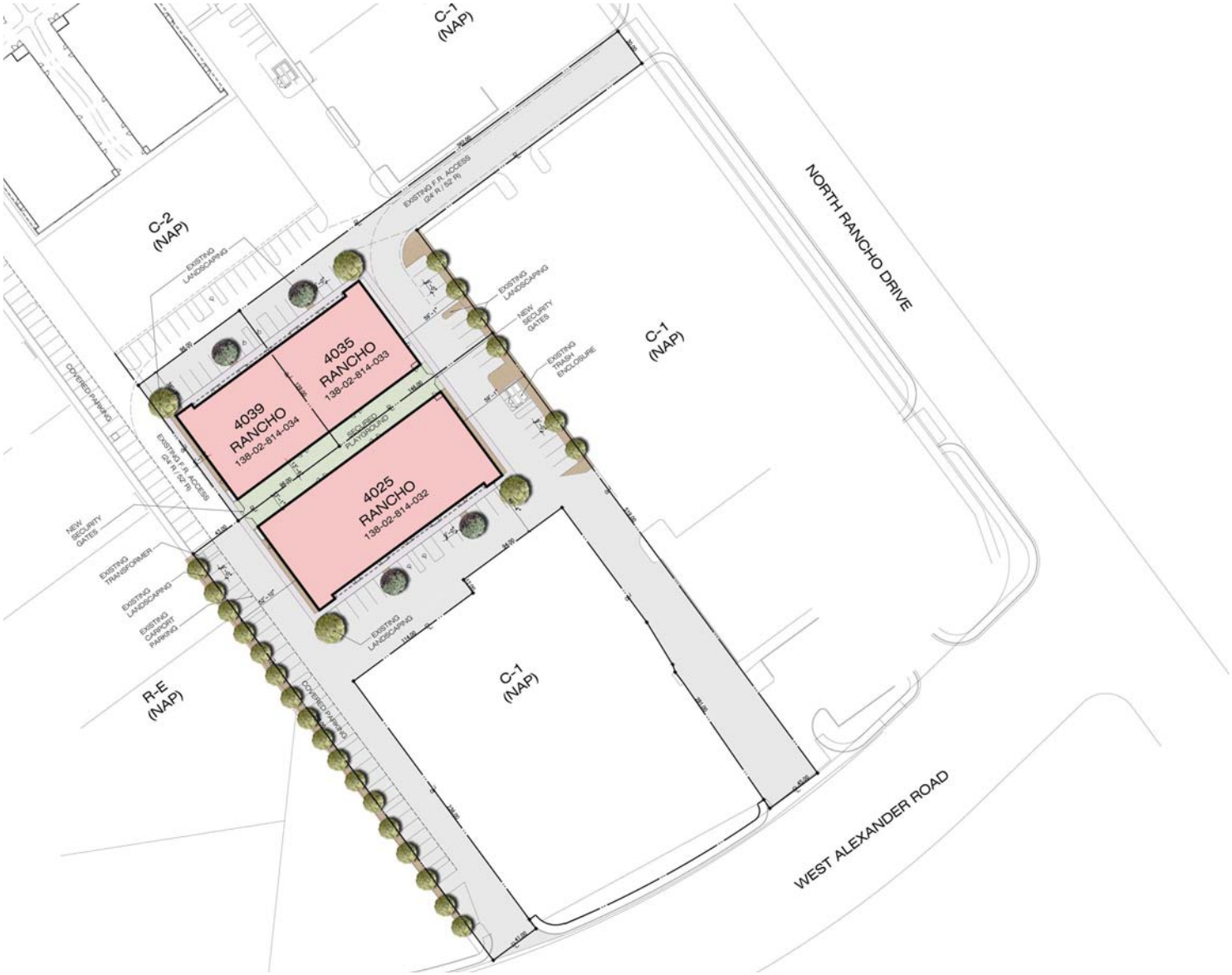
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DATE: 12.26.2013 SHEET: 3 OF 7 SH PROJECT NO.: 130047

PRJ-52039
01/23/14

SH ARCHITECTURE
7250 West Drive Suite 116 Las Vegas Nevada 89128
p.702.363.2222 f.702.363.6060 www.sh-architecture.com

SUP-52694 & SUP-52696



LANDSCAPE PLAN

20' NORTH





EXISTING
LANDSCAPING



EXISTING
PERIMETER WALL

NOTE: ALL EXISTING LANDSCAPING TO REMAIN UNALTERED.

FOUNDERS ACADEMY OF LAS VEGAS

LAS VEGAS, NEVADA

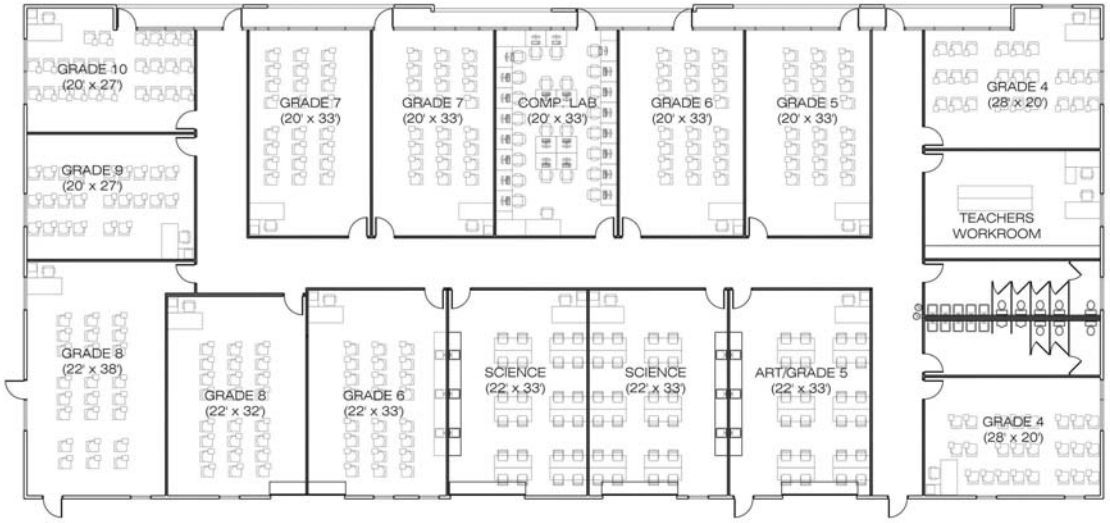
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DATE: 12.26.2013 SHEET: 4 OF 7 SH PROJECT NO.: 130047

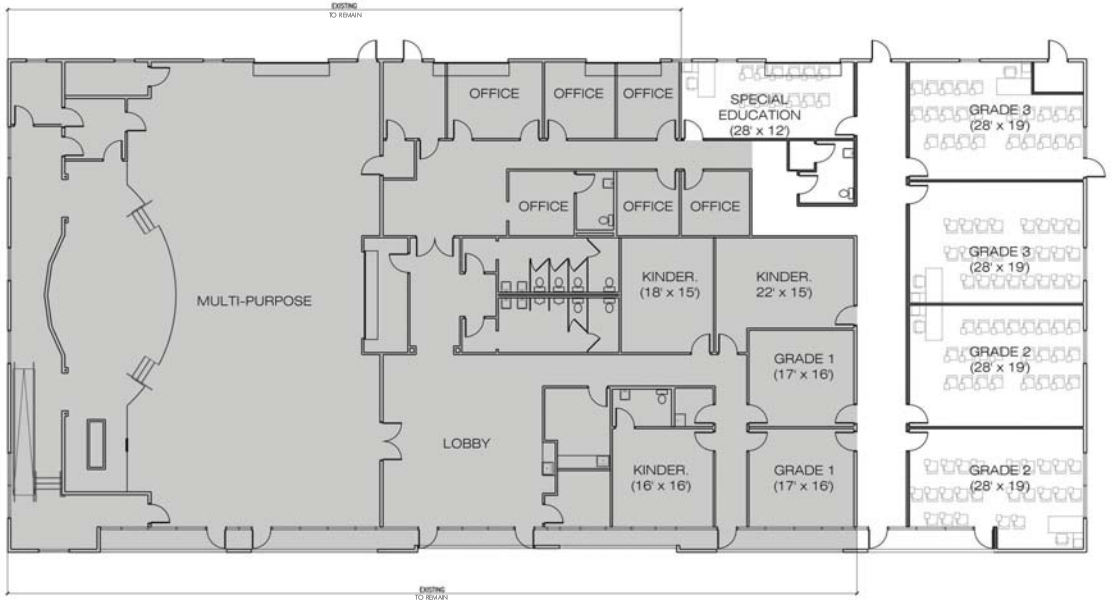
PRJ-52039
01/23/14

SH ARCHITECTURE
7250 Yeak Drive Suite 116 Las Vegas Nevada 89128
p.702.163.2222 f.702.363.6060 www.sh-architecture.com

SUP-52694 & SUP-52696



FLOOR PLAN - 4039 & 4035 RANCHO BLVD



FLOOR PLAN - 4025 RANCHO BLVD.

8'

NORTH

PLAN DATA

BUILDING AREA:

4039 & 4035(NEW):		13,474 SF
4025 (NEW):		3,267 SF
	SUBTOTAL:	16,741 SF
4025 (EXISTING):	SUBTOTAL:	10,207 SF
	TOTAL:	26,948 SF

CLASSROOMS:

K-8	23
9-12	2
TOTAL REQUIRED:	25

OCCUPANT LOAD (MAX): 16,741 SF, (1:20): 837 OCCUPANTS

FOUNDERS ACADEMY OF LAS VEGAS

LAS VEGAS, NEVADA

ZONING

DATE: 12.26.2013 SHEET: 5 OF 7 SH PROJECT NO.: 130047

PRJ-52039
01/23/14

SH ARCHITECTURE

7250 Yeak Drive Suite 116 Las Vegas Nevada 89128
p.702.163.9222 f.702.363.6060 www.sh-architecture.com

SUP-52694 & SUP-52696



4035/4039 RANCHO- WEST ELEVATION (EXISTING)



4035/4039 RANCHO - SOUTH ELEVATION (EXISTING)



4035/4039 RANCHO - EAST ELEVATION (EXISTING)

NTS



4035/4039 RANCHO - NORTH ELEVATION (EXISTING)

FOUNDERS ACADEMY OF LAS VEGAS
LAS VEGAS, NEVADA

ZONING

DATE: 12.26.2013 SHEET: 7 OF 7 SH PROJECT NO.: 130047

PRJ-52039
01/23/14

SH ARCHITECTURE
7250 Yeak Drive Suite 116 Las Vegas Nevada 89128
p.702.163.2222 f.702.363.6060 www.sh-architecture.com

SUP-52694 & SUP-52696



4025 RANCHO - WEST ELEVATION (EXISTING)



4025 RANCHO - NORTH ELEVATION (EXISTING)



4025 RANCHO - EAST ELEVATION (EXISTING)

NTS



4025 - SOUTH ELEVATION (EXISTING)

FOUNDERS ACADEMY OF LAS VEGAS
LAS VEGAS, NEVADA

ZONING

DATE: 12.26.2013 SHEET: 6 OF 7 SH PROJECT NO.: 130047

PRJ-52039
01/23/14

SH ARCHITECTURE
7250 Vegas Drive Suite 116 Las Vegas Nevada 89128
p.702.163.2222 f.702.363.6060 www.sh-architecture.com

SUP-52694 & SUP-52696



SUP-52694 & SUP-52696 [PRJ-52039] - APPLICANT: FOUNDERS ACADEMY OF LAS VEGAS - OWNER: 4025 RANCHO, LLC AND INTEREST INCOME PARTNERS
4025, 4035 AND 4039 NORTH RANCHO DRIVE

01/30/14



SUP-52694 & SUP-52696 [PRJ-52039] - APPLICANT: FOUNDERS ACADEMY OF LAS VEGAS - OWNER: 4025 RANCHO, LLC AND INTEREST INCOME PARTNERS
4025, 4035 AND 4039 NORTH RANCHO DRIVE

01/30/14



SUP-52694 & SUP-52696 [PRJ-52039] - APPLICANT: FOUNDERS ACADEMY OF LAS VEGAS - OWNER: 4025 RANCHO, LLC AND INTEREST INCOME PARTNERS
4025, 4035 AND 4039 NORTH RANCHO DRIVE

01/30/14

SH ARCHITECTURE
7250 Peak Drive Suite 216 Las Vegas Nevada 89128
p.702.363.2222 f.702.363.6060 www.sh-architecture.com

December 26, 2013

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

Re: Special Use Permit for APN 138-02-814-032, 033, 034

To Whom It May Concern,

The enclosed information is for the existing buildings located at 4025, 4035, 4039 South Rancho Drive, Las Vegas, 89130. The buildings are currently used as a church, a dance studio and indoor batting cages and total 26,948 SF. The new user intends to use the facility as a new, fully licensed charter school for grades K-12 – Founders Academy of Las Vegas. The school has been approved and granted a charter by the State Charter School Board.

The proposed project would include only interior remodel/build-out and no alterations to the exterior of the existing buildings, parking or landscape areas.

The proposed use would require a less intensive parking requirement than the current approved use as a retail center. As a commercial subdivision for a retail center the parking requirement would be 1:250 SF or 108 parking spaces for 26,948 SF. As a school use for K-8 and 9-12 (the majority of the classrooms being K-8 – see parking analysis on the site plans) the required spaces would be 87 parking spaces. The actual staffing and guest requirements for the school are even less because of the staff requirements of the facility. The school will be staffed with 29 full time employees and an anticipated visitor parking area of 15 spaces. (See the attached letter from the school administrator.) There are currently 78 spaces provided on the three parcels with reciprocal parking agreements and cross access agreements for the entire subdivision. The school is respectfully asking for an approval of the use based on the available 78 parking spaces.

The school is developing a traffic flow plan for morning drop-off and afternoon pick-up times for students. See the Student Drop-Off drawing in the enclosed package. The preliminary plan indicates two drop-off/pick-up areas - on the east and west sides of the buildings - to accommodate vehicles approaching from the north or south. The school would provide their own traffic control monitors as show on the drawings. The school is also planning multiple bells to provide a staggered start time for upper and lower grades to reduce the number of vehicles entering the site at any one time. This plan would be enforced by the school with all parents attending the school. No vehicles will be allowed to stack on Rancho or Alexander Roads for school drop-off or pick-up. Students do not drive to the facility, but will have adequate bike rack facilities on site.

The facility would maintain the current entry points off Alexander and Rancho. The existing buildings would be a 100% interior Tenant Improvement with no alterations to the exterior of the buildings or existing parking. The interior build-out within the two buildings would leave the existing multi-purpose room, offices and classrooms from the church and add new classrooms to the adjacent building. The School would contain a total of 25 classrooms with offices and related support spaces. The enrollment would be two classrooms per grades K-8 and one classroom per grades 9 & 10.

SUP-52694 & SUP-52696

PRJ-52039
01/23/14

John V. Anderson, AIA Curt John Carlson, AIA Mark McGinty, RD John Sawdon, AIA

The hours of operation would be normal school hours (7am-4 pm) for the majority of the time. There will be off hours uses for school activities that occur at night and weekends on a limited basis.

The project will fulfill an urgent need for school alternatives in the City of Las Vegas and Clark County. The student body enrollment will be limited to 500 students at the facility.

If you have any questions please do not hesitate to contact me at eh address or phone number above.

Sincerely,



SHARCHITECTURE
Curt John Carlson, AIA, LEED AP

SUP-52694 & SUP-52696

PRJ-52039
01/23/14

City of Las Vegas
Planning Department

December 13, 2013

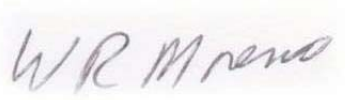
Dear Sir or Madam:

We plan on opening with a maximum of 500 students from K-10. Students will not be allowed to drive to the campus.

We will employ between 25 to 29 teachers and staff. We will require 15 visitor parking spaces.

Please do not hesitate to contact me if you have any questions.

Sincerely,



W. Richard Moreno
Governing Board Chair
Ph: 702-228-1175
Email: nvrich@icloud.com

SUP-52694 & SUP-52696

PRJ-52039
01/23/14

City of Las Vegas Agenda Item No.: **40.**

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

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

SUBJECT:
SUP-52696 - SPECIAL USE PERMIT RELATED TO SUP-52694 - PUBLIC HEARING - APPLICANT: FOUNDERS ACADEMY OF LAS VEGAS - OWNER: 4025 RANCHO, LLC AND INTEREST INCOME PARTNERS - For possible action on a request FOR A PRIVATE SCHOOL, SECONDARY USE at 4025, 4035 and 4039 North Rancho Drive (APNs 138-02-814-032, 033, and 034), C-2 (General Commercial) Zone, Ward 4 (Anthony) [PRJ-52039].

C.C.: 04/16/2014

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

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-52696

Case Number: PRJ52039_SF0002 APN: 138-02814-032

Name of Property Owner: _____

Name of Applicant: Founders Academy of Las Vegas

Name of Representative: Curt Carlson, SHarchitecture

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: Dorothy C Lappin-Hall

Print Name: Dorothy C. Lappin-Hall, Manager of Rock Slide, LLC, Manager of 4025 Rancho LLC

Subscribed and sworn before me

This 14 day of January, 2014

MARGARET PAULSON
Notary Public State of Nevada
No. 09-9049-1
My appt. exp. Jan. 12, 2017

Margaret Paulson

Margaret Paulson
Notary Public in and for said County and State

county - Clark
state - Nevada

PRJ-52039
01/28/14

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-52696

Case Number: PRJ52039_SF0002 APN: 138-02-814-033

Name of Property Owner: Interest IncomePartners

Name of Applicant: Founders Academy of Las Vegas

Name of Representative: Curt Carlson, SHarchitecture

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Chris Tellis

Subscribed and sworn before me

This 17 day of January, 2014

_____

Notary Public in and for said County and State

DANA ORLANDO
COMM. # 1960344
NOTARY PUBLIC - CALIFORNIA
CONTRA COSTA COUNTY
MY COMM. EXP. DEC. 9, 2015

PRJ-52039
01/23/14

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-52696

Case Number: PRJ52039_SF0002 APN: 138-02-814-034

Name of Property Owner: Interest Income Partners

Name of Applicant: Founders Academy of Las Vegas

Name of Representative: Curt Carlson, SHarchitecture

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: Chris Tellis

Print Name: Chris Tellis

Subscribed and sworn before me

This 17 day of January, 2014

_____

Notary Public in and for said County and State

DANA ORLANDO
COMM.# 1960344
NOTARY PUBLIC-CALIFORNIA
CONTRA COSTA COUNTY
MY COMM. EXP. DEC. 9, 2015

PRJ-52039
01/23/14

PRJ52039-0002

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit - Secondary School - 9-12

Project Address (Location) 4025 North Rancho Drive, LV, 89130

Project Name Founders Academy of Las Vegas **Proposed Use** Public Charter School

Assessor's Parcel #(s) 138-02-814-032 **Ward #** 4

General Plan: existing SC proposed same **Zoning:** existing C-2 proposed Same

Commercial Square Footage 15475 **Floor Area Ratio** Existing

Gross Acres 11.08 **Lots/Units** existing **Density** existing

Additional Information Special Use Permit for a Public Charter School - Primary School

Interior build-out only

PROPERTY OWNER 4025 Rancho, LLC **Contact** Dorothy Lappin-Hall, Mgr. of Rock Slide LLC

Address 6295 McLeod Dr. #16 **Phone:** 736-4237 **Fax:** 736-4239

City Las Vegas **State** NV **Zip** 89120

E-mail Address dorothy.lappin@proformaservices.com

APPLICANT Founders Academy of Las Vegas **Contact** Richard Moreno

Address 9321 Longhorn Falls Court **Phone:** (702) 285-3144 **Fax:**

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

E-mail Address nvrich@icloud.com

REPRESENTATIVE SH architecture **Contact** Curt Carlson

Address 7250 Peak Drive, Suite 216 **Phone:** (702) 341-2230 **Fax:** (702) 363-6060

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

E-mail Address ccarlson@sh-architecture.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 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* Dorothy C. Lappin-Hall

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

Print Name Dorothy C. Lappin-Hall, Manager of Rock Slide, LLC, Manager of 4025 Rancho LLC

Subscribed and sworn before me

This 14 day of January, 20 14.

Margaret Paulson

Notary Public in and for said County and State CLARK COUNTY Nevada

MARGARET PAULSON
Notary Public State of Nevada
No. 09-9049-1
My appt. exp. Jan. 12, 2017

Margaret Paulson

FOR DEPARTMENT USE ONLY	
Case #	SUP-52696
Meeting Date:	03/11/14 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-52039
01/23/14

Revised 10/27/08

PRJ52039-0002

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit - Secondary School - 9-12

Project Address (Location) 4035 North Rancho Drive, LV, 89130

Project Name Founders Academy of Las Vegas **Proposed Use** Public Charter Schoo

Assessor's Parcel #(s) 138-02-814-033 **Ward #** 4

General Plan: existing SC proposed sam **Zoning:** existing C-2 proposed Same

Commercial Square Footage 15475 **Floor Area Ratio** Existing

Gross Acres 11.08 **Lots/Units** existing **Density** existing

Additional Information Special Use Permit for a Public Charter School - Primary School
Interior build-out only

PROPERTY OWNER Interest Income Partners **Contact** Chris Tellis

Address 10D Yellow Ferry Harbor **Phone:** 415-902-7235 **Fax:**

City Sausalito **State** CA **Zip** 94965

E-mail Address ctellis@iipart.com

APPLICANT Founders Academy of Las Vegas **Contact** Richard Moreno

Address 9321 Longhorn Falls Court **Phone:** (702) 285-3144 **Fax:**

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

E-mail Address nvrich@icloud.com

REPRESENTATIVE SH architecture **Contact** Curt Carlson

Address 7250 Peak Drive, Suite 216 **Phone:** (702) 341-2230 **Fax:** (702) 363-6060

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

E-mail Address ccarlson@sh-architecture.com

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Property Owner Signature* _____

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

Print Name Chris Tellis

Subscribed and sworn before me

This 17 day of January, 20 14.

_____

Notary Public in and for said County and State

DANA ORLANDO
COMM. # 1960344
NOTARY PUBLIC-CALIFORNIA
CONTRA COSTA COUNTY
MY COMM. EXP. DEC. 9, 2015

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-52696
Meeting Date:	03/11/14 PC
Total Fee:	
Date Received:*	
Received By:	

PRJ-52039
01/23/14

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

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PRJ52039-0002

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit - Secondary School - 9-12

Project Address (Location) 4039 North Rancho Drive, LV, 89130

Project Name Founders Academy of Las Vegas **Proposed Use** Public Charter Schoo

Assessor's Parcel #(s) 138-02-814-034 **Ward #** 4

General Plan: existing SC proposed sam **Zoning:** existing C-2 proposed Same

Commercial Square Footage 15475 **Floor Area Ratio** Existing

Gross Acres 11.08 **Lots/Units** existing **Density** existing

Additional Information Special Use Permit for a Public Charter School - Primary School
Interior build-out only

PROPERTY OWNER Interest Income Partners **Contact** Chris Tellis

Address 10D Yellow Ferry Harbor **Phone:** 4159027235 **Fax:**

City Sausalito **State** CA **Zip** 94965

E-mail Address ctellis@iipart.com

APPLICANT Founders Academy of Las Vegas **Contact** Richard Moreno

Address 9321 Longhorn Falls Court **Phone:** (702) 285-3144 **Fax:**

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

E-mail Address nvrich@icloud.com

REPRESENTATIVE SH architecture **Contact** Curt Carlson

Address 7250 Peak Drive, Suite 216 **Phone:** (702) 341-2230 **Fax:** (702) 363-6060

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

E-mail Address ccarlson@sh-architecture.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* Chris Tellis

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

Print Name Chris Tellis

Subscribed and sworn before me

This 17 day of January, 20 14.

Notary Public in and for said County and State

DANA ORLANDO
COMM. # 1960344
NOTARY PUBLIC-CALIFORNIA
CONTRA COSTA COUNTY
MY COMM. EXP. DEC. 9, 2015

FOR DEPARTMENT USE ONLY

Case #	SUP-52696
Meeting Date:	03/11/14 PC
Total Fee:	
Date Received:*	
Received By:	

PRJ-52039
01/23/14

*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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City of Las Vegas Agenda Item No.: **41.**

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

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

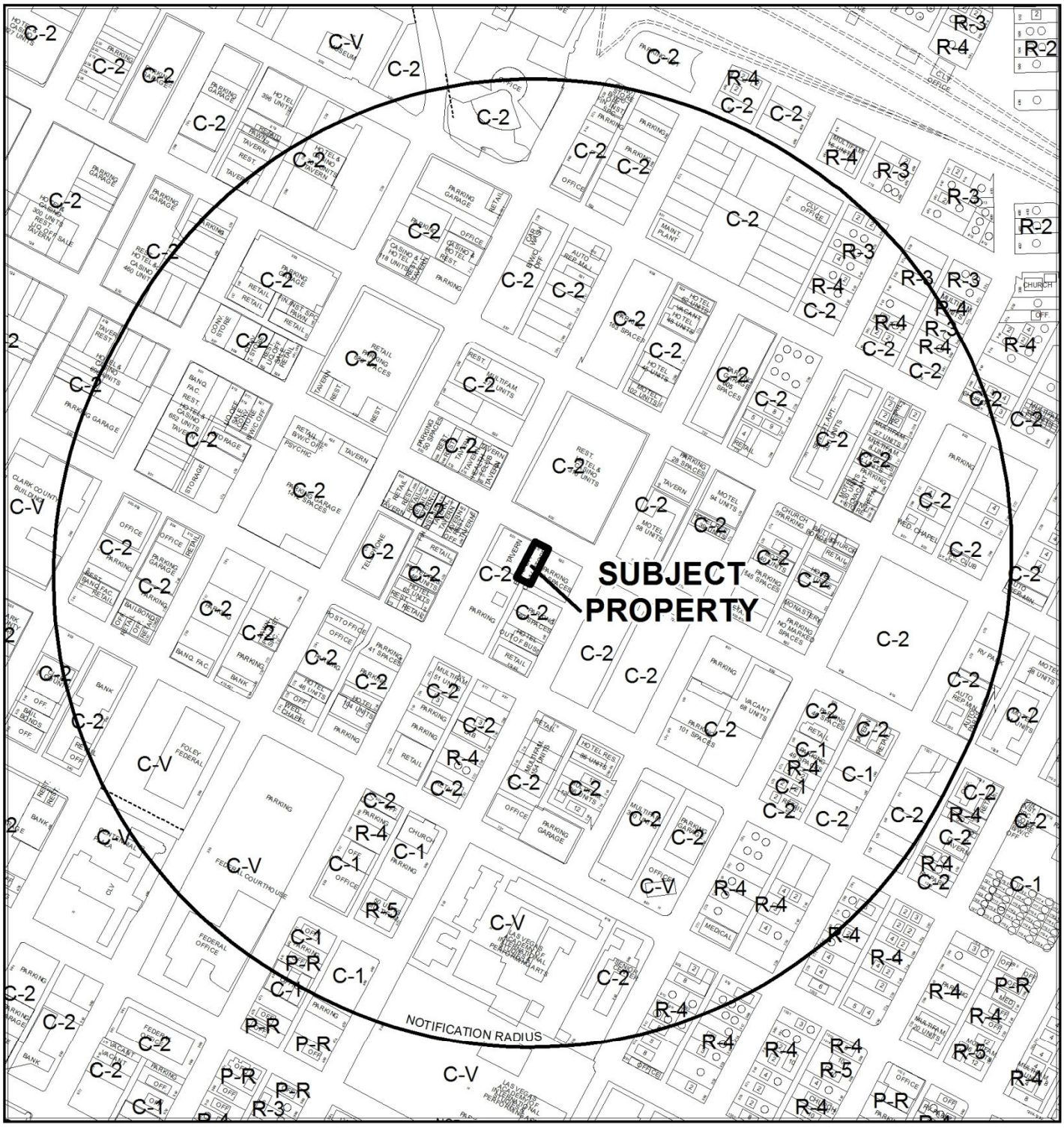
SUBJECT:
SUP-52718 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: 611 FREMONT, LLC - OWNER: ENCRYPTIC, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 6,448 SQUARE-FOOT RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR WITHIN A PROPOSED MARKET at 611 Fremont Street (APN 139-34-611-019), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-52658].

MAY GO TO CITY COUNCIL ON 04/16/2014
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:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - SUP-52718 and SUP-52720 [PRJ-52658]
2. Special Map
3. Conditions and Staff Report - SUP-52718 and SUP-52720 [PRJ-52658]
4. Supporting Documentation - SUP-52718 and SUP-52720 [PRJ-52658]
5. Photos - SUP-52718 and SUP-52720 [PRJ-52658]
6. Justification Letter - SUP-52718 and SUP-52720 [PRJ-52658]



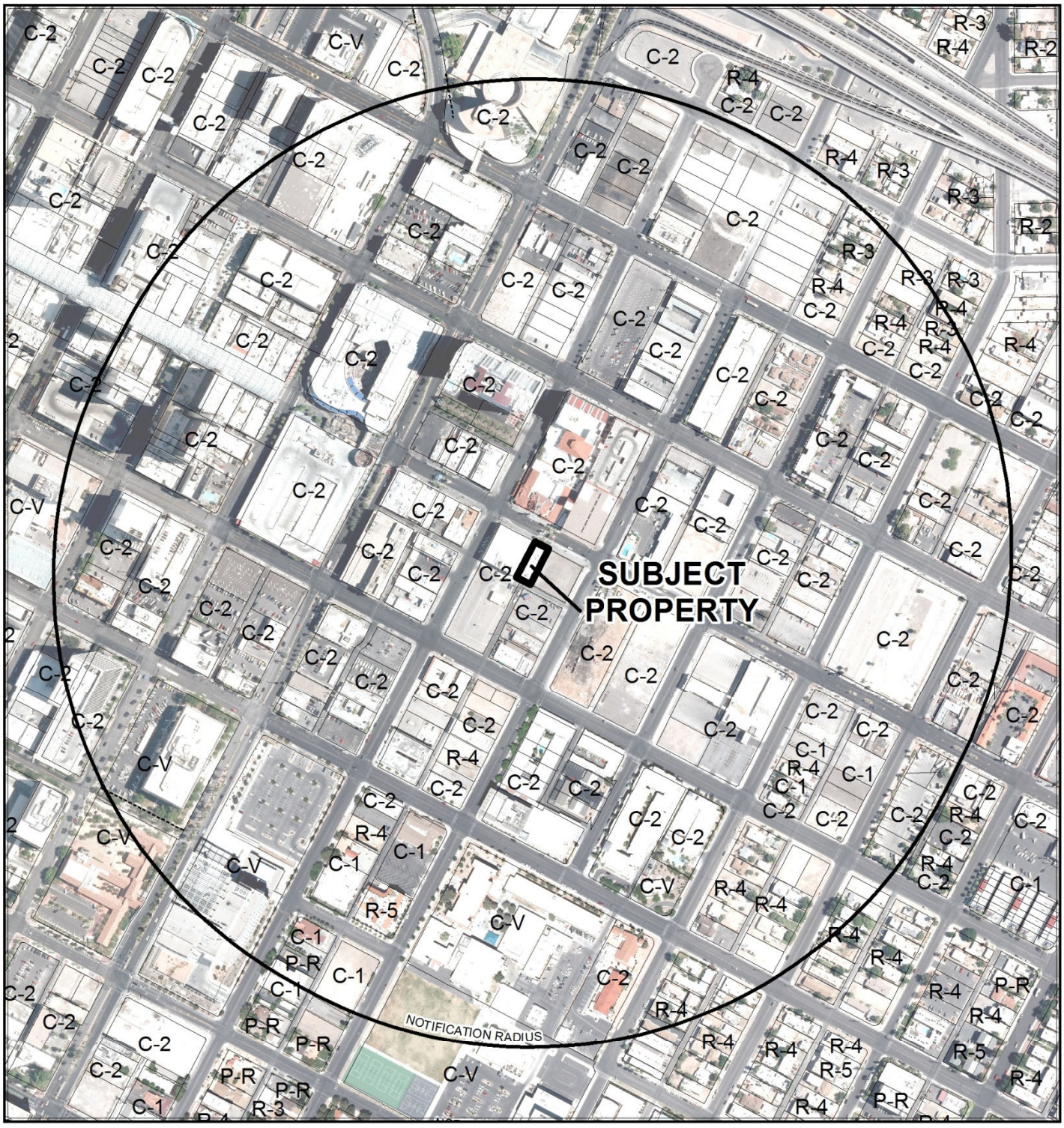
CASE: **SUP-52718 AND SUP-52720 (PRJ-52658)**

RADIUS: 1500 FEET

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

0 400 800 Feet

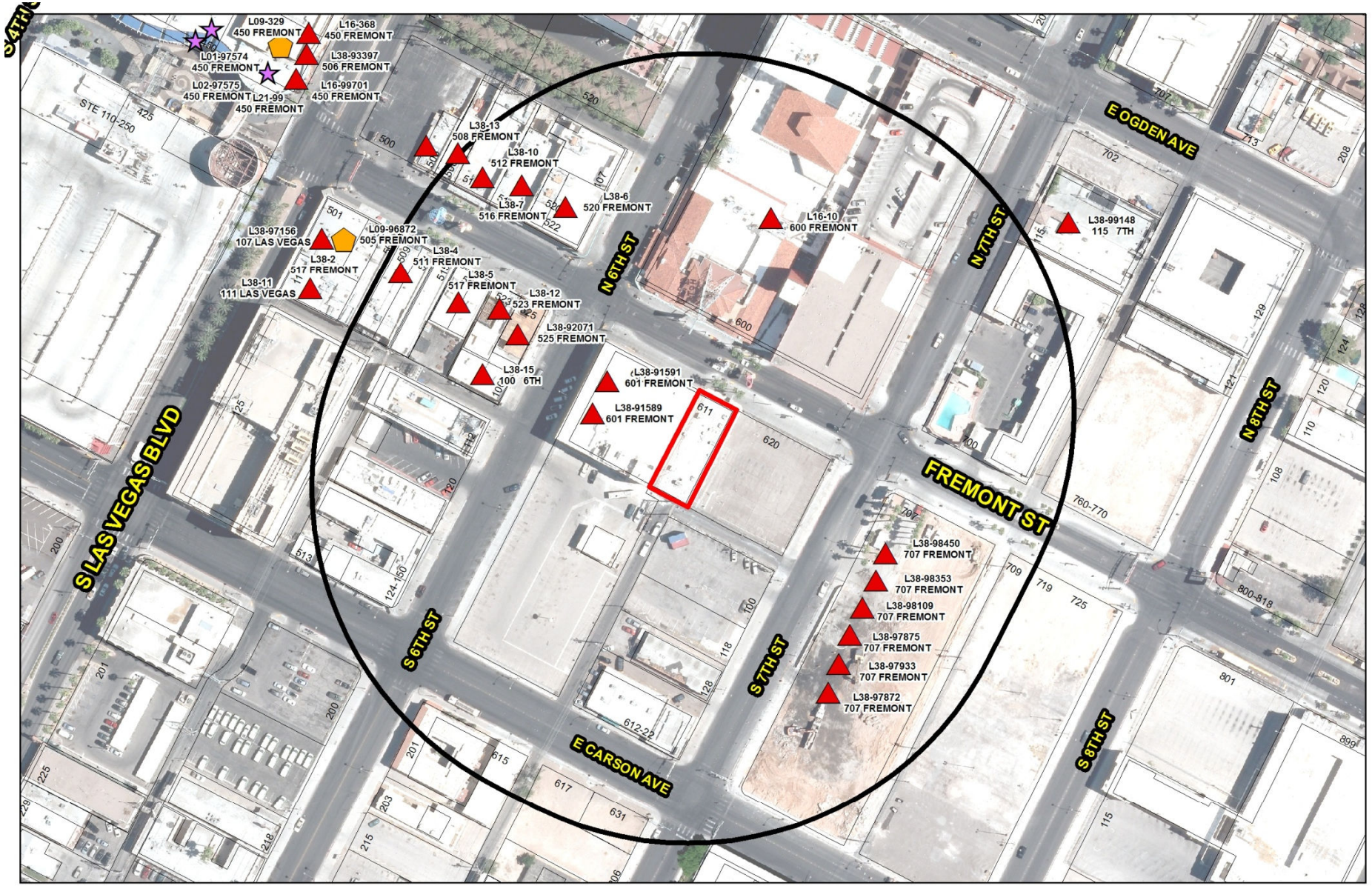
N



CASE: **SUP-52718 AND SUP-52720 (PRJ-52658)**

RADIUS: 1500 FEET

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



SUP-52718 (PRJ-52658)

Retail Establishment with Accessory Package Liquor Off-Sale

Business Licenses

- Beer/Wine/Cooler On-Sale
- Beer/Wine/Cooler Off-Sale
- Beer/Wine/Cooler On- and Off-Sale
- Package Liquor Off-Sale
- Restaurant With Liquor/ Restaurant Service Bar
- Tavern

Protected Uses

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Child Care/ Children Facility

- Subject Property
- 400 foot buffer

N

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Monday, January 27, 2014

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-52718

Case Number: PRJ-52658 APN: 139-34-611-019

Name of Property Owner: Encryptic, LLC

Name of Applicant: 611 Fremont, LLC

Name of Representative: Todd Kessler

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Richard Sturman

Subscribed and sworn before me

This 22 day of January, 20 14

_____

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

Revised 11-14-06

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

PRJ-52658
01/23/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SUP

Project Address (Location) 611 Fremont St/Las Vegas, NV 89101

Project Name Market **Proposed Use** C-2

Assessor's Parcel #(s) 139-34-611-019 **Ward #** 3

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

Commercial Square Footage 6,739 **Floor Area Ratio** _____

Gross Acres 0.15 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Encryptic, LLC **Contact** Richard Sturman

Address 114 N 3rd Street **Phone:** 7028857424 **Fax:** _____

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

E-mail Address lasvegasjewelry@hotmail.com

APPLICANT 611 Fremont, LLC **Contact** Todd Kessler

Address PO Box 1570 **Phone:** 7029534320 **Fax:** 7024770045

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

E-mail Address Todd@rgglv.com

REPRESENTATIVE Todd Kessler **Contact** _____

Address PO Box 1570 **Phone:** 7029534320 **Fax:** 7024770045

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

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 Richard Sturman

Subscribed and sworn before me

This 22 day of January, 20 14.

_____

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-52718
Meeting Date:	03/11/14 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-52658
01/23/14

Revised 10/27/08

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SITE PLAN

1/16" = 1'-0"



VICINITY MAP

N.T.S.



ASSESSOR'S PARCEL NUMBER: 139-34-611-019

LOCATION MAP

N.T.S.

Site and Project Information

SITE DATA

PARCEL NUMBER	139-34-611-019
JURISDICTION	CITY OF LAS VEGAS - 89101
EXISTING ZONING PROPOSED ZONING	GENERAL COMMERCIAL DISTRICT (C-2) GENERAL COMMERCIAL DISTRICT (C-2)
PROPOSED USE	GROCERY STORE WITH CAFE
SITE AREA	6,539 SF 0.15 ACRES
MAX HEIGHT EXISTING HEIGHT PROPOSED HEIGHT	NA 20'-11" 30'-0"

BUILDING INFORMATION

CODE	2009 INTERNATIONAL BUILDING CODE
CONSTRUCTION TYPE	V-B
OCCUPANCY	M
FIRE SPRINKLERS PROVIDED	YES
BUILDING AREAS:	
MERCANTILE	4,297 SF
OFFICE/STORAGE	965 SF
KITCHEN/PREP	882 SF
TOTAL SQUARE FOOTAGE	6,144 SF
EXTERIOR SEATING SPACE	200 SF

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APTUS

1200 South 4th Street
Suite 204
Las Vegas, Nevada 89104
P 702.839.1300
F 702.839.1213

611 Fremont

Site Development Review

611 Fremont Street
Las Vegas, Nevada
89101

Site Design Review 01.23.14

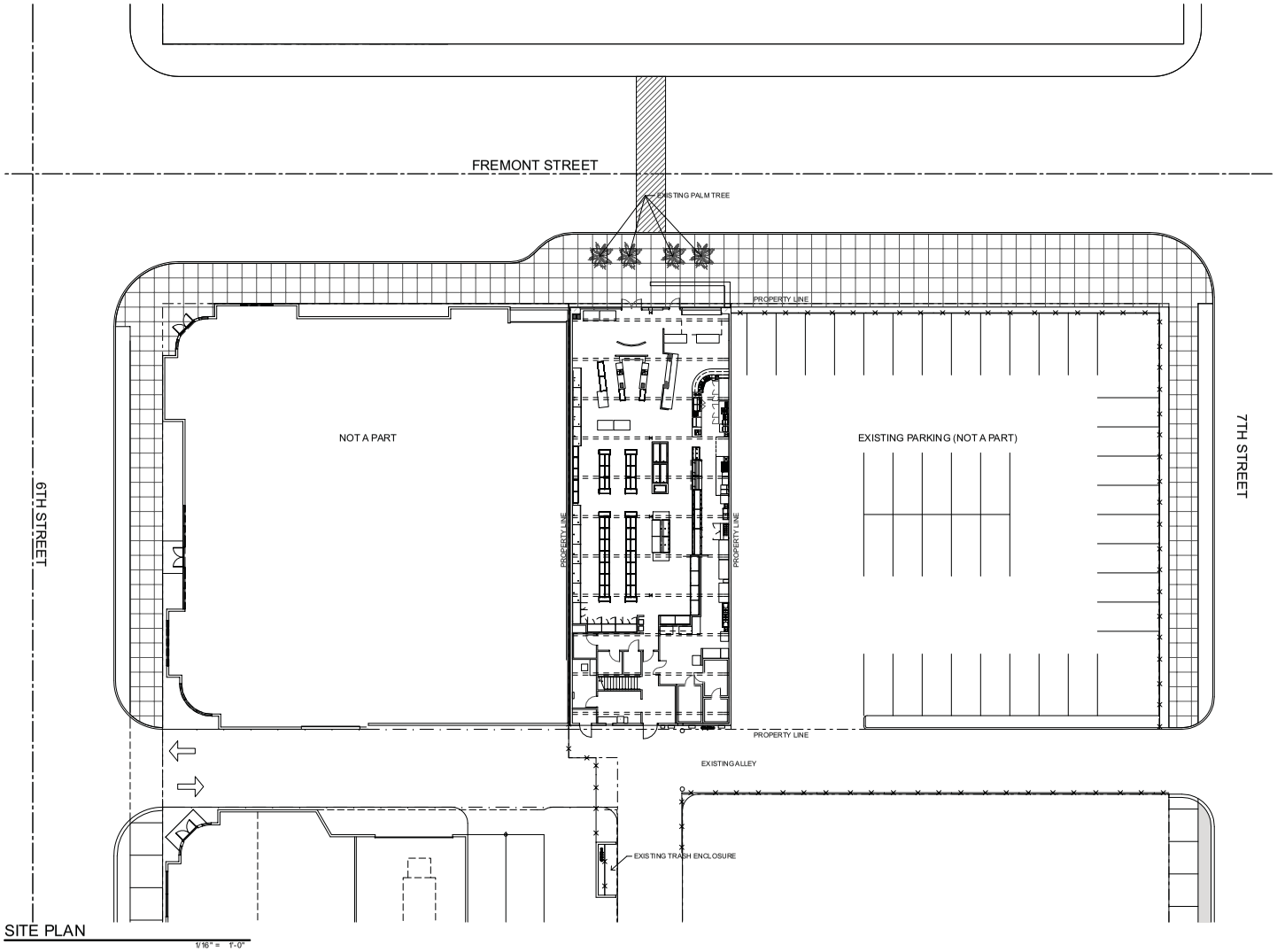
PRJ-52658
01/23/14

SITE PLAN

SDR100

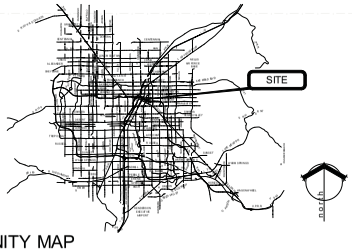
13.104 611 Fremont

SUP-52718 & SUP-52720



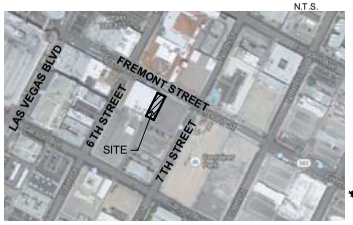
SITE PLAN

1/16" = 1'-0"



VICINITY MAP

N.T.S.



ASSESSOR'S PARCEL NUMBER: 139-34-611-019

LOCATION MAP

N.T.S.

Site and Project Information

SITE DATA

PARCEL NUMBER	139-34-611-019
JURISDICTION	CITY OF LAS VEGAS - 89101
EXISTING ZONING	GENERAL COMMERCIAL DISTRICT (C-2)
PROPOSED ZONING	GENERAL COMMERCIAL DISTRICT (C-2)
PROPOSED USE	GROCERY STORE WITH CAFE
SITE AREA	6,539 SF 0.15 ACRES
MAX HEIGHT	NA
EXISTING HEIGHT	20'-11"
PROPOSED HEIGHT	30'-0"

BUILDING INFORMATION

CODE	2009 INTERNATIONAL BUILDING CODE
CONSTRUCTION TYPE	V-B
OCCUPANCY	M
FIRE SPRINKLERS PROVIDED	YES
BUILDING AREAS:	
MERCANTILE	4,297 SF
OFFICE/STORAGE	965 SF
KITCHEN/PREP	882 SF
TOTAL SQUARE FOOTAGE	6,144 SF
EXTERIOR SEATING SPACE	200 SF

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APTUS
1200 South 4th Street
Suite 306
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

611 Fremont

Site Development Review

611 Fremont Street
Las Vegas, Nevada
89101

Schematic Design Presentation 01.16.14

PRJ-52658
01/23/14

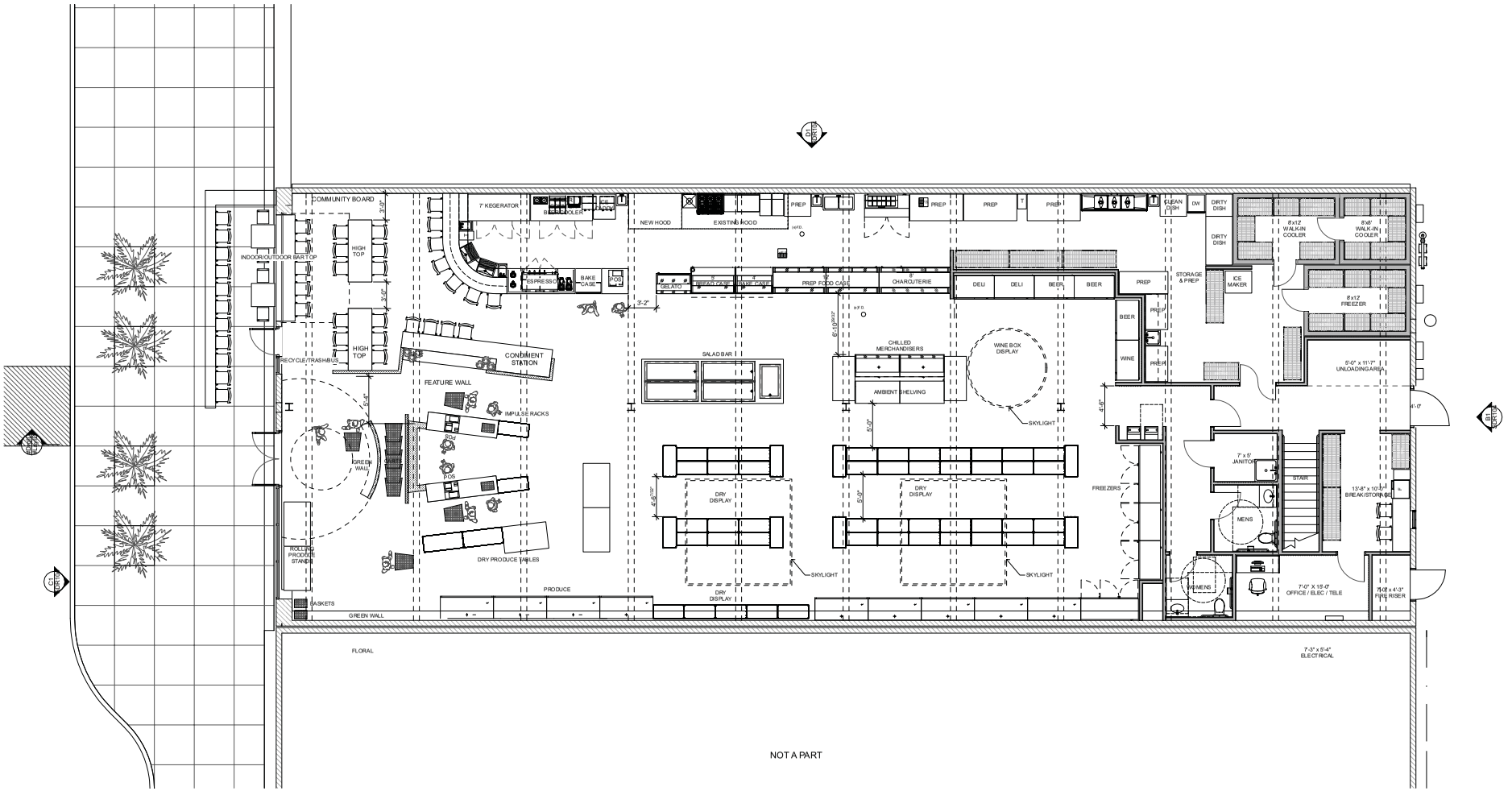
SITE PLAN

SDR100

13.106 611 Fremont

SUP-52718 & SUP-52720

C:\Users\Tom\Documents\Revit Local Files\13.106 Urban Market_Tom_Central.rvt saved by tom



611 Fremont

Site Development Review

611 Fremont Street
Las Vegas, Nevada
89101

SUP-52718 & SUP-52720

FLOOR PLAN

SDR102

13.106 611 Fremont

Schematic Design Presentation 01.16.14

PRJ-52658
01/23/14

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

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APTUS
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

...\13.106 Urban Market, 12/1/14, 4:30 PM, ttt.arc saved by



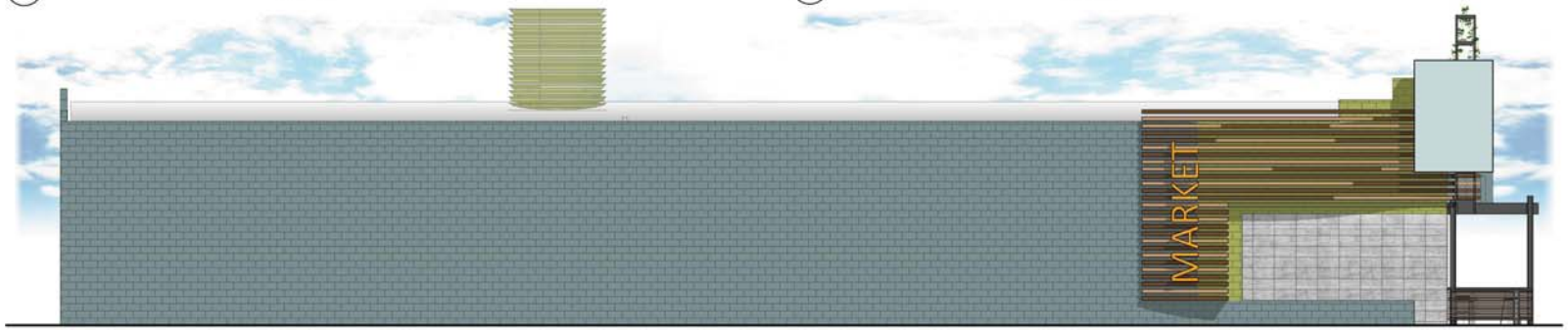
B1 SOUTH ELEVATION
3/16" = 1'-0"



C1 NORTH ELEVATION
3/16" = 1'-0"



C3 NORTHEAST PERSPECTIVE
1/4" = 1'-0"



D1 EAST ELEVATION
3/16" = 1'-0"

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APTUS
1300 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1300
F 702.839.1213

611 Fremont
Site Development Review
611 Fremont Street
Las Vegas , Nevada
89101

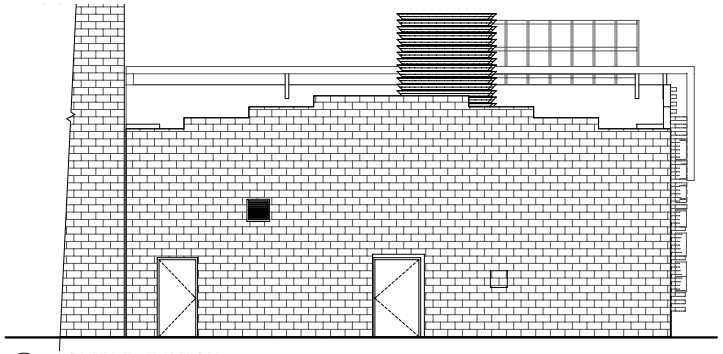
Site Design Review 01.23.14

ELEVATIONS
SDR 104

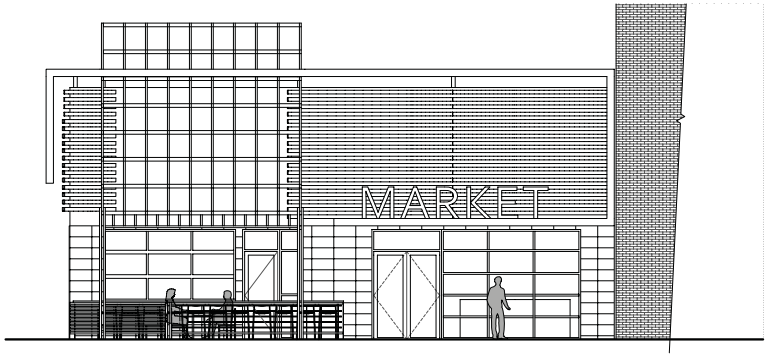
13.104 611 Fremont

PRJ-52658
01/23/14

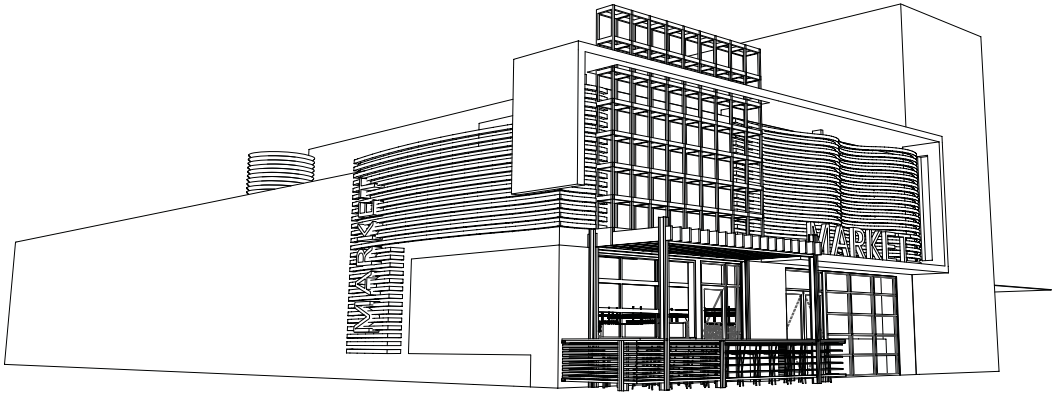
SUP-52718 & SUP-52720



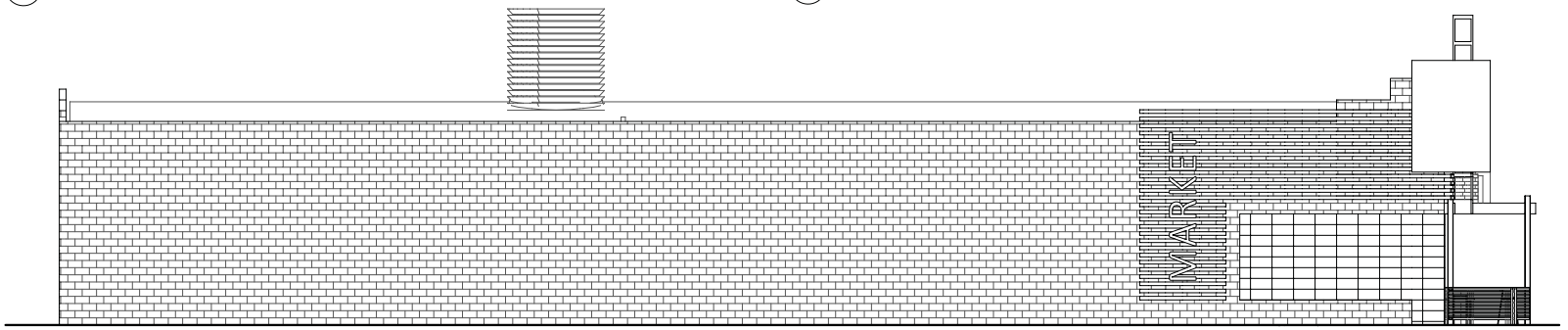
B1 SOUTH ELEVATION
3/ 16" = 1'-0"



C1 NORTH ELEVATION
3/ 16" = 1'-0"



C3 NORTHEAST PERSPECTIVE
1/4" = 1'-0"



D1 EAST ELEVATION
3/ 16" = 1'-0"

611 Fremont

Site Development Review

611 Fremont Street
Las Vegas, Nevada
89101

Schematic Design Presentation 01.16.14

PRJ-52658
01/23/14

ELEVATIONS

SDR104

13.106 611 Fremont

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APTUS
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

cad\work\13\mercer\mercergroup.com\13.106 Urban Market 12\14-4:30 PM\ All art saved by

SUP-52718 & SUP-52720



SUP-52718 & SUP-52720 [PRJ-52658]- APPLICANT: 611 FREMONT, LLC - OWNER: ENCRYPTIC, LLC
611 FREMONT STREET

01/30/14



SUP-52718 & SUP-52720 [PRJ-52658]- APPLICANT: 611 FREMONT, LLC - OWNER: ENCRYPTIC, LLC
611 FREMONT STREET

01/30/14

TODD KESSLER
261 Las Vegas Blvd. North – Suite 110
Las Vegas, NV 89101

January 23, 2014

Flinn Fagg
City of Las Vegas
Planning & Development
333 So. Rancho Dr
Las Vegas, Nevada 89101

Re: JUSTIFICATION LETTER -- SUP's APN 139-34-611-019

Dear Mr. Fagg:

Please accept this as our official justification letter for a proposed Grocery Store/Market Downtown. The Applications are for a SUP FOR A PROPOSED RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE and BEER/WINE ON- AND OFF-SALE ESTABLISHMENT IN AN EXISTING BUILDING at 611 E Fremont Street, Las Vegas, Nevada 89101 zoned C-2 (General Commercial).

The Grocery Store/Market will cover 6,530 square feet of interior space and 200 square feet of exterior patio space, totaling 6,730 square feet. It will offer a broad selection of natural, organic and conventional grocery products in addition to prepared foods, and grab and go meals. The Grocery Store/Market will most likely open at 7 AM daily and close at 9 PM Sunday-Thursday and at midnight on weekends. This use will serve as a much needed amenity for residents and visitors of Downtown Las Vegas and is harmonious and compatible with surrounding land uses.

This establishment will further enhance the revitalization of Downtown by making it a destination that attracts tourists and locals as well as assist in the success of the current revitalization of downtown. This will not change the history and culture that has been well established in Downtown, but will rather create more energy and help enhance the attractiveness of the Downtown Renaissance.

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

Sincerely,



Todd Kessler

SUP-52718 & SUP-52720 - REVISED

PRJ-52658
02/03/14

City of Las Vegas Agenda Item No.: **42.**

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

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

SUBJECT:
SUP-52720 - SPECIAL USE PERMIT RELATED TO SUP-52718 - PUBLIC HEARING - APPLICANT: 611 FREMONT, LLC - OWNER: ENCRYPTIC, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 6,448 SQUARE-FOOT BEER/WINE/COOLER ON- AND OFF-SALE, WITH 200 SQUARE FEET OF OUTDOOR SEATING AREA WITHIN A PROPOSED MARKET AND RESTAURANT at 611 Fremont Street (APN 139-34-611-019), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-52658].

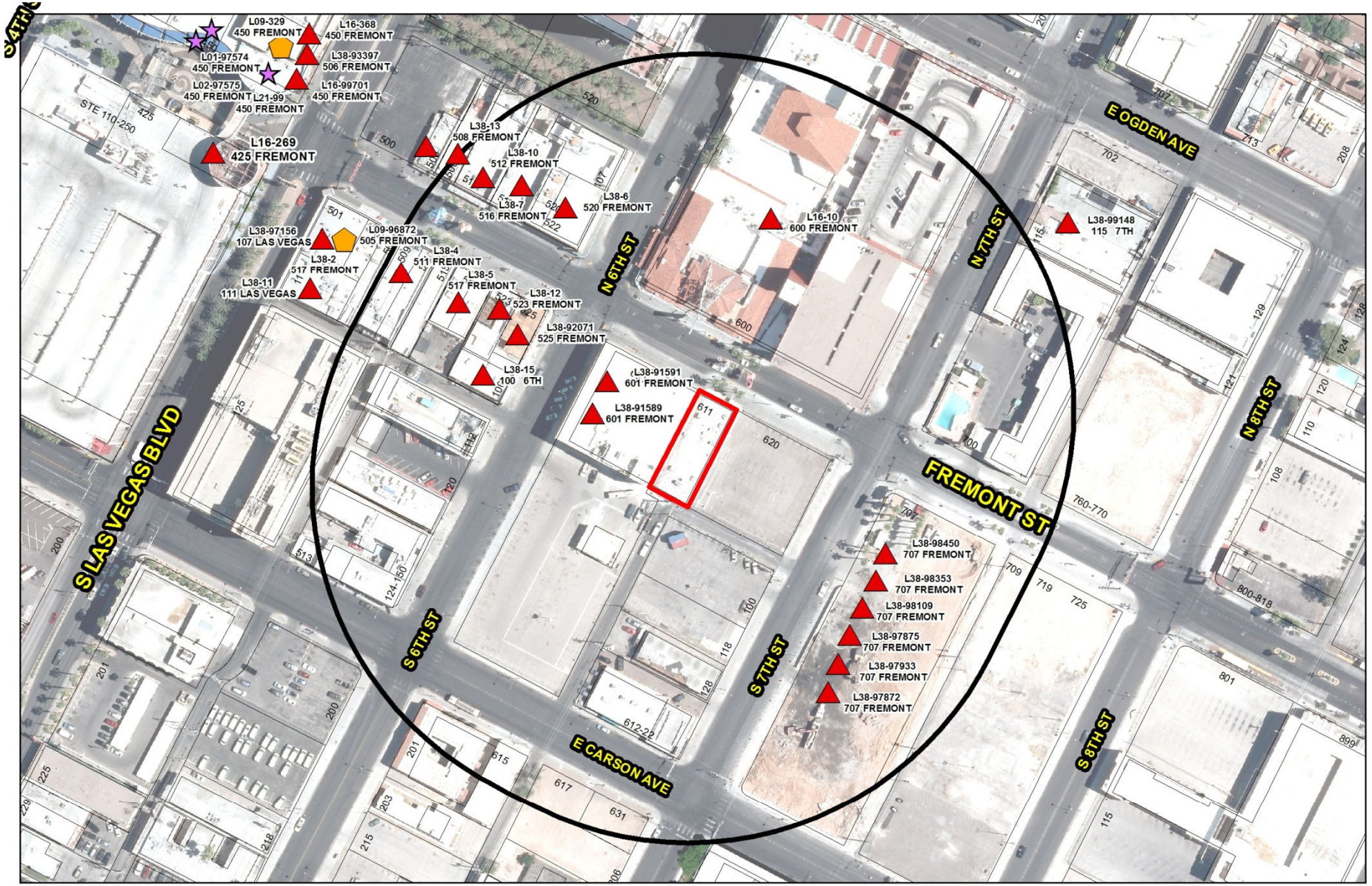
MAY GO TO CITY COUNCIL ON 04/16/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Special Map
3. Supporting Documentation
4. Justification Letter

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.



SUP-52720 (PRJ-52658)

Beer/Wine/Cooler On-Sale

Business Licenses

- Beer/Wine/Cooler On-Sale
- Tavern
- Restaurant With Liquor/ Restaurant With Service Bar/ Beer Wine Room/ Ancillary Brew Pub

Protected Uses

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Child Care/ Children Facility
- Subject Property
- 400 foot buffer

N

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Monday, January 27, 2014

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-52720

Case Number: PRJ-52658 APN: 139-34-611-019

Name of Property Owner: Encryptic, LLC

Name of Applicant: 611 Fremont, LLC

Name of Representative: Todd Kessler

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Richard Sturman

Subscribed and sworn before me

This 22 day of January, 20 14

_____

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

Revised 11-14-06

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

PRJ-52658
01/23/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SUP

Project Address (Location) 611 Fremont St/Las Vegas, NV 89101

Project Name Market **Proposed Use** C-2

Assessor's Parcel #(s) 139-34-611-019 **Ward #** 3

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

Commercial Square Footage 6,739 **Floor Area Ratio** _____

Gross Acres 0.15 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Encryptic, LLC **Contact** Richard Sturman

Address 114 N 3rd Street **Phone:** 7028857424 **Fax:** _____

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

E-mail Address lasvegasjewelry@hotmail.com

APPLICANT 611 Fremont, LLC **Contact** Todd Kessler

Address PO Box 1570 **Phone:** 7029534320 **Fax:** 7024770045

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

E-mail Address Todd@rgglv.com

REPRESENTATIVE Todd Kessler **Contact** _____

Address PO Box 1570 **Phone:** 7029534320 **Fax:** 7024770045

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

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 Richard Sturman

Subscribed and sworn before me

This 22 day of January, 20 14.

_____

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-52720
Meeting Date:	03/11/14 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-52658
01/23/14

Revised 10/27/08

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City of Las Vegas Agenda Item No.: **43.**

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

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

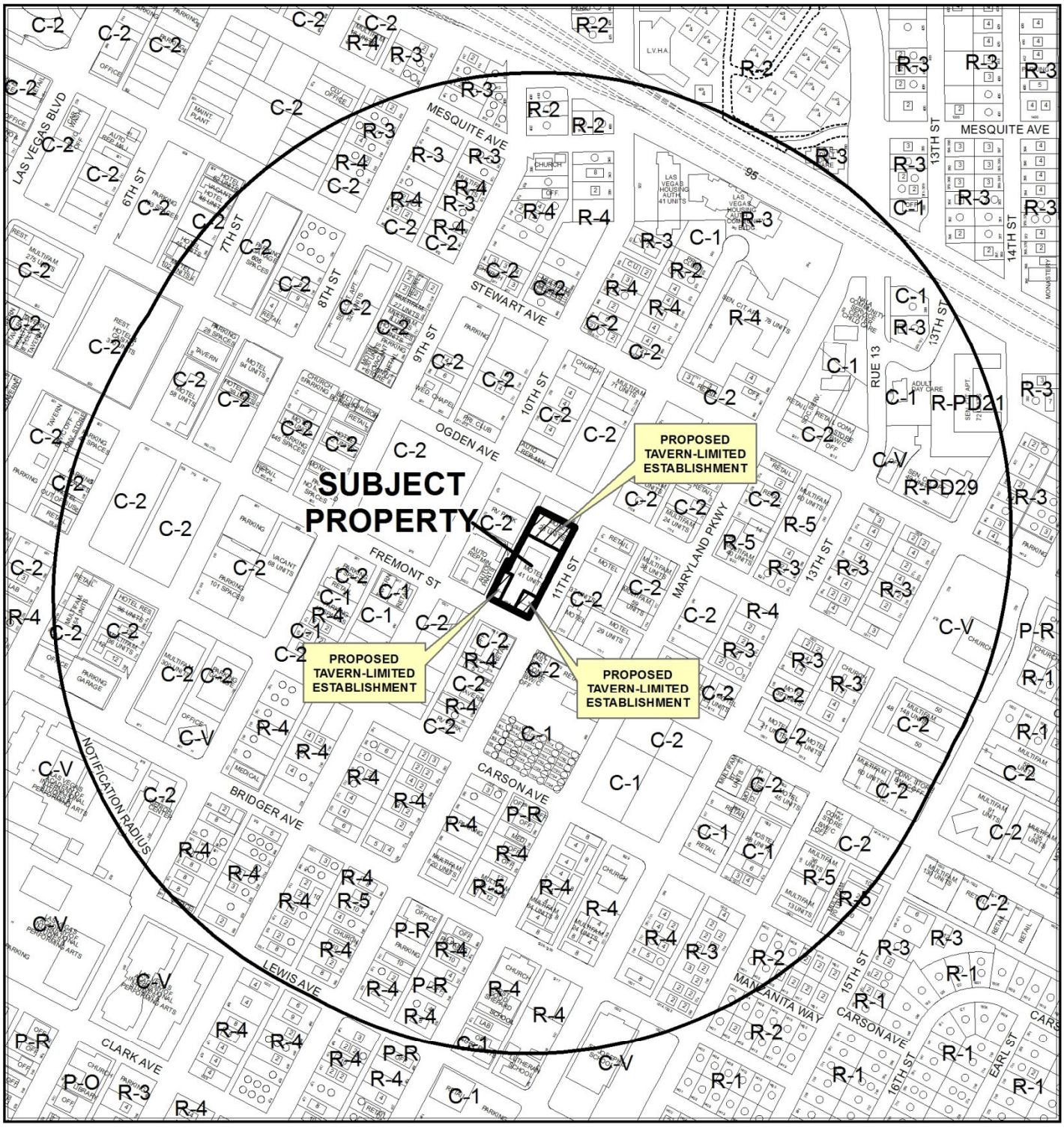
SUBJECT:
SUP-52709 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: 1028 FREMONT STREET, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,017 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT WITH 1,732 SQUARE-FOOT OUTDOOR SEATING AREA at 1028 Fremont Street (APN 139-35-211-025), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-52610].

MAY GO TO CITY COUNCIL ON 04/16/2014
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:
APPROVAL

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



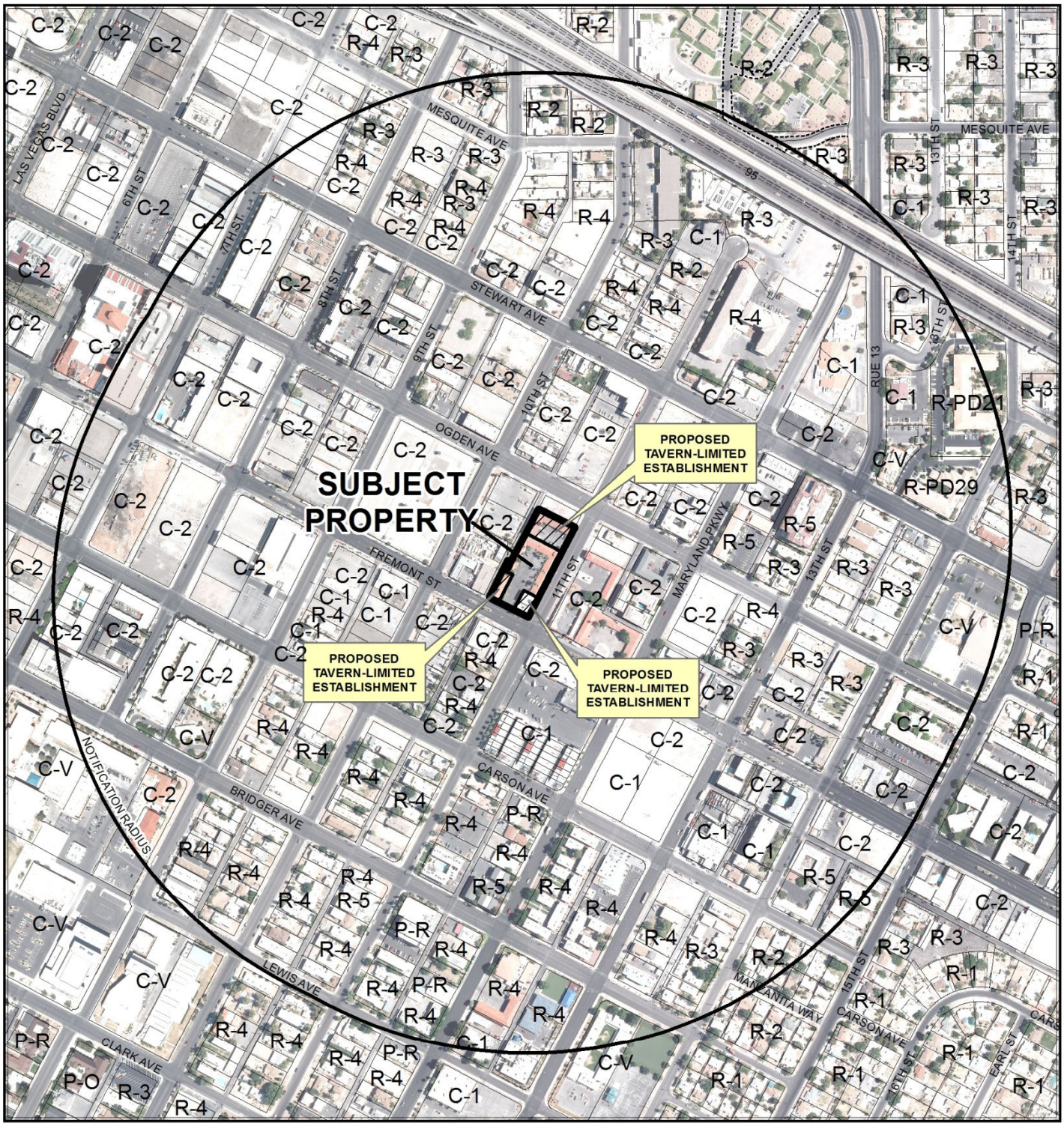
CASE: **SUP-52709 (PRJ-52610)**

RADIUS: 1500 FEET

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

0 400 800 Feet

N



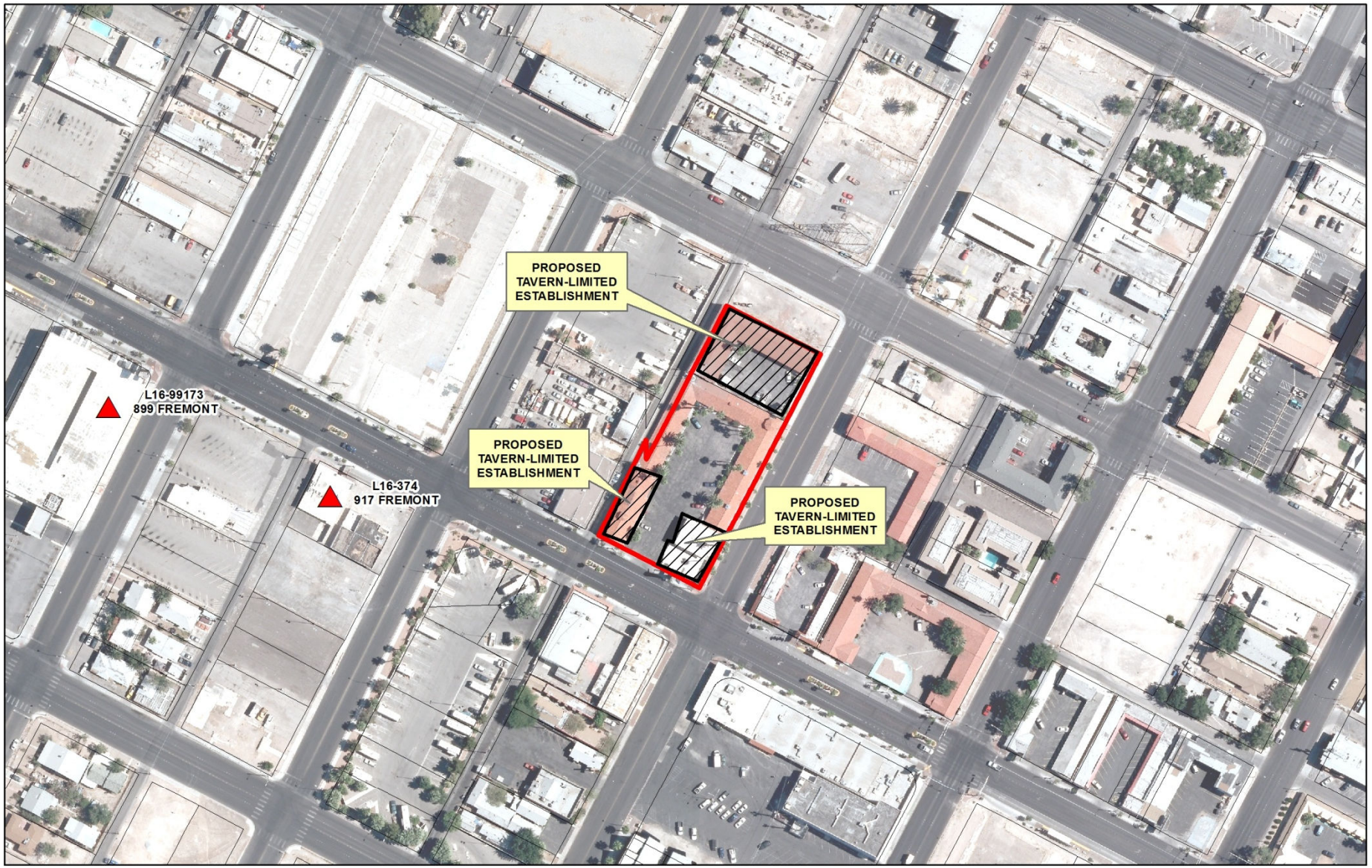
0 400 800 Feet

CASE: **SUP-52709 (PRJ-52610)**

RADIUS: 1500 FEET

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

N



SUP-52709 (PRJ-52610)

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: Monday, January 27, 2014

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-52709

Case Number: PRJ-52610 APN: 139-35-211-025

Name of Property Owner: 1028 Fremont, LLC

Name of Applicant: 1028 Fremont, LLC

Name of Representative: Todd Kessler

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: See Pdf Mikki Hartman

Print Name: Mikki Hartman Attorney in fact Under Power of Attorney dated 12/9/13

Subscribed and sworn before me

This 22ND day of January, 2014

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

Revised 11-14-06

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PRJ-52610
01/23/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SUP

Project Address (Location) 1028 Fremont St Suite 190/Las Vegas, NV 89101

Project Name Ferguson's **Proposed Use** C-2

Assessor's Parcel #(s) 139-35-211-025 **Ward #** 3

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

Commercial Square Footage 2,749 **Floor Area Ratio** _____

Gross Acres 0.83 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER 1028 Fremont, LLC **Contact** Todd Kessler

Address PO Box 1570 **Phone:** 7029534320 **Fax:** 7024770045

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

E-mail Address Todd@rgglv.com

APPLICANT 1028 Fremont, LLC **Contact** Todd Kessler

Address PO Box 1570 **Phone:** 7029534320 **Fax:** 7024770045

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

E-mail Address Todd@rgglv.com

REPRESENTATIVE Todd Kessler **Contact** _____

Address PO Box 1570 **Phone:** 7029534320 **Fax:** 7024770045

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

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 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 owr (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 belo

Mikki Hartman
Mikki Hartman
Attorney in fact Under Power of Attorney dated 12/12/13

Property Owner Signature* See POA

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 22 day of January, 2014.

Darlene Nepp-Rockwood

Notary Public in and for said County and St

DARLENE A. NEPP-ROCKWOOD
Notary Public, State of Nevada
Appointment No. 96-2068-1
My Appt. Expires February 22, 2017

Revised 10/27/08

FOR DEPARTMENT USE ONL

Case # SUP-52709

Meeting Date: 03/11/14 PC

Total Fee:

Date Received:*

Received By:

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

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PRJ-52610
01/23/14

TYPE	SQUARE FT.	
TURF	4,750 S.F.	
LANDSCAPING	2,650 S.F.	
TOTAL (TURF + LANDSCAPE)		7,400 S.F.
RATIO (TURF : LANDSCAPE)		56 %
APN #139-35-211-025	35,700 S.F.	
APN #139-35-211-026	14,700 S.F.	
APN #139-35-211-027	7,000 S.F.	
TOTAL SITE		57,400 SF
RATIO (LANDSCAPE : SITE) (7,400 SF / 57,400 SF)		12.89 %

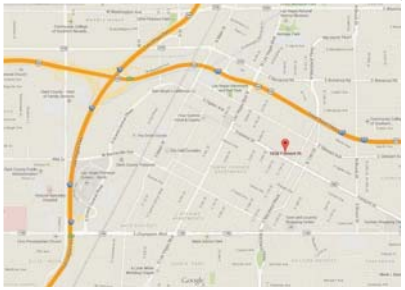
SUITE	TAVERN LIMITED	SQUARE FT.	OCCUPANT
#100	A-2 (F&B TAVERN LIMITED)	2,165 S.F.	154 OCC.
	A-2 (F&B TAVERN LIMITED OUTDOOR PATIO)	753 S.F.	51 OCC.
	TOTAL	3,750 S.F.	205 OCC.
#140A	A-2 (F&B TAVERN LIMITED)	2,172 S.F.	145 OCC.
#140B	A-2 (F&B TAVERN LIMITED)	2,457 S.F.	165 OCC.
	A-2 (F&B TAVERN LIMITED OUTDOOR PATIO)	5,511S.F.	368 OCC.
	TOTAL	10,140 S.F.	678 OCC.
#190	A-2 (F&B COFFEE)	1,017 S.F.	68 OCC.
	A-2 (F&B OUTDOOR PATIO)	1,732 S.F.	116 OCC.
	TOTAL	2,749 S.F.	184 OCC.
	GROSS A-2 (F&B TAVERN LIMITED)	7,811 S.F.	532 OCC.
	GROSS A-2 (F&B TAVERN LIMITED OUTDOOR PATIO)	7,996 S.F.	535 OCC.

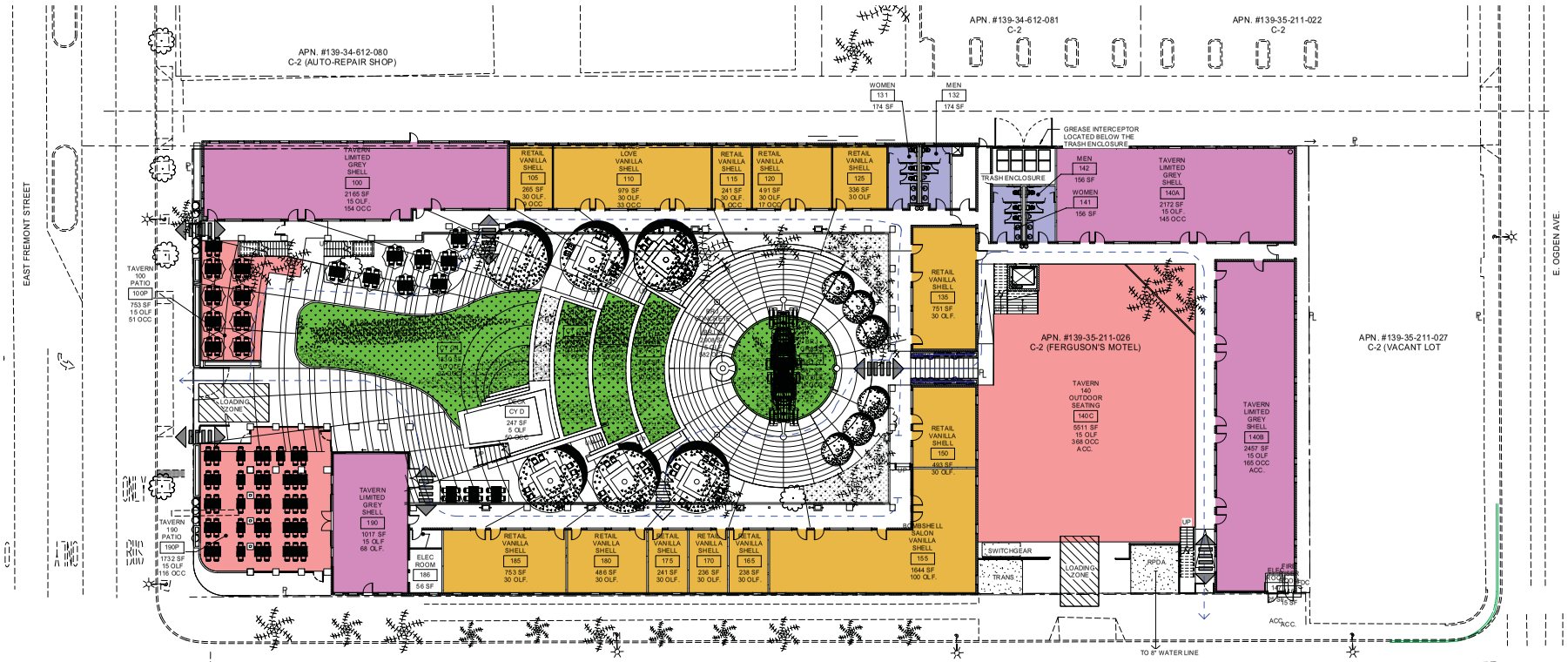
SUITE	RETAIL	SQUARE FT.	OCCUPANT
#105, 110, 115, 120, 125, 135, 150, 156, 160, 170, 175, 180, 185	M-1 (RETAIL)	7,554 S.F.	252 OCC.
	B-1 (OFFICE)	4,537 S.F.	46 OCC.
	B-1 (PRIVATE OFFICE)	630 S.F.	7 OCC.
	PUBLIC OUTDOOR PLAZA	12,721 S.F.	

** TITLE 19 PARKING REQUIREMENT - NOT APPLICABLE		PARKING	REQ'D
TOTAL	50,768 S.F.	1/250 SF	204 P.S.
TOTAL PARKING PROVIDED			0 P.S.
APN #139-35-211-025	0.83 ACRE		
APN #139-35-211-026	0.32 ACRE		
APN #139-35-211-027	0.17 ACRE		
TOTAL SITE ACRE	1.32 ACRE		

NET BUILDING SQUARE FOOTAGES 22,840 S.F.
GROSS BUILDING SQUARE FOOTAGES 24,789 S.F.

VICINTY MAP





1 SUP - SITE PLAN
SCALE: 1/16" = 1'-0"

SITE PLAN

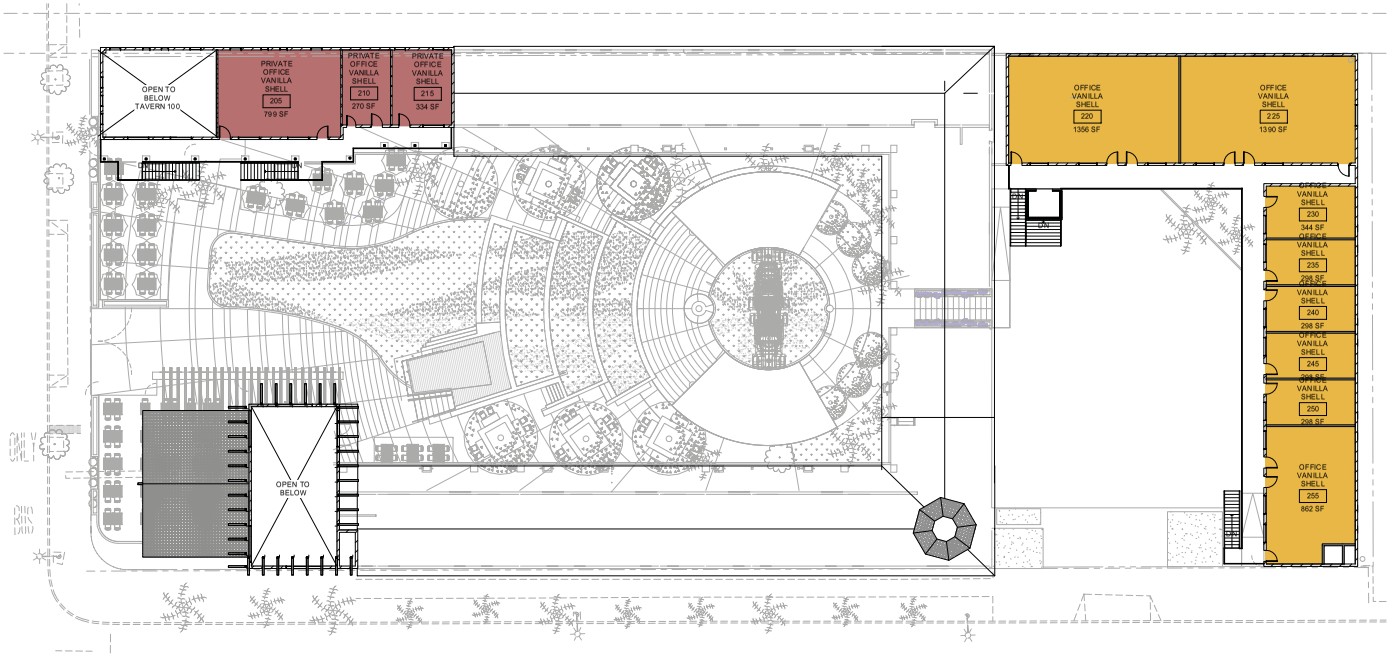
1028 FREMONT STREET
LAS VEGAS, NV. 89101

Dao!Gurdison design group
817 S. Main Street Las Vegas, NV 89101
t.702.768.7779 f.702.478.8107
www.dgdg.com email:info@dgdg.com

PRJ-52610
01/23/14

01/08/14
SHEET NUMBER:
SUP.01

SUP-52709



1 SUP_LEVEL 2
SCALE: 1/16" = 1'-0"

LEVEL 2 - FLOOR PLAN

1028 FREMONT STREET
LAS VEGAS, NV. 89101DWN

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t.702.768.7779 f.702.478.8107
www.digdg.com email:info@digdg.com

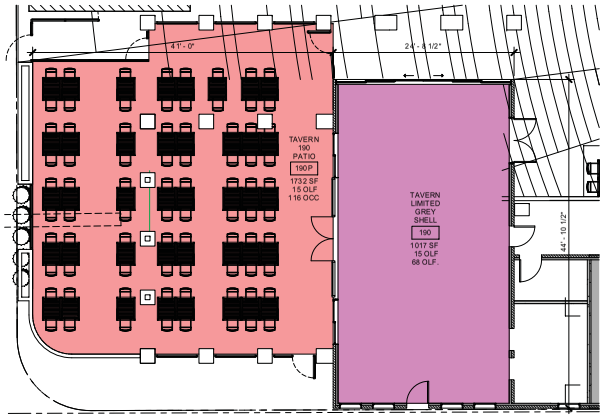
PRJ-52610
01/23/14

01/09/14
SHEET NUMBER:
SUP.02

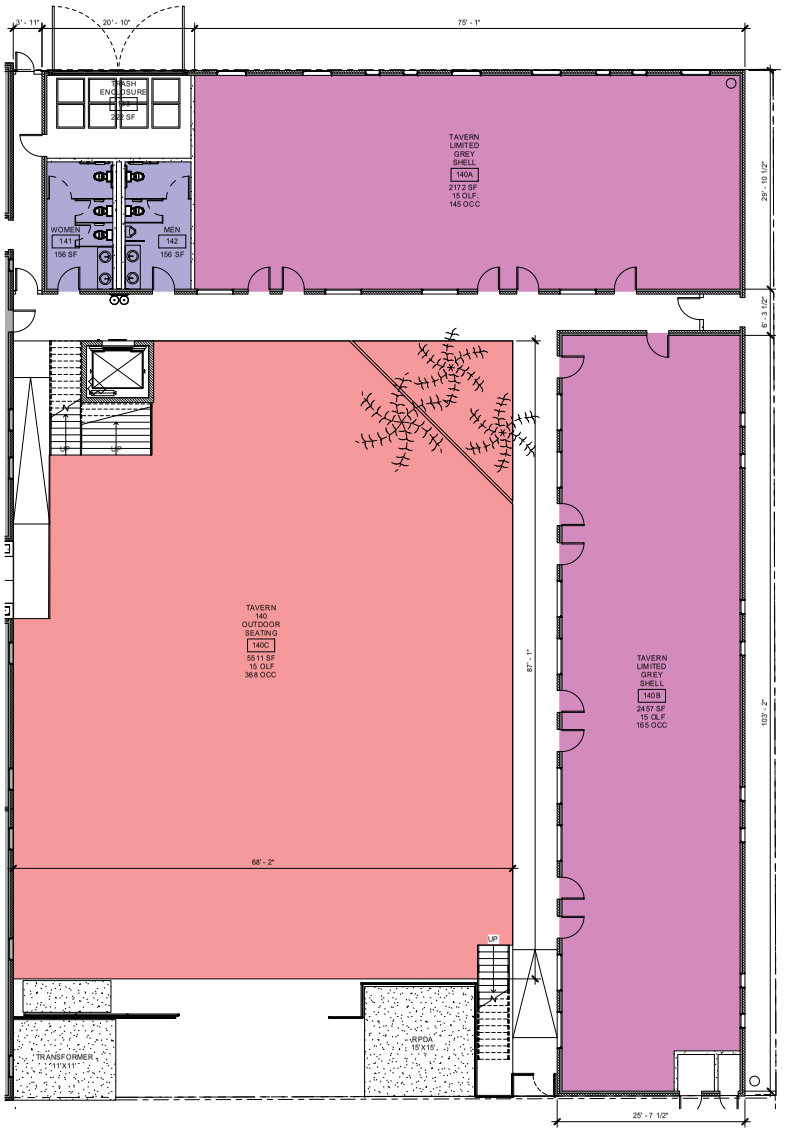
SUP-52709



2 SDR - TAVERN 100
SCALE: 1/8" = 1'-0"



1 SDR - TAVERN 190
SCALE: 1/8" = 1'-0"



3 SDR - TAVERN 140A & 140B
SCALE: 1/8" = 1'-0"

ELNLARGE PLAN OF TAVERN AREAS

1028 FREMONT STREET
LAS VEGAS, NV. 89101DWN

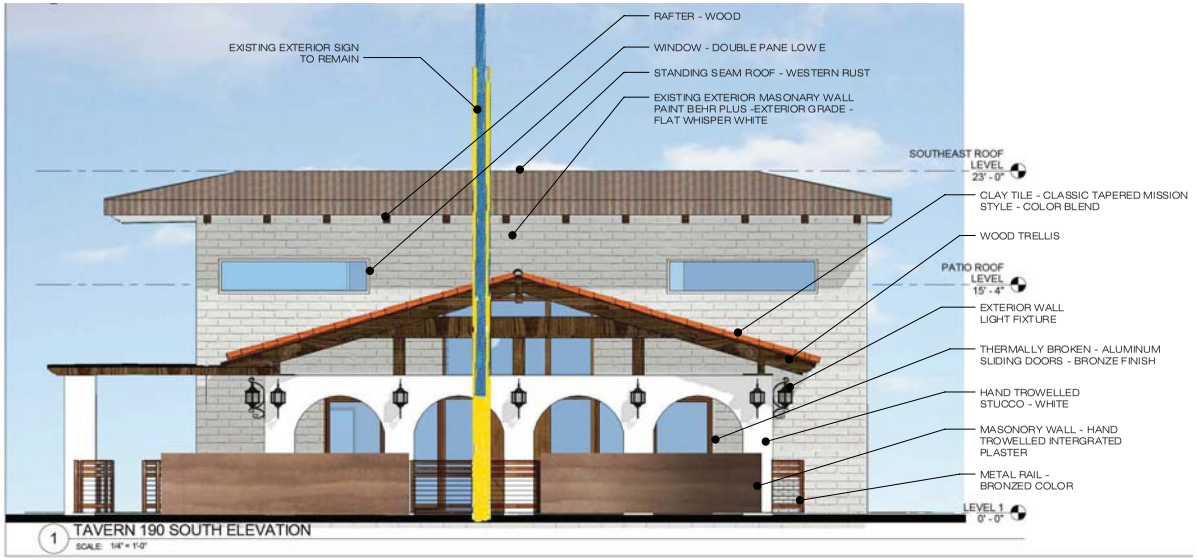
Dao!Gurdison design group
817 S. Main Street Las Vegas, NV 89101
t.702.768.7779 f.702.478.8107
www.dgdg.com email:info@dgdg.com

PRJ-52610
01/23/14

01/08/14
SHEET NUMBER:
SUP.03

SUP-52709





SITE DEVELOPMENT REVIEW - TAVERN 190 PATIO ELEVATIONS

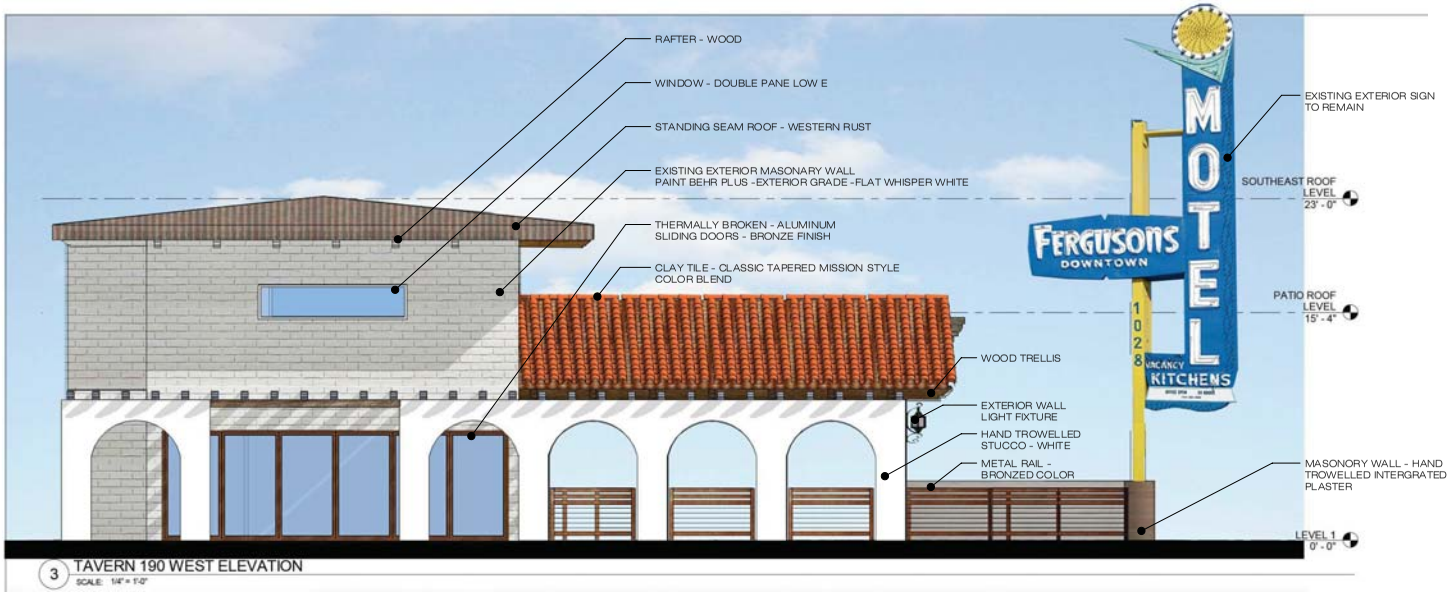
1028 FREMONT STREET
LAS VEGAS, NV. 89101DWN

Dao!Gurdison design group
817 S. Main Street Las Vegas, NV 89101
t.702.768.7779 f.702.478.8107
www.digdg.com email:info@digdg.com

PRJ-52610
01/23/14

12/10/13
SHEET NUMBER:
SUP.04

SUP-52709



SITE DEVELOPMENT REVIEW - TAVERN 190 PATIO ELEVATIONS

1028 FREMONT STREET
LAS VEGAS, NV. 89101

Dao!Gurdison design group
817 S. Main Street Las Vegas, NV 89101
t.702.768.7779 f.702.478.8107
www.dgdg.com email:info@dgdg.com

PRJ-52610
01/23/14

01/09/14
SHEET NUMBER:
SUP.05

SUP-52709



3 AMPHITHEATRE SEATNG (EXAMPLE)
SCALE: 1/8" = 1'-0"



2 ENLARGED SECTION @ COURTYARD
SCALE: 3/8" = 1'-0"



1 SUP_SECTION
SCALE: 3/32" = 1'-0"

SITE SECTION

1028 FREMONT STREET
LAS VEGAS, NV. 89101

FERGUSON'S DOWNTOWN

Dao!Gurdison design group
817 S. Main Street Las Vegas, NV 89101
t.702.768.7779 f.702.478.8107
www.dgdg.com email:info@dgdg.com

PRJ-52610
01/23/14

01/21/14
SHEET NUMBER:
SUP.07

SUP-52709



EAST - TYPICAL ELEVATION



EAST ELEVATION

COLOR SCHEME

- COLOR SCHEME TO REMAIN
- ALL PAINT TO BE REFRESH TO MATCH EXISTING COLOR SCHEME
- ROOF TILE TO REMAIN. REPAIR ANY DAMAGED ROOF TILE
- ALL WINDOWS TO REMAIN, REPLACE ANY DAMAGE WINDOWS
- ALL DOORS TO REMAIN, PAINT TO MATCH EXISTING PAINT COLOR.
- ALL LANDSCAPING TO REMAIN



NORTH ELEVATION



SOUTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

EXTERIOR ELEVATIONS

1028 FREMONT STREET
LAS VEGAS, NV. 89101

Dao!Gurdison design group
817 S. Main Street Las Vegas, NV 89101
t.702.768.7779 f.702.478.8107
www.dgdg.com email:info@dgdg.com

PRJ-52610
01/23/14

01/09/14
SHEET NUMBER:
SUP.06

SUP-52709



SUP-52709 [PRJ-52610] - APPLICANT/OWNER: 1028 FREMONT STREET, LLC
1028 FREMONT STREET

01/30/14

TODD KESSLER
261 Las Vegas Blvd. North – Suite 110
Las Vegas, NV 89101

January 23, 2014

Flinn Fagg
City of Las Vegas
Planning & Development
333 So. Rancho Dr
Las Vegas, Nevada 89101

Re: JUSTIFICATION LETTER
SUP – APN 139-35-211-025 – Tavern Limited Special Use Permit PRJ-52610

Dear Mr. Fagg:

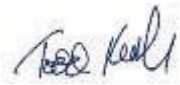
Please accept this as our official justification letter for an SUP for proposed tavern limited establishment. The Application is for a SUP FOR A PROPOSED 2,749 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT, INCLUDING 1,732 SQUARE FEET OF OUTDOOR SEATING AREA at 1028 E Fremont Street Suite 190, Las Vegas, Nevada 89101 zoned C-2 (General Commercial).

This entitlement will cover 1,017 square feet of interior space and 1,732 square feet of exterior patio space, totaling 2,749 square feet. The proposed Tavern Limited establishment will allow Downtown visitors and residents a new place to dine and socialize. This use is harmonious and compatible with surrounding land uses and will add to the pedestrian-friendly environment in the Downtown neighborhood.

This establishment will further enhance the revitalization of Downtown by making it a destination that attracts tourists and locals as well as assist in the success of the current revitalization of downtown. This will not change the history and culture that has been well established in Downtown, but will rather create more energy and help enhance the attractiveness of the Downtown Renaissance.

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

Sincerely,



Todd Kessler

SUP-52709

PRJ-52610
01/23/14

City of Las Vegas Agenda Item No.: **44.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: MARCH 11, 2014

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

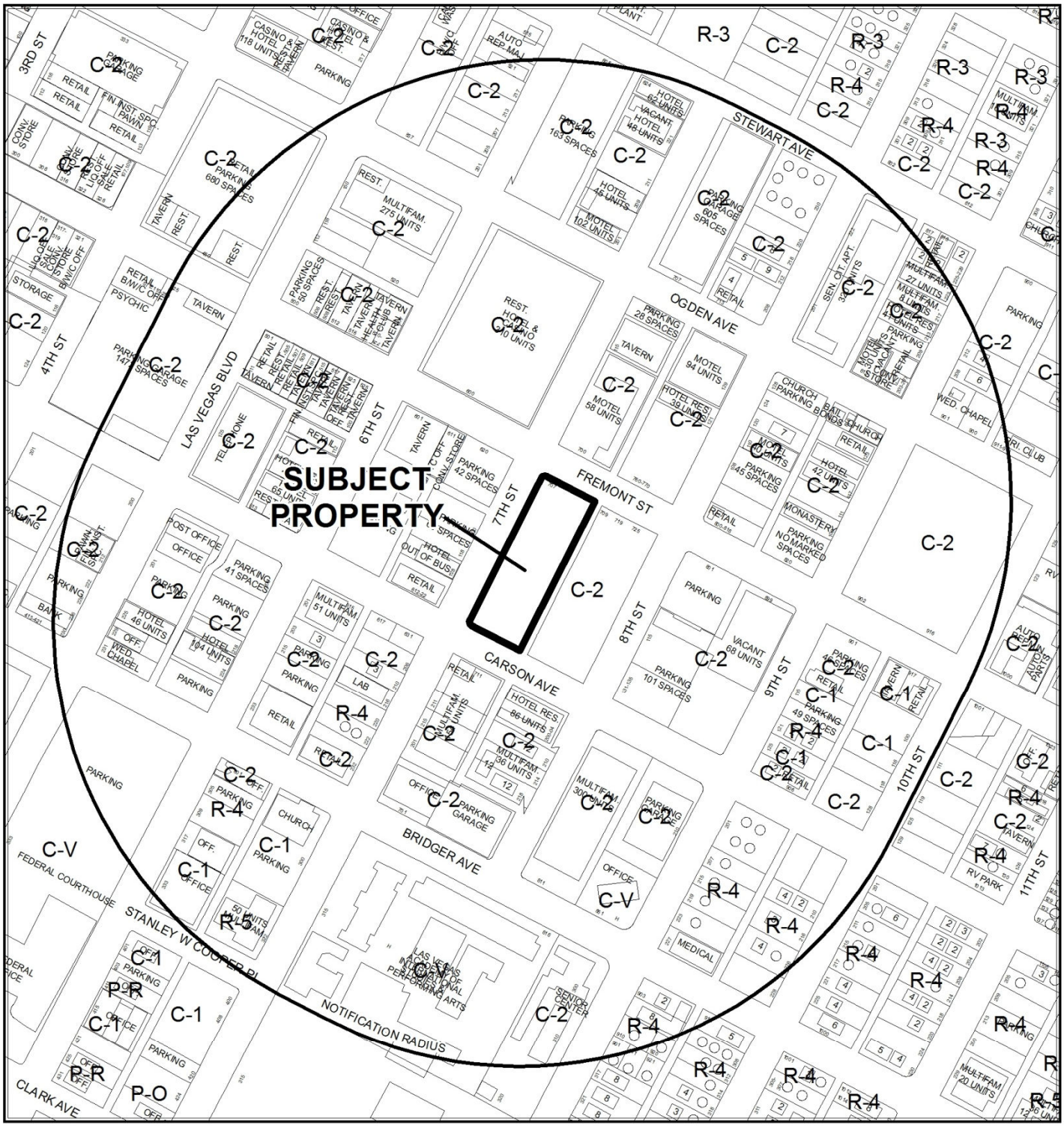
SUBJECT:
SDR-52716 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: SHIPPING CONTAINERS, LLC - OWNER: 707 FREMONT, LLC - For possible action on a request for a Major Amendment to Site Development Plan Review (SDR-45945) FOR A WAIVER TO ALLOW NO SCREENING OF THE MECHANICAL EQUIPMENT FROM THE STREET LEVEL AND SURROUNDING BUILDING VIEWS on 1.29 acres at 707 Fremont Street (APN 139-34-612-005), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-52234].

C.C.: 04/16/2014

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

RECOMMENDATION:
DENIAL

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



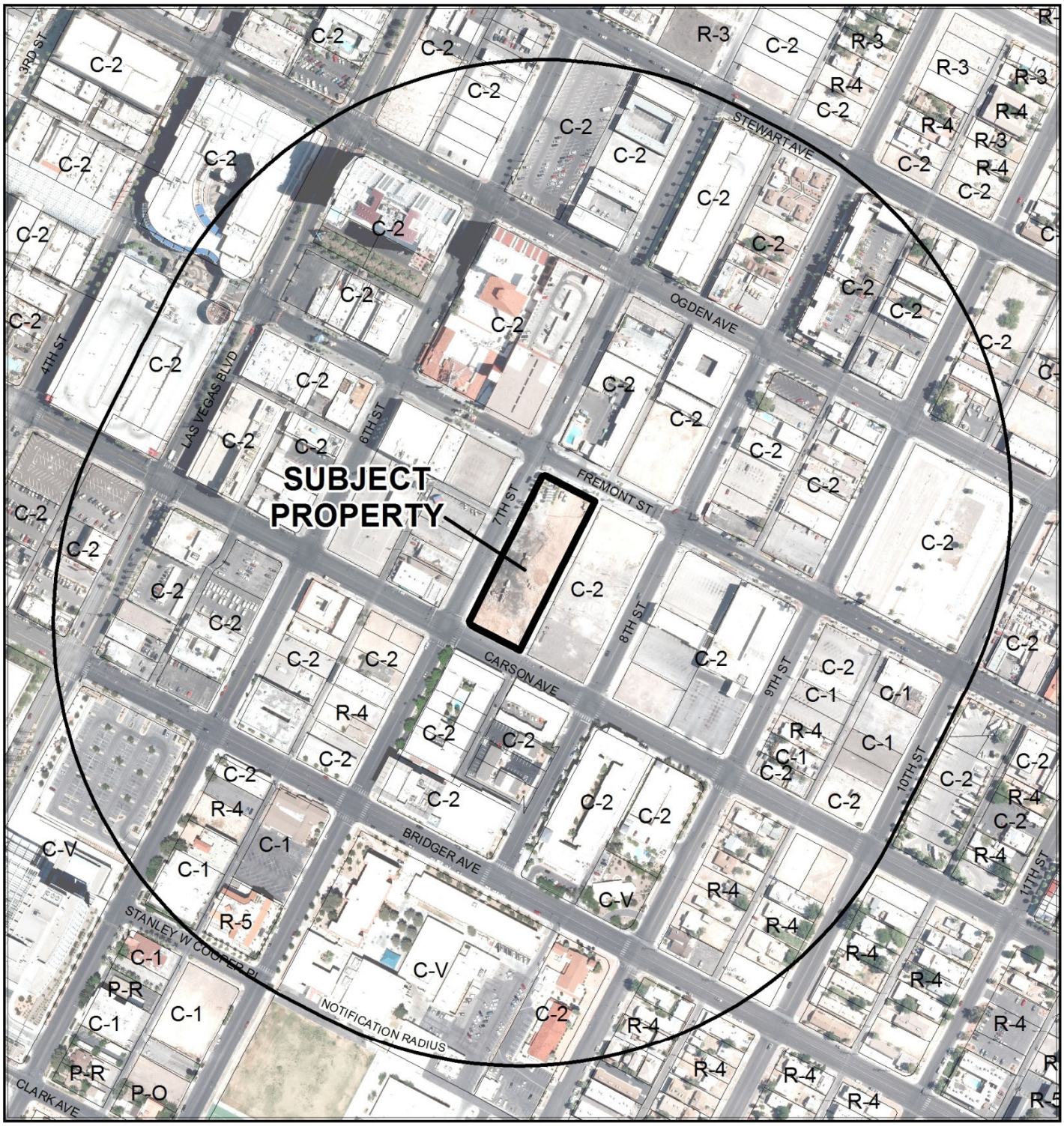
0 300 600 Feet

CASE: **SDR-52716 (PRJ-52234)**

RADIUS: 1000 FEET

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

N



0 300 600 Feet

CASE: **SDR-52716 (PRJ-52234)**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SDR-52716

Case Number: PRJ-52234 APN: 139-34-601-007

Name of Property Owner: 707 Fremont, LLC

Name of Applicant: Shipping Container, LLC

Name of Representative: Todd Kessler

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Andrew B. Donner

Subscribed and sworn before me

This 17 day of December, 2013

_____

Notary Public in and for said County and State

DARLENE A. KEPP-ROCKWOOD
Notary Public, State of Nevada
Appointment No. 03-2068-1
My Appt. Expires February 22, 2017

PRJ-52234
01/23/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SDR

Project Address (Location) 707 Fremont Street/Las Vegas, NV 89101

Project Name Container Park Waiver to Req'd Mech Screening **Proposed Use** C-2

Assessor's Parcel #(s) 139-34-601-007 **Ward #** 5-Barlow

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

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

Gross Acres 1.29 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER 707 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

APPLICANT Shipping Containers, 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** _____

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 17 day of December, 2013.

Darlene A. Nepp-Rockwood

Notary Public in and for said County and State

DARLENE A. NEPP-ROCKWOOD
Notary Public, State of Nevada
Appointment No. 96-2068-1
My Appt. Expires February 22, 2017

FOR DEPARTMENT USE ONLY

Case #	SDR-52716
Meeting Date:	03/11/14 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.

PR-52234
01/23/14

Revised 10/27/08

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



TYPICAL ROOF TOP DUCTING



PAINTED WALL MOUNTED UNIT, TYP.



TYPICAL ROOF TOP CONDENSING UNIT



PAINTED WALL MOUNTED UNIT, TYP. AND ROOF TOP CONDENSING UNITS



PAINTED WALL MOUNTED UNIT, TYP.



TYPICAL ROOF TOP CONDENSING UNIT



ROOF TOP MECHANICAL UNITS



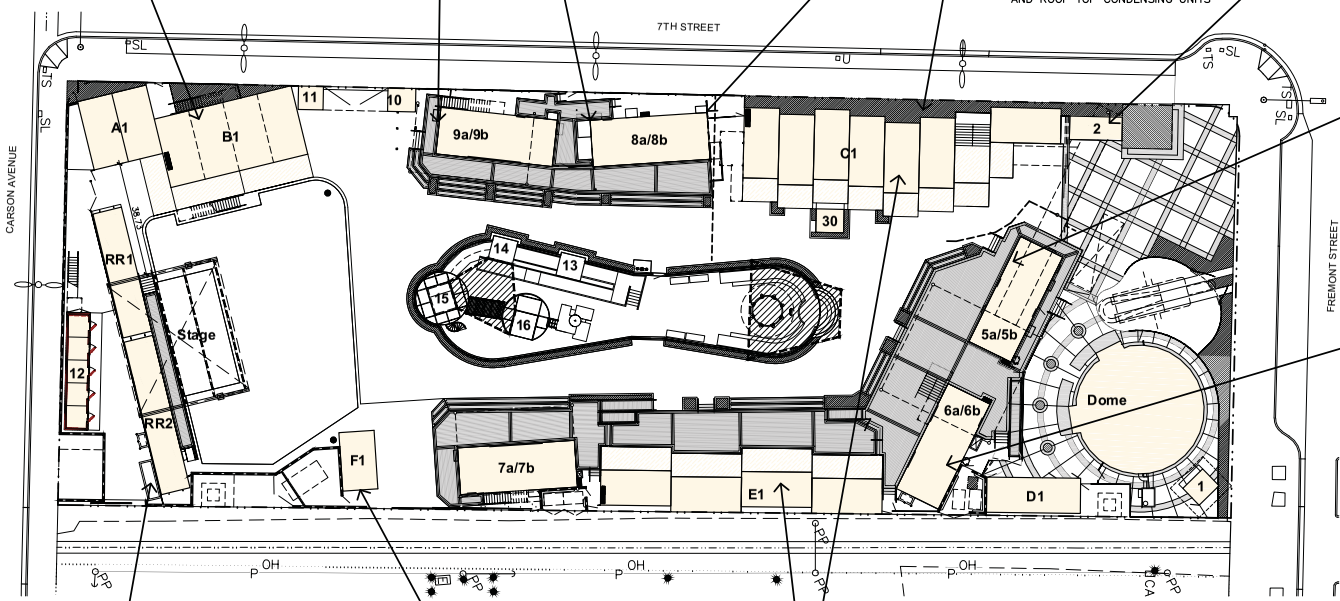
PAINTED WALL MOUNTED UNIT, TYP.



TYPICAL ROOF TOP CONDENSING UNIT



TYPICAL ROOF TOP CONDENSING UNIT, TYPICAL AT TWO AND THREE STORY RETAIL



ARCHITECTURAL SITE PLAN – KEY PLAN – HVAC SCREENING REVIEW
SCALE: 1" = 20'-0"

PRJ-52234
01/23/14

SDR-52716

REVISIONS

Mark	Date	Description

Breslin Builders shall have no liability for use of this information without their written consent. Copyright (c) 1995 - 2013, Use of the information contained in this instrument for other than the specific project shall be at the user's sole risk and without liability to the client for whom it was prepared is forbidden unless expressly permitted in advance by Breslin Builders. These drawings shall be used for one project only.

CONTRACTOR

THESE PLANS ARE PREPARED AND SUBMITTED BY THE CONTRACTOR AS A CATEGORY AUTHORIZED UNDER NRS624.

COMPANY NAME | CONTRACTORS REPRESENTATIVE OR ELECTRICAL SUPERVISING OR PLUMBING OR

CONTRACTOR'S LICENSE # | SIGNATURE

PLANS PREPARED BY

Date:
Project No.:
Designed By:
Checked By:

BRESLIN BUILDERS
5525 POLARIS AVENUE, SUITE B
LAS VEGAS, NEVADA 89118
(702) 798-3977
FAX (702) 798-3908
DESIGN AND CONSTRUCTION
LICENSED GENERAL CONTRACTOR
LICENSE #0018169

Project:
Downtown Project Container Park
707 Fremont Street,
Las Vegas, Nevada 89101

Part 2 Package

Architectural Site Key Plan with HVAC Screening Photos

-



SDR-52716



SDR-52716



SDR-52716



SDR-52716



SDR-52716



SDR-52716



SDR-52716



SDR-52716



SDR-52716



SDR-52716



SDR-52716



SDR-52716



SDR-52716



SDR-52716



SDR-52716


KAT5
KAT5
KAT5
0009
COMPOST
RECYCLING
WASTE
EXIT
PRJ-52234
01/23/14

SDR-52716



SDR-52716



SDR-52716 [PRJ-52234] - APPLICANT: SHIPPING CONTAINERS, LLC - OWNER: 707 FREMONT, LLC
707 FREMONT STREET

01/30/14



SDR-52716 [PRJ-52234] - APPLICANT: SHIPPING CONTAINERS, LLC - OWNER: 707 FREMONT, LLC
707 FREMONT STREET

01/30/14



SDR-52716 [PRJ-52234] - APPLICANT: SHIPPING CONTAINERS, LLC - OWNER: 707 FREMONT, LLC
707 FREMONT STREET

01/30/14



SDR-52716 [PRJ-52234] - APPLICANT: SHIPPING CONTAINERS, LLC - OWNER: 707 FREMONT, LLC
707 FREMONT STREET

01/30/14

Todd Kessler
261 Las Vegas Blvd. #110
Las Vegas, NV 89101

January 23, 2013

City of Las Vegas – Planning Department
Attn: Flinn Fagg
333 North Rancho Drive
Las Vegas, Nevada 89106

Re: JUSTIFICATION LETTER
DTP Container Park – Review of condition Mechanical Screening; PRJ-52234

Mr. Fagg;

Please accept this as our official justification letter for a Major Amendment to a previously approved Site Development Plan Review (SDR-45945). The application is for a WAIER TO ALLOW NO SCREENING OF THE MECHANICAL EQUIPMENT FROM STREET LEVEL AND SURROUNDING BUILDING VIEWS on 1.29 acres at 707 Fremont Street (APN 139-34-612-005) C-2 (General Commercial).

As everyone is aware, the Container Park is not a typical building project. It has many unique features including the use of shipping containers Xtreme X Cube products as buildings, Trex decking, various styles of fencing, a unique "interactive exhibit" (playground) area, trains, a dome, to name a few. Many, if not most, of the items are not typical of the requirements of the Downtown Centennial Plan, yet, when combined together the project is creating a unique development at 7th and Fremont that will benefit downtown on many different levels.

Given the unique nature of the project and the various architectural features of the project, we feel that to provide traditional mechanical screening would detract from the uniqueness of the project and the various design elements, namely the roof top condensing units being installed at the park, specifically at the X Cube product (two and three story retail units). These condensing units are currently installed on the rooftops of the X Cube retail buildings. They have their own unique look, which we feel enhances the overall look of the project, rather than adding a traditional "box" on top of the roofs to mask this feature. While mechanical screen should be required on a traditional building, which is what the DCP would be geared towards, there is nothing traditional about the Downtown Container Park.

We are requesting that the wall-mounted mechanical units be allowed to be painted in place of screening. The paint colors will match the adjacent wall colors to blend the unit in with the container/X Cube use. As with the unique styling of the roof top units and given the nature of the project materials being used, we see no need to provide an additional screening element to these units.

Please let me know if you have any further questions.

Respectfully,



Todd Kessler

SDR-52716

PRJ-52234
01/23/14

City of Las Vegas Agenda Item No.: **45.**

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

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

SUBJECT:
TXT-51220 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action to amend LVMC Title 19, Unified Development Code (UDC) of the City of Las Vegas, to introduce standards for the R-SL (Residential Small Lot) District and provide for other related matters.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
NO RECOMMENDATION

BACKUP DOCUMENTATION:
1. Proposed Amendments and Staff Report

City of Las Vegas Agenda Item No.: **46.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 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