



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 of Elkhorn 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, 48 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
Planning Commission March 11, 2014 - Page 6

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

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

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
CALL TO ORDER



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

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW



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

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

SUBJECT:
ROLL CALL



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



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



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.



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). Staff recommends APPROVAL.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

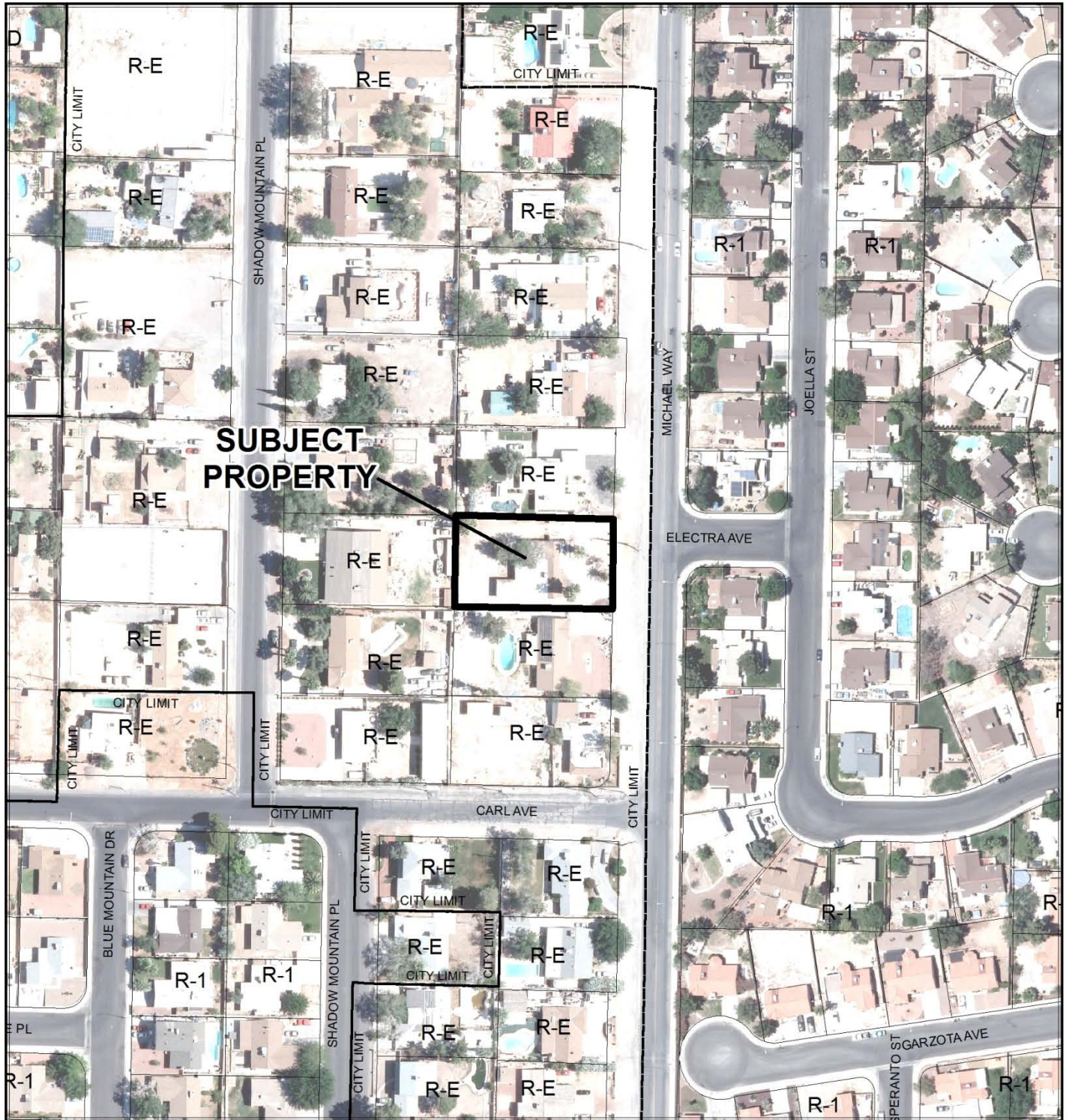
Staff recommends APPROVAL

BACKUP DOCUMENTATION:

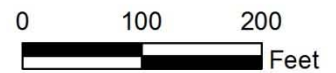
1. Location, Aerial and Exhibit Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



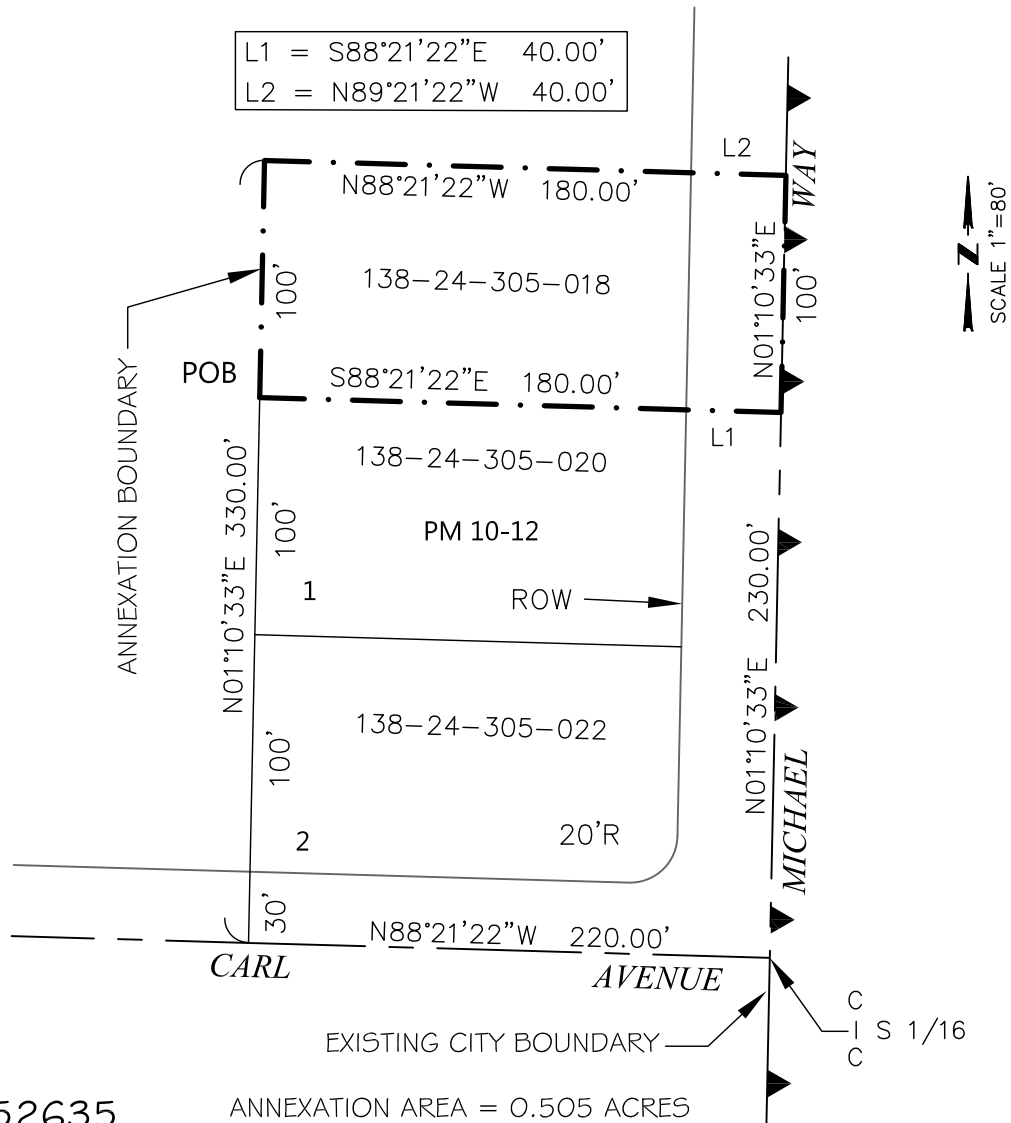




CASE: ANX-52635



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: Noe 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: [Signature]

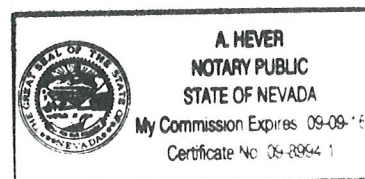
Print Name: Noe Herrera

Subscribed and sworn before me

This 16 day of January, 2014

[Signature]
Notary Public in and for said County and State

State of Nevada
County of Clark



RECEIVED

JAN 16 2014



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SEWER CONST
 Project Address (Location) 1841 N MICHAEL WAY LAS VEGAS NV 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 NV 89108 State NV Zip 89108
 E-mail Address ELTEPO75@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* [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 11 day of January, 20 14.

[Signature]
 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

Revised 10/27/08

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.

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RECEIVED

JAN 16 2014

City of Las Vegas
 Dept. of Planning

JAN 10 2014

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

No liability is assumed for the accuracy of the data delineated 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 WHEN MAP REDUCED FROM 1:12,500 ORIGINAL

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PMID BOUNDARY
- ROAD EASEMENT
- MATCH/LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PMID BOUNDARY
- SECTION LINE

- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 202 PARCEL SUBSEQ NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- 5 BLOCK LOT NUMBER

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

T20S R60E

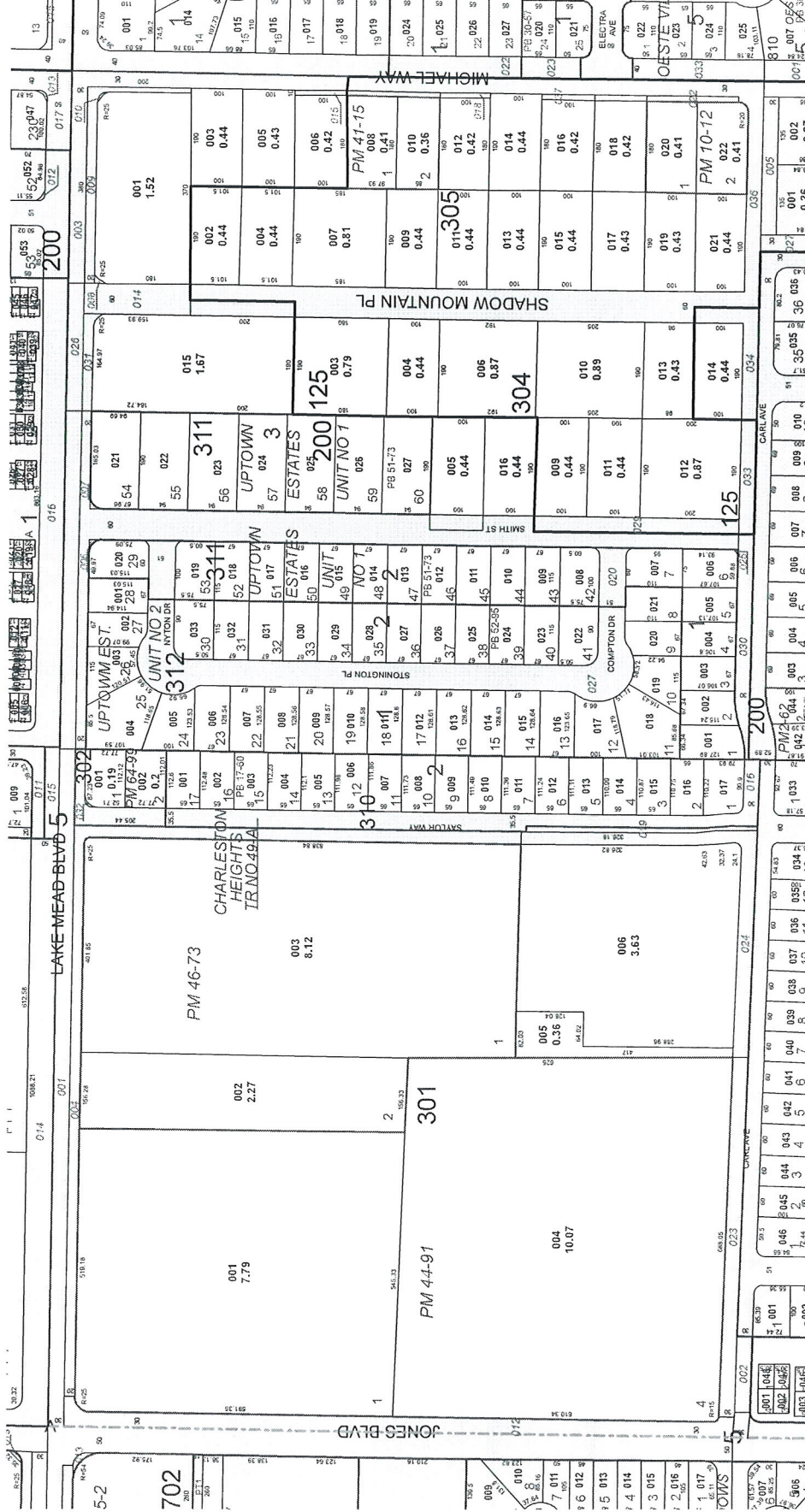
24

N 2 SW 4

138-24-3



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 PLAY AND HAVE FUN..

A handwritten signature in black ink, appearing to be 'JACK' with a stylized flourish.

ANX-52635

RECEIVED

JAN 16 2014

City of Las Vegas
Dept. of Planning

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]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 04/16/2014

OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends 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: Shamir Dixit

Print Name: SHAMIR DIXIT

Subscribed and sworn before me

This 14th day of January, 20 14
AS SP state of Nevada
Notary Public in and for said County and State

county of Clark





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

Revised 10/27/08



FOR DEPARTMENT USE ONLY

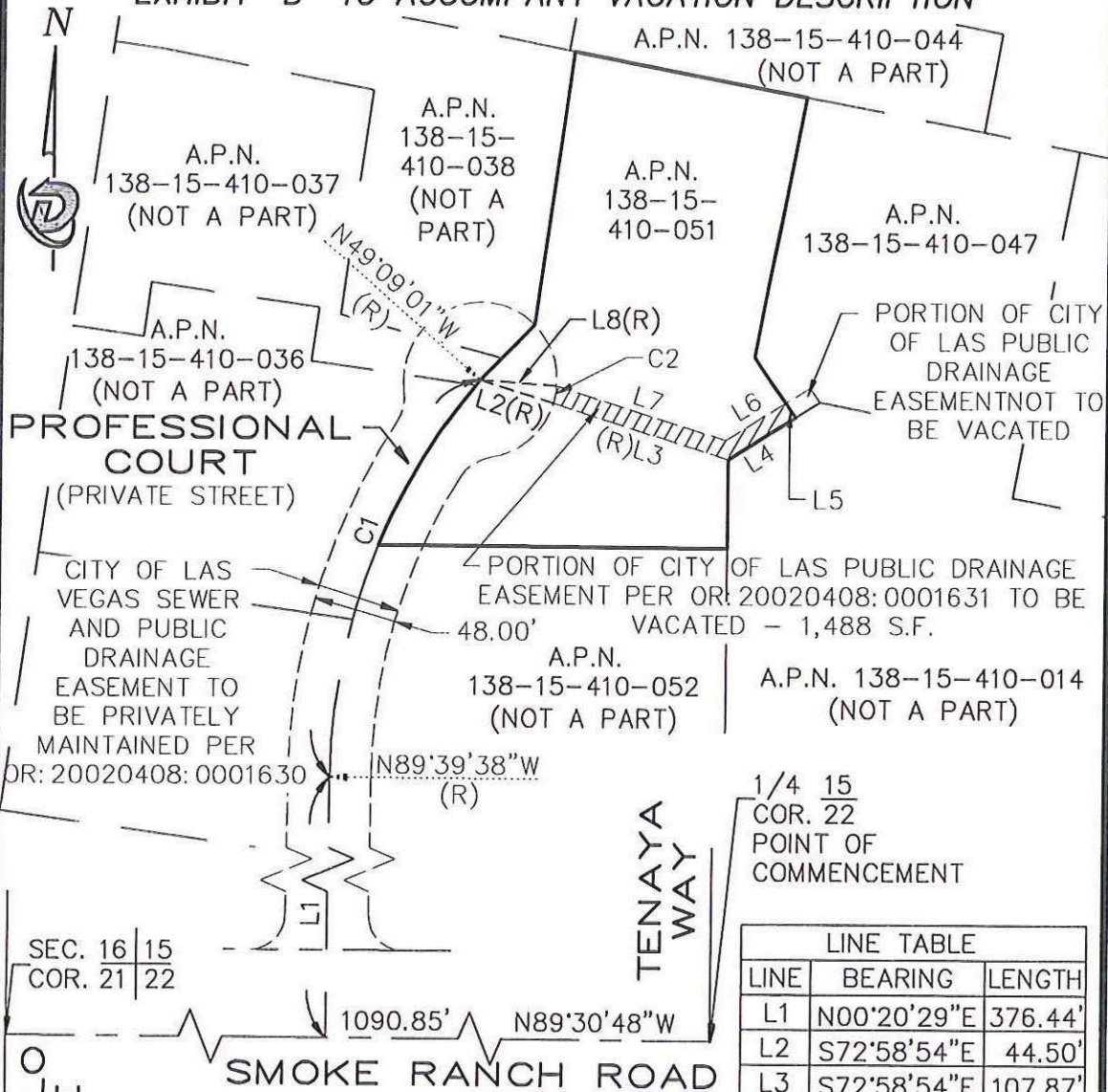
Case # VAC-52698
 Meeting Date 03/11/14 PC
 Total Fee:
 Date Received:*
 Received By:

*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.

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

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

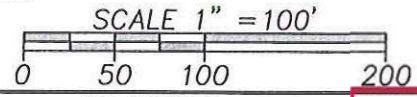
EXHIBIT "B" TO ACCOMPANY VACATION DESCRIPTION



1/4 15
COR. 22
POINT OF
COMMENCEMENT

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"



JOB NUMBER: 130365
 DRAWN BY: DAW DATE: 12/31/2013
 CHECKED BY: TJK DATE: 12/31/2013
 PAGE 3 OF 3

Diamondback
 and Surveying
 5506 S. FORT APACHE RD., SUITE 110
 LAS VEGAS, NEVADA 89148
 (o) 702.823.DBL5 (f) 702.933.9030

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

VAC-52698

5765 South Rainbow Blvd.
Suite 101
Las Vegas, Nevada, 89118
Phone: 702.873.5197
Fax: 702.873.5346

www.walker-eng.com

PRJ-52689
01/23/14

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 of Elkhorn 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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

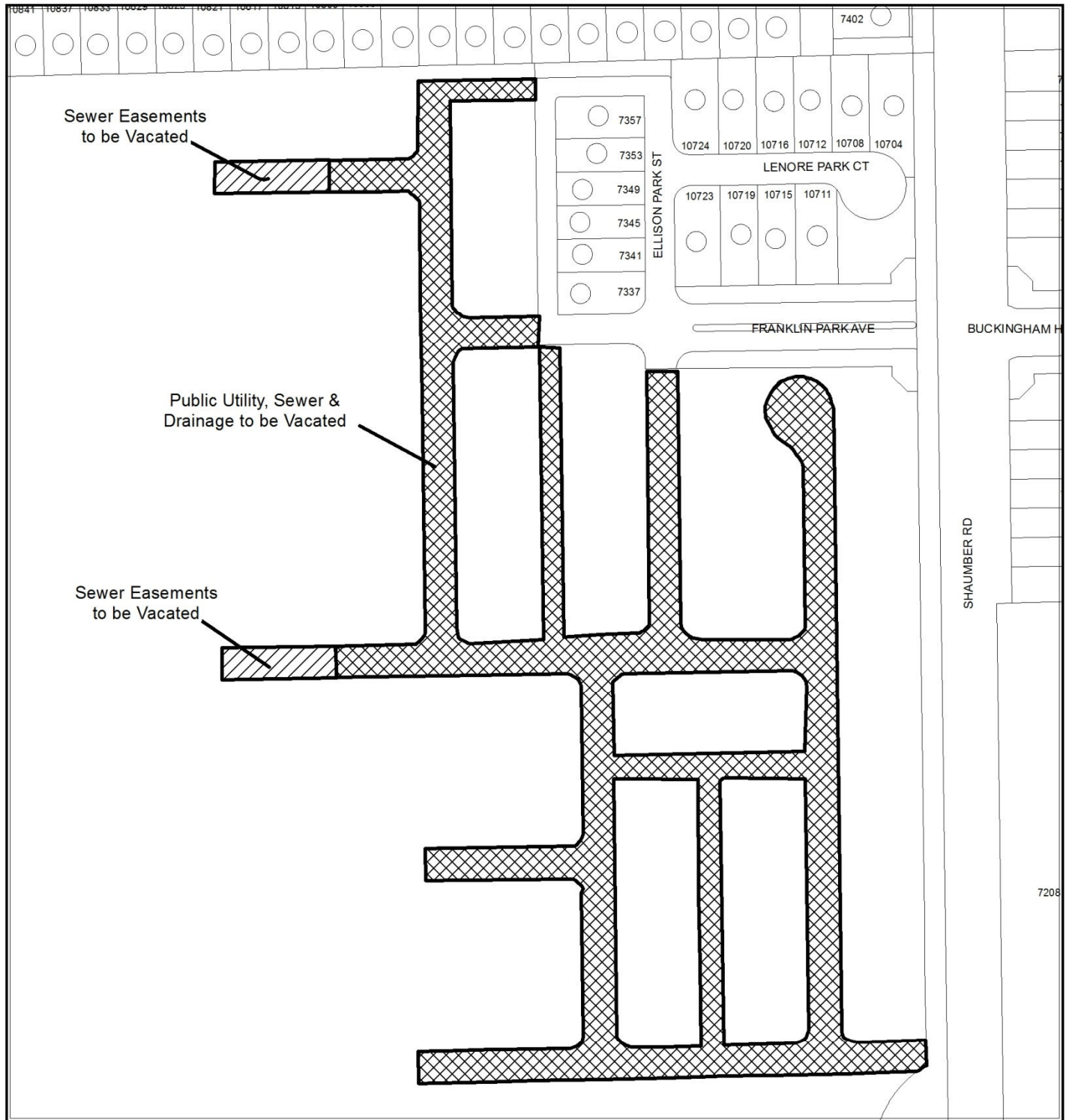
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RECOMMENDATION:

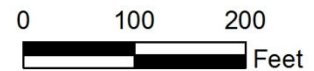
APPROVAL

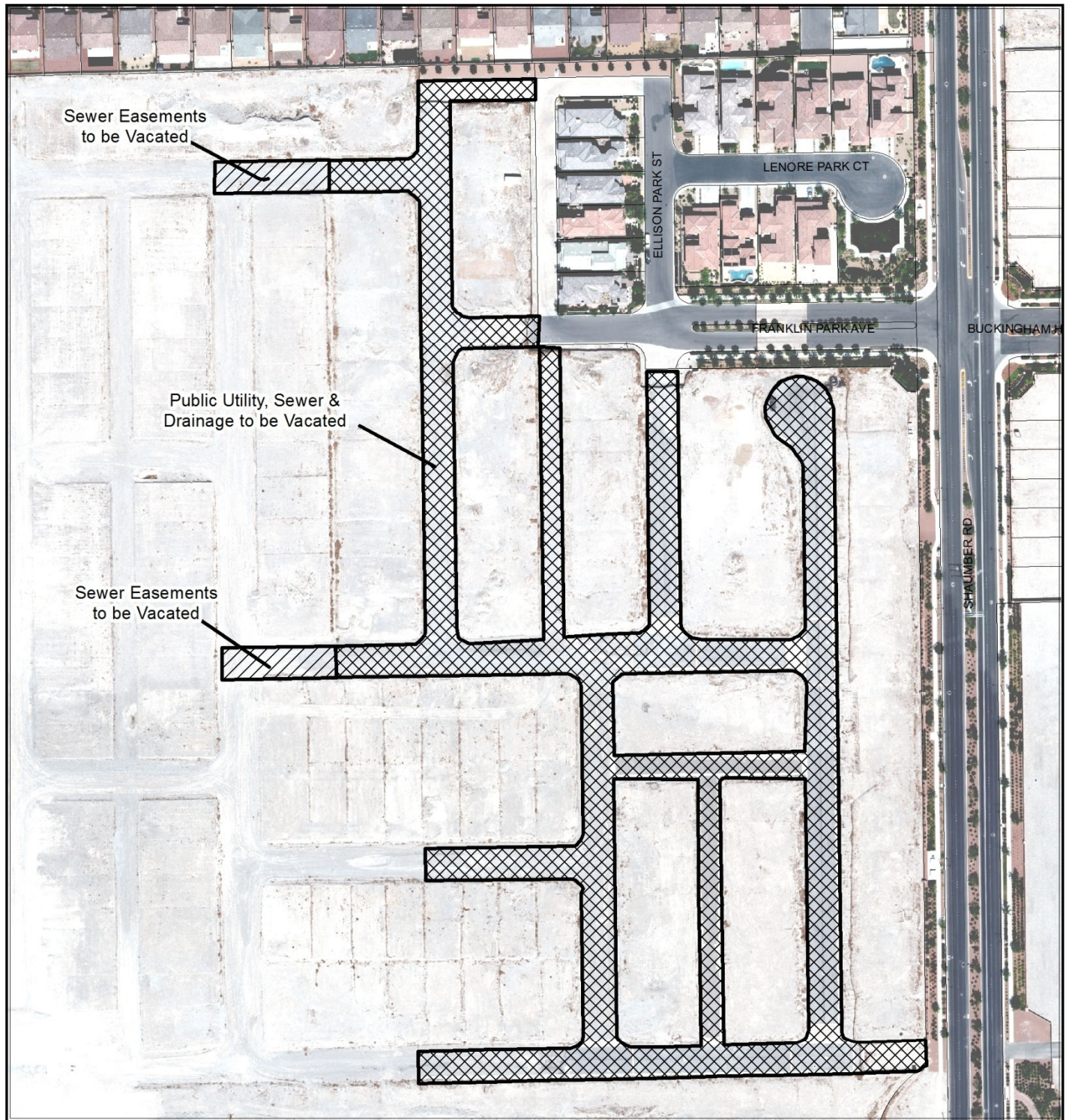
BACKUP DOCUMENTATION:

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

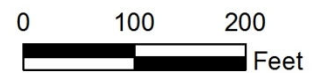


CASE: VAC-52702 (PRJ-52593)





CASE: VAC-52702 (PRJ-52593)





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: _____

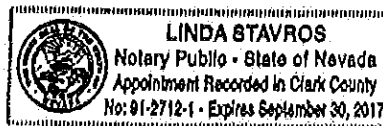
Signature of Property Owner: _____

Print Name: David Straub

Subscribed and sworn before me

This 15th day of January, 2014

Smil Stanoj
Notary Public in and for said County and State





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

Linda Stavros

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case # VAC-52702

Meeting Date: 03/11/14 PC

Total Fee:

Date Received:*

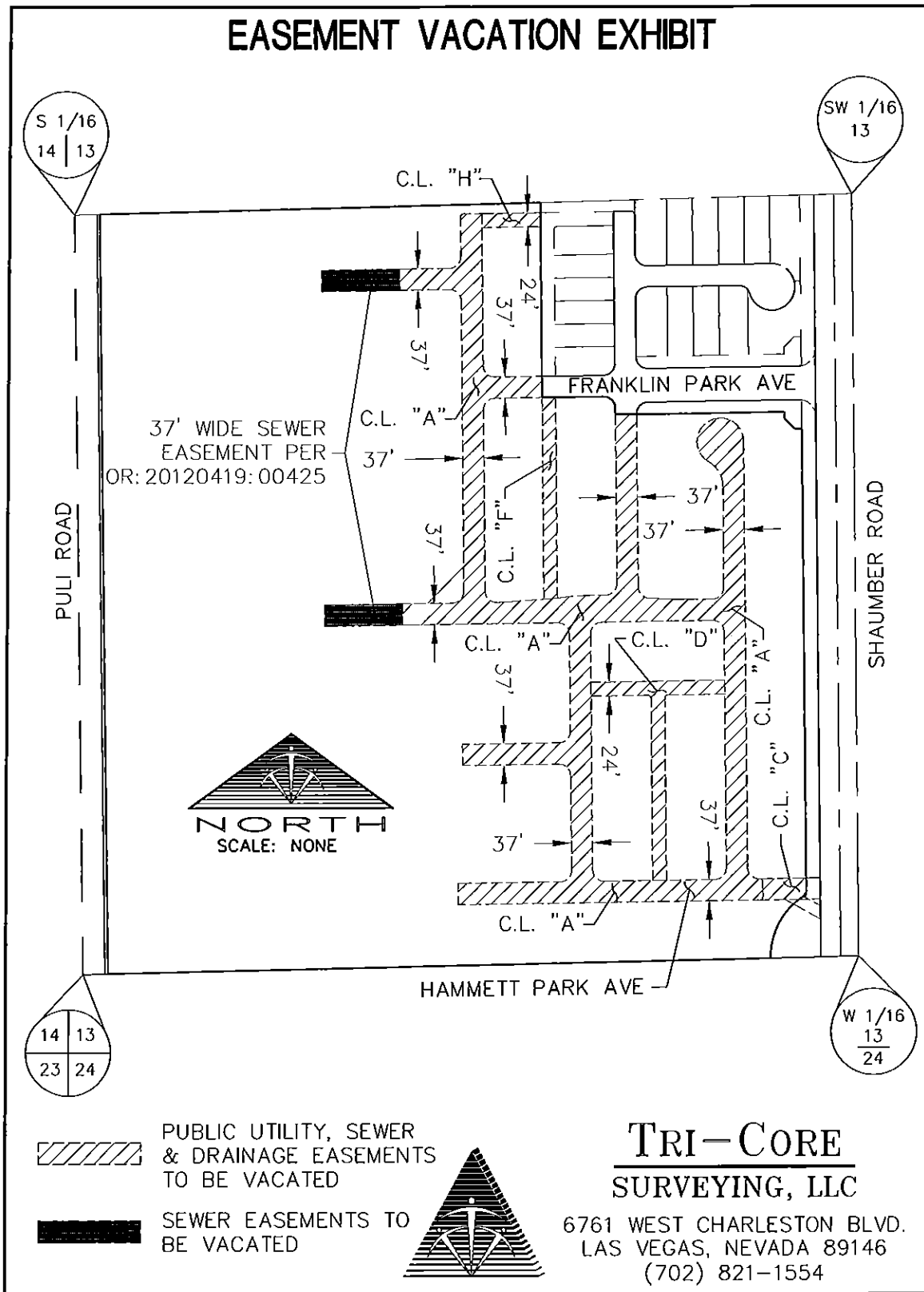
Received By:

*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



VAC-52702

PRJ-52593
01/23/14

TRI-CORE
SURVEYING, LLC

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



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

01/30/14

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

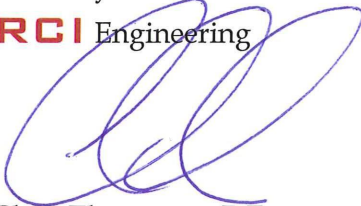
The existing easements are being requested for vacation to allow for further subdivision of the subject landholding without the aforementioned encumbrances. The subject easements do not provide access to adjacent parcels and their vacation will not result in the denial of public access to adjacent properties.

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

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

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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

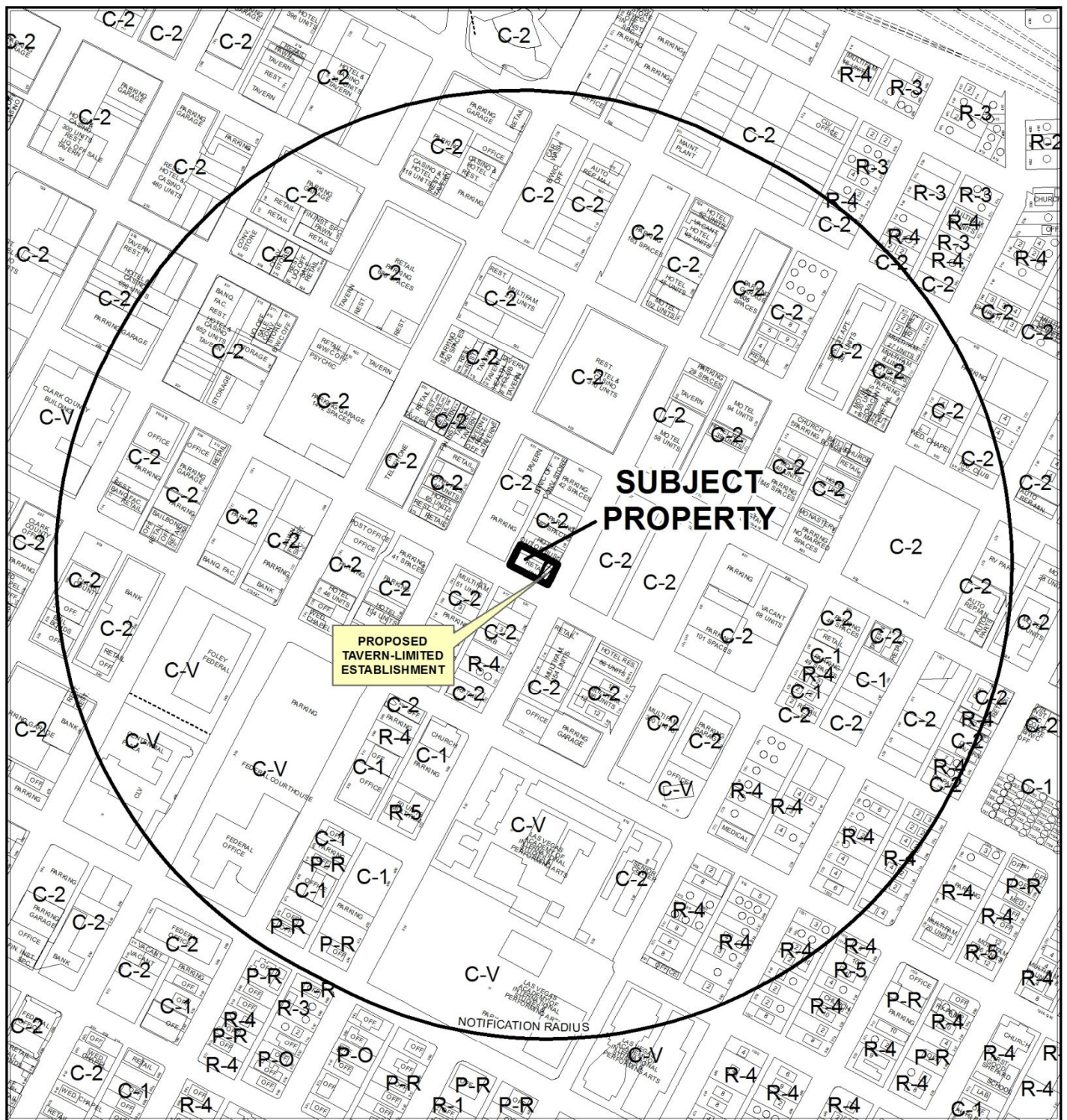
0

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

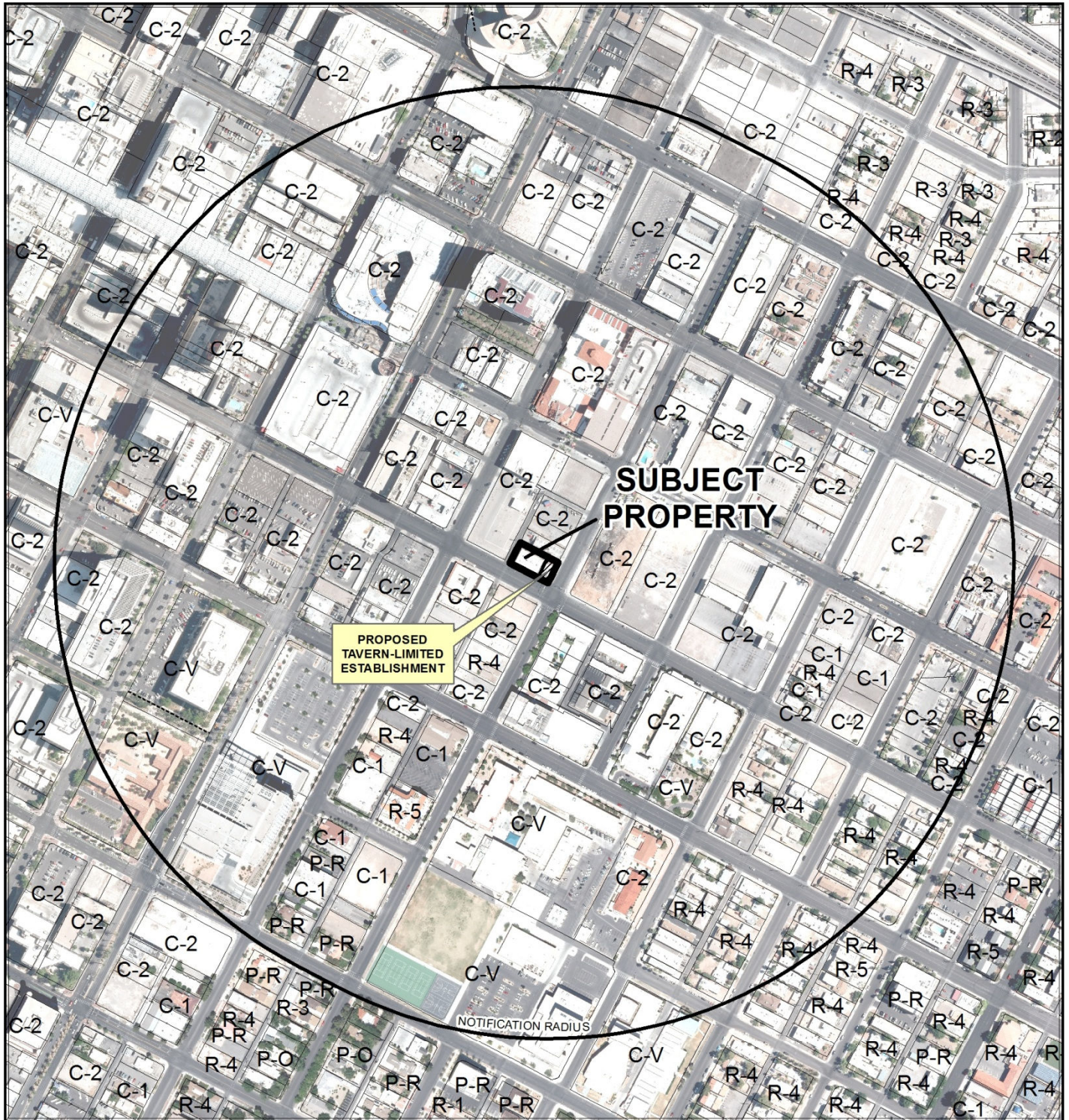


CASE: SUP-52706 (PRJ-52609)

RADIUS: 1500 FEET

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

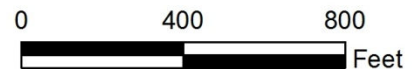


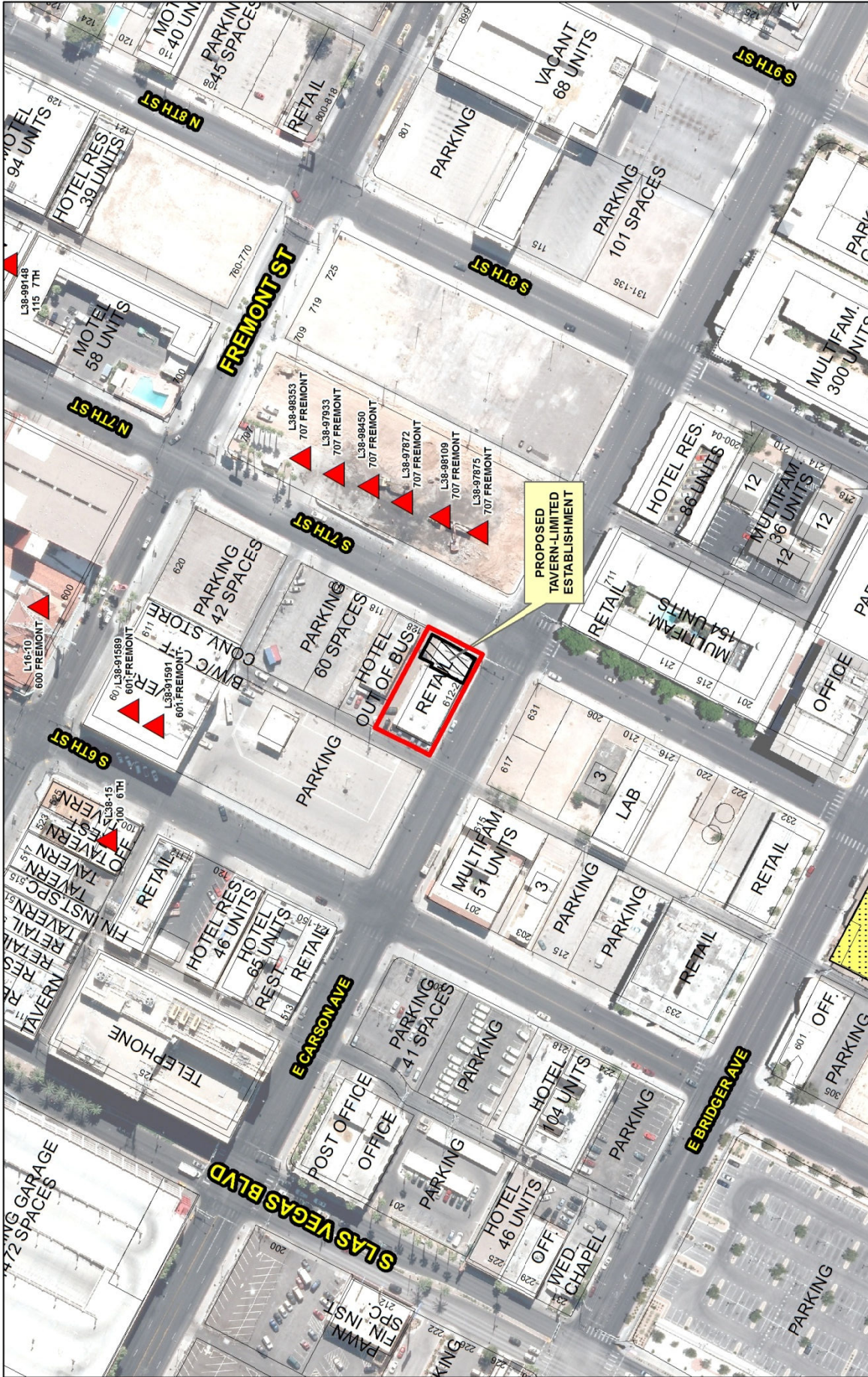


CASE: SUP-52706 (PRJ-52609)

RADIUS: 1500 FEET

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





SUP-52706 (PRJ-52609)

**Tavern-Limited
Establishment**

Business Licenses



Protected Uses

-  RELIGIOUS
-  CITY PARKS
-  SCHOOLS
-  Child Care/
Children Facility

 Subject Property



GIS maps are normally produced
for informational purposes only.
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: _____

Print Name: Mikki Hartman

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, 20 14

Darlene A. Nepp-Rosen
Notary Public in and for said County and State





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 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 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
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, 20 14

Darlene Nepp-Rockwood

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case # SUP-52706

Meeting Date: 03/11/14 PC

Total Fee:

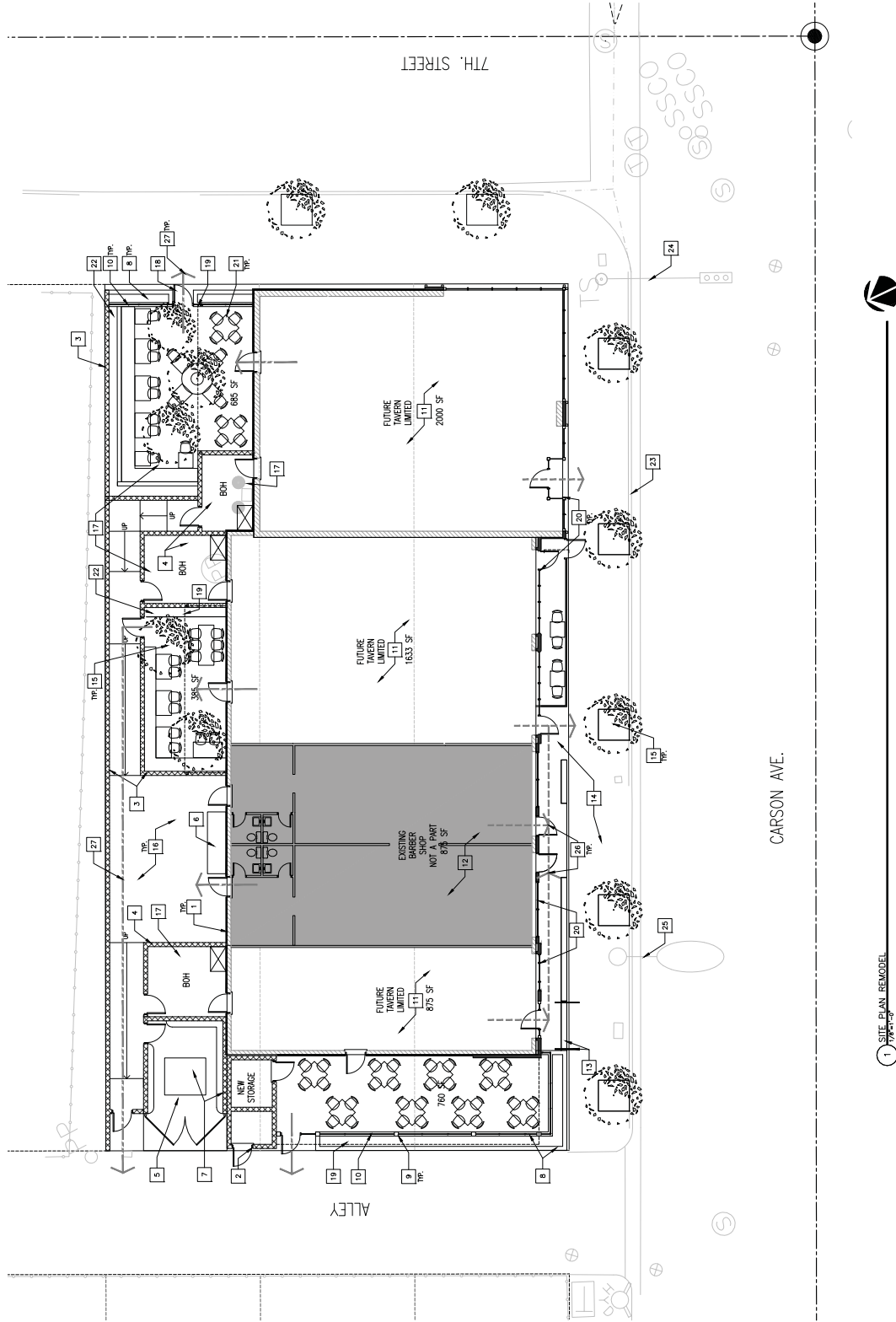
Date Received:*

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.

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

PRJ-52609
01/23/14



Proposed Site Plan

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

PRJ-52609
January 09, 2014
Land Use Submittal

Sears Retail Building - Facade Remodel

612 East Carson, Las Vegas, Nevada 89101

SUP-52706, SUP-52707 & SUP-52708

Location Map



PROJECT LOCATION

Vicinity Map



Keynotes

1. EXISTING OUT WALLS AT SHELL BUILDING TO REMAIN
2. NEW OUT WALLS AND ROOF AT NEW STORAGE
3. EXISTING CONCRETE FOUNDATION TO REMAIN
4. BACK OF THE HOUSE ENCLOSURE AND FENCE
5. EXISTING CONCRETE FOUNDATION TO REMAIN
6. NEW CONCRETE FOUNDATION AND WAREHOUSE INTERCEPTOR
7. NEW CONCRETE FOUNDATION AND WAREHOUSE INTERCEPTOR
8. NEW 8' VARD TRASH ENCLOSURE
9. NEW 8' VARD TRASH ENCLOSURE
10. NEW 8' VARD TRASH ENCLOSURE
11. FUTURE TENANT SPACE - NOT A PART
12. EXISTING TENANT SPACE - NOT A PART
13. NEW CONCRETE FOUNDATION AND WAREHOUSE INTERCEPTOR
14. NEW SIDEWALK PER CITY STANDARDS
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1 PROPOSED FLOOR PLAN - RESTAURANT

Proposed Floor Plan - Space A

Scale: As shown
B80G Project No.: 1513A
Version 5

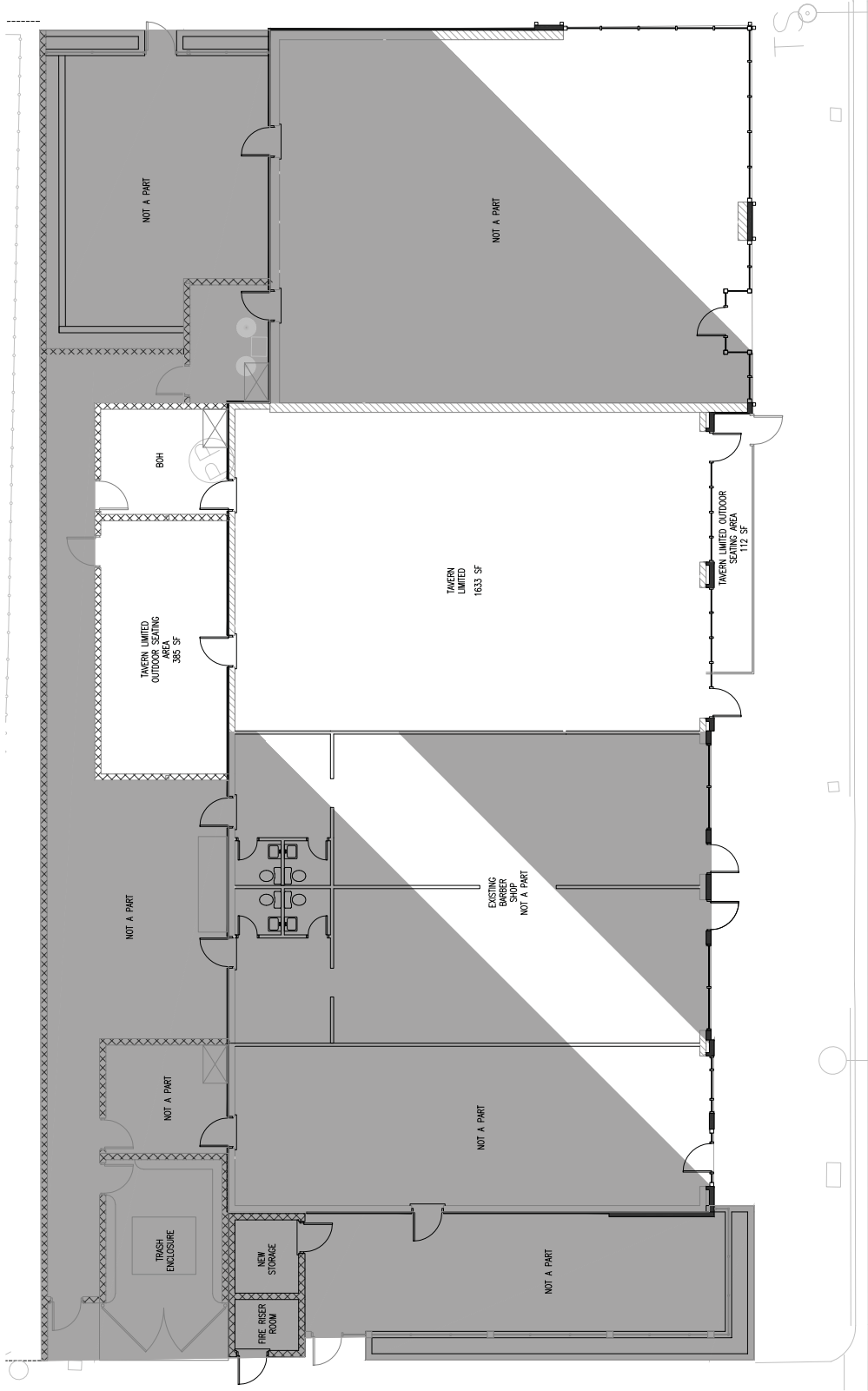
Land Use Submittal
January 09, 2014

Sears Retail Building - Facade Remodel

612 East Carson, Las Vegas, Nevada 89101

SUP-52706, SUP-52707 & SUP-52708

BUILDING AREA:
INDOOR AREA: 16,533 SF
TAKERN LIMITED SEATING AREA: 1,633 SF
OUTDOOR SEATING AREA: 3,885 SF
TOTAL: 21,130 SF



1 PROPOSED FLOOR PLAN - RESTAURANT

Proposed Floor Plan - Space B

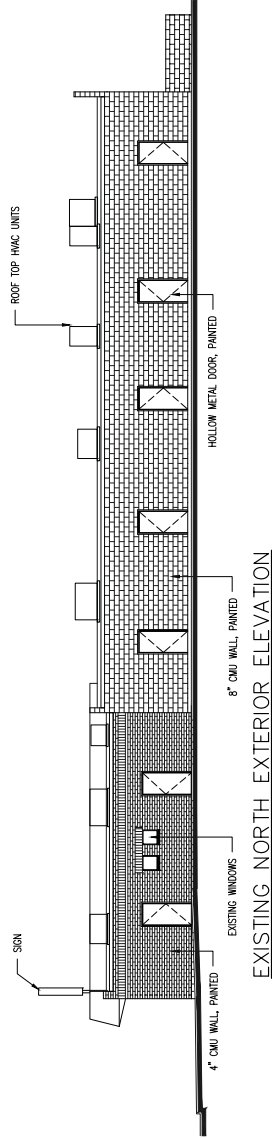
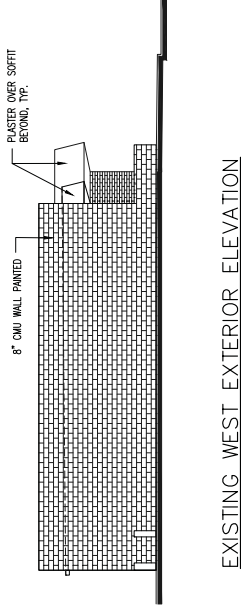
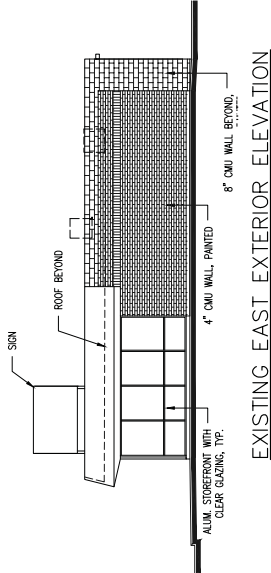
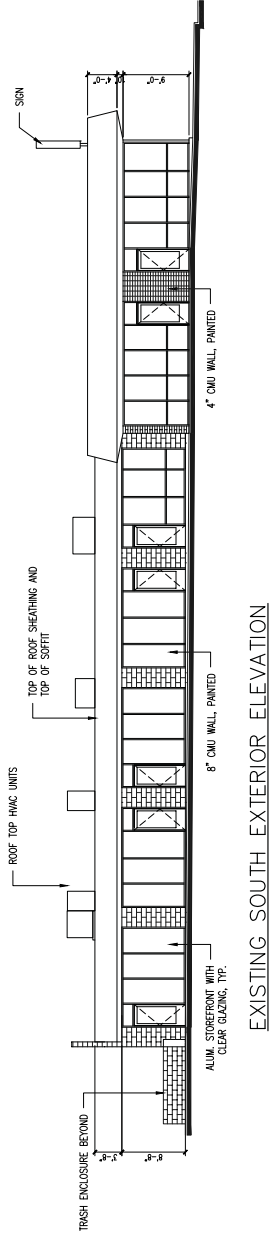
Scale: As shown
8806 Project No.: 1513A
Version: 2

PRJ-52609
8492444

Land Use Submittal
January 08, 2014

Sears Retail Building - Facade Remodel
612 East Carson, Las Vegas, Nevada 89101

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

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:

Planning Commission Mtg.

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City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

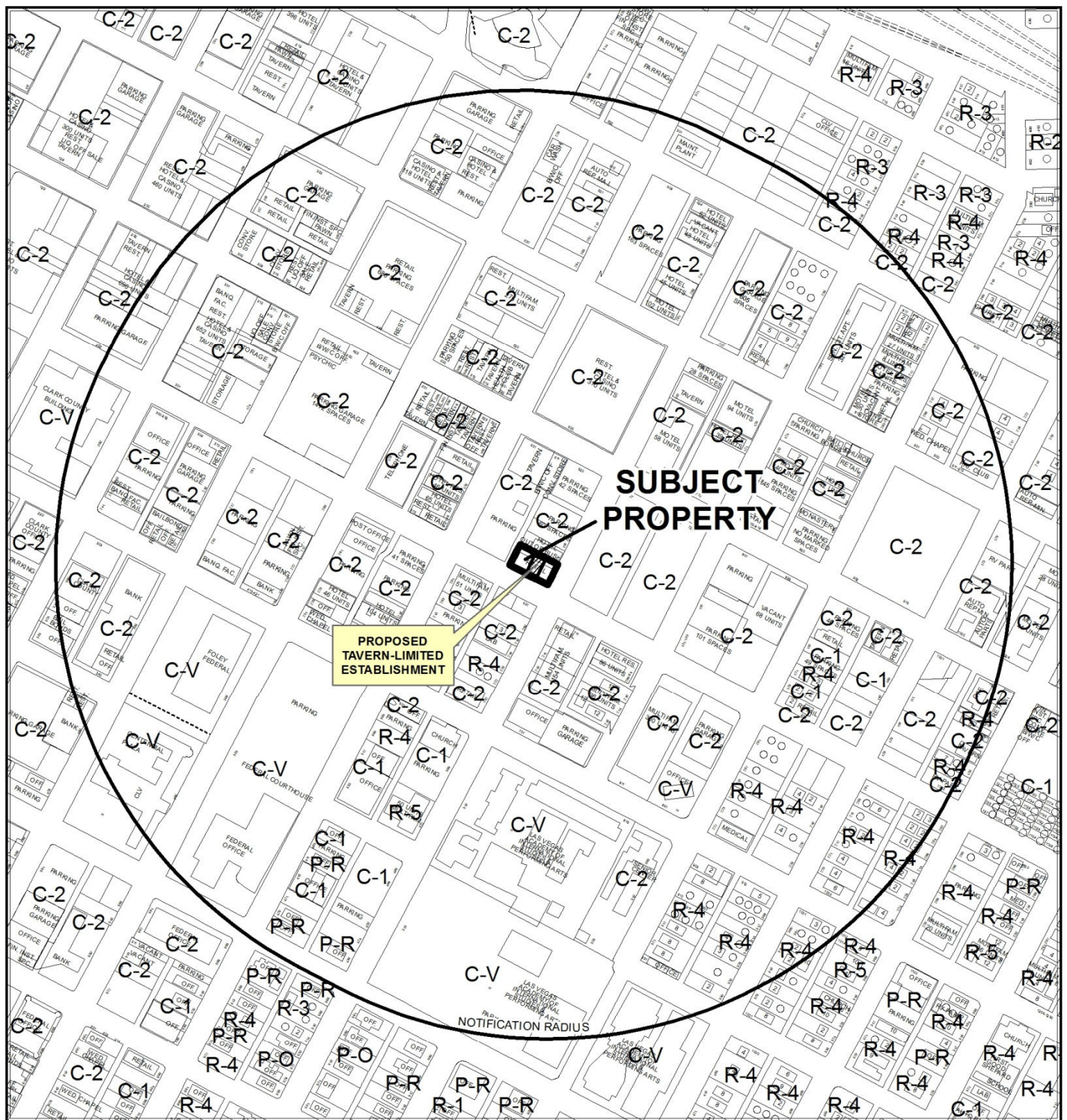
RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

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

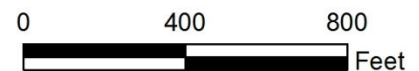
Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda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

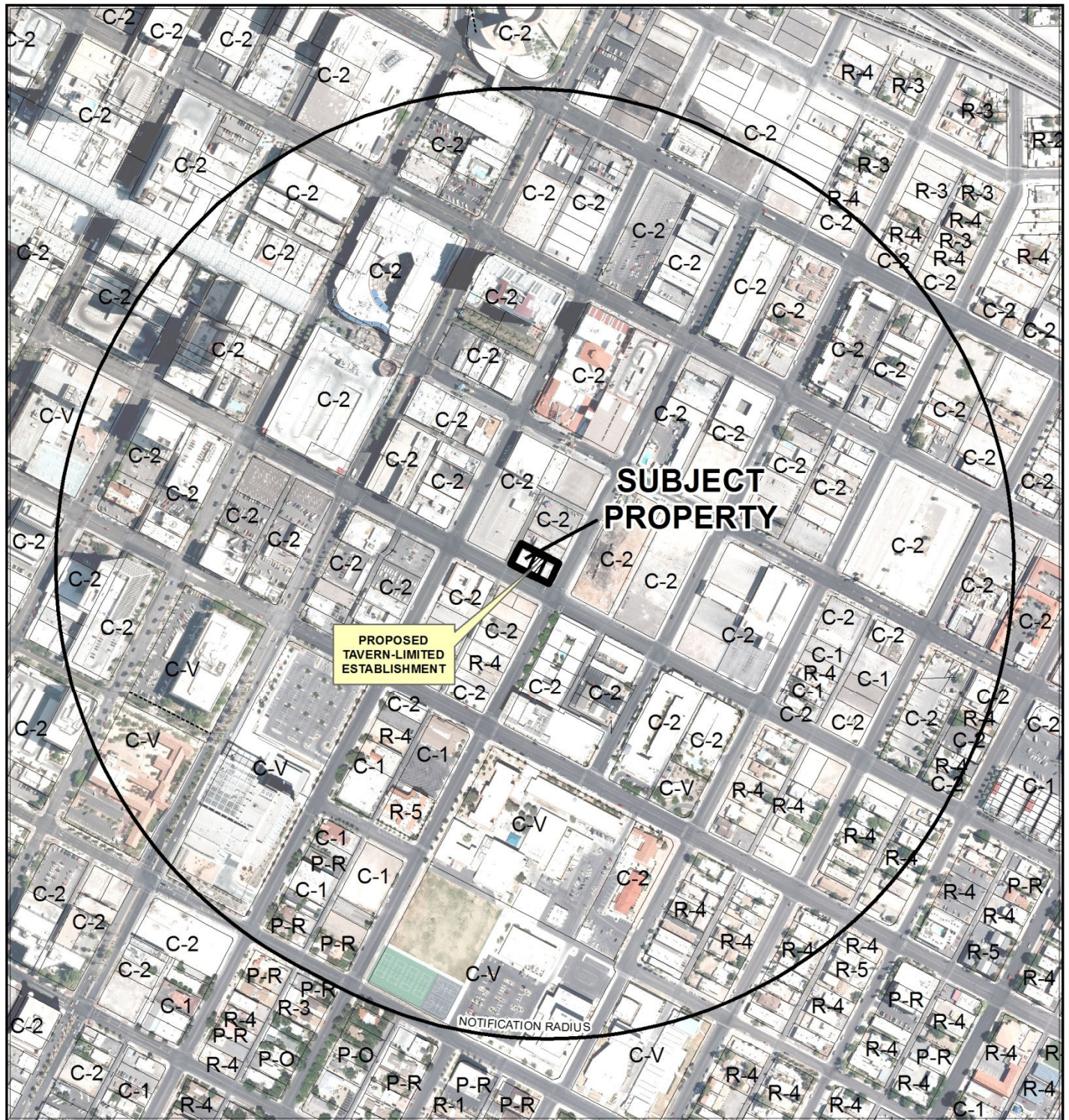


CASE: SUP-52707 (PRJ-52609)

RADIUS: 1500 FEET

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

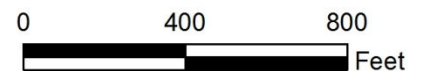


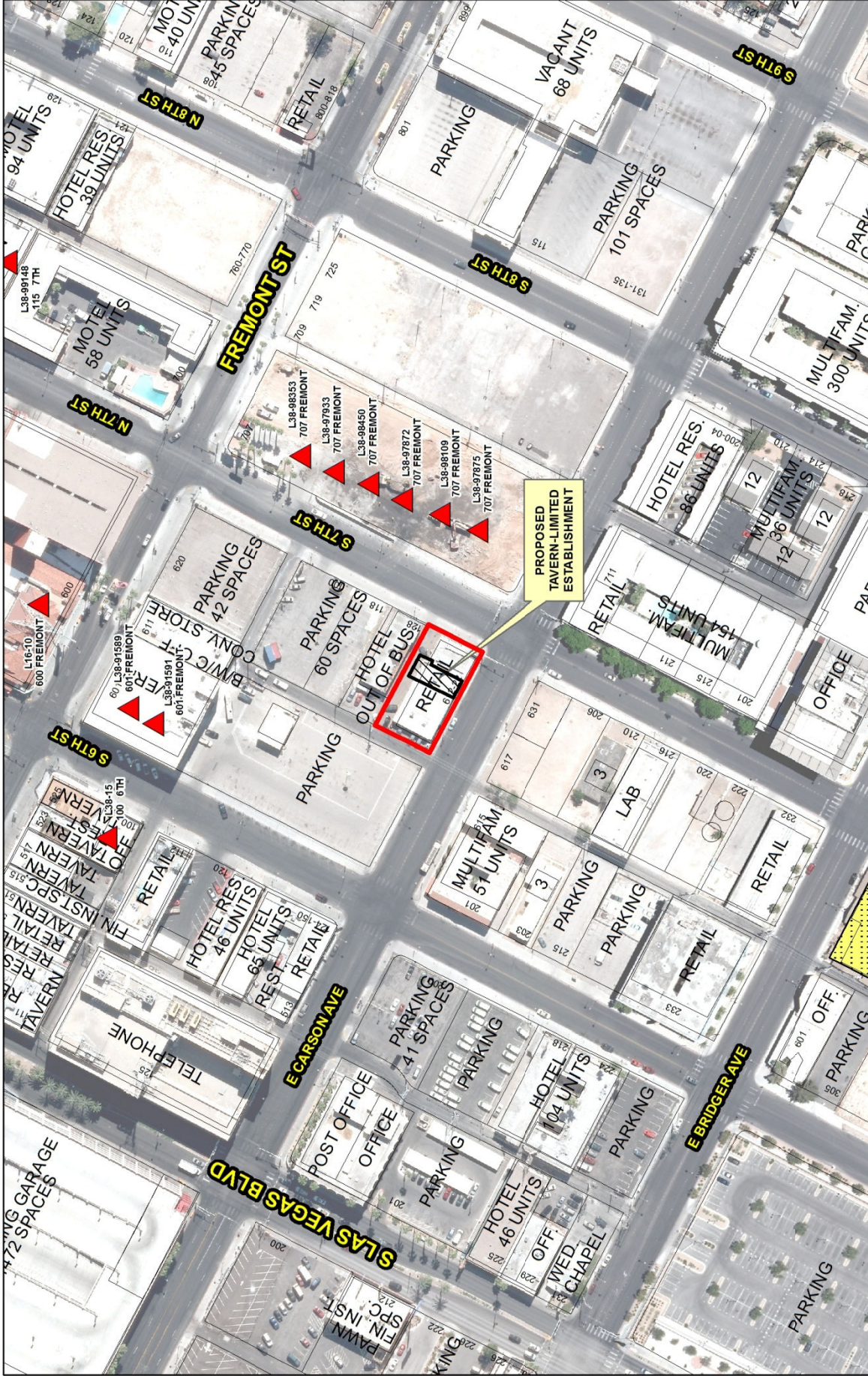


CASE: SUP-52707 (PRJ-52609)

RADIUS: 1500 FEET

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

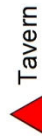




SUP-52707 (PRJ-52609)

**Tavern-Limited
Establishment**

Business Licenses



Tavern

Protected Uses



RELIGIOUS



CITY PARKS



SCHOOLS



Child Care/
Children Facility



Subject Property



GIS maps are normally produced
for informational purposes only.
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: _____

Print Name: Mikki Hartman

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, 20 14

Darlene A. Nepp-Rosen
Notary Public in and for said County and State





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
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 Address PO Box 1570 Phone: 7029534320 Fax: 7024770045
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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 (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* See POA

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

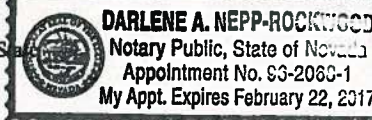
Print Name Mikki Hartman

Subscribed and sworn before me

This 22 day of January, 2014

Darlene A. Nepp-Rockwood

Notary Public in and for said County and State of Nevada



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

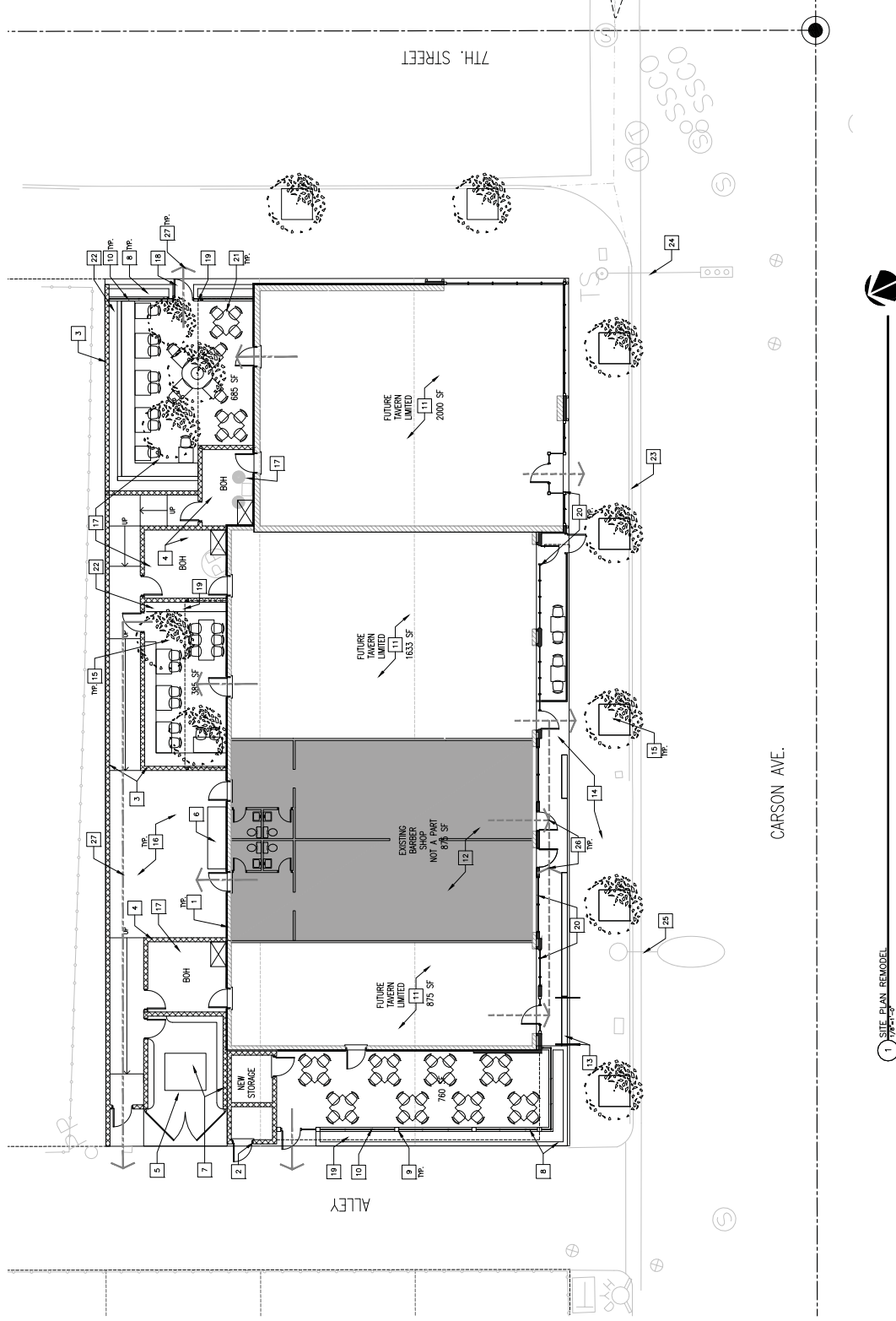
Keynotes

1. EXISTING OUT WALLS AT SHELL BUILDING TO REMAIN
2. NEW OUT WALLS AND ROOF AT NEW STORAGE
3. EXISTING CONCRETE FOUNDATION TO REMAIN
4. BACKS OF THE HOUSE ENCLOSURE AND FENCE
5. EXISTING CONCRETE FOUNDATION TO REMAIN
6. NEW ELECTRICAL SWITCH GEAR
7. NEW 8" BOND TRASH ENCLOSURE
8. NEW 8" BOND TRASH ENCLOSURE ELEVATIONS
9. STEEL COLUMN OVER NEW PLASTER
10. STEEL COLUMN OVER NEW PLASTER
11. NEW PLASTER
12. NEW TENANT SPACE - NOT A PART
13. NEW STAIRS AND HANDRAIL
14. NEW SKEWNAK PER CITY STANDARDS
15. NEW SKEWNAK PER CITY STANDARDS
16. NEW PARAPET
17. NEW METAL ROOF WITH METAL GRATES
18. METAL ROOF - FINISH TBD
19. NEW ROOFING
20. NEW ROOFING SYSTEM AND PARAPET FOR EXTERIOR ELEVATIONS
21. FURNITURE LAYOUT SHOWN FOR REFERENCE ONLY
22. EXISTING CUBES TO REMAIN
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24. EXISTING STREET LIGHT
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Location Map



Vicinity Map



Proposed Site Plan

Scale: As shown
B80G Project No.: 1513A

PRJ-52609

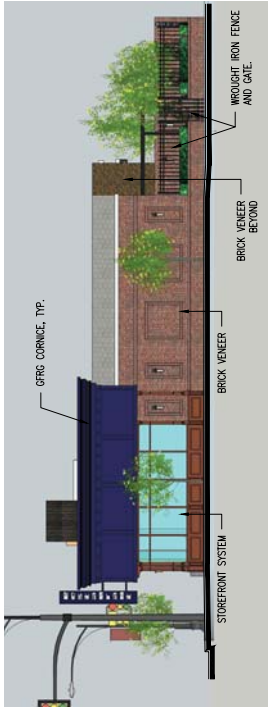
Sears Retail Building - Facade Remodel

612 East Carson, Las Vegas, Nevada 89101

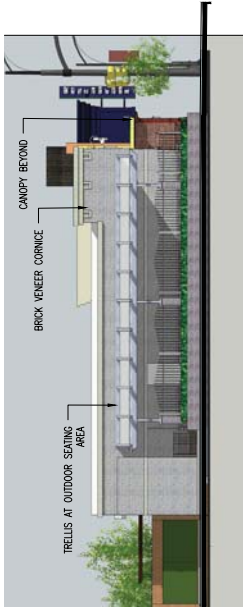
SUP-52707



SOUTH EXTERIOR ELEVATION



EAST EXTERIOR ELEVATION



WEST EXTERIOR ELEVATION



PERSPECTIVE



PERSPECTIVE

Proposed Exterior Elevations

Scale: 1/8" = 1'-0"
Drawing Project No.: 1515A
Version: 1

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PRJ-52609 and Use Submittal
January 9, 2014
03/23/2022

Sears Retail Building - Facade Remodel
612 East Carson, Las Vegas, Nevada 89101

SUP-52707



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

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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

0

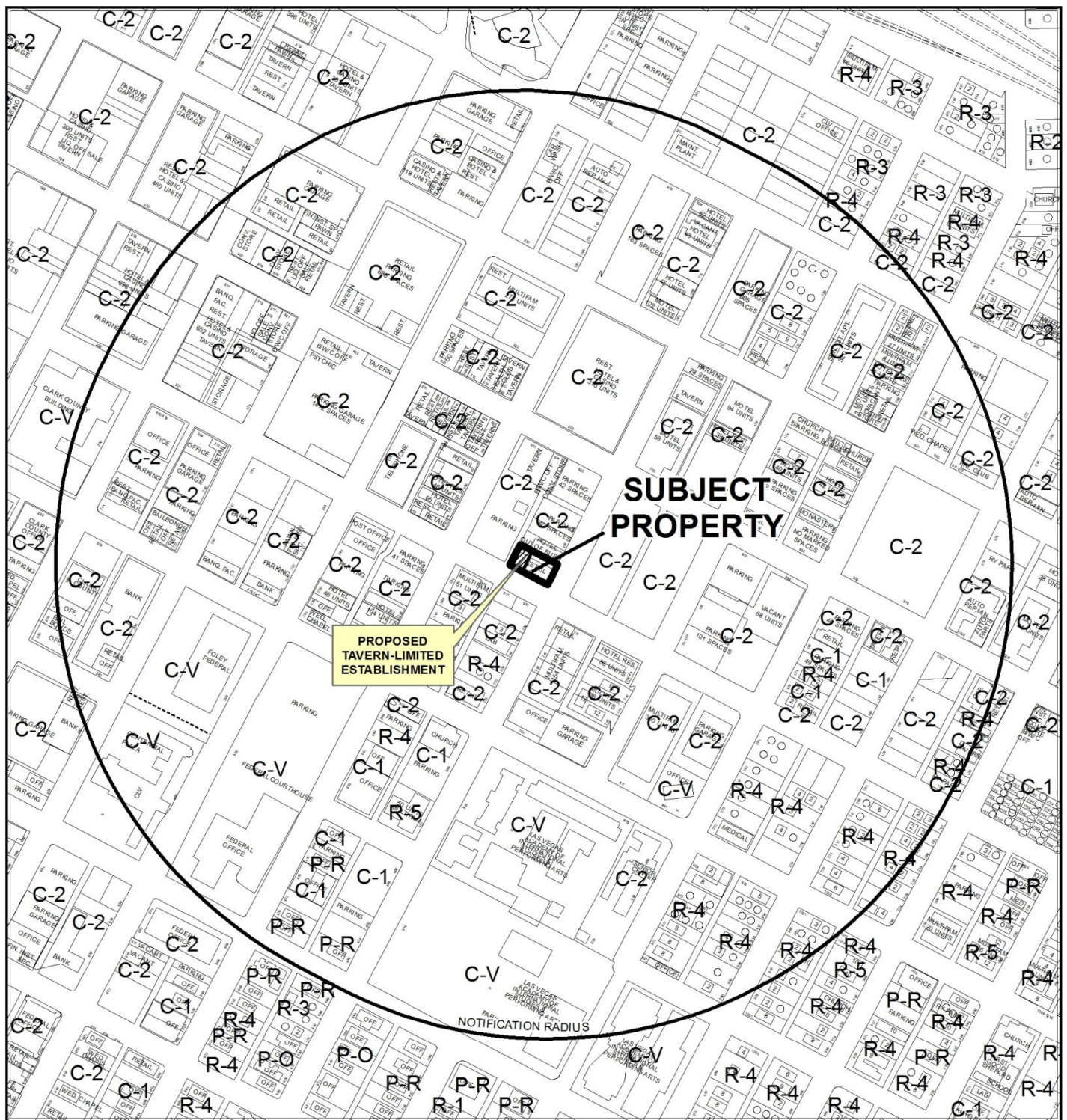
RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

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

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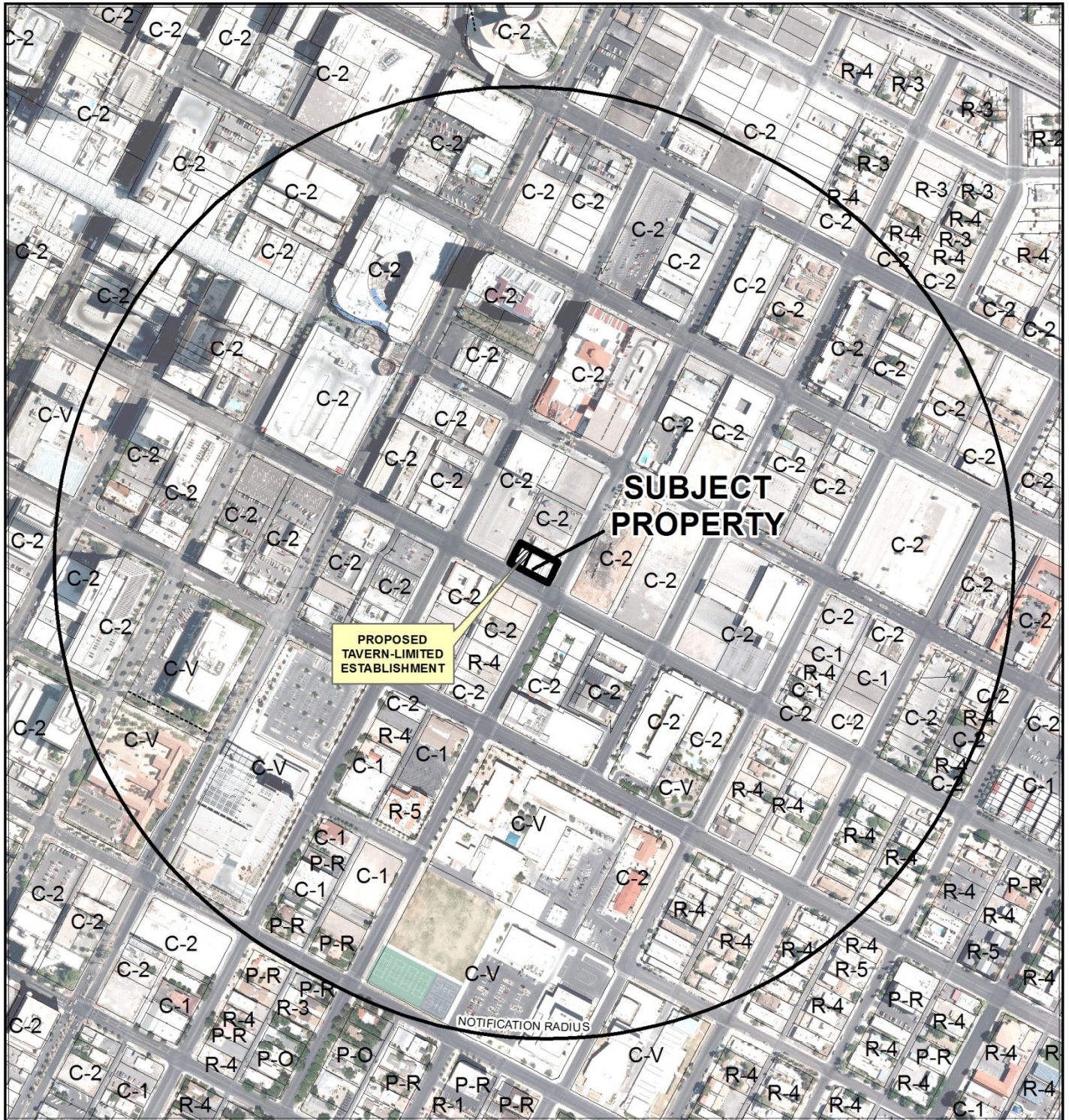


CASE: SUP-52708 (PRJ-52609)

RADIUS: 1500 FEET

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

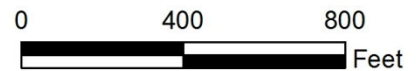


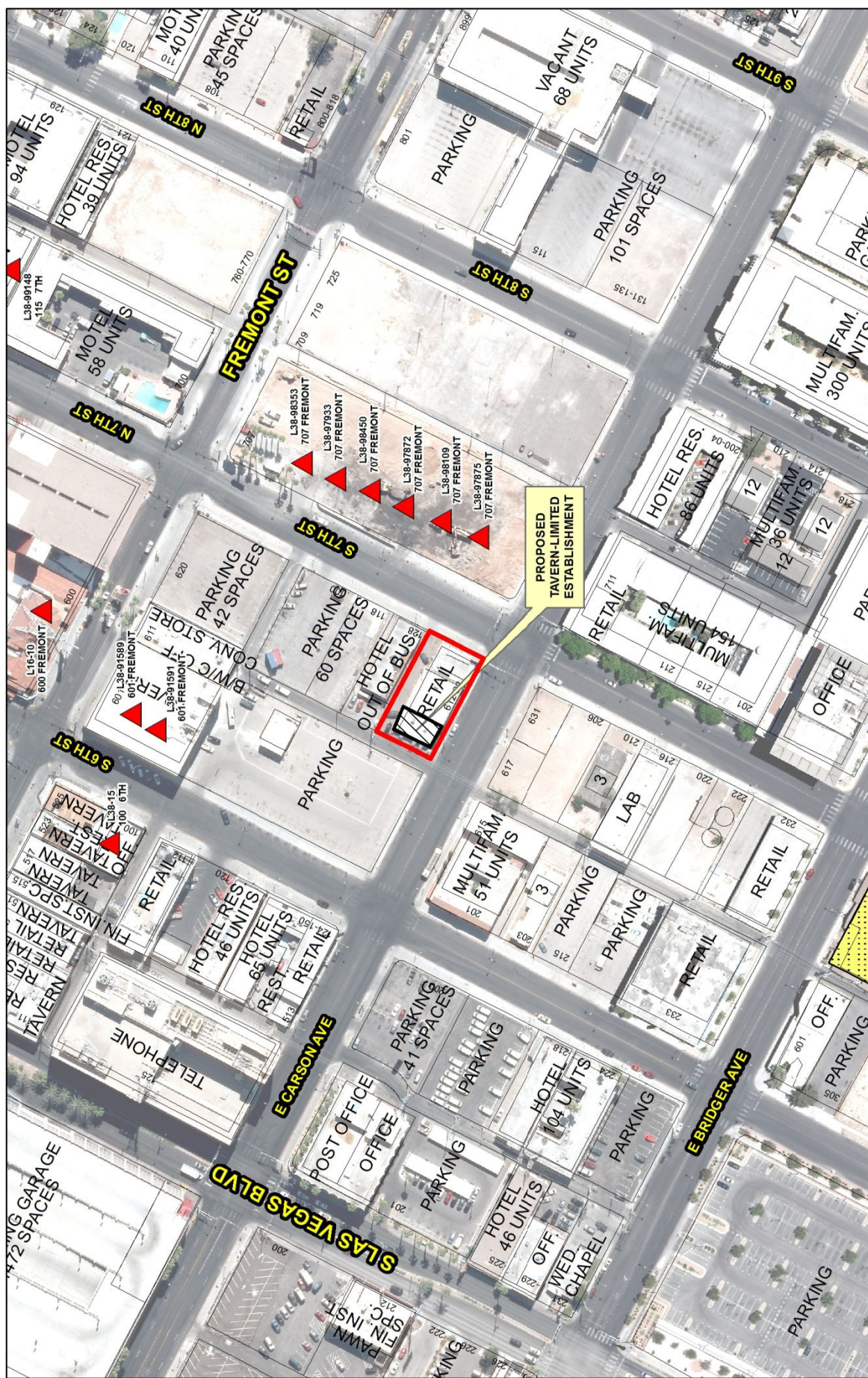


CASE: SUP-52708 (PRJ-52609)

RADIUS: 1500 FEET

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







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: _____

Print Name: Mikki Hartman

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, 20 14

Notary Public in and for said County and State





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 Carson, 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 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 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*

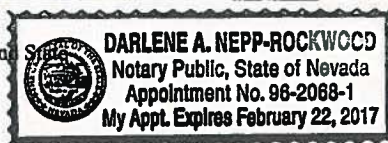
_____, authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Mikki Hartman

Subscribed and sworn before me

This 22 day of January, 20 14

Notary Public in and for said County and State



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.

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PRJ-52609
01/23/14

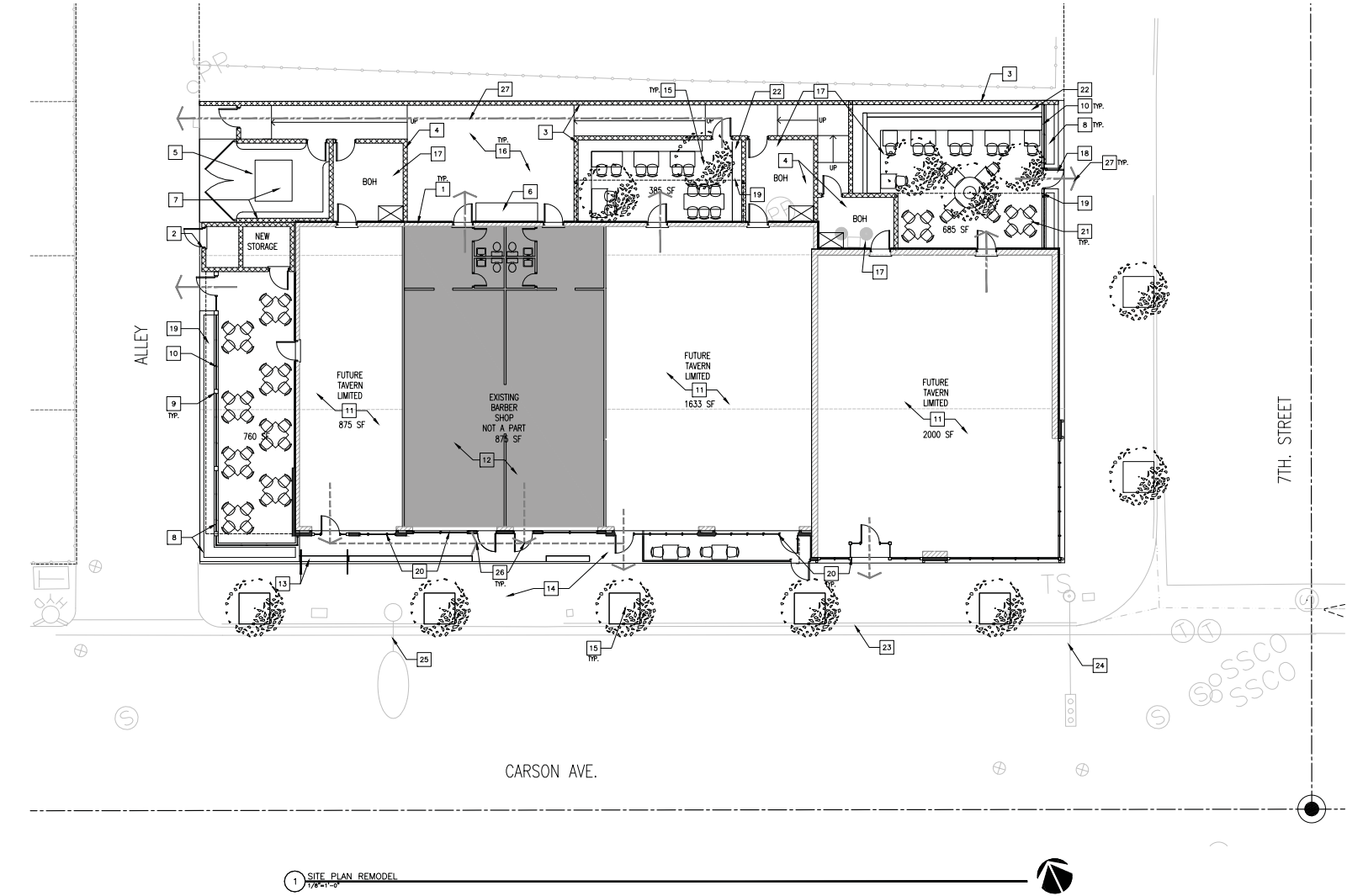
Keynotes

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 PLASTER
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

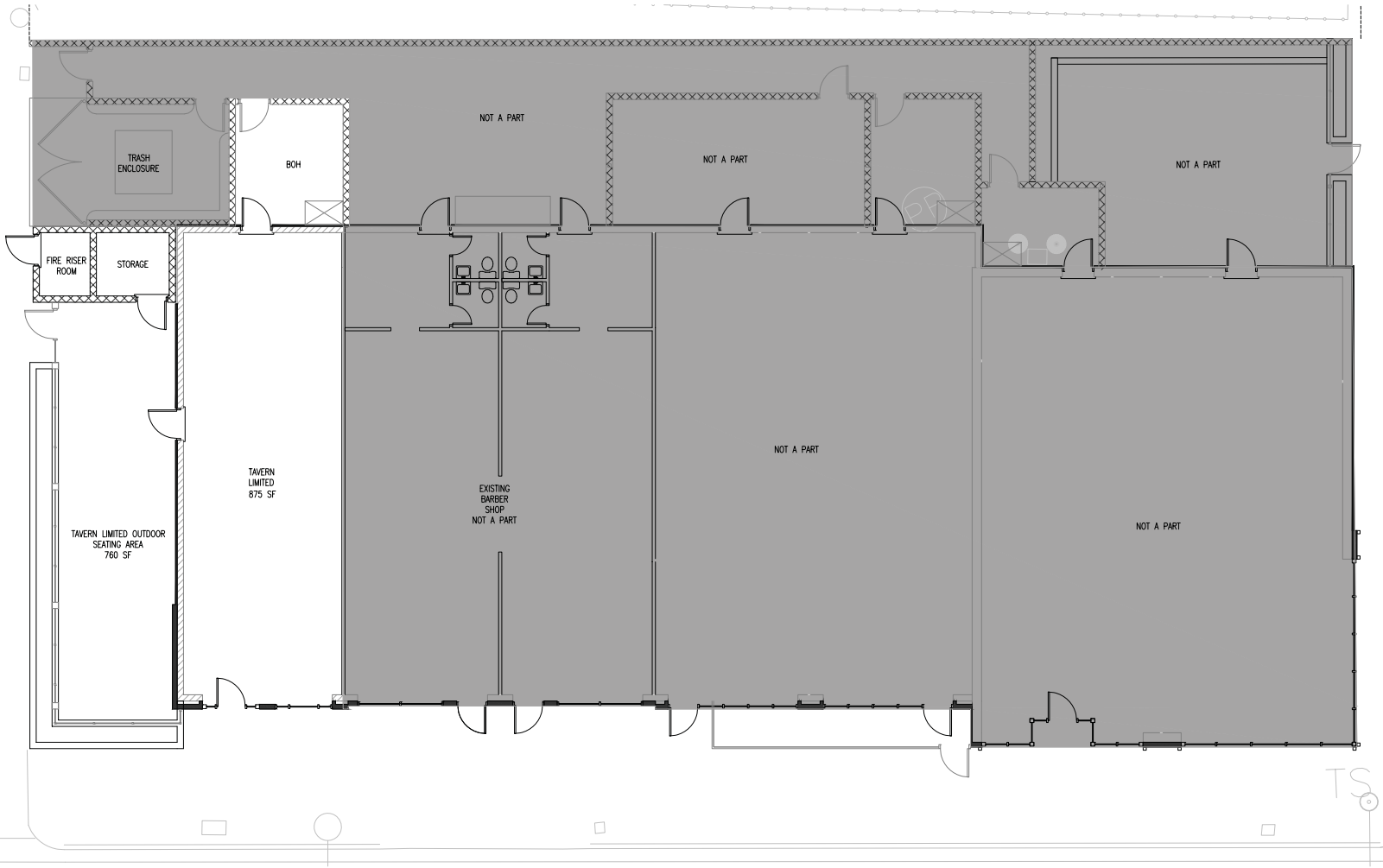


Proposed Site Plan

Scale: As shown
 BR00 Project No.: 1513A
 Version: 5

BRISTON BUILDERS AND ITS AFFILIATES ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER SOURCES. THE INFORMATION IS PROVIDED FOR REFERENCE ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

SUP-52708



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

1 PROPOSED FLOOR PLAN - RESTAURANT
 3/18/14

Proposed Floor Plan - Space C

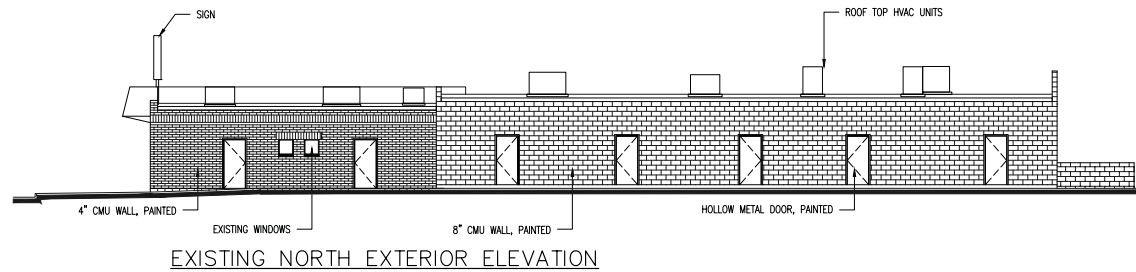
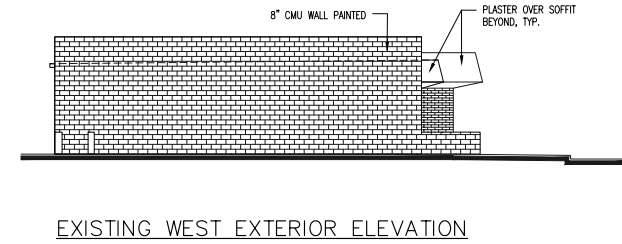
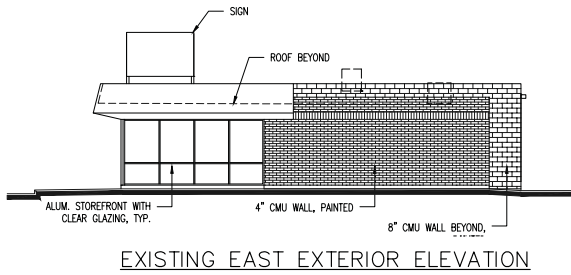
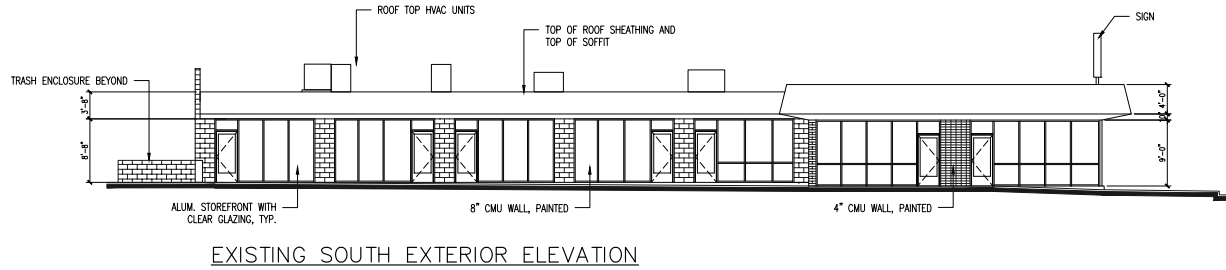
Scale: As shown
 BRDG Project No.: 1513A
 Version: 5

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PRJ-52609 Land Use Submittal
 8/12/14 January 09, 2014

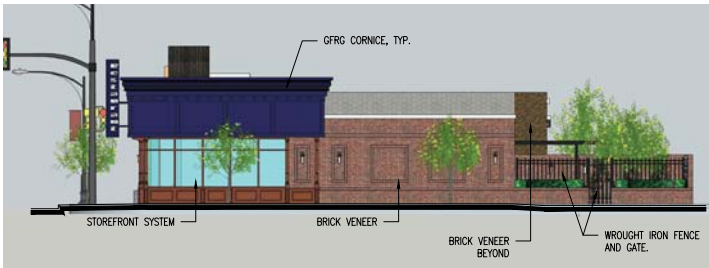
Sears Retail Building - Facade Remodel
 612 East Carson, Las Vegas, Nevada 89101

SUP-52708

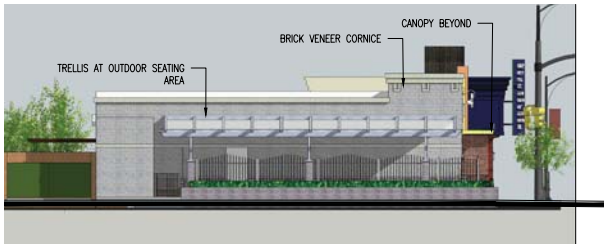




SOUTH EXTERIOR ELEVATION



EAST EXTERIOR ELEVATION



WEST EXTERIOR ELEVATION



PERSPECTIVE



PERSPECTIVE

Proposed Exterior Elevations

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

Brush Builders shall have no liability for use of this information without their written consent. Copyright © 2009, 2012. Some of the information contained in this document is the confidential property of Brush Builders and shall not be used for any other project without the written consent of Brush Builders. These drawings shall be used for the project only.

SUP-52708



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

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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

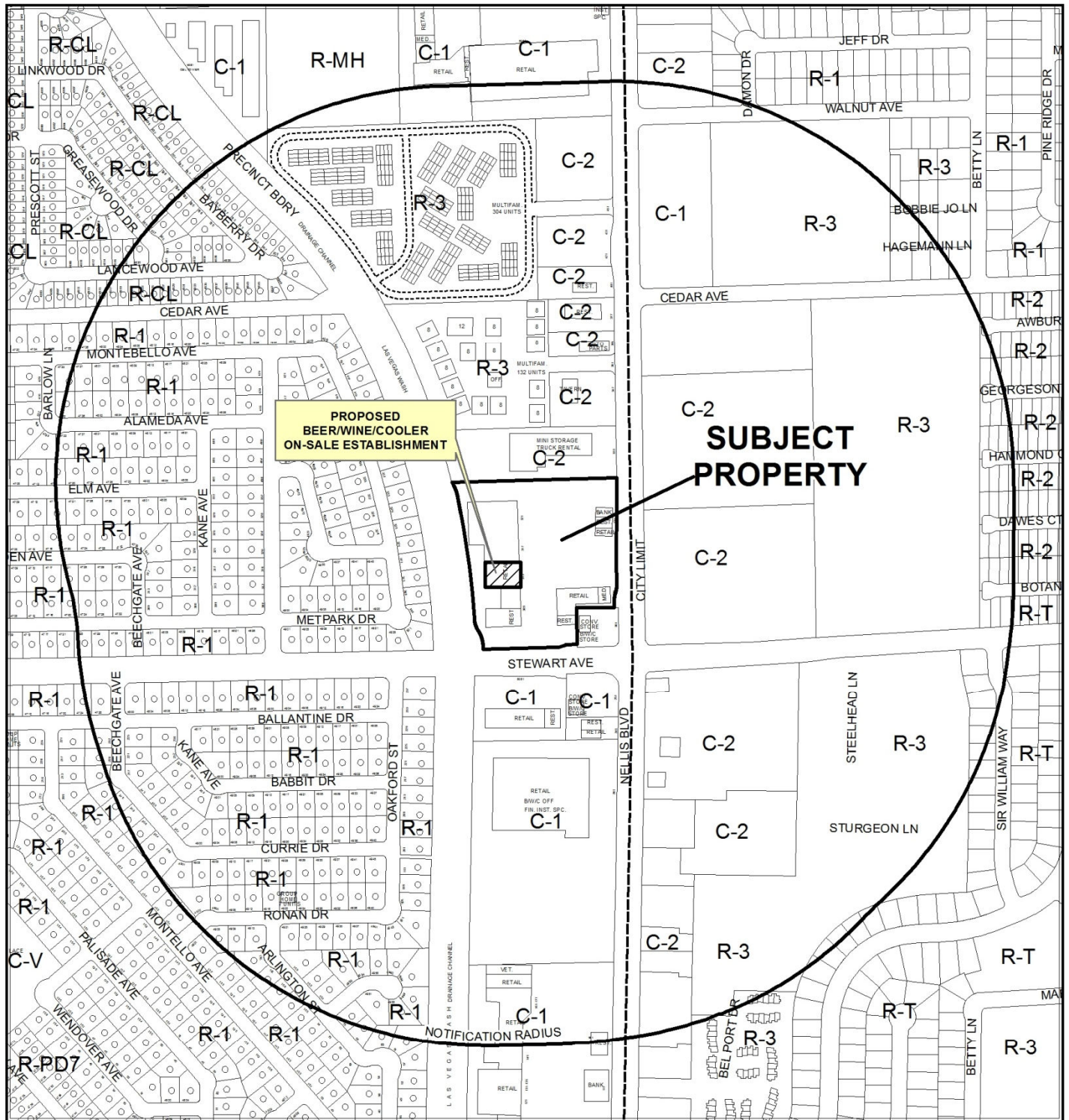
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RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

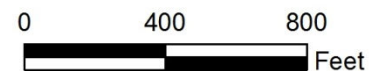
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter

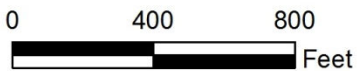


CASE: SUP-52605 (PRJ-51770)

RADIUS: 1500 FEET

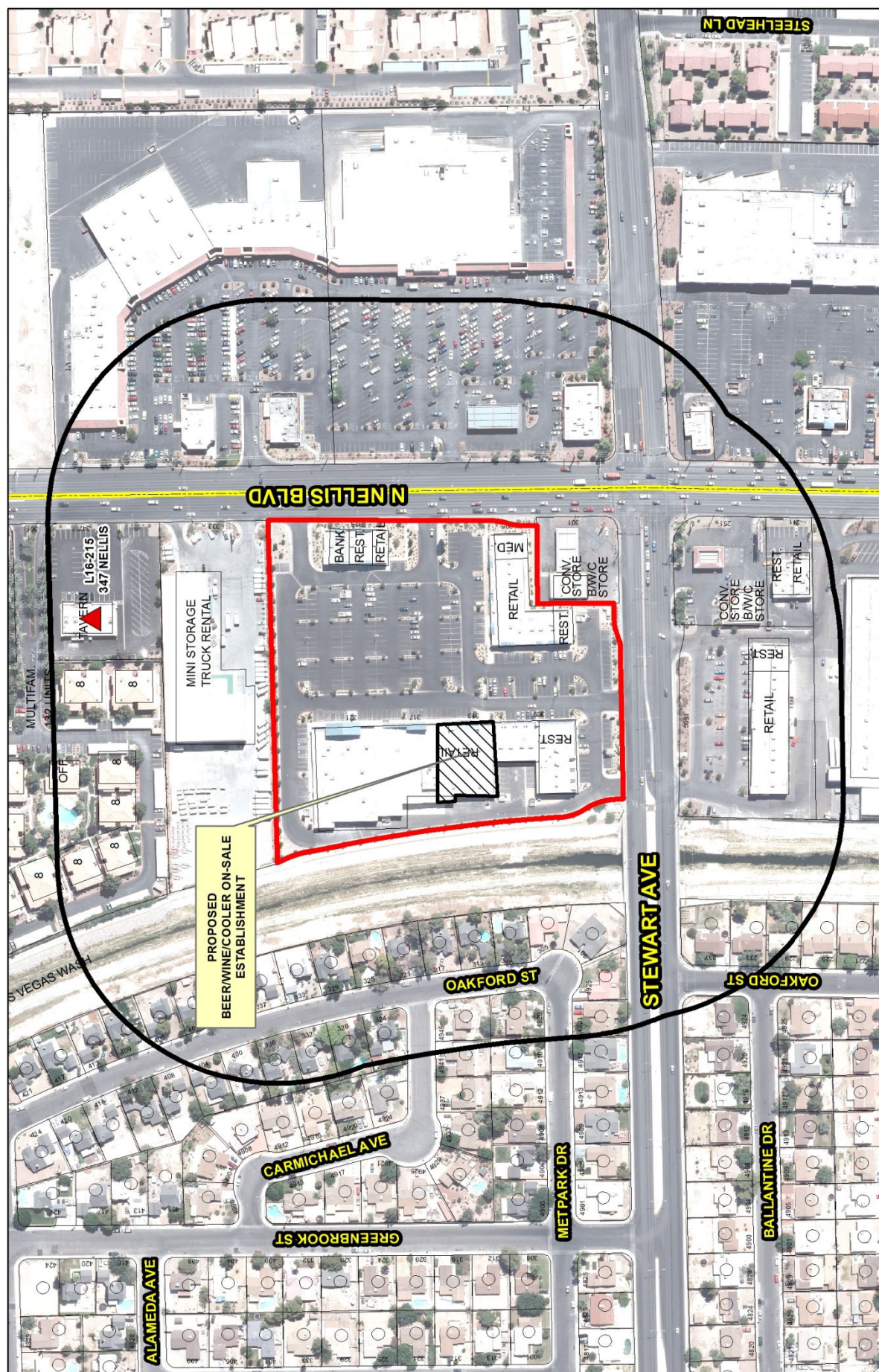
ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)





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





SUP-52605 (PRJ-51770)

**Beer/Wine/Cooler
On-Sale**

Beer/Wine/Cooler
On-Sale

Tavern



Restaurant With Liquor/
Restaurant With Service Bar/
Beer Wine Room/
Ancillary Brew Pub

Business Licenses

Protected Uses

RELIGIOUS



Subject Property



400 foot buffer



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 & HELLIS PARTNERS, LLC

Name of Applicant: Hibachi Grill & Supreme 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

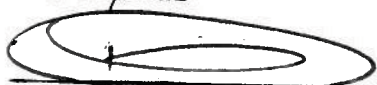
☒ No

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Los Angeles

On January 13, 2014 before me, Gabriel Shalom Notary Public

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.

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.



Place Notary Seal Above

Signature: [Signature]
Signature of Notary Public

OPTIONAL

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

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: _____ Signer's Name: _____

☐ Corporate Officer — Title(s): _____ ☐ Corporate Officer — Title(s): _____

☐ Individual ☐ Individual

☐ Partner — ☐ Limited ☐ General ☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact ☐ Attorney in Fact

☐ Trustee ☐ Trustee

☐ Guardian or Conservator ☐ Guardian or Conservator

☐ Other: _____ ☐ Other: _____

Signer Is Representing: _____ Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here



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 601005 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) 8083543 Fax: 858 6969713
City: Las Vegas, NV 89110 State: NV Zip: 89110
E-mail Address: _____

REPRESENTATIVE: Michael Huang Contact: Michael Huang
Address: 5820 S. Pecos Rd, Ste 200 Phone: (702) 4617248 Fax: 858 6969713
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.

\\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 before me, Gabriel Shalom, Notary Public

Here Insert Name and Title of the Officer

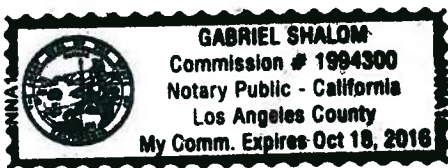
personally appeared David Shalom

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.

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.



Place Notary Seal Above

Signature: [Signature]

Signature of Notary Public

OPTIONAL

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

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



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 beer, 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. I 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

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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

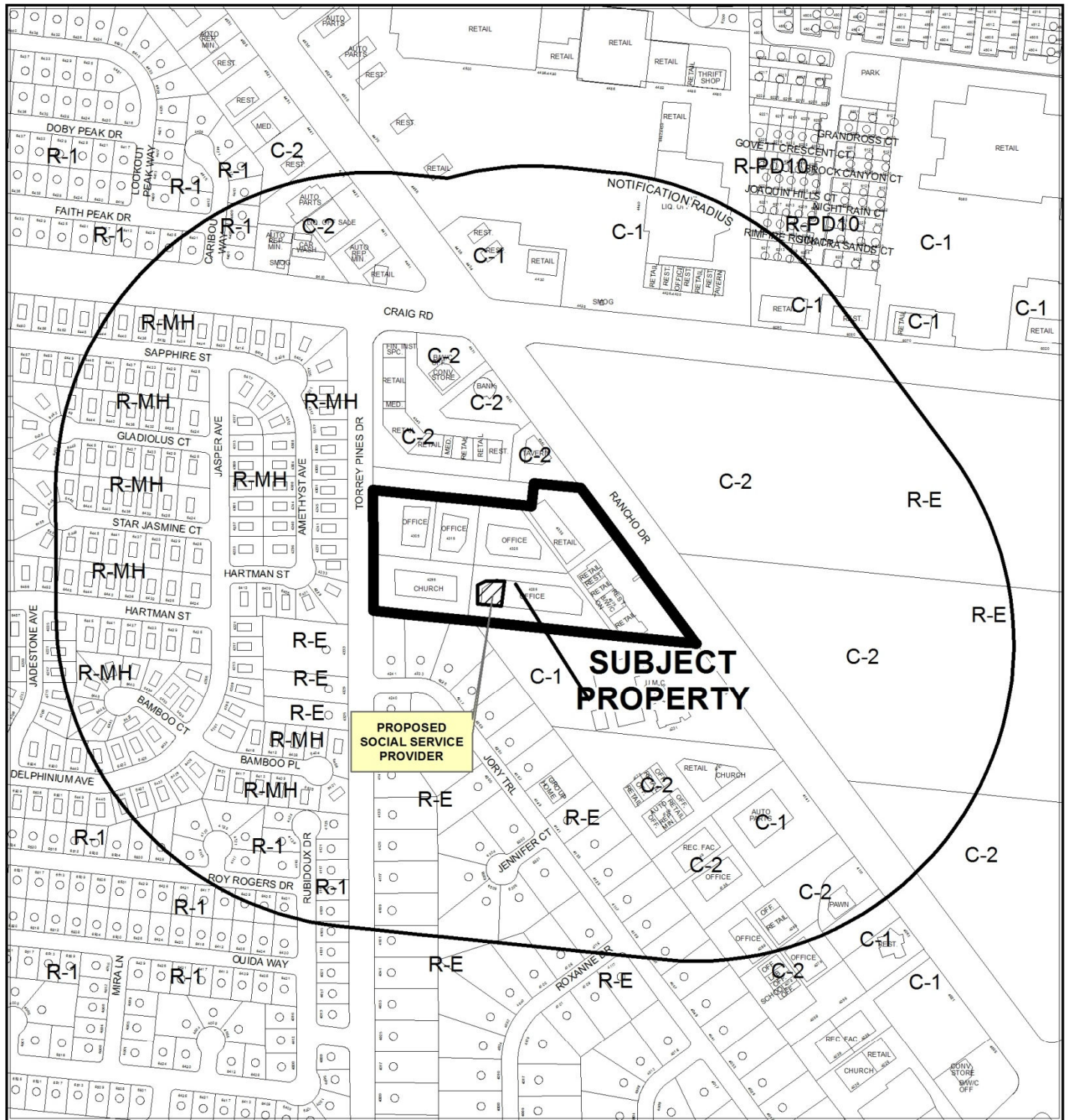
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RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

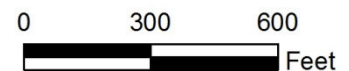
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Letter from Olive Crest - Hours of Operation

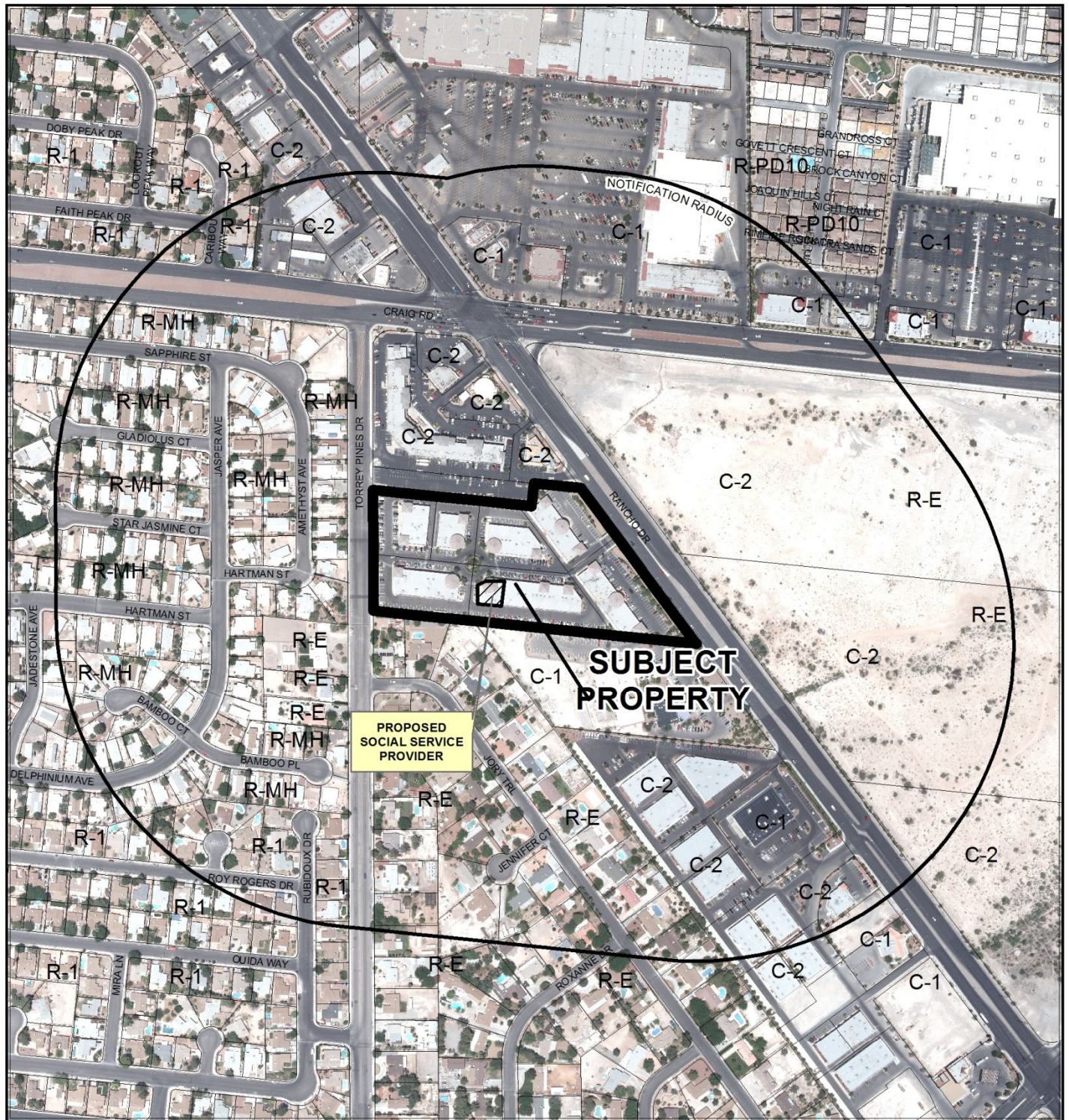


CASE: SUP-52659 (PRJ-52361)

RADIUS: 1000 FEET

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





CASE: SUP-52659 (PRJ-52361)

RADIUS: 1000 FEET

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





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

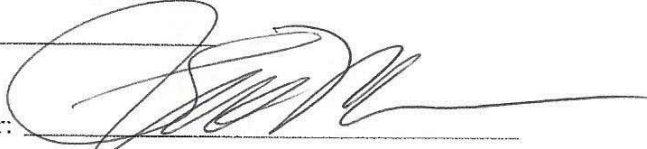
☒ No

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: _____

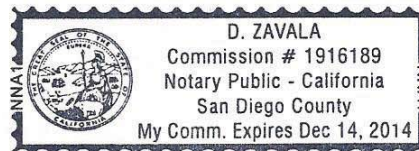
Signature of Property Owner: 

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





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Service Provider
 Project Address (Location): 4285 N. Rancho Drive Ste 1100
 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: 8000 Floor Area Ratio:
 Gross Acres: Lots/Units: Density:
 Additional Information:

PROPERTY OWNER SLP NORTHERDORF, S.I. Contact: STUART SOBEE
 Address: 2534 CATAMARAN WAY Phone: VR 804 Fax:
 City: CHULA VISTA State: CA Zip: 91914
 E-mail Address: STUART780@GMAIL.COM

APPLICANT OLIVE CREST Contact: Erin Sussman
 Address: 4285 N. Rancho Dr #100 Phone: 835-1904 Fax: 851-8523
 City: LV State: NV Zip: 89130
 E-mail Address: ERIN-SUSSMAN@OLIVECREST.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 discrepancies in information provided, and that discrepancies, false information, or omissions may result in the denial of the application or the revocation of the permit. I further certify that I am the owner or authorized person in charge of the property and will be the applicant, or the holder of the permit, and that I am subject to the terms and conditions of the permit as contained in the permit's conditions section.

Property Owner Signature:

¹ As indicated upon map sign to face of the property subject to Final Maps, Tentative Maps, and Final Maps.

Print Name: STUART SOBEE

Subscribed and sworn before me

This 21 day of Jan, 2014

* 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:

² If the application will not be deemed complete until the submitted materials have been received by the Department of Planning for circulation, with applicable sections of the Agency Ordinance.

Updated 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 day of Jan, 2014.

by

(1) Stuart Sobek
Name of Signer

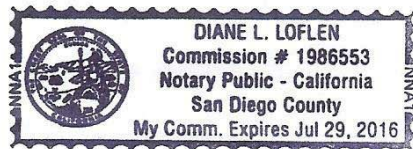
proved to me on the basis of satisfactory evidence to be the person who appeared before me (.) (.)

(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



Place Notary Seal Above

OPTIONAL

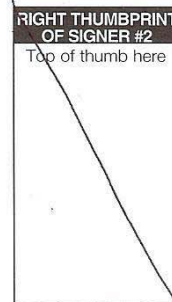
Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

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: _____



SUP-52659

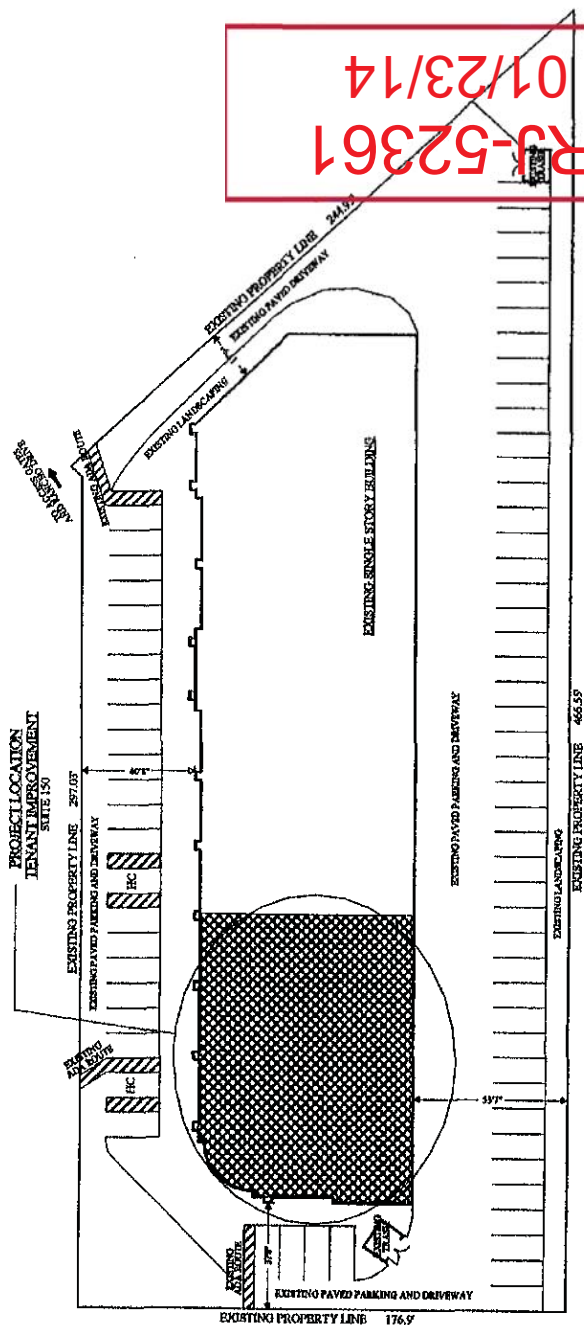
PRJ-52361
01/23/14

OLIVE QUEST
PLANT IMPROVEMENT
4285 N. RANCHO DRIVE SUITE 150
APN 138-02-712-019
JURISDICTION - LAS VEGAS - 89108
ZONING CLASSIFICATION - C-2

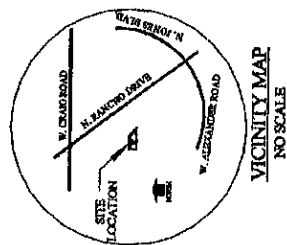
[illegible]

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

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



SITE PLAN
SCALE: 1"= 20'





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

01/30/14

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.

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



Strong Families, Safe Kids

1.800.550.CHILD (2445)
www.olivecrest.org

February 10, 2014

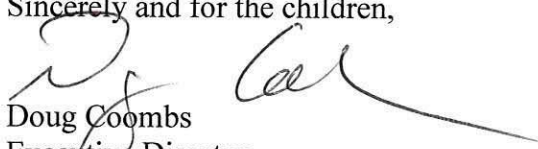
Greg Kapovich
Planner I
Department of Planning
City of Las Vegas
702-229-6137

Dear Greg:

As noted on the front door of our location, Olive Crest business hours are M-F from 8:30am – 5:00pm.

Should you have any questions about this request, please do not hesitate to contact me at 702-685-3459 ext. 1805 or via email at doug-coombs@olivecrest.org.

Sincerely and for the children,


Doug Coombs
Executive Director

SUP-52659

PRJ-52361
02/11/14

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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

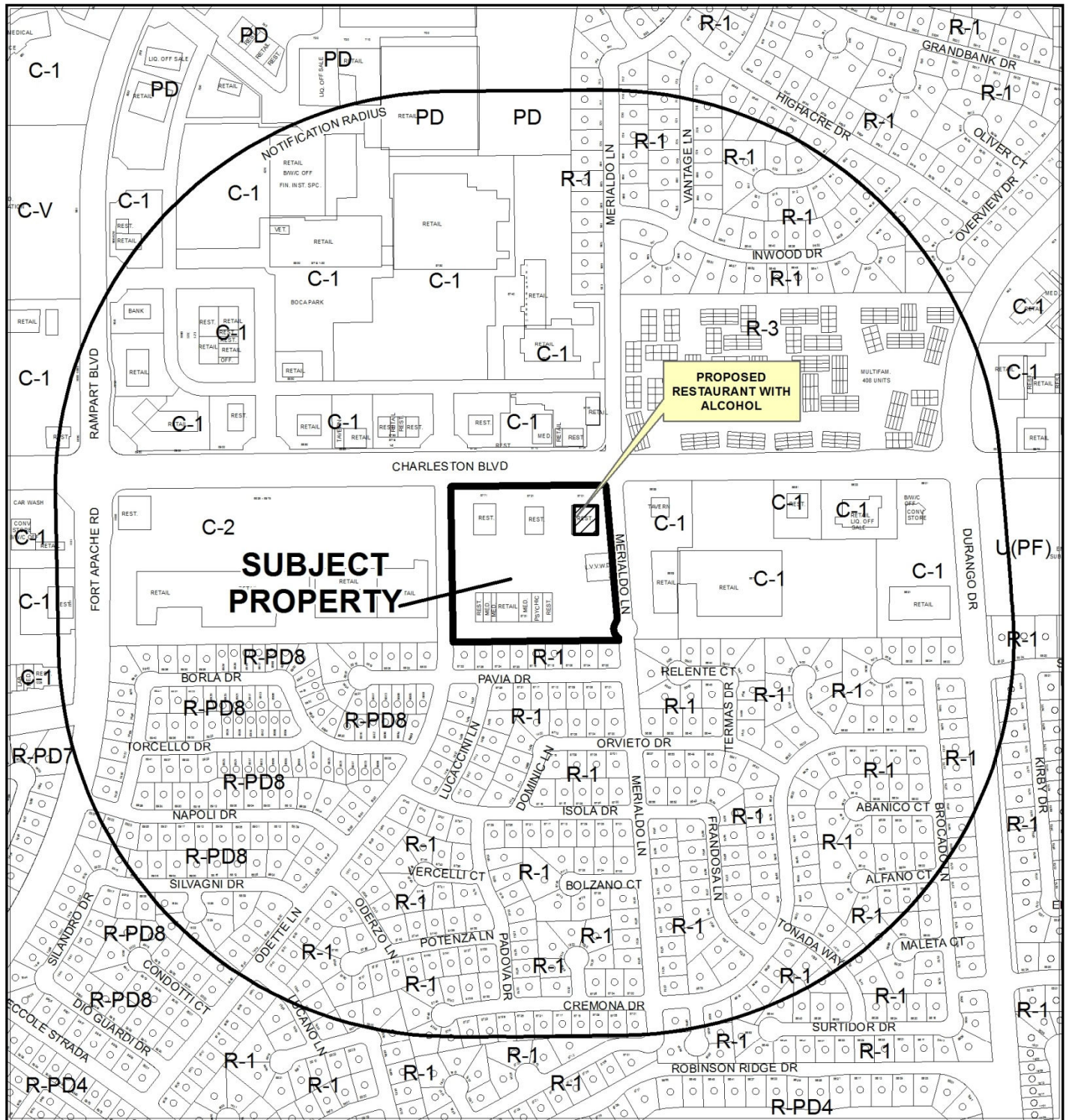
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RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

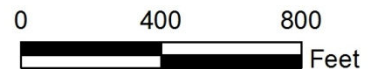
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter

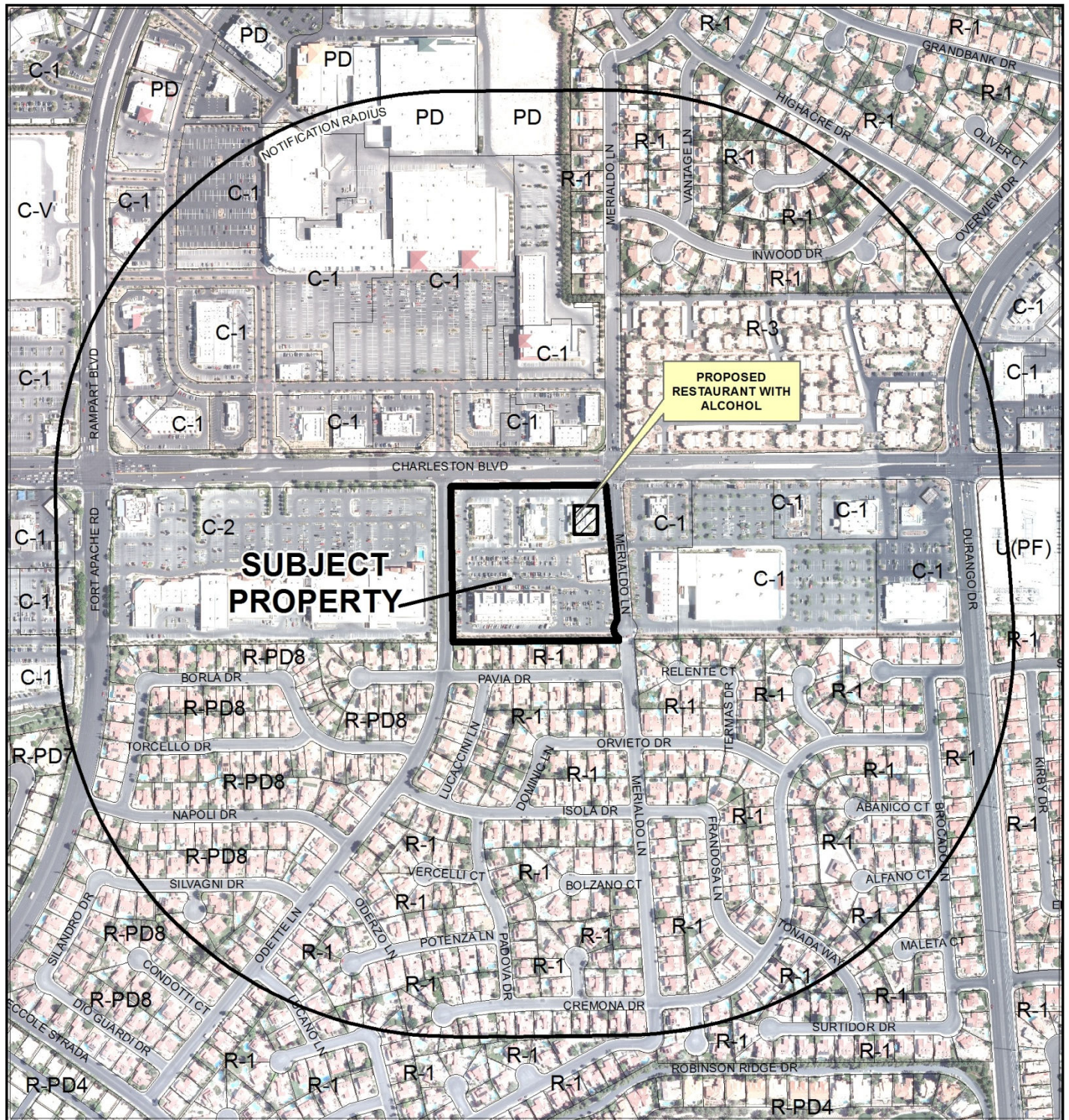


CASE: SUP-52704 (PRJ-52644)

RADIUS: 1500 FEET

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





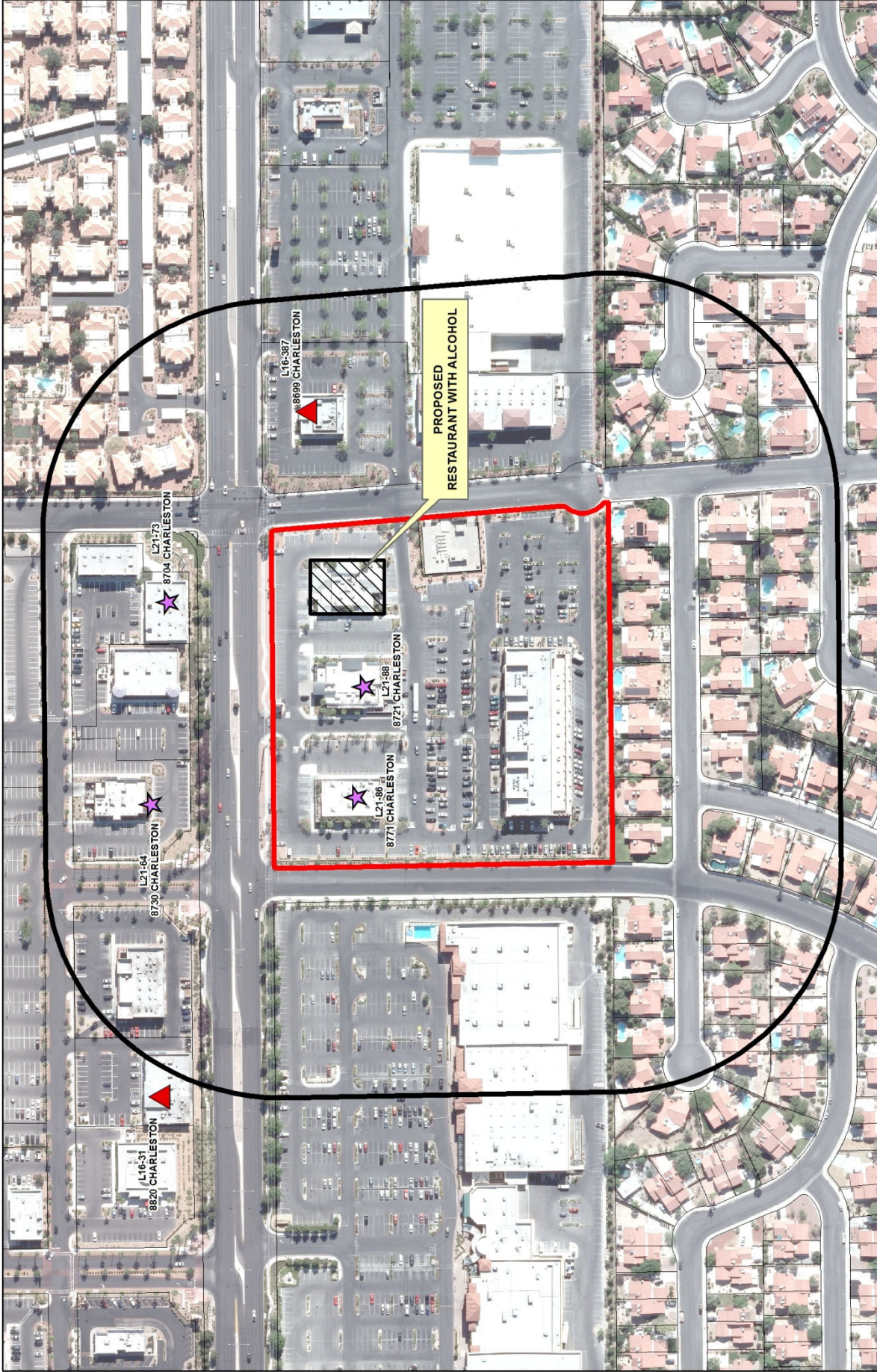
CASE: SUP-52704 (PRJ-52644)

RADIUS: 1500 FEET

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

0 400 800
Feet





SUP-52704 (PRJ-52644)

**Restaurant
With Alcohol**

Business Licenses

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

Protected Uses

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



GIS maps are normally produced
for informational purposes only.
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____

Notary Public in and for said County and State

SEE ATTACHMENT

CALIFORNIA JURAT CERTIFICATE

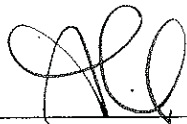
State of California

County of San Bernardino

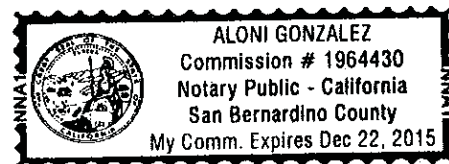
Subscribed and sworn to (or affirmed) before me
on this 28th day of January, 2014,

by Lena Ostunio,

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



Signature



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: _____



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.
(775) 323-5200 (775) 323-5211
 Address 225 S. Arlington Ave., Ste. C Phone: 775-785-1478 Fax: 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 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 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

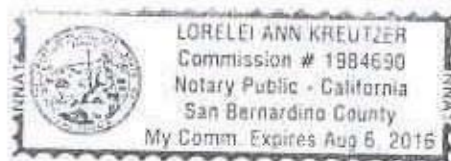
FOR DEPARTMENT USE ONLY

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.

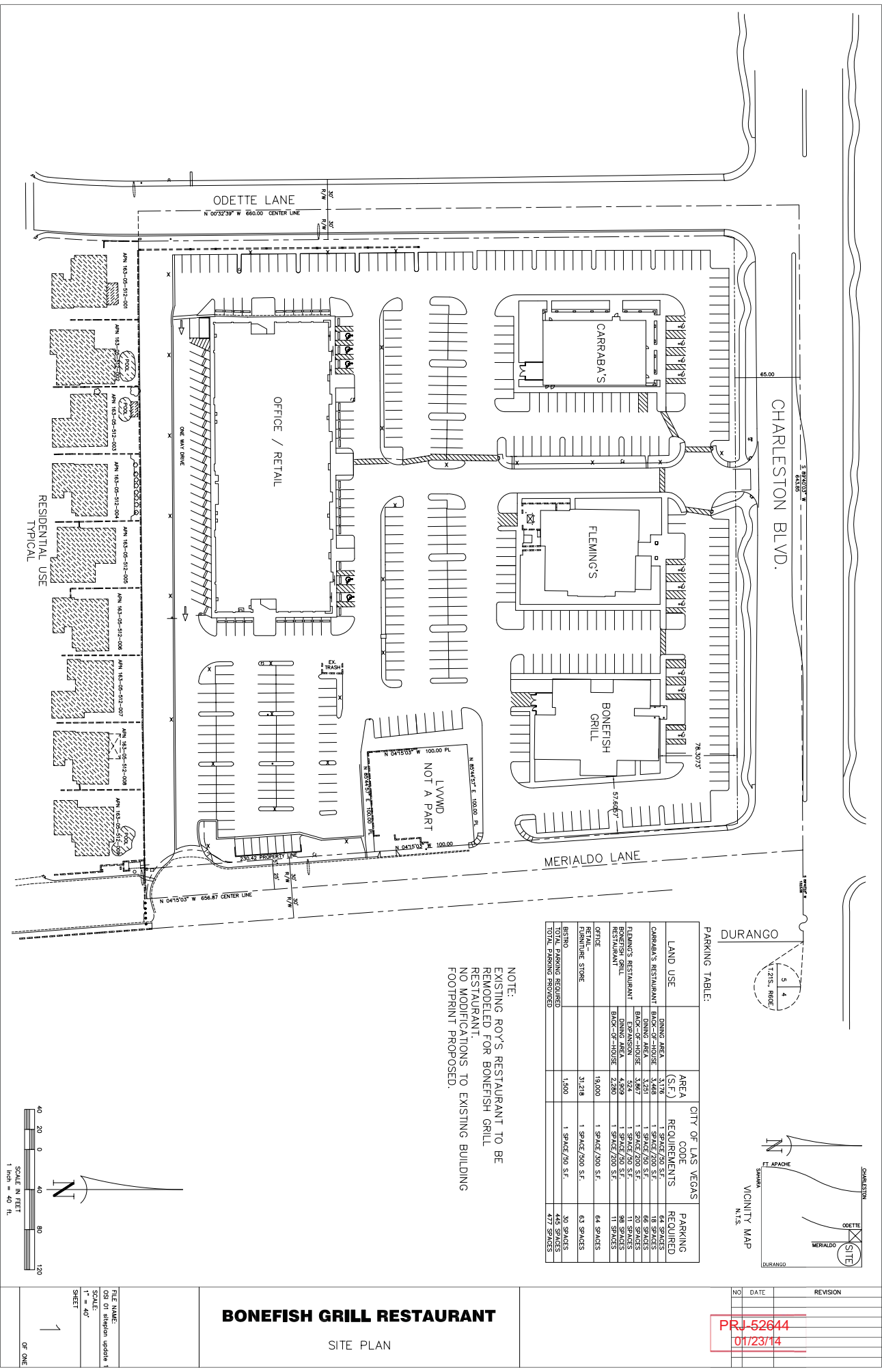
Subscribed and sworn to (or affirmed)
before me on this 12 day Jan. month
2014 year by Jason Belmont
proved to me on the basis of satisfactory
evidence to be the person who appeared
before me.

Lorelei Ann Kreutzer
Notary Public



PRJ-52644
01/23/14

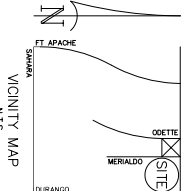
4025-DNS



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

LAND USE	AREA (S.F.)	CITY OF LAS VEGAS CODE	PARKING REQUIREMENTS
CARRABA'S RESTAURANT	1,176	DINING AREA BLOCK-OF-HOUSE	1 SPACE/200 S.F. 64 SPACES
FLEMING'S RESTAURANT	3,291	DINING AREA BLOCK-OF-HOUSE	1 SPACE/200 S.F. 16 SPACES
BONEFISH GRILL	4,909	DINING AREA BLOCK-OF-HOUSE	1 SPACE/200 S.F. 24 SPACES
OFFICE	19,000	1 SPACE/200 S.F.	64 SPACES
RETAIL	31,218	1 SPACE/200 S.F.	156 SPACES
TOTAL PARKING REQUIRED			280 SPACES
TOTAL PARKING PROVIDED			477 SPACES

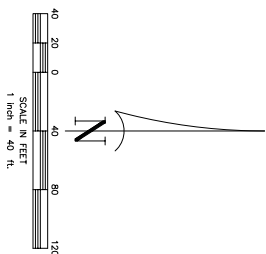
DURANGO



PRJ-52644
01/23/14

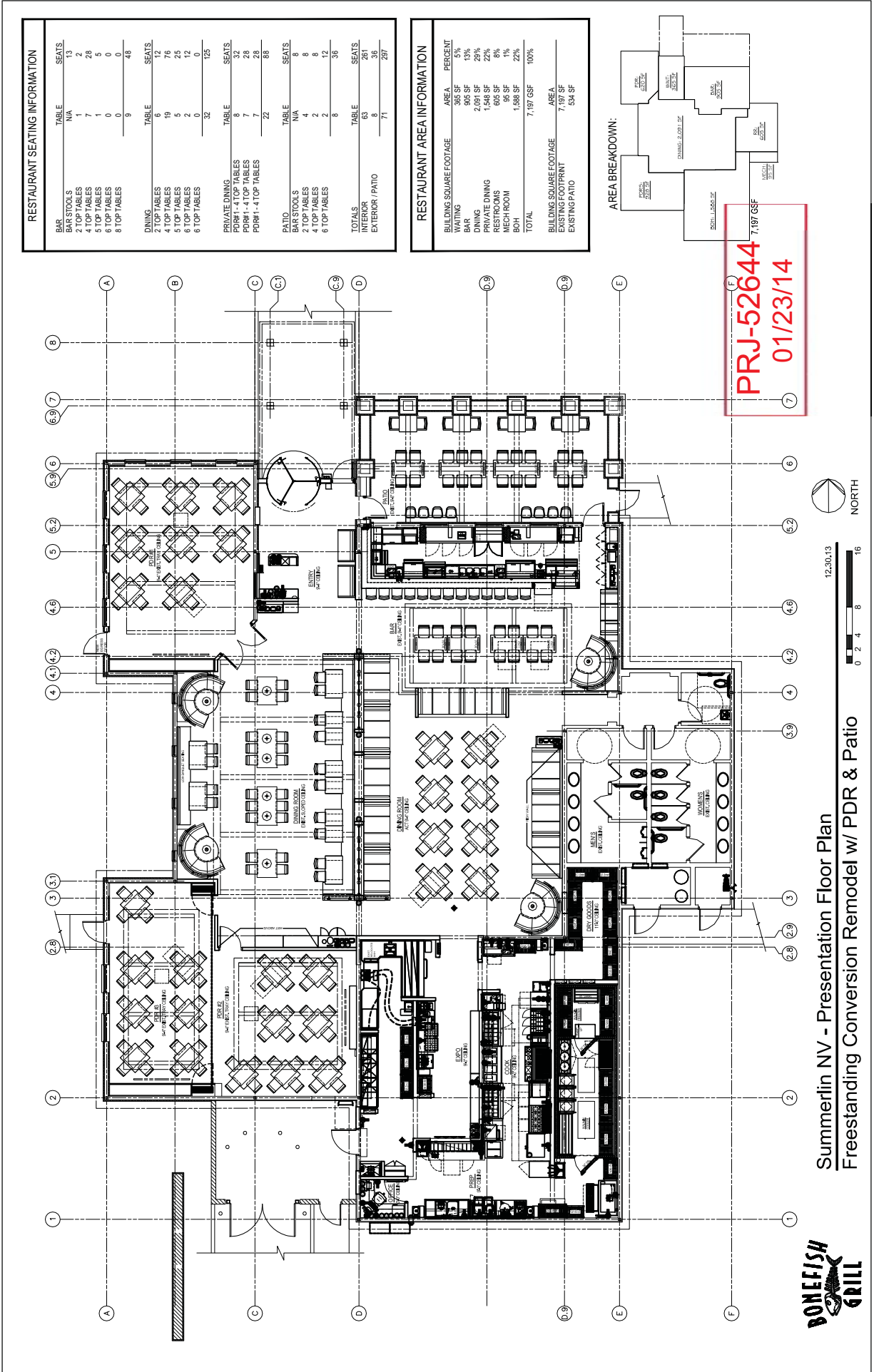
BONEFISH GRILL RESTAURANT

SITE PLAN



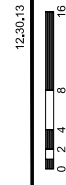
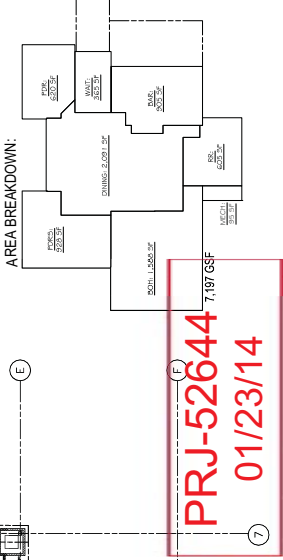
FILE NAME:
OS of siteplan update 1
SCALE:
1" = 40'
SHEET

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
DINING	9	46
2 TOP TABLES	6	12
4 TOP TABLES	19	76
5 TOP TABLES	5	25
6 TOP TABLES	2	12
8 TOP TABLES	0	0
PRIVATE DINING	32	128
PDR#1 - 4 TOP TABLES	TABLE	SEATS
PDR#1 - 4 TOP TABLES	8	32
PDR#1 - 4 TOP TABLES	7	28
PDR#1 - 4 TOP TABLES	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
TOTALS	TABLE	SEATS
INTERIOR	63	261
EXTERIOR / PATIO	8	36
	71	297

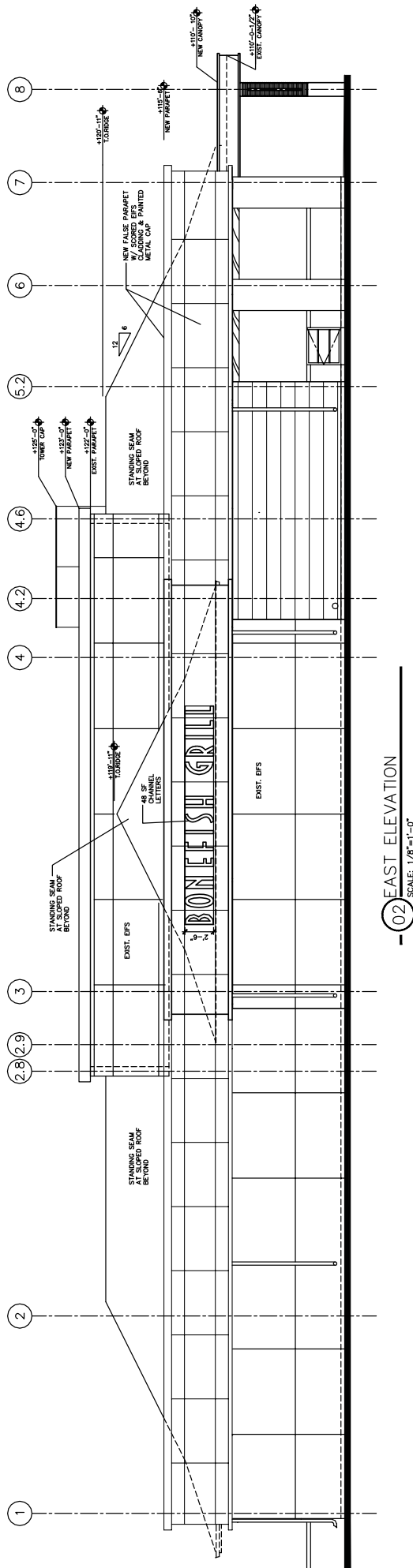
RESTAURANT AREA INFORMATION		
BUILDING SQUARE FOOTAGE	AREA	PERCENT
WAITING	365 SF	13%
BAR	905 SF	25%
DINING	2,091 SF	22%
PRIVATE DINING	1,548 SF	8%
RESTROOMS	605 SF	1%
RECH ROOM	85 SF	2%
BOH	1,388 SF	100%
TOTAL	7,197 GSF	
BUILDING SQUARE FOOTAGE	AREA	
EXISTING FOOTPRINT	7,197 SF	
EXISTING PATIO	534 SF	



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



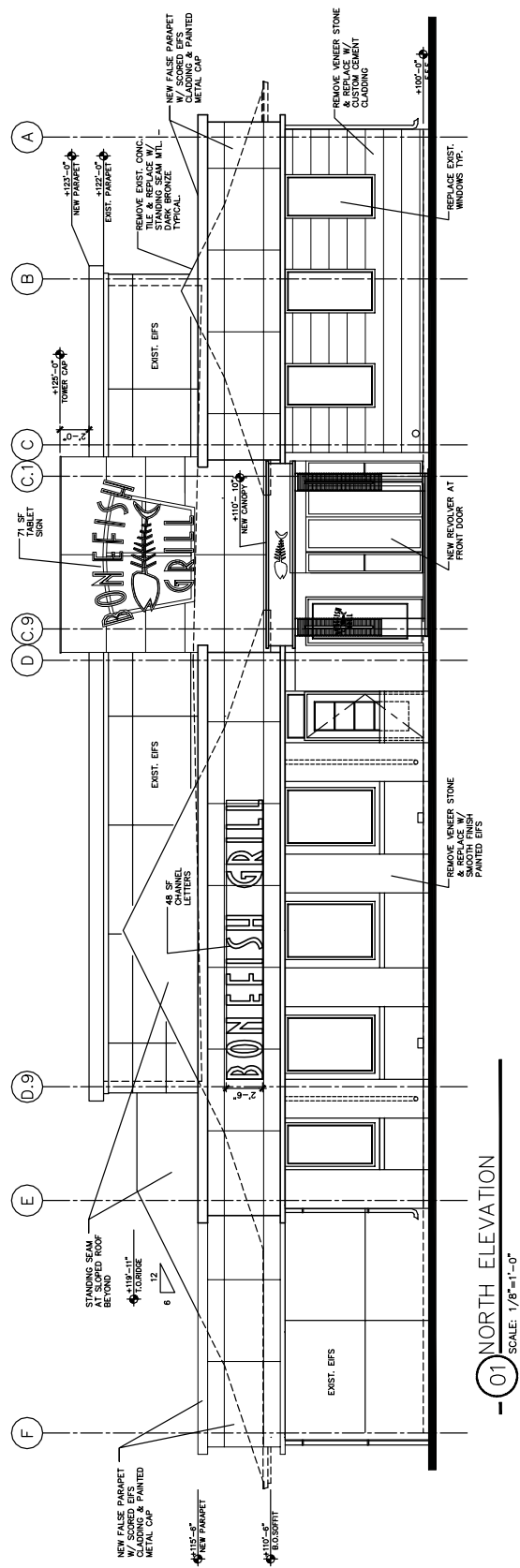
SUP-52704



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

PRJ-52644
01/23/14

SUP-52704



PRJ-52644
01/23/14

SUP-52704



SUP-52704



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

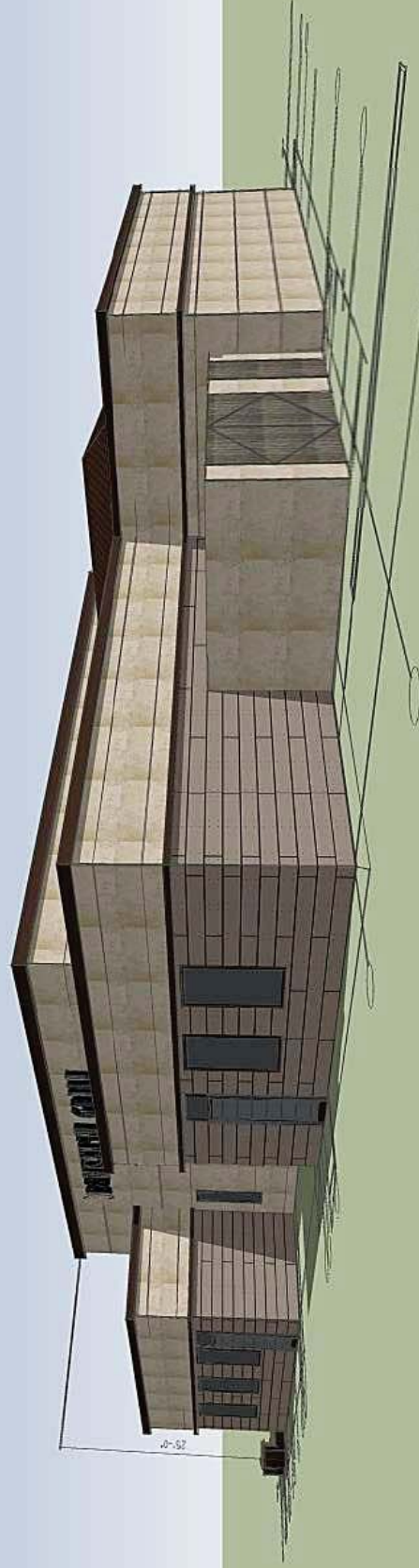
JAS ARCHITECTURE 1-3-2014

PRJ-52644
01/23/14

SUP-52704



SUP-52704



PROPOSED BONEFISH GRILL - SE PERSPECTIVE
SUMMERLIN, NV (CITY OF LAS VEGAS)

JAS ARCHITECTURE 1-3-2014

PRJ-52644

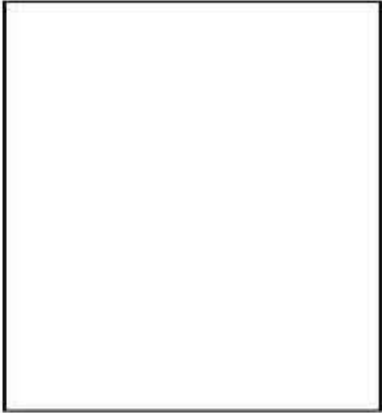
01/23/14

SUP-52704



PRJ-52644
01/23/14

SUP-52704

		
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 POWDER 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

City of Las Vegas Department of Planning and Development
January 22, 2014
Page 2

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

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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

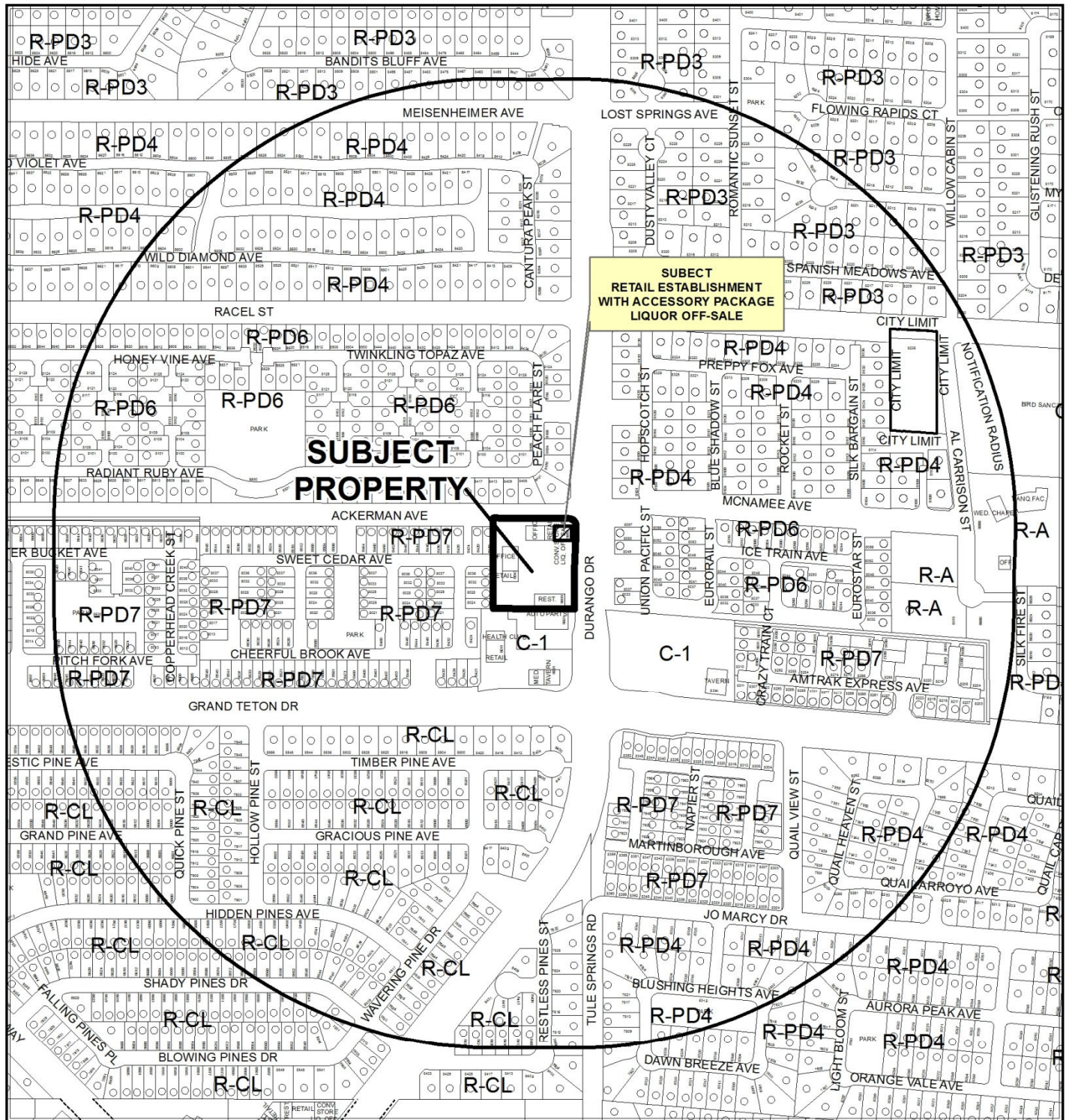
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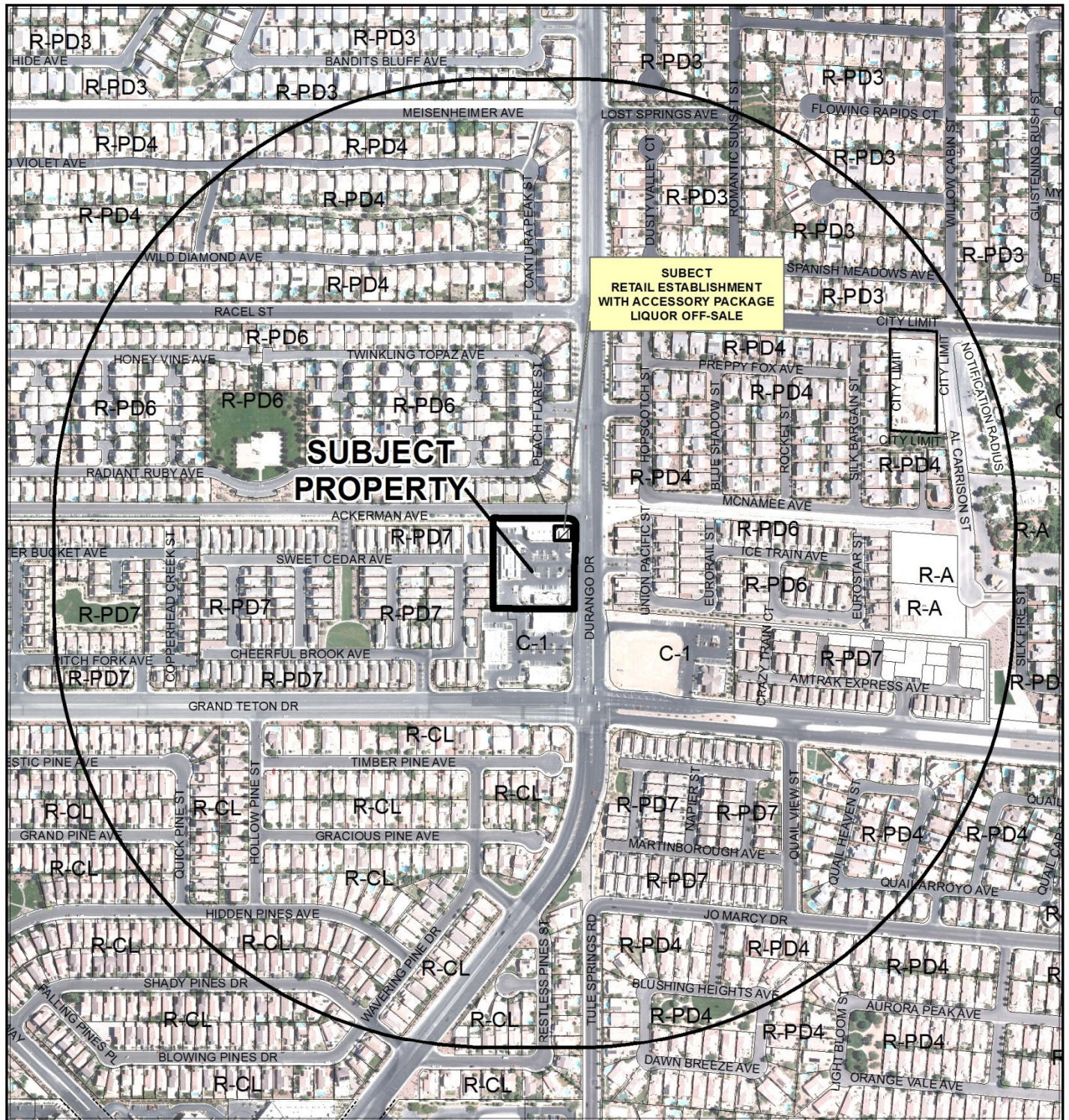
RECOMMENDATION:

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

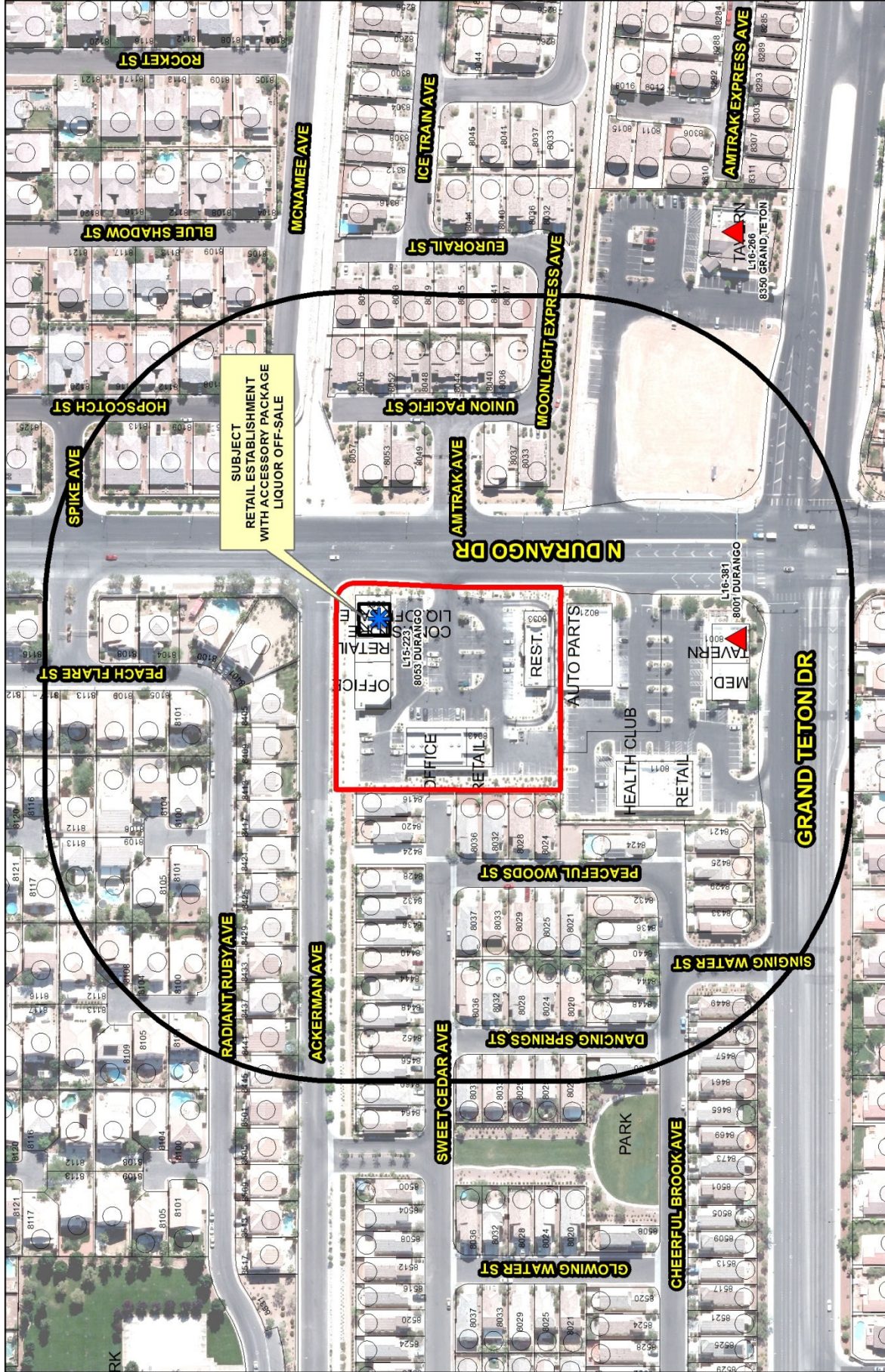




CASE: RQR-52209

RADIUS: 1500 FEET

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



RQR-52209

**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

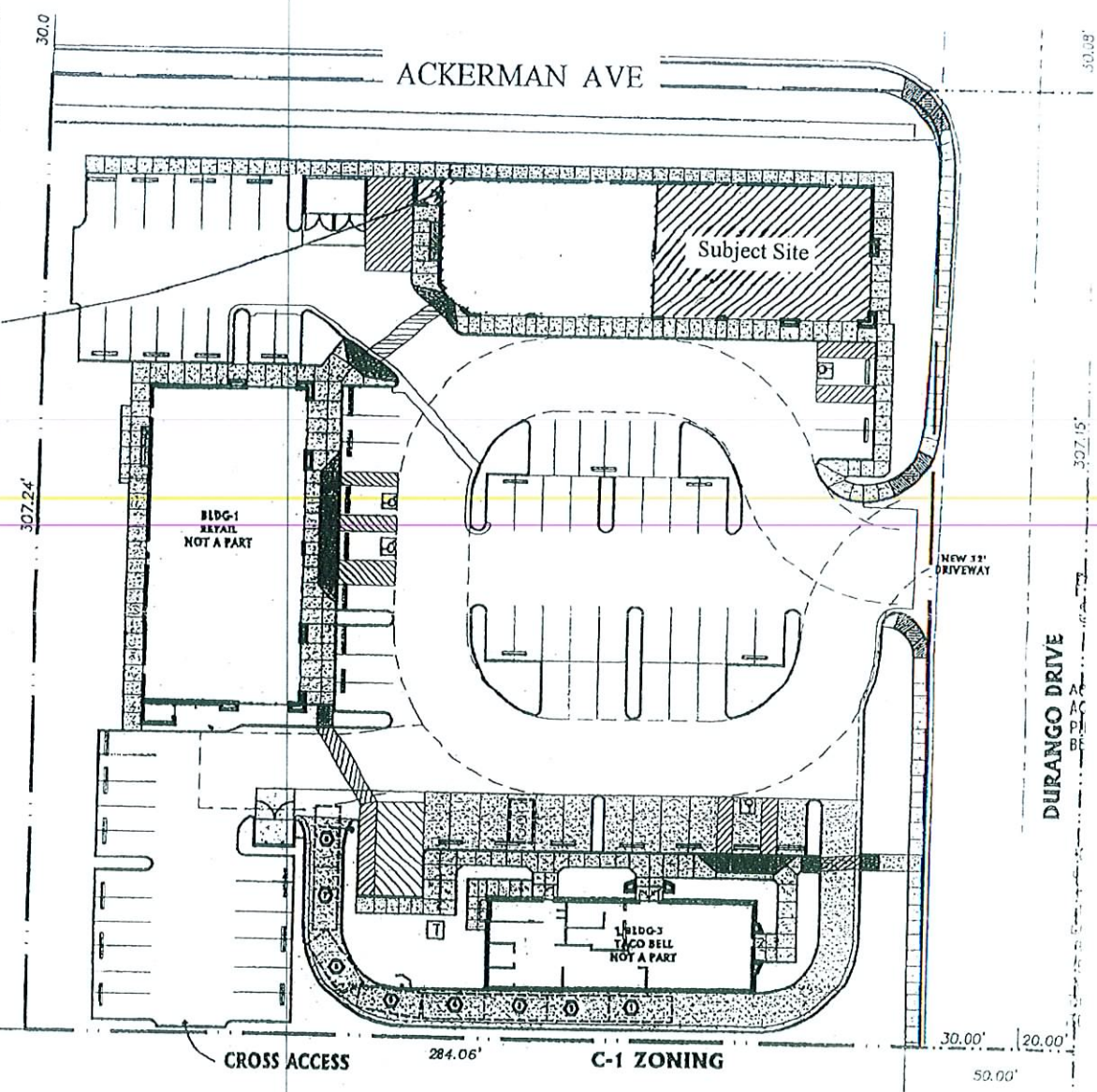
- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Child Care/ Children Facility
- Subject Property
- 400 foot buffer



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



Date: Tuesday, December 31, 2013



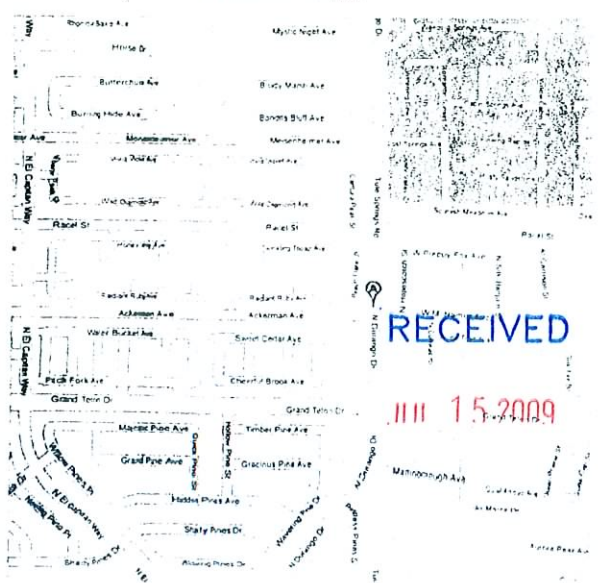
NORTH

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

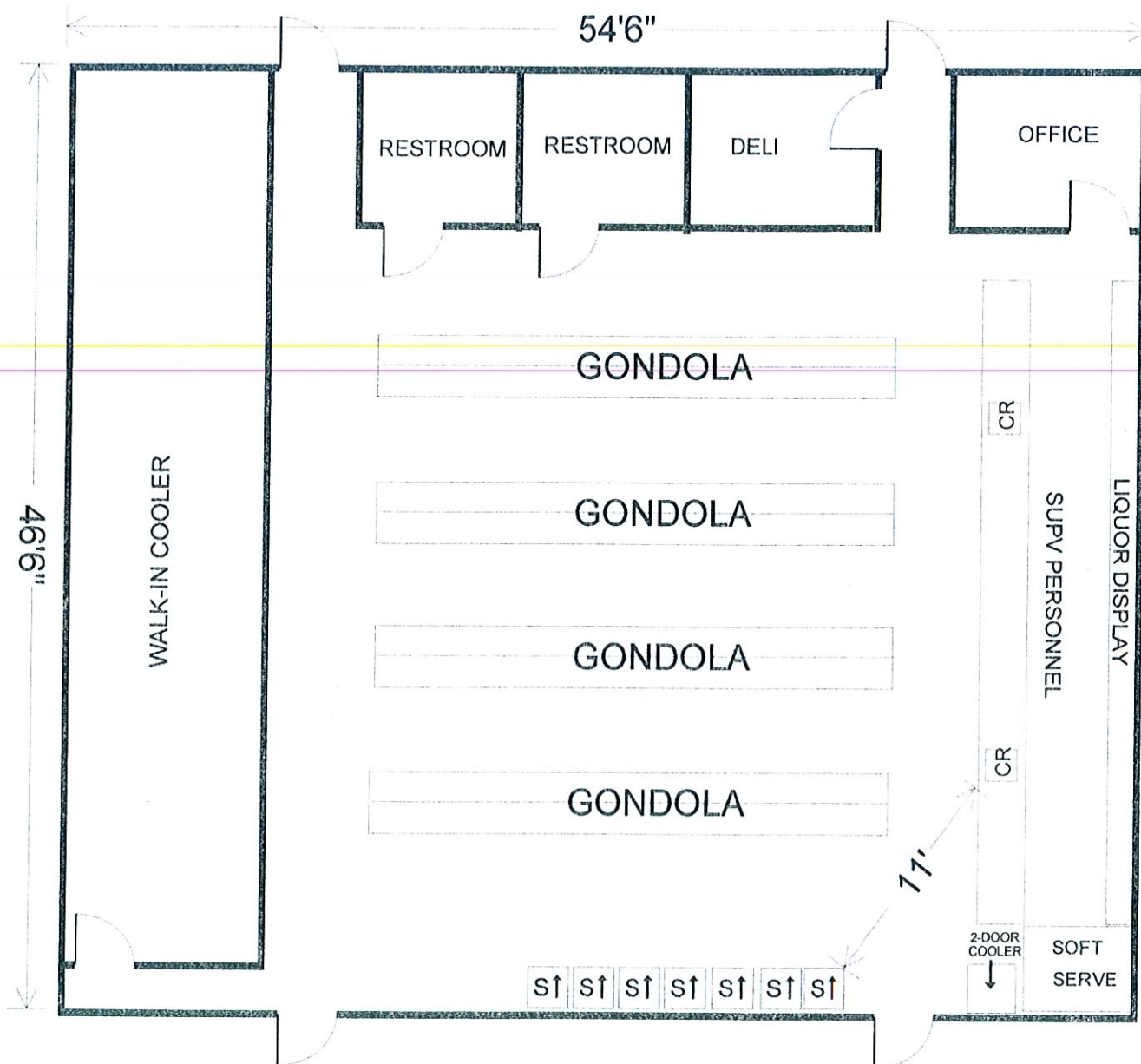
~~SUP-35224~~
~~09/10/09 PC~~

RQR-52209

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



RECEIVED
 1111 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

1111 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 strive 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

Mr. William Allmon Jr.
SUP-35224 – Page Two
October 27, 2009

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

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:

Planning Commission Mtg.

1

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

4

City Council Meeting

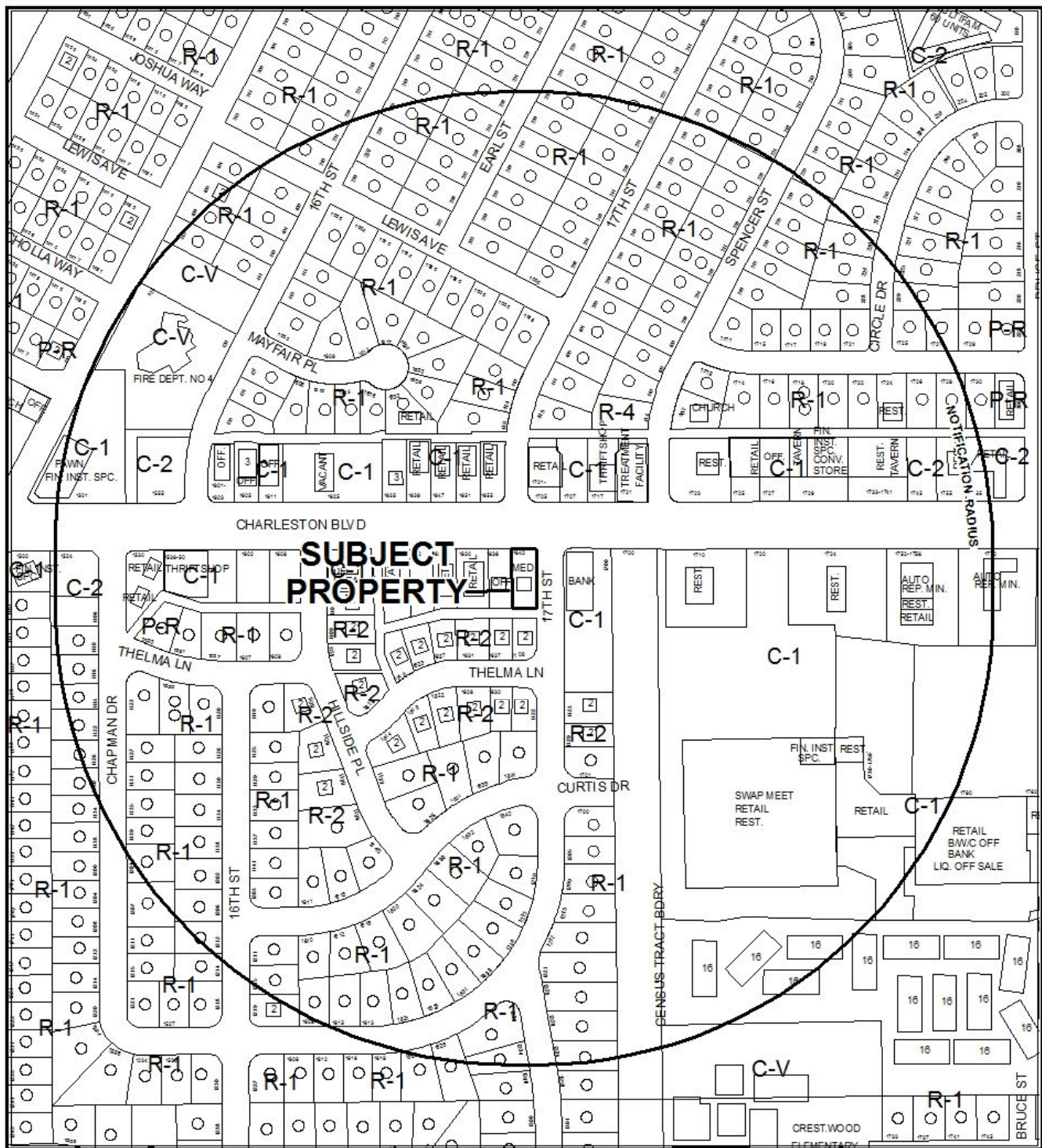
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RECOMMENDATION:

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

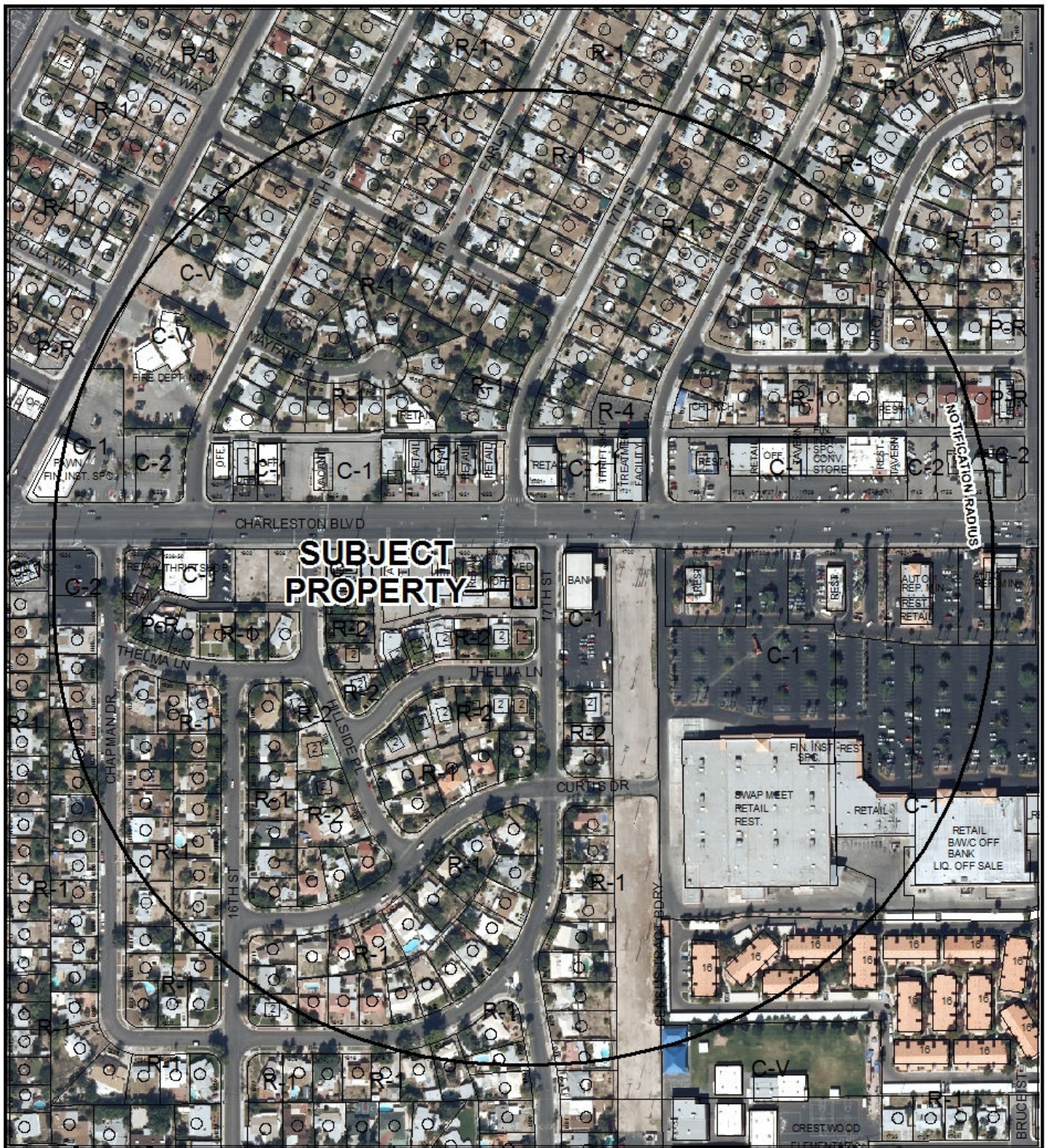


**CASE: VAR-51765, VAR-51766 AND SDR-51764
(PRJ-51608)**

RADIUS: 1000 FEET

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





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

RADIUS: 1000 FEET

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





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



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) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
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.

MR

Conditions Page Two
January 14, 2014 - Planning Commission Meeting

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.

Conditions Page Three

January 14, 2014 - Planning Commission Meeting

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.

Conditions Page Four

January 14, 2014 - Planning Commission Meeting

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.

Staff Report Page Two
January 14, 2014 - Planning Commission Meeting

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
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.

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

<i>Related Building Permits/Business Licenses</i>	
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

<i>Pre-Application Meeting</i>	
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.

<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required, nor was one held.	

Staff Report Page Three

January 14, 2014 - Planning Commission Meeting

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	C (Commercial)	C-1 (Limited Commercial)
	Drive Through		
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

Staff Report Page Four
January 14, 2014 - Planning Commission Meeting

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.

Staff Report Page Five
January 14, 2014 - Planning Commission Meeting

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Charleston Boulevard	Primary Arterial	Planned Streets and Highways Map	100	Y

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

<i>Parking Requirement</i>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Required</i>		<i>Provided</i>		<i>Compliance</i>	
		<i>Parking Ratio</i>	<i>Parking</i>		<i>Parking</i>		
			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

<i>Waivers</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
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

<i>Exceptions</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
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.

MR

Staff Report Page Six
January 14, 2014 - Planning Commission Meeting

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.”

Staff Report Page Seven
January 14, 2014 - Planning Commission Meeting

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 manner 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.”

Staff Report Page Eight
January 14, 2014 - Planning Commission Meeting

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 manner 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 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 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.

Staff Report Page Nine
January 14, 2014 - Planning Commission Meeting

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: *Carlos Jimenez / Carmen Espitia*

Print Name: CARLOS JIMENEZ / CARMEN ESPITIA

Subscribed and sworn before me

This 23 day of October, 2013

[Signature]
Notary Public in and for said County and State





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* [Signature]

* 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

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case # VAR-51765

Meeting Date: 12/10/13 PC

Total Fee:

Date Received:*

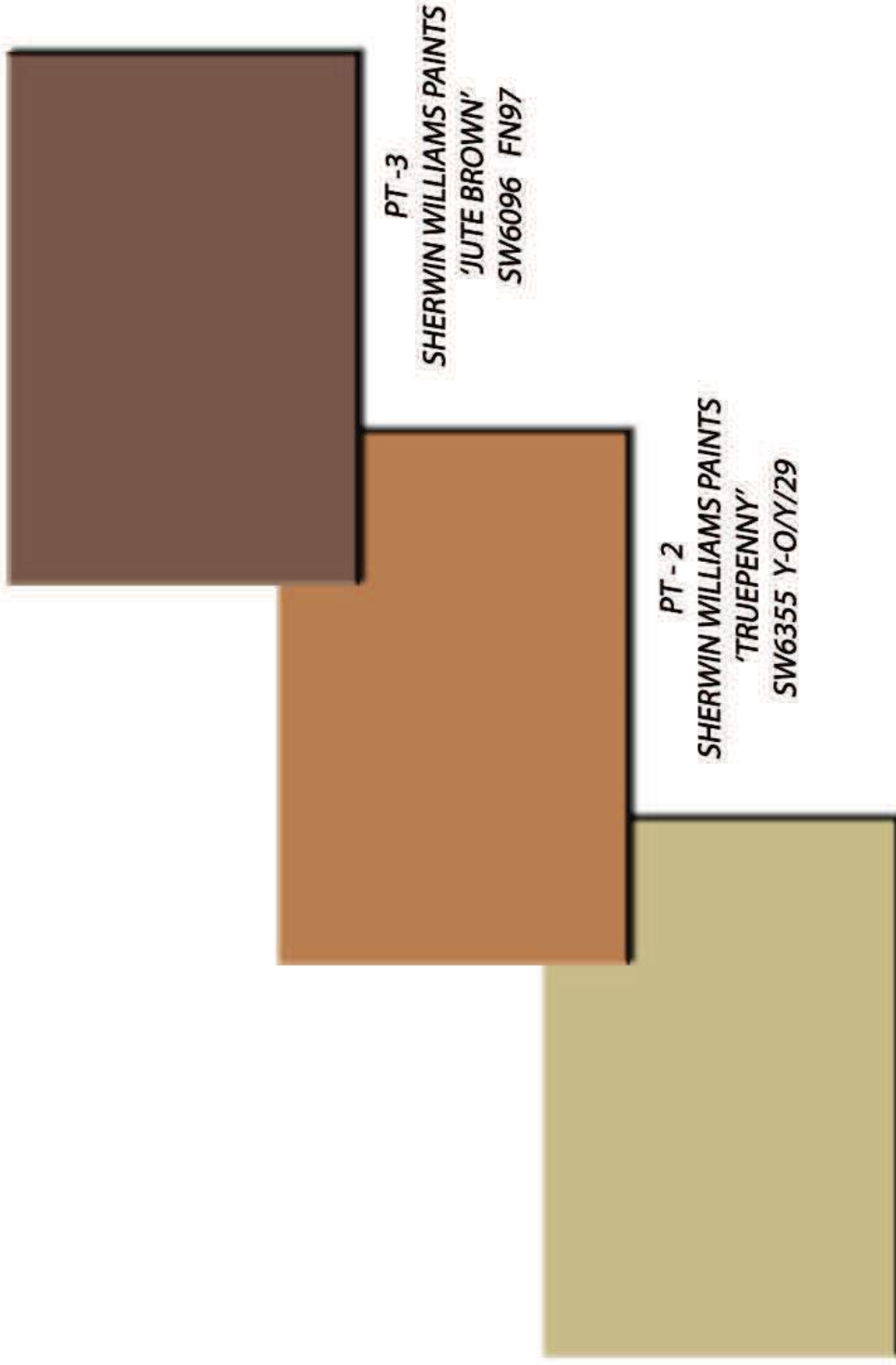
Received By:

*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.

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1640 E. Charleston Boulevard

COLOR BOARD



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



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.

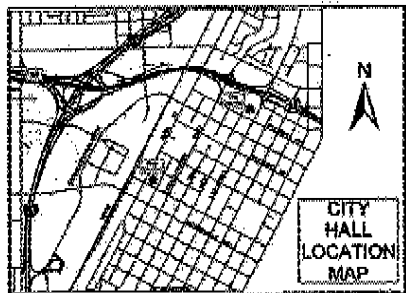
Thank you,
Sheldon Colen
Project Coordinator

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

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**

PRESORTED
FIRST CLASS

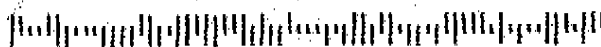


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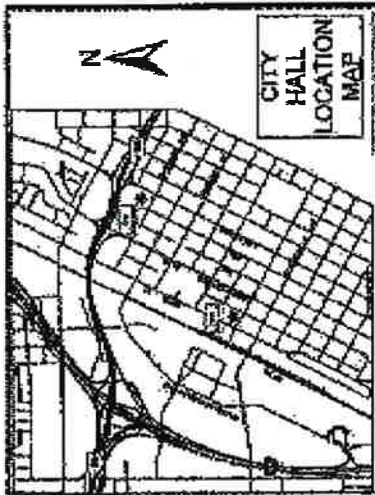
Case: VAR-51765

40 JRD FNM 89120



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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☒ SUPPORT
this Request

☐ OPPOSE
this Request

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VAR-51765 & VAR-51766 [PRJ-51608]

Planning Commission Meeting of 12/10/2013

PRESORTED
FIRST CLASS



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Case: VAR-51765

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1635 E CHARLESTON BLVD
LAS VEGAS NV 89104-1848

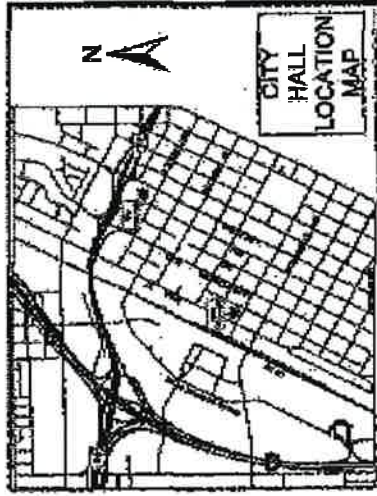
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4-94# items
agenda items
support

NOV 27 2013

No. 0357 P. 2

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 OPPOSE
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VAR-51765 & VAR-51766 [PRJ-51608]

Planning Commission Meeting of 12/10/2013



Case: VAR-51765

13935412047

BELLA-TUX PROPERTIES L L C

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LAS VEGAS NV 89101-5235

agenda items #46-47
support

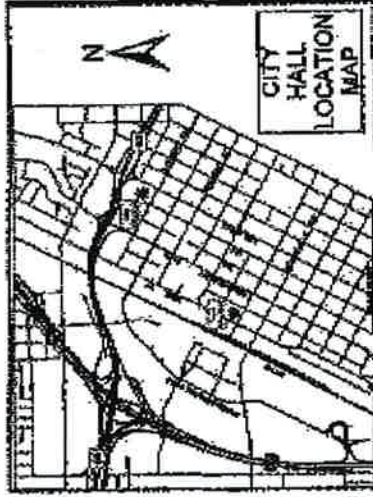
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No. 0357 P. 3

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



13935413014
Bella Tux Properties LLC
1632 Mayfair Pl
Las Vegas NV 89101-5235
Case: VAR-51765

No. 0357 P. 6

Dec. 3, 2013 2:17 PM
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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 this Request



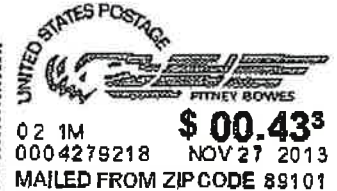
I OPPOSE
 this Request

Please use available blank space on card for your comments.

VAR-51765 & VAR-51766 [PRJ-51608]

Planning Commission Meeting of 12/10/2013

PRESORTED
 FIRST CLASS



16202111038
 WALLIS INVESTMENTS LTD
 1530 CHARLESTON BLVD
 #5
 LAS VEGAS NV 89104-1829

Case: VAR-51765

agenda items #456-47

27 JRD FNMP 89104



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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 this Request



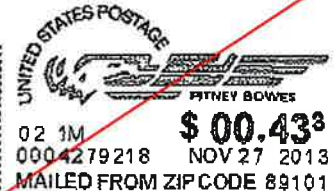
I OPPOSE
 this Request

Please use available blank space on card for your comments.

SDR-51764 [PRJ-51608]

Planning Commission Meeting of 12/10/2013

PRESORTED
 FIRST CLASS



16202111038
 WALLIS INVESTMENTS LTD
 1530 CHARLESTON BLVD
 #5
 LAS VEGAS NV 89104-1829

Case: SDR-51764

27 JRD FNMP 89104



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

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-51766** 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 ESPITA

Subscribed and sworn before me

This 23 day of October, 2013

[Signature]
Notary Public in and for said County and State





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* [Signature]

* 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

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.

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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.

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:

Planning Commission Mtg.

2

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

4

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

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

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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

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City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: *Carlos Jimenez / Carmen Espitia*

Print Name: CARLOS JIMENEZ / CARMEN ESPITIA

Subscribed and sworn before me

This 23 day of October, 2013

[Signature]
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

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 E-mail Address ESPITIA7@YAHOO.COM

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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 # SDR-51764

Meeting Date: 12/10/13 PC

Total Fee:

Date Received:*

Received By:

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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

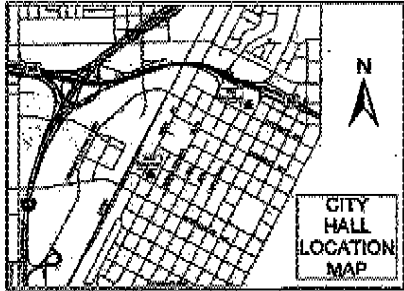
This project is expected to add about 28 trips per day on Charleston Blvd., 15th St. & Bruce St. Currently, Charleston is at about 61 percent of capacity, 15th is at about 14 percent of capacity and Bruce is at about 17 percent of capacity. With this project, these percentages are not expected to change.

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

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



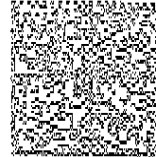
I OPPOSE
this Request

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SDR-51764 [PRJ-51608]

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

PRESORTED
FIRST CLASS

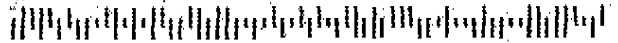


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LAS VEGAS NV 89120-2076

Case: SDR-51764

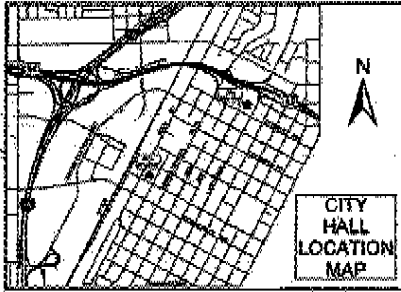
40 JRDENRP 89120



AGEND AITEM #48
PROTEST

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

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SDR-51764 [PRJ-51608]

Planning Commission Meeting of 12/10/2013

PRESORTED
FIRST CLASS



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5349 LAMOILLE CIR
LAS VEGAS NV 89120-2076

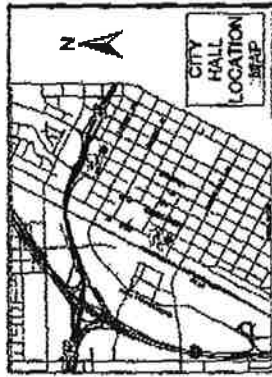
Case: SDR-51764

40 JRDENMP 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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☒ I SUPPORT
this Request

☐ I OPPOSE
this Request

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SDR-51764 [PRJ-51608]

Planning Commission Meeting of 12/10/2013



16202113001
FULLERTON JERRY D & DIXIE ANN
8008 S PROCYON AVE
LAS VEGAS NV 89139-8114
Case: SDR-51764

57 JORDEN 89139

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

Return Service Requested
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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

PRESORTED
FIRST CLASS



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16202111038
WALLIS INVESTMENTS LTD
1530 CHARLESTON BLVD
#5
LAS VEGAS NV 89104-1829

Case: VAR-51765

27 JRD FNMF 89104

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 OPPOSE
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SDR-51764 [PRJ-51608]

Planning Commission Meeting of 12/10/2013

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FIRST CLASS



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WALLIS INVESTMENTS LTD
1530 CHARLESTON BLVD
#5
LAS VEGAS NV 89104-1829

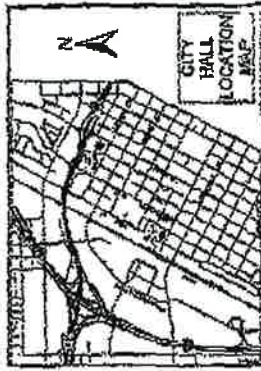
Case: SDR-51764

agenda item #48
support

27 JRD FNMF 89104

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

16202113001
FULLERTON, JERRY D & DIXIE ANN
9029 S PROCYON AVE
LAS VEGAS NV 89139-8114
Case: SDR-51764

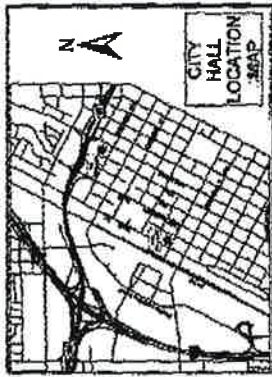


57 JERRY D & DIXIE ANN

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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Official Notice of Public Hearing



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☒ I SUPPORT
this Request

☐ I OPPOSE
this Request

Please use available blank space on card for your comments.

SDR-51764 [PRJ-51608]

Planning Commission Meeting of 12/10/2013



16202113001
FULLERTON JERRY D & DIXIE ANN
9009 S PROCYON AVE
LAS VEGAS NV 89139-8114

Case: SDR-51764

57 JERFENMP 65153

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:**

Planning Commission Mtg.

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

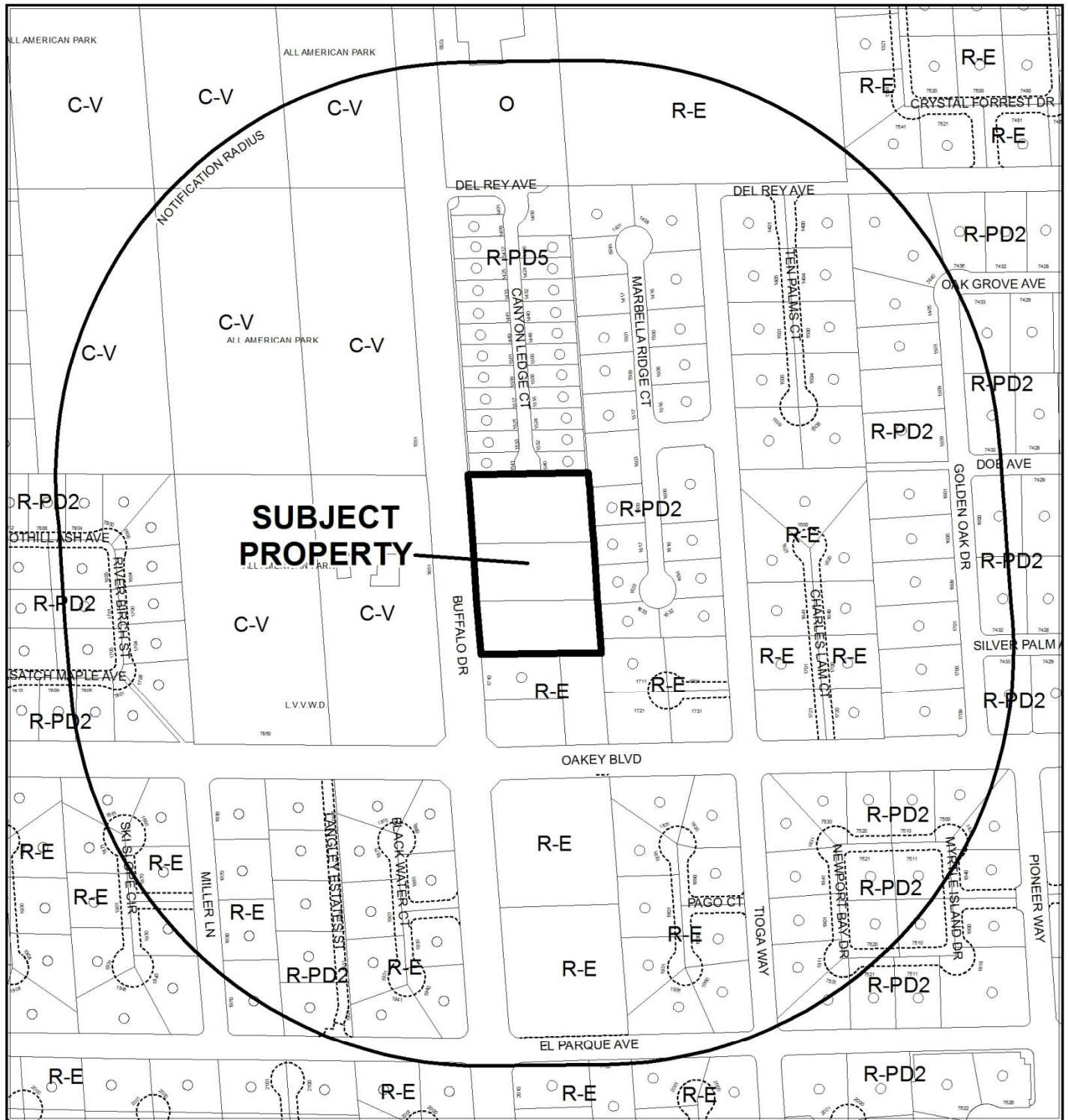
City Council Meeting

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



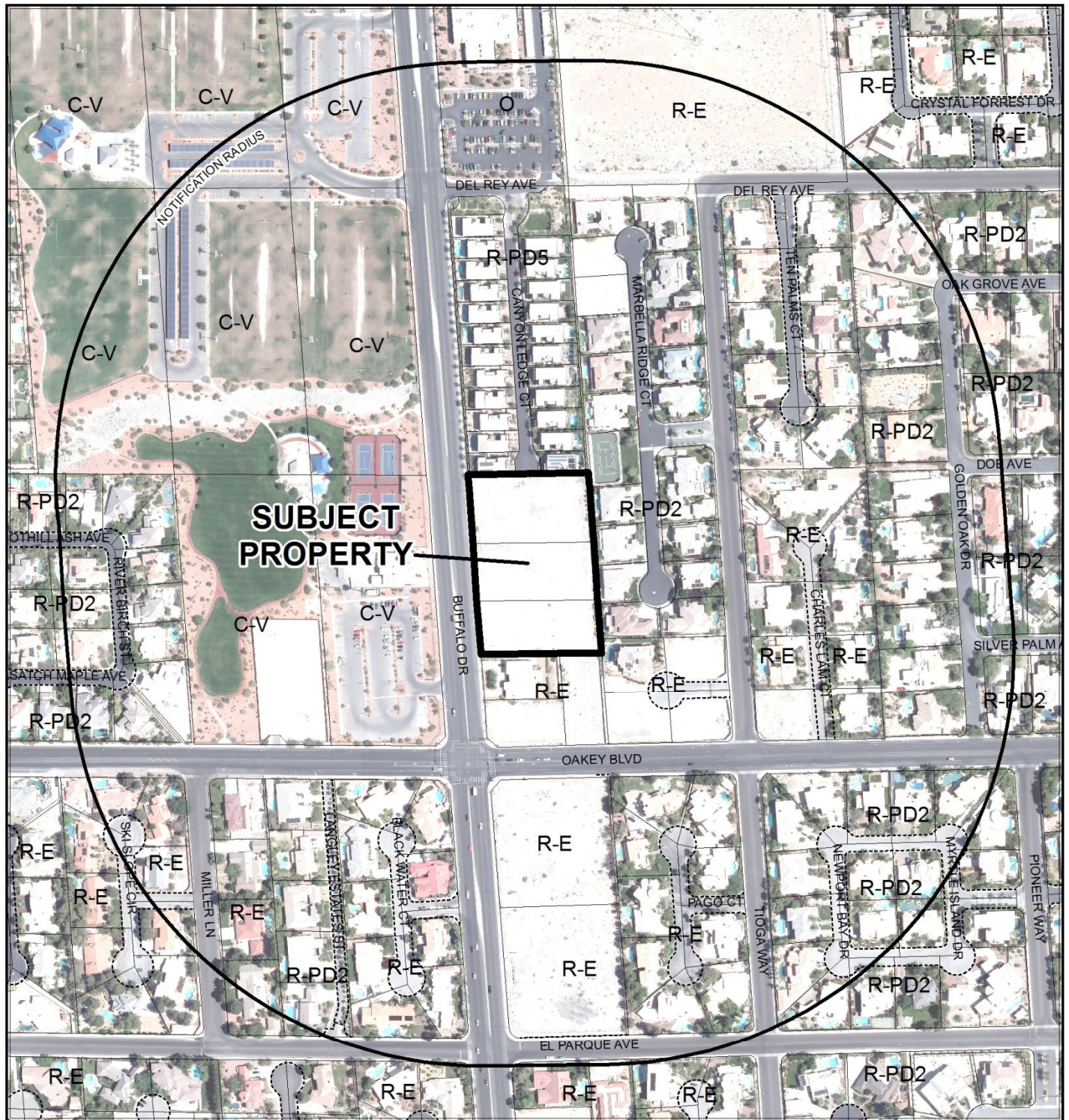
**CASE: ZON-52391, VAR-52392 AND
TMP-52393 (PRJ-52028)**

RADIUS: 1000 FEET

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

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



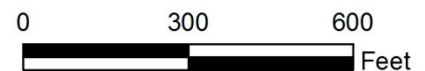


**CASE: ZON-52391, VAR-52392 AND
TMP-52393 (PRJ-52028)**

RADIUS: 1000 FEET

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

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





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) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
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

Conditions Page Two
March 11, 2014 - Planning Commission Meeting

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.

Conditions Page Three

March 11, 2014 - Planning Commission Meeting

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 Title 19.02.130.D.

Conditions Page Four

March 11, 2014 - Planning Commission Meeting

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

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
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.

Staff Report Page Two

March 11, 2014 - Planning Commission Meeting

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.

Staff Report Page Three

March 11, 2014 - Planning Commission Meeting

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.
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<i>Most Recent Change of Ownership</i>	
03/24/10	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
No relevant permits or business licenses are on file.	

<i>Pre-Application Meeting</i>	
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.

<i>Neighborhood Meeting</i>	
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.

Staff Report Page Four

March 11, 2014 - Planning Commission Meeting

	- 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	DR (Desert Rural Density Residential)	R-E (Residence Estates)
	Single Family, Detached		
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)

Staff Report Page Five
March 11, 2014 - Planning Commission Meeting

<i>Master Plan Areas</i>	<i>Compliance</i>
Southwest Sector Plan	Y
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
Rural Preservation Overlay District (300 Feet Buffer Area)	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
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

<i>General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
L (Low Density Residential)	5.49	16
<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
R-E (Residence Estates)	5.49	16
<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
R-1 (Single Family Residential)	5.49	16

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Buffalo Drive	Primary Arterial	Planned Streets and Highways	100	Y

<i>19.04.040 Connectivity</i>		
<i>Transportation Network Element</i>	<i># Links</i>	<i># Nodes</i>
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
	<i>Required</i>	<i>Provided</i>
<i>Connectivity Ratio (Links / Nodes):</i>	1.30	1.0

Staff Report Page Six
March 11, 2014 - Planning Commission Meeting

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”.

Staff Report Page Seven

March 11, 2014 - Planning Commission Meeting

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:

Staff Report Page Eight
March 11, 2014 - Planning Commission Meeting

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.”

Staff Report Page Nine
March 11, 2014 - Planning Commission Meeting

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 Statutes. 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: _____

Signature of Property Owner: _____

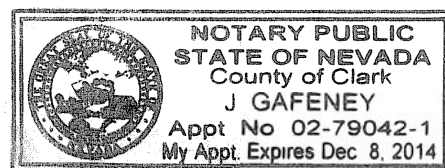
Print Name: Valencia A13004 Investors LLC

Subscribed and sworn before me

This 28 day of October, 2013

J. Gafaney

Notary Public in and for said County and State



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 1 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

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

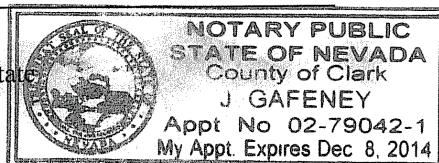
Print Name Valencia A13004 Investors LLC

Subscribed and sworn before me Carolyn M. Usher, Mgo.

This 28 day of October, 20 13.

[Signature]

Notary Public in and for said County and State



Revised 10/27/08

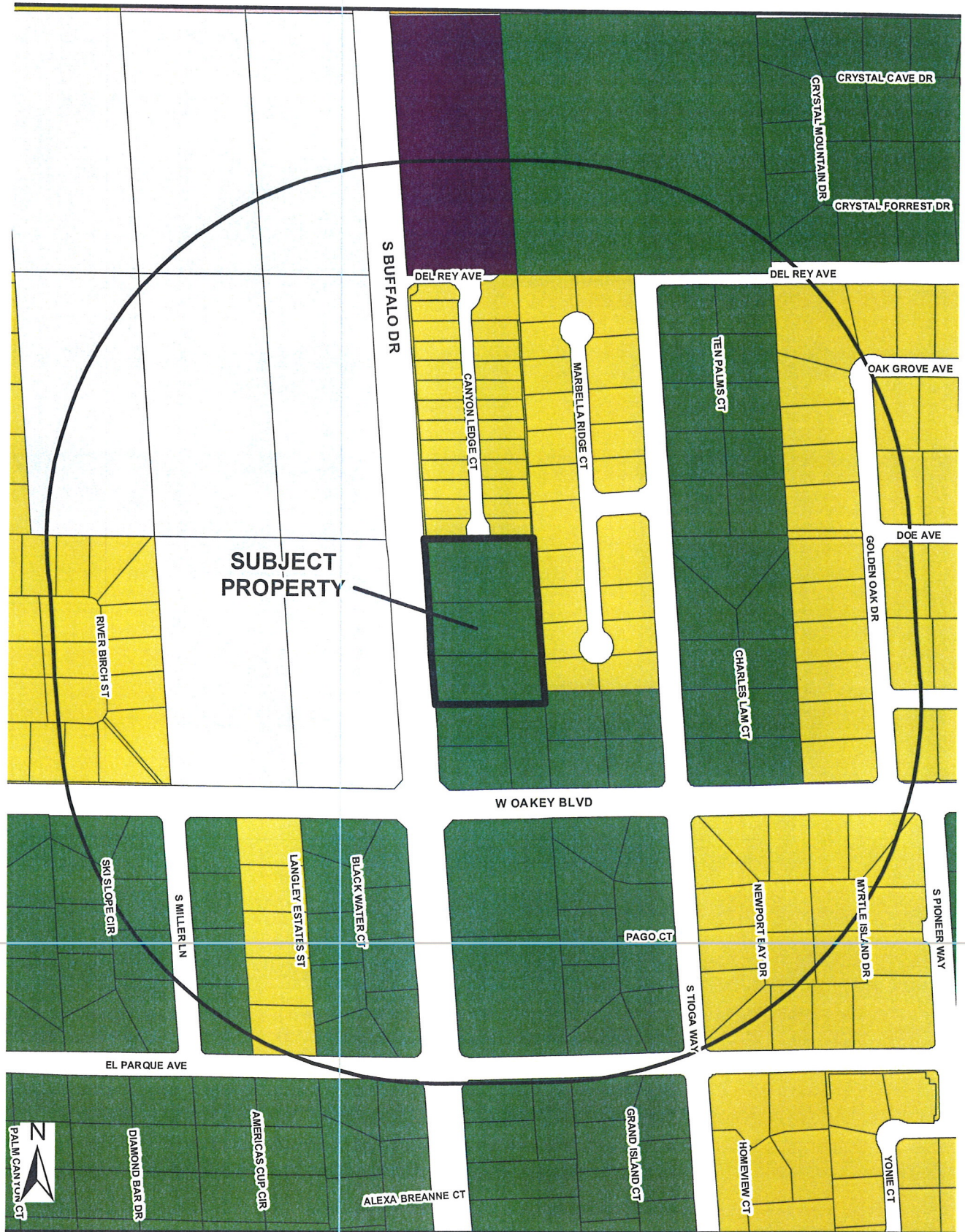
FOR DEPARTMENT USE ONLY

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

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

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

ZON-52391



Zoning

ZON-52391 [PRJ-52028] - 1/29/14 REVISED

FROM R-E TO R-1

U - (GPA Designation) Undeveloped	R-2 - Medium-Low Density Residential	P-O - Professional Office	C-M - Commercial/Industrial
R-A - Ranch Acres	R-3 - Medium Density Residential	N-S - Neighborhood Service	M - Industrial
R-E - Residential Estates	R-4 - High Density Residential	O - Office	C-V - Civic
R-D - Single-Family Residential-Restricted	R-5 - Apartment	C-D - Designed Commercial	P-C - Planned Community
R-PD - Residential Planned Development	R-MH - Mobile/Manufactured Home Residence	C-1 - Limited Commercial	T-D - Traditional Development
R-1 - Single Family Residential	R-MHP - Residential Mobile/Manufactured Home Park	C-2 - General Commercial	PD - Planned Development
R-CL - Single-Family Compact-Lot	P-R - Professional Offices and Parking	C-PB - Planned Business Park	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. 702-229-6501

Date: Wednesday, January 29, 2014



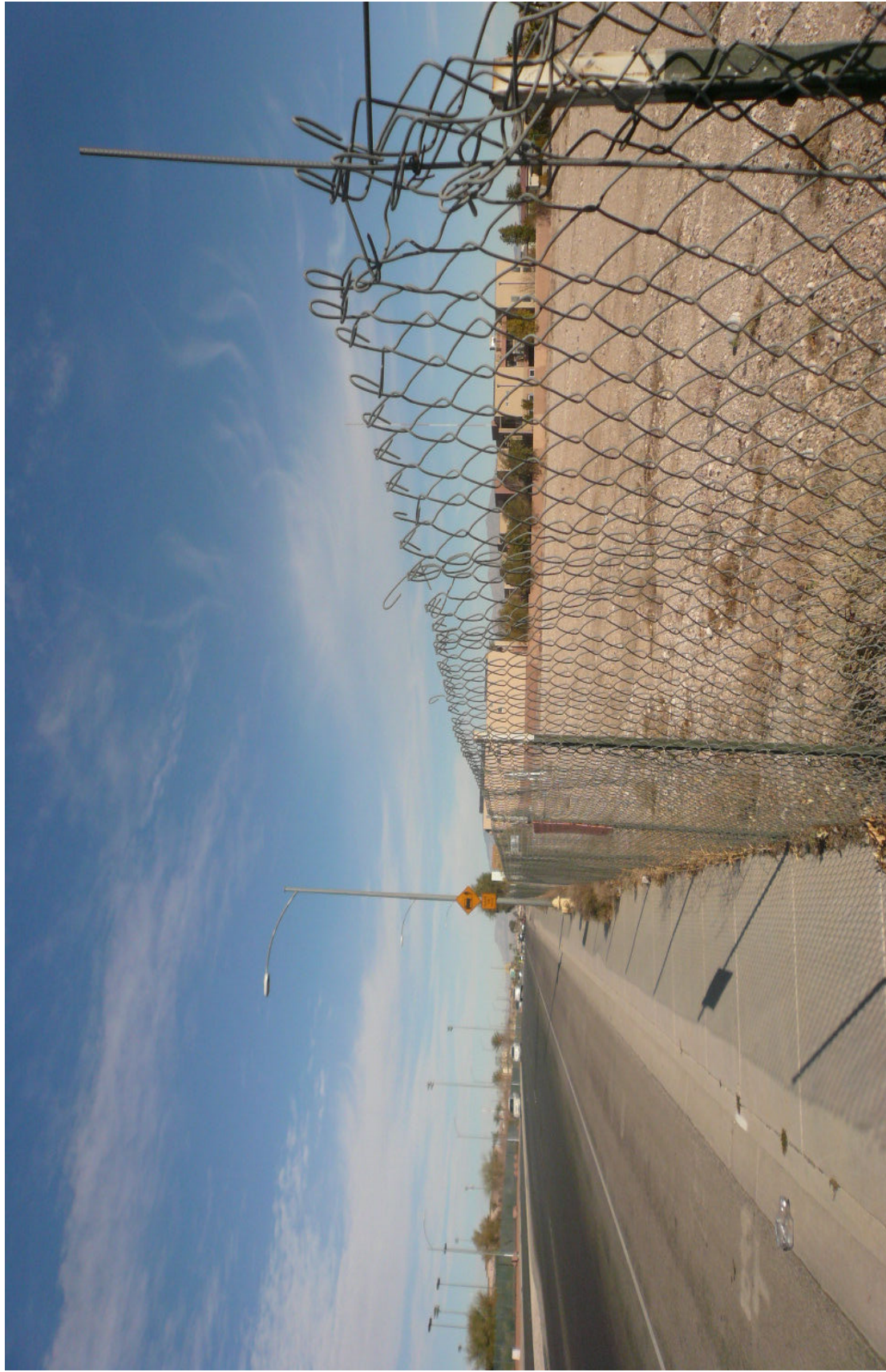
ZON-52391, VAR-52392 & TEMP-52393 [PRJ-52028] - APPLICANT: D R HORTON - OWNER: VALENCIA
A13004 INVESTORS, LLC
EAST SIDE OF BUFFALO DRIVE, APPROXIMATELY 230 FEET NORTH OF OAKLEY BOULEVARD

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 OAKY 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 OAKLEY BOULEVARD**

01/02/14

**KAEMPFER
CROWELL**

**KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO**

ATTORNEYS AT LAW
LAS VEGAS OFFICE

ANTHONY J. CELESTE
aceleste@kcnvlaw.com
702.693.4215

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

RENO OFFICE
5470 Kietzke Lane
Suite 140
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.882.0257

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

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;

ZON-52391, VAR-52392 & TMP-52393

PRJ-52028
12/23/13

- 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 nodes). Although Title 19.04.040(B)(2) requires a connectivity ratio (links/nodes) for R-1 developments to be 1.30, the relatively small size of the Site makes it difficult to adhere to the recommended ratio. Additionally, there are only 11 lots on the Site and therefore the design of the Site still provides for an efficient transportation network between internal and external destinations as set forth in Title 19.04.040(A).

- **Variance to Allow Only One (1) Side of the Street To Have A Sidewalk.**

The tentative map submitted concurrently with this application identifies a sidewalk on one side of the internal street. Because there are only 11 lots within this subdivision, this development will not create much internal pedestrian traffic. Therefore, there is not a need to have sidewalks on both sides of the street.

Tentative Map

The proposed zoning is R-1 with a minimum lot size of 7,482 square feet. The tentative map shows an 11 lot subdivision on the Site. The tentative map also shows a 37' wide internal street with a sidewalk on one side of the street.

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

Sincerely,

KAEMPFER CROWELL RENSHAW GRONAUER &
FIORENTINO



Anthony J. Celeste

AJC/

ZON-52391, VAR-52392 & TMP-52393

PRJ-52028
12/23/13

City of Las Vegas
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, 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

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

Case: ZON-52391

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KAEMPFER**CROWELL**

LAS VEGAS OFFICE

JENNIFER LAZOVICHjlazovich@kcview.com
702.792.7050

February 4, 2014

Via Fax: 702-474-7463City 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**

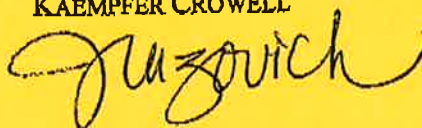
To Whom It May Concern:

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

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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

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

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Dept. of Planning

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

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

**Return Service Requested
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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

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Dept. of Planning

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Dept. of Planning

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Case: ZON-52391

MOHAMMADI JAMES J & JAYNE F
1921 LANGLEY ESTATES ST
LAS VEGAS NV 89117-7914

16 LRF4MP 89117

#41-42 P

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

**Return Service Requested
Official Notice of Public Hearing**



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

ZON-52391 & VAR-52392 [PRJ-52028]

Planning Commission Meeting of 2/11/2014

All adjacent communities are gated

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FEB 06 2014

**City of Las Vegas
Dept. of Planning**

16303216005
MAZZEI FAMILY TRUST
MAZZEI GENE & LORI TRS
1448 CANYON LEDGE CT
LAS VEGAS NV 89117-1490

Case: ZON-52391

18 LRFNMP 69117 |||||

#41-42 P

#41-42 P

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

Signature of Property Owner: _____

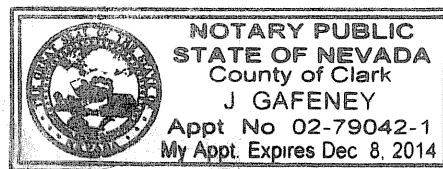
Print Name: Valencia A13004 Investors LLC

Subscribed and sworn before me

This 28 day of October, 2013

J. Gafaney

Notary Public in and for said County and State



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 Leshere
 Address 6468 Fosco Ct Phone: 456-0704 Fax: _____
 City LAS VEGAS State NEVADA Zip 89131
 E-mail Address USLIACC CORP

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

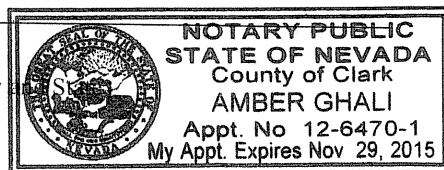
REPRESENTATIVE Triton Engineering Contact AIMEE IGNATOWICZ
 Address 6757 W. CHARLESTON STE. B Phone: (702) 254-1480 Fax: (702) 254-3062
 City LAS VEGAS State NEVADA Zip 89146
 E-mail Address aignatowicz@tritoneng.com

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 Carolyn Leshere, Mgr.
 * An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name CAROLYN M. LESHERE, Mgr.

Subscribed and sworn before me
 This 3rd day of December, 20 13.

Amber Ghali
 Notary Public in and for said County



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.

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

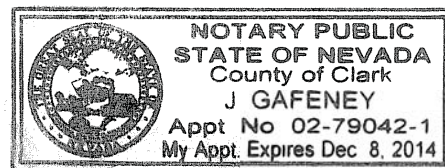
Signature of Property Owner: Valencia A13004 Investors LLC
[Signature]

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



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 1 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: _____
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 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

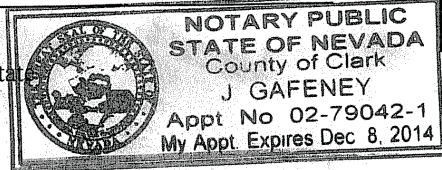
I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application 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
 * 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 Mng.
 Subscribed and sworn before me

This 28 day of October, 20 13.

Jeageneey

Notary Public in and for said County and State

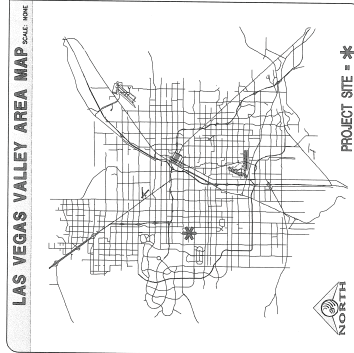
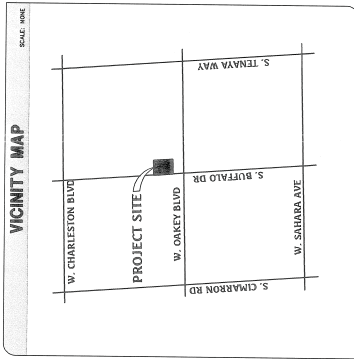


FOR DEPARTMENT USE ONLY

Case # TMP-52393
 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.

A RESIDENTIAL SUBDIVISION



REQUIRED SPACES: 24
1 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
LOTS WITH 3 SPACES PER LOT = 33
ADDITIONAL SPACES PROVIDED IN STREETS

8 PARKING SPACES TOTAL PROVIDED (24 REQUIRED)

Triton
Engineering

6757 W. Charleston Boulevard
Suite B
Las Vegas, Nevada 89146
Office: (702) 254-1480
Fax: (702) 254-3062
www.tritoneng.com

OF LAS VEGAS BENCHMARK
NET AND PLATE IN THE TOW
THIRST CORNER OF BUFFALO DRIVE AND CLEVELAND.
ELEVATION = 2531.47 U.S. SURVEY FEET
(NAVD 83, 2008 ADJUSTMENT)

PROPOSED PAD ELEVATION = 21.1

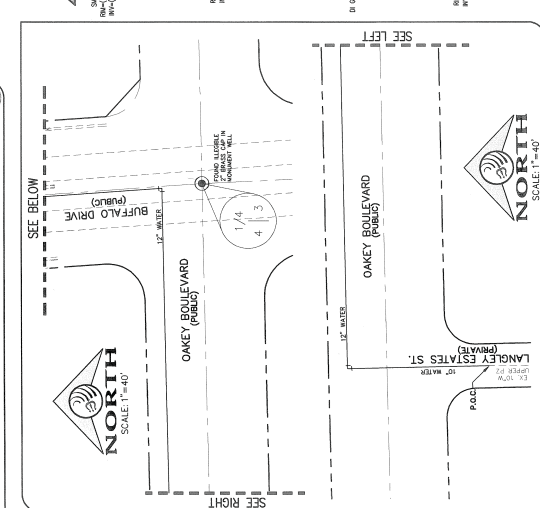
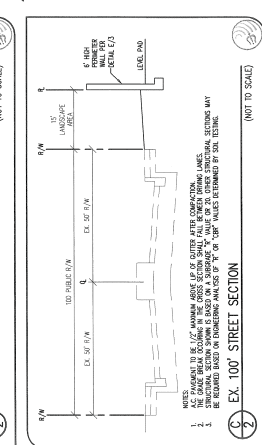
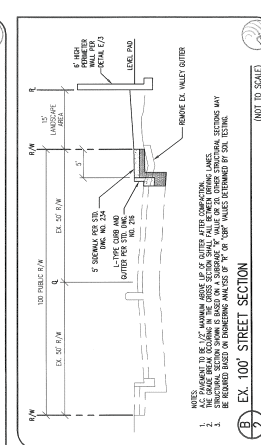
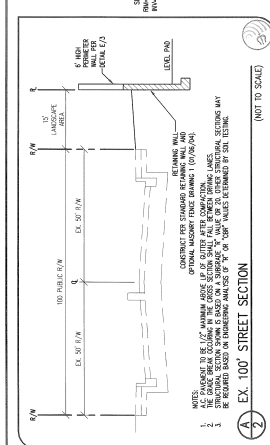
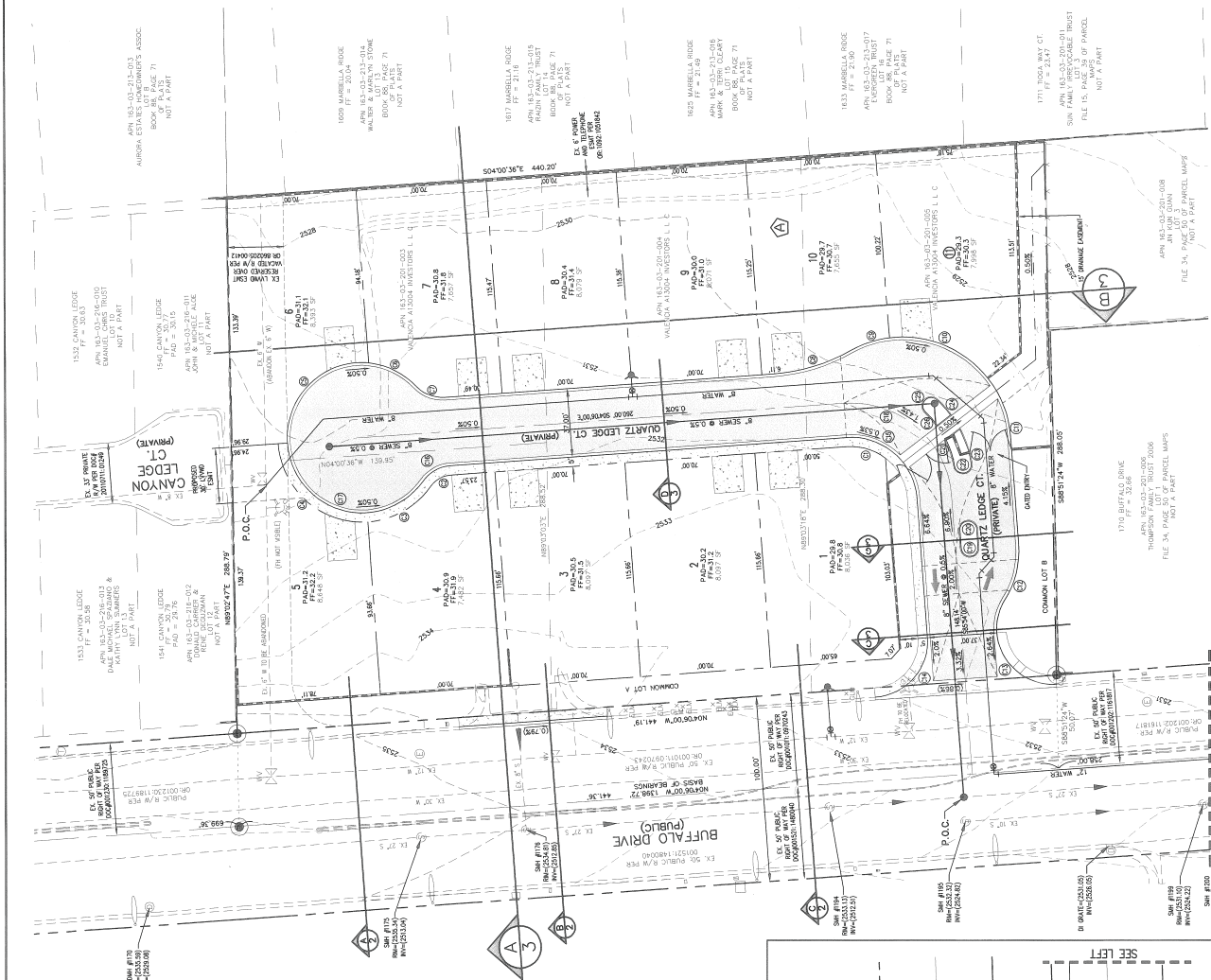
EXISTING CLV ZONING	R-C		
PROPOSED CLV ZONING	R-1		
MINIMUM LOT SIZE (SF)	7,482 SF		
<u>SITE SUMMARY</u>			
TOTAL UNITS	11 UNITS		
NET ACREAGE	2.81 ACRES		
DENSITY	3.78 UNITS/ACRE		
OPEN SPACE REQUIRED	NONE		
OPEN SPACE PROPOSED			6,418 SF
COMMON LOT A			0.927 SF
TOTAL PROVIDED			0.927 SF

DR HORTON
BUFFALO / OAKLEY
COVER SHEET

DR HORTON

SHEET **1** OF 3
C.L.V. DWG #

CURVE TABLE				
CURVE	RADIUS	DELTA	TANGENT	
C1	1.28	14.50	90.9217	6.87
C2	1.28	14.50	90.9217	21.56
C3	4.26	42.50	90.9217	21.56
C4	7.26	42.50	90.9217	46.11
C5	29.40	42.50	90.9217	15.09
C6	29.40	42.50	90.9217	15.09
C7	40.40	100.00	55.9135	22.40
C8	40.40	100.00	55.9135	22.40
C9	23.04	57.00	22.8907	11.16
C10	23.04	57.00	22.8907	11.16
C11	37.00	37.00	45.0000	16.98
C12	31.12	55.00	55.9135	16.08
C13	31.12	55.00	55.9135	30.00
C14	31.12	55.00	55.9135	30.00
C15	54.96	35.00	90.9217	30.00
C16	54.96	35.00	90.9217	30.00
C17	42.50	42.50	90.9217	11.14
C18	86.04	33.50	90.9200	53.50
C19	86.04	33.50	90.9200	53.50
C20	14.50	14.50	90.9217	INFINITE
C21	14.50	14.50	90.9217	INFINITE
C22	14.50	14.50	90.9217	INFINITE
C23	14.50	14.50	90.9217	INFINITE
C24	14.50	14.50	90.9217	INFINITE
C25	14.50	14.50	90.9217	INFINITE
C26	14.50	14.50	90.9217	INFINITE
C27	14.50	14.50	90.9217	INFINITE
C28	14.50	14.50	90.9217	INFINITE
C29	14.50	14.50	90.9217	INFINITE
C30	14.50	14.50	90.9217	INFINITE
C31	14.50	14.50	90.9217	INFINITE
C32	14.50	14.50	90.9217	INFINITE
C33	14.50	14.50	90.9217	INFINITE
C34	14.50	14.50	90.9217	INFINITE
C35	14.50	14.50	90.9217	INFINITE
C36	14.50	14.50	90.9217	INFINITE
C37	14.50	14.50	90.9217	INFINITE
C38	14.50	14.50	90.9217	INFINITE
C39	14.50	14.50	90.9217	INFINITE
C40	14.50	14.50	90.9217	INFINITE
C41	14.50	14.50	90.9217	INFINITE
C42	14.50	14.50	90.9217	INFINITE
C43	14.50	14.50	90.9217	INFINITE
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C45	14.50	14.50	90.9217	INFINITE
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C47	14.50	14.50	90.9217	INFINITE
C48	14.50	14.50	90.9217	INFINITE
C49	14.50	14.50	90.9217	INFINITE
C50	14.50	14.50	90.9217	INFINITE
C51	14.50	14.50	90.9217	INFINITE
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C53	14.50	14.50	90.9217	INFINITE
C54	14.50	14.50	90.9217	INFINITE
C55	14.50	14.50	90.9217	INFINITE
C56	14.50	14.50	90.9217	INFINITE
C57	14.50	14.50	90.9217	INFINITE
C58	14.50	14.50	90.9217	INFINITE
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C61	14.50	14.50	90.9217	INFINITE
C62	14.50	14.50	90.9217	INFINITE
C63	14.50	14.50	90.9217	INFINITE
C64	14.50	14.50	90.9217	INFINITE
C65	14.50	14.50	90.9217	INFINITE
C66	14.50	14.50	90.9217	INFINITE
C67	14.50	14.50	90.9217	INFINITE
C68	14.50	14.50	90.9217	INFINITE
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C73	14.50	14.50	90.9217	INFINITE
C74	14.50	14.50	90.9217	INFINITE
C75	14.50	14.50	90.9217	INFINITE
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C83	14.50	14.50	90.9217	INFINITE
C84	14.50	14.50	90.9217	INFINITE
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C86	14.50	14.50	90.9217	INFINITE
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C94	14.50	14.50	90.9217	INFINITE
C95	14.50	14.50	90.9217	INFINITE
C96	14.50	14.50	90.9217	INFINITE
C97	14.50	14.50	90.9217	INFINITE
C98	14.50	14.50	90.9217	INFINITE
C99	14.50	14.50	90.9217	INFINITE
C100	14.50	14.50	90.9217	INFINITE



TMP-52393 - REVISED

PRJ-52028
01/27/14

SHEET 3 OF 3
CLV DWG.#



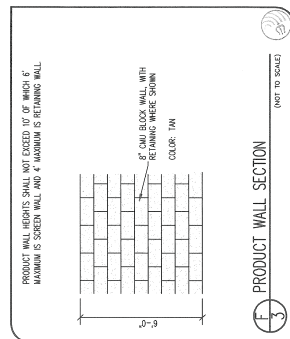
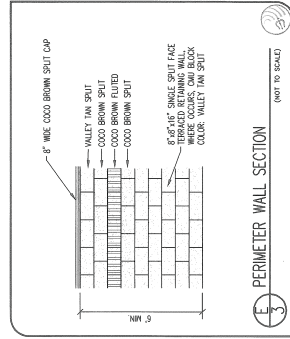
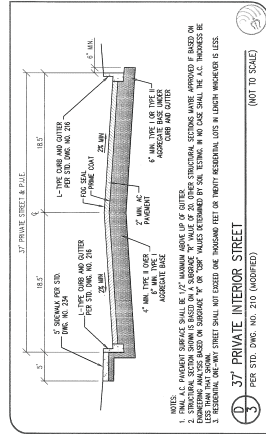
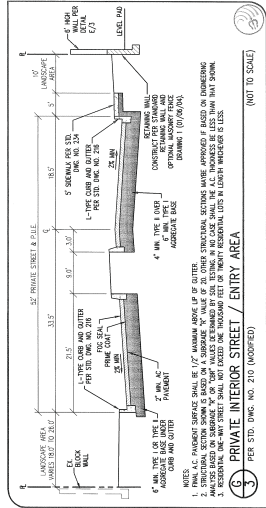
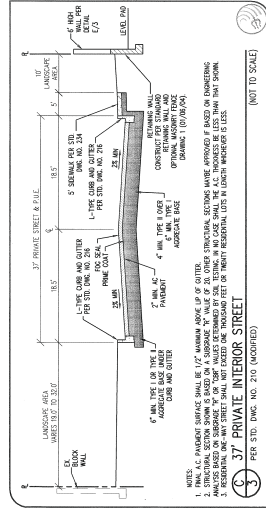
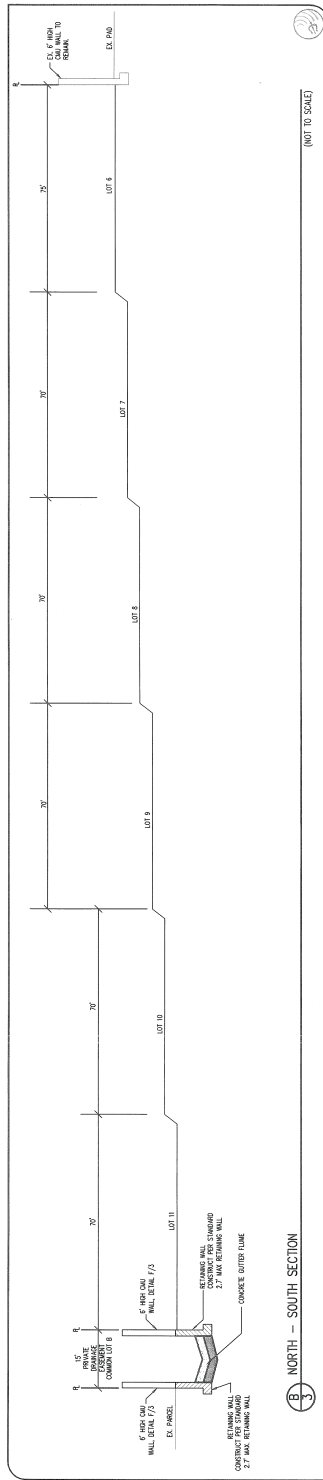
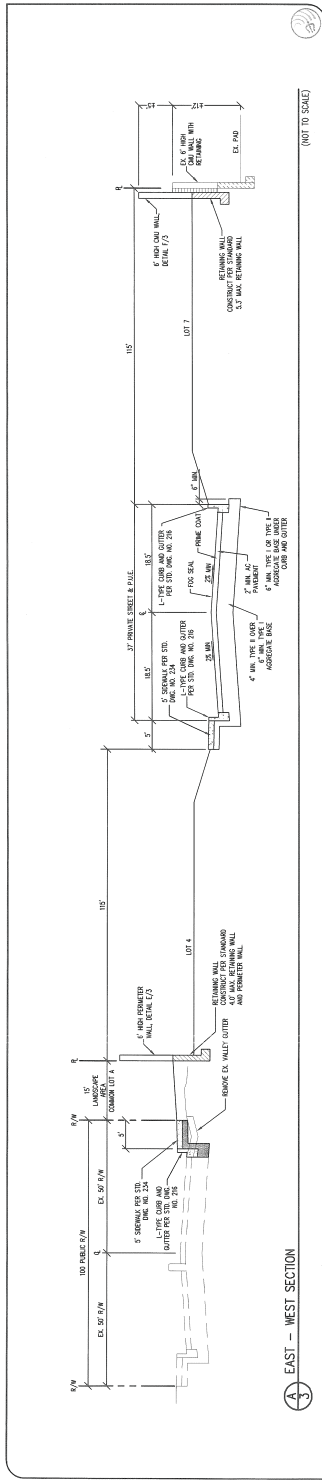
SECTIONS & DETAILS
BUFFALO / OAKLEY
DR HORTON



Triton Engineering
5277 W. Charleston Blvd.
Suite B
Las Vegas, Nevada 89146
Tel: (702) 214-1062
www.tritoneng.com

SCALE: 1" = 4'
JOB NO.:
REVISED BY:
DATE: JAN 13, 2014

NO. DESCRIPTION
DATE APPROV.





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 & Oakley
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

James M. Lister, Mgr.

(Signature)

Carolyn M. Lister, Mgr.

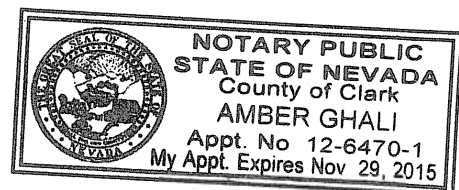
(Print)

Subscribed and sworn before me

This 3rd day of December, 20 13.

Amber Ghali

Notary Public in and for said County and State



TMP-52393

PRJ-52028
12/23/13

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.

School Development Tracking Form

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

Date Filed 01/02/2014 **Application Number** ZON52391, VAR52392, TMP52393 **Entity** LV

Company Name DR Horton

Contact Name _____

Contact Mailing Address _____

City _____

State _____

Zip Code _____

Phone _____

Mobile _____

Fax _____

Email _____

Project Name Buffalo & Oakey

Project Description Buffalo & Oakey

APN's 163-03-201-003, 004, & 005

Student Yield	Elementary School	Middle School	High School
Single-Family Units (1) 11	x 0.195 = 2	x 0.102 = 1	x 0.134 = 1
Multi-Family Units (2)	x 0.132 = 0	x 0.057 = 0	x 0.062 = 0
Resort Condo Units (3)			
Total	2	1	1

(1) Single Family unit is defined as single family detached home, mobile home, and town homes.

(2) Multi-Family unit is defined as apartment, multiplexes, and condominiums.

(3) Resort Condominium units for tracking purposes only.

* To be completed by CCSD

Schools Serving the Area*					
Name	Address	Grade	Capacity	Enrollment	Site Date
Derfelt ES	1900 Lisa	K-5	578	658	11/18/13
Johnson MS	7701 Duchame	6-8	1,541	1,142	11/18/13
Bonanza HS	6665 Del Rey	9-12	2,452	1,970	11/18/13

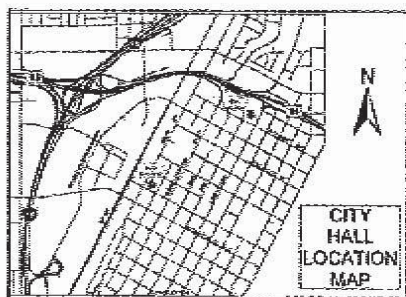
CCSD Comments* Derfelt ES is over-capacity for the 2013-14 school year. No new schools are planned for the area.

☐ Approved

☐ Disapproved

City of Las Vegas
 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, 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

PRESORTED
 FIRST CLASS



UNITED STATES POSTAGE

 02 1M
 0004279216 JAN 30 2014
 \$ 00.46⁰
 MAILED FROM ZIP CODE 89101

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

Case: TMP-52393

16 LEDFEMP 89117 16303216012 0004279216 JAN 30 2014 \$ 00.460

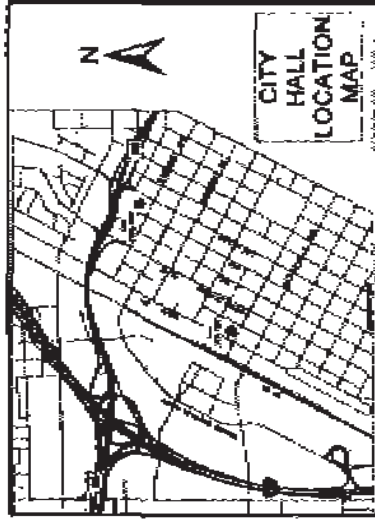
01/31/2014 11:00 FAX 02 366 9413

Mary Bartsas Ent., LLC

001/002

**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.

TMP-52393 [PRJ-52028]

Planning Commission Meeting of 2/11/2014



Case: TMP-52393

16303301012
BARTSAS MARY 13 LLC
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

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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

PRESORTED
FIRST CLASS



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JAN 30 2014
MAILED FROM ZIP CODE 89101
\$ 00.46⁰

RECEIVED

FEB 10 2014

**City of Las Vegas
Dept. of Planning**

16304721001
MOHAMMADI JAMES J & JAYNE F
1921 LANGLEY ESTATES ST
LAS VEGAS NV 89117-7914

Case: TMP-52393

16 LADFPMP 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>.

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

**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

PRESORTED
FIRST CLASS



No. 2500 P. 1/1



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FEB 04 2014

**City of Las Vegas
Dept. of Planning**

16303216001
HIRSCHFELD BRUCE
1416 CANYON LEDGE CT
LAS VEGAS NV 89117-1490

Case: TMP-52393

16 LADENMP 69117

#43 P

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

Return Service Requested
Official Notice of Public Hearing



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☐

I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

TMP-52393 [PRJ-52028]

Planning Commission Meeting of 2/11/2014

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
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02 1M
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JAN 30 2014
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MAILED FROM ZIP CODE 89101

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

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

Case: TMP-52393

16304617008 09117

#43P

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:

Planning Commission Mtg.

6

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

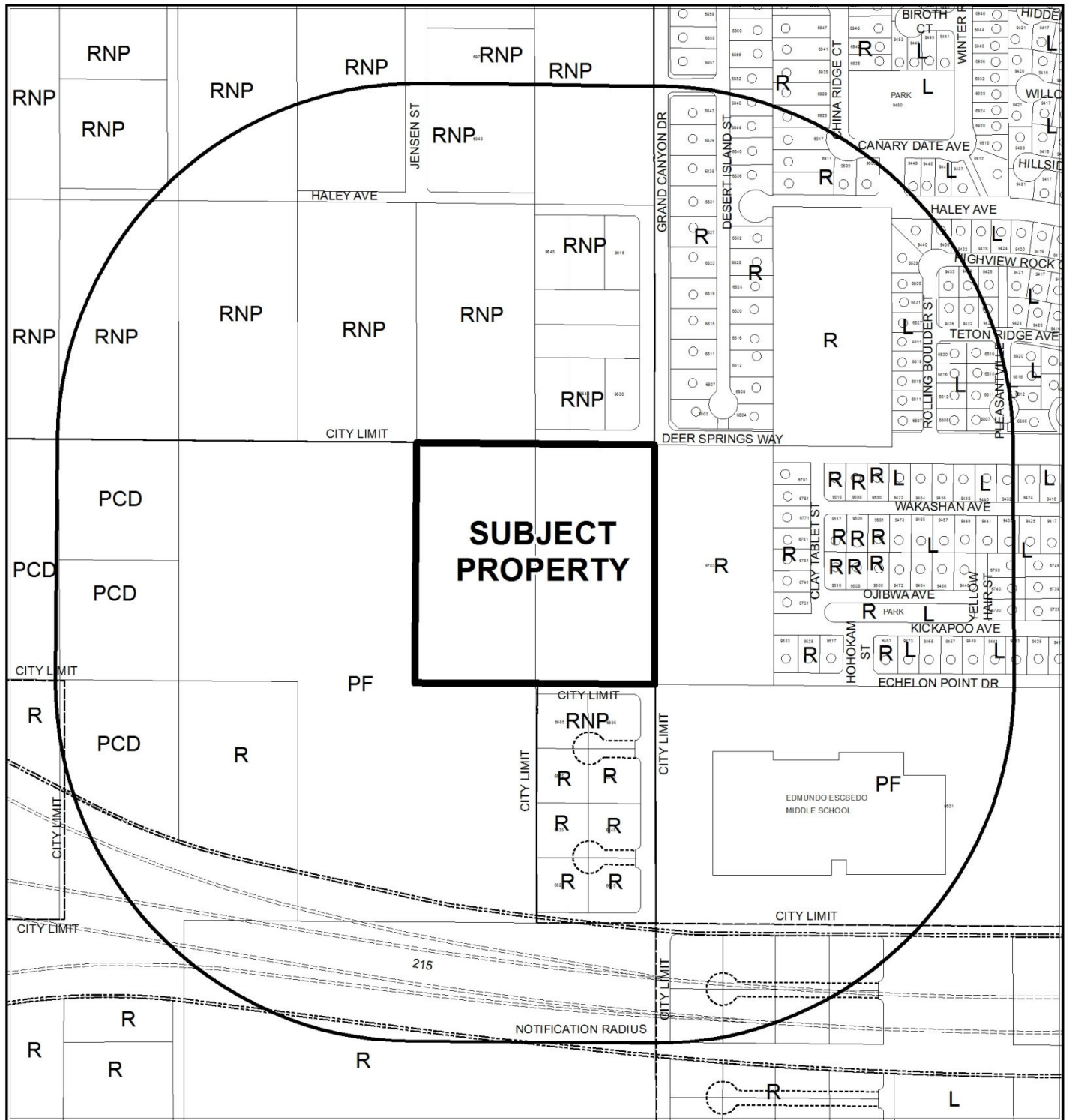
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RECOMMENDATION:

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

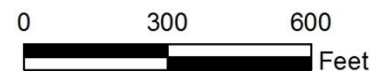


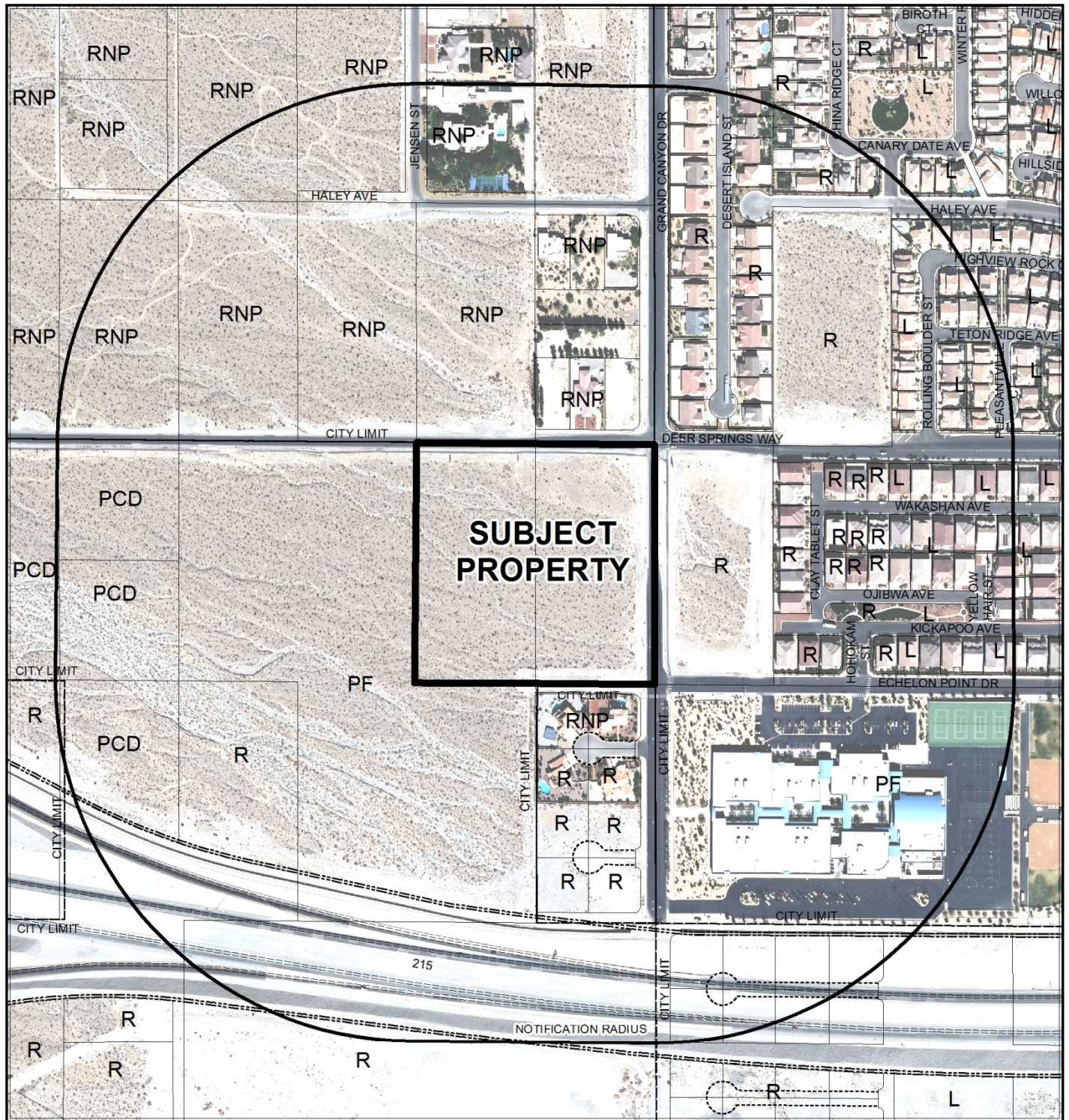
CASE: GPA-52116 (PRJ-52063)

RADIUS: 1000 FEET

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

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



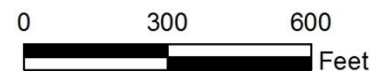


CASE: GPA-52116 (PRJ-52063)

RADIUS: 1000 FEET

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

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



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) ****

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
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.

Conditions Page Two
March 11, 2014 - Planning Commission Meeting

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.

Conditions Page Three
March 11, 2014 - Planning Commission Meeting

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.

**Conditions Page Four
March 11, 2014 - Planning Commission Meeting**

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 Page One
March 11, 2014 - Planning Commission Meeting

**** 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

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
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.

Staff Report Page Two
March 11, 2014 - Planning Commission Meeting

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.

<i>Most Recent Change of Ownership</i>	
09/26/13	A deed was recorded for a change in ownership.

09/26/13	A deed was recorded for a change in ownership.
----------	--

<i>Related Building Permits/Business Licenses</i>	
11/28/12	A civil improvement plan (#47523) was applied for; however it has not been issued.

11/28/12	A civil improvement plan (#47523) was applied for; however it has not been issued.
----------	--

<i>Pre-Application Meeting</i>	
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.

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.
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**Staff Report Page Three
March 11, 2014 - Planning Commission Meeting**

<i>Neighborhood Meeting</i>	
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.

<i>Field Check</i>	
12/05/13	A field check was to the subject property, which revealed a vacant undeveloped lot.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	10.18

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
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)

Staff Report Page Four
March 11, 2014 - Planning Commission Meeting

<i>Master Plan Areas</i>	<i>Compliance</i>
No Applicable Master Plan Area	N/A
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
No Applicable Special Purpose or Overlay Districts	N/A
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
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:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	3,000 SF	4,275 SF	Y
Min. Lot Width	35 Feet	45 Feet	Y
Setbacks			
• Front			
To the House	14 Feet	14 Feet	Y
To the Front Entry Garage	18 Feet	18 Feet	Y
• Side	10 Feet (Combined)	5 Feet	Y
• Corner	10 Feet	10 Feet	Y
• Rear	10 Feet	10 Feet	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

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
(Undeveloped) [RNP (Rural Neighborhood Preservation)]	2.0	5
<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>Units Proposed</i>
R-CL (Single Family Compact Lot)	8.49	58

**Staff Report Page Five
March 11, 2014 - Planning Commission Meeting**

<i>Existing General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
RNP (Rural Neighborhood Preservation)	2.0	5
<i>Proposed General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
ML (Medium Low Density Residential)	8.49	86

Pursuant to Title 19.06.040 the following standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Buffer Trees:				
• North	1 Tree / 30 Linear Feet	21 Trees	32 Trees	Y
• East	1 Tree / 30 Linear Feet	16 Trees	20 Trees	Y
TOTAL PERIMETER TREES		37 Trees	52 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	6 Feet		6 Feet	Y
• East	6 Feet		6 Feet	Y
Wall Height	Maximum of 10 feet on perimeter		10 feet	Y

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Deer Springs Way	Major Collector	Planned Streets and Highways Map	38	N
Grand Canyon Drive	Major Collector	Planned Streets and Highways Map	26	N

Staff Report Page Six
March 11, 2014 - Planning Commission Meeting

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				
Regular and Handicap Spaces Required			116	0	116	N/A	116*

*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.

**Staff Report Page Seven
March 11, 2014 - Planning Commission Meeting**

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.

**Staff Report Page Eight
March 11, 2014 - Planning Commission Meeting**

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.

Staff Report Page Nine
March 11, 2014 - Planning Commission Meeting

FINDINGS (GPA-52116)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

- 1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

The proposed ML (Medium Low Density Residential) land use designation is not compatible with the surrounding land uses, as the existing properties to the north have the land use density [RL (Residential Low) with zoning] that allows 3 dwelling units to the acre, the property to the south [RPN (Rural Neighborhood Preservation)] that allows up to 2 dwelling units per acre and PF (Public Facilities), to the east the land use designation [R (Rural Density)] allow up to 3.59 dwelling unit per acre and the property to the west has the land use designation of PF (Public Facilities).

- 2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

The proposed Rezoning to the R-CL (Single Family Compact-Lot) zoning district will allow significantly smaller lots (approximately 1/14th of acre) than any of the surrounding zoning districts. The zoning districts to the north and east allows lot sized of about 1/3 of an acre and the zoning district to the south allow for lot sizes approximately 1/2-acre in size. This development is not compatible with the neighboring properties.

- 3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

The site has direct access to Deer Springs Way (a 100-foot right-of-way), Grand Canyon Drive (a 100-foot right of way) and Echelon Point Drive (a 47-foot right-of-way), streets that are designed to handle volume of traffic associated with residential development. However, attendees at the neighborhood meeting had expressed concern that the existing roadways may not be able to handle the additional traffic resulting from the project.

Public Works has also expressed concern of the potential traffic congestion that may arise from the requested street intersection offset Waiver that accompanies this development. A Condition of Approval was added by Public Works addressing their concern. Additionally, the proposed development density will further magnify the existing overcrowded public schools in the area.

Staff Report Page Ten
March 11, 2014 - Planning Commission Meeting

- 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 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.**

**Staff Report Page Eleven
March 11, 2014 - Planning Commission Meeting**

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: _____

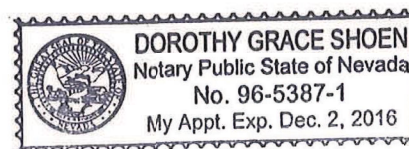
Signature of Property Owner: *Khusrow Roothani*

Print Name: KHUSROW ROOTHANI

Subscribed and sworn before me

This 18th day of October, 2013

Dorothy Grace Shoen
Notary Public in and for said County and State





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* [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

Revised 10/27/08

FOR DEPARTMENT USE ONLY

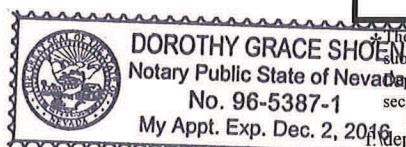
Case # GPA-52116

Meeting Date: 01/14/14 PC

Total Fee:

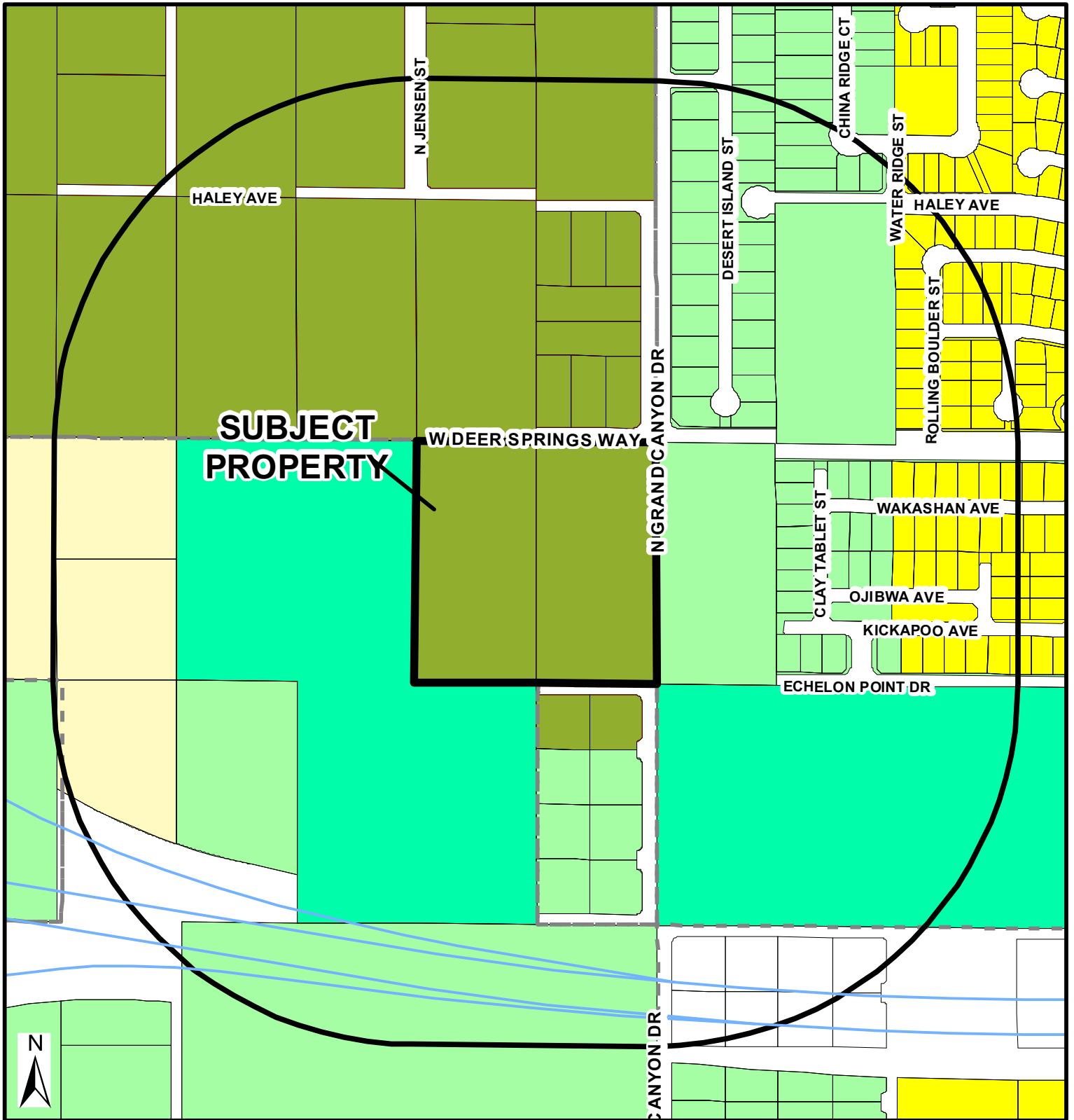
Date Received: *

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.

Depot\Application Packet\Application Form.pdf



Zoning

U - (GPA Designation) Undeveloped	R-2 - Medium-Low Density Residential	P-O - Professional Office	C-M - Commercial/Industrial
R-A - Ranch Acres	R-3 - Medium Density Residential	N-S - Neighborhood Service	M - Industrial
R-E - Residential Estates	R-4 - High Density Residential	O - Office	C-V - Civic
R-D - Single-Family Residential-Restricted	R-5 - Apartment	C-D - Designed Commercial	P-C - Planned Community
R-PD - Residential Planned Development	R-MH - Mobile/Manufactured Home Residence	C-1 - Limited Commercial	T-D - Traditional Development
R-1 - Single Family Residential	R-MHP - Residential Mobile/Manufactured Home Park	C-2 - General Commercial	PD - Planned Development
R-CL - Single-Family Compact-Lot	P-R - Professional Offices and Parking	C-PB - Planned Business Park	T-C - Town Center

FROM RNP TO ML

PRJ-52063
12/03/13
1000ft Buffer



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

City Limits

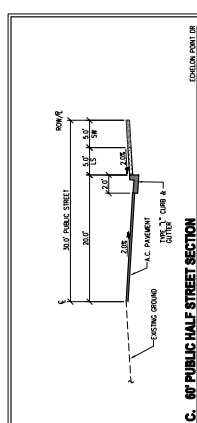
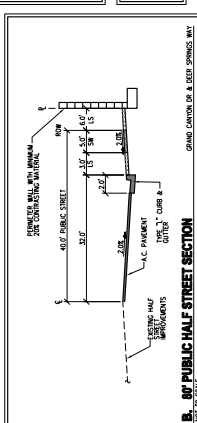
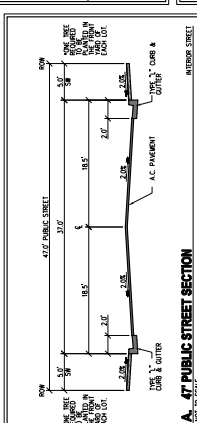
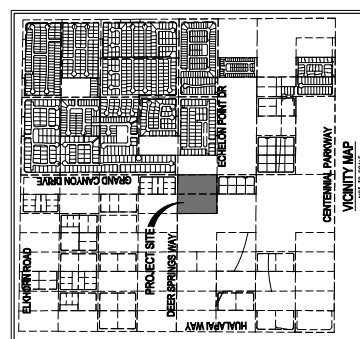
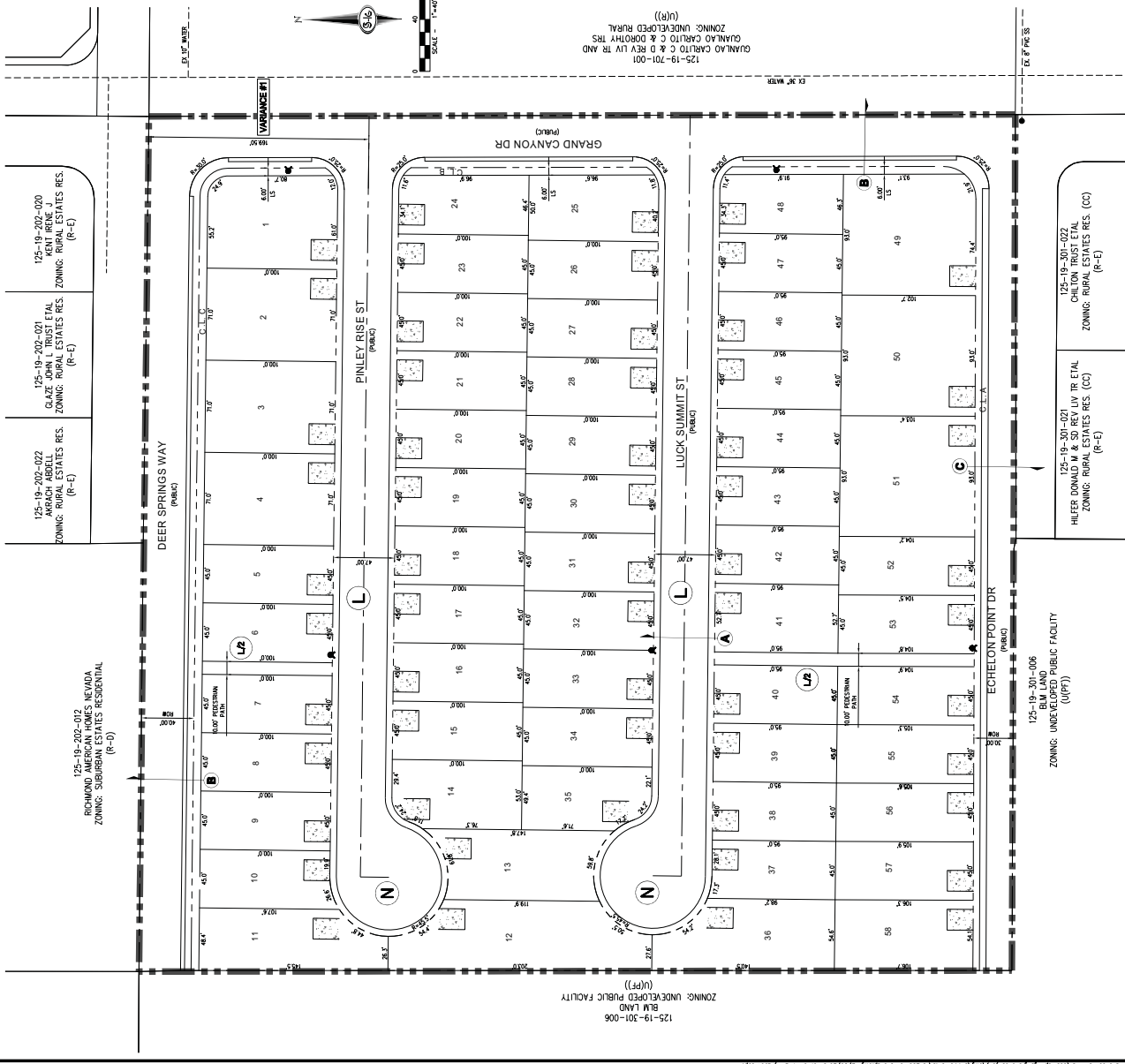
Date: Monday, December 02, 2013

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

PRJ-52063
12/31/13

125-19-301-022
CHILTON TRUST ETAL
ZONING: RURAL ESTATES RES. (CC)

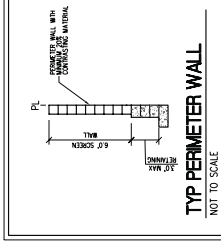
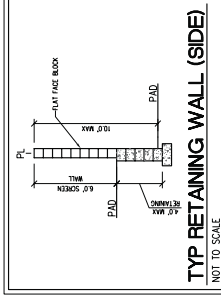
1-301-021
SD REV LIV TR ETAL
ESTATES RES. (CC)

BLM LAND
ZONING: UNDEVELOPED PUBLIC FACILITY
(11(PF))

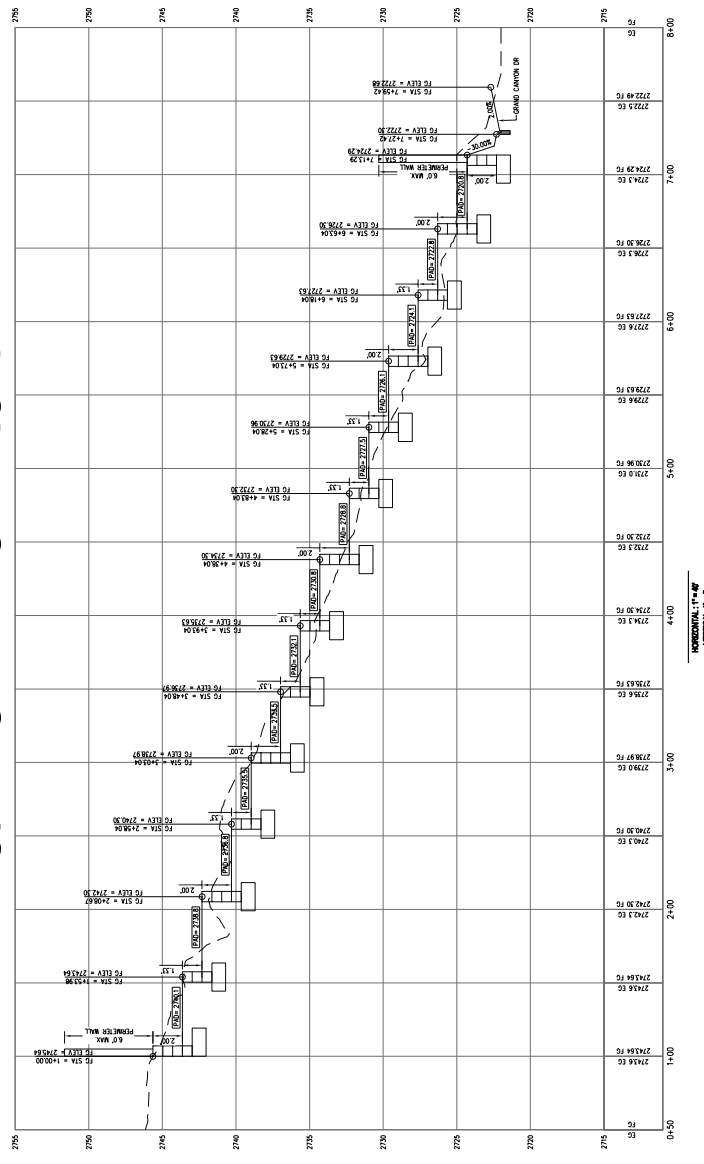


SLATER
HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5100 S. ARVILLA STREET #210, LAS VEGAS, NV 89118
PHONE (702) 384-0300
FAX (702) 384-0309

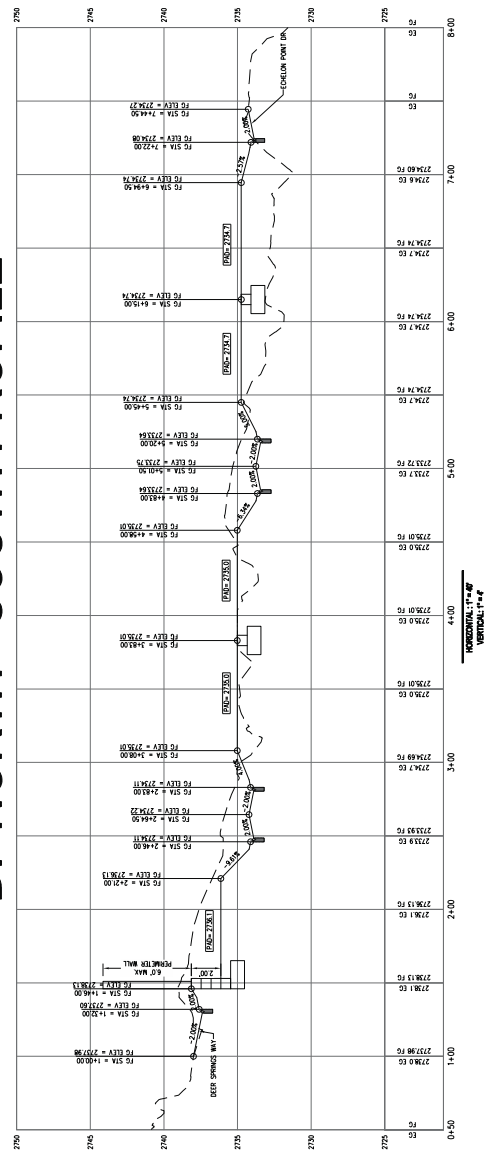
APN 125-19-301-007 & 008



C. EAST - WEST PROFILE



D. NORTH - SOUTH PROFILE



%%
SS

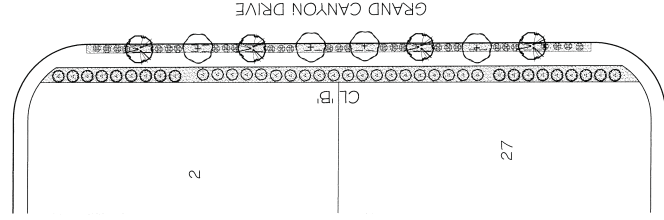
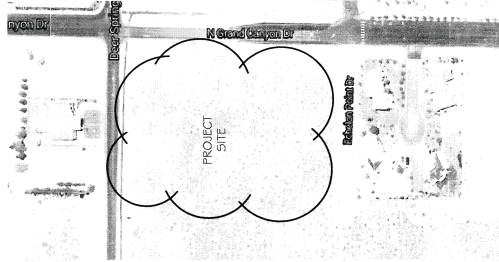
TM-2
SHEET 2 OF 2

RAH1310

DATE: 12/30/13
DRAWN: EML
ASSIGNED: G
CHECKED: TIS
PROJECT NO.

RICHMOND
AMERICAN HOMES
CONOR HILLS
TENTATIVE MAP

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



PLANT SCHEDULE C-A		
REFS	QTY	BOTANICAL NAME
	11	Ficus religiosa
	10	Bacopa monnari 'Purple Rose'
	10	Crataegus arborescens
	24	Impatiens parviflora
	15	Leucophaea nemoralis
	47	Rosa rugosa 'Huntington Carpet'

PLANT SCHEDULE CEB		
IRRES		CONT
QTY	BOTANICAL NAME	COMMON NAME
4	<i>Podocarpus diandra</i>	Chinese Palauke
24 trees		
4	<i>Keteleeria pycnantha</i>	Ngayau
24 trees		
QTY	BOTANICAL NAME	COMMON NAME
10	<i>Calasia artemisioides</i>	Manihotia Calasia
5 gal		
20	<i>Leucopogon longicaulis</i>	Chauvauke
5 gal		
20	<i>Renealmia diffusa</i>	Thunbergia Carpet
5 gal		

LEGEND NOTES - CE 'A'

	3.4" Vista Gold Rock @ 2" depth (27 tons)	3300 sf
	1 x 2, 2 x 2, 2 x 3 Boulders (Bury 1/3)	18 cu
	Root Barrier - box size + 2" ea. side of tree within 5' of curb, walk or structures	42 cu

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

LEGEND NOTES - CE 'B'

	3 3/4" Vista Gold Rock @ 2" depth (13 tons)	1565 sf
	Root Barrier - box size 4'2" 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.

POC / clock location to be determined.



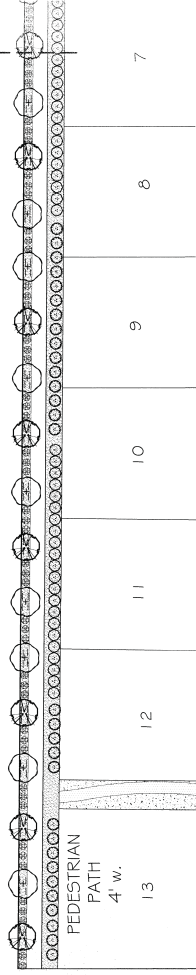
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SHEET OF SHEETS

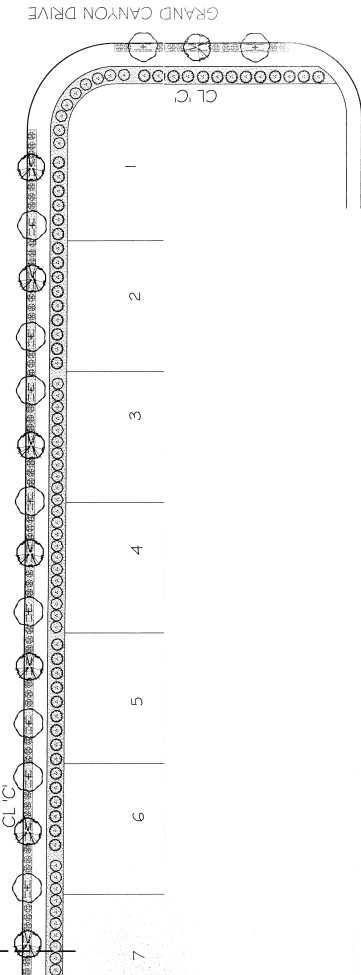
GPA-52116 ZON-52117 WVR-52169
TMP-52119 REVISED

5/13/2016 11:07 AM

DEER SPRINGS WAY



DEER SPRINGS WAY



PLANT SCHEDULE CE C

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT
+	15	Ficus zeyheri	Oliveleaf Fig	24" tree
+	19	Rapanea arborea	Purple Rain Tree	24" tree
+	73	Cassia arbuscula	Flowering Cassia	5 gal
+	75	Leucosiphum longistylis	Chihuahuan Sage	5 gal
+	105	Rosa rostrata	Huntington Rose	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 60 ea

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

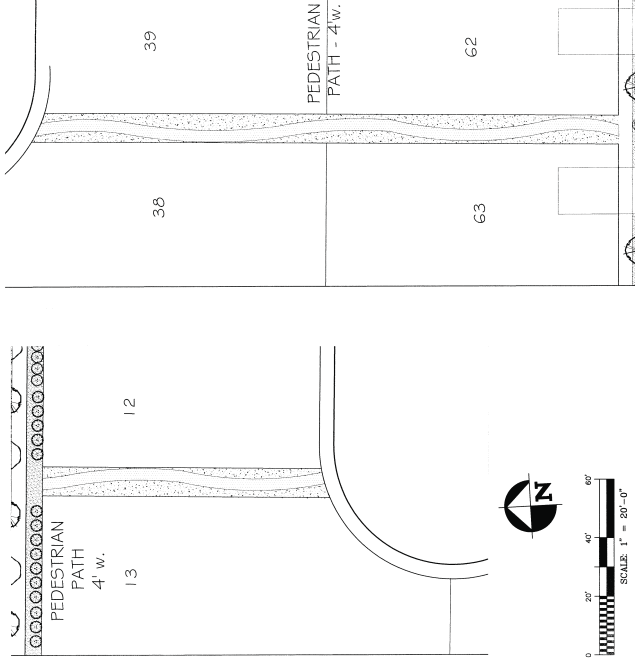
PLANT SCHEDULE CE D

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT
+	3	Ficus zeyheri	Oliveleaf Fig	24" tree
+	4	Rapanea arborea	Purple Rain Tree	24" tree
+	73	Cassia arbuscula	Flowering Cassia	5 gal
+	75	Leucosiphum longistylis	Chihuahuan Sage	5 gal
+	105	Rosa rostrata	Huntington Rose	5 gal

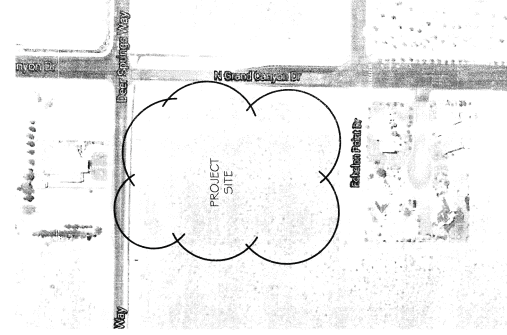
LEGEND NOTES - CE D & PEDESTRIAN PATHS

- 3/4" Vista Gold Rock @ 2" depth (44 tons) 5279 sf
- 2" - 4" Vista Gold Cobble (33 tons) 2140 sf
- 1/4" Vista Gold DG (8 tons) 1215 sf
- Plant Stone Rectangular Pavers - Sierra Blend 535 sf
- 1 ea. 2-2, 2-2, 2-2 Roundels (1 ea) 3 ea
- Table 2 ea
- Trash Receptacle 1 ea
- Dog - Pit 1 ea

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



SCALE 1" = 20'-0"



CONNER HILLS
COMMON LOTS

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

SHEET TITLE
STREETSCAPE
PROJECT # 1126-13

PROJECT NO.
DRAWN BY
CHECKED BY
DATE

11/26/13

L1.02

SHEET 1 OF 2 SHEETS

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

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

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

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, P.E.
Project Engineer

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

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

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 JRFHMP 68149

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

**Return Service Requested
Official Notice of Public Hearing**



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

WVR-52169 & TMP-52119 [PRJ-52063]

Planning Commission Meeting of 1/14/2014

RECEIVED
JAN 14 2014
City of Las Vegas
Department of Planning

Case: WVR-52169
12519615002
KERR JEFHRELL & THEARY
6839 DESERT ISLAND ST
LAS VEGAS NV 89149-0701

29-32
P

31 JRFHMP 68149

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

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Official Notice of Public Hearing



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

WVR-52169 & TMP-52119 [PRJ-52063]

Planning Commission Meeting of 1/14/2014

I OPPOSE 6 LOTS POND ACROSS, I APPROVE OF 4 LOTS POND ACROSS.

51 JRFNNP 89149

PRESORTED
FIRST CLASS



NO. 5061 P. 1
UNITED STATES POSTAGE
\$ 00.43⁸
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0004279218 JAN02 2014
MAILED FROM ZIP CODE 89101

CARD 1 OF 4

RECEIVED

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

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

*I OPPOSE SINGLE FAMILY COMPACT-LOT, PLEASE HOLD TO R.N.P.
RICHARD OWNS THE LOTS ACROSS THE STREET, IF THIS GOES FORWARD
THEY MAY WANT TO DO THE SAME*

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
\$ 00.43⁸
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MAILED FROM ZIP CODE 89101

Submitted after final agenda

Date 1/14/14 Pm 29-30

CARD 2 OF 4
RECEIVED

JAN 14 2014

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*

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

Return Service Requested
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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

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
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JAN 02 2014
MAILED FROM ZIP CODE 89101

RECEIVED

JAN 13 2014

City of Las Vegas
Department of Planning

12519611038
CHOPRA VIVEK
1535 RIVER WOOD CT
SIMI VALLEY CA 93063-7406

Case: GPA-52116

29-30
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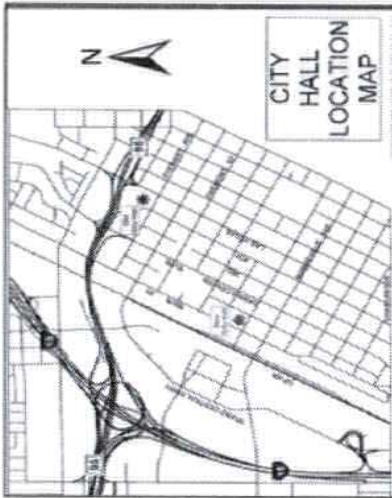
107 JRD FNM 93063

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

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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

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GPA-52116 & ZON-52117 [PRJ-52063]
Planning Commission Meeting of 1/14/2014

PRESORTED
FIRST CLASS



02 1M
0004279218 JAN02 2014
\$ 00.433
MAILED FROM ZIP CODE 89101

RECEIVED

JAN 6 2014

**City of Las Vegas
Dept. of Planning**

12519202015
Case: GPA-52116
LEMMON LIVING TRUST
LEMMON RICHARD E & KARIN R TRS
9645 HALEY AVE
LAS VEGAS NV 89149-1353

31 JANUARY 2014 09:49 AM

Conditions and Staff Report - Supplemental Information
February 11, 2014 - Planning Commission Meeting

<i>Neighborhood Meeting</i>	
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

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:

Planning Commission Mtg.

5

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

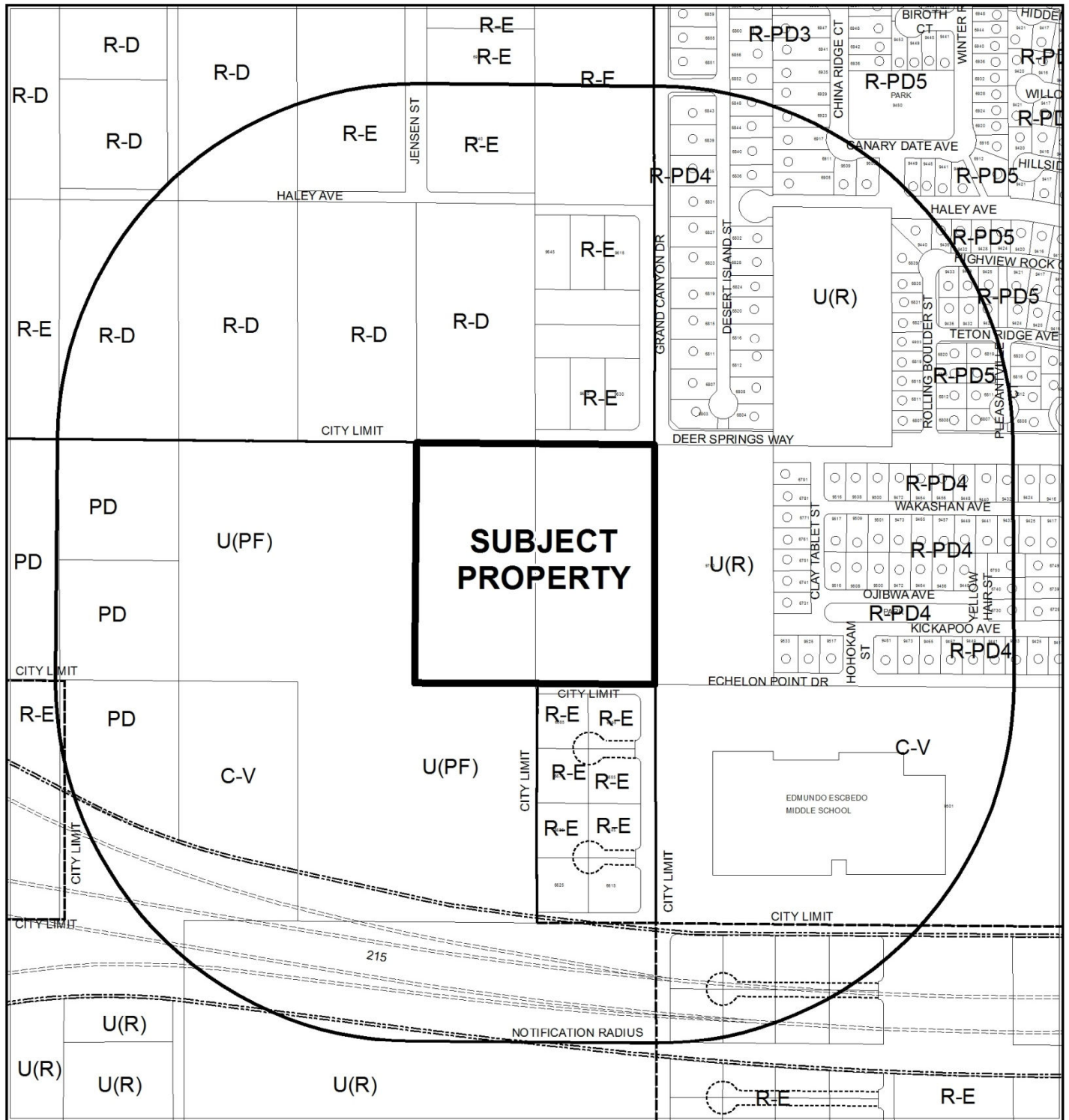
RECOMMENDATION:

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.



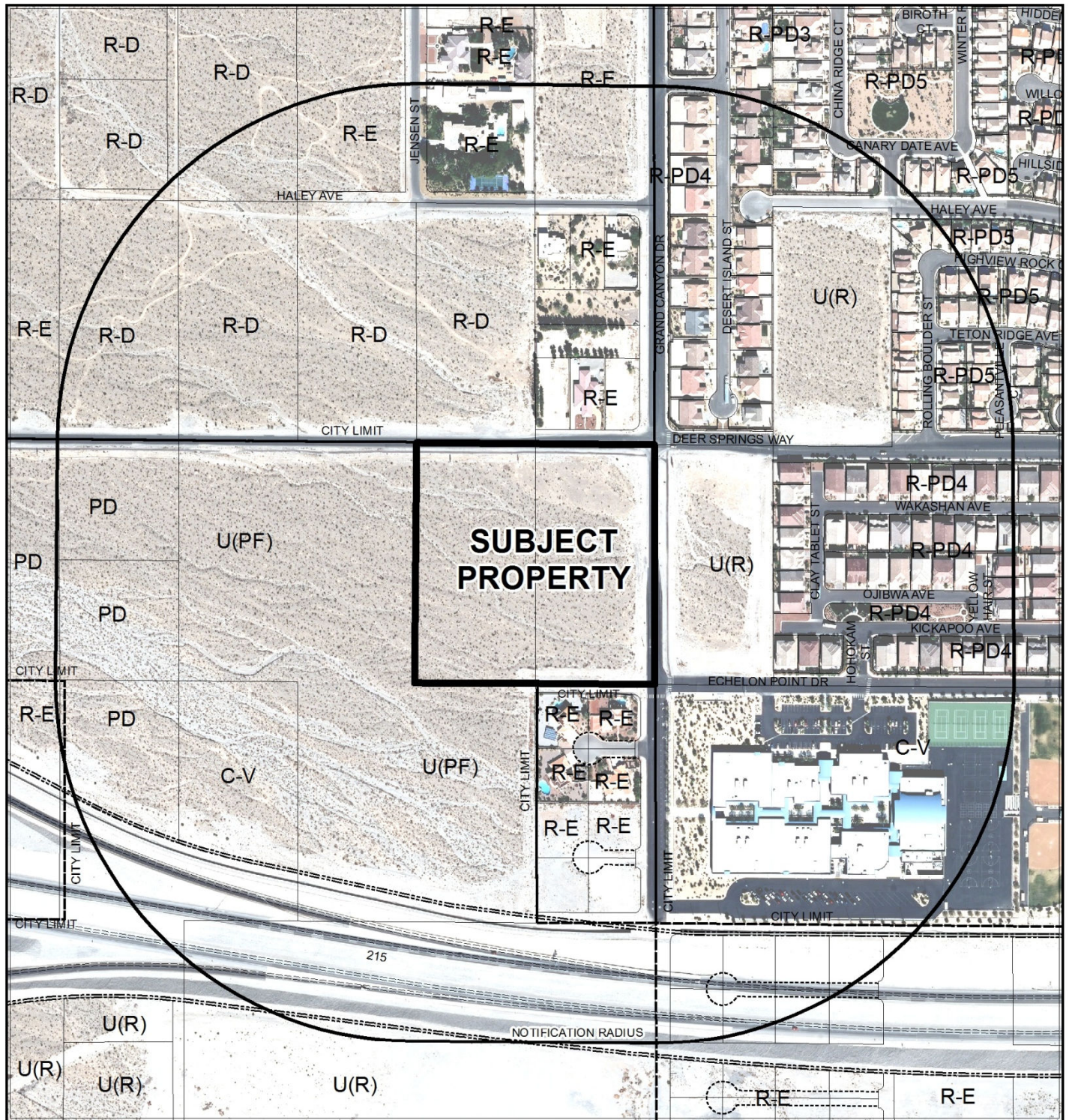
CASE: ZON-52117, WVR-52169 & TMP-52119 (PRJ-52063)

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)





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)





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: _____

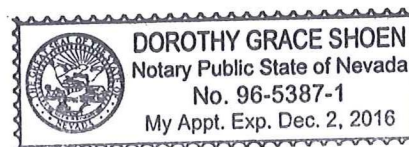
Signature of Property Owner: *K. R. Roohani*

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





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* [Signature]

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

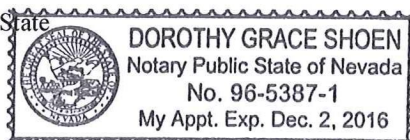
Print Name KHUSROW ROOHANI

Subscribed and sworn before me

This 18th day of October, 20 13

Dorothy Grace Shoen

Notary Public in and for said County and State



Revised 10/27/08

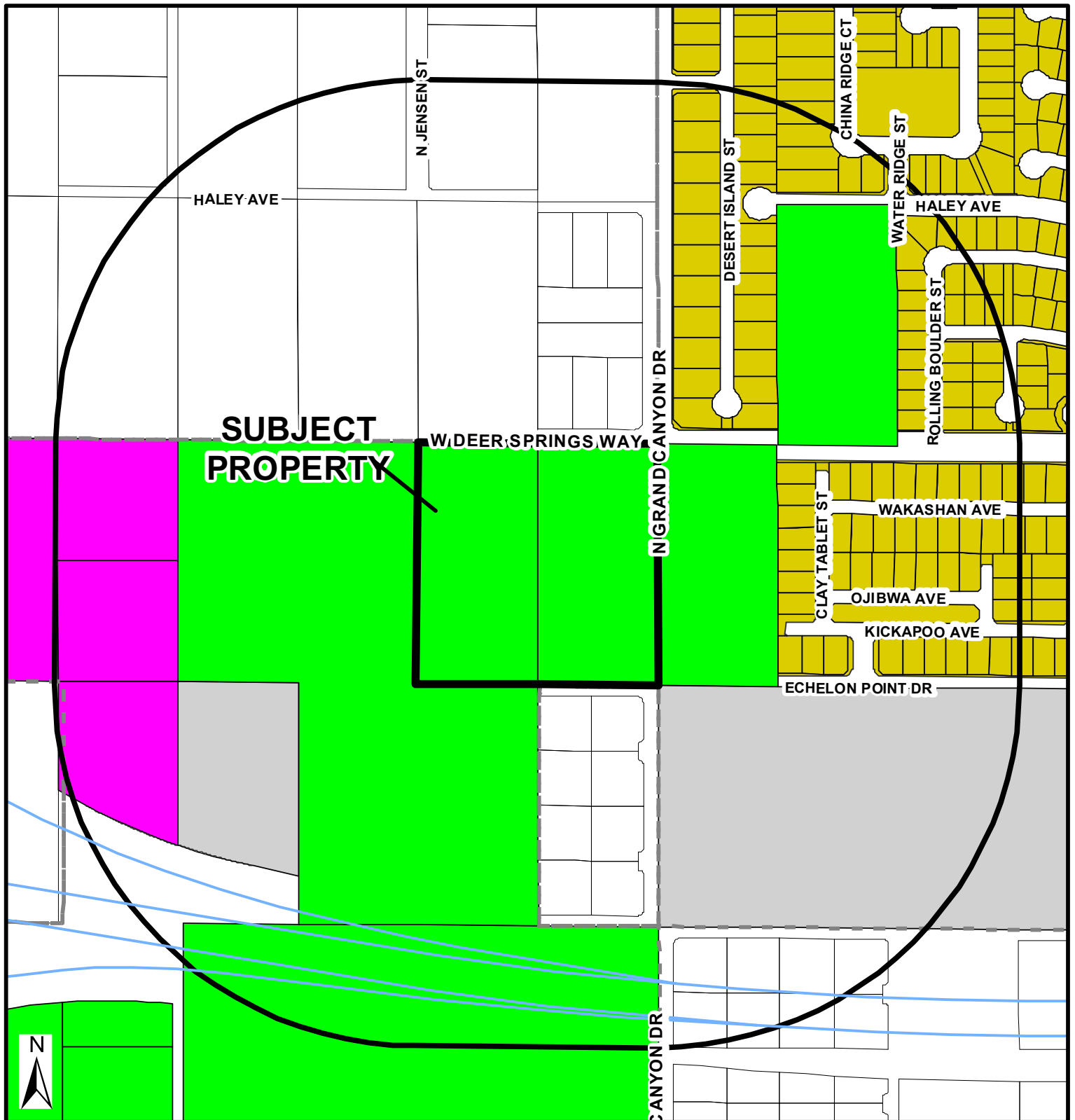
FOR DEPARTMENT USE ONLY

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.

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

ZON-52117 (PRJ-52063)



Zoning

U - (GPA Designation) Undeveloped	R-2 - Medium-Low Density Residential	P-O - Professional Office	C-M - Commercial/Industrial
R-A - Ranch Acres	R-3 - Medium Density Residential	N-S - Neighborhood Service	M - Industrial
R-E - Residential Estates	R-4 - High Density Residential	O - Office	C-V - Civic
R-D - Single-Family Residential-Restricted	R-5 - Apartment	C-D - Designed Commercial	P-C - Planned Community
R-PD - Residential Planned Development	R-MH - Mobile/Manufactured Home Residence	C-1 - Limited Commercial	T-D - Traditional Development
R-1 - Single Family Residential	R-MHP - Residential Mobile/Manufactured Home Park	C-2 - General Commercial	PD - Planned Development
R-CL - Single-Family Compact-Lot	P-R - Professional Offices and Parking	C-PB - Planned Business Park	T-C - Town Center

FROM UTO R-CL

PRJ-52063
12/03/13
1000 ft Buffer



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

City Limits

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

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

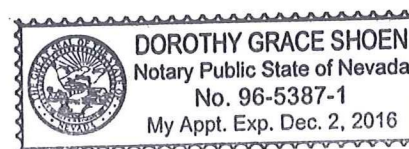
Signature of Property Owner: *K. R. Roohani*

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





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Waiver
 Project Address (Location) Deer Springs/Grand Canyon
 Project Name Connor Hills Proposed Use _____
 Assessor's Parcel #(s) 125-19-301-007 and 008 Ward # _____
 General Plan: existing DR proposed ML Zoning: existing U proposed R-CL
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 10.13 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER G Spring, LLC Contact _____
 Address 9315 W. Sunset Road, Suite 100 Phone: _____ Fax: _____
 City Las Vegas State Nevada Zip 89148
 E-mail Address _____

APPLICANT Richmond American Homes Contact Brian Walsh
 Address 7770 South Dean Martin Drive, Suite 308 Phone: (702) 617-8422 Fax: _____
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REPRESENTATIVE Slater Hanifan Group Contact Chelsea Peltier
 Address 5740 S. Arville St. # 216 Phone: (702) 284-5300 Fax: (702) 284-5399
 City Las Vegas State Nevada Zip 89118
 E-mail Address cpeltier@shg-inc.com

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Property Owner Signature* [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 # **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.

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

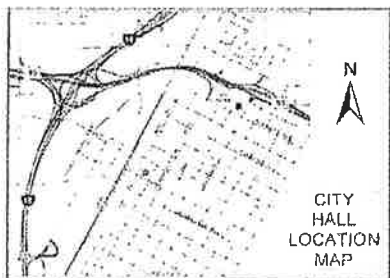
Zip 89149

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

12519615002
 KERR JEFHRELL & THEARY
 6839 DESERT ISLAND ST
 LAS VEGAS NV 89149-0701

Case: GPA-52116

31 JREFHMP 68149

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

Return Service Requested
Official Notice of Public Hearing



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

WVR-52169 & TMP-52119 [PRJ-52063]

Planning Commission Meeting of 1/14/2014

RECEIVED

JAN 14 2014

City of Las Vegas
 Department of Planning

12519615002
 KERR JEFHRELL & THEARY
 6839 DESERT ISLAND ST
 LAS VEGAS NV 89149-0701

Case: WVR-52169

Submitted after final agenda

Date 1/14/14 Item 31+32

29-32

P

31 JREFHMP 68149

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.

WVR-52169 & TMP-52119 [PRJ-52063]

Planning Commission Meeting of 1/14/2014

I OPPOSE 6 LOTS FOR ACRO, I APPROVE OF 4 LOTS FOR ACRO.

SI JRDFFMP 89149

PRESORTED
FIRST CLASS



NO. 5061 P. 1

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000 4279218 JAN 02 2014
MAILED FROM ZIP CODE 89101

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

12519710061
KING DAVID C & TIFFANY A
6750 YELLOW HAIR ST
LAS VEGAS NV 89149-2399

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

*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*

PRESORTED
FIRST CLASS



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MAILED FROM ZIP CODE 89101

CARD 2 OF 4

RECEIVED

JAN 14 2014

**City of Las Vegas
Department of Planning**

12519710061
KING DAVID C & TIFFANY A
6750 YELLOW HAIR ST
LAS VEGAS NV 89149-2399

*29-32
P*

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

Return Service Requested
Official Notice of Public Hearing



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**

PRESORTED
FIRST CLASS



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RECEIVED

JAN 13 2014

City of Las Vegas
Department of Planning

12519611038
CHOPRA VIVEK
1535 RIVER WOOD CT
SIMI VALLEY CA 93063-7406

Case: WVR-52169

Submitted after final agenda

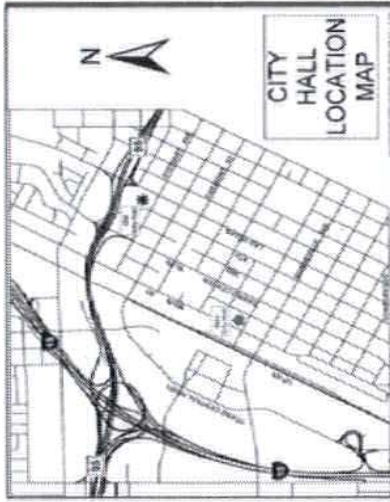
Date 1/14/14 Item 31+32

31-32
P

107 JREFNMP 93063

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 out.
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

PRESORTED
FIRST CLASS



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MAILED FROM ZIP CODE 89101

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. intersection offset is not enough when the middle school is taking out.

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



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

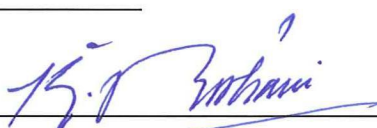
☒ No

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): _____

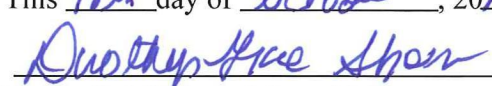
APN: _____

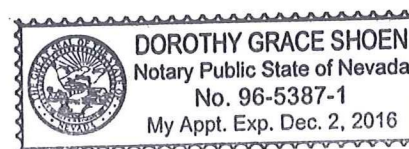
Signature of Property Owner: 

Print Name: KHUSRAN ROOHANI

Subscribed and sworn before me

This 18th day of October, 2013


Notary Public in and for said County and State





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

Print Name KHLISROW ROOHANI

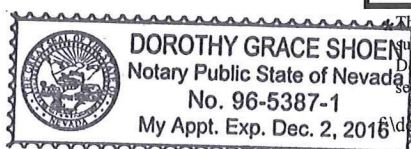
Subscribed and sworn before me

This 18th day of October, 20 13

Dorothy Grace Shoen

Notary Public in and for said County and State

Revised 10/27/08



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.

PR-152063
1/12/14

depot\Application Packet\Application Form.pdf



DEPARTMENT OF PLANNING

DATE:

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

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

To whom it may concern:

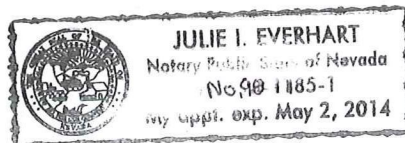
Richmond American Homes (Subdivider) hereby elects to follow the alternative procedure for tentative map processing set forth in LVMC 19.16.050(C)(4). In so doing, Subdivider acknowledges that this election and the City's acceptance of a tentative map application as complete shall be deemed to constitute 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)-481-4089. Thank you.

Sincerely,

(Signature)

Brian P. Walsh
(Print)



Subscribed and sworn before me

This 22nd day of November, 2013.

Brian P. Walsh, V.P. or hand

Julie I. Everhart

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 Brittte 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 across 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

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:**

Planning Commission Mtg.

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

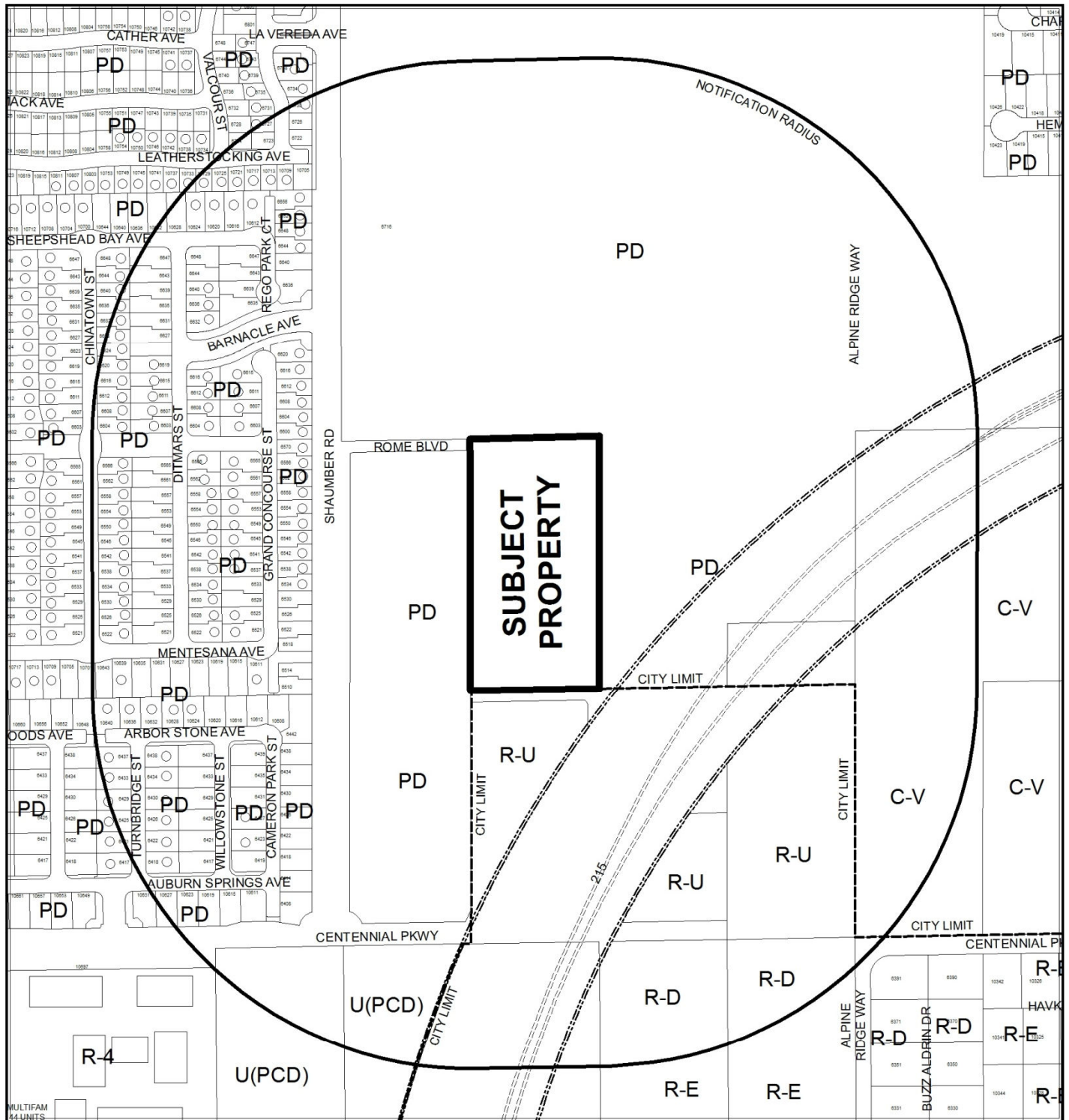
City Council Meeting

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]



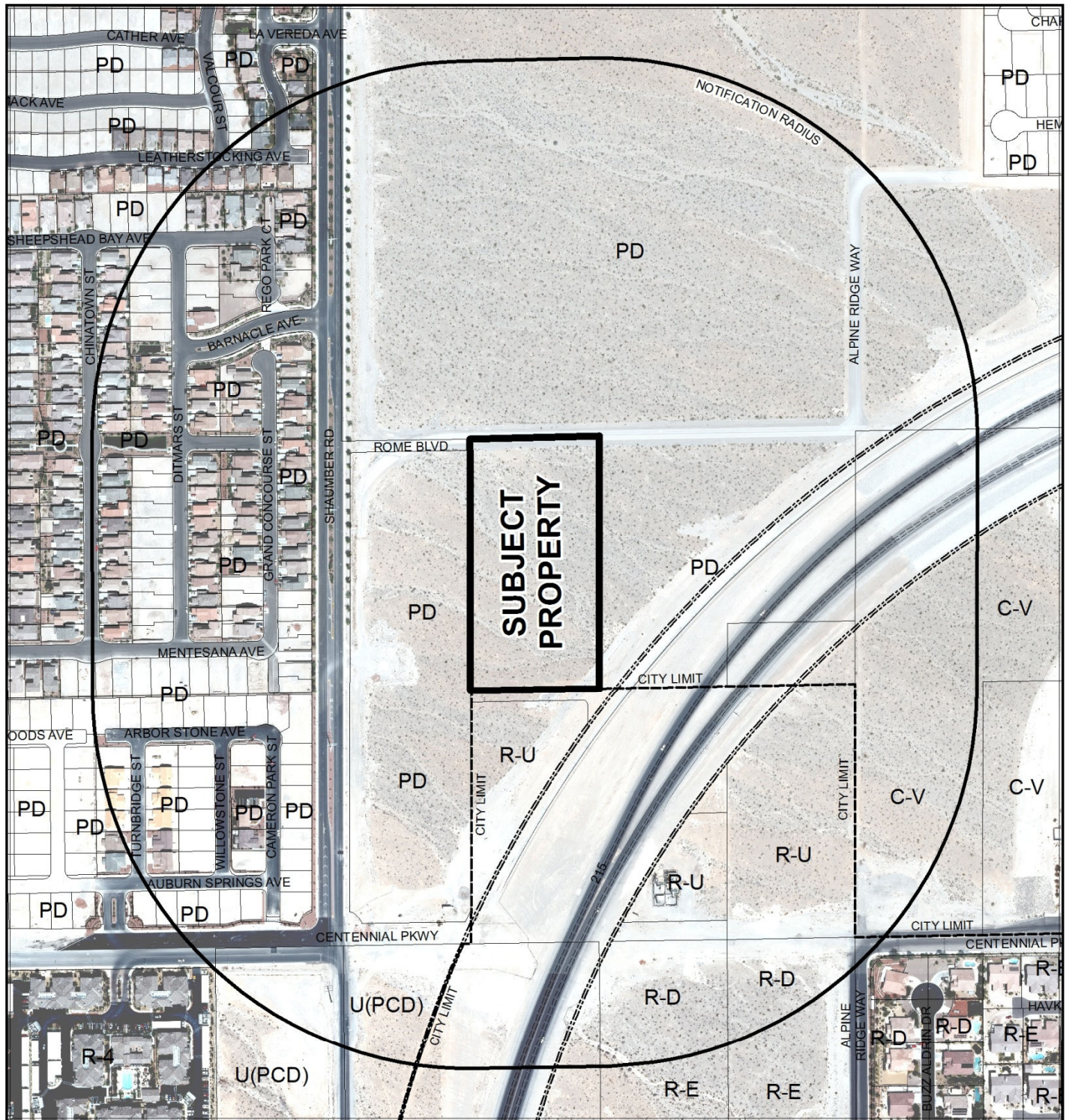
CASE: ZON-52433 (PRJ-51934)

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: _____

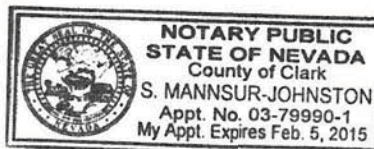
Print Name: _____

Thomas J. DeVore

Subscribed and sworn before me

This 18th day of NOVEMBER, 2013

J. Mann
Notary Public in and for said County and State





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: _____

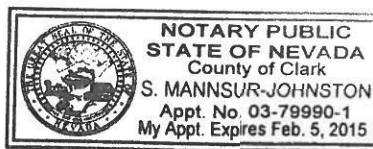
Signature of Property Owner: _____

Print Name: Thomas J. De Vore

Subscribed and sworn before me

This 18th day of NOVEMBER, 2013

S. Mannsurd
Notary Public in and for said County and State





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 88 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

[Signature]

Notary Public in and for said County and State



Revised 10/27/08

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.

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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 ~~86~~ 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

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

J. Manns-Johnston

Notary Public in and for said County and State



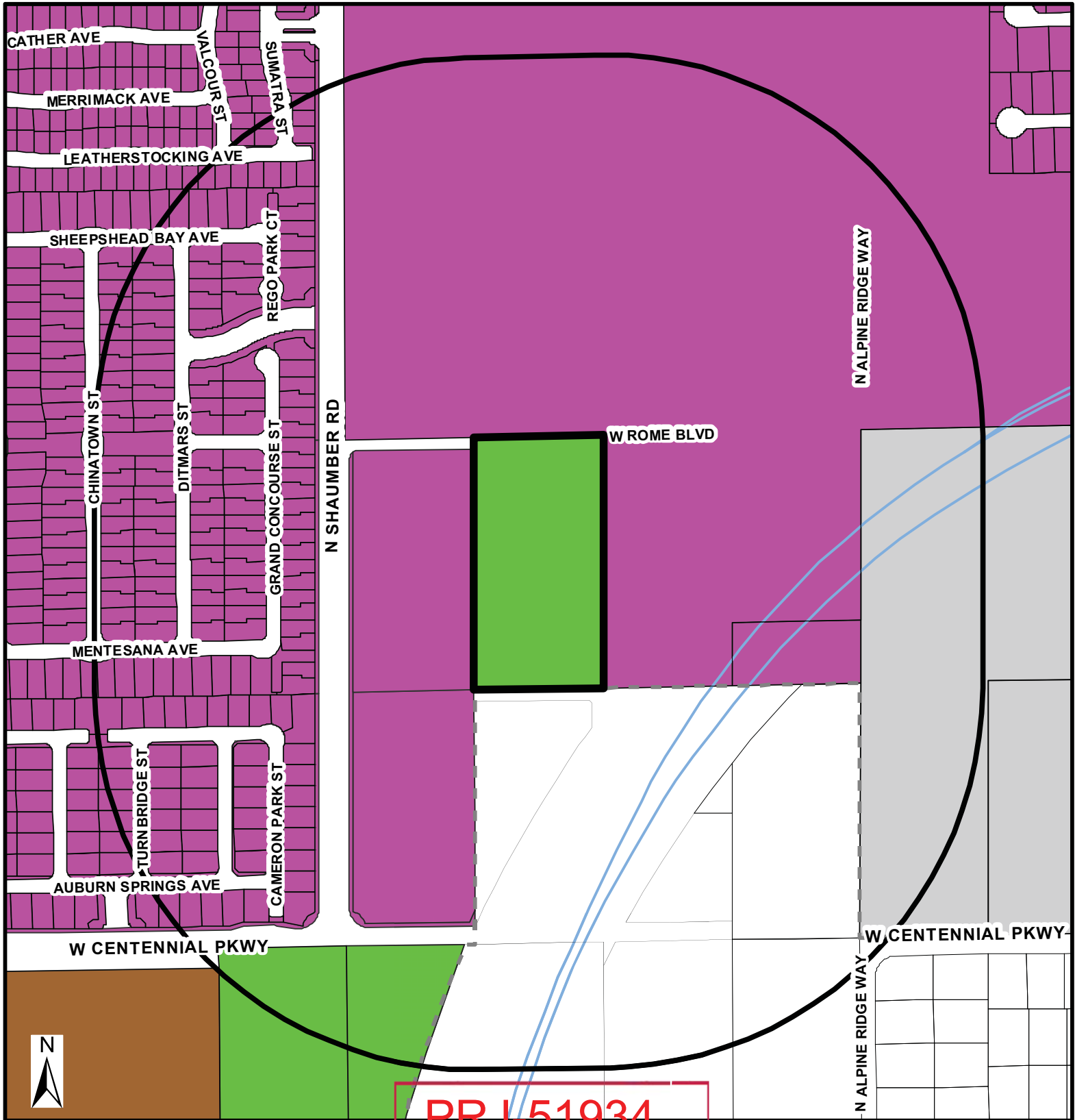
FOR DEPARTMENT USE ONLY

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 maps have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

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ZON-52433



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

ZON-52433 - REVISED
FROM U TO PD

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

SP-1
SHEET 1 OF 1

ZON-52433, VAC-52434 & TMP-52435 - REVISED

NO.	DESCRIPTION	DATE	BY	APP.

SOUTH PROVIDENCE HOLDINGS LLC
 BY CORE MANAGER, LLC
 PROVIDENCE POD 308
 TENTATIVE MAP
 CITY OF LAS VEGAS

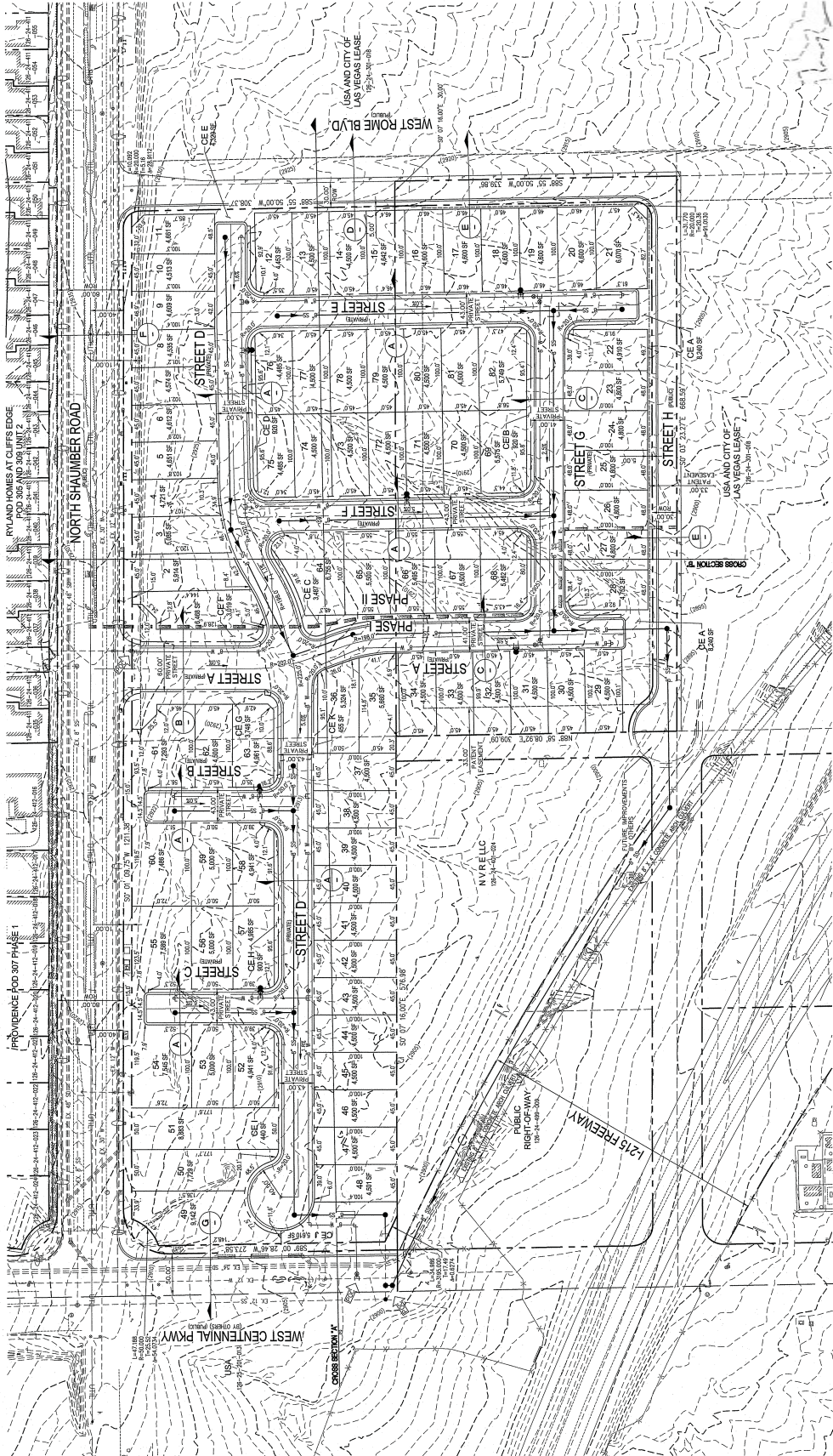
DATE: 12/16/13
 DRAFTER: SS
 DESIGNER: BDP
 CHECKED: BDP
 PROJECT NO.
 FIG 1303-000



TM-2
 SHEET 2 OF 3

PRJ-51934
 02/13/14

TENTATIVE MAP
 FOR
PROVIDENCE - POD 308
 A SINGLE FAMILY DETACHED RESIDENTIAL COMMUNITY
 APN: 126-24-410-003, 126-24-401-006

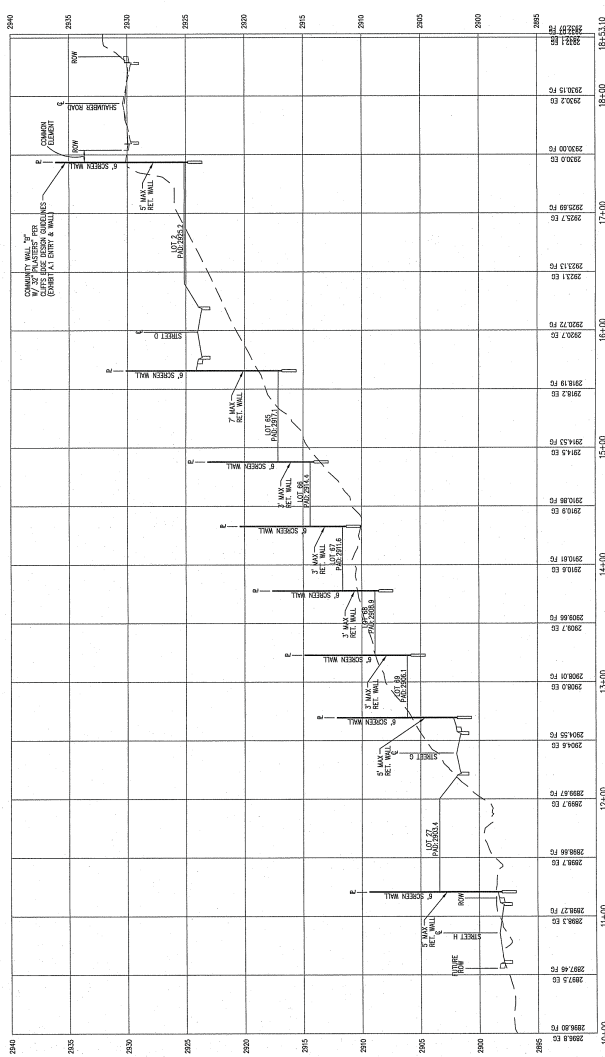


ZON-52433, VAC-52434 & TMP-52435 - REVISED

ZON-52433, VAC-52434 & TMP-52435 - REVISED

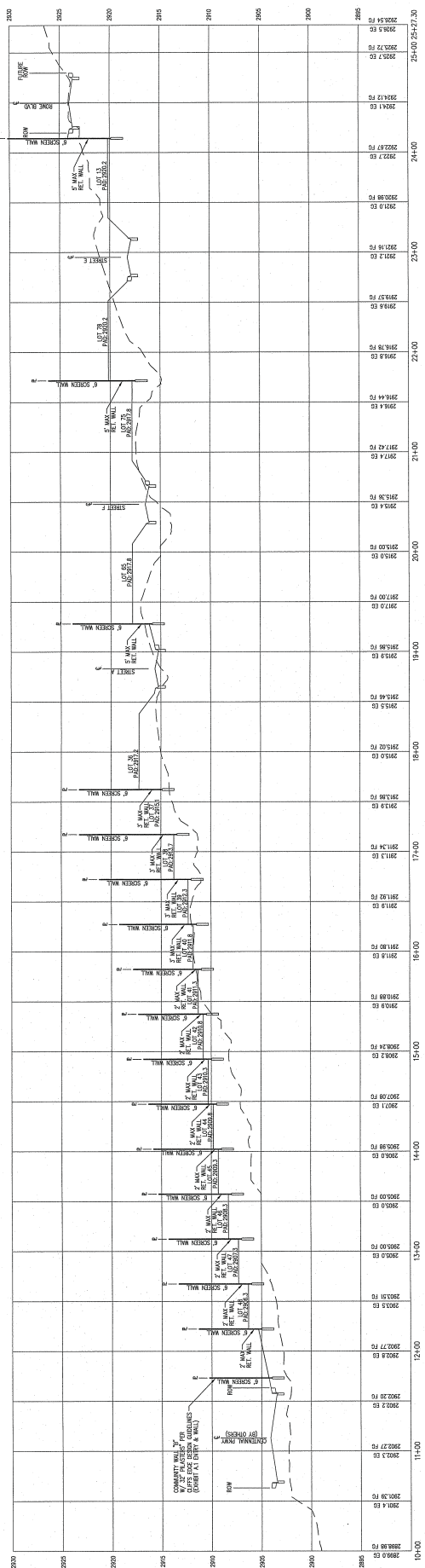
PRJ-51934
02/13/14

B. EASTWEST SECTION
HOR. 1"=50'
VERT. 1"=5'



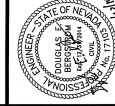
TENTATIVE MAP
FOR
PROVIDENCE - POD 308
A SINGLE FAMILY DETACHED RESIDENTIAL COMMUNITY
APN: 126-24-410-003, 126-24-401-006

A. NORTHSOUTH SECTION
HOR. 1"=50'
VERT. 1"=5'



SOUTH PROVIDENCE HOLDINGS LLC
BY CORE MANAGER, LLC
PROVIDENCE POD 308
GRADING CROSS SECTIONS

DATE: 12/20/13
DRAFTER: DB
DESIGNER: BDP
CHECKED: DB
PROJECT NO.
FIG 1303-000



TM-3
SHEET 3 OF 3

SLATER
HANIFAN
CONSULTING ENGINEERS & PLANNERS
PHONE (702) 264-5300
FAX (702) 264-5309
5749 S. ARROYAL STREET #216, LAS VEGAS, NV 89118

REV	NO	DATE	BY
Δ	1	10/06	JR
Δ	2	12/06	JR

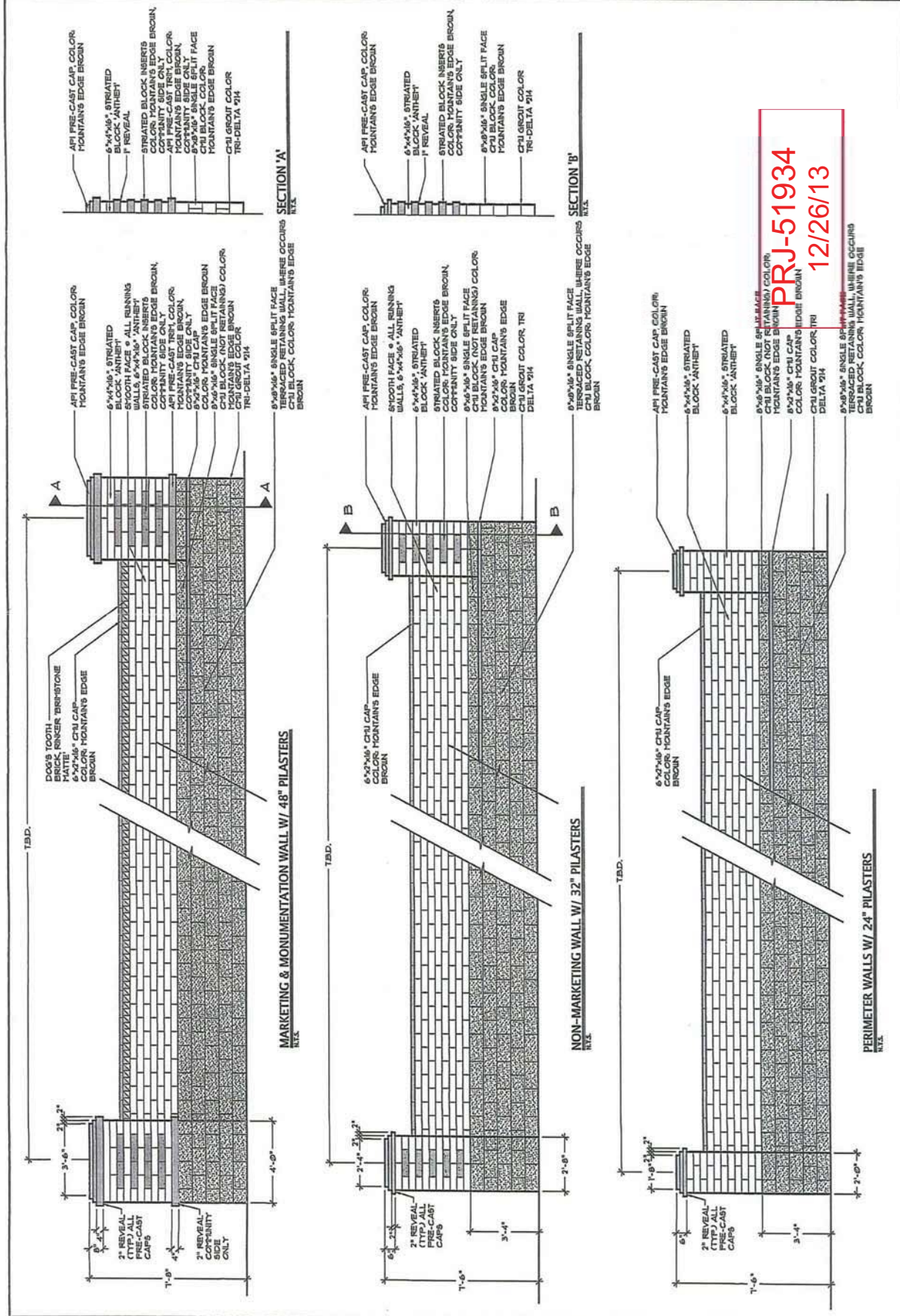


PROJECT TITLE	
PROVIDENCE WALL EXHIBIT	

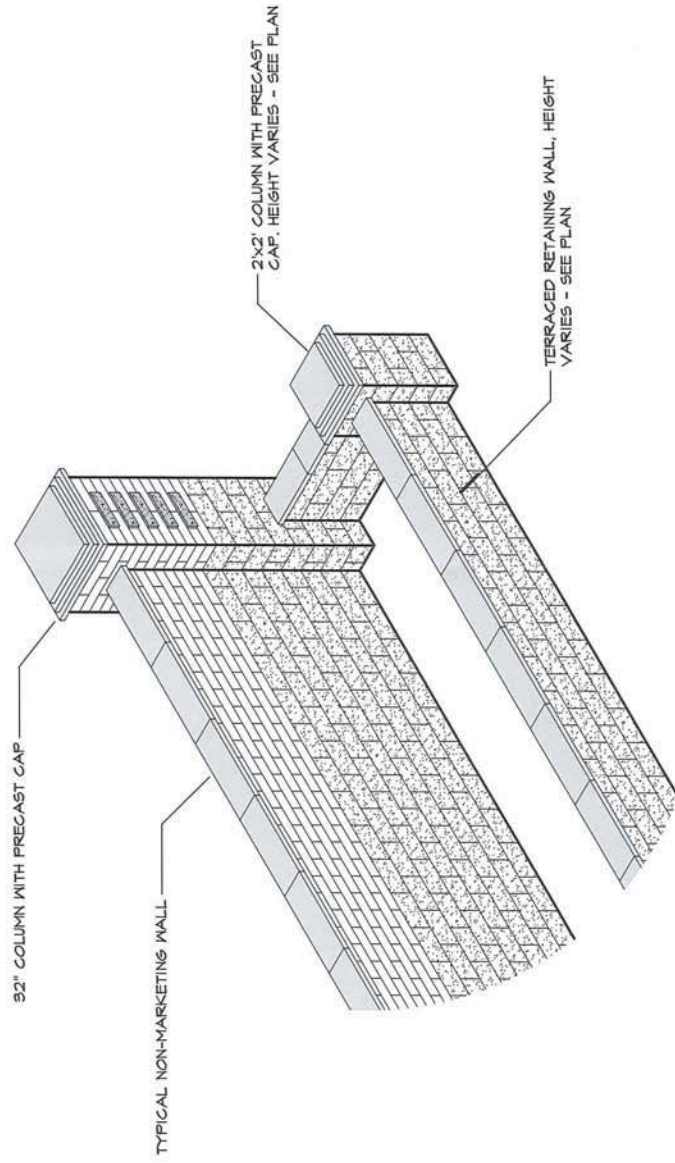
PROJECT NO.	

PROJECT	NO.
DATE	
DESIGN	
DATE	
DATE	

SHEET NO.	



ZON-52433, VAC-52434 & TMP-52435



C Isometric - Typical Terraced Wall w/ 32" Column

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

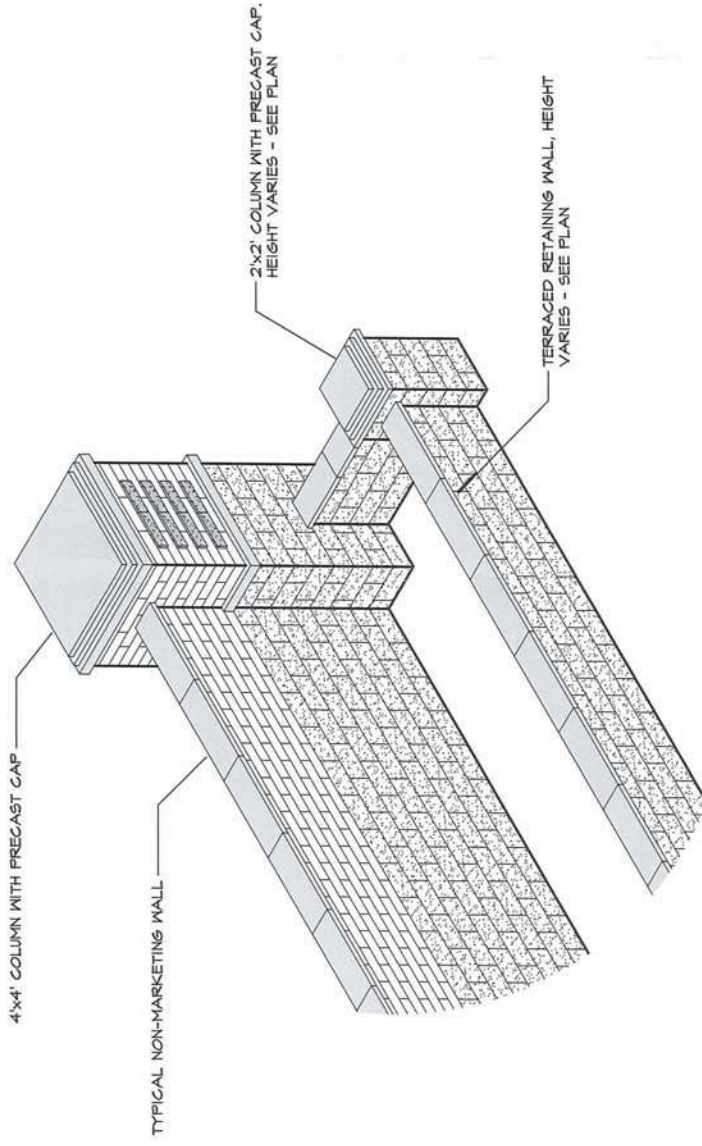
PROVIDENCE
MASTER PLANNED COMMUNITY

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

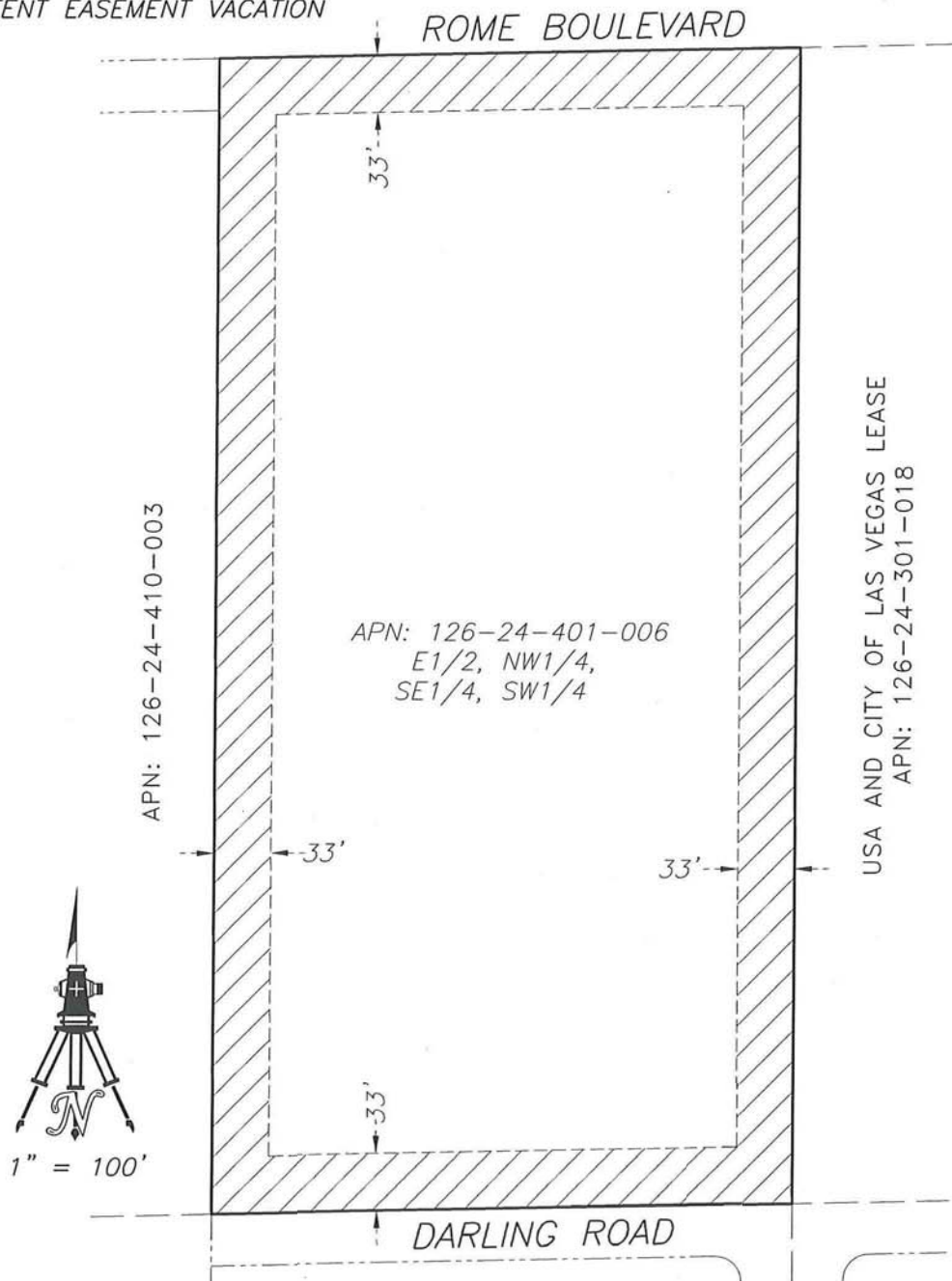
Landscape Architecture
NV #583

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

PRJ-51934
12/28/13

ZON-52433, VAC-52434 & TMP-52435

APN: 126-24-401-006
PATENT EASEMENT VACATION



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WALLACE · MORRIS
SURVEYING, INC.
LAND SURVEY CONSULTING

5740 S. ARVILLE ST. #206
LAS VEGAS, NEVADA 89118

PRJ-51934 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

01/07/14

PAGE 1 OF 1

ZON-52433, VAC-52434 & TMP-52435 - REVISED

APN: 126-24-401-006
 EASEMENTS PER OR:961230:01041
 TO BE VACATED



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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 SURVEYING, INC.
 LAND SURVEY CONSULTING

5740 S. ARVILLE ST. #206
 LAS VEGAS, NEVADA 89118

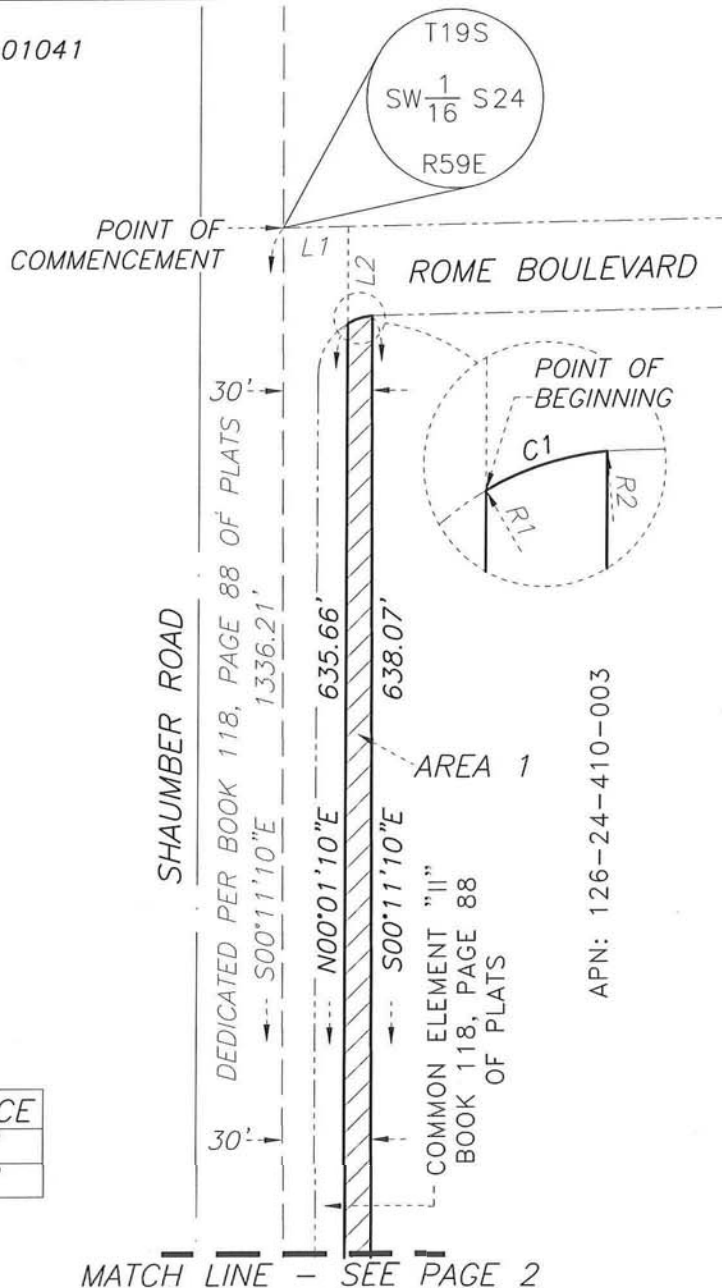
PRJ-51934

01/07/14

EXHIBIT "B"

LINE 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



APN: 126-24-410-003

ZON-52433, VAC-52434 & TMP-52435 - REVISED

APN: 126-24-401-006
EASEMENTS PER OR:961230:01041
TO BE VACATED



MATCH LINE - SEE PAGE 1

SHAUMBER ROAD

30'

DEDICATED PER BOOK 118, PAGE 88 OF PLATS

1336.21'

S00°11'10"E

N00°01'10"E

635.66'

S00°11'10"E

638.07'

AREA 1
COMMON ELEMENT "II"
BOOK 118, PAGE 88
OF PLATS

APN: 126-24-410-003

30'

T19S
W $\frac{1}{16}$ S24
S25
R59E

S88°58'09"W
10.46'

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SURVEYING, INC.
LAND SURVEY CONSULTING

5740 S. ARVILLE ST. #206
LAS VEGAS, NEVADA 89118

PRJ-51934
01/07/14

EXHIBIT "B"

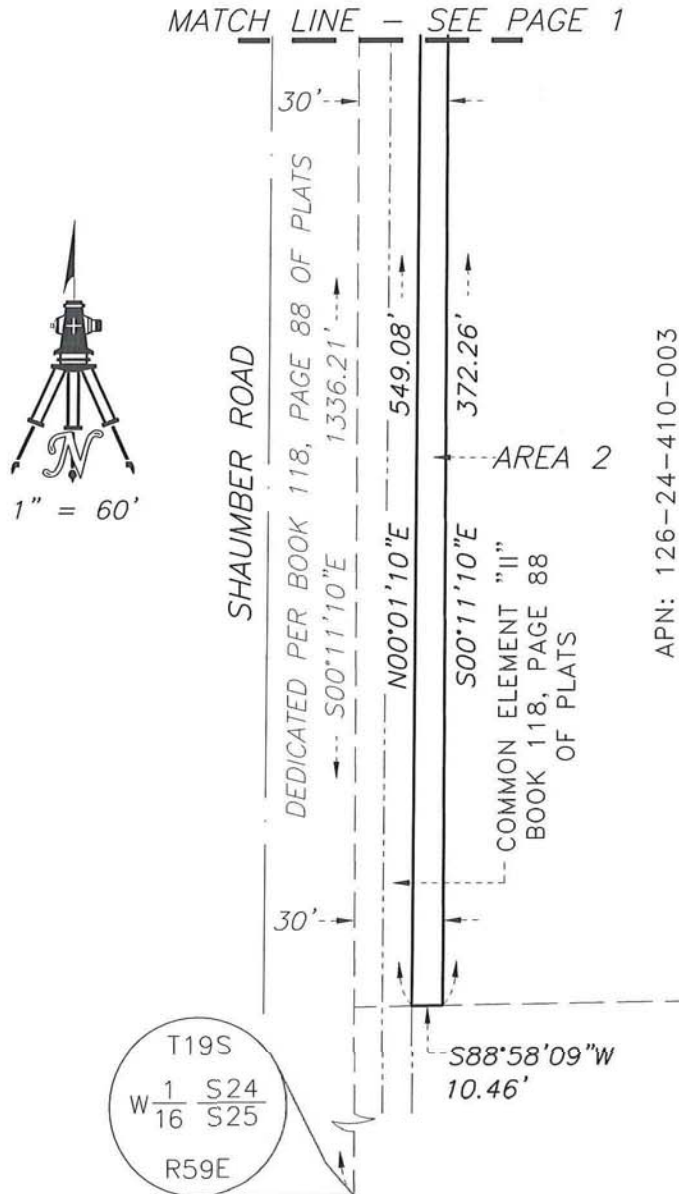
LYING WITHIN THE SOUTHWEST QUARTER (SW1/4)
OF SEC. 24, T. 19 S., R. 59 E., M.D.M.,
CT. OF LAS VEGAS, CLARK COUNTY, NEVADA

PAGE 2 OF 4

ZON-52433, VAC-52434 & TMP-52435 - REVISED

APN: 126-24-401-006

RIGHT-OF-WAY EASEMENT PER OR:961230:01041 TO BE VACATED



APN: 126-24-410-003

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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 4 OF 4

ZON-52433, VAC-52434 & TMP-52435 - REVISED

APN: 126-24-401-006
EASEMENT PER OR:20031103:03884
TO BE VACATED



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

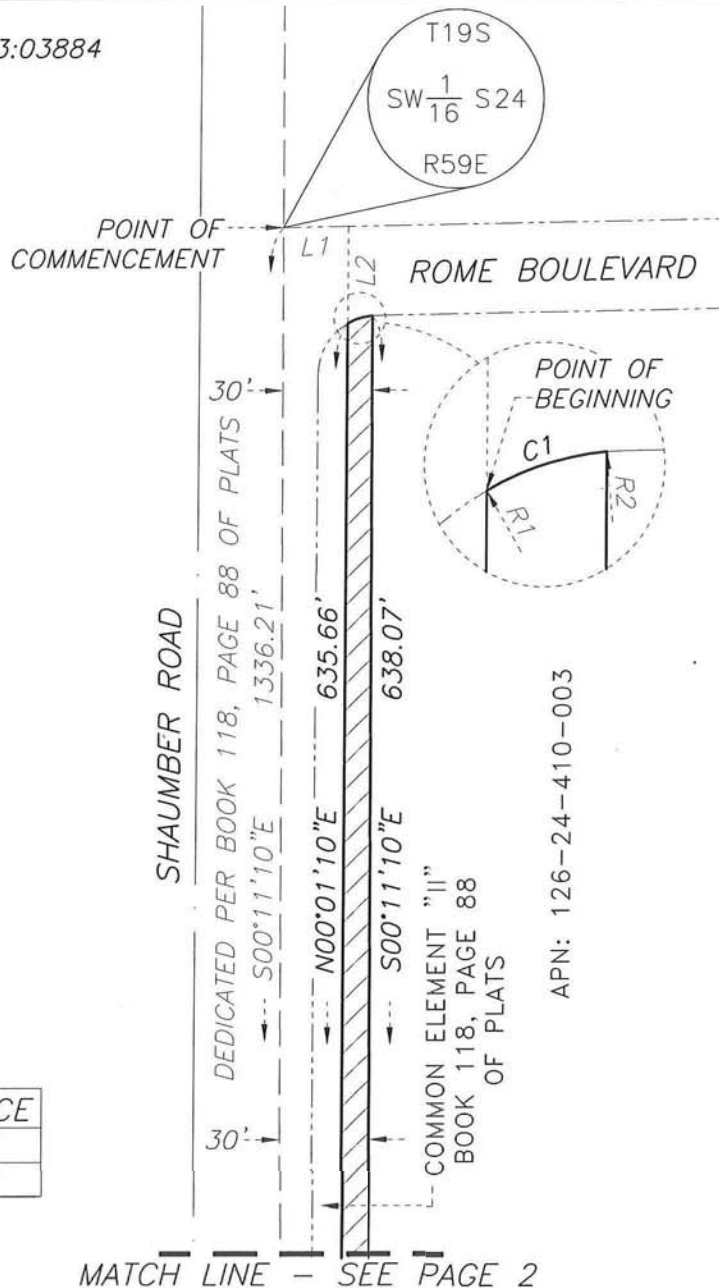
5740 S. ARVILLE ST. #206
LAS VEGAS, NEVADA 89118

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



MATCH LINE - SEE PAGE 1

SHAUMBER ROAD

30'

DEDICATED PER BOOK 118, PAGE 88 OF PLATS

1336.21'

S00°11'10"E

30'

635.66'

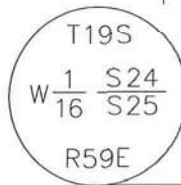
N00°01'10"E

638.07'

S00°11'10"E

COMMON ELEMENT "II"
BOOK 118, PAGE 88
OF PLATS

APN: 126-24-410-003



S88°58'09"W
10.46'

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SURVEYING, INC.
LAND SURVEY CONSULTING

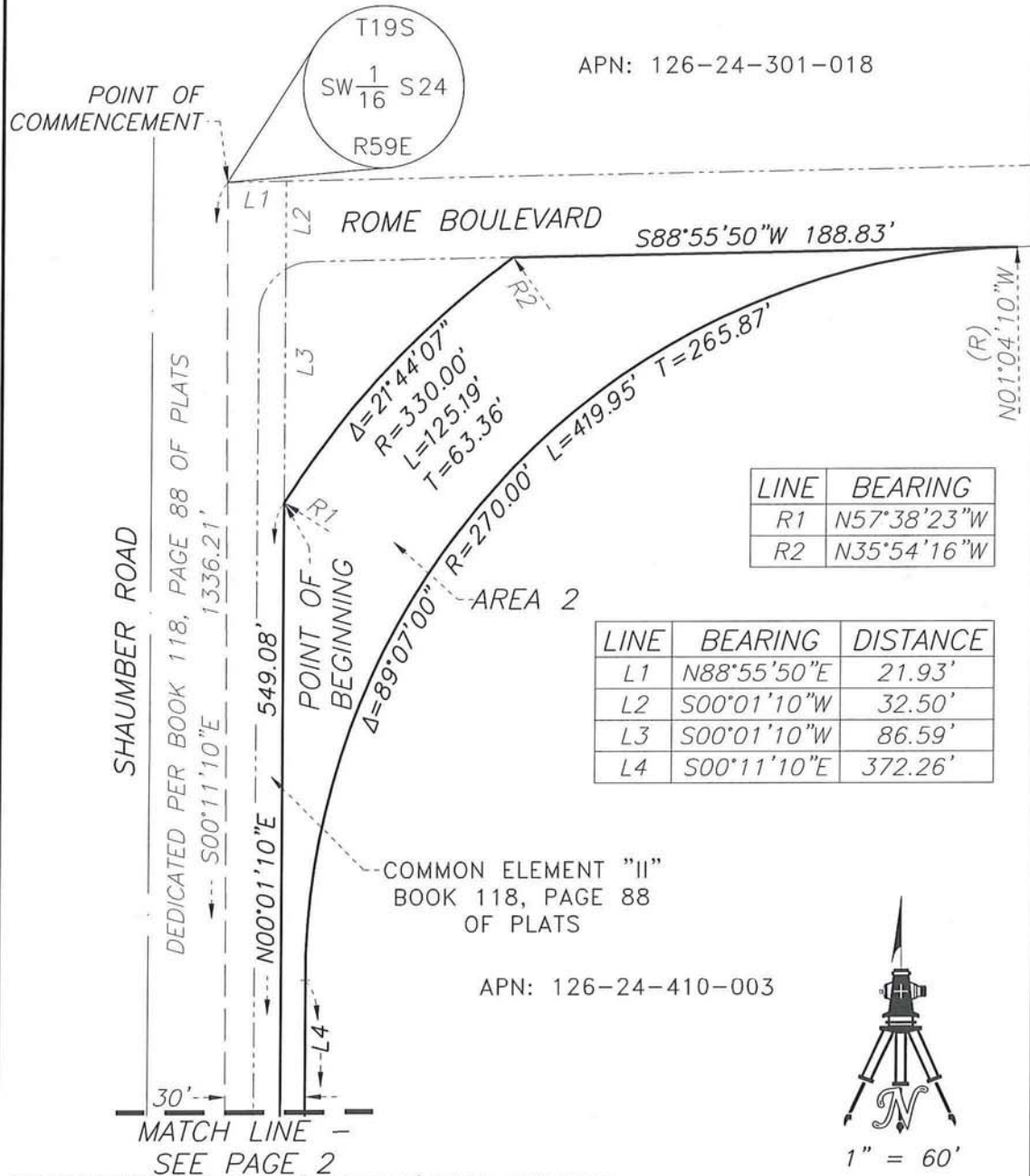
5740 S. ARVILLE ST. #206
LAS VEGAS, NEVADA 89118

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

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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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.,
CT. OF LAS VEGAS, CLARK COUNTY, NEVADA

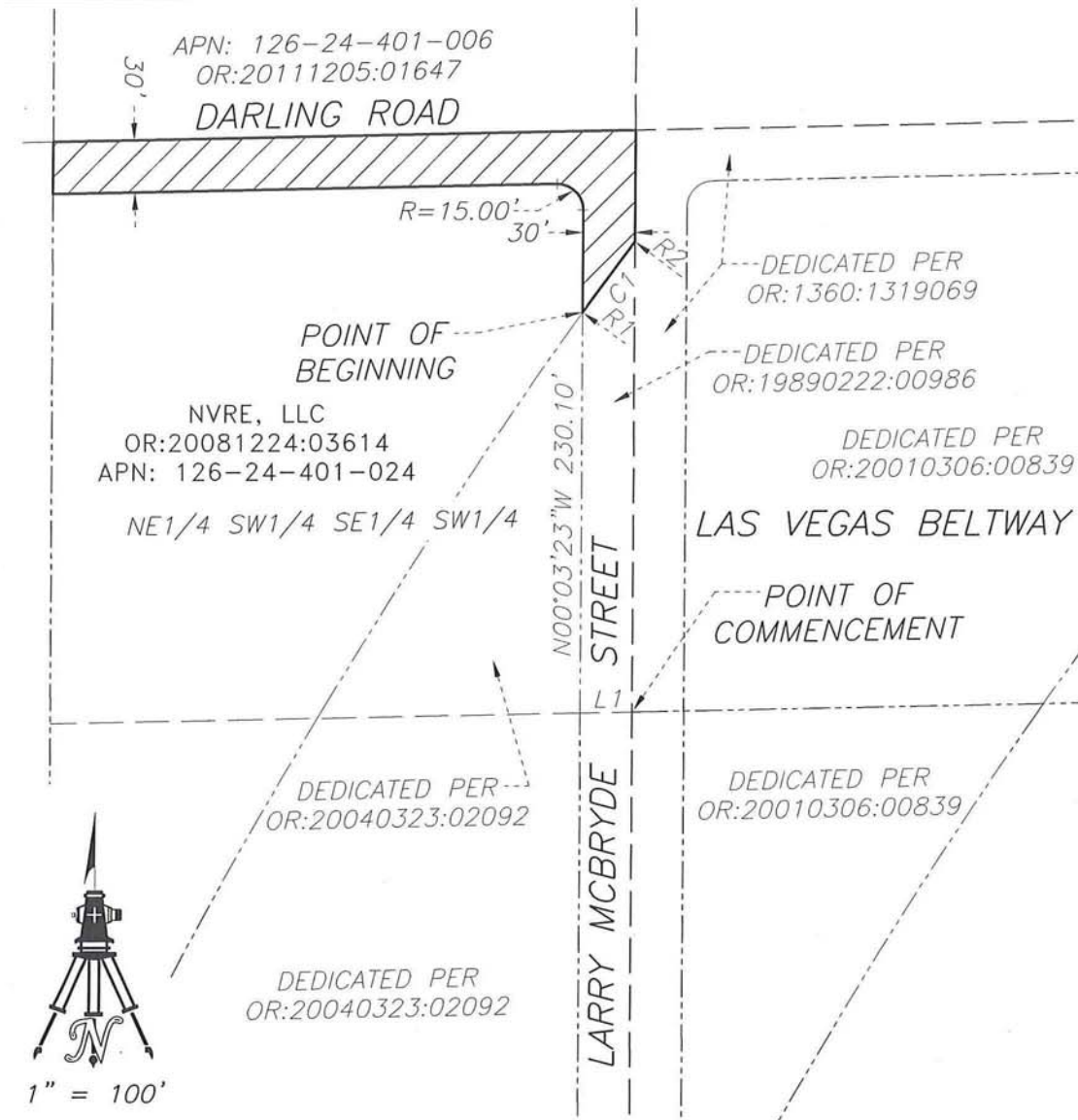
PAGE 3 OF 4

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	LINE	BEARING	DISTANCE
C1	0°54'44"	3175.00'	50.55	25.28'	L1	S88°59'19"W	30.00'



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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 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

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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

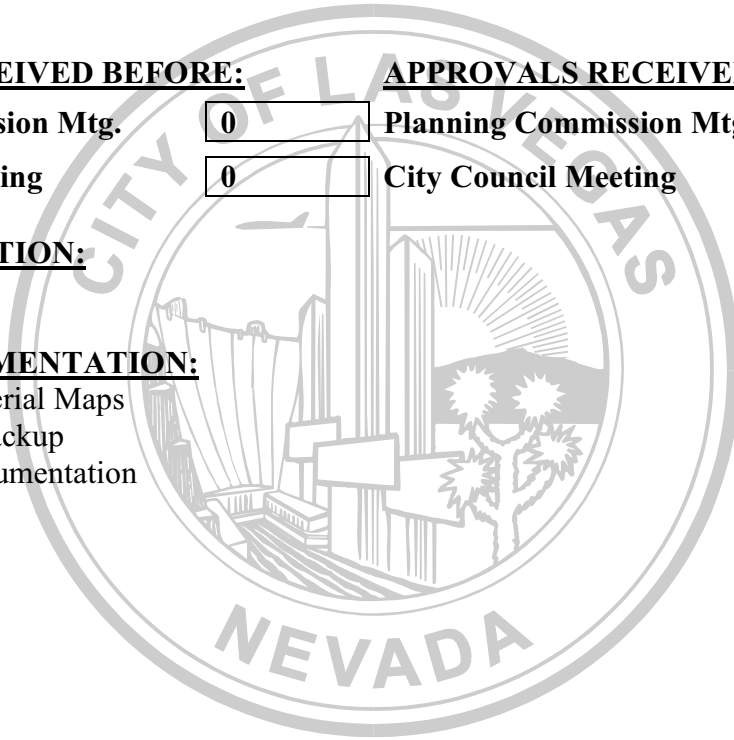
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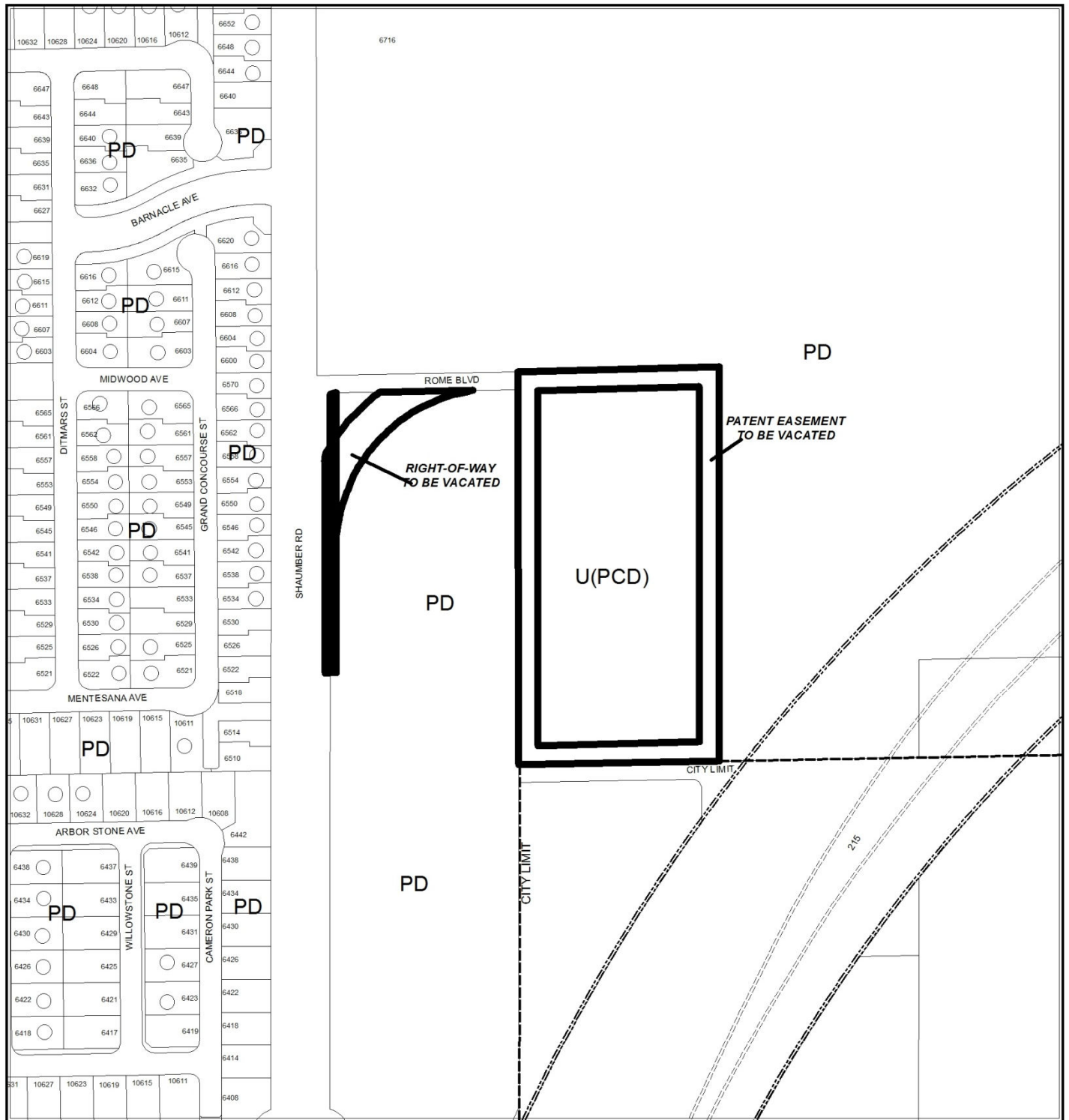
RECOMMENDATION:

DENIAL

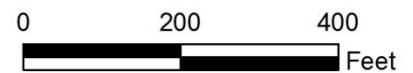
BACKUP DOCUMENTATION:

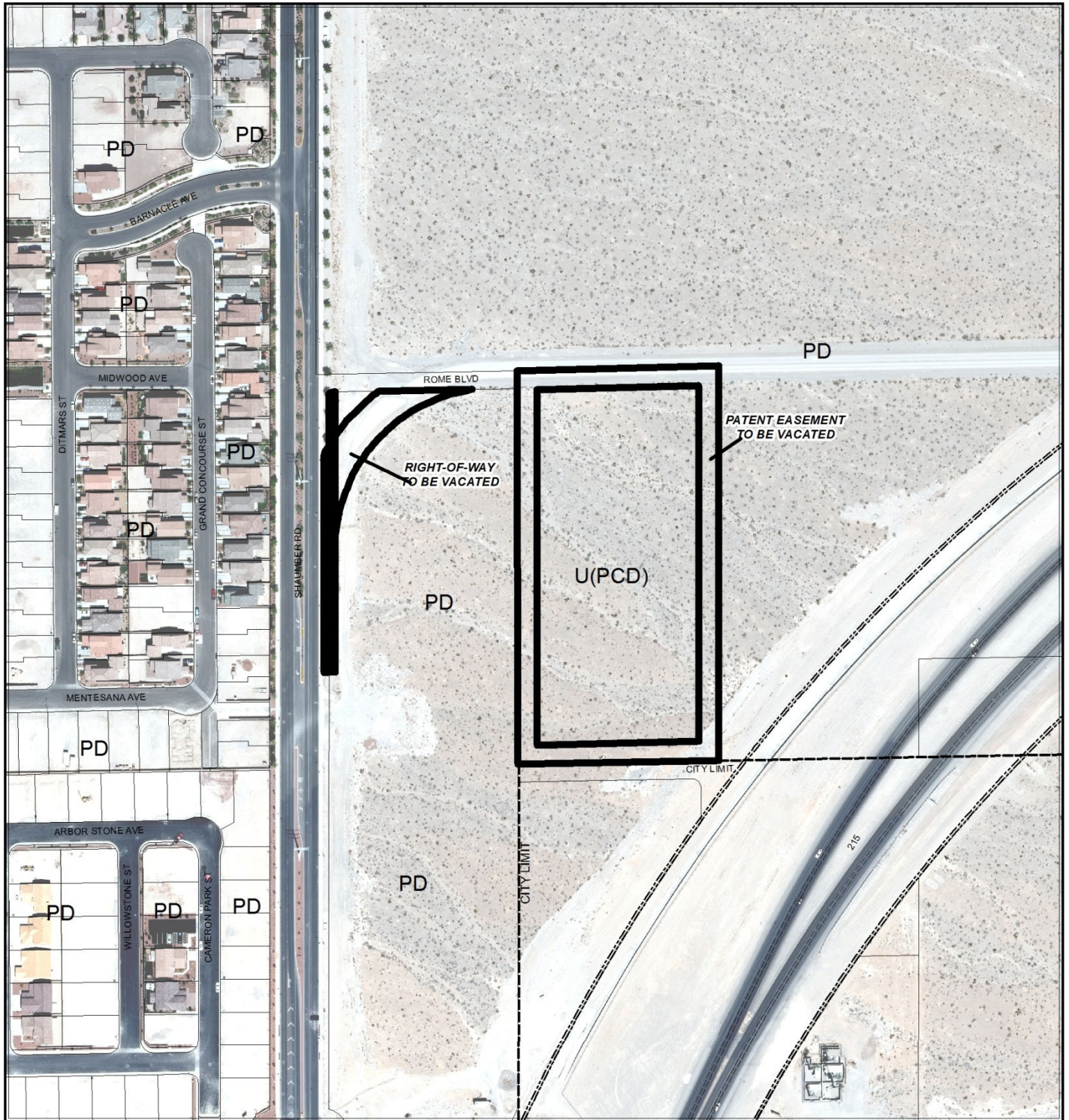
1. Location and Aerial Maps
2. Consolidated Backup
3. Supporting Documentation



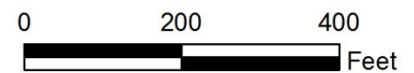


CASE: VAC-52434 (PRJ-51934)





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: _____

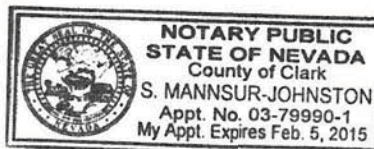
Print Name: _____

Thomas J. DeVore

Subscribed and sworn before me

This 18th day of NOVEMBER, 2013

J. Mann
Notary Public in and for said County and State





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: _____

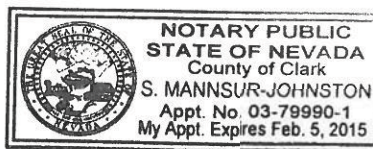
Print Name: _____

Thomas J. De Vore

Subscribed and sworn before me

This 18th day of NOVEMBER, 2013

S. Mannsurd
Notary Public in and for said County and State





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 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

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.

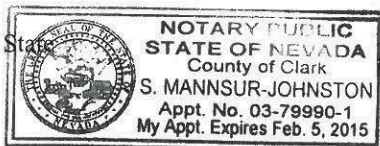
Print Name Thomas J DeVore

Subscribed and sworn before me

This 18th day of November, 2013.

[Signature]

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>VAC-52434</u>
Meeting Date:	<u>03/11/14</u> 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



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* [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

[Signature]

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>VAC-52434</u>
Meeting Date:	<u>03/11/14 PC</u>
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



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* [Signature]

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

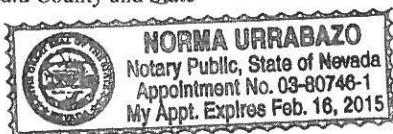
Print Name LEVI PARKER

Subscribed and sworn before me

This 6th day of February, 2014.

Notary Public in and for said County and State

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.

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

PRJ-51934
02/13/14

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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

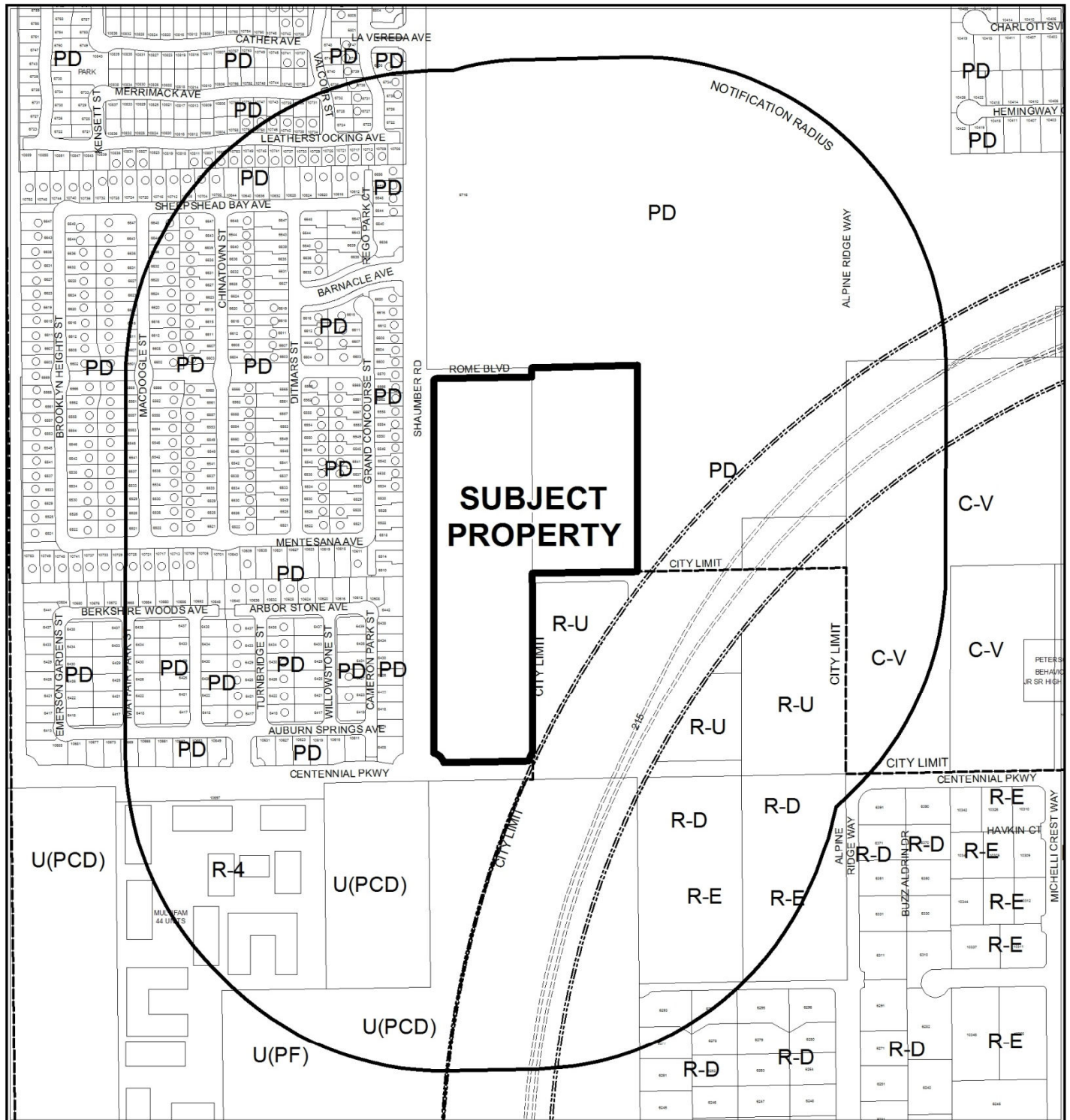
0

RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Consolidated Backup
3. Supporting Documentation
4. School Development Tracking Form



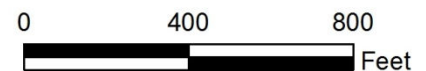
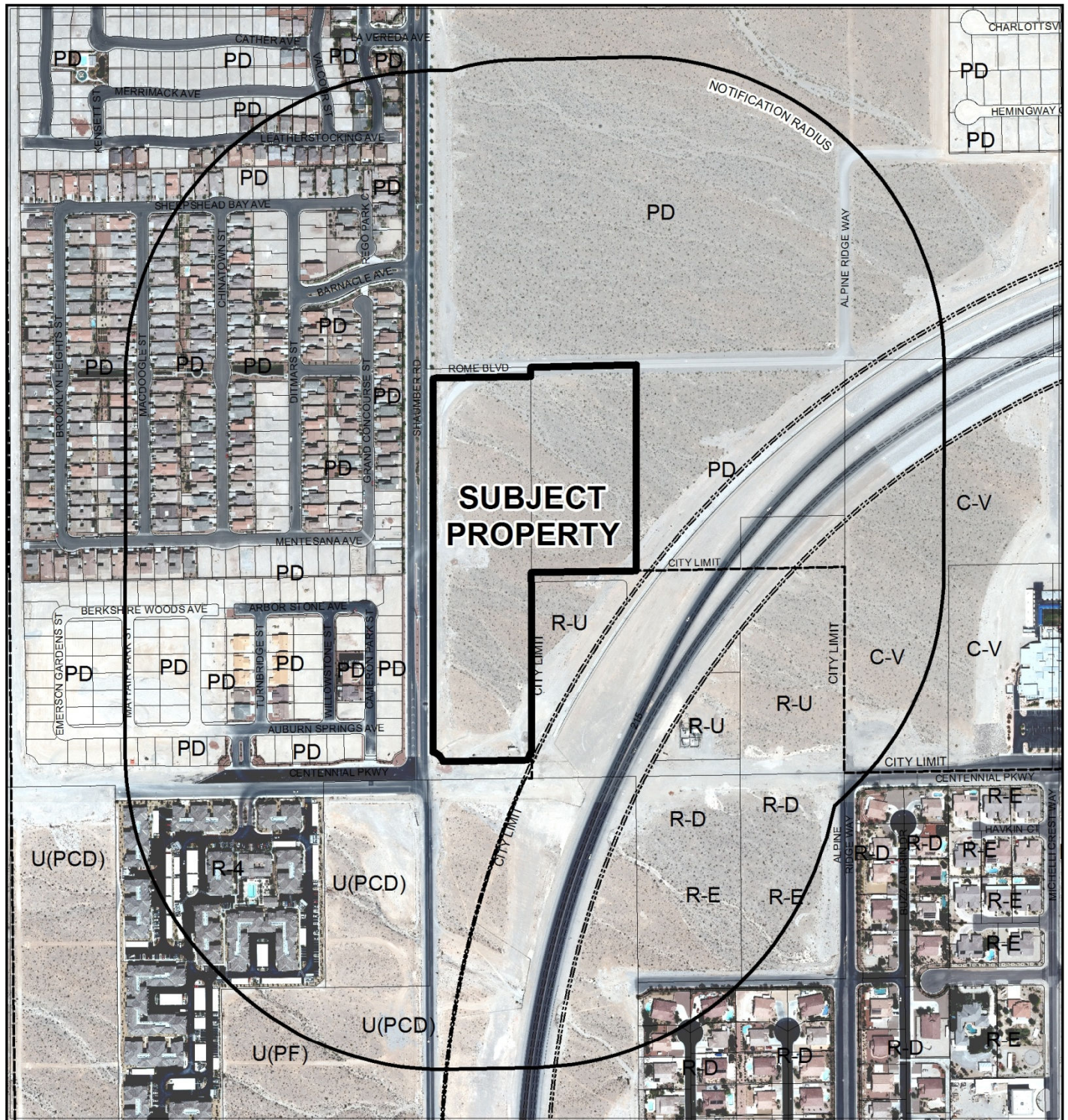
CASE: TMP-52435 (PRJ-51934)

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: _____

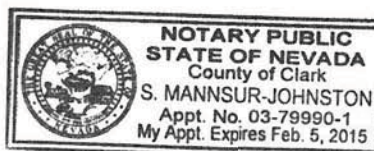
Print Name: _____

Thomas J. DeVore

Subscribed and sworn before me

This 18th day of NOVEMBER, 2013

J. Mann
Notary Public in and for said County and State





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

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: _____

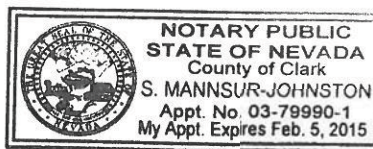
Signature of Property Owner: _____

Print Name: Thomas J. De Vore

Subscribed and sworn before me

This 18th day of NOVEMBER, 2013

S. Mannsurd
Notary Public in and for said County and State





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 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

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.

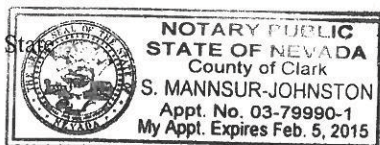
Print Name Thomas J DeVore

Subscribed and sworn before me

This 18th day of November, 2013.

[Signature]

Notary Public in and for said County and State



Revised 10/27/08

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.

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



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 56 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.

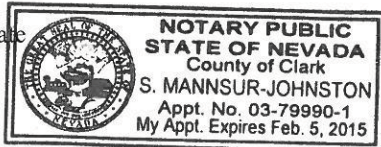
Print Name Thomas J DeVore

Subscribed and sworn before me

This 18th day of November, 20 13

J. Mann Johnston

Notary Public in and for said County and State



Revised 10/27/08

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.

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

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 Cdrst	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

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, 48 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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

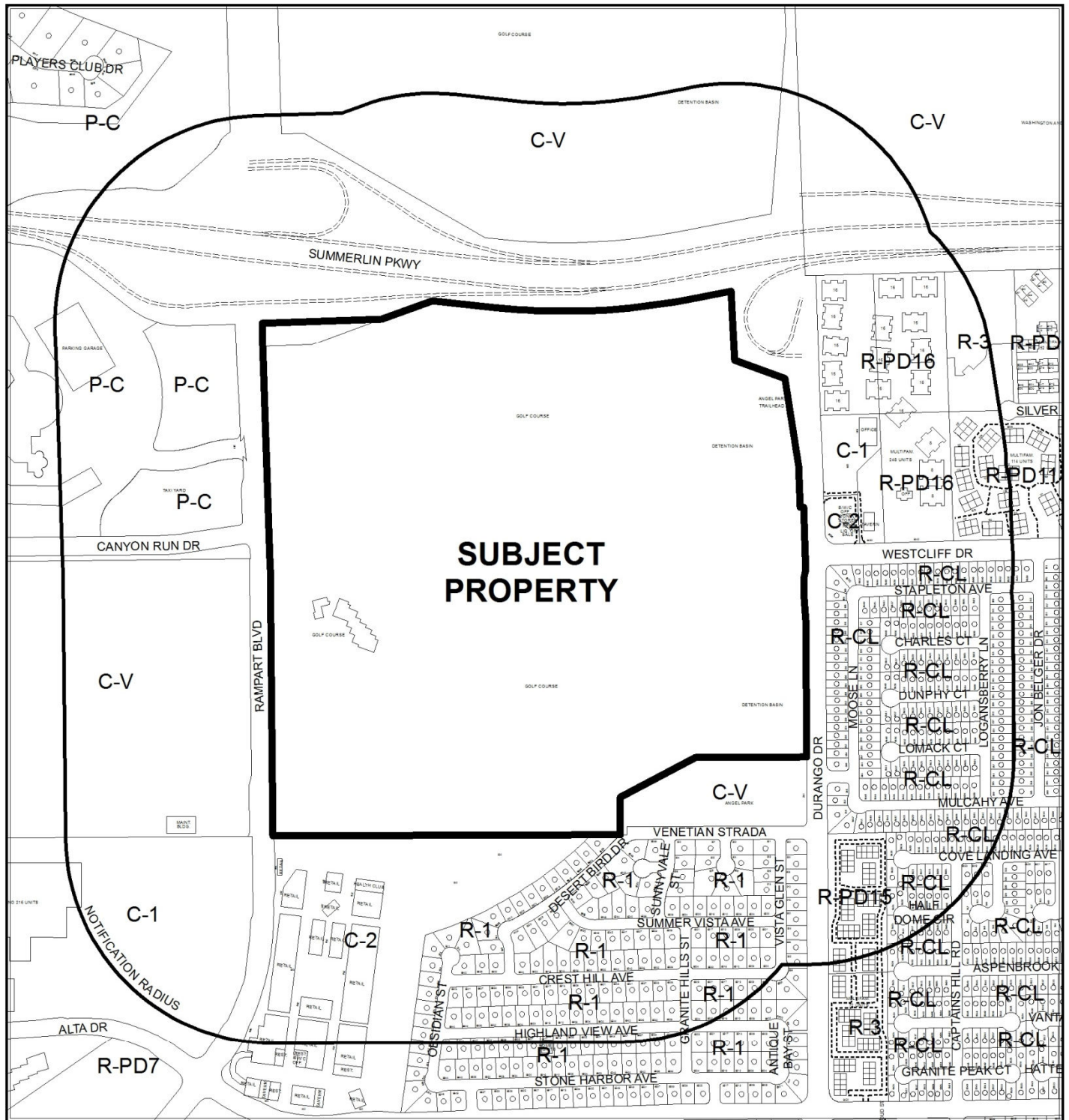
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RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

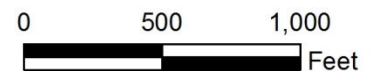
1. Location and Aerial Maps - VAR-52660 and MSP-52661 [PRJ-52484]
2. Conditions and Staff Report - VAR-52660 and MSP-52661 [PRJ-52484]
3. Supporting Documentation - VAR-52660 and MSP-52661 [PRJ-52484]
4. Photos - VAR-52660 and MSP-52661 [PRJ-52484]
5. Justification Letter - VAR-52660 and MSP-52661 [PRJ-52484]
6. Bureau of Land Management Letter - VAR-52660 and MSP-52661 [PRJ-52484]

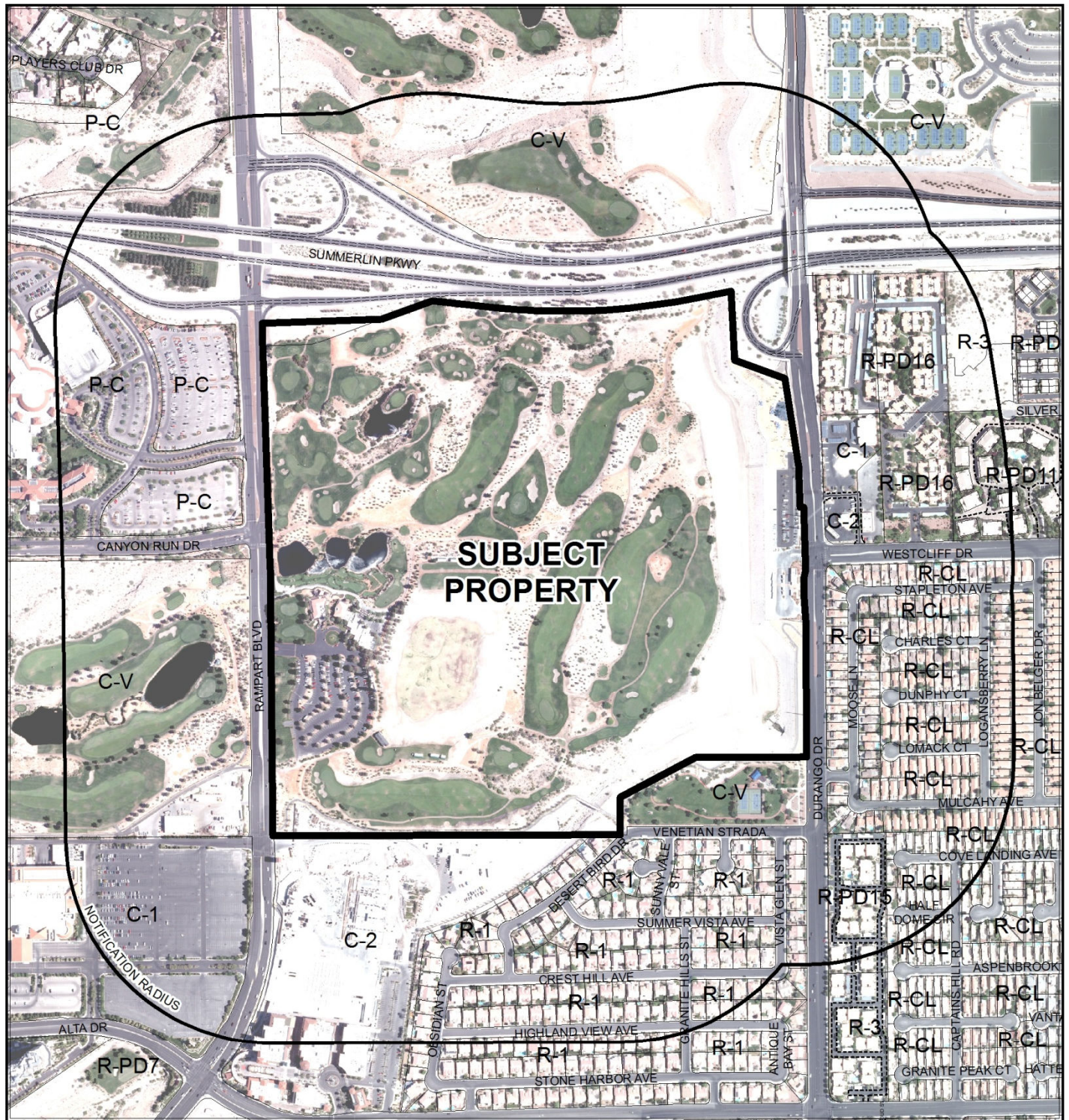


CASE: VAR-52660 AND MSP-52661 (PRJ-52484)

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

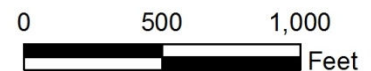




CASE: VAR-52660 AND MSP-52661 (PRJ-52484)

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: _____

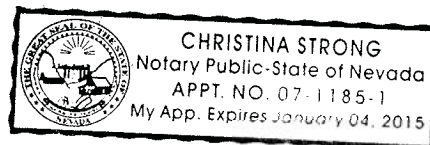
Signature of Property Owner: Robin Yoakum

Print Name: Robin Yoakum

Subscribed and sworn before me Robin Yoakum

This 20th day of January, 2014

Christina Strong
Notary Public in and for said County and State





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 9th day of January, 2014.

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:

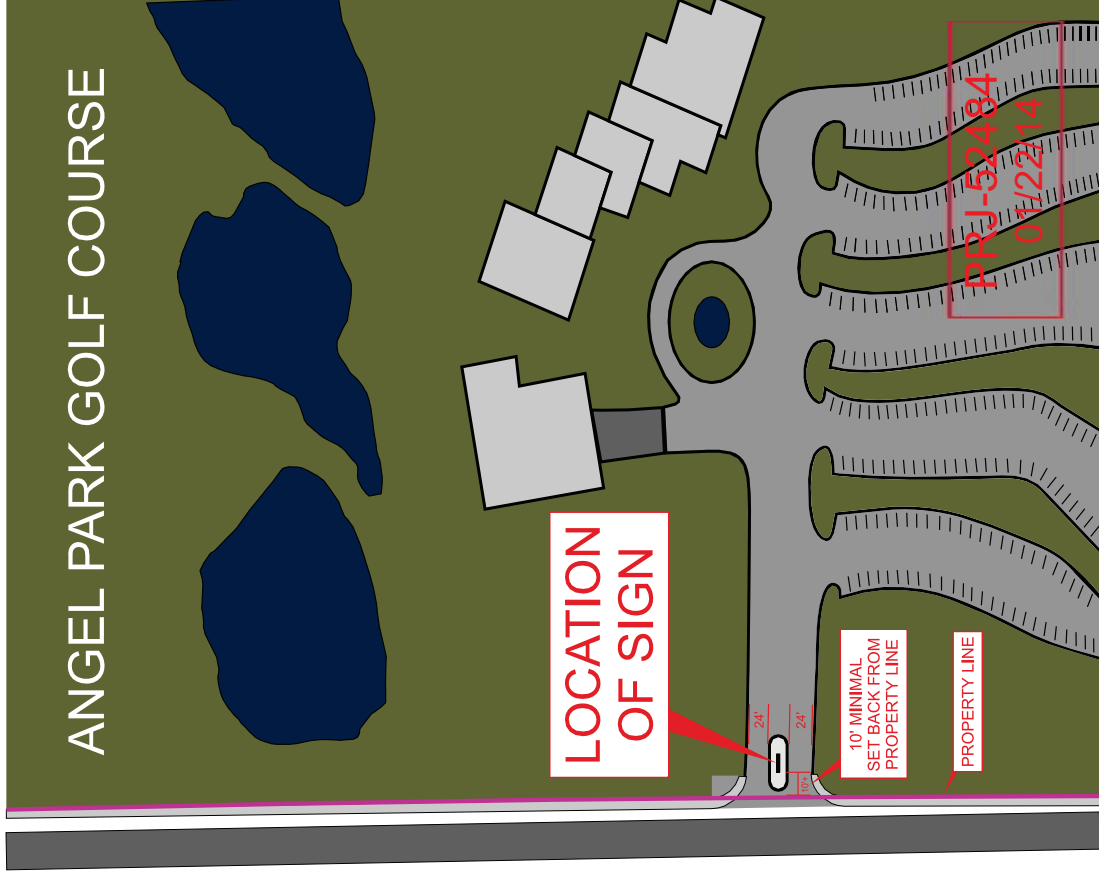
The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

PRJ-52484
 01/29/14



CANYON RUN DR.

SOUTH RAMPART BLVD.



VAR-52660 & MSP-52661



Project
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	Description
Rev (1):	
Rev (2):	
Rev (3):	
Rev (4):	
Rev (5):	

FINAL APPROVALS

Authorized Signatures

Page #: 2 OF 2

PATRICKS signs

5115 S. ARVILLE ST. • LAS VEGAS, NV 89118
PH: 702.873.4463 • F: 702.873.5657
www.PatricksSigns.com
NV LIC #62560

THE SIGNAGE CONTRACT IS SUBJECT TO
MEET ALL REQUIREMENTS AND WILL BE
LABELED ACCORDING TO THE UL GUIDELINES

THIS SIGNAGE CONTRACT WAS CREATED BY PATRICKS SIGN
COMPANY. IT IS THE PROPERTY OF PATRICKS SIGN
COMPANY AND IS NOT TO BE REPRODUCED OR
EXEMPTED IN ANY MANNER WITHOUT THE EXPRESSED
WRITTEN CONSENT OF PATRICKS SIGN COMPANY.

Angel Park Master Sign Plan Building Exhibit



PRJ-52484
01/22/14

VAR-52660 & MSP-52661



PYLON SIGN

Project: 100 S. Rampart
Address: Las Vegas, NV
Date: January 20, 2014
View: Main Elevation
Sales Rep: Derek Demarest
Designer: Christina/Scott
Design #: ANG012014-L1

SCOPE

MASTER SIGN PLAN
BUILDING EXHIBIT

REVISIONS

Rev (1):	
Rev (2):	
Rev (3):	
Rev (4):	
Rev (5):	

FINAL APPROVALS

Client: _____
Estimate: _____
Design: _____
Sales Rep: _____
Page #: 1 OF 1

Authorized Signatures

PATRICKS signs
5115 S. ARVILLE ST. • LAS VEGAS, NV 89118
PH: 702.873.1465 • F: 702.873.5657
www.patrickssigns.com
NV LIC #025660

THE SIGNAGE WORKS & FABRICATED TO
MEET ALL REQUIREMENTS AND SHALL BE
LABELLED ACCORDING TO THE UL GUIDELINES

THE SIGNAGE WORKS CREATED BY PATRICK'S SIGN
WORKS ARE THE PROPERTY OF PATRICK'S SIGN
WORKS. NO PARTS MAY BE REPRODUCED OR
EXEMPTED IN ANY MANNER WITHOUT THE WRITTEN
CONSENT OF PATRICK'S SIGN COMPANY.

MESSAGE UNIT SIZE:
OVERALL: 8' 11" X 12' 6"
ACTIVE: 8' 4" X 12'

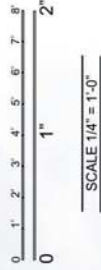


FRONT ELEVATION VIEW

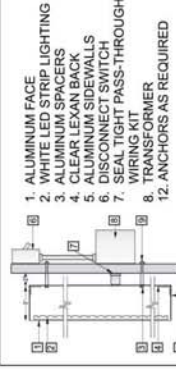
SIDE ELEVATION VIEW

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



METHOD OF ATTACHMENT REVERSE CHANNEL LETTERS



VAR-52660 & MSP-52661 - REVISED



PYLON SIGN

Project Address: 100 S. Rampart Las Vegas, NV
Date: October 21st
View: Main Elevation
Sales Rep: Derek Demarest
Designer: Christina/Scott
Design #: ANG91113 - 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:
Page #: 1 OF 1
Author: Christina/Scott



5115 S. ARVILLE ST. - LAS VEGAS, NV 89118
ph: 702.873.4463 • f: 702.873.5657
www.Patrick'sSigns.com
NV LIC #62560



THE SIGNIFICATION IS SUBJECT TO THE UL LISTING AND THE UL LISTING. THE SIGNIFICATION IS SUBJECT TO THE UL LISTING AND THE UL LISTING. THE SIGNIFICATION IS SUBJECT TO THE UL LISTING AND THE UL LISTING.



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, page 19, 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
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

The United States of America

To all to whom these presents shall come, Greet...y:

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).

27-96-0031

Patent Number _____

PRJ-52484
01/22/14

VAR-52660 & MSP-52661

Nev-054655

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
VAR-52660 & MSP-52661

PRJ-52484
01/22/14

Nev-054655

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.

PATENT NO. 27-96-0081

PRJ-52484
01/22/14

VAR-52660 & MSP-52661

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

By William K. Stowers

[SEAL]

Patent Number

27-96-0031

VAR-52660 & MSP-52661

PRJ-52484
01/22/14

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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

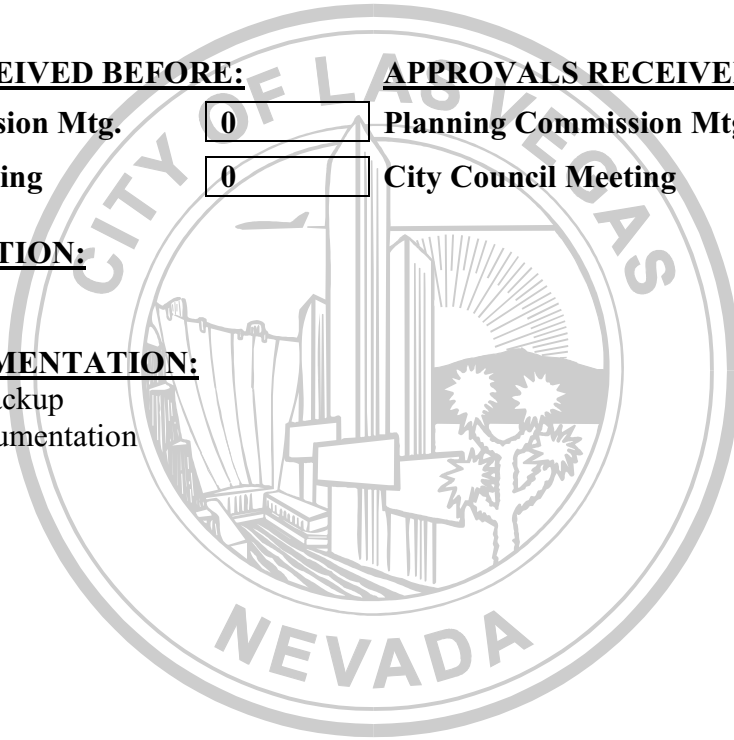
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RECOMMENDATION:

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: _____

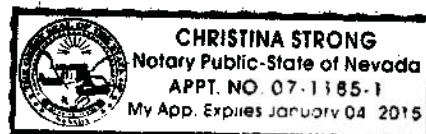
Signature of Property Owner: Robin Yoakum

Print Name: Robin Yoakum

Subscribed and sworn before me Robin Yoakum

This 10th day of December, 2013

Christina Strong
Notary Public in and for said County and State





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 State of Nevada



FOR DEPARTMENT USE ONLY

Case #	<u>MSP-52661</u>
Meeting Date:	<u>03/11/14 PC</u>
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.

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.

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:

Planning Commission Mtg.

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

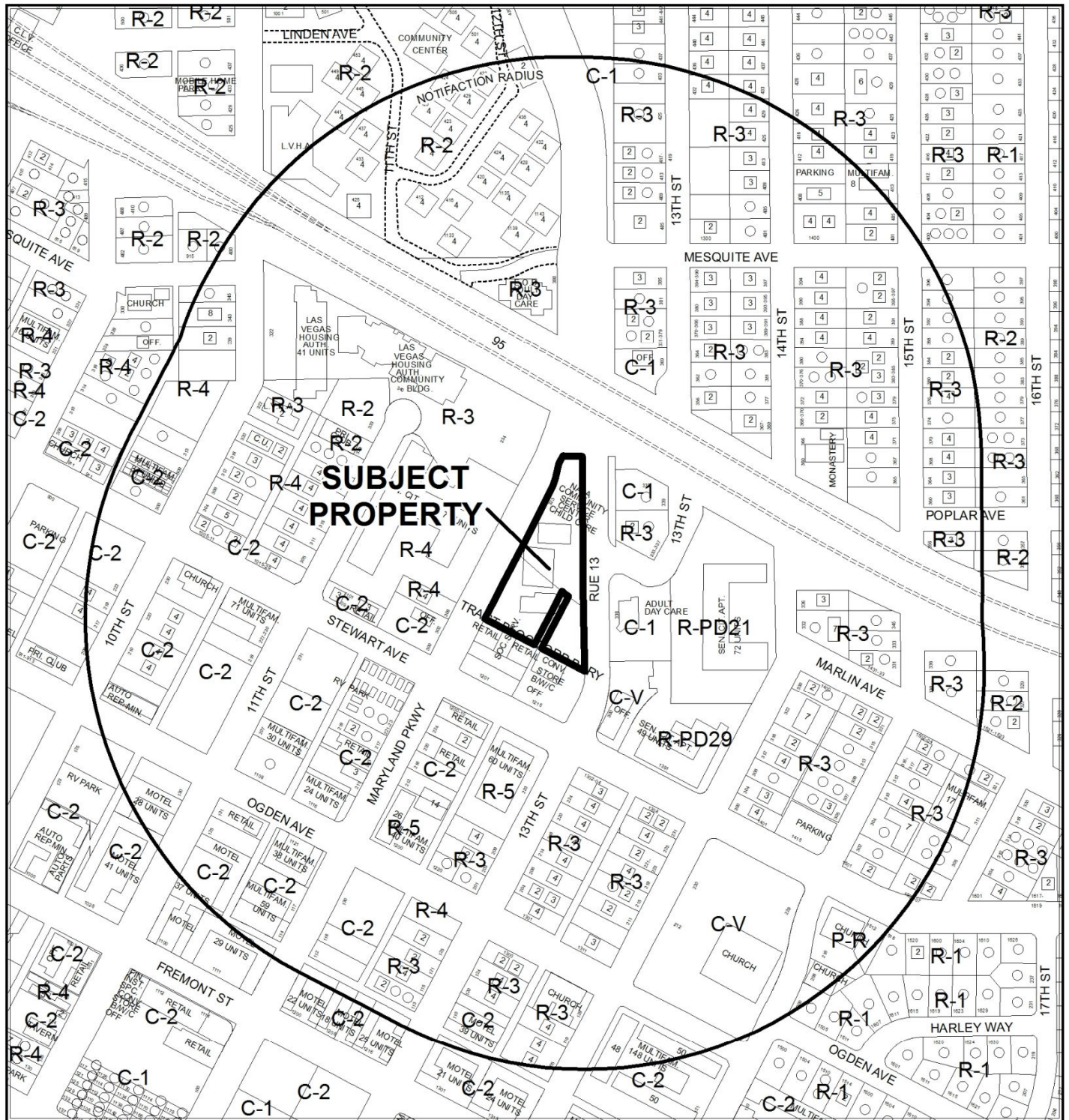
City Council Meeting

RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

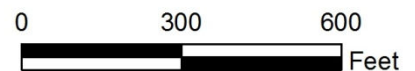
1. Location and Aerial Maps - VAR-52719, SUP-52715 and SUP-52717 [PRJ-52498]
2. Conditions and Staff Report - VAR-52719, SUP-52715, SUP-52717 and VAC-52721 [PRJ-52498]
3. Supporting Documentation - VAR-52719, SUP-52715, SUP-52717 and VAC-52721 [PRJ-52498]
4. Photos - VAR-52719, SUP-52715, SUP-52717 and VAC-52721 [PRJ-52498]
5. Justification Letter - VAR-52719, SUP-52715, SUP-52717 and VAC-52721 [PRJ-52498]

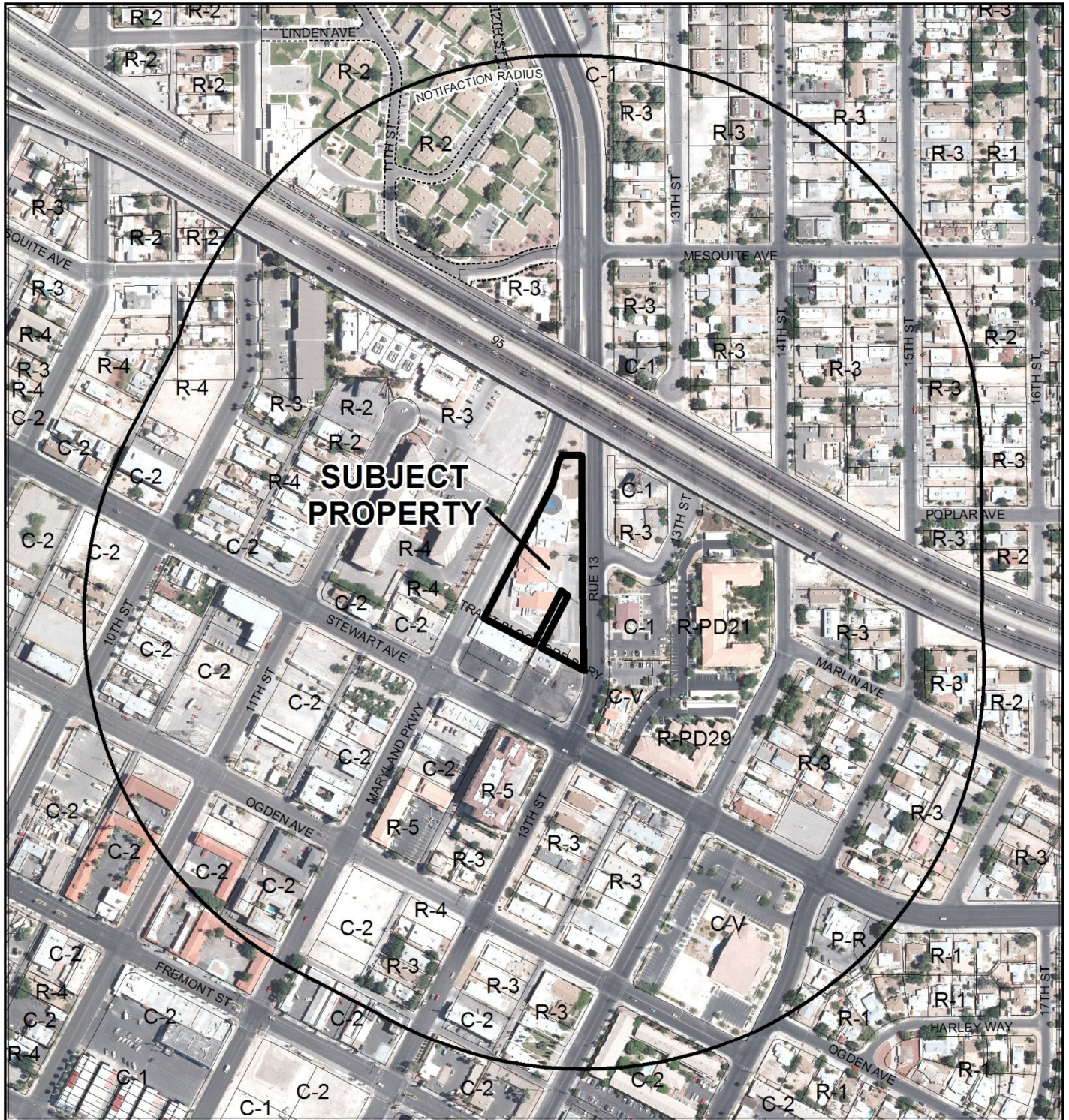


**CASE: VAR-52719, SUP-52715 AND
SUP-52715 (PRJ-52798)**

RADIUS: 1000 FEET

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

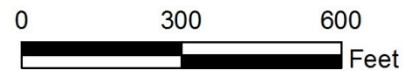




**CASE: VAR-52719, SUP-52715 AND
SUP-52715 (PRJ-52798)**

RADIUS: 1000 FEET

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





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

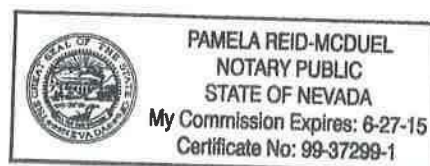
Signature of Property Owner: [Signature]

Print Name: John T. Moran III

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



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

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: _____

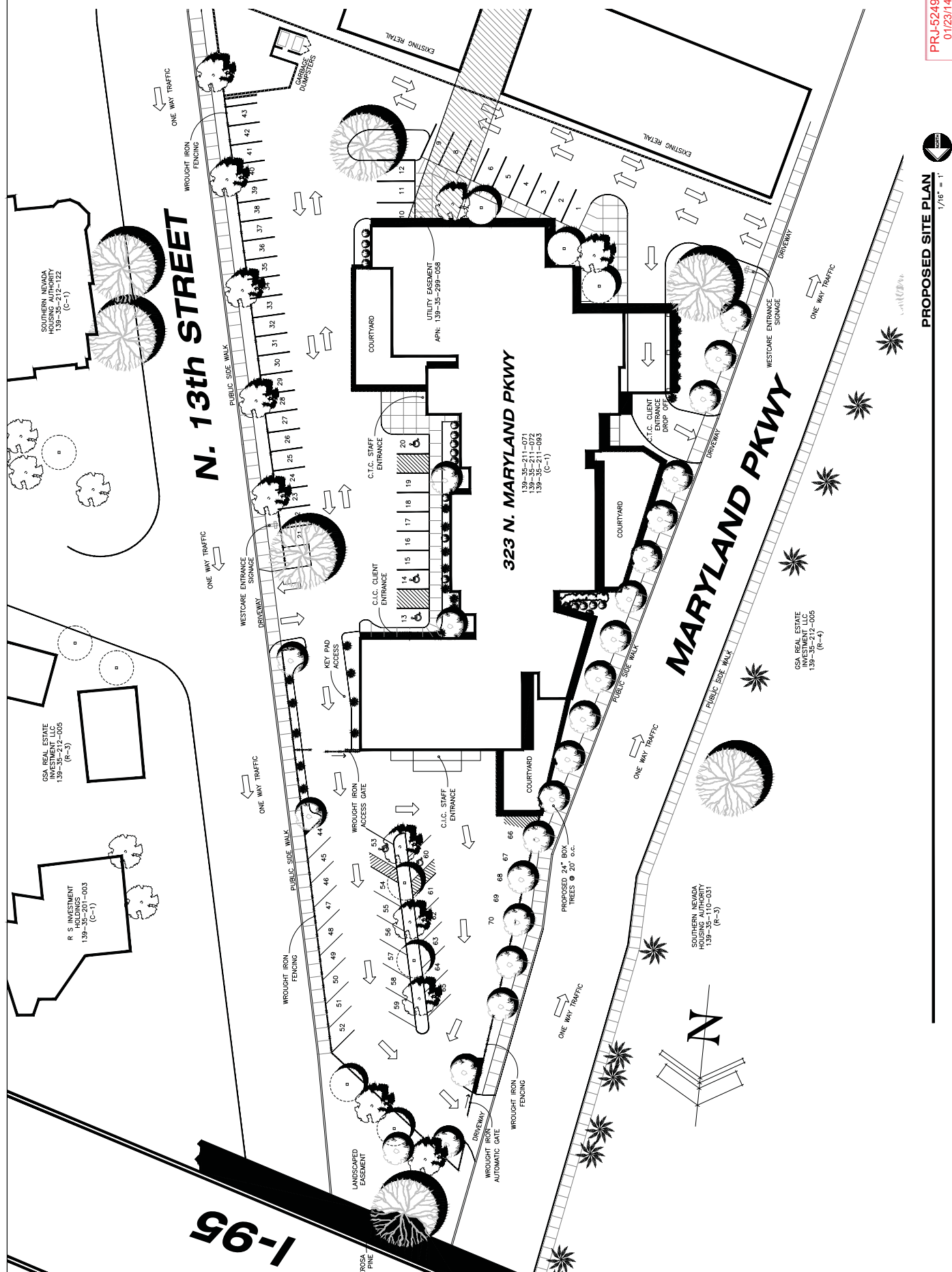
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning in accordance with applicable sections of the Zoning Ordinance.

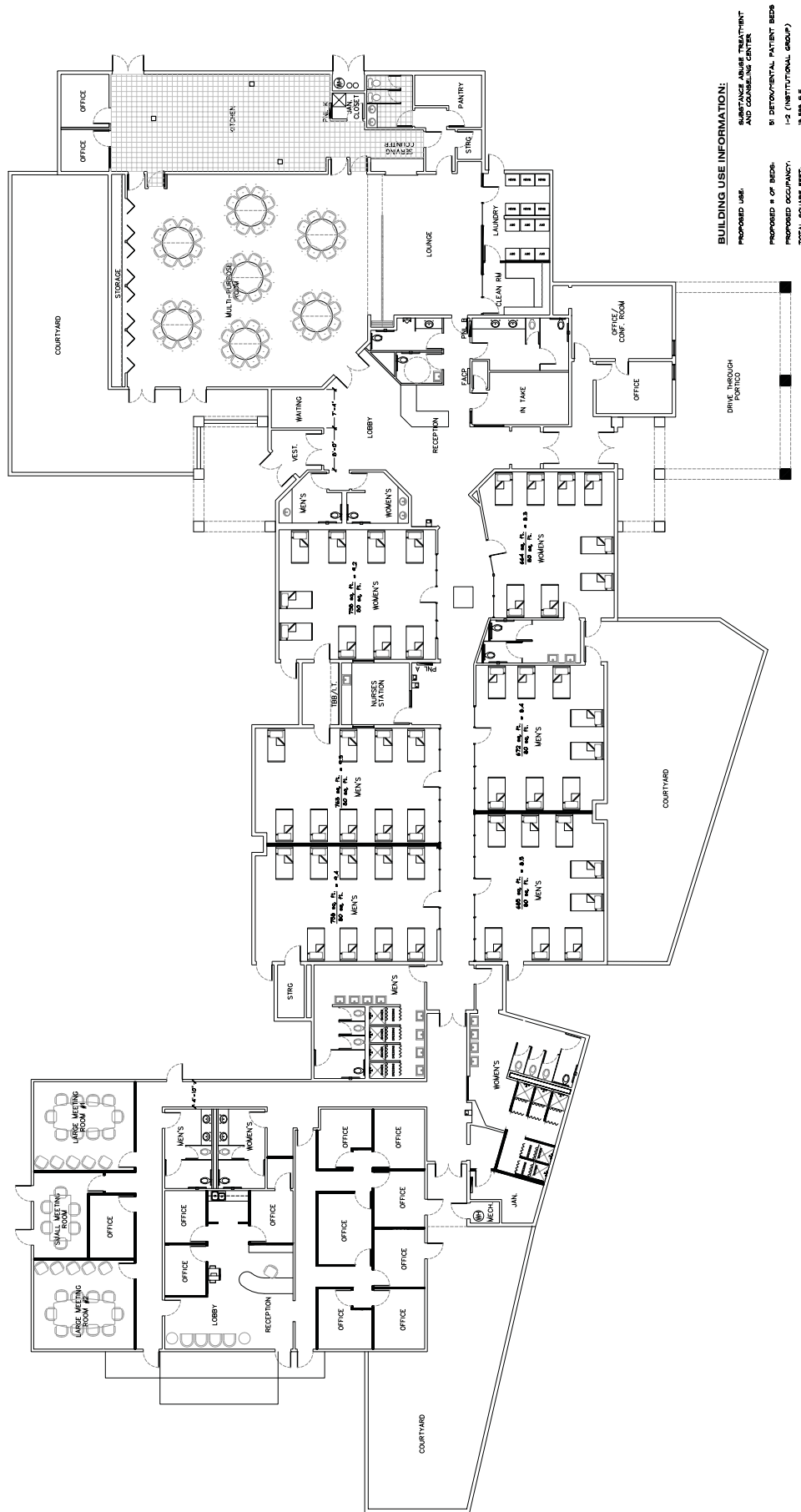
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900 GRIER DRIVE - LAS VEGAS, NV 89119
702-385-2090 - 702-385-3360 fax

VAR-52719, SUP-52715, SUP-52717 & VAC-52721





BUILDING USE INFORMATION:

PROPOSED USE:

SUBSTANCE A

AND COUNSEL

PROPOSED # OF BEDS:	51 DETOX/MEN
10	10
20	20
30	30
40	40
50	50
60	60
70	70
80	80
90	90
100	100
110	110
120	120
130	130
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PROPOSED OCCUPANCY: 1-2 (INSTITUT

PROPOSED FLOOR PLAN
1/8" = 1'

1/8" = 1'

PRJ-52498
01/23/14

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
702-386-2090 - 702-386-3360 fax

323 N. MARYLAND PKWY - LAS VEGAS, NV
VAR-527219

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 & VAR-52721

FRJ-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

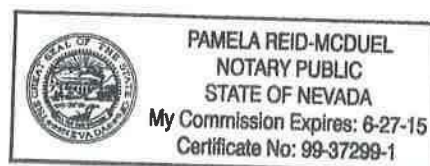
Signature of Property Owner: [Signature]

Print Name: John T. Moran III

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



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

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

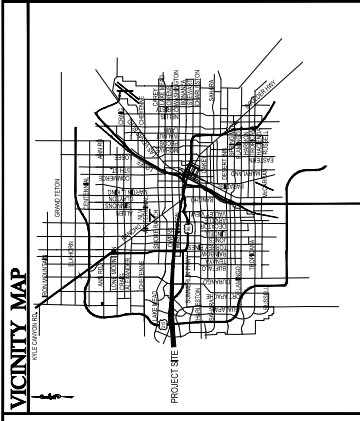
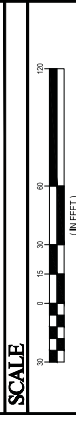
Total Fee: _____

Date Received:* _____

Received By: _____

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

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[illegible]

LEGAL DESCRIPTION

[illegible]

COMMENCED AT THE NORTH-EAST CORNER OF SAID SECTION 13, SAID POINT ALSO BECAME A POINT ON THE CENTERLINE OF PECOS ROAD, BEING SAID FIVE-HALF STREET WIDE AS PER DEED TO THE CITY OF NORTH LAS VEGAS, RECORDED MARCH 01, 1986 IN BOOK 98307 AS INSTRUMENT NO. 00668, OFFICIAL RECORDS.

THENCE ALONG THE EASTERN LINE OF SAID SECTION 13, SOUTH 01° 07' 09" EAST, 1902.17 FEET.

THESE CORNER AND NORTH 89° 57' 50" WEST 365.66 FEET.
THENCE DEPARTING SAID LINE, NORTH 89° 57' 50" WEST, 360 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID PECCOS ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING.

THENCE NORTH 07° 05' 16" WEST, 611.47 FEET TO THE SOUTHERLY BIGHT OF WAY LINE OF MAIN ROAD, BEING 42.00 FOOT WIDE PRIVATE STREET AND UTILITY EASEMENT DEDICATED PER BOOK 89, PAGE 41 OF PLATS.

SOUTH BY $57^{\circ} 50'$ EAST, 172.1 FEET TO A POINT OF CURVATURE
THENCE NORTHEASTERLY, ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 352.5 FEET THROUGH A
CENTRAL ANGLE OF $15^{\circ} 48' 52''$, AN ARC DISTANCE OF 92.3 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RACELINE BEARS SOUTH 15°
EAST, 409.2 FEET.

THENCE NORTHEASTERLY, ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 32.25 FEET, THROUGH A CENTRAL ANGLE OF $15^{\circ} 45' 52''$ AN ARC DISTANCE OF 66.27 FEET.

THESE SOUTH-EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 23.00 FEET, THROUGH A CENTRAL ANGLE OF 18° 11' 41". AN ARC DISTANCE OF 39.31 FEET.

THENCE SOUTH 00° 08' 09" EAST, 811.43 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
2007720 AS INSTRUMENT NO. 0328.

SITE INFORMATION

PROPOSED USE OF PROPERTY
SUBSTANCE ABUSE TREATMENT CENTER
1130450114071, 13045011407, & 13045011403

18,500.00

PROPOSED ZONING	1 LOT
TOTAL PROPOSED LOTS	1,000
GROSS ACRES	1.00

	REQUIRED	PROVIDED
NET ACREAGE		1.08±
FLOOR AREA RATIO (FAR)		0.24
PARKING CALCULATIONS (PER TITLE 15.12.010)		

UNACCEPTED: 3 SPACES 13 PLACES

LANDSCAPED AREA

TOTAL	15,814,140 SQ. FT. (0.36 AC.)
TOTAL	22,014,000 SQ. FT.

APPROX. 16,172 SF.

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PRJ-52498
01/23/14

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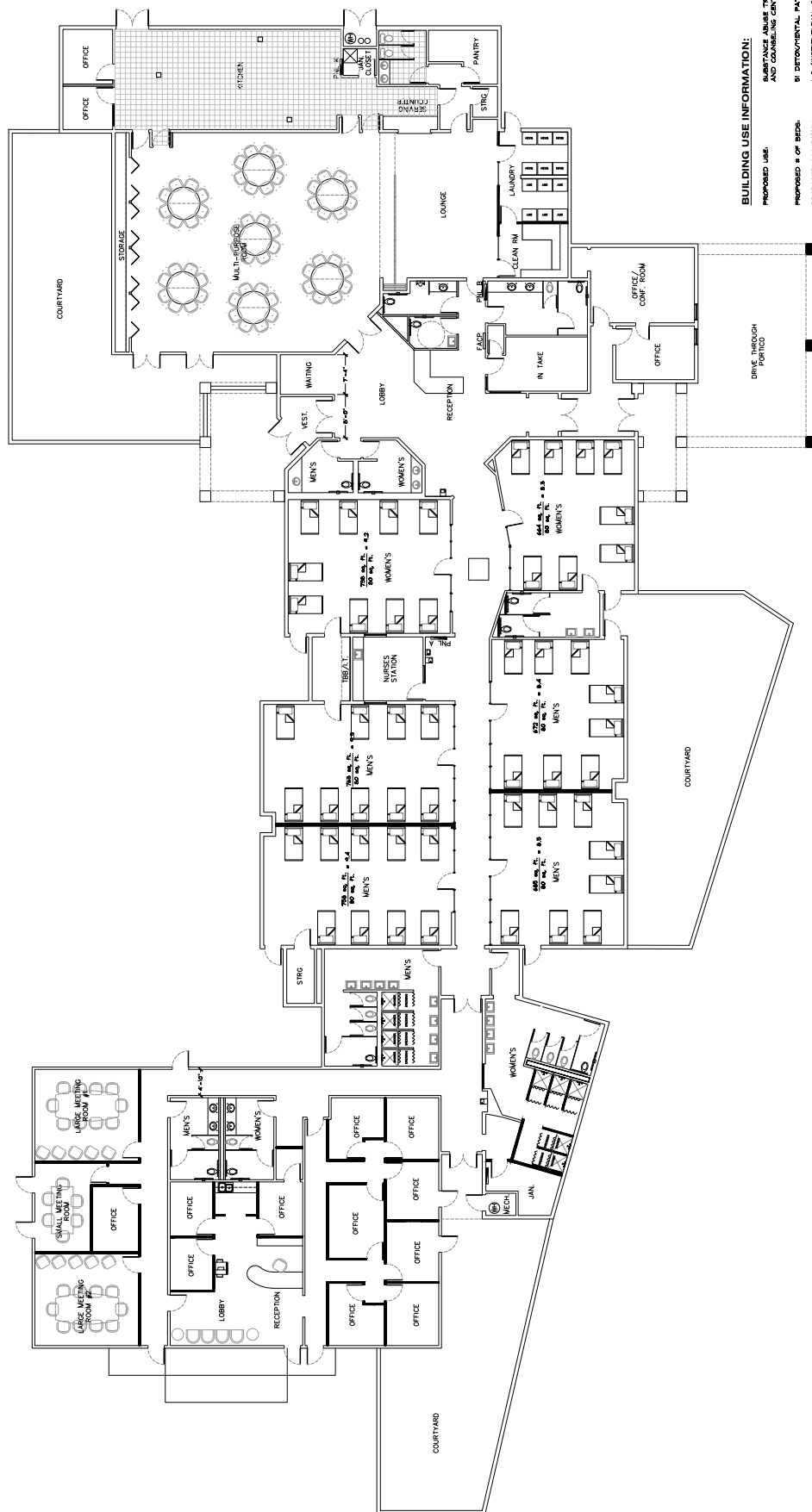
VAR-52719, SUP-52715, SUP-52717 & VAC-52721

[illegible]

900 GRIER DRIVE - LAS VEGAS, NV 89119
702-385-2090 • 702-385-3360 fax

900 GRIER DRIVE - LAS VEGAS, NV 89119
702-385-2090 - 702-385-3360 fax





BUILDING USE INFORMATION:

RECEIVED 1987

SUBSTANCE ABUSE TREATMENT
AND COUNSELING CENTER

PROPOSED # OF BEDS:

-2 (INSTITUTIONAL GROUP)

PROPOSED FLOOR PLAN
1/8" = 1'

PRJ-52498
01/23/14

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
702-386-2090 - 702-386-3360 fax

323 N. MARYLAND PKWY - LAS VEGAS, NV
VAR-527219

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

FRJ-52498
01/30/14

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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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

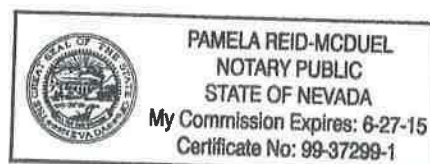
Signature of Property Owner: [Signature]

Print Name: John T. Moran III

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



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PRJ-52498
01/23/14



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SUP: Substance Abuse/Mental 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* [Signature]

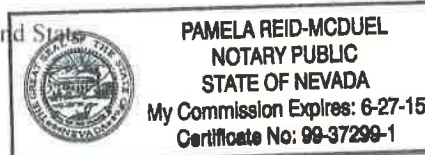
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

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



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.

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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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

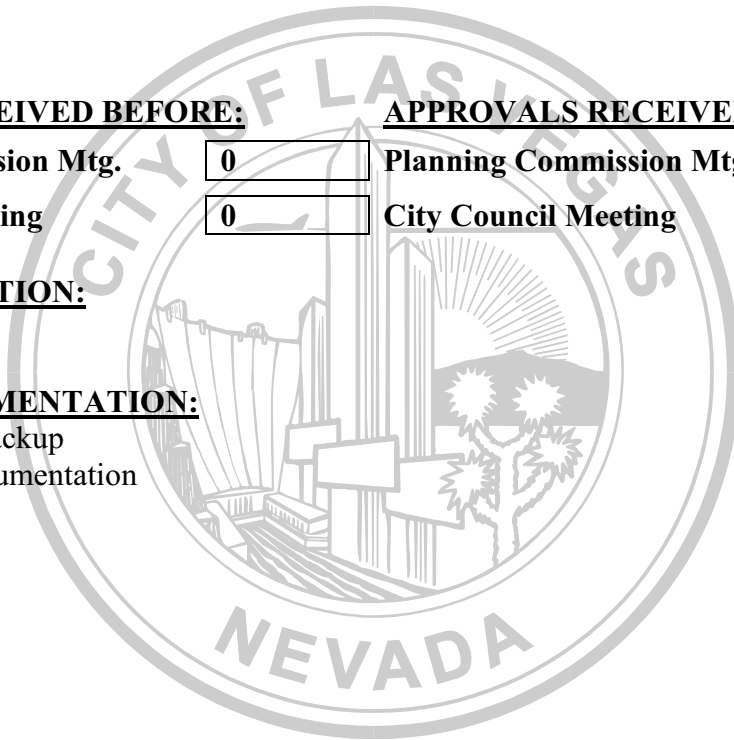
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RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation



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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

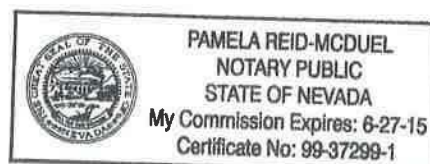
Signature of Property Owner: [Signature]

Print Name: John T. Moran III

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



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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

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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 _____

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-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.

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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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

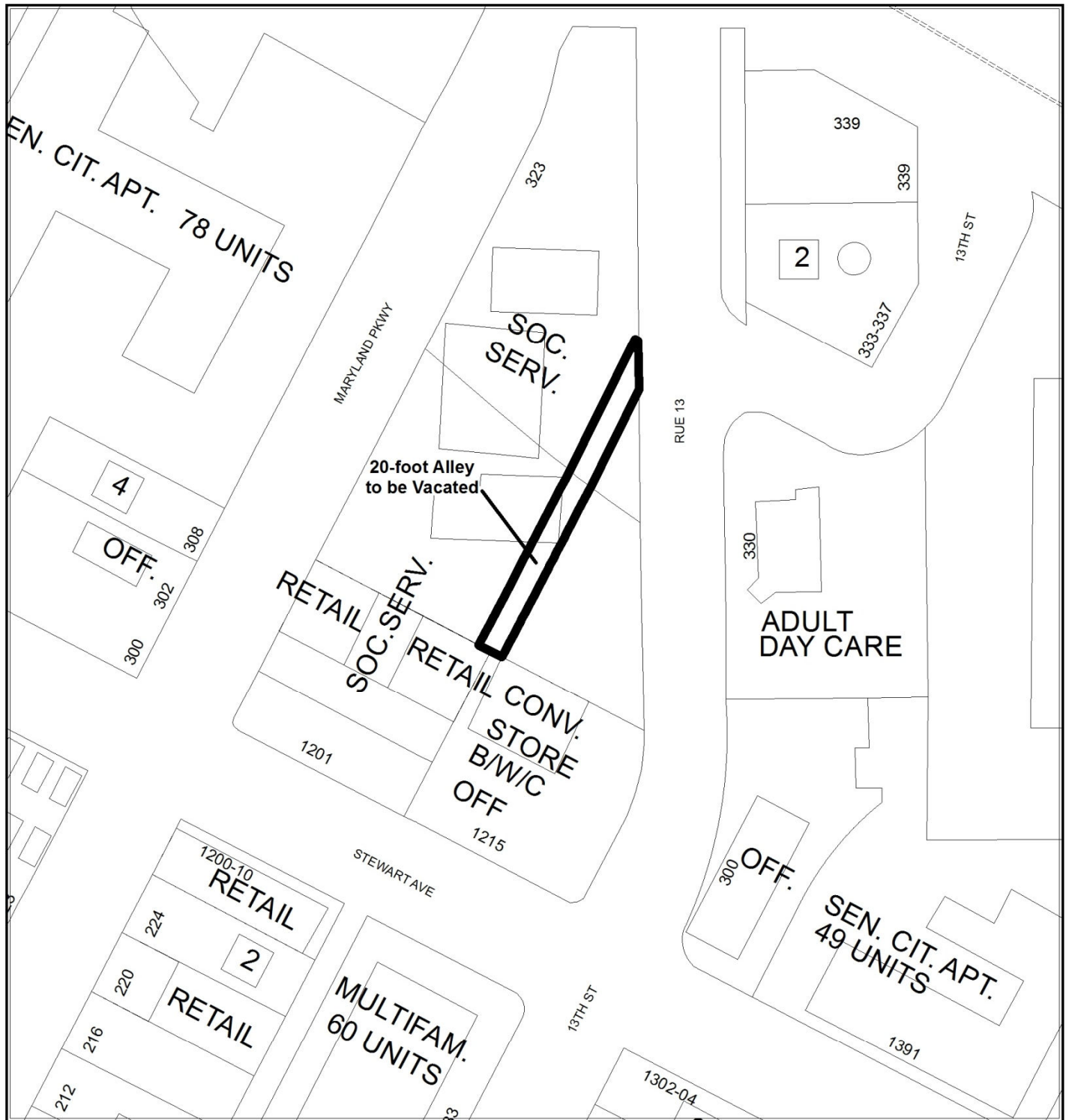
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RECOMMENDATION:

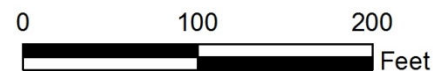
APPROVAL

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Location and Aerial Maps
3. Supporting Documentation
4. Exhibit Map

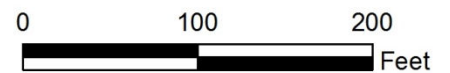


CASE: VAC-52721 (PRJ-52498)





CASE: VAC-52721 (PRJ-52498)



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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?

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☒ No

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Partner(s): N/A N/A

APN: N/A

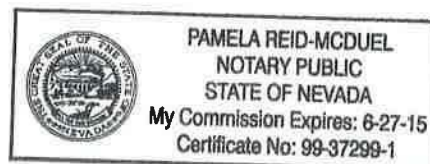
Signature of Property Owner: [Signature]

Print Name: John T. Moran III

Subscribed and sworn before me

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Pamela Reid-McDuel
Notary Public in and for said County and State

Revised 11-14-06



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

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
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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]

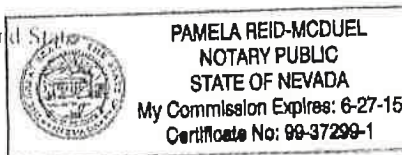
* An authorized agent may sign on behalf of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

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



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.

PRJ-52498
 01/30/14
 F:\depot\Application Packet\Application Form.pdf

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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

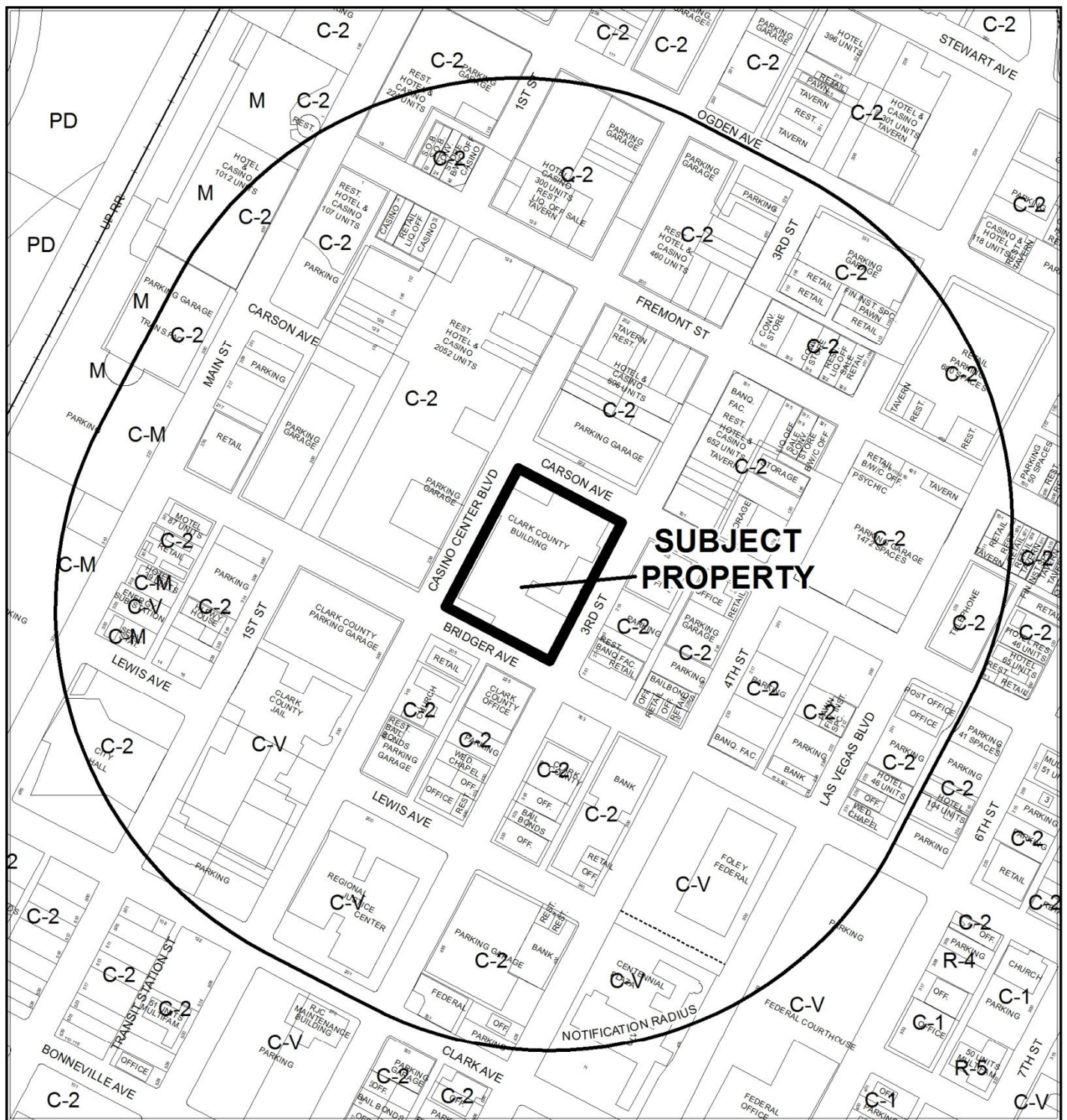
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RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

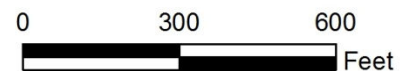
1. Location and Aerial Maps - VAR-52727 and SDR-52726
2. Conditions and Staff Report - VAR-52727 and SDR-52726
3. Supporting Documentation - VAR-52727 and SDR-52726
4. Photos - VAR-52727 and SDR-52726
5. Justification Letter - VAR-52727 and SDR-52726

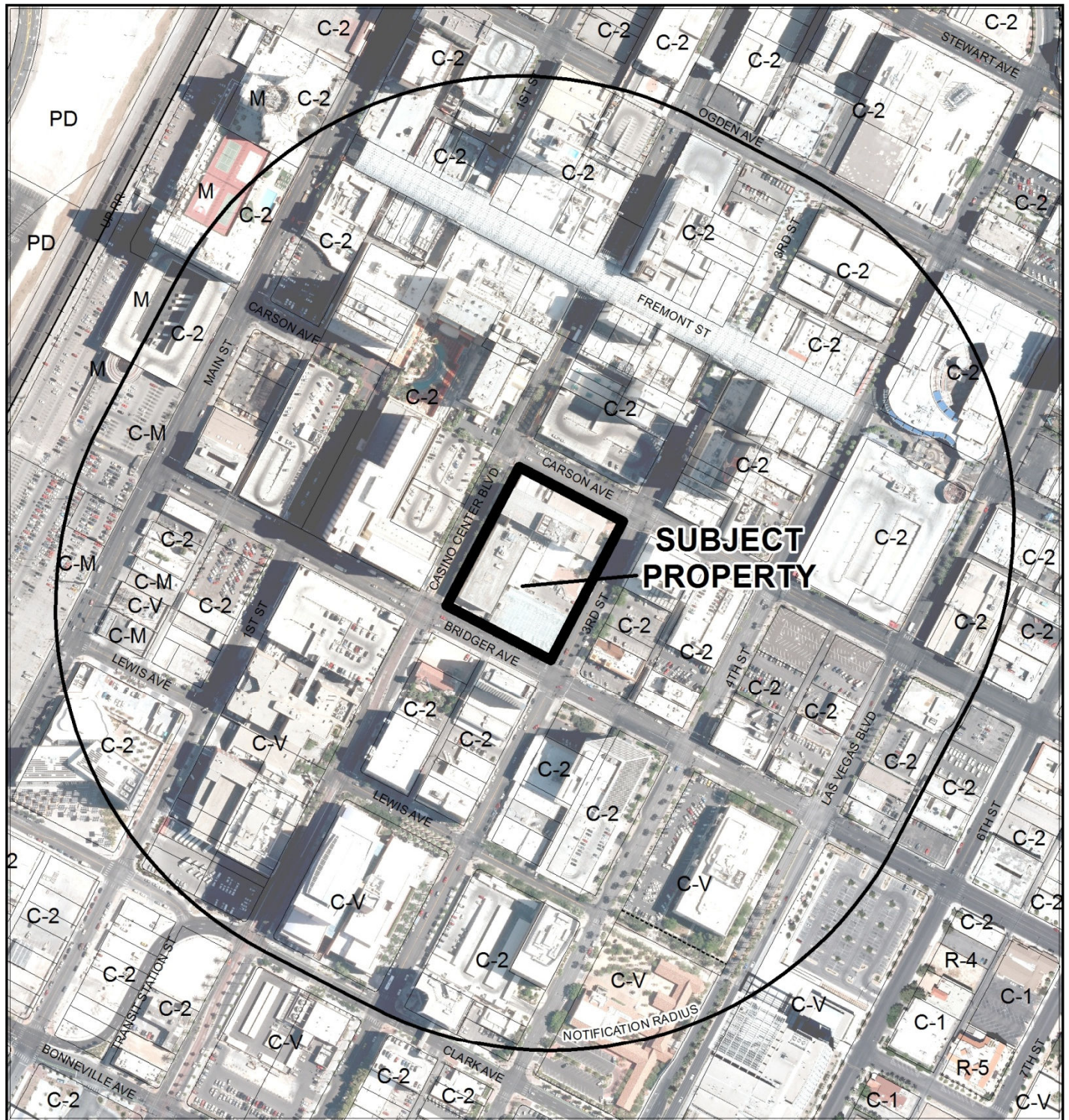


CASE: VAR-52727 AND SDR-52726

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

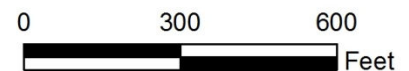




CASE: VAR-52727 AND SDR-52726

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)





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: _____

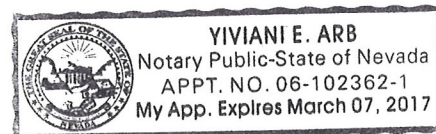
Signature of Property Owner: _____

Print Name: Derek S Stevens

Subscribed and sworn before me

This 27th day of January, 2014

Yiviani E. Arb
Notary Public in and for said County and State





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) 139.24.210.047 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* [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.

[Signature]

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case # VAR- 52727

Meeting Date: 3/11/2014

Total Fee: \$ 830.00

Date Received: 1/23/14

Received By: GREG K.



YIVIANI E. ARB
Notary Public-State of Nevada
APPT. NO. 06-102362-1
My App. Expires March 07, 2017

*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.

JAN 27 2014

City of Las Vegas
Dept. of Planning
EXISTING GENERAL
COMMERCIAL
APN 130-2-2

[illegible]

Consultant:

Project: CCHH TEMPORARY PRIVATE VALET LOT
200 S 3rd Street, Las Vegas, NV 89101
Drawing: SITE PLAN

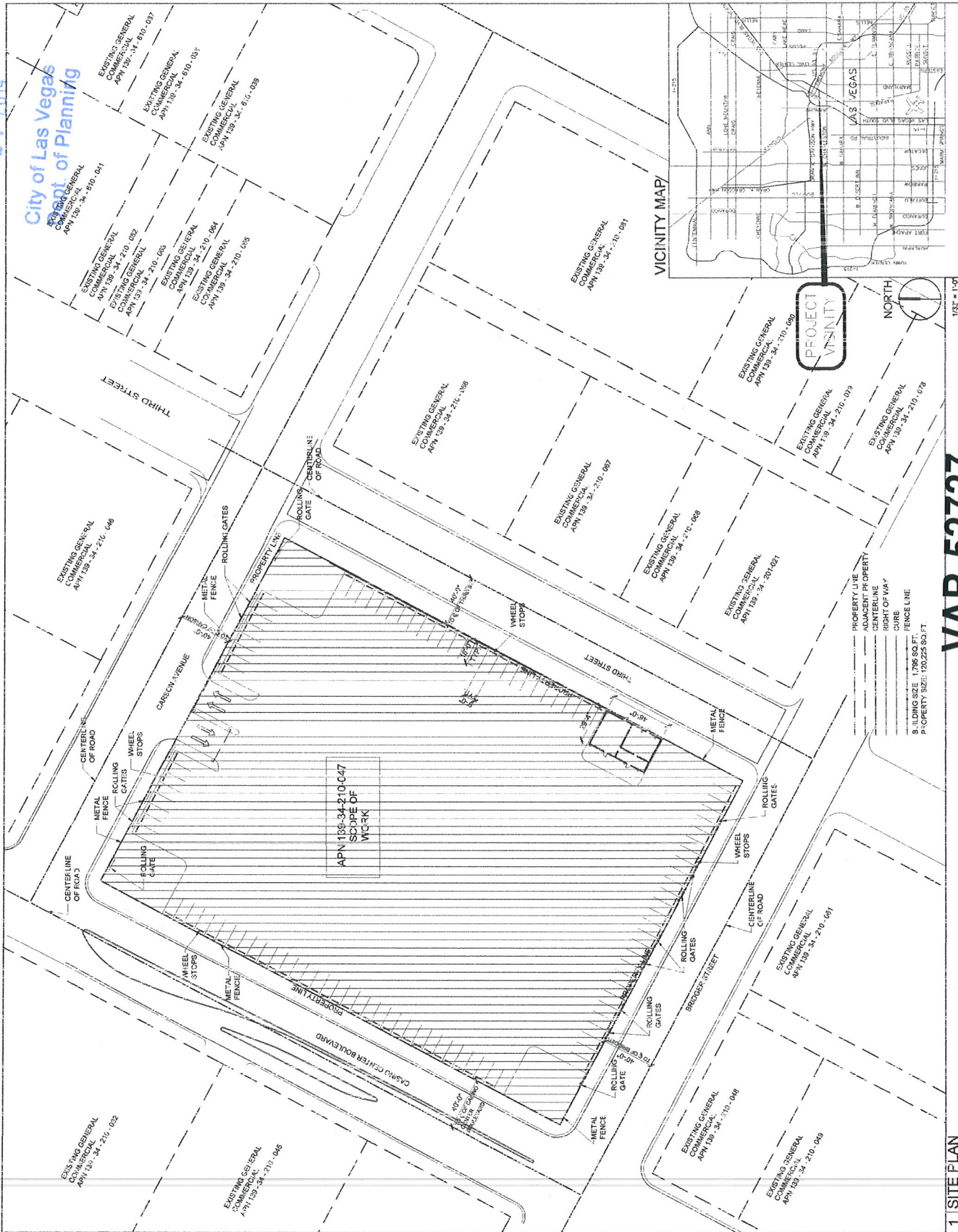
BUNNIFISH
5140 10th
702 241 0974

CSPAL
CRISTO SEAN PALACIOS Architects
702-734-6600

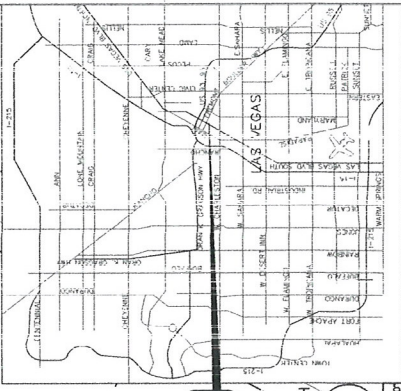
These documents are the intellectual property of the design professionals. Do not scale these drawings.

NOT FOR
CONSTRUCTION

Date: 01.11.2014
Project No : 13-1101
Sheet No.: AS1.01



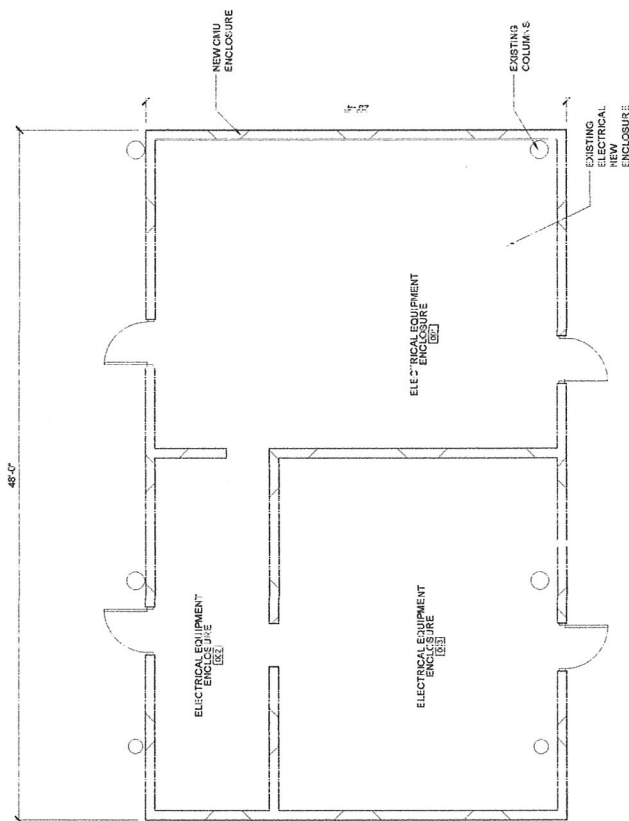
VICINITY MAP/



VAR-52727
SDR-52726

1 SITE PLAN

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

OCCEJPNACY LC:AD PER 2009 I.B.C. TABLE 1X4.1.1

Project: CCHH TEMPORARY PRIVATE VALET LOT
200 S 3rd Street, Las Vegas, NV 89101
Drawing: FLOOR PLAN

CSP

BUNNYFISH
STUDIO
702.241.9751
These documents, as instruments of service, are and shall remain the
property of the Design Professionals. Do Not Scale These Drawings.

Seal

Date: 01.23.2014
Project No. 13-1101
Sheet No.:

Sheet No.: A1.01



PROJECT
NORTH

1 FLOOR PLAN

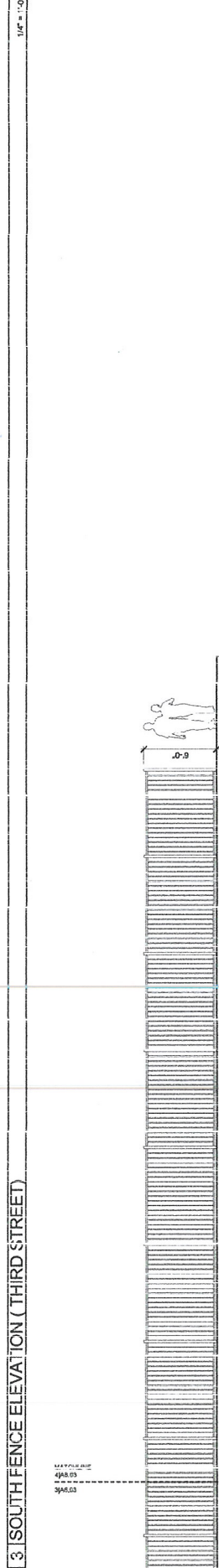
VAR-52727

SDR-52726

JAN 28 2014

REVISED

4 SOUTH FENCE ELEVATION (THIRD STREET)





**VAR-52727 & SDR-52726 - APPLICANT/OWNER: DROCK 3RD STREET, LLC
200 SOUTH 3RD STREET**

01/30/14



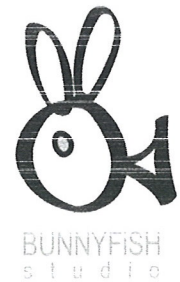
VAR-52727 & SDR-52726 - APPLICANT/OWNER: DROCK 3RD STREET, LLC
200 SOUTH 3RD STREET

01/30/14

**Clark County Courthouse – Temporary Private Valet Lot
Justification Letter**

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

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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

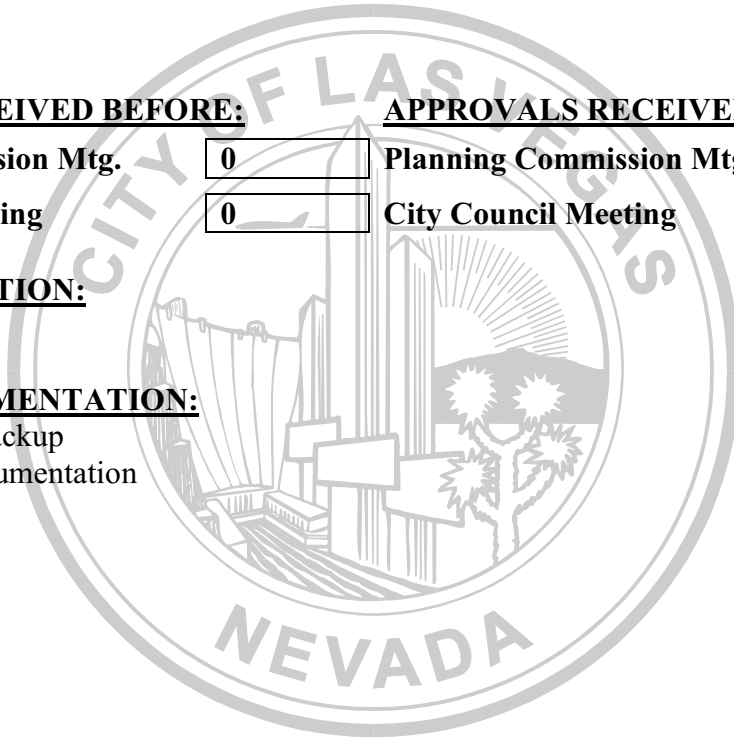
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RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation





DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SDR-52726

Case Number: ~~SAE-52727~~ APN: 139.34.210.047

Name of Property Owner: DLOCK 3RD STREET LLC

Name of Applicant: DLOCK 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

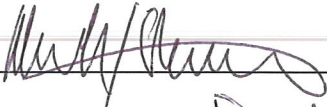
☒ No

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: _____

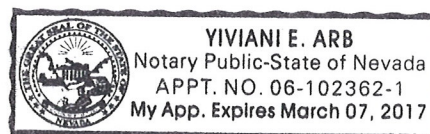
Signature of Property Owner: 

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





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: CCCH TEMPORALY VALET LOT
 Project Address (Location) 200 S. 3RD ST, LAS VEGAS NV 89101
 Project Name _____ Proposed Use _____
 Assessor's Parcel #(s) 139.24.210.047 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 DLOCK 3RD STREET LLC Contact DANIEL MORRELL
 Address 21777 HOOPER 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* [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.

[Signature]

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

Revised 10/27/08

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.

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

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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

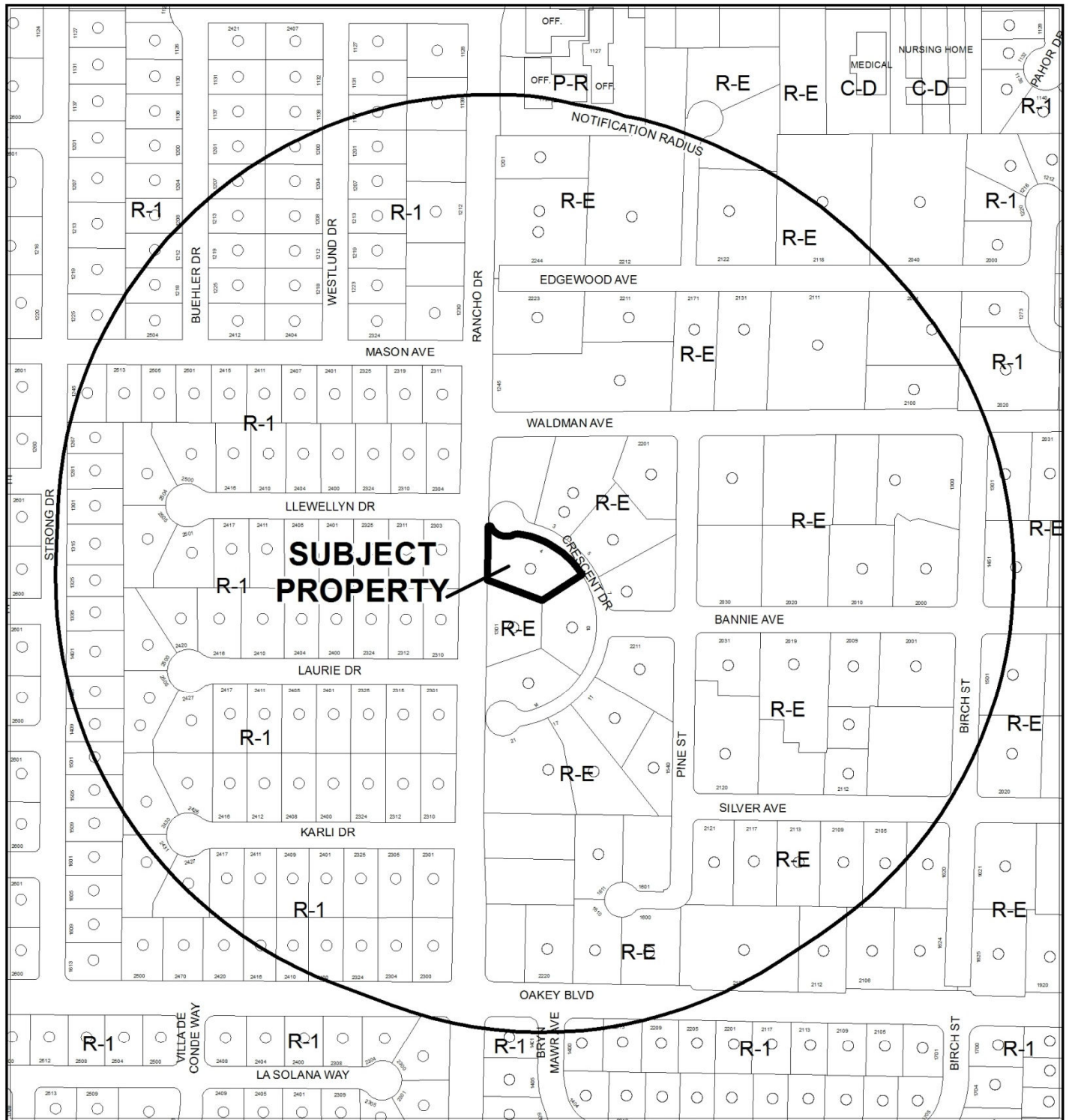
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RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

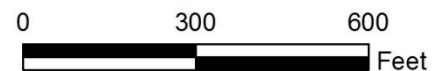
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter

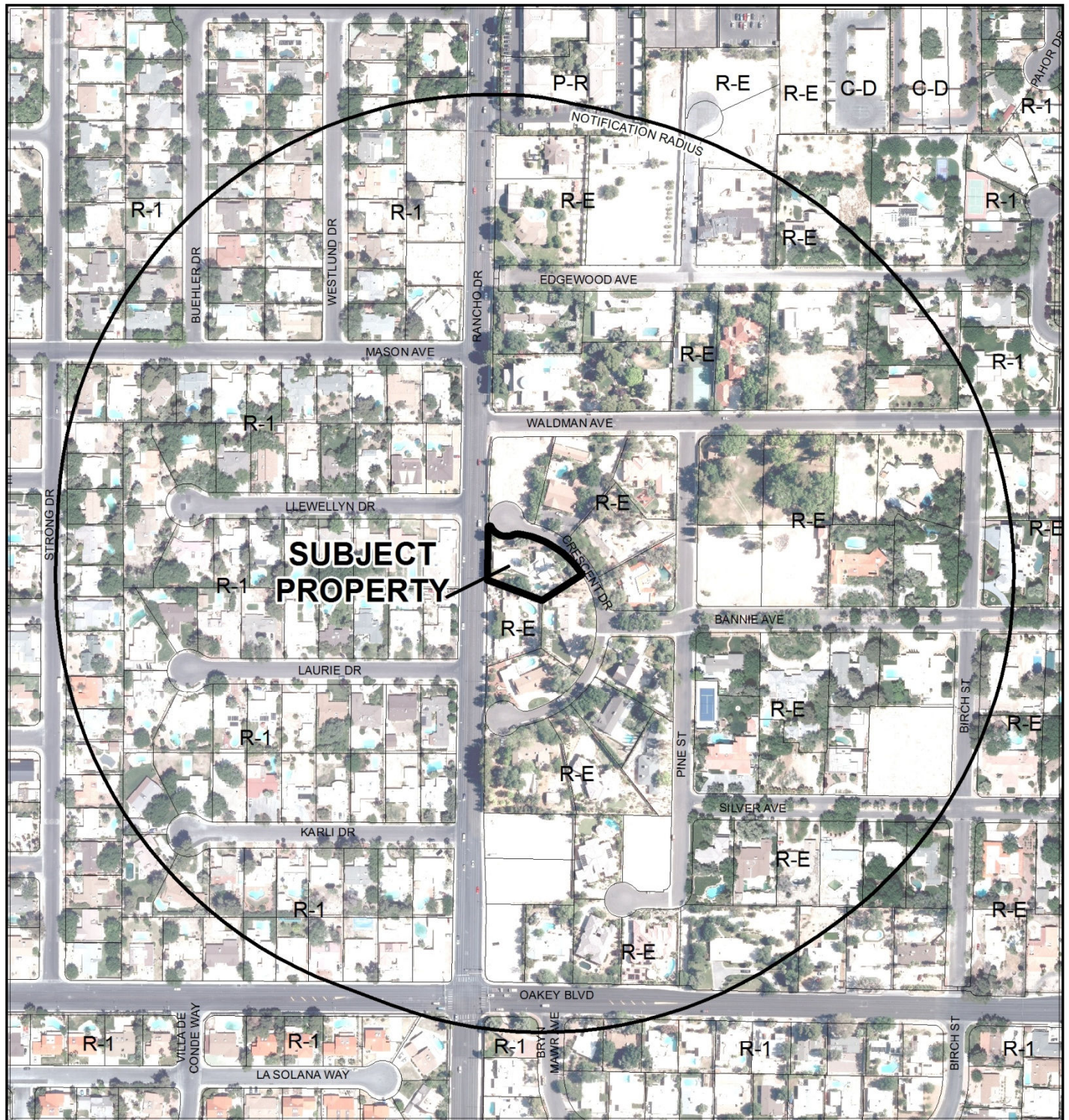


CASE: VAR-52650 (PRJ-52102)

RADIUS: 1000 FEET

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





CASE: VAR-52650 (PRJ-52102)

RADIUS: 1000 FEET

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



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: _____

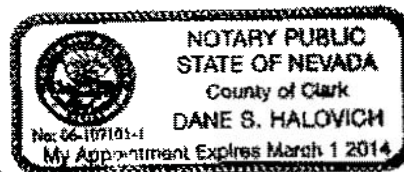
Signature of Property Owner: _____

Print Name: Lynn Holt / Josh Hamilton

Subscribed and sworn before me

This 23 day of December, 2013

[Signature]
Notary Public in and for said County and State



PRJ-52102



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: 8572107373

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: 8572107373

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

Revised 10/27/08

FOR DEPARTMENT USE ONLY

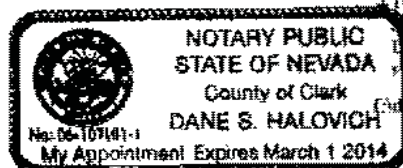
Case # VAR-52650

Meeting Date: 03/11/14 PC

Total Fee: _____

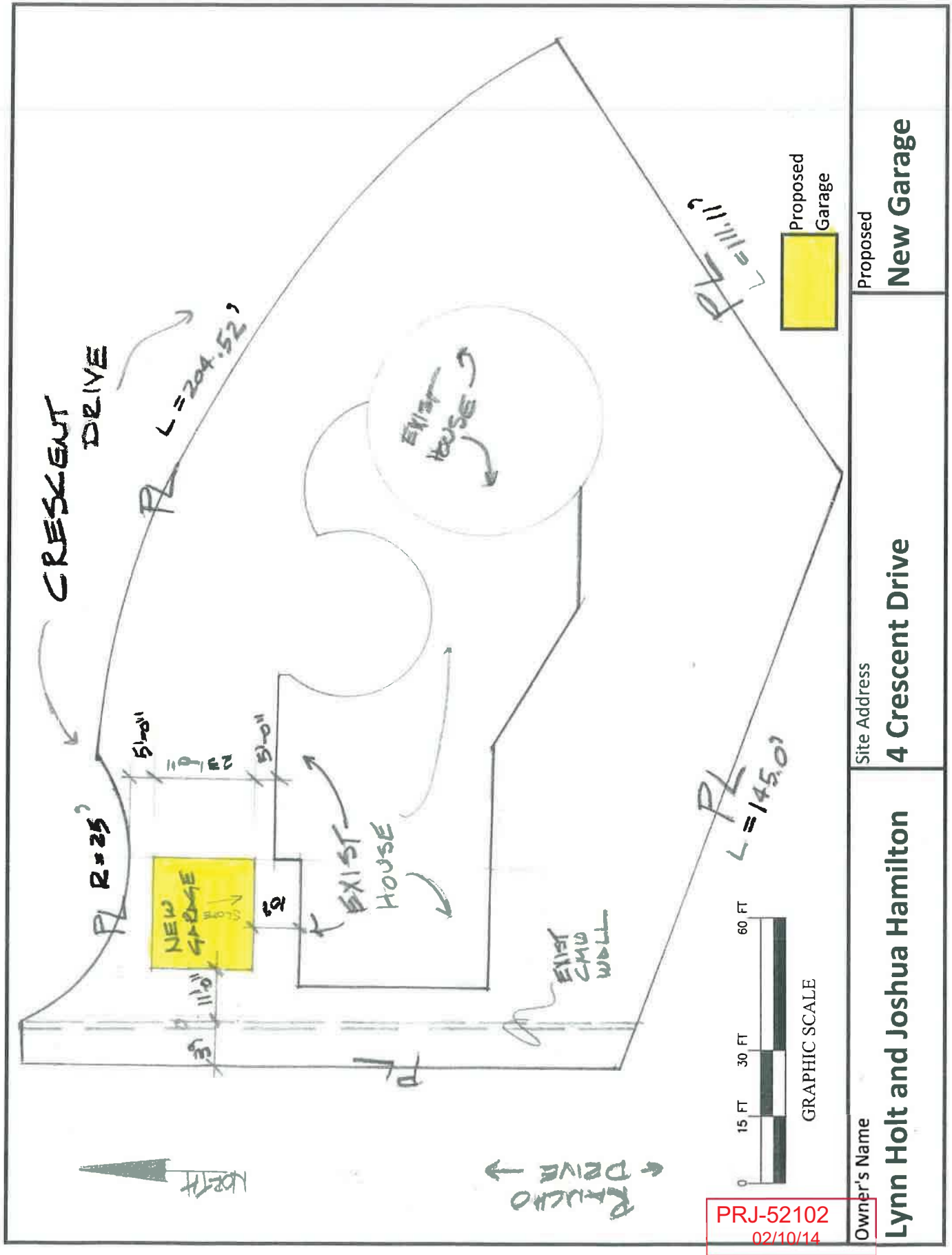
Date Received:*

Received By: _____



The application will not be accepted complete until the subject matter has been reviewed by the Department of Planning for consistency with applicable provisions of the Zoning Ordinance.

File path: Application Packet\Application Form.pdf



PRJ-52102
02/10/14

VAR-52650 - REVISED

REVISIONS	BY

OWNER/BUILDER

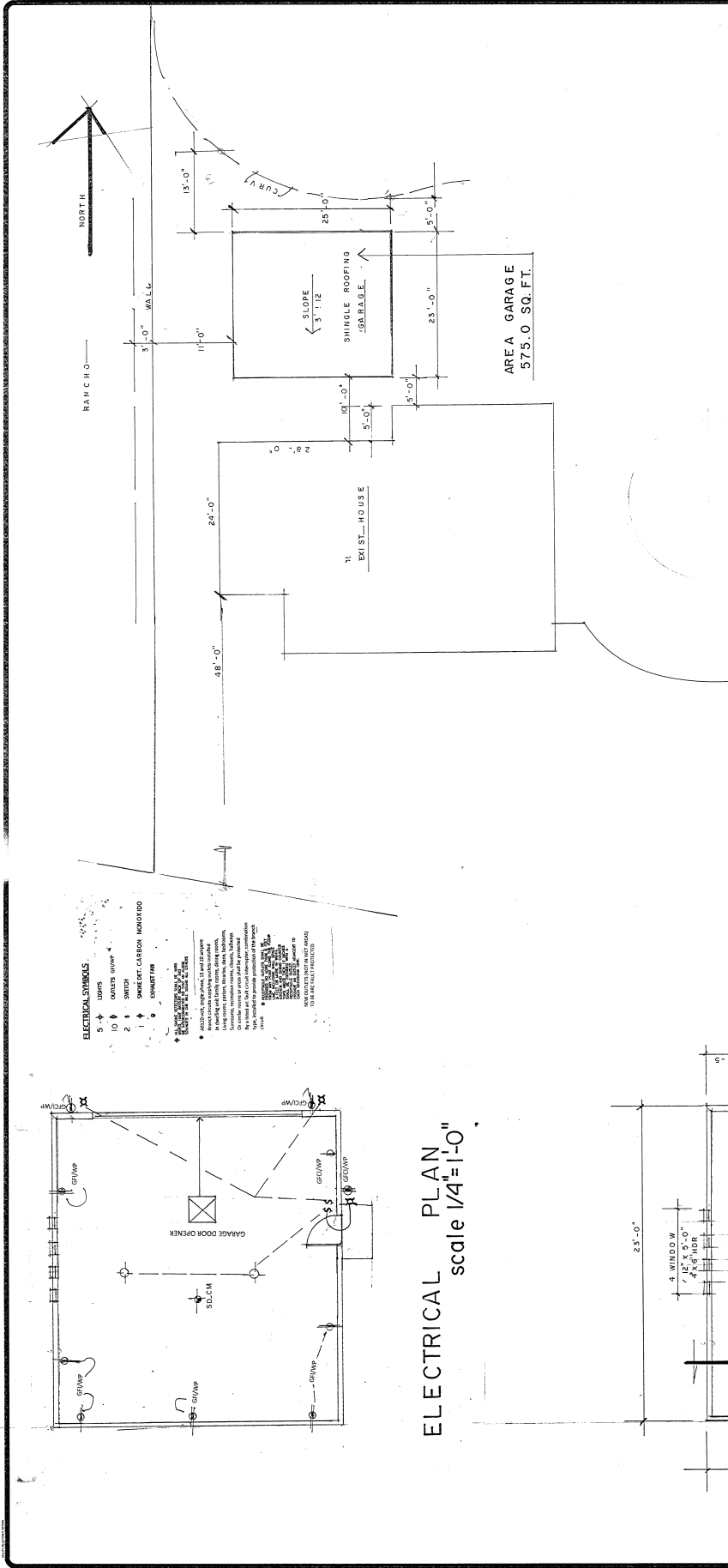
PROPOSED BY: JOSHUA HAMILTON and LYNN HOLT

PROJECT ADDRESS: 4 CRESENT DR

LAS VEGAS, NV 89102

PROPOSED PROJECT: 2 CAR GARAGE

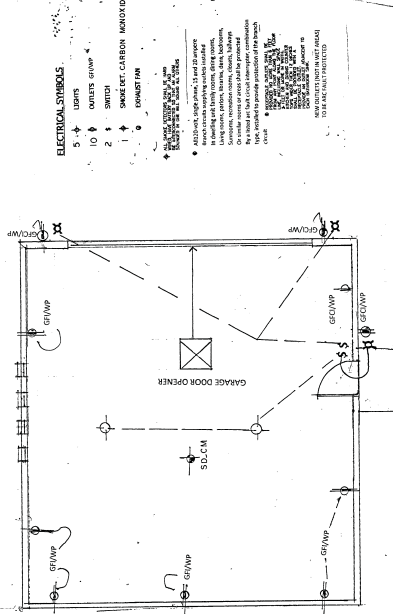
DRAWN	CHECKED	DATE	SHEET
		05-20-13	1



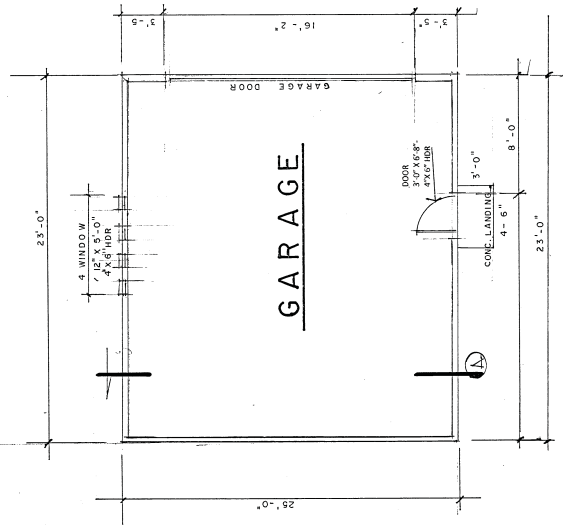
PLOT PLAN
scale 1/8"=1'-0"

VAR-52650

FLOOR PLAN SCALE 1/4"=1'-0"



ELECTRICAL PLAN
scale 1/4"=1'-0"



REVISIONS	BY

OWNER/SUBMITTER

PROPOSED BY: JOSHUA HAMILTON AND LYNN HOLT

PROJECT ADDRESS: 4 CRESCENT DR

LAS VEGAS, NV 89102

PROPOSED PROJECT: 2 CAR GARAGE

DRAWN

CHECKED

DATE

SCALE

JOB NO.

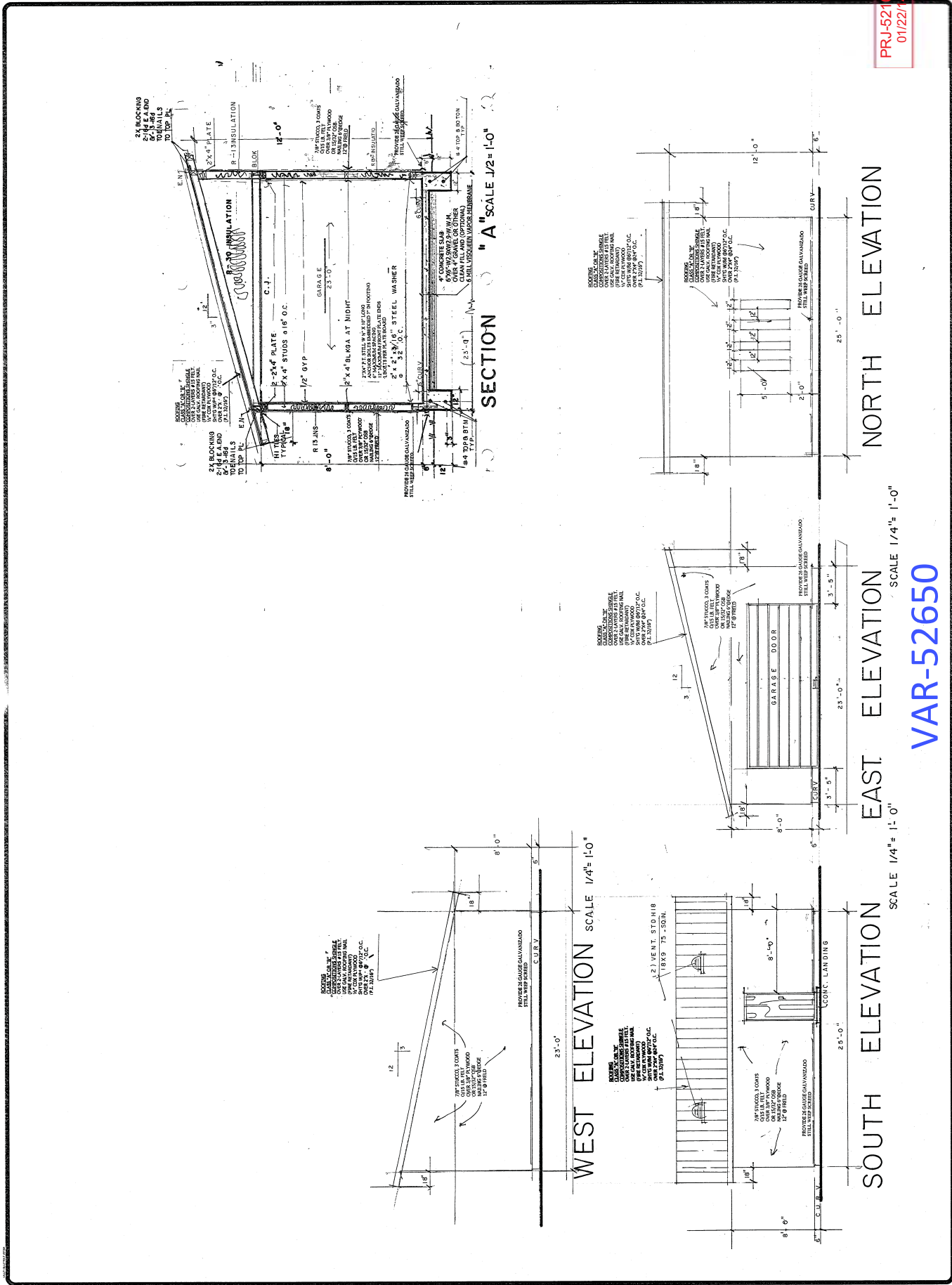
SHEET

01/22/14

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.

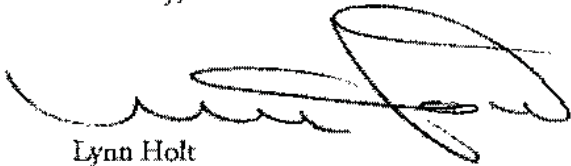
Our lot is located at the end of a cul-de-sac and is shaped in such a way that we cannot build a garage without violating front-yard setback requirements for our lot, which is zoned R-E/Residential Estates. We would like to request a variance to R-E setback requirements to build a garage.

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

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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

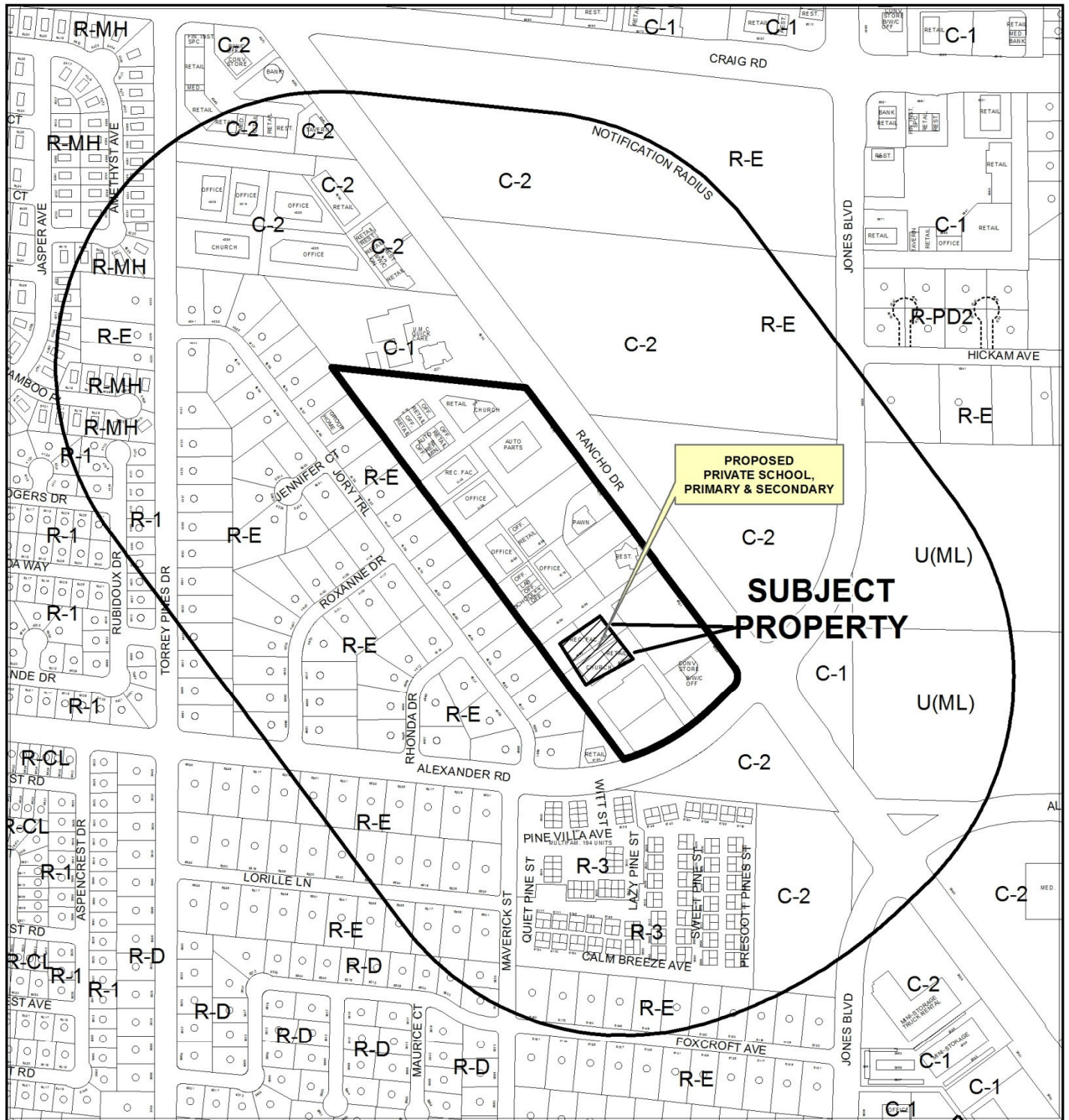
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RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

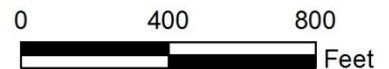
1. Location and Aerial Maps - SUP-52694 and SUP-52696 [PRJ-52039]
2. Conditions and Staff Report - SUP-52694 and SUP-52696 [PRJ-52039]
3. Supporting Documentation - SUP-52694 and SUP-52696 [PRJ-52039]
4. Photos - SUP-52694 and SUP-52696 [PRJ-52039]
5. Justification Letter - SUP-52694 and SUP-52696 [PRJ-52039]

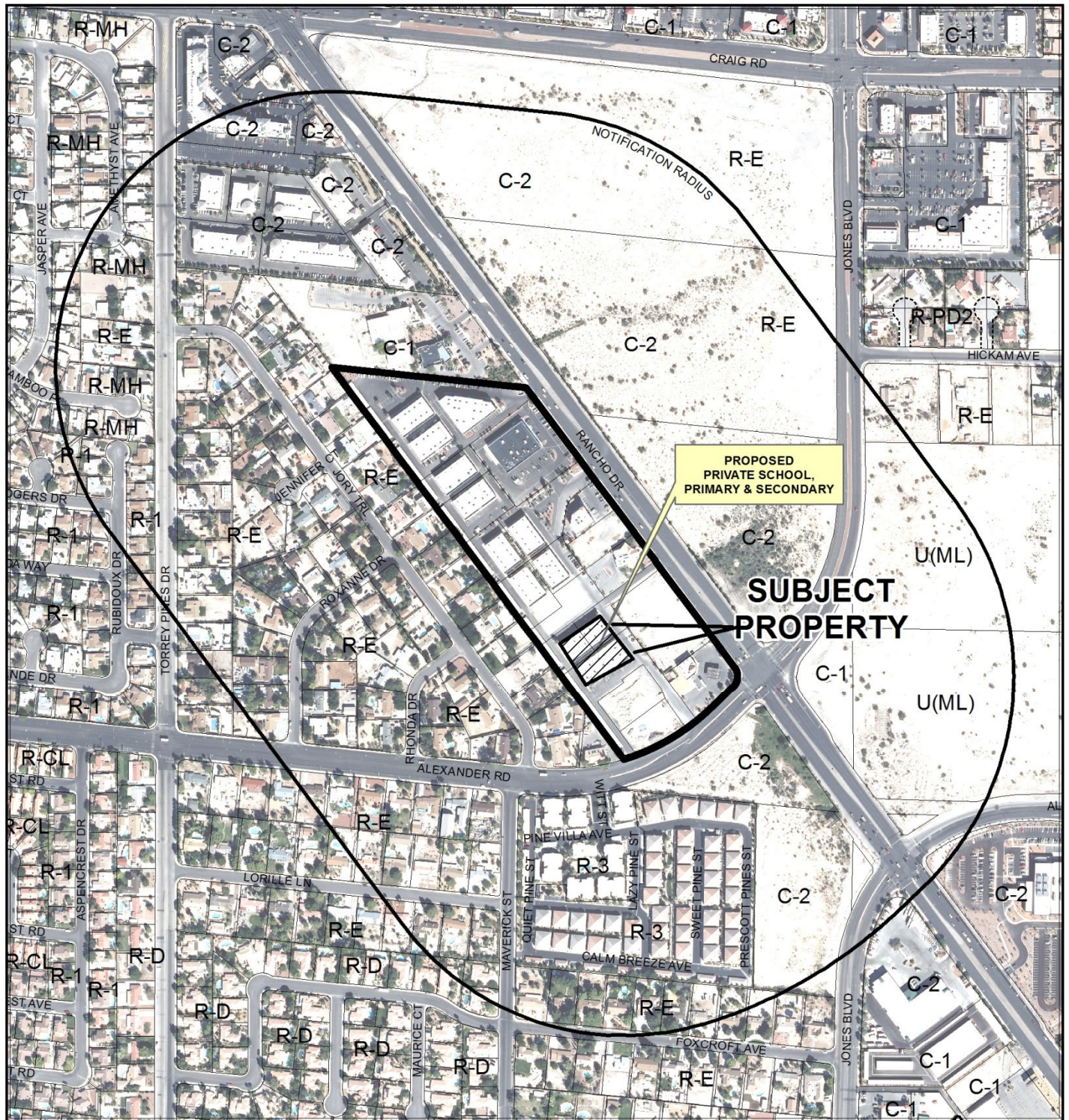


CASE: SUP-52694 AND SUP-52696 (PRJ-52039)

RADIUS: 1000 FEET

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

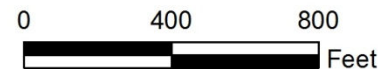




CASE: SUP-52694 AND SUP-52696 (PRJ-52039)

RADIUS: 1000 FEET

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





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: _____

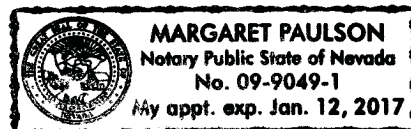
Signature of Property Owner: _____

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 in and for said County and State



Margaret Paulson

county: Clark
 state: Nevada

PRJ-52039



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

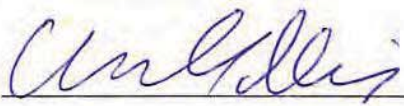
☒ No

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



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: _____

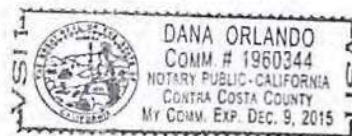
Signature of Property Owner: 

Print Name: Chris Tellis

Subscribed and sworn before me

This 17 day of January, 20 14


Notary Public in and for said County and State



PRJ-52039
01/23/14

**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 School
 Assessor's Parcel #(s): 138-02-814-034 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: 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: nvrch@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.

4

Notary Public in and for said County and State

Revised 10/27/08

**FOR DEPARTMENT USE ONLY**

Case # SUP-52694

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

**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 School
 Assessor's Parcel #(s) 138-02-814-033 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 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 nrich@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* 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.

[Signature]

Notary Public in and for said County and State

**FOR DEPARTMENT USE ONLY**

Case # SUP-52694

Meeting Date: 03/11/14 PC

Total Fee: _____

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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 nrich@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 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

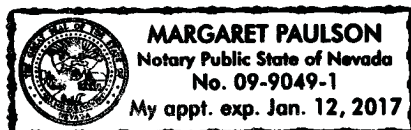
Subscribed and sworn before me

This 14 day of January, 20 14.

Margaret Paulson

Notary Public in and for said County and State CLARK County State Nevada

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case # SUP-52694

Meeting Date: 03/11/14 PC

Total Fee:

Date Received:*

Received By:

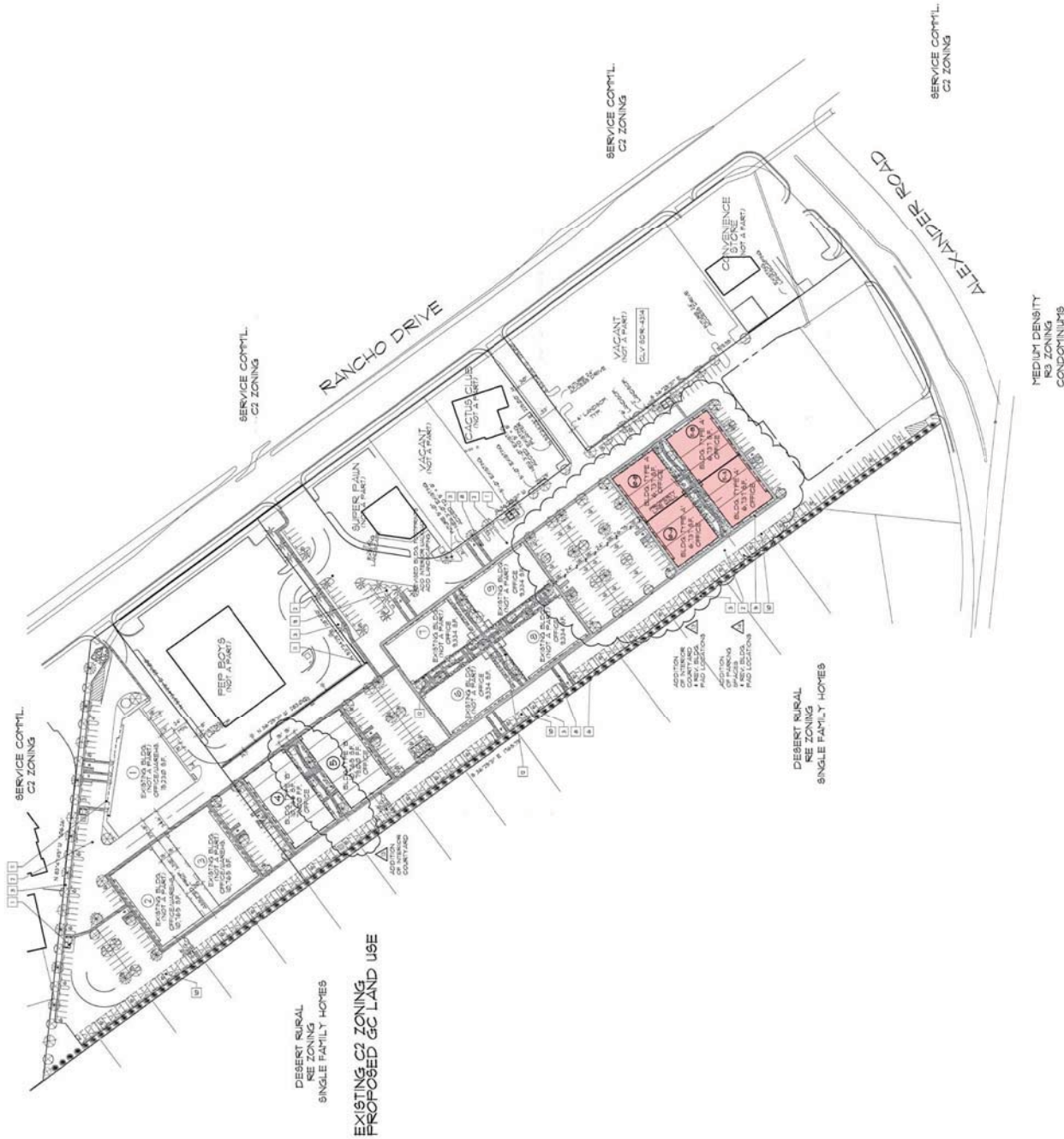
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

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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 (2 PER CLASSRM): 18 SPACES (2@9)	
TOTAL REQUIRED:	87 SPACES



PARKING ANALYSIS
NORTH

FOUNDERS ACADEMY OF LAS VEGAS
LAS VEGAS, NEVADA

DATE: 12.26.2013
SHEET: 3 OF 8

SH PROJECT NO.: 130047

SUP-52694 & SUP-52696 - REVISED

ALL BUILDING AREAS LAND COVERAGE AND PARKING RELATIONS ARE PRELIMINARY AND SUBJECT TO ALL BUILDING AND ZONING REGULATIONS AND ORDINANCES OF THE CITY OF LAS VEGAS.



VICINITY MAP

PRJ-52039
02/04/14
ARCHITECTURE
7200 Peach Drive Suite 216 Las Vegas Nevada 89128
P 702.363.2222 F 702.363.6600 www.ahwarchitect.com



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 (112,256 SF)
BUILDING AREA:	13,474 SF
4039 & 4035:	3,267 SF
4025 (NEW):	16,741 SF
SUBTOTAL:	16,741 SF
4025 (EXISTING):	TOTAL: 10,207 SF
TOTAL:	26,948 SF
SETBACKS:	EXISTING LANDSCAPE: EXISTING
BUILDING COVERAGE:	AREA REQUIRED: EXISTING PROVIDED: EXISTING
F.A.R.	16,741 SF / (FLOOR AREA RATIO): 0.15%
DENSITY:	NA
PARKING PER CLASS (AM):	69 (10/22)
5.1.2 PER CLASS (AM):	8.1 (2/19)
5.1.2 PER CLASS (AM):	18 (9/8/2)
TOTAL REQUIRED:	87
PROVIDED:	74
STANDARD:	74
TOTAL:	78

ALL BUILDING AREAS, LAND COVERAGE AND PARKING TABULATIONS ARE PRELIMINARY AND SUBJECT TO ANY CHANGES THAT MAY BE REQUIRED BY THE CITY OF LAS VEGAS AND ANY OTHER AGENCIES.



VICINITY MAP



SITE PLAN

FOUNDERS ACADEMY OF LAS VEGAS

LAS VEGAS, NEVADA

DATE: 12.26.2013

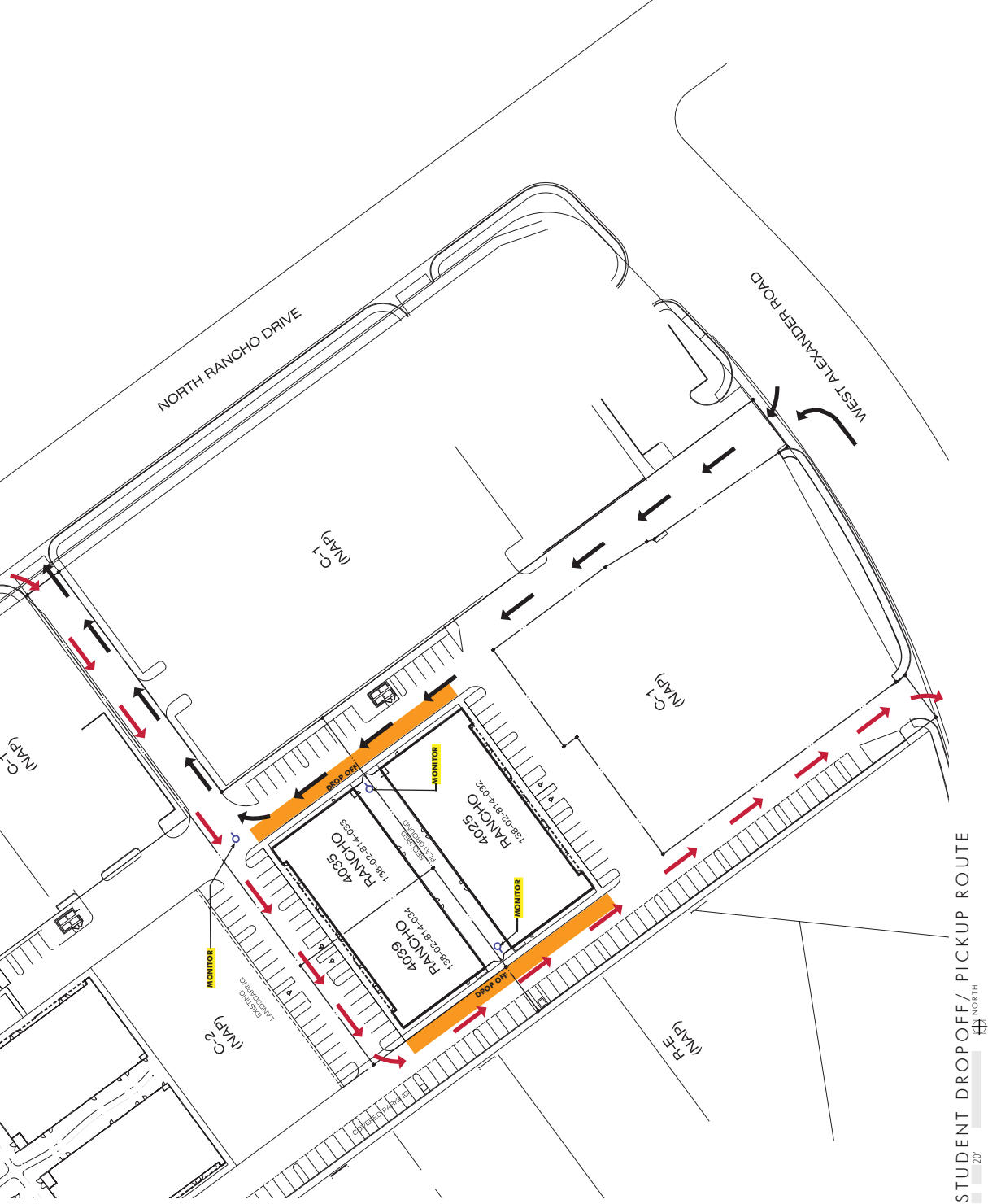
SHEET: 2 OF 7

SH PROJECT NO.: 130047

PRJ-52039
01/23/14

ARCHITECTURE
7250 W. Lake Street, Suite 110, Las Vegas, Nevada 89135
p 702.463.2222 f 702.463.4640 www.sh-architecture.com

SUP-52694 & SUP-52696



FOUNDERS ACADEMY OF LAS VEGAS
LAS VEGAS, NEVADA

DATE: 12.26.2013
SHEET: 3 OF 7
SH PROJECT NO.: 130047

PRJ-52039
01/23/14
SI ARCHITECTURE
7250 West Desert Avenue, Suite 110, Las Vegas, Nevada 89135
p. 702.463.2222 f. 702.463.4640 www.si-architecture.com

SUP-52694 & SUP-52696



EXISTING
LANDSCAPING



EXISTING
PERIMETER WALL

NOTE: ALL EXISTING
LANDSCAPING
TO REMAIN
UNALTERED.



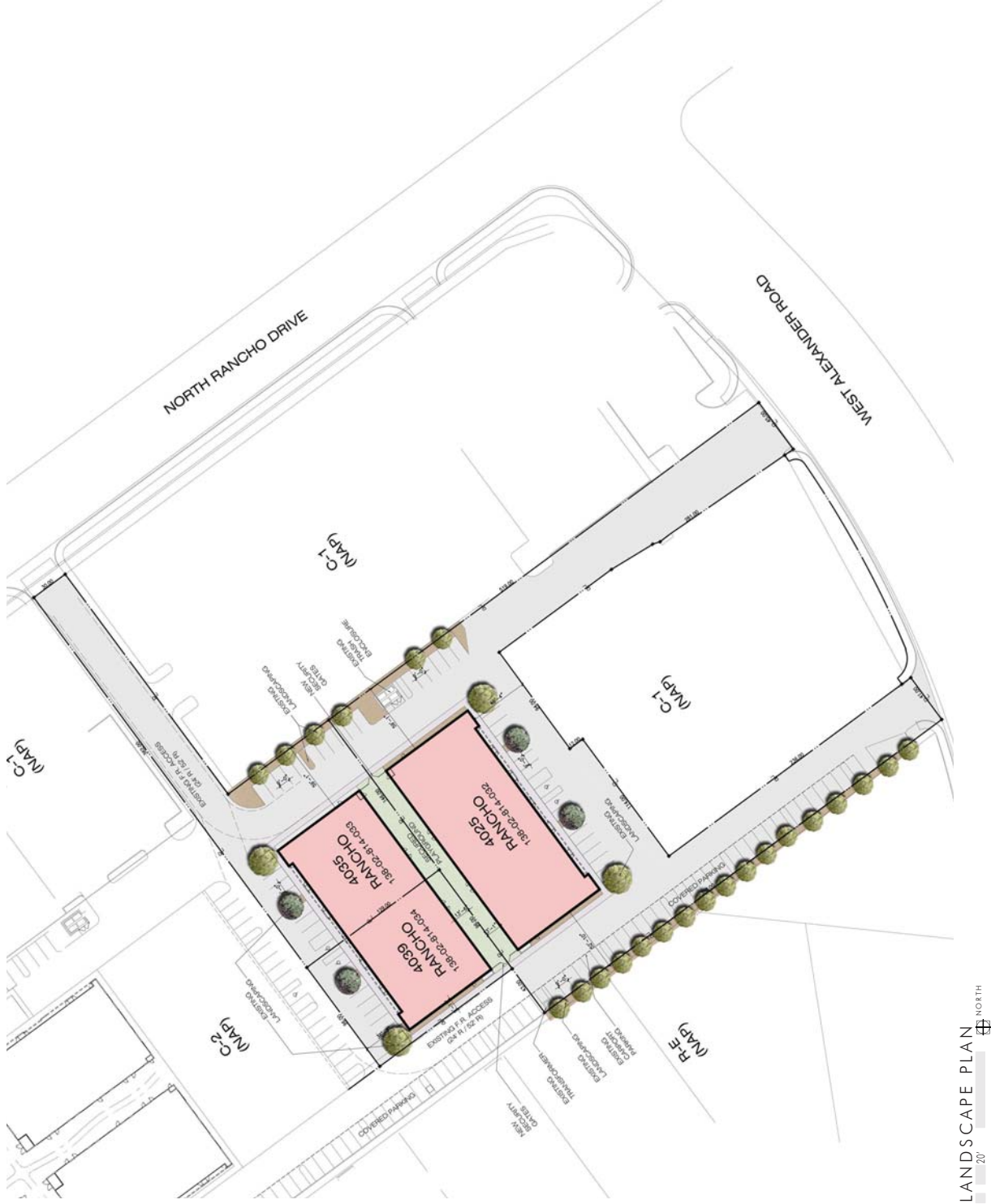
FOUNDERS ACADEMY OF LAS VEGAS
LAS VEGAS, NEVADA

DATE: 12.26.2013
SHEET: 4 OF 7

SH PROJECT NO.: 130047

ZONING

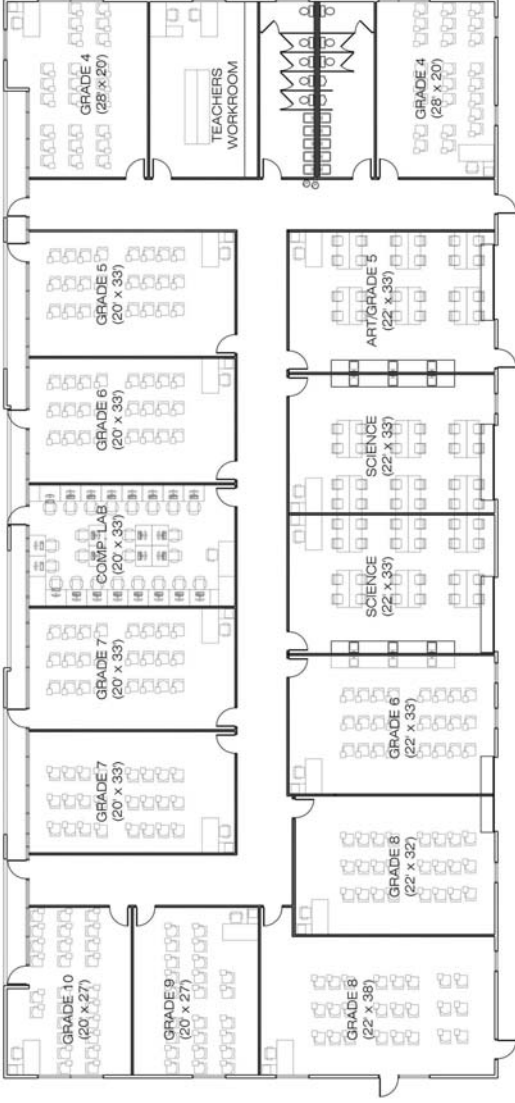
SUP-52694 & SUP-52696



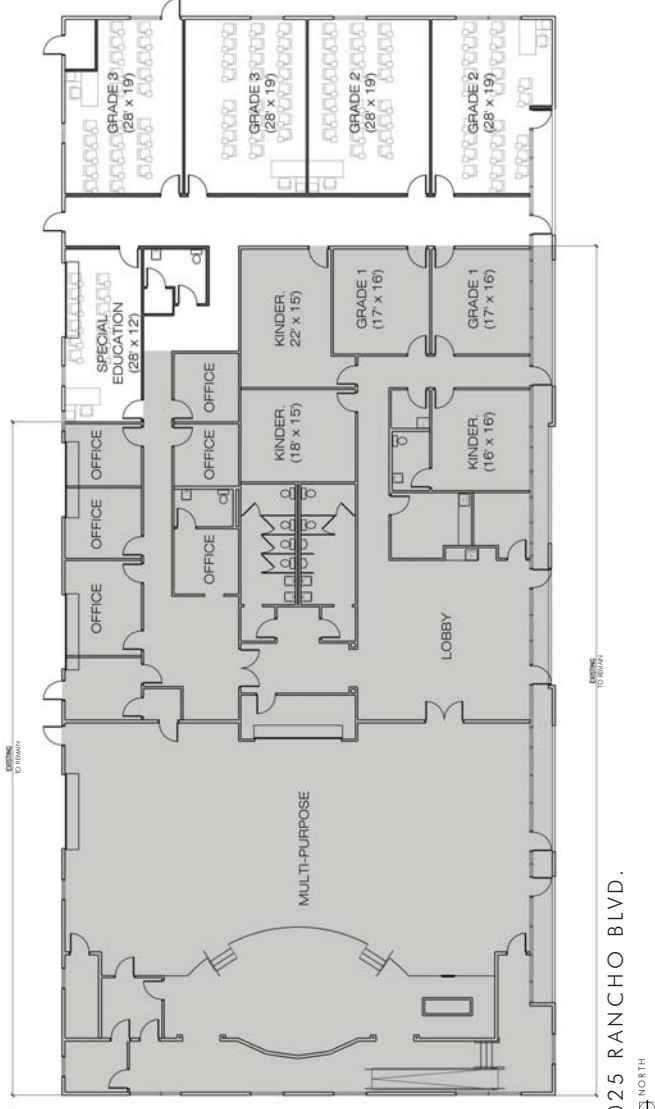


PLAN DATA

BUILDING AREA:	13,474 SF
4039 & 4035 (NEW):	3,267 SF
4035 (NEW):	16,741 SF
SUBTOTAL:	20,008 SF
4035 EXISTING:	10,207 SF
TOTAL:	30,215 SF
CLASSROOMS:	23
K-5:	23
TOTAL REQUIRED:	25
OCCUPANT LOAD (MAX):	16,741 SF (1,200):
	837 OCCUPANTS



FLOOR PLAN - 4039 & 4035 RANCHO BLVD



FLOOR PLAN - 4025 RANCHO BLVD.

FOUNDERS ACADEMY OF LAS VEGAS
LAS VEGAS, NEVADA

DATE: 12.26.2013

SHEET: 5 OF 7

SH PROJECT NO.: 130047

PRJ-52039
01/23/14

ARCHITECTURE
7250 W. DOWD BLVD. 110, LAS VEGAS, NEVADA 89135
P. 702.463.3222 F. 702.463.4040 WWW.AH-ARCHITECTURE.COM

SUP-52694 & SUP-52696



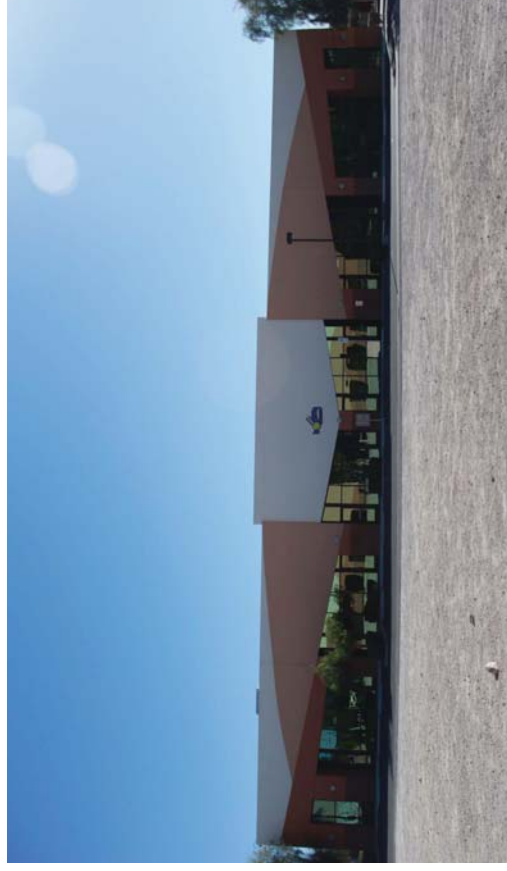
4035/4039 RANCHO - WEST ELEVATION (EXISTING)



4035/4039 RANCHO - SOUTH ELEVATION (EXISTING)



4035/4039 RANCHO - EAST ELEVATION (EXISTING)



4035/4039 RANCHO - NORTH ELEVATION (EXISTING)



FOUNDERS ACADEMY OF LAS VEGAS
LAS VEGAS, NEVADA

ZONING
DATE: 12.26.2013

SHEET: 7 OF 7

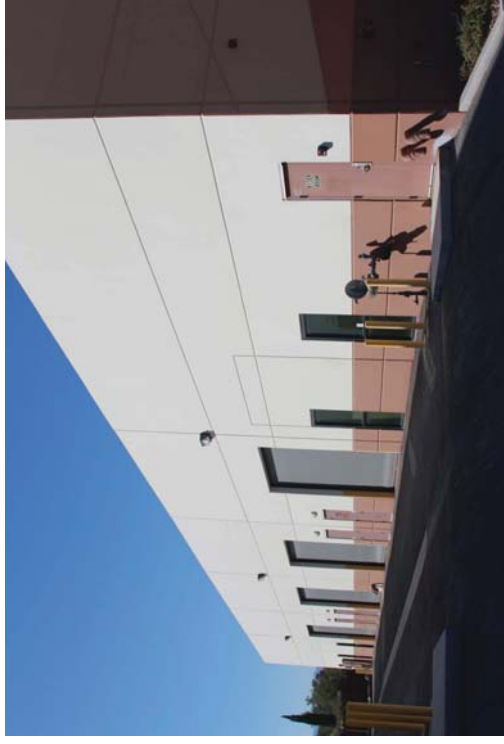
SH PROJECT NO.: 130047

PRJ-52039
01/23/14
S
ARCHITECTURE
7250 W. Desert Inn Rd., Suite 110, Las Vegas, Nevada 89135
p 702.463.2222 f 702.463.4640 www.sh-architecture.com

SUP-52694 & SUP-52696



4025 RANCHO - WEST ELEVATION (EXISTING)



4025 RANCHO - NORTH ELEVATION (EXISTING)



4025 RANCHO - EAST ELEVATION (EXISTING)



4025 - SOUTH ELEVATION (EXISTING)

FOUNDERS ACADEMY OF LAS VEGAS
LAS VEGAS, NEVADA

DATE: 12.26.2013
SHEET: 6 OF 7

SH PROJECT NO.: 130047

PRJ-52039
01/23/14
S
ARCHITECTURE
7250 W. DOWD BLVD. 110, LAS VEGAS, NEVADA 89135
P 702.463.2222 F 702.463.4640 www.sh-architecture.com

SUP-52694 & SUP-52696

SUPs 52694 & 52696
Founder's Academy of Las Vegas

4025, 4035 & 4039 Rancho Drive

Proposed 500 student private school.

Existing Use

	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	OFFICE PARK [1000 SF]	26.948	11.42	308
AM Peak Hour			1.71	46
PM Peak Hour			1.48	40

Proposed Use

	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	PRIVATE SCHOOL, K-12 [STUDENTS]	500	2.48	1,240
AM Peak Hour			0.81	405
PM Peak Hour			0.17	85

Net Change

	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	PRIVATE SCHOOL, K-12 [STUDENTS]	500	2.48	932
AM Peak Hour			0.81	359
PM Peak Hour			0.17	45

Existing traffic on all nearby streets:

Rancho Drive

Average Daily Traffic (ADT)	29,219
PM Peak Hour (heaviest 60 minutes)	2,338

Alexander Rd/Jones Rd (north)

Average Daily Traffic (ADT)	9,925
PM Peak Hour (heaviest 60 minutes)	794

Alexander Rd/Jones Rd (south)

Average Daily Traffic (ADT)	6,113
PM Peak Hour (heaviest 60 minutes)	489

Traffic Capacity of adjacent streets:

Adjacent Street ADT Capacity

Rancho Drive	51,800
Alexander Rd/Jones Rd (north)	34,500
Alexander Rd/Jones Rd (south)	34,500

SUP-52694 & SUP-52696

This project is expected to increase traffic on Rancho Dr., Alexander Rd. & Jones Rd. by about 932 trips per day. Currently, Rancho is at about 56 percent of capacity, Alexander/Jones (north) is at about 29 percent of capacity and Alexander/Jones (south) is at about 18 percent of capacity. With this project, Rancho is expected to be at about 58 percent of capacity, Alexander/Jones (north) to be at about 31 percent of capacity and Alexander/Jones (south) to be at about 20 percent of capacity.

Based on Peak Hour use, this project will increase traffic by about 359 trips in the peak hour, or about six every minute.

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



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



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

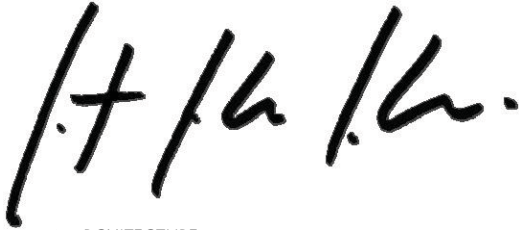
John V. Anderson, AIA Curt John Carlson, AIA Mark McGinty, RD John Sawdon, AIA

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 the address or phone number above.

Sincerely,

A handwritten signature in black ink, appearing to read 'C. Carlson', with a stylized flourish at the end.

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

FOUNDERS ACADEMY OF LAS VEGAS

"Education in the footsteps of the Founders"

PRJ-52039
01/23/14

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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

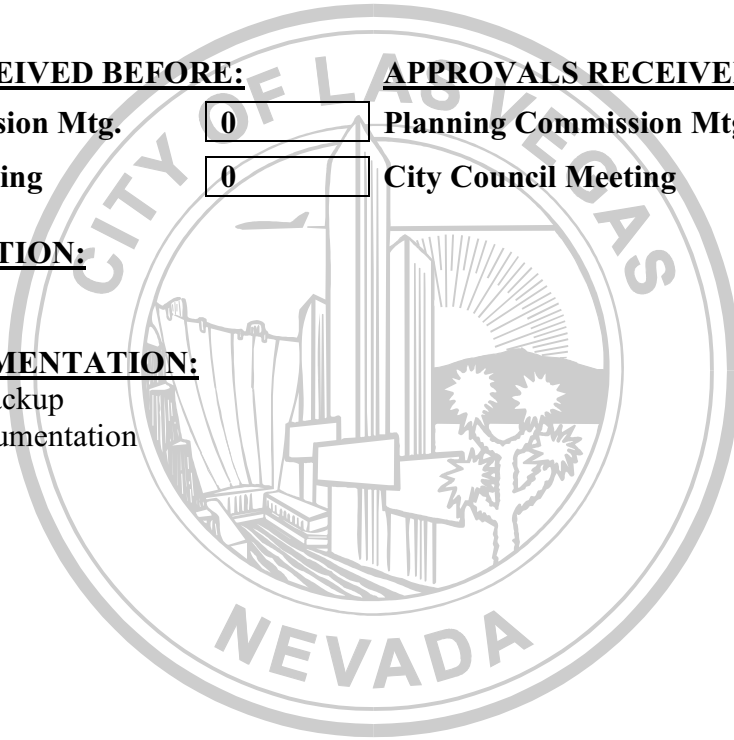
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RECOMMENDATION:

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: _____

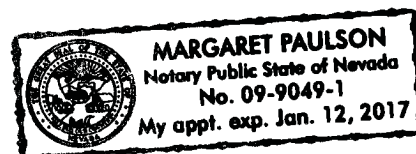
Signature of Property Owner: _____

Dorothy C. Lappin-Hall
Dorothy C. Lappin-Hall, Manager of
Print Name: Rock Slide, LLC, Manager of 4025 Rancho LLC

Subscribed and sworn before me

This 14 day of January, 2014

Margaret Paulson
Notary Public in and for said County and State



county - Clark
state - Nevada

Margaret Paulson

PRJ-52039



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



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

[Signature]
Notary Public in and for said County and State



PRJ-52039
01/23/14



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 nvrch@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

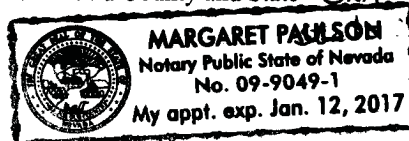
I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or 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: Margaret Paulson
 * 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

Revised 10/27/08



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.

PRJ52039
03/23/14
\\dept\Application Packet\Application Form.pdf

**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 School
 Assessor's Parcel #(s): 138-02-814-033 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: 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: nrich@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* [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, 2014

[Signature]

Notary Public in and for said County and State

**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.



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 School
 Assessor's Parcel #(s): 138-02-814-034 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: 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: nrich@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* 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

Revised 10/27/08

**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.

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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:**

Planning Commission Mtg.

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

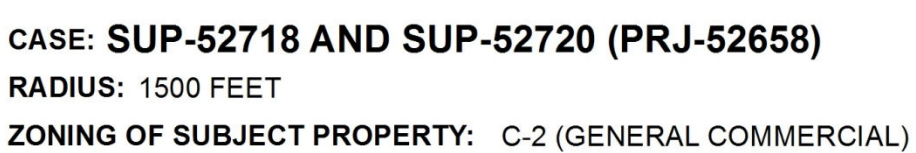
City Council Meeting

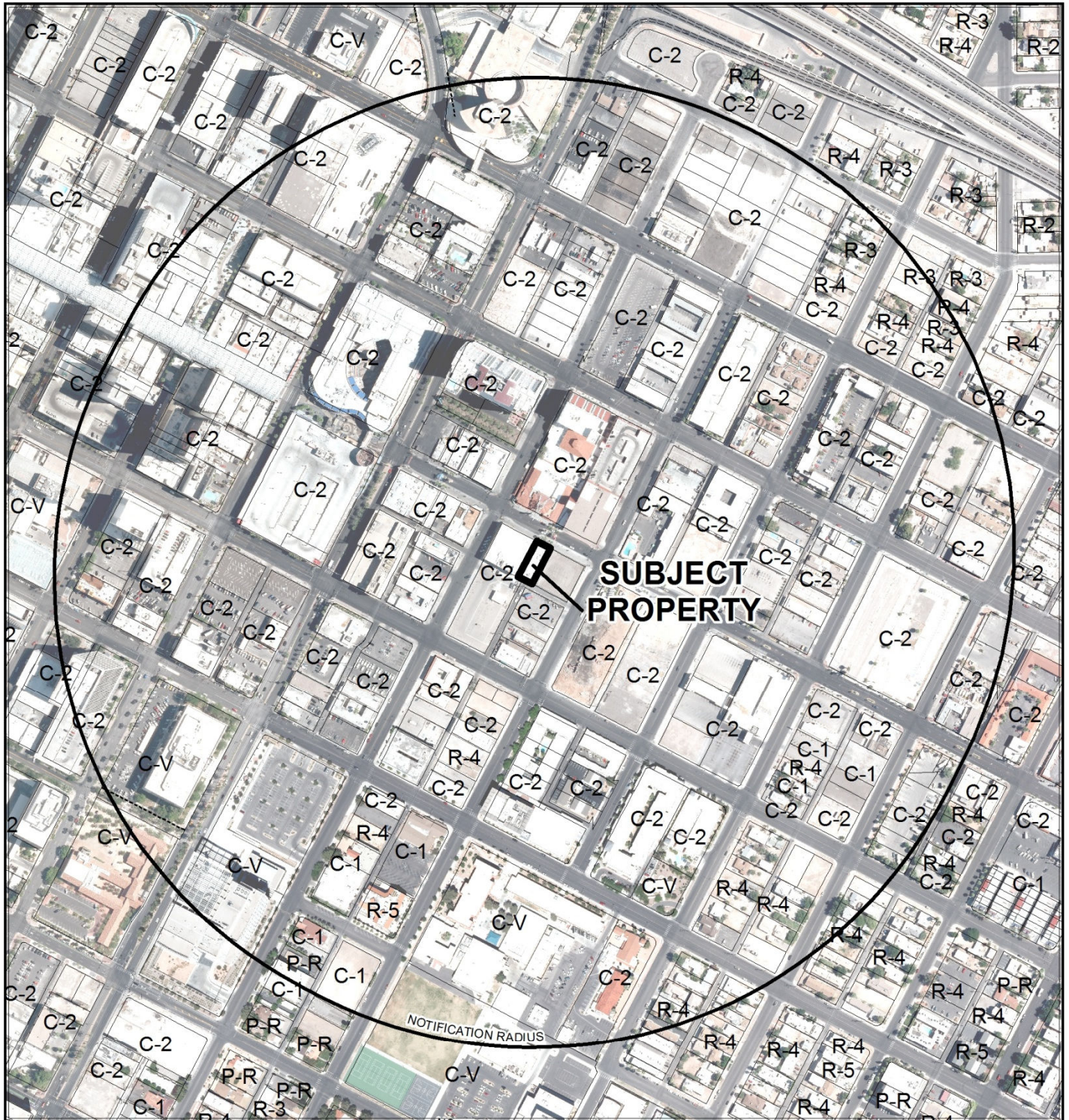
RECOMMENDATION:

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]

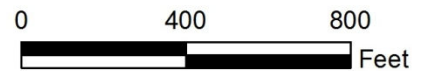




CASE: SUP-52718 AND SUP-52720 (PRJ-52658)

RADIUS: 1500 FEET

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





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



GIS maps are normally produced only to meet the needs of the City and are not intended for legal use. 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

Darlene A. Nepp-Rock
Notary Public in and for said County and State





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 _____



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.

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VICINITY MAP



LOCATION MAP

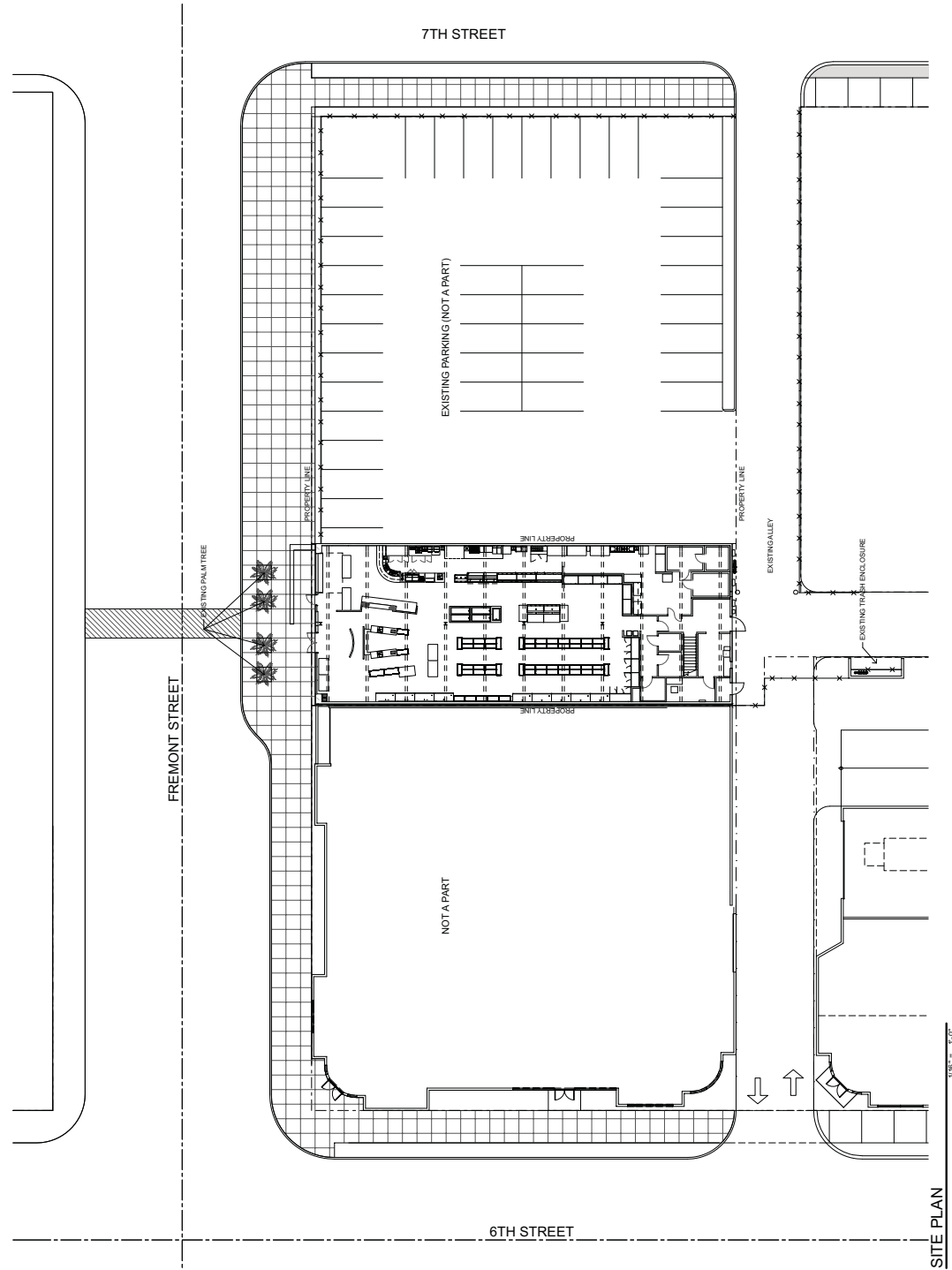
Site and Project Information

SITE DATA

PARCEL NUMBER: 139-34-611-019
JURISDICTION: CITY OF LAS VEGAS - 8101
GENERAL ZONING: GENERAL COMMERCIAL DISTRICT (C-2)
PROPOSED USE: GROCERY STORE WITH CAFE
SITE AREA: 0.5 ACRES
MAX HEIGHT: 20' 11"

BUILDING INFORMATION

2009 INTERNATIONAL BUILDING CODE
OCCUPANCY: YES
FIRE SPRINKLERS PROVIDED: YES
TOTAL SQUARE FOOTAGE: 4,287 SF
TOTAL SQUARE FOOTAGE: 4,287 SF
TOTAL SQUARE FOOTAGE: 4,287 SF



PRJ-52720
01/23/18
DR 100

SITE PLAN
01.16.14
Schematic Design Presentation

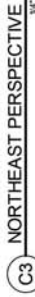
611 Fremont
Site Development Review
611 Fremont Street
Las Vegas, Nevada
89101

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

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APTUS
1000 W. Sahara Ave., Suite 200
Las Vegas, NV 89104
P: 702.330.0000
F: 702.330.0001

SUP-52718 & SUP-52720





611 Fremont

Site Development Review
611 Fremont Street
Las Vegas, Nevada
89101

ELEVATIONS

PRJ-52658
01/23/14

SDR104

ELEVATIONS

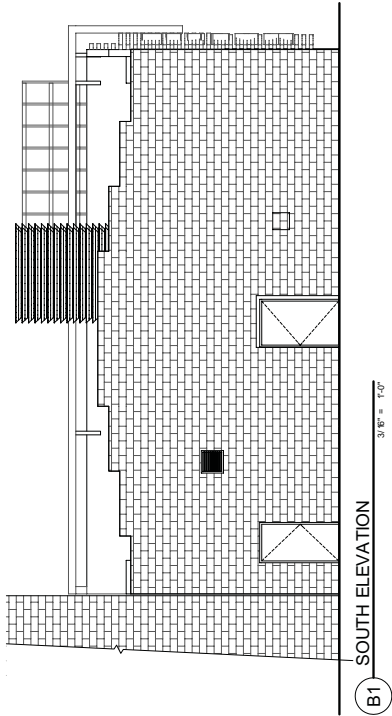
Site Design Reviews

13-104 411 Fremont

SUP-52718 & SUP-52720

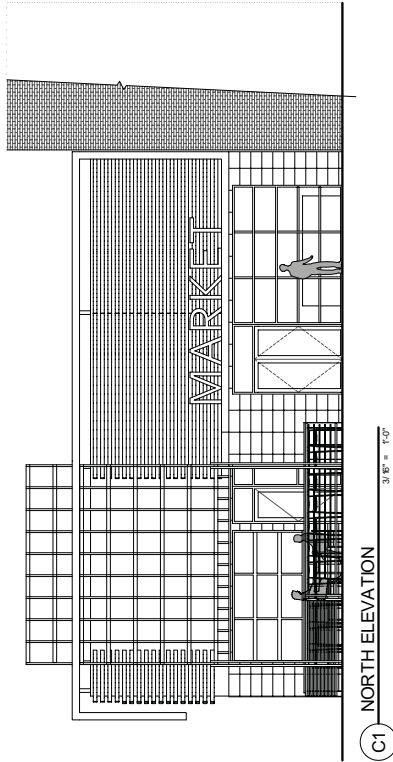
Copyright 2014 © by APTUS
APTUS
 1300 South 4th Street
 Suite 206
 Las Vegas, Nevada 89104
 P 702.839.1200
 F 702.839.1213

[https://www.scribd.com/document/433306488/Pt-1-1-G1104-@1-50-RP](#), #Last saved by



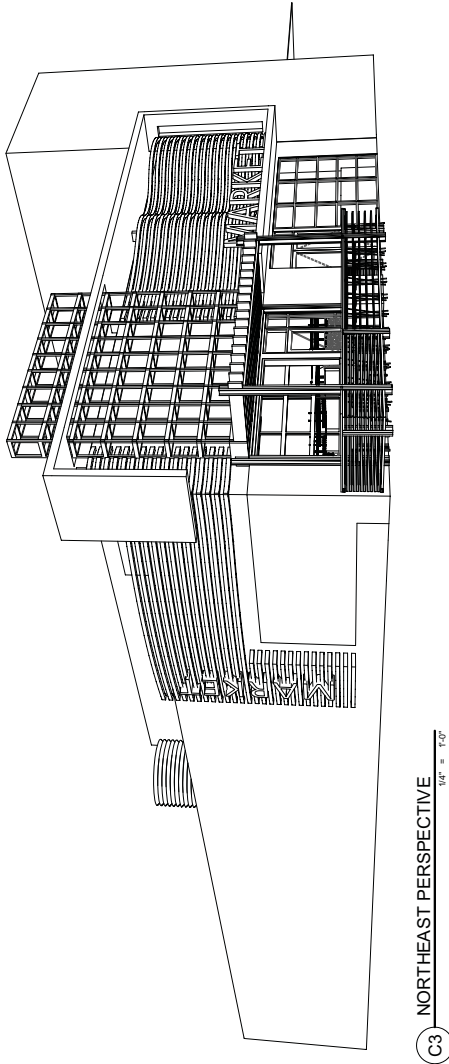
B1 SOUTH ELEVATION

3/8" = 1'-0"



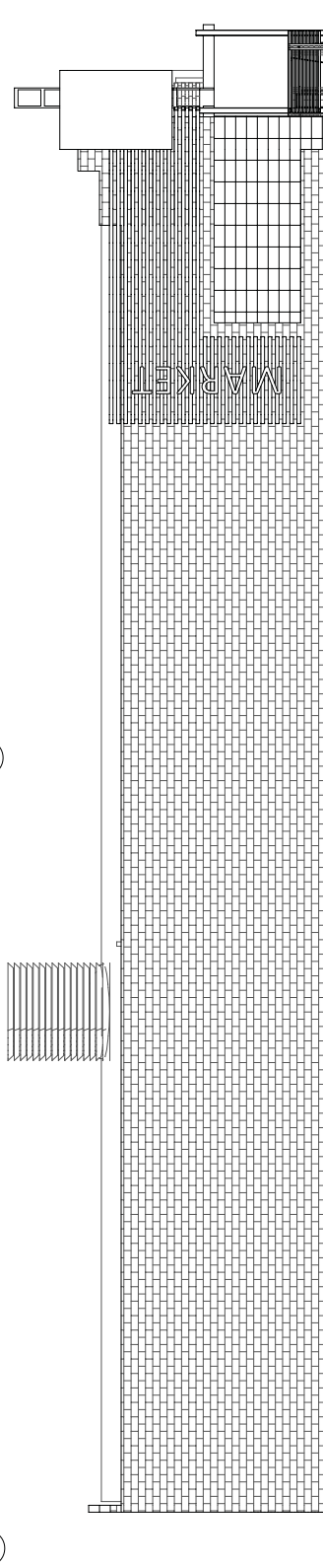
C1 NORTH ELEVATION

3/8" = 1'-0"



C3 NORTHEAST PERSPECTIVE

1/4" = 1'-0"



D1 EAST ELEVATION

3/8" = 1'-0"

611 Fremont

Site Development Review
611 Fremont Street
Las Vegas, Nevada
89101

Copyright 2018 by APTUS

APTUS

1000 West 10th Street
Las Vegas, NV 89101
P: 702.330.1000
F: 702.330.1001

ELEVATIONS

PRJ-52720

01/23/18

SDR104

13.104.411 Fremont

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

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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

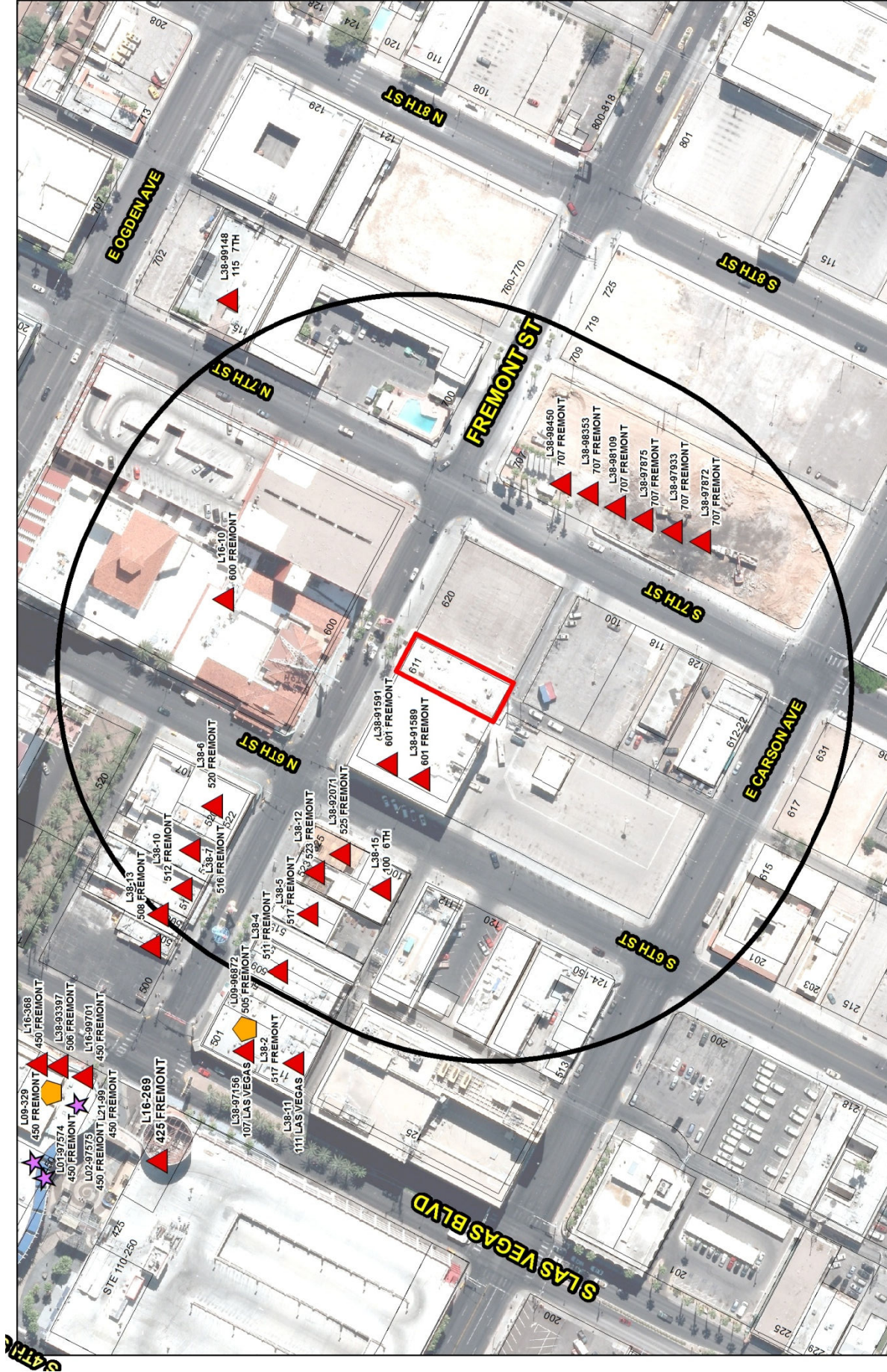
RECOMMENDATION:

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

Beer/Wine/Cooler
On-Sale

Restaurant With Liquor/
Restaurant With Service Bar/
Beer Wine Room/
Ancillary Brew Pub

Business Licenses

Tavern

Protected Uses

RELIGIOUS
CITY PARKS
SCHOOLS
Child Care/
Children Facility

Subject Property
400 foot buffer



GIS maps are normally produced
only to meet the needs of the City
and are not intended for legal activity
Date: 1/27/2014
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: _____

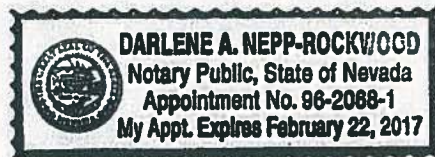
Signature of Property Owner: _____

Print Name: Richard Sturman

Subscribed and sworn before me

This 22 day of January, 20 14

Darlene A. Nepp-Rockwold
Notary Public in and for said County and State





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* [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.

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

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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

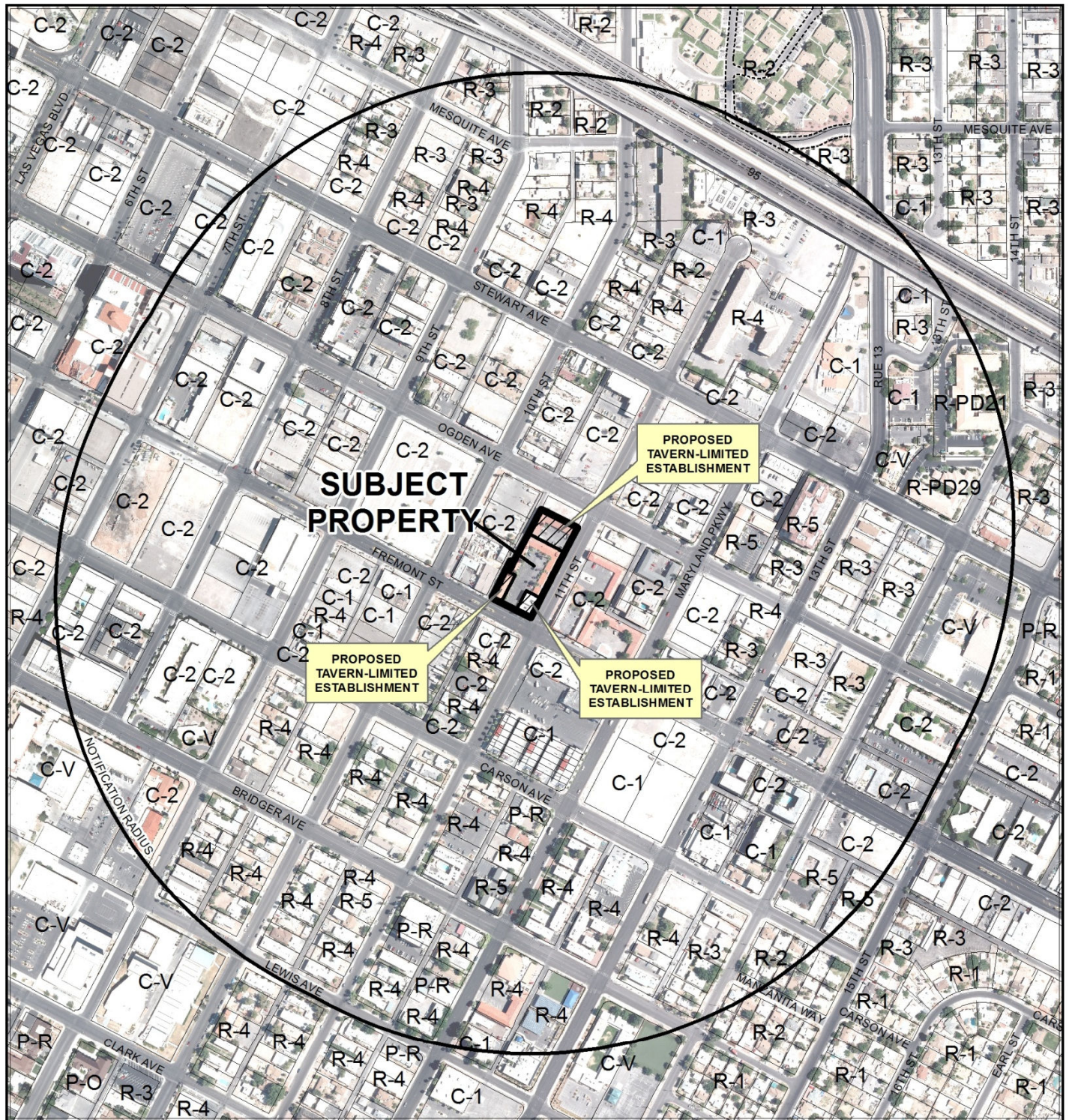
RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

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

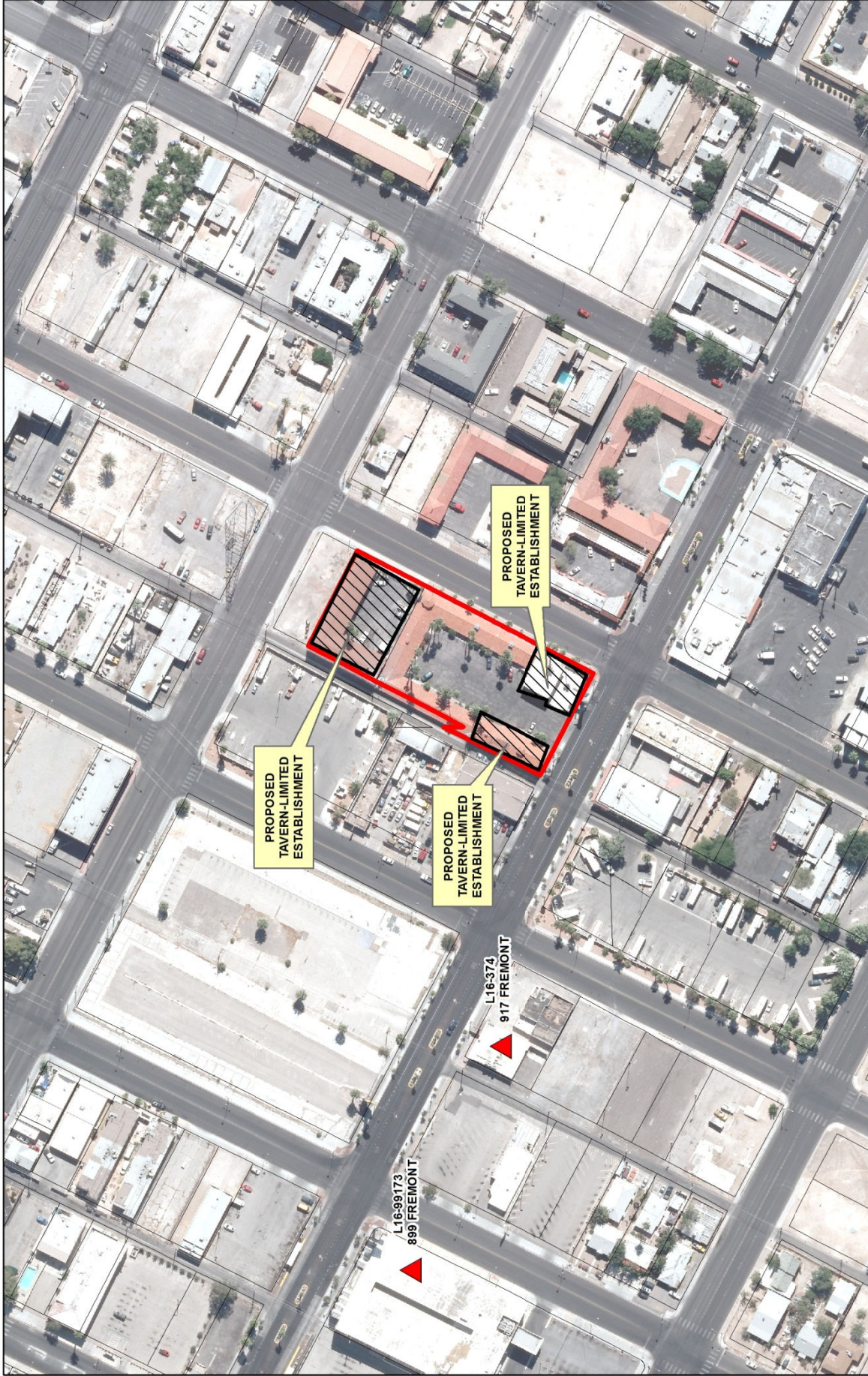




CASE: SUP-52709 (PRJ-52610)

RADIUS: 1500 FEET

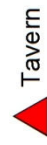
ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)



SUP-52709 (PRJ-52610)

Tavern-Limited Establishment

Business Licenses



Protected Uses

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Child Care/ Children Facility



GIS maps are normally produced for informational purposes only. 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: _____

Print Name: Mikki Hartman

Subscribed and sworn before me

This 22ND day of January, 2014

Darlene A. Nepp-Rockwood
Notary Public in and for said County and State



Mikki Hartman
Mikki Hartman
Deputy in fact Under
Power of Attorney dated
12/24/13



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 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 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* See POA

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

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

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 applicable sections of the Zoning Ordinance.

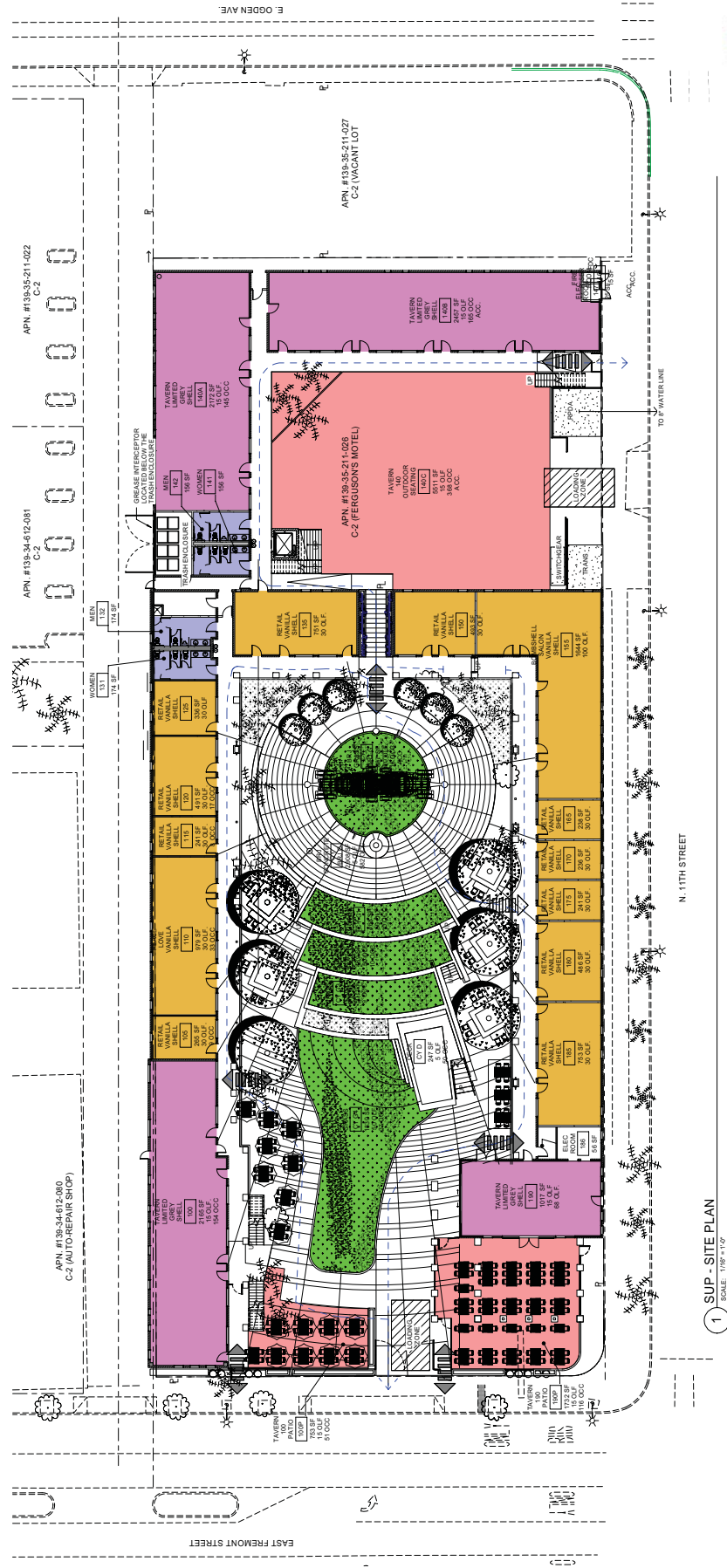
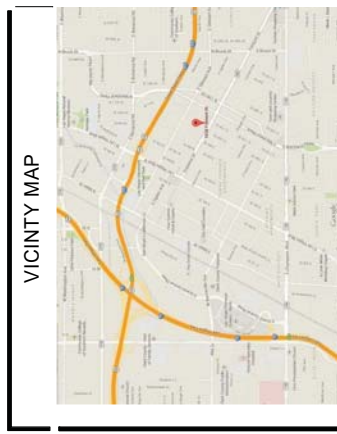
F:\depot\Application Packet\Application Form.p

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)	5,511 S.F.	386 OCC.
	TOTAL	10,140 S.F.	673 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)	7,611 S.F.	532 OCC.
	GROSS A-2 (F&B TAVERN LIMITED OUTDOOR PATIO)	7,998 S.F.	535 OCC.

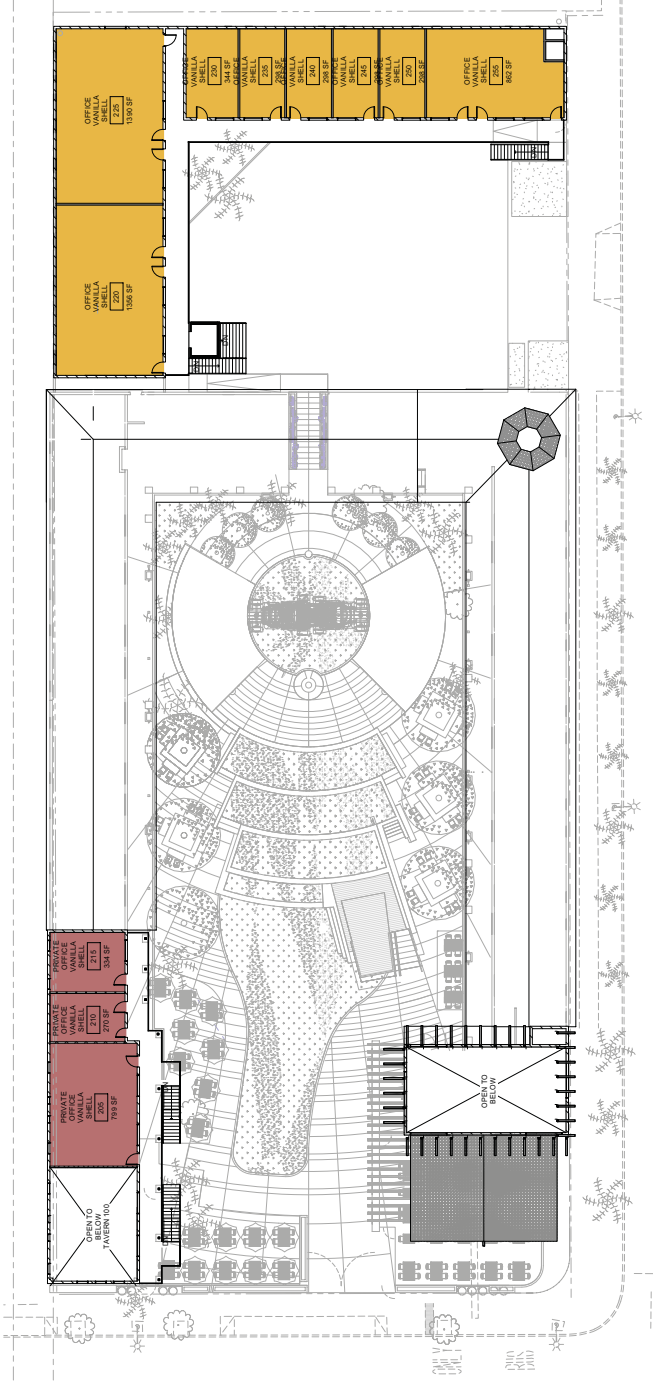
SUITE	RETAIL	SQUARE FT.	OCCUPANT
#105, 110, 115, 120, 125, 175, 180, 185	M-1 (RETAIL)	7,554 S.F.	252 OCC.
	B-1 (OFFICE)	4,537 S.F.	46 OCC.
	B-1 (PRIVATE OFFICE)	630 S.F.	7 OCC.
	PUBLIC OUTDOOR PLAZA	12,721 S.F.	
**TITLE IS PARKING REQUIREMENT - NOT APPLICABLE			
TOTAL		50,768 S.F.	1,250 SF
TOTAL PARKING PROVIDED		0.83 ACRE	0 P.S.
APN #139-35-211-025		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.	



SITE PLAN

1028 FREMONT STREET
LAS VEGAS, NV. 89101)WN

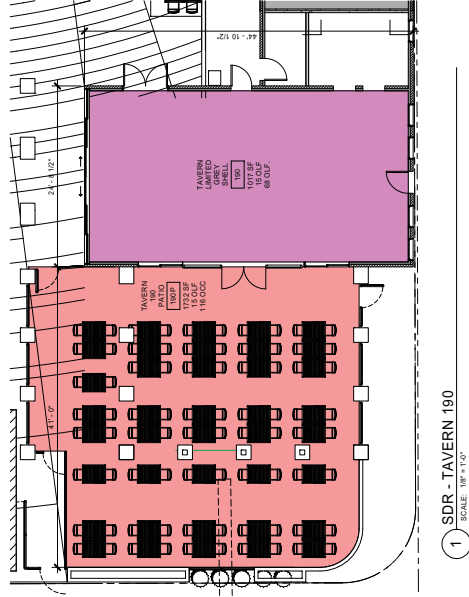
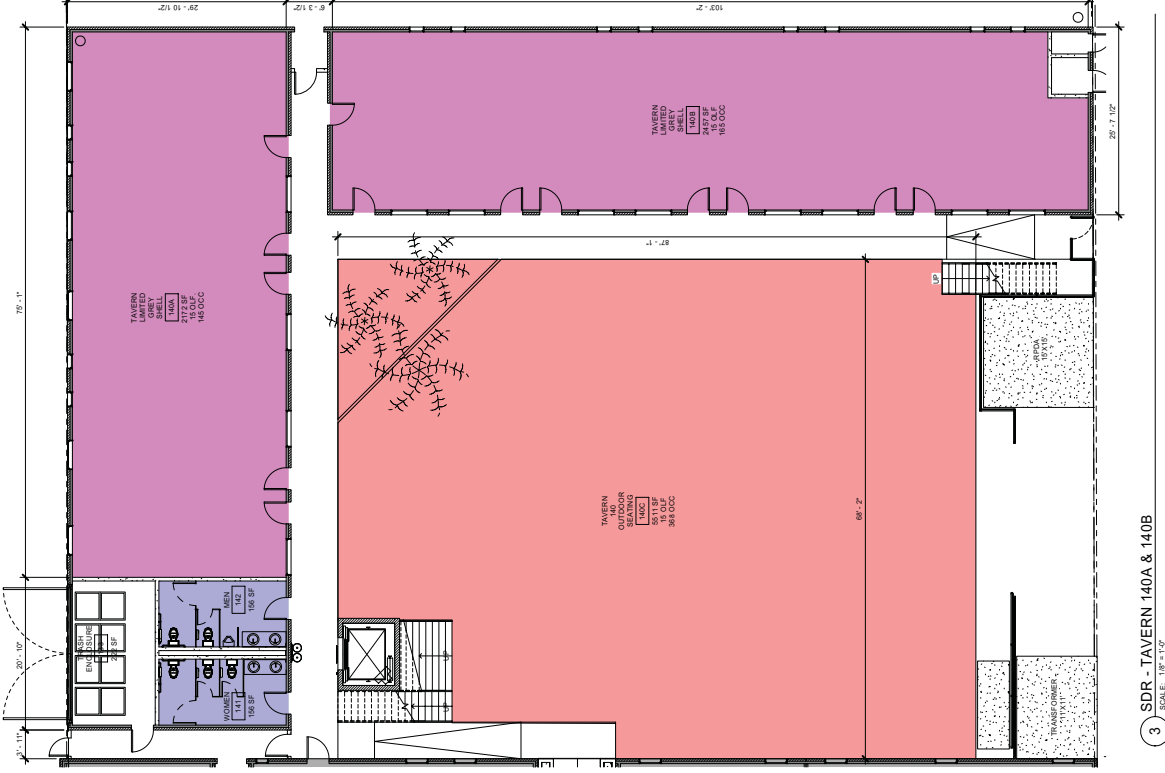
1 SUP - SITE PLAN
SCALE: 1/16" = 1'-0"



1 SUP LEVEL 2
SCALE 1/8" = 1'-0"

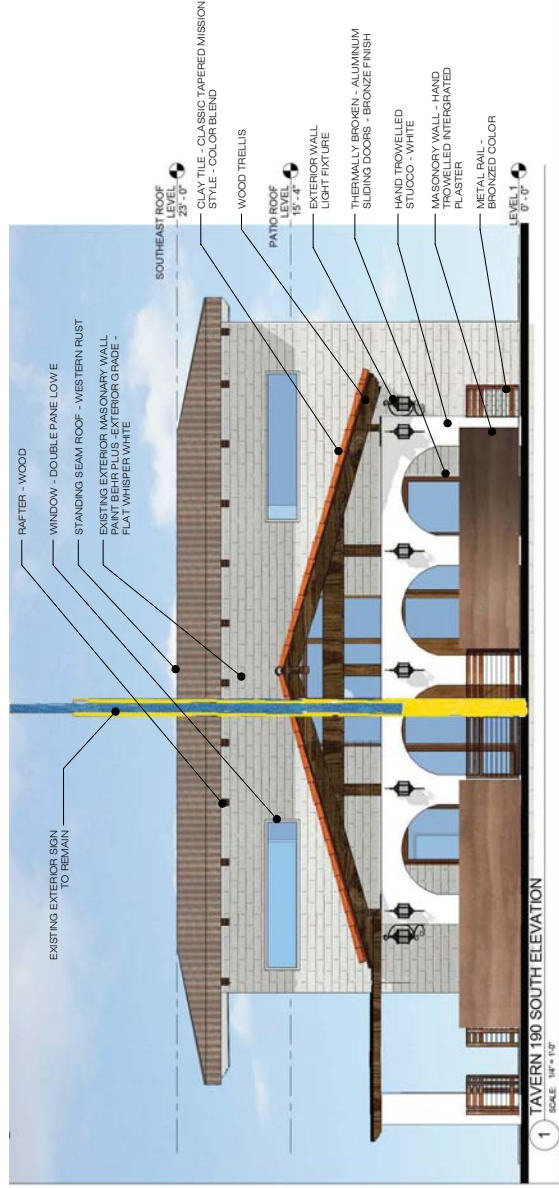
LEVEL 2 - FLOOR PLAN

1028 FREMONT STREET
LAS VEGAS, NV. 89101JWN



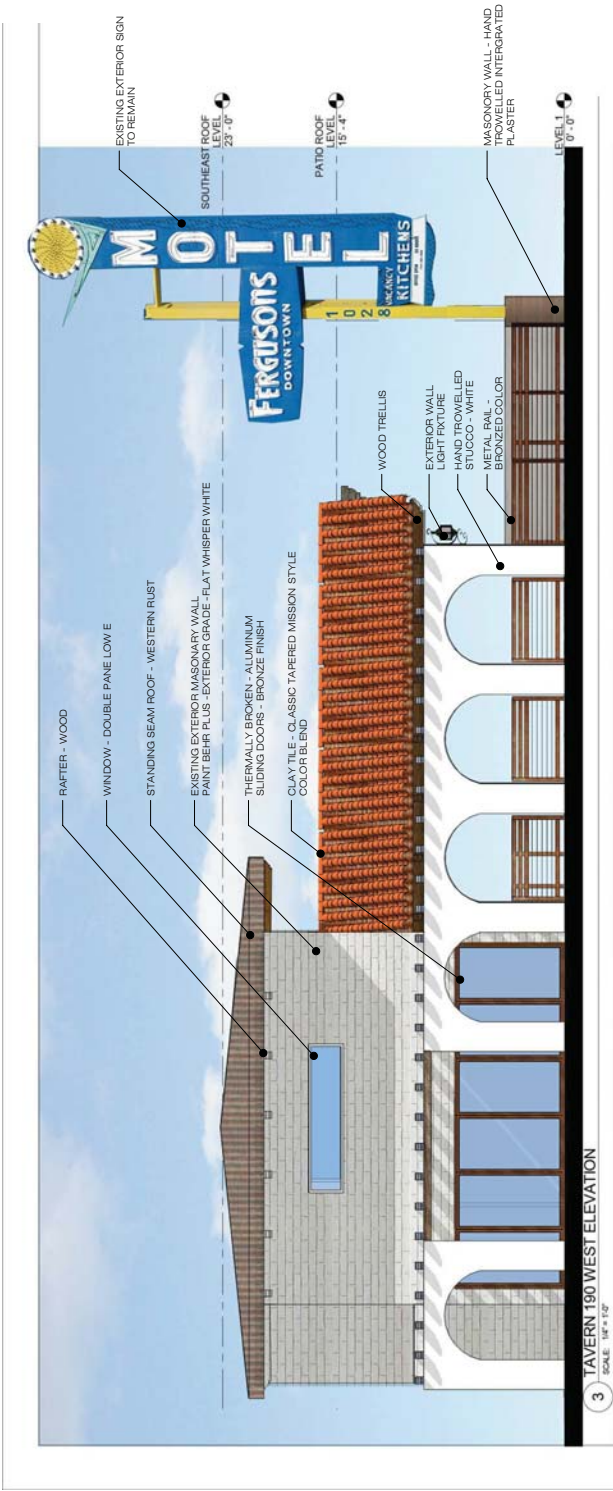
ELN LARGE PLAN OF TAVERN AREAS

1028 FREMONT STREET
LAS VEGAS, NV. 89101JWN



SITE DEVELOPMENT REVIEW - TAVERN 190 PATIO ELEVATIONS

1028 FREMONT STREET
LAS VEGAS, NV. 89101DWN



SITE DEVELOPMENT REVIEW - TAVERN 190 PATIO ELEVATIONS

1028 FREMONT STREET
LAS VEGAS, NV. 89101CWN



3 AMPHITHEATRE SEATING (EXAMPLE)
SCALE: 1/8" = 1'-0"



2 ENLARGED SECTION @ COURTYARD
SCALE: 3/8" = 1'-0"



1 SUP SECTION
SCALE: 3/8" = 1'-0"

SITE SECTION

1028 FREMONT STREET
LAS VEGAS, NV. 89101

FERGUSON'S DOWNTOWN



EAST - TYPICAL ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

EXTERIOR ELEVATIONS

1028 FREMONT STREET
LAS VEGAS, NV. 89101JWN

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



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

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:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

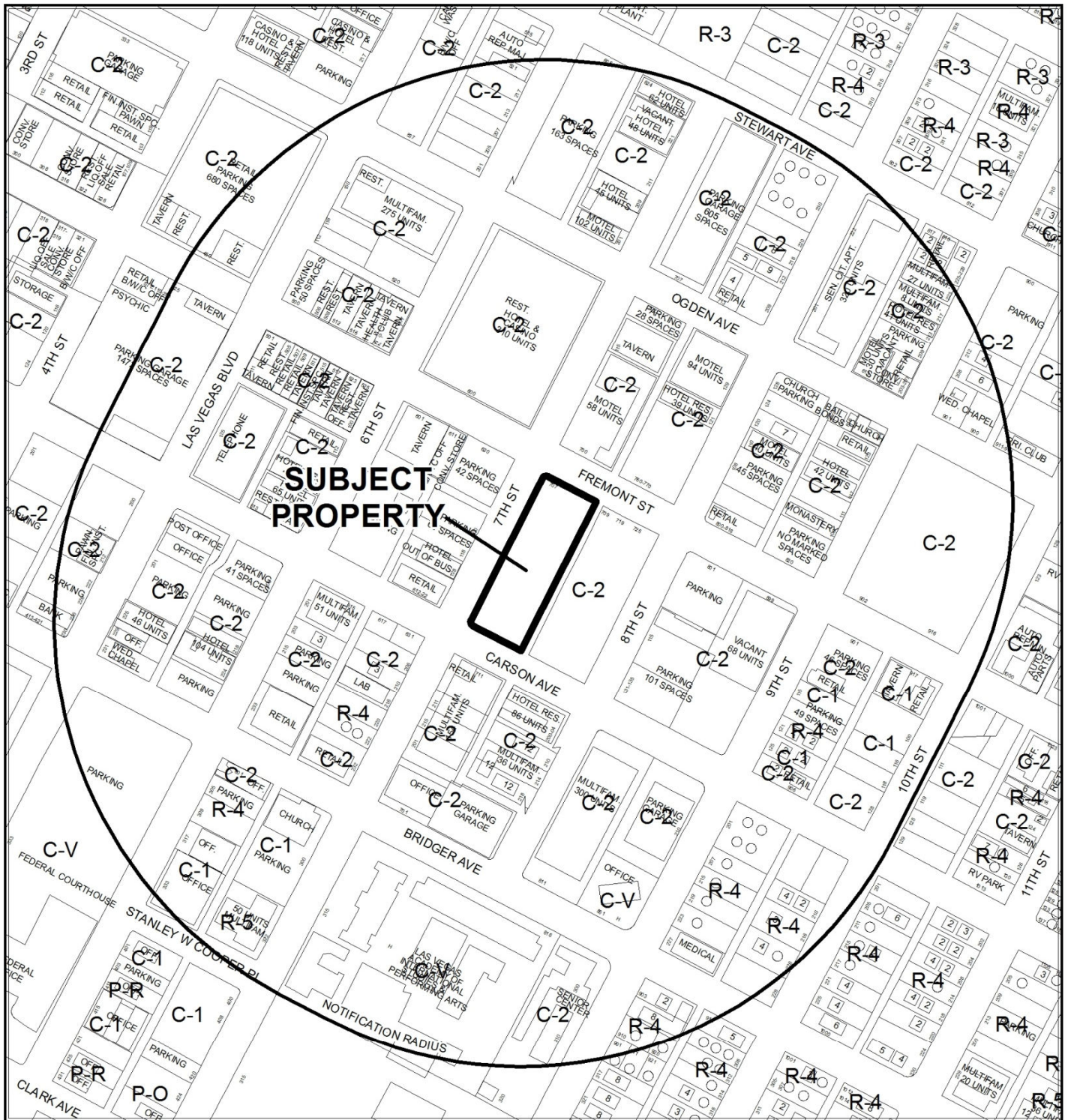
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RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

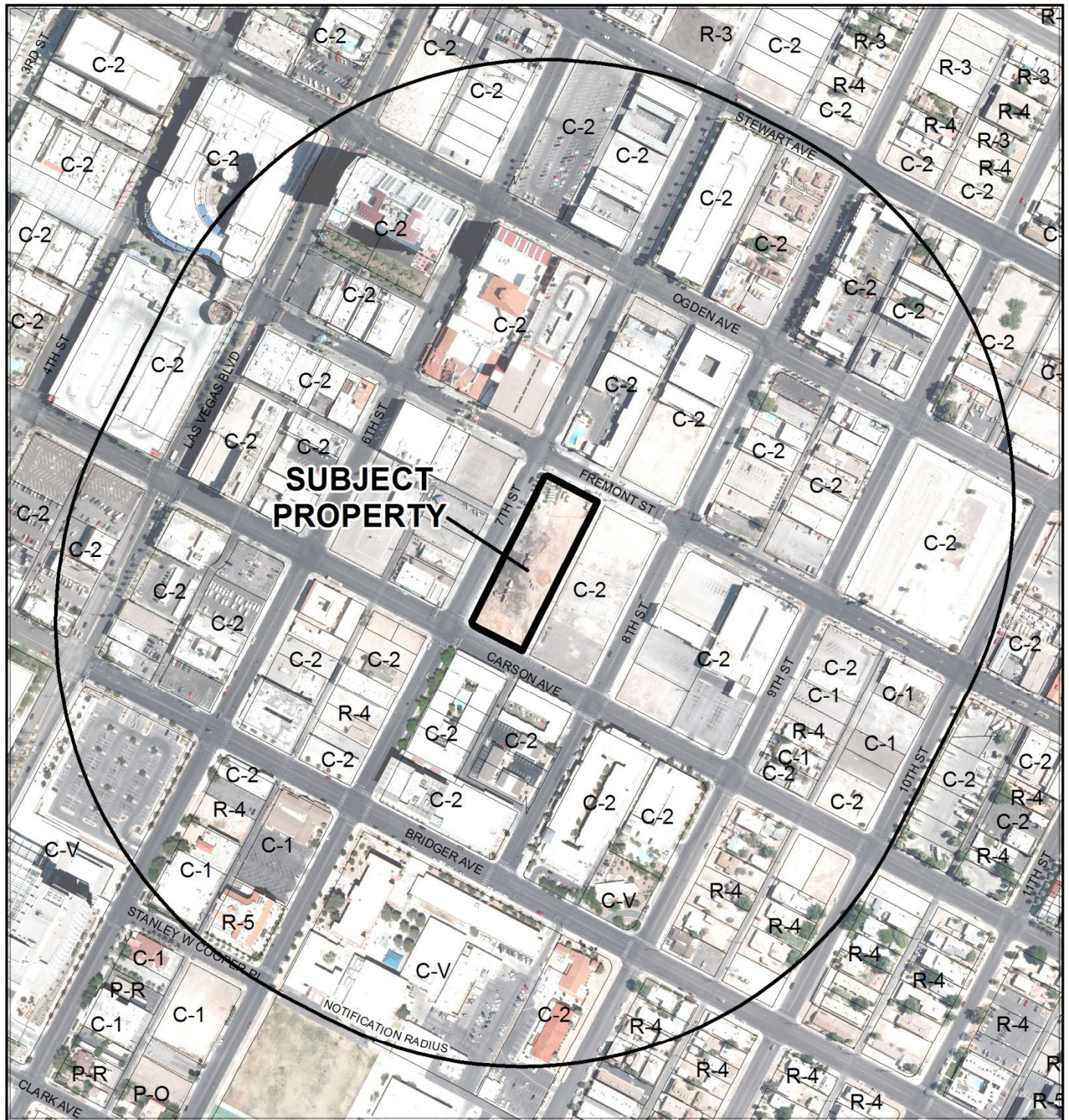
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: SDR-52716 (PRJ-52234)

RADIUS: 1000 FEET

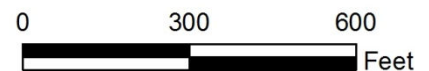
ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)



CASE: SDR-52716 (PRJ-52234)

RADIUS: 1000 FEET

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





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 5 day of December, 2013

Darlene A. Kepp-Rockwood
Notary Public in and for said County and State





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

Revised 10/27/08

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.

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

Breiden Bakken shall have no liability for any online information received that is not consent. Copyright (c) 1989 - 2013. Use specific purpose for which it was intended for other than the clear for which it was prepared is forbidden unless expressly permitted in advance by Breiden Bakken. These drawings shall be used for one project only.

[illegible]

Date :	
Project No.:	
Designed By:	
Checked By:	

BRENTIN BUILDERS

5525 POLARIS AVENUE, SUITE B
LAS VEGAS, NEVADA 89118
(702) 798-3977
FAX (702) 798-3908
DESIGN AND CONSTRUCTION
LICENSED GENERAL CONTRACTOR
LICENSE #C631149

Project: **Downtown Project
Container Park**
707 Fremont Street,
Las Vegas, Nevada 89101

Part 2 Package

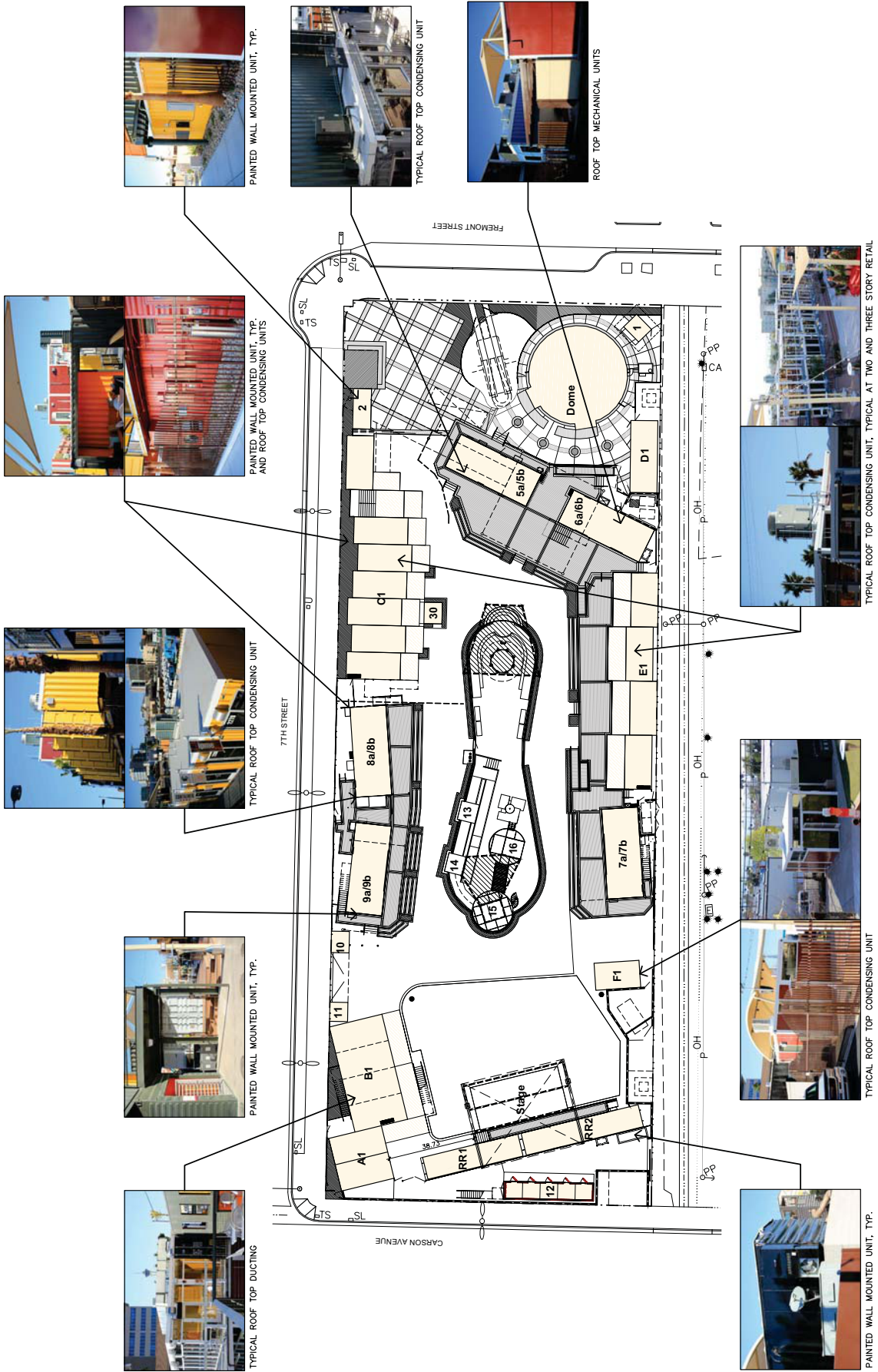
**Architectural Site
Key Plan with
HVAC Screening
Photos**

PRJ-52234
01/23/14



ARCHITECTURAL SITE PLAN - KEY PLAN - HVAC SCREENING REVIEW
SCALE: 1" = 20'-0"

SDR-52716





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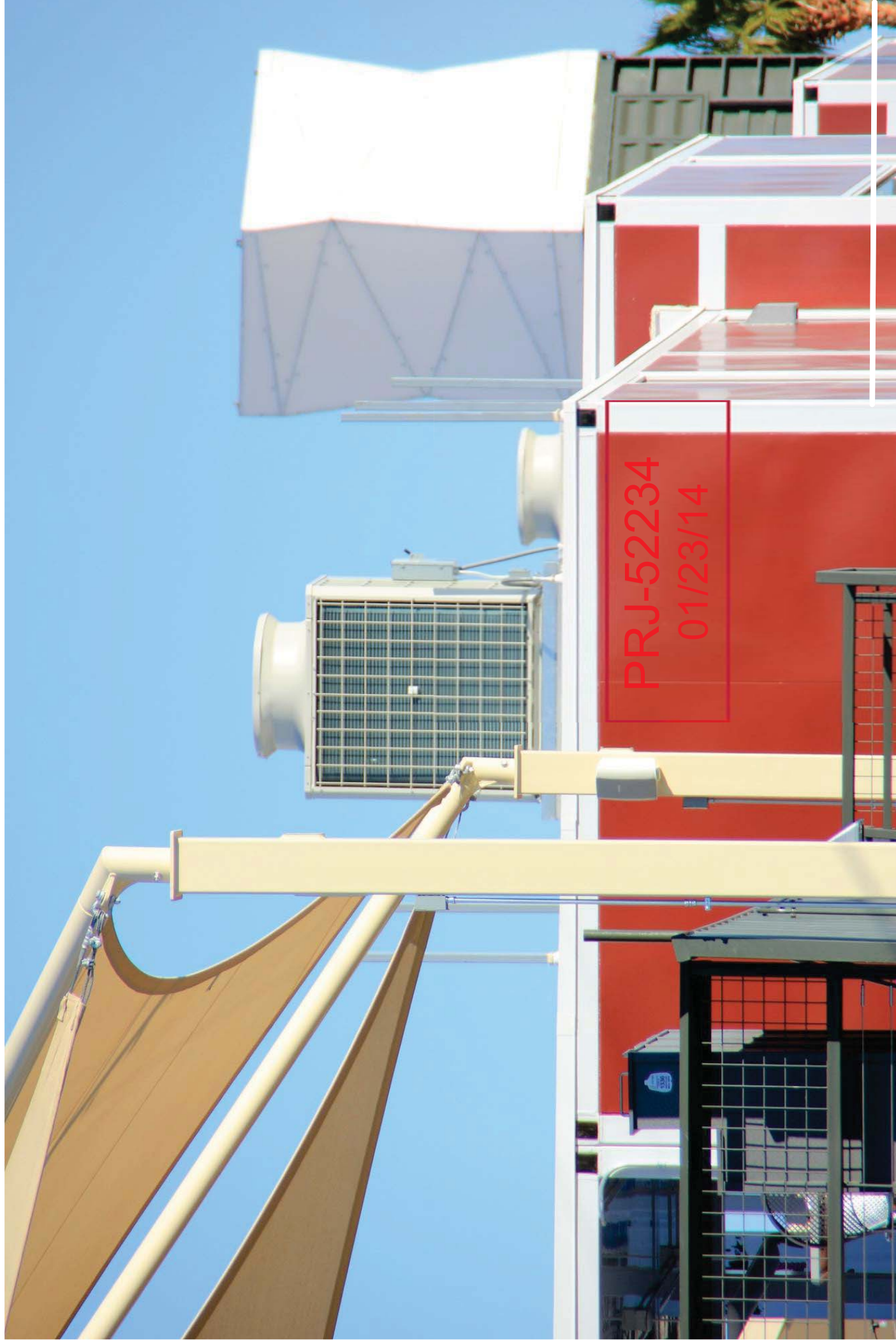
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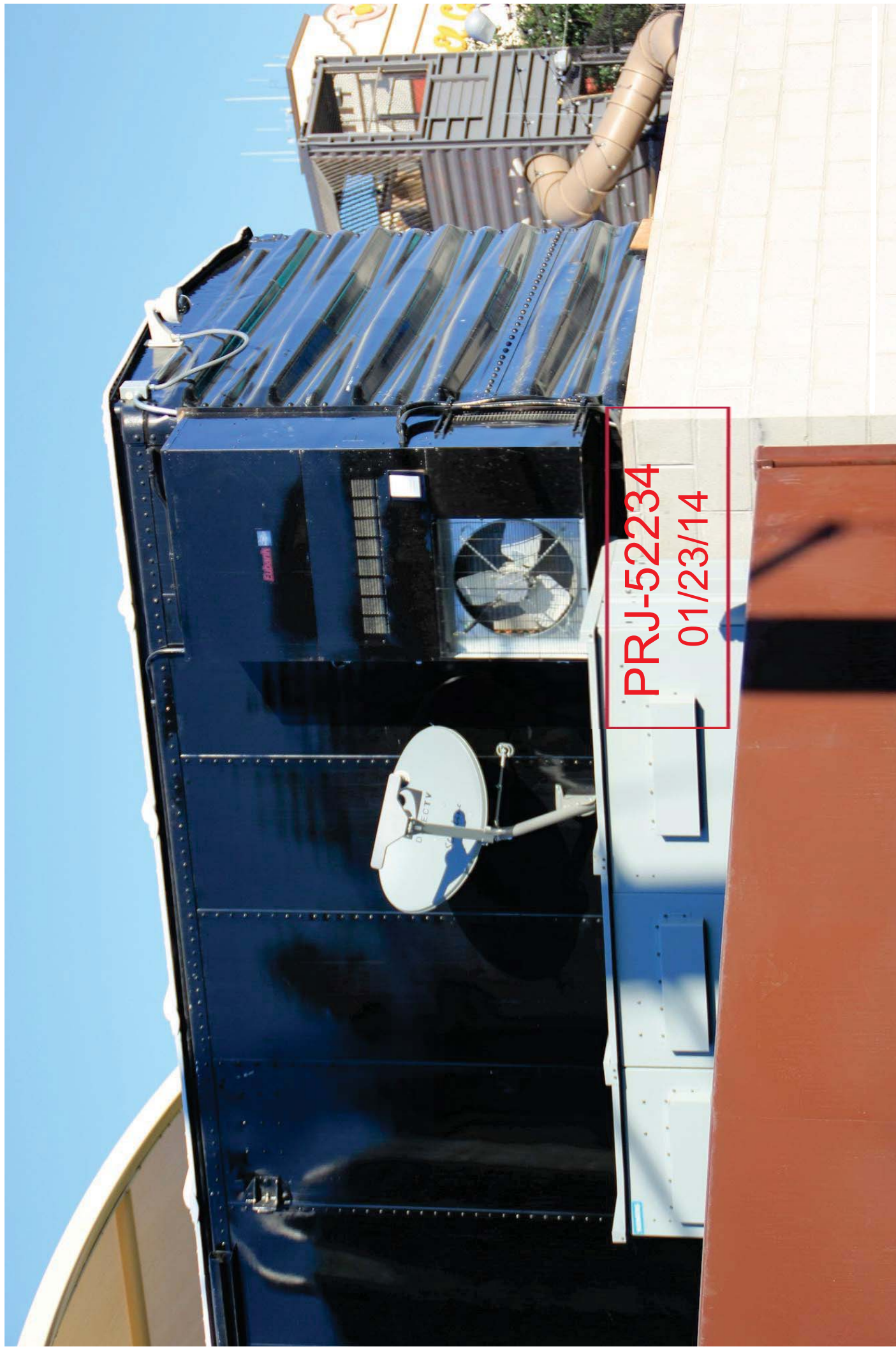


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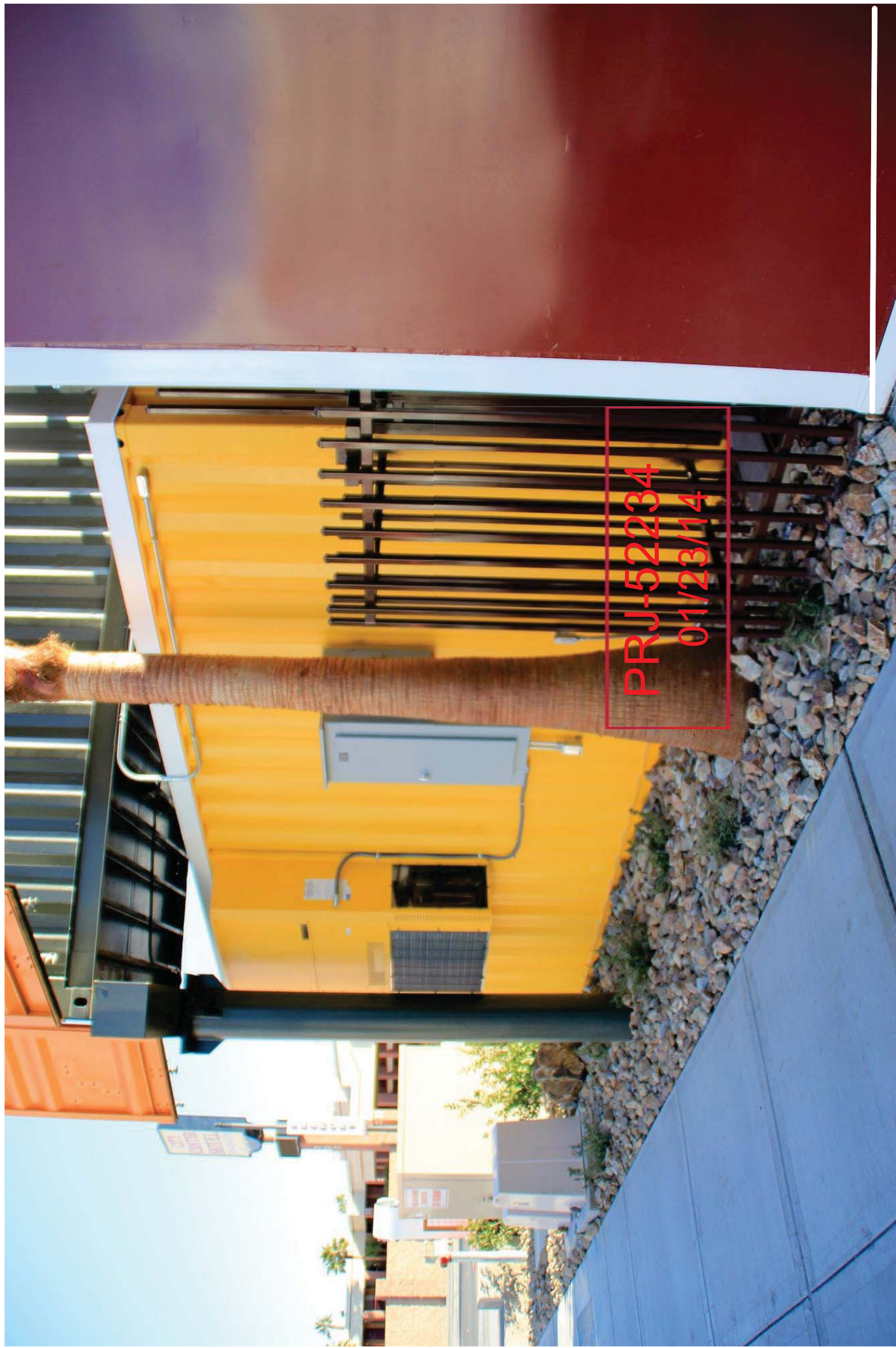
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PRJ-52234
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SDR-52716



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
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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 WAIVER 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

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:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

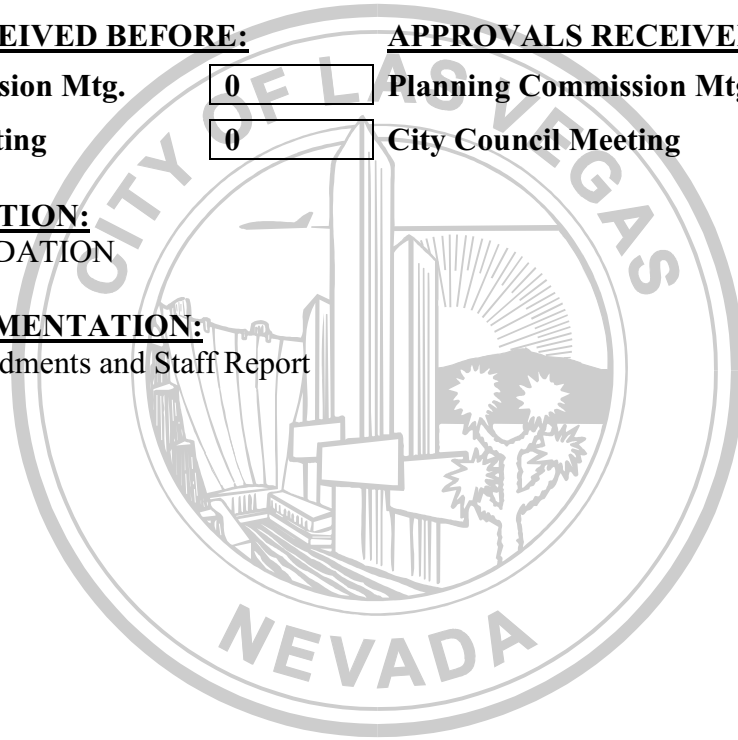
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RECOMMENDATION:

NO RECOMMENDATION

BACKUP DOCUMENTATION:

1. Proposed Amendments and Staff Report



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

