City of Las Vegas

PLANNING COMMISSION AGENDA

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

LAS VEGAS CITY COUNCIL

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

COMMISSIONERS

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

Facilities are provided throughout City Hall for convenience of persons with disabilities. For meetings held in the Council Chambers, sound equipment is available for persons with hearing impairments. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at (702) 229-6301 and advise of your need at least 48 hours in advance of the meeting. Dial 7-1-1 for Relay Nevada.

April 8, 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.

7. ANX-52941 - ANNEXATION - APPLICANT/OWNER: MICHAEL BAIG - For possible action on a Petition to Annex 1.36 acres at 6131 Rio Vista (APNs 125-27-610-062, 063, 064), Ward 6 (Ross) [PRJ-52797].

8. TMP - 53058 - TENTATIVE MAP - SKYE CANYON - APPLICANT: NINETY FIVE MANAGEMENT, LLC - OWNERS: SECTION 12, LLC ET AL - For possible action on a request for a Tentative Map FOR A 46-LOT SUBDIVISION (PARENT TENTATIVE MAP) on 1,661.8 acres approximately 1,800 feet north of Horse Drive on the west side of Oso Blanca Road (APNs 126-12-000-001, 125-06-401-001, 005, 127-07-101-005, 007, 125-07-201-001, 003, 125-07-301-001, 002, 125-07-401-001, 002, 125-07-602-005, 125-07-602-005, 001, 125-06-701-001, 125-06-301-002, 125-06-501-001 and 125-06-101-001), T-D (Traditional Development) Zone, Ward 6 (Ross) [PRJ-52975].

ONE MOTION - ONE VOTE

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

9. VAR-52810 - VARIANCE - PUBLIC HEARING - OWNER/APPLICANT: RYLAND HOMES NEVADA, LLC - For possible action on a request for a Variance TO ALLOW A WALL HEIGHT OF 15 FEET FOR A 50-FOOT SECTION OF A PERIMETER WALL ADJACENT TO THE BELTWAY WHERE 12 FEET IS THE MAXIMUM HEIGHT ALLOWED on a portion of 7.97 acres located adjacent to the south side of Deer Springs Way, approximately 1,010 feet east of Hualapai Way (APNs 125-19-301-004, 005 and 013) R-CL (Single Family Compact-Lot) Zone, Ward 6 (Ross) [PRJ-52766].

10. SUP-52991 - SPECIAL USE PERMIT- PUBLIC HEARING - APPLICANT: JOSEPH SURACI - OWNER: SEA BREEZE VILLAGE, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED RESTAURANT WITH ALCOHOL WITHIN AN EXISTING 5,548 SQUARE-FOOT RESTAURANT WITH 420 SQUARE-FOOT OUTSIDE SEATING at 1780 North Buffalo Drive, Suite #101 (APN 138-22-418-008), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-52724].

11. SUP-52981 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: LOLA E. POKORNY - For possible action on a request for a Special Use Permit FOR A PROPOSED 6,275 SQUARE-FOOT RESTAURANT WITH ALCOHOL USE at 1220 North Town Center Drive (APN 138-30-217-006), PC (Planned Community) Zone [VC (Village Commercial) Summerlin Special Land Use Designation], Ward 2 (Beers) [PRJ-52740].

PUBLIC HEARING ITEMS

12. GPA-53055 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to amend MAP 2A of the Transportation & Streets and Highways Element of the Las Vegas 2020 Master Plan to include assigning classifications and right-of-way alignments to several roadways in the northwest portion of the city, Ward 4 (Anthony) and Ward 6 (Ross) [PRJ-52928].

13. GPA-52964 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CHURCH MOUNT SINAI MISSIONARY - For possible action on a request for a General Plan Amendment FROM: MLA (MEDIUM LOW ATTACHED DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITIES) on 1.28 acres at the northeast and southeast corner of Concord Street and Balzar Avenue (APNs 139-21-610-012, 013, 014 and 139-21-510-281 and 282) Ward 5 (Barlow).

14. ZON-52961 - REZONING RELATED TO GPA-52964 - PUBLIC HEARING - APPLICANT/OWNER: CHURCH MOUNT SINAI MISSIONARY - For possible action on a request for a Rezoning FROM: R-2 (MEDIUM - LOW DENSITY RESIDENTIAL) to C-V (CIVIC) on 1.28 acres at the northeast and southeast corner of Concord Street and Balzar Avenue (APNs 139-21-610-012, 013, 014 and 139-21-510-281 and 282) Ward 5 (Barlow).

15. SDR-52956 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-52964 AND ZON-52961 - PUBLIC HEARING - APPLICANT/OWNER: CHURCH MOUNT SINAI MISSIONARY - For possible action on a request for a Site Development Plan Review TO ADD RELIGIOUS CLASSROOMS AND OFFICES TO AN EXISTING RELIGIOUS FACILITY AND ASSOCIATED ENCROACHMENT INTO THE PUBLIC RIGHT-OF-WAY on 1.28 acres at the northeast and southeast corner of Concord Street and Balzar Avenue (APNs 139-21-610-012, 013, 014 and 139-21-510-281 and 282) Ward 5 (Barlow).

16. GPA-53013 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: R I V LIVING TRUST - For possible action on a request for a General Plan Amendment FROM: R (RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 0.43 acres on the north side of Lake Mead Boulevard, 300 feet west of Decatur Boulevard (APN 138-24-611-064), R-E (Residence Estates) Zone, Ward 5 (Barlow) [PRJ-52911].

17. ZON-53014 - REZONING RELATED TO GPA-53013 - PUBLIC HEARING - APPLICANT/OWNER: R I V LIVING TRUST - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 0.43 acres on the north side of Lake Mead Boulevard, 300 feet west of Decatur Boulevard (APN 138-24-611-064), R-E (Residence Estates) Zone, Ward 5 (Barlow) [PRJ-52911].

18. GPA-53016 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: DROCK 3RD STREET, LLC - For possible action on a request for a General Plan Amendment FROM: PF (PUBLIC FACILITIES) TO: GC (GENERAL COMMERCIAL) on 2.76 acres at 200 South 3rd Street (APN 139-34-210-047), C-V (Civic) Zone, Ward 3 (Coffin) [PRJ-52978].

19. ZON-53017 - REZONING RELATED TO GPA-53016 - PUBLIC HEARING - APPLICANT/OWNER: DROCK 3RD STREET, LLC - For possible action on a request for a Rezoning FROM: C-V (CIVIC) TO: C-2 (GENERAL COMMERCIAL) on 2.76 acres at 200 South 3rd Street (APN 139-34-210-047), C-V (Civic) Zone, Ward 3 (Coffin) [PRJ-52978].

20. GPA-53037 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CAMBRIDGE COMPANIES, INC - For possible action on a request for a General Plan Amendment FROM: ML (MEDIUM LOW DENSITY RESIDENTIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 2.29 acres located approximately 597 feet north of Washington Avenue on the east side of Sandhill Road (APN 140-30-601-006), Ward 3 (Coffin) [PRJ-52944].

21. ZON-53038 - REZONING RELATED TO GPA-53037 - PUBLIC HEARING - APPLICANT/OWNER: CAMBRIDGE COMPANIES, INC - For possible action on a request for a Rezoning FROM: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) TO: R-3 (MEDIUM DENSITY RESIDENTIAL)) on 2.29 acres located approximately 597 feet north of Washington Avenue on the east side of Sandhill Road (APN 140-30-601-006), R-2 (Medium-Low Density Residential) Zone, Ward 3 (Coffin) [PRJ-52944].

22. VAR-53197 - VARIANCE RELATED TO GPA-53037 AND ZON-53038 - PUBLIC HEARING - APPLICANT/OWNER: CAMBRIDGE COMPANIES, INC - For possible action on a request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 41 FEET WHERE 81 FEET is required on 2.29 acres located approximately 597 feet north of Washington Avenue on the east side of Sandhill Road (APN 140-30-601-006), R-2 (Medium-Low Density Residential) Zone [Proposed R-3 (Medium Density Residential)], Ward 3 (Coffin) [PRJ-52944].

23. SDR-53040 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-53037, ZON-53038 AND VAR-53197 - PUBLIC HEARING - APPLICANT/OWNER: CAMBRIDGE COMPANIES, INC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED TWO-STORY 40 UNIT APARTMENT COMPLEX on 2.29 acres located approximately 597 feet north of Washington Avenue on the east side of Sandhill Road (APN 140-30-601-006), R-2 (Medium-Low Density Residential) Zone [Proposed R-3 (Medium Density Residential)], Ward 3 (Coffin) [PRJ-52944].

24. GPA-53191 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: NVRE LLC - For possible action on a request for a General Plan Amendment FROM: RNP (RURAL NEIGHBORHOOD PRESERVATION) TO: PCD (PLANNED COMMUNITY DEVELOPMENT) on 2.5 acres located on the north side of West Centennial Parkway, 328 feet east of Shaumber Road (APN 126-24-401-024), Ward 6 (Ross).

25. ZON-53192 - REZONING RELATED TO GPA-53191 - PUBLIC HEARING - APPLICANT/OWNER: NVRE LLC - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [RNP (RURAL NEIGHBORHOOD PRESERVATION) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) on 2.5 acres located on the north side of West Centennial Parkway, 328 feet east of Shaumber Road (APN 126-24-401-024), Ward 6 (Ross).

26. ZON-53065 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CHETAK DEVELOPMENT CORPORATION - For possible action on a request for a rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL) on 2.4 acres at 2202-2252 Paradise Road (APNs 162-03-411-009, 010 and 011) Ward 3 (Coffin).

27. VAR-53020 - VARIANCE - PUBLIC HEARING - OWNER/APPLICANT: LISA HOGSETTE - For possible action on a request for a Variance TO ALLOW A 96 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) TO BE LOCATED 2.5 FEET FROM THE PRINCIPAL DWELLING UNIT WHERE SIX FEET IS THE MINIMUM DISTANCE REQUIRED on 0.23 acres at 7937 Bridge Gate Drive (APN 138-16-711-012), R-PD5 (Residential Planned Development - 5 Units Per Acre) Zone, Ward 4 (Anthony).

28. VAR-53064 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: EVAPS, LLC - For possible action on a request for a Variance TO ALLOW A ONE-FOOT SETBACK FROM THE PUBLIC RIGHT-OF-WAY FOR A PROPOSED SIGN WHERE FIVE FEET IS REQUIRED on 0.64 acres at 400 South 7th Street (APN 139-34-701-009), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-53033].

29. SDR-53067 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CITRA REAL ESTATE CAPITAL - OWNER: CITY PARKWAY V, INC., ET AL - For possible action on a request for a Site Development Plan Review FOR A PROPOSED THREE-BUILDING, 318,975 SQUARE-FOOT MIXED-USE DEVELOPMENT CONSISTING OF ASSISTED LIVING APARTMENTS, SENIOR CITIZEN APARTMENTS, GENERAL RETAIL AND OFFICE SPACE, WITH A SIX-LEVEL PARKING FACILITY on 3.30 acres at the southeast corner of City Parkway and Clark Avenue (a portion of APNs 139-34-211-002 and 139-34-110-010), PD (Planned Development) Zone, Ward 5 (Barlow) [PRJ-53019].

CITIZENS PARTICIPATION:

30. CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION. NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

City of Las Vegas Agenda Item No.: **1.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 8, 2014

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
CALL TO ORDER

City of Las Vegas Agenda Item No.: **2.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 8, 2014

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

City of Las Vegas Agenda Item No.: **3.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 8, 2014

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
ROLL CALL

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 8, 2014

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS ON THE AGENDA FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

City of Las Vegas Agenda Item No.: **5.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 8, 2014

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF MARCH 11, 2014

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 8, 2014

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

SUBJECT:
Any items from the Planning Commission, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time.

City of Las Vegas Agenda Item No.: **7.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 8, 2014

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

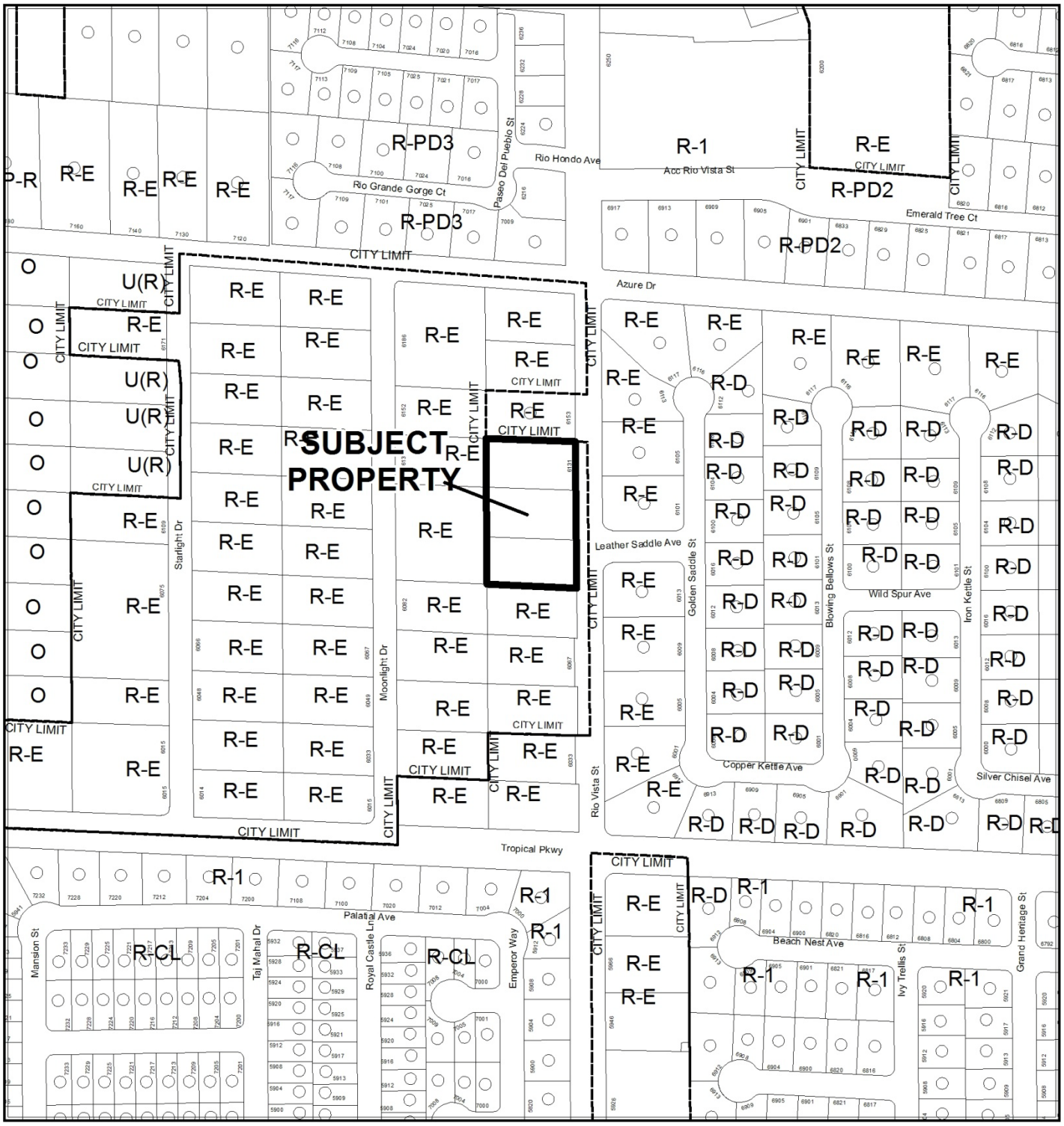
SUBJECT:
ANX-52941 - ANNEXATION - APPLICANT/OWNER: MICHAEL BAIG - For possible action on a Petition to Annex 1.36 acres at 6131 Rio Vista (APNs 125-27-610-062, 063, 064), Ward 6 (Ross) [PRJ-52797].

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
APPROVAL

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



CASE: ANX-52941 (PRJ-52797)

0 200 400
Feet

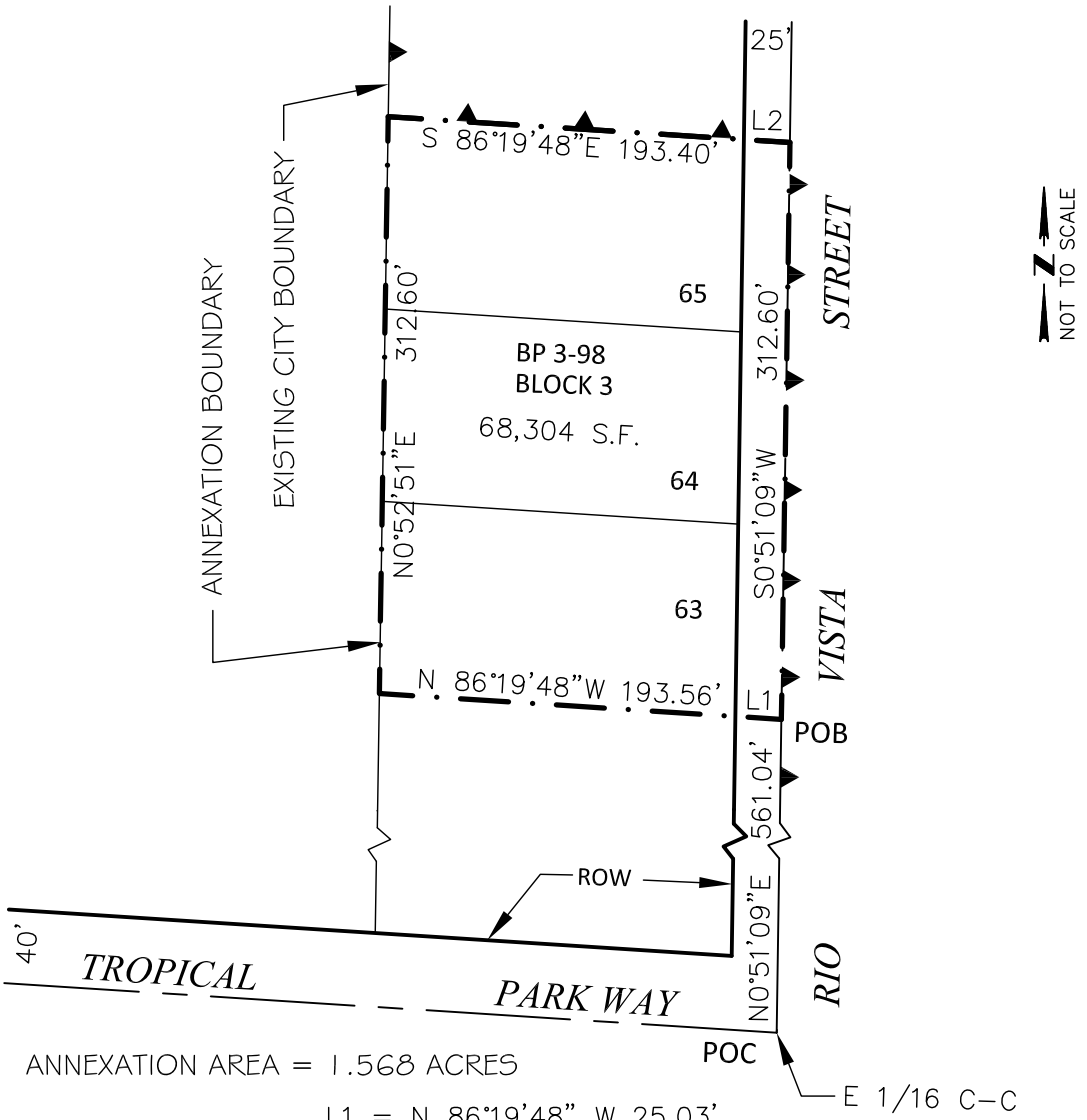
N

CASE: ANX-52941 (PRJ-52797)

0 200 400
Feet

N

PORTION OF SW 1/4 NE 1/4 SEC 27, T19S, R60E, M.D.M.,



ANNEXATION AREA = 1.568 ACRES

ANX-52941

L1 = N 86°19'48" W 25.03'
L2 = S 86°19'48" E 25.03'

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

THIS MAP WAS PREPARED FROM THE EXISTING INFORMATION AS SHOWN ON BOOK 3 OF PLATS, PAGE 98 OF CLARK COUNTY NEVADA RECORDS, NO RESPONSIBILITY IS ASSUMED FOR THE CORRECTNESS OF THE INFORMATION SHOWN THEREON.

DEPARTMENT OF OPERATION AND MAINTENANCE	ANNEXATION PLAT FOR ANX-52941
RIGHT-OF-WAY SECTION	
DATE: 03/03/2014 DRAWN BY: BYU	NORTHWEST CORNER OF
SHEET: 1 OF 1	TROPICAL PARKWAY AND RIO VISTA STREET

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ANX-52941 APN: ~~125-27-610-06~~ 125-27-610-064)(125-27-610-063 125-27-610-062

Name of Property Owner: MICHAEL BAIG

Name of Applicant: MICHAEL BAIG.

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: MICHAEL BAIG,

Subscribed and sworn before me

This 27th day of January, 2014

_____

Notary Public in and for said County and State

ASHLEY RENNINGER
Notary Public, State of Nevada
Appointment No. 07-3178-1
My Appt. Expires May 26, 2015

PRJ-52797
02/12/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: ANNEXATION

Project Address (Location) _____

Project Name _____ **Proposed Use** RESENDIAL

Assessor's Parcel #(s) 125-27-610-064, 125-27-610-062, 125-27-610-063 **Ward #** _____

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

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

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

Additional Information _____

PROPERTY OWNER MICHAEL BAIG. **Contact** Michael Baig

Address 5020 - PORTRAITS PL. **Phone:** 250-9366 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89149,

E-mail Address michaelbaig@AOL.com

APPLICANT MICHAEL BAIG. **Contact** Michael Baig

Address 5020 - PORTRAITS PL. **Phone:** 250-9366 **Fax:** _____

City LAS Vegas **State** NV **Zip** 89149

E-mail Address _____

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* _____

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

Print Name MICHAEL BAIG.

Subscribed and sworn before me

This 27th day of January, 20 14.

_____

Notary Public in and for said County and State

ASHLEY RENNINGER
Notary Public, State of Nevada
Appointment No. 07-3178-1
My Appt. Expires May 26, 2015

FOR DEPARTMENT USE ONLY

Case #	ANX-52941
Meeting Date:	04/08/14 PC
Total Fee:	
Date Accepted:	
Accepted By:	

PRJ-52797
02/12/14

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

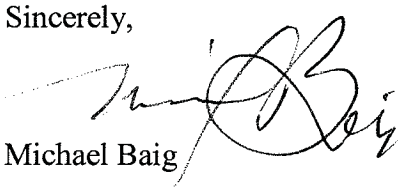
January 28, 2014

APN: 125-27-610-062, -063, -064

To Whom It May Concern:

I would submitting a Petition for Annexation into the city of Las Vegas, because I wish to connect to city sewer in Rio Vista St to develop my property.

Sincerely,



Michael Baig

ANX-52941

PRJ-52797
02/12/14

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 8, 2014

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

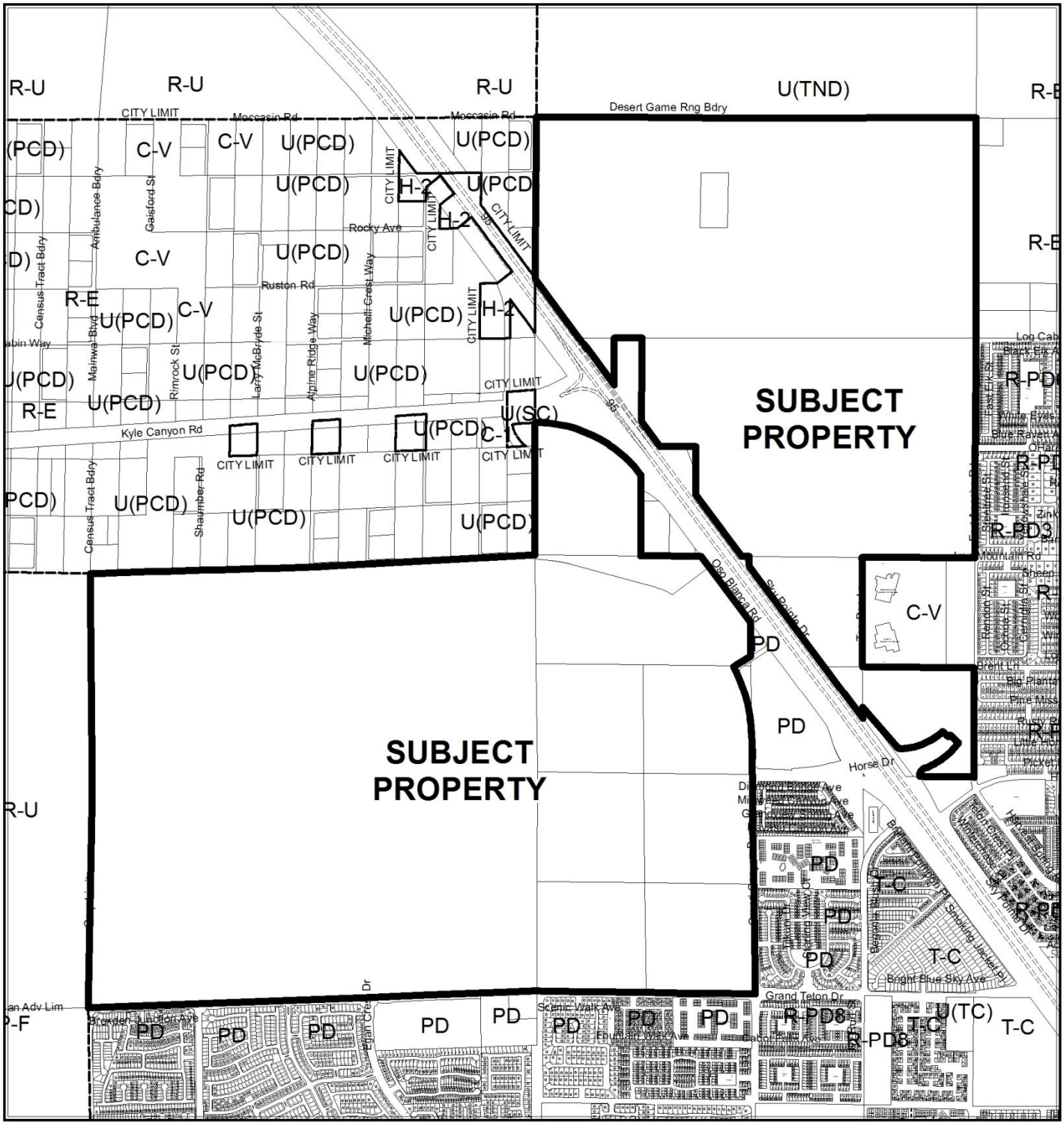
SUBJECT:
TMP - 53058 - TENTATIVE MAP - SKYE CANYON - APPLICANT: NINETY FIVE MANAGEMENT, LLC - OWNERS: SECTION 12, LLC ET AL - For possible action on a request for a Tentative Map FOR A 46-LOT SUBDIVISION (PARENT TENTATIVE MAP) on 1,661.8 acres approximately 1,800 feet north of Horse Drive on the west side of Oso Blanca Road (APNs 126-12-000-001, 125-06-401-001, 005, 127-07-101-005, 007, 125-07-201-001, 003, 125-07-301-001, 002, 125-07-401-001, 002, 125-07-602-005, 125-07-602-005, 001, 125-06-701-001, 125-06-301-002, 125-06-501-001 and 125-06-101-001), T-D (Traditional Development) Zone, Ward 6 (Ross) [PRJ-52975].

MAY GO TO CITY COUNCIL ON 05/21/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

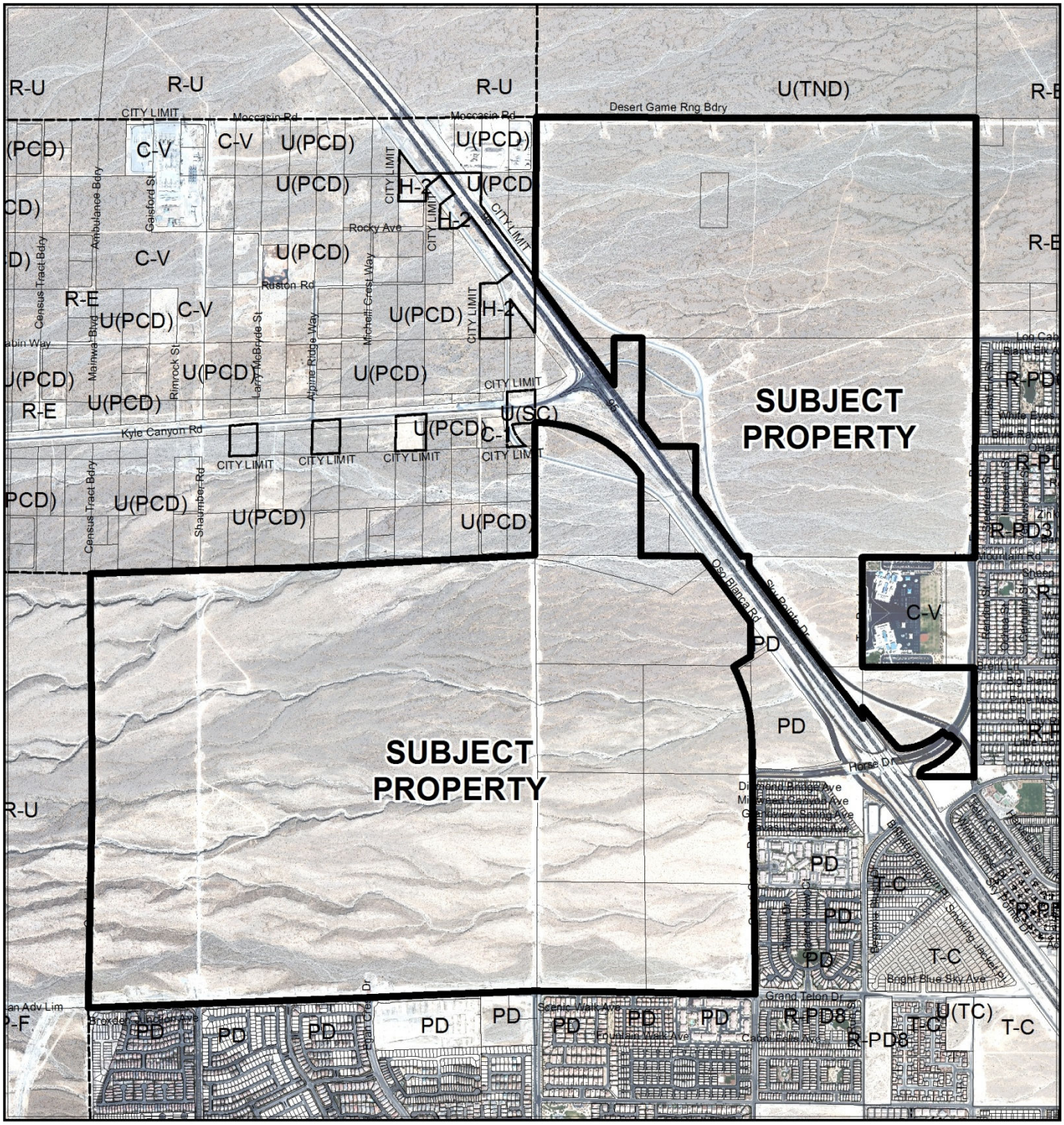
RECOMMENDATION:
APPROVAL

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



CASE: **TMP-53058 (PRJ-52975)**

ZONING OF SUBJECT PROPERTY: T-D (TRADITIONAL DEVELOPMENT)



CASE: **TMP-53058 (PRJ-52975)**

0 1,000 2,000 Feet

ZONING OF SUBJECT PROPERTY: T-D (TRADITIONAL DEVELOPMENT)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-53058 APN: See attached.

Name of Property Owner: East of 95 LLC

Name of Applicant: Ninety Five Management, L.L.C.

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: _____

Ninety Five Management, L.L.C., a Nevada limited liability company in its capacity as authorized Manager of KAG Property LLC, a Delaware limited liability company on behalf of East of 95 LLC

Signature of Property Owner: _____

Print Name: Marc Bolduc, as Authorized Signatory

Subscribed and sworn before me

This 14th day of February, 2014

Amanda Graham Kaiser

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
AMANDA KAISER
Appt. No. 07-5062-1
My Appt. Expires Jan. 17, 2016

PRJ-52075
02/20/14

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-53058 APN: See attached.

Name of Property Owner: Eastland LLC

Name of Applicant: Ninety Five Management, L.L.C.

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: _____

Ninety Five Management, L.L.C., a Nevada limited liability company in its capacity as authorized Manager of KAG Property LLC, a Delaware limited liability company on behalf of Eastland LLC

Signature of Property Owner: _____

Print Name: Marc Bolduc, as Authorized Signatory

Subscribed and sworn before me

This 14th day of February, 2014

Amanda Graham nee Kaiser

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
AMANDA KAISER
Appt. No. 07-5062-1
My Appt. Expires Jan. 17, 2016

PRJ-52975
02/20/14

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-53058 APN: See attached.

Name of Property Owner: G Land LLC

Name of Applicant: Ninety Five Management, L.L.C.

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: _____

Ninety Five Management, L.L.C., a Nevada limited liability company in its capacity as authorized Manager of KAG Property LLC, a Delaware limited liability company on behalf of G Land LLC

Signature of Property Owner: _____

Print Name: Marc Bolduc, as Authorized Signatory

Subscribed and sworn before me

This 14th day of February, 20 14

Amanda Graham Kaiser

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
AMANDA KAISER
Appt. No. 07-5062-1
My Appt. Expires Jan. 17, 2016

PRJ-52975
02/20/14

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-53058 APN: See attached.

Name of Property Owner: KAG Development South LLC

Name of Applicant: Ninety Five Management, L.L.C.

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: _____

Ninety Five Management, L.L.C., a Nevada limited liability company in its capacity as authorized Manager of KAG Property LLC, a Delaware limited liability company on behalf of KAG Development South LLC

Signature of Property Owner: _____

Print Name: Marc Bolduc, as Authorized Signatory

Subscribed and sworn before me

This 14th day of February, 2014

Amanda Graham Kaiser

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
AMANDA KAISER
Appt. No. 07-5062-1
My Appt. Expires Jan. 17, 2016

PRJ-52975
02/20/14

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-53058 APN: See attached.

Name of Property Owner: MF Land LLC

Name of Applicant: Ninety Five Management, L.L.C.

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: _____

Ninety Five Management, L.L.C., a Nevada limited liability company in its capacity as authorized Manager of KAG Property LLC, a Delaware limited liability company on behalf of MF Land LLC

Signature of Property Owner: _____

Print Name: Marc Bolduc, as Authorized Signatory

Subscribed and sworn before me

This 14th day of February, 2014

Amanda Graham Kaiser

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
AMANDA KAISER
Appt. No. 07-5062-1
My Appt. Expires Jan. 17, 2016

PRJ-52975
02/20/14

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-53058 APN: See attached.

Name of Property Owner: Northland LLC

Name of Applicant: Ninety Five Management, L.L.C.

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: _____

Ninety Five Management, L.L.C., a Nevada limited liability company in its capacity as authorized Manager of KAG Property LLC, a Delaware limited liability company on behalf of Northland LLC

Signature of Property Owner: _____

Print Name: Marc Bolduc, as Authorized Signatory

Subscribed and sworn before me

This 14th day of February, 2014

Amanda Graham Kaiser

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
AMANDA KAISER
Appt. No. 07-5062-1
My Appt. Expires Jan. 17, 2016

PRJ-52975
02/20/14

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-53058 APN: See attached.

Name of Property Owner: Section 12 LLC

Name of Applicant: Ninety Five Management, L.L.C.

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: _____

Ninety Five Management, L.L.C., a Nevada limited liability company in its capacity as authorized Manager of KAG Property LLC, a Delaware limited liability company on behalf of Section 12 LLC

Signature of Property Owner: _____

Print Name: Marc Bolduc, as Authorized Signatory

Subscribed and sworn before me

This 14th day of February, 2014

Amanda Graham nee Kaiser

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
AMANDA KAISER
Appt. No. 07-5062-1
My Appt. Expires Jan. 17, 2016

PRJ-52975
02/20/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Iron Mountain/Fort Apache

Project Name Skye Canyon Phase 1 **Proposed Use** _____

Assessor's Parcel #(s) See attached. **Ward #** _____

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

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

Gross Acres 669 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER East of 95 LLC **Contact** Marc Bolduc

Address 11411 Southern Highlands Parkway # 300 **Phone:** (702) 220-6565 **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address mbolduc@olympiacompanies.com

APPLICANT Ninety Five Management, L.L.C. **Contact** Marc Bolduc

Address 11411 Southern Highlands Parkway # 300 **Phone:** (702) 220-6565 **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address mbolduc@olympiacompanies.com

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

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

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

E-mail Address cpeltier@shg-inc.com

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.

Ninety Five Management, L.L.C., a Nevada limited liability company in its capacity as authorized Manager of KAG Property LLC, a Delaware limited liability company on behalf of East of 95 LLC

By: _____
Marc Bolduc, Authorized Signatory

Subscribed and sworn before me

This 14th day of February, 2014.

Amanda Graham nee Kaiser

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
AMANDA KAISER
Appt. No. 07-5062-1
My Appt. Expires Jan. 17, 2016

FOR DEPARTMENT USE ONLY

Case #	TMP-53058
Meeting Date:	04/08/14 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-52975
02/20/14

Revised 10/27/08

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Log Cabin/Fort Apache

Project Name Skye Canyon Phase 1 **Proposed Use** _____

Assessor's Parcel #(s) See attached. **Ward #** _____

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

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

Gross Acres 669 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Eastland LLC **Contact** Marc Bolduc

Address 11411 Southern Highlands Parkway # 300 **Phone:** (702) 220-6565 **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address mbolduc@olympiacompanies.com

APPLICANT Ninety Five Management, L.L.C. **Contact** Marc Bolduc

Address 11411 Southern Highlands Parkway # 300 **Phone:** (702) 220-6565 **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address mbolduc@olympiacompanies.com

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

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

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

E-mail Address cpeltier@shg-inc.com

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.

Ninety Five Management, L.L.C., a Nevada limited liability company in its capacity as authorized Manager of KAG Property LLC, a Delaware limited liability company on behalf of Eastland LLC

By: _____
Marc Bolduc, Authorized Signatory

Subscribed and sworn before me

This 14th day of February, 20 14.

_____
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
AMANDA KAISER
Appt. No. 07-5062-1
My Appt. Expires Jan. 17, 2016

FOR DEPARTMENT USE ONLY

Case #	TMP-53058
Meeting Date:	04/08/14 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-52975
02/20/14

Revised 10/27/08

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) I95/Kyle Canyon

Project Name Skye Canyon Phase 1 **Proposed Use** _____

Assessor's Parcel #(s) See attached. **Ward #** _____

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

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

Gross Acres 669 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER G Land LLC **Contact** Marc Bolduc

Address 11411 Southern Highlands Parkway # 300 **Phone:** (702) 220-6565 **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address mbolduc@olympiacompanies.com

APPLICANT Ninety Five Management, L.L.C. **Contact** Marc Bolduc

Address 11411 Southern Highlands Parkway # 300 **Phone:** (702) 220-6565 **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address mbolduc@olympiacompanies.com

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

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

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

E-mail Address cpeltier@shg-inc.com

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.

Ninety Five Management, L.L.C., a Nevada limited liability company in its capacity as authorized Manager of KAG Property LLC, a Delaware limited liability company on behalf of G Land LLC

By: _____
Marc Bolduc, Authorized Signatory

Subscribed and sworn before me

This 14th day of February, 2014.

Amanda Graham nee Kaiser

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
AMANDA KAISER
Appt. No. 07-5062-1
My Appt. Expires Jan. 17, 2016

FOR DEPARTMENT USE ONLY

Case #	TMP-53058
Meeting Date:	04/08/14 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-52975
02/20/14

Revised 10/27/08

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) I95/Kyle Canyon

Project Name Skye Canyon Phase 1 **Proposed Use** _____

Assessor's Parcel #(s) See attached. **Ward #** _____

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

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

Gross Acres 669 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER MF Land LLC **Contact** Marc Bolduc

Address 11411 Southern Highlands Parkway # 300 **Phone:** (702) 220-6565 **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address mbolduc@olympiacompanies.com

APPLICANT Ninety Five Management, L.L.C. **Contact** Marc Bolduc

Address 11411 Southern Highlands Parkway # 300 **Phone:** (702) 220-6565 **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address mbolduc@olympiacompanies.com

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

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

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

E-mail Address cpeltier@shg-inc.com

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.

Ninety Five Management, L.L.C., a Nevada limited liability company in its capacity as authorized Manager of KAG Property LLC, a Delaware limited liability company on behalf of MF Land LLC

By: _____
Marc Bolduc, Authorized Signatory

Subscribed and sworn before me

This 14th day of February, 2014.

Amanda Graham nee Kaiser

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
AMANDA KAISER
Appt. No. 07-5062-1
My Appt. Expires Jan. 17, 2016

FOR DEPARTMENT USE ONLY

Case #	TMP-53058
Meeting Date:	04/08/14 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-52975
02/20/14

Revised 10/27/08

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Log CabinFort Apache

Project Name Skye Canyon Phase 1 **Proposed Use**

Assessor's Parcel #(s) See attached. **Ward #**

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

Commercial Square Footage **Floor Area Ratio**

Gross Acres 669 **Lots/Units** **Density**

Additional Information

PROPERTY OWNER Northland LLC **Contact** Marc Bolduc

Address 11411 Southern Highlands Parkway # 300 **Phone:** (702) 220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address mbolduc@olympiacompanies.com

APPLICANT Ninety Five Management, L.L.C. **Contact** Marc Bolduc

Address 11411 Southern Highlands Parkway # 300 **Phone:** (702) 220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address mbolduc@olympiacompanies.com

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

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

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

E-mail Address cpeltier@shg-inc.com

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.

Ninety Five Management, L.L.C., a Nevada limited liability company in its capacity as authorized Manager of KAG Property LLC, a Delaware limited liability company on behalf of Northland LLC

By: _____
Marc Bolduc, Authorized Signatory

Subscribed and sworn before me

This 14th day of February, 2014.

Amanda Graham Not Kaiser

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
AMANDA KAISER
Appt. No. 07-5062-1
My Appt. Expires Jan. 17, 2016

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	TMP-53058
Meeting Date:	04/08/14 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-52975
02/20/14

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Hualapai/Grand Teton

Project Name Skye Canyon Phase 1 **Proposed Use** _____

Assessor's Parcel #(s) See attached. **Ward #** _____

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

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

Gross Acres 669 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Section 12 LLC **Contact** Marc Bolduc

Address 11411 Southern Highlands Parkway # 300 **Phone:** (702) 220-6565 **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address mbolduc@olympiacompanies.com

APPLICANT Ninety Five Management, L.L.C. **Contact** Marc Bolduc

Address 11411 Southern Highlands Parkway # 300 **Phone:** (702) 220-6565 **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address mbolduc@olympiacompanies.com

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

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

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

E-mail Address cpeltier@shg-inc.com

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.

Ninety Five Management, L.L.C., a Nevada limited liability company
in its capacity as authorized Manager of KAG Property LLC, a Delaware
limited liability company on behalf of Section 12 LLC

By: _____
Marc Bolduc, Authorized Signatory

Subscribed and sworn before me

This 14th day of February, 2014.

_____
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
AMANDA KAISER
Appt. No. 07-5062-1
My Appt. Expires Jan. 17, 2016

FOR DEPARTMENT USE ONLY

Case #	TMP-53058
Meeting Date	04/08/14 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-52975
02/20/14

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

Revised 10/27/08

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Horse/Grand Canyon

Project Name Skye Canyon Phase 1 **Proposed Use** _____

Assessor's Parcel #(s) See attached. **Ward #** _____

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

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

Gross Acres 669 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER KAG Development South LLC **Contact** Marc Bolduc

Address 11411 Southern Highlands Parkway # 300 **Phone:** (702) 220-6565 **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address mbolduc@olympiacompanies.com

APPLICANT Ninety Five Management, L.L.C. **Contact** Marc Bolduc

Address 11411 Southern Highlands Parkway # 300 **Phone:** (702) 220-6565 **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address mbolduc@olympiacompanies.com

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

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

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

E-mail Address cpeltier@shg-inc.com

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.

Ninety Five Management, L.L.C., a Nevada limited liability company in its capacity as authorized Manager of KAG Property LLC, a Delaware limited liability company on behalf of KAG Development South LLC

By: _____
Marc Bolduc, Authorized Signatory

Subscribed and sworn before me

This 14th day of February, 2014.

Amanda Graham nee Kaiser

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
AMANDA KAISER
Appt. No. 07-5062-1
My Appt. Expires Jan. 17, 2016

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	TMP-53058
Meeting Date:	04/08/14 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-52975
02/20/14

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

Parcel Number	Owner	Acres	
126-12-000-001	Section 12 LLC	668.9	
125-06-401-001	G Land LLC	42.77	
125-06-401-005	M F Land LLC	0.06	
125-07-101-005	M F Land LLC	11.57	
125-07-101-007	M F Land LLC	63.39	
125-07-201-001	M F Land LLC	39.73	
125-07-201-003	M F Land LLC	39.18	
125-07-301-001	K A G Development South LLC	40.31	
125-07-301-002	K A G Development South LLC	41.15	
125-07-401-001	K A G Development South LLC	40.7	
125-07-401-002	K A G Development South LLC	41.39	
125-07-602-005	East of 95 LLC	31.12	
125-07-602-001	East of 95 LLC	3.19	
125-07-501-005	East of 95 LLC	29.78	
125-06-701-001	Eastland LLC	238.14	
125-06-301-002	Eastland LLC	3.12	UNDEVELOPABLE
125-06-501-001	Northland LLC	310.95	
125-06-101-001	Northland LLC	5	
		1650.45	

TMP-53058

PRJ-52975
02/25/14

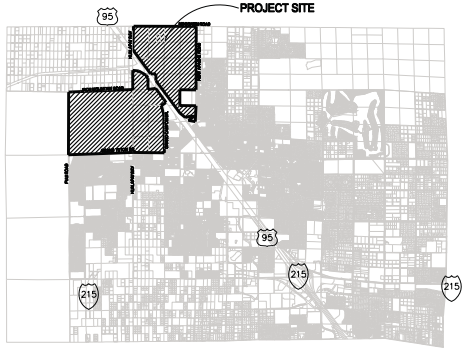
PARENT TENTATIVE MAP

FOR

SKYE CANYON

(FORMERLY KNOWN AS KYLE CANYON GATEWAY)

A MASTER-PLANNED COMMUNITY WITHIN THE CITY OF LAS VEGAS, NEVADA
LOCATED GENERALLY AT THE
NORTHEAST CORNER OF GRAND TETON DRIVE AND PULI ROAD



LOCATION MAP
NOT TO SCALE

APNs

125-06-101-001
125-06-301-002
125-06-401-001
125-06-401-005
125-06-501-001
125-06-701-001
125-07-101-005
125-07-101-007
125-07-201-001
125-07-201-003
125-07-301-001
125-07-301-002
125-07-401-001
125-07-401-002
125-07-501-005
125-07-602-001
125-07-602-005
126-12-000-001

OWNERS

K A G DEVELOPMENT SOUTH LLC
% OLYMPIA COMPANIES
11411 SOUTHERN HIGHLANDS PARKWAY, SUITE 300
LAS VEGAS, NV 89141

SECTION 12 LLC
% OLYMPIA COMPANIES
11411 SOUTHERN HIGHLANDS PARKWAY, SUITE 300
LAS VEGAS, NV 89141

M F LAND LLC
% OLYMPIA COMPANIES
11411 SOUTHERN HIGHLANDS PARKWAY, SUITE 300
LAS VEGAS, NV 89141

G LAND LLC
% OLYMPIA COMPANIES
11411 SOUTHERN HIGHLANDS PARKWAY, SUITE 300
LAS VEGAS, NV 89141

EAST OF 95 LLC
% OLYMPIA COMPANIES
11411 SOUTHERN HIGHLANDS PARKWAY, SUITE 300
LAS VEGAS, NV 89141

EASTLAND LLC
% OLYMPIA COMPANIES
11411 SOUTHERN HIGHLANDS PARKWAY, SUITE 300
LAS VEGAS, NV 89141

NORTHLAND LLC
% OLYMPIA COMPANIES
11411 SOUTHERN HIGHLANDS PARKWAY, SUITE 300
LAS VEGAS, NV 89141

LAND USE

ZONING	–	TC – TRADITIONAL DEVELOPMENT DISTRICT
PROPOSED USE	–	MASTERPLANNED RESIDENTIAL/COMMERCIAL
GROSS ACREAGE	–	1658.53
NUMBERED LOTS	–	46
LETTERED LOTS	–	46

ONSITE SEWER CONTRIBUTION

EAST BASIN	–	1,429 MGD
WEST BASIN	–	2,836 MGD
TOTAL	–	4,265 MGD

DEVELOPER

NINETY-FIVE MANAGEMENT LLC
% OLYMPIA COMPANIES, LLC
11411 SOUTHERN HIGHLANDS PARKWAY, SUITE 300
LAS VEGAS, NV 89141
PH (702) 220-6565
FX (702) 220-6566

ENGINEER

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

DEVIATIONS FROM STANDARDS

SEE KYLE CANYON GATEWAY DESIGN GUIDELINES.

DISCLAIMER NOTE

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

NOTES

1. FINAL ROAD CLASSIFICATIONS PROPOSED HEREWITH HAVE BEEN VERIFIED WITH THE UPDATED KYLE CANYON TRAFFIC STUDY. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO CLARK COUNTY/CITY OF LAS VEGAS STANDARDS, UNLESS NOTED UNDER DEVIATIONS OR APPROVED WITH THE KYLE CANYON GATEWAY DESIGN GUIDELINES OR DEVELOPMENT STANDARDS. LANDSCAPE WIDTHS TO BE DETERMINED WITH FINAL GRADING ANALYSIS.
2. 9,000 MAXIMUM RESIDENTIAL DWELLING UNITS SHOWN HEREON BASED ON GROSS ACRES TIMES MAXIMUM DENSITY.
3. LOCATIONS SHOWN HEREON ARE SCHEMATIC AND FINAL DESIGN LOCATIONS WITH ROADWAY MAY VARY, DEPENDENT ON FINAL ENGINEERING STUDIES.
4. SEWER SERVICE TO BE PROVIDED BY THE CITY OF LAS VEGAS. MAXIMUM CONTRIBUTION BY THIS DEVELOPMENT ____4,265_____ MGD (PEAK).
5. ALL LANDSCAPE H.O.A. ENTRY STATEMENTS, AT EACH STREET INTERSECTION, SHALL BE ESTABLISHED BY NINETY-FIVE MANAGEMENT L.L.C. AT A LATER DATE.
6. ALL UTILITY SERVICES (STUBS) AND PARCEL ENTRIES TO EACH PARCEL SHOWN ARE SCHEMATIC. EXACT LOCATIONS ARE TO BE DETERMINED DURING FINAL DESIGN AND PER KYLE CANYON MASTER ENGINEERING STUDIES.
7. STREET SECTIONS ARE IN CONFORMANCE WITH EXHIBIT L OF THE DEVELOPMENT AGREEMENT.
8. THIS DEVELOPMENT IS CONTROLLED BY THE FIRST AMENDMENT AND RESTATEMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF LAS VEGAS AND KAG PROPERTY LLC, DATED OCT. 21, 2011.
9. THERE WILL BE A H.O.A. AND C.C.&R.'S ESTABLISHED FOR THIS SUBDIVISION BY THE MASTER DEVELOPER.
10. LANDSCAPE EASEMENTS AND COMMON LOTS SHOWN HEREON WILL BE MAINTAINED BY THE MASTER ASSOCIATION AND SUBDIVISION H.O.A.(S).
11. EASEMENTS REQUIRED FOR STORM DRAIN, DRY UTILITIES, SANITARY SEWER, AND POTABLE WATER SHALL BE GRANTED ON THE FINAL MAP.
12. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY THE LAS VEGAS VALLEY WATER DISTRICT. FINAL WATER SERVICE DESIGN WILL BE ACCORDING TO AND APPROVED TECHNICAL STUDY.
13. SEWER SERVICE FOR THIS PROJECT WILL CONNECT TO EXISTING FACILITIES AND FINAL SEWER SERVICE DESIGN WILL BE ACCORDING TO AN APPROVED TECHNICAL STUDY.
14. EXISTING EASEMENTS ON THESE PROPERTIES WILL BE RELINQUISHED WHERE APPLICABLE.
15. ALL STREETS, DRAINAGE CORRIDORS, SEWER CORRIDORS, PARKS, TRAILS, OPEN SPACES, AND SCHOOLS SHOWN ON THIS MAP ARE PUBLIC U.N.O.
16. ALL ABOVE GROUND UTILITY BOXES SHALL NOT BE PLACED WITHIN TRAIL CORRIDORS.
17. PERIMETER WALLS ARE NOT TO EXCEED HEIGHTS INDICATED IN TABLE "A" IN CHAPTER 19.08.110.

LEGAL DESCRIPTION

ALL THAT LAND SITUATED IN THE COUNTY OF CLARK, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:
GOVERNMENT LOTS ONE (1) THROUGH SIXTEEN (16), INCLUSIVE, BEING ALL OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA.

PARCEL 2:
GOVERNMENT LOTS NINETEEN (19) THROUGH TWENTY-SIX (26), INCLUSIVE, IN SECTION 6, TOWNSHIP 29 SOUTH, RANGE 60 EAST, M.D.M. CLARK COUNTY, NEVADA.
EXCEPTING FROM GOVERNMENT LOT TWENTY-ONE (21) THE FOLLOWING DESCRIBED PARCEL: THE WEST HALF (W½) OF THE SOUTHEAST QUARTER (SE¼) OF SAID GOVERNMENT LOT TWENTY-ONE (21).
EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE US HIGHWAY 95/RANCHO DRIVE AS IS PRESENTLY EXISTS.

PARCEL 3:
THE WEST HALF (W½) OF THE SOUTHEAST QUARTER (SE¼) OF GOVERNMENT LOT TWENTY-ONE (21) IN SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. CLARK COUNTY, NEVADA.

PARCEL 4:
GOVERNMENT LOT FIFTEEN (15) IN SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. CLARK COUNTY, NEVADA.
EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE US HIGHWAY 95/RANCHO DRIVE AS IT PRESENTLY EXISTS.

PARCEL 5:
GOVERNMENT LOT SIXTEEN (16) IN SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. CLARK COUNTY, NEVADA.
EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE U.S. HIGHWAY 95/RANCHO DRIVE AS IT PRESENTLY EXISTS.

PARCEL 6:
GOVERNMENT LOT FOURTEEN (14) IN SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. CLARK COUNTY, NEVADA.
EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE U.S. HIGHWAY 95/RANCHO DRIVE AS IT PRESENTLY EXISTS.

PARCEL 7:
GOVERNMENT LOT SEVENTEEN (17) IN SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. CLARK COUNTY, NEVADA.
EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE U.S. HIGHWAY 95/RANCHO DRIVE AS IT PRESENTLY EXISTS.

PARCEL 8:
GOVERNMENT LOTS TWELVE (12), THIRTEEN (13), EIGHTEEN (18), AND TWENTY-SEVEN (27) THROUGH THIRTY (30), INCLUSIVE, IN SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. CLARK COUNTY, NEVADA.
EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE U.S. HIGHWAY 95/RANCHO DRIVE AS IT PRESENTLY EXISTS.

PARCEL 9:
THAT PORTION OF THE NORTH HALF (N½) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., DESCRIBED AS FOLLOWS: PARCEL ONE (1) OF THAT CERTAIN PARCEL MAP ON FILE IN FILE 174 OF PARCEL MAPS, PAGE 22, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 10:
THAT PORTION OF THE NORTH HALF (N½) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. DESCRIBED AS FOLLOWS:
PARCEL TWO (2) OF THAT CERTAIN PARCEL MAP ON FILE 114 OF PARCEL MAPS, PAGE 22, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.
EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS CONVEYED TO THE CITY OF LAS VEGAS FOR ADDITIONAL RIGHT-OF-WAY ALONG GRAND CANYON DRIVE AND DRAKE DRIVE BY A DEED RECORDED MAY 10, 2012, IN BOOK 20120517, AS DOCUMENT NO. 01318, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

PARCEL 11:
GOVERNMENT LOT ELEVEN (11) IN SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. CLARK COUNTY, NEVADA.

PARCEL 12:
GOVERNMENT LOT TWELVE (12) IN SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. CLARK COUNTY, NEVADA.
EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS CONVEYED TO THE CITY OF LAS VEGAS FOR ADDITIONAL RIGHT-OF-WAY ALONG GRAND CANYON DRIVE AND DRAKE DRIVE BY DEED RECORDED MAY 10, 2012, IN BOOK 20120517, AS DOCUMENT NO. 02932, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA. EXCEPTING THEREFROM ANY PORTION OF SAID LAND AS CONVEYED BY A DEED RECORDED MAY 18, 2012, IN BOOK 20120518, AS DOCUMENT NO. 01318, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

PARCEL 13:
GOVERNMENT LOT NINETEEN (19) IN SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. CLARK COUNTY, NEVADA.

PARCEL 14:
GOVERNMENT LOT EIGHTEEN (18) IN SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. CLARK COUNTY, NEVADA.

PARCEL 15:
GOVERNMENT LOT TWENTY (20) IN SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. CLARK COUNTY, NEVADA.

PARCEL 16:
GOVERNMENT LOT TWENTY-ONE (21) IN SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. CLARK COUNTY, NEVADA.

PARCEL 17:
GOVERNMENT LOT SIX (6) IN SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. CLARK COUNTY, NEVADA.
EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE U.S. HIGHWAY 95/RANCHO DRIVE AS IT PRESENTLY EXISTS.

PARCEL 18:
GOVERNMENT LOT FOURTEEN (14) IN SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. CLARK COUNTY, NEVADA.
EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE U.S. HIGHWAY 95/RANCHO DRIVE AS IT PRESENTLY EXISTS.

PARCEL 19:
GOVERNMENT LOT SIXTEEN (16) IN SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. CLARK COUNTY, NEVADA.
EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE U.S. HIGHWAY 95/RANCHO DRIVE AS IT PRESENTLY EXISTS.

BENCHMARK

BM 7LV90 2NWS CITY OF LAS VEGAS RIVET AND ROUND PLATE IN CONCRETE CYLINDER, SOUTHEAST CORNER OF HUALAPAI WAY AND IRON MOUNTAIN ROAD.

ELEV: 2840.13 FEET (865.67 METERS) (NAVD 1988)

BASIS OF BEARING

SOUTH 00°34'16" EAST, BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., AS PER FILE 157, PAGE 14 OF SURVEYS, ON FILE IN THE COUNTY RECORDER'S OFFICE.

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	KEY MAP & LAND USE TABULATIONS
3-23	TENTATIVE MAP
24	TYPICAL SECTIONS
25-31	CROSS SECTION DRAWINGS PER 19.16.050(J)

PRJ-52975
02/25/14

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

NINETY-FIVE MANAGEMENT LLC
SKYE CANYON
PARENT TENTATIVE MAP

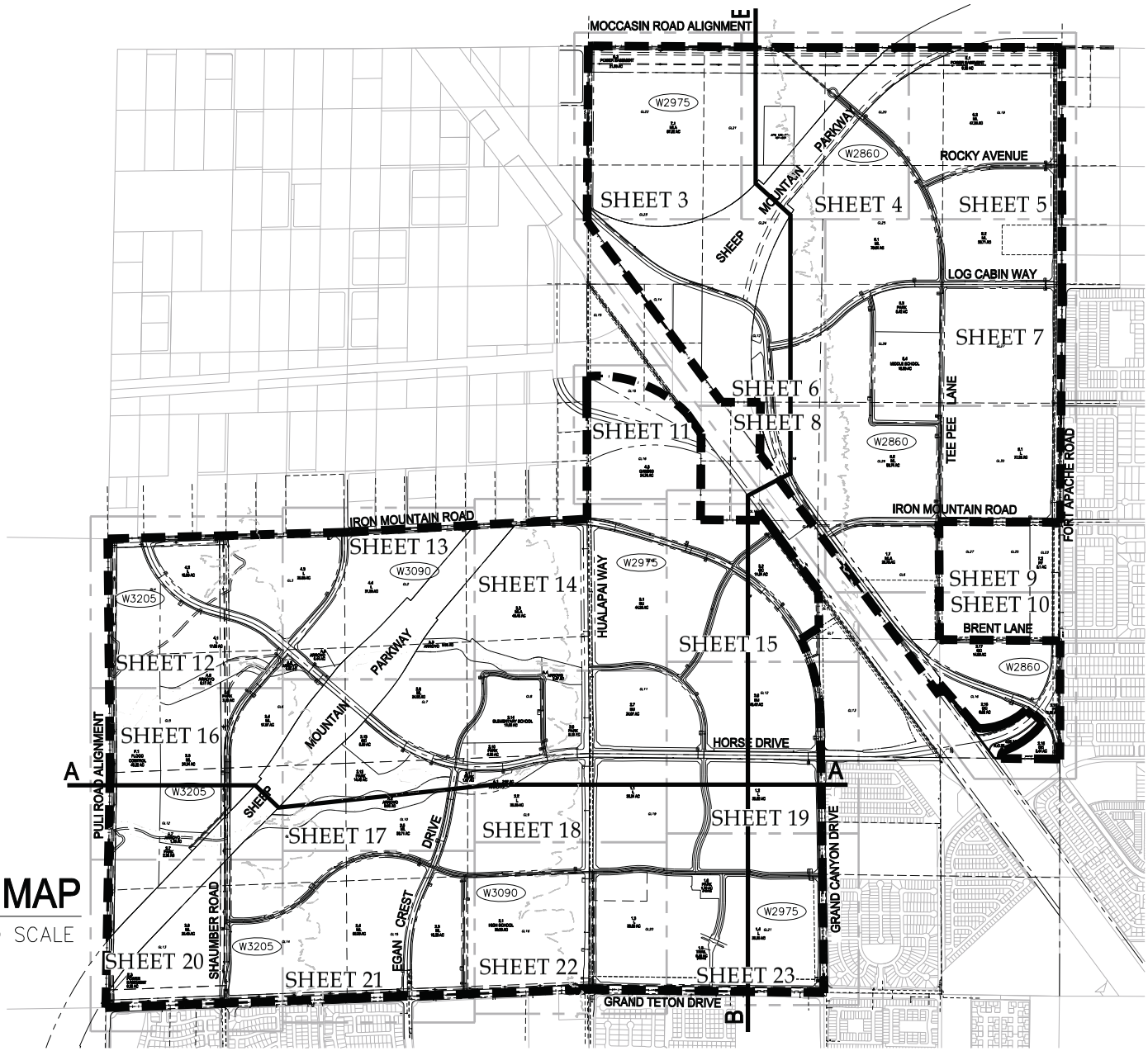
DATE: 2/19/2014
DRAFTER: BTW
DESIGNER: JJS
CHECKED: JJS
PROJECT NO.
OLY1401.001

PROFESSIONAL ENGINEER — STATE OF NEVADA
JERRY J. SLATER
Exp. 06/30/2014
CIVIL
No. 14167

1
SHEET 1 OF 31

J:\oly1401.001 skye canyon\Land entitlements\parent tm\oly1401.001 tmx-exported.dwg 2/21/2014 10:21 AM Brent Wilson

TMP-53058



SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8748 S. ARVILLE STREET #D16, LAS VEGAS, NV 89118
PHONE (702) 384-8300 FAX (702) 384-8399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

NINETY-FIVE MANAGEMENT LLC

SKYE CANYON

PARENT TENTATIVE MAP

DATE: 2/19/2014
DRAFTER: BTW
DESIGNER: JJS
CHECKED: JJS
PROJECT NO.
OLY1401.001

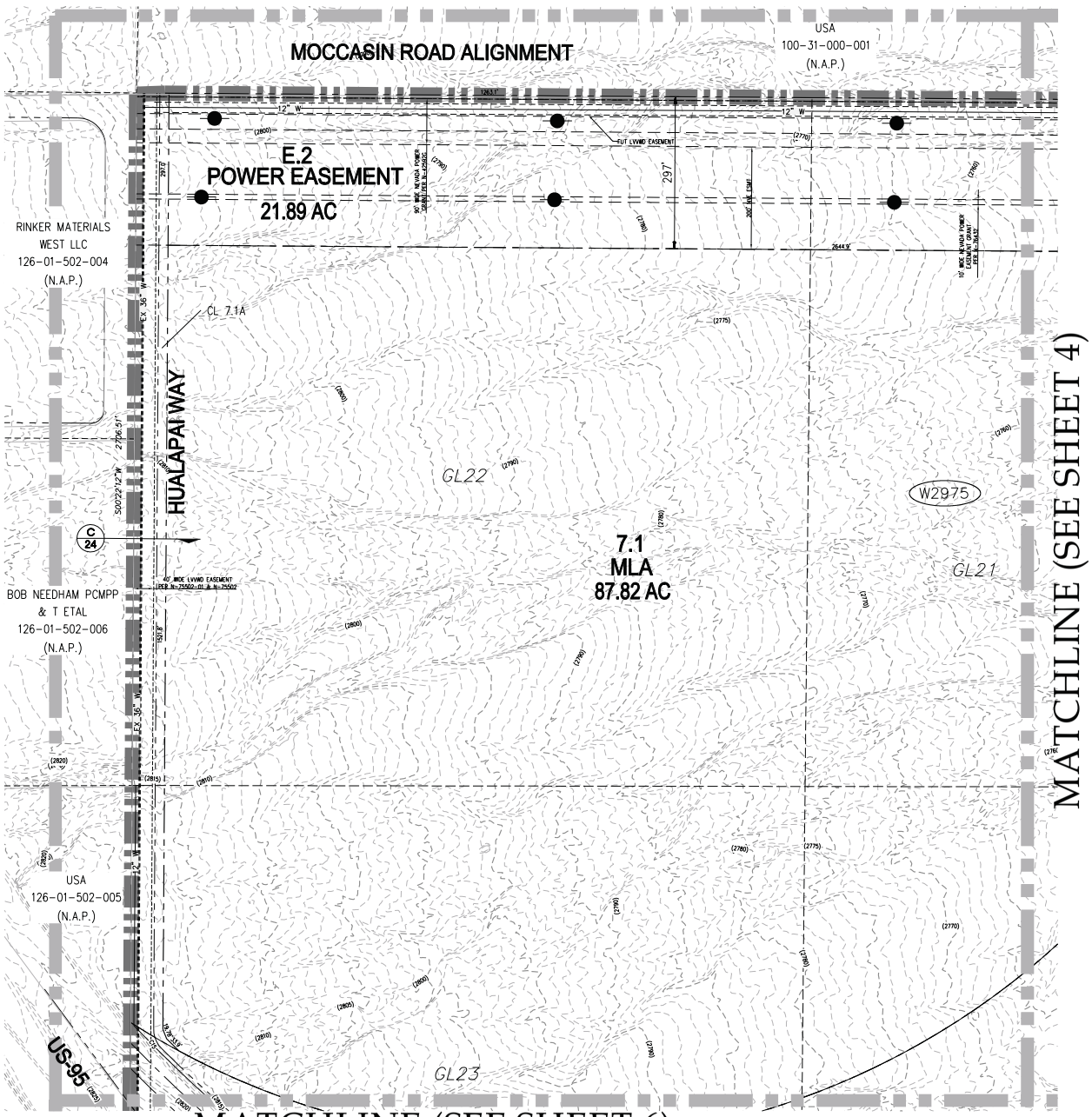
PROFESSIONAL ENGINEER — STATE OF NEVADA — JERRY J. SLATER — Exp. 06/30/2014 — CIVIL — No. 14167

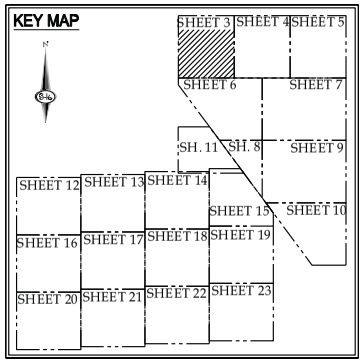
2
SHEET 2 OF 31

PRJ-52975
02/25/14

TMP-53058

J:\Oly1401.001 skye canyon\Civil\entitlements\parent tm\Oly1401.001 tm-exported.dwg 2/21/2014 10:53 AM Brent Wilson





CURVE TABLE		
CURVE	LENGTH	RADIUS
C15	42.53'	53.50'

LEGEND

- PROJECT BOUNDARY
- ROADWAY CENTERLINE
- LOT LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- EX CONTOUR (1' INTERVAL)
- EX CONTOUR (5' INTERVAL)
- 1.1 PARCEL NUMBER
- MLA LAND USE DESIGNATION
- 17.39 AC PARCEL AREA (NET)
- W2860 WATER ZONE ELEVATION
- WATER ZONE BOUNDARY
- EXISTING POWER POLE
- SECTION LINE
- 1/4 SECTION LINE
- 1/16 SECTION LINE
- EXISTING UTILITY
- 15% MIN. PROPOSED STREET GRADE

SCALE – 1"=100' FEET (0, 100, 200)

PRJ-52975
02/20/14

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8748 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 384-8300 FAX (702) 384-8399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

NINETY-FIVE MANAGEMENT LLC

SKYE CANYON

PARENT TENTATIVE MAP

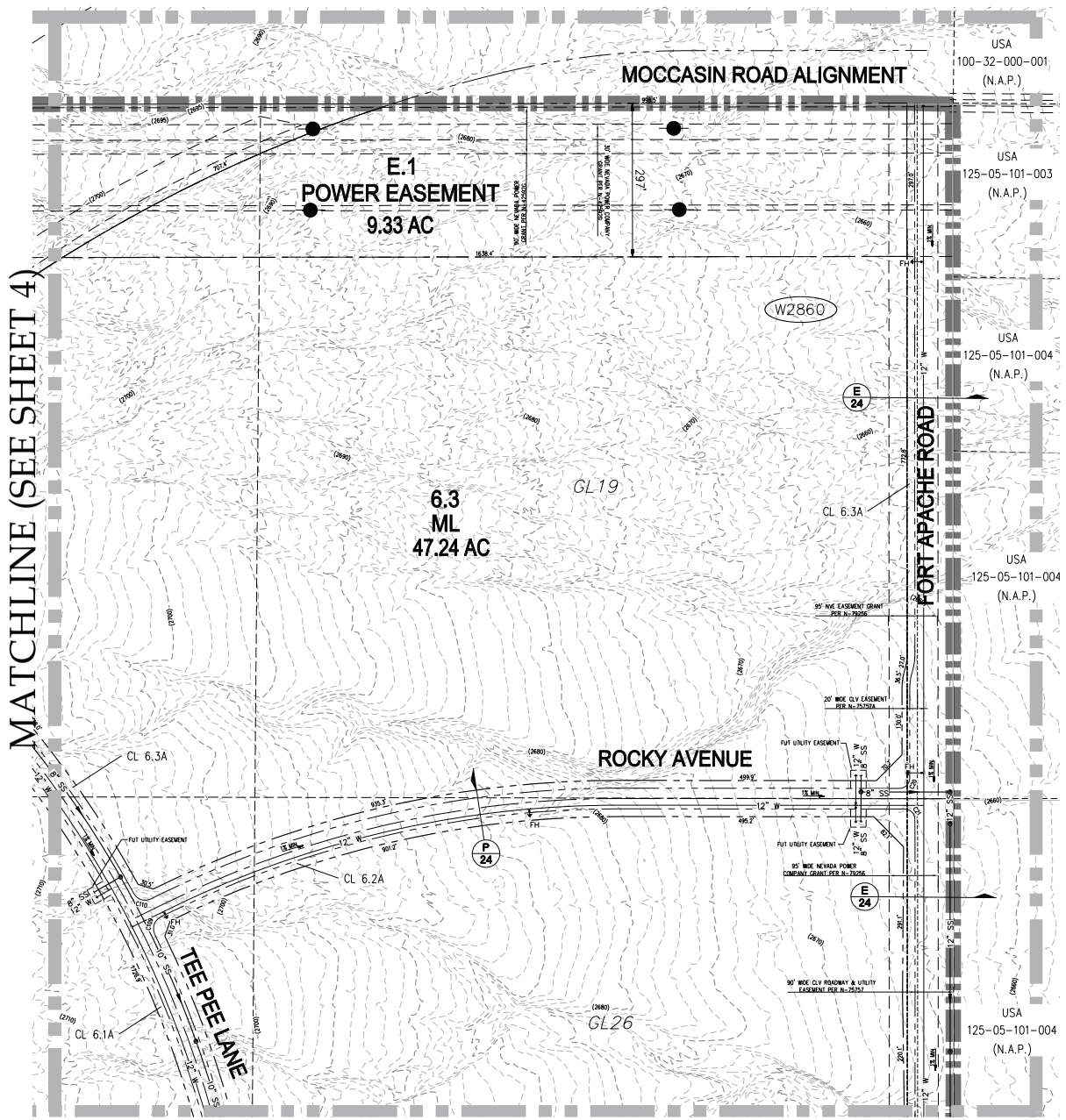
DATE: 2/19/2014
DRAFTER: BTW
DESIGNER: JJS
CHECKED: JJS
PROJECT NO.
OLY1401.001

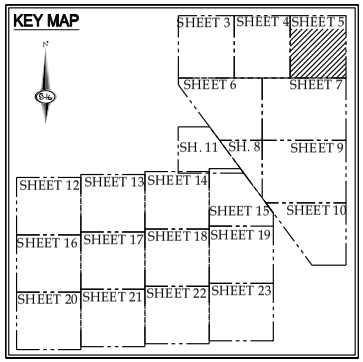
PROFESSIONAL ENGINEER – STATE OF NEVADA – JERRY J. SLATER – Exp. 06/30/2014 – CIVIL – No. 14167

3
SHEET 3 OF 31

TMP-53058

MATCHLINE (SEE SHEET 6)
MATCHLINE (SEE SHEET 7)
MATCHLINE (SEE SHEET 3)
MATCHLINE (SEE SHEET 5)
FUTURE SHEEP MOUNTAIN PARKWAY
MOCCASIN ROAD ALIGNMENT
TEE PEE LANE
APN 125-06-101-001
USA
100-31-000-001
(N.A.P.)
INTERIM EARTH CHANNEL
350' PUBLIC R.O.W.
W2860
W2975
CL 6.1A
CL 6.3A
CL20
KEY MAP
LEGEND
CURVE TABLE
PROJECT BOUNDARY
ROADWAY CENTERLINE
LOT LINE
PROPERTY LINE
RIGHT-OF-WAY LINE
EASEMENT LINE
EX CONTOUR (5' INTERVAL)
EX CONTOUR (1' INTERVAL)
PARCEL NUMBER
LAND USE DESIGNATION
PARCEL AREA (NET)
WATER ZONE ELEVATION
WATER ZONE BOUNDARY
EXISTING POWER POLE
SECTION LINE
1/4 SECTION LINE
1/16 SECTION LINE
EXISTING UTILITY
PROPOSED STREET GRADE
SCALE - 1"=100'
FEET
PRJ-52975
02/20/14
TMP-53058
NINETY-FIVE MANAGEMENT LLC
SKYE CANYON
PARENT TENTATIVE MAP
DATE: 2/19/2014
DRAFTER: BTW
DESIGNER: JJS
CHECKED: JJS
PROJECT NO. OLY1401.001
JERRY J. SLATER
SHEET 4 OF 31
SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8748 S. ARVILLE STREET #B1-9, LAS VEGAS, NV 89139
PHONE (702) 304-5300 FAX (702) 304-5309





CURVE TABLE		
CURVE	LENGTH	RADIUS
C20	31.44'	20.00'
C21	31.39'	20.00'
C109	39.25'	25.00'
C110	38.19'	25.00'

LEGEND

- PROJECT BOUNDARY
- ROADWAY CENTERLINE
- LOT LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- EX CONTOUR (1' INTERVAL)
- EX CONTOUR (5' INTERVAL)
- 1.1 PARCEL NUMBER
- MLA LAND USE DESIGNATION
- 17.39 AC PARCEL AREA (NET)
- W2860 WATER ZONE ELEVATION
- WATER ZONE BOUNDARY
- EXISTING POWER POLE
- SECTION LINE
- 1/4 SECTION LINE
- 1/16 SECTION LINE
- EXISTING UTILITY
- 15% MIN. PROPOSED STREET GRADE

SCALE - 1"=100' FEET (0, 100, 200)

PRJ-52975
02/20/14

TMP-53058

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8748 EL AIRVILLE STREET #214, LAS VEGAS, NV 89148
PHONE (702) 284-8300 FAX (702) 284-8380

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

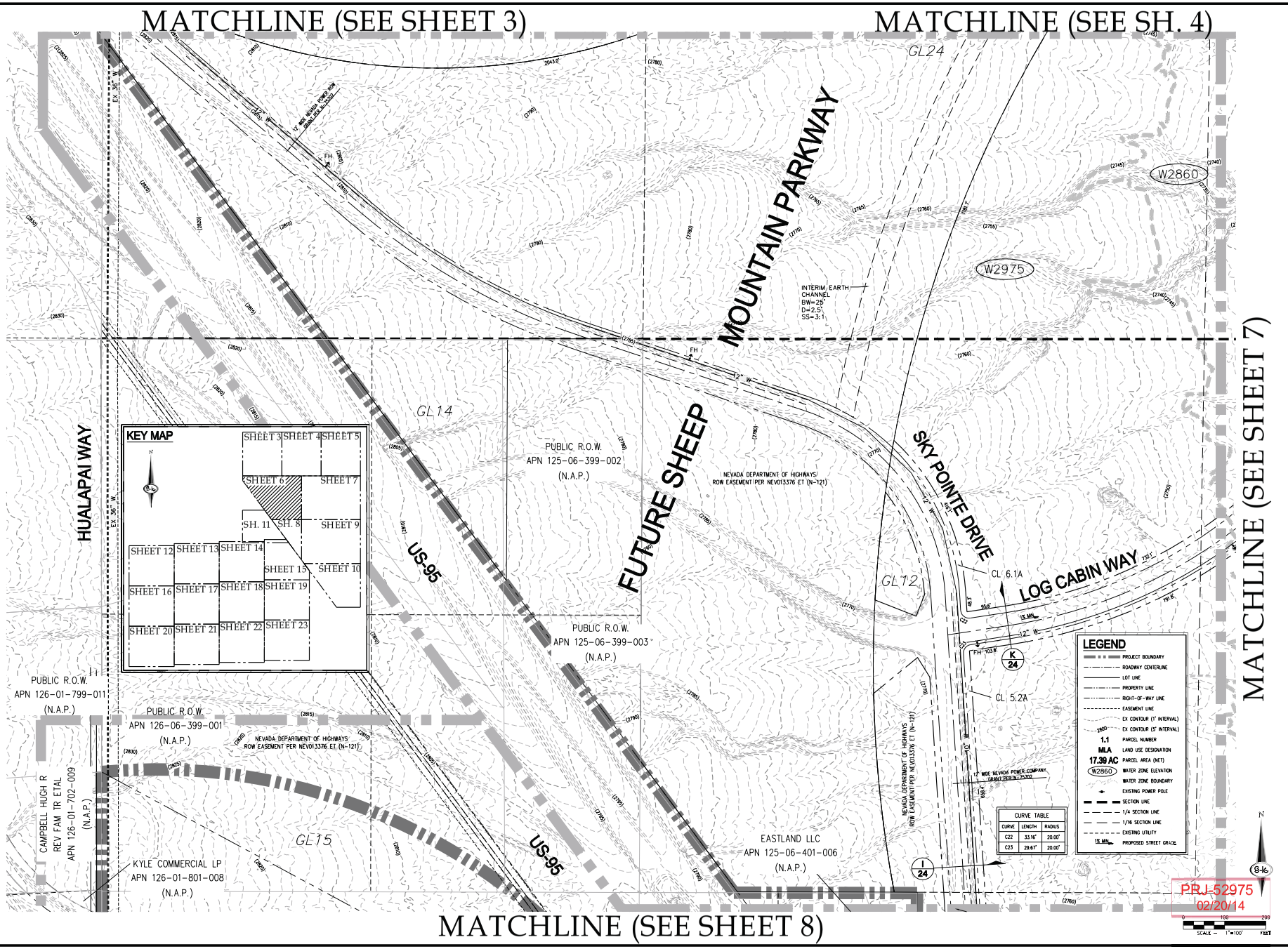
NINETY-FIVE MANAGEMENT LLC
SKYE CANYON
PARENT TENTATIVE MAP

DATE: 2/19/2014
DRAFTER: BTW
DESIGNER: JJS
CHECKED: JJS
PROJECT NO.
OLY1401.001

PROFESSIONAL ENGINEER – STATE OF NEVADA – JERRY J. SLATER Exp. 06/30/2014 CIVIL No. 14167

5
SHEET 5 OF 31

J:\Oly1401.001 skye canyon\Civil\entitlements\parent tm\Oly1401.001 tm.dwg 2/20/2014 10:16 AM Brent Wilson



SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8748 S. ANTELLE STREET #214, LAS VEGAS, NV 89148
PHONE (702) 384-8300 FAX (702) 384-8399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

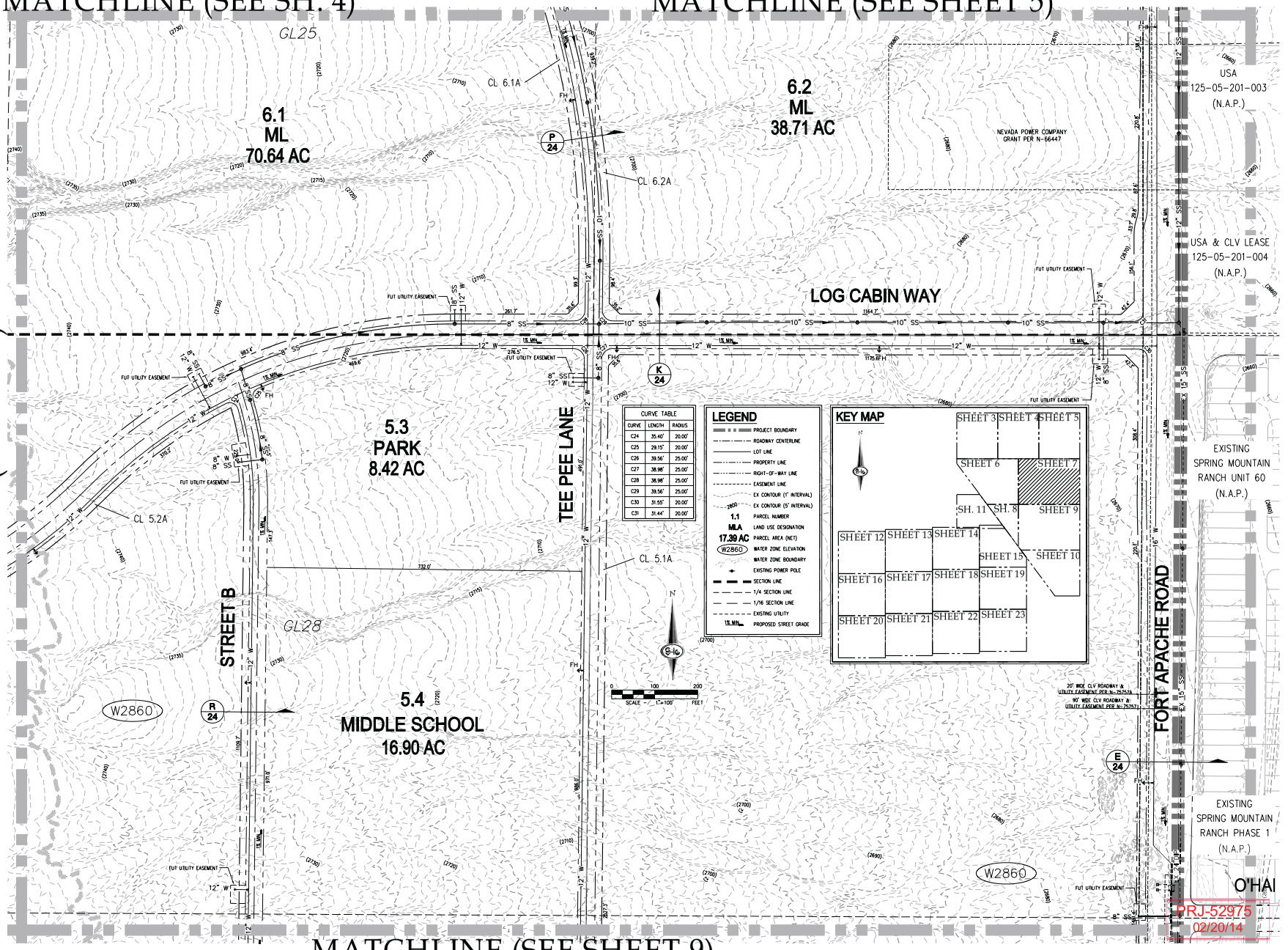
NINETY-FIVE MANAGEMENT LLC
SKYE CANYON
PARENT TENTATIVE MAP

DATE: 2/19/2014
DRAFTER: BTW
DESIGNER: JJS
CHECKED: JJS
PROJECT NO. OLY1401.001

PROFESSIONAL ENGINEER — STATE OF NEVADA — JERRY J. SLATER Exp. 06/30/2014 CIVIL No. 14167

6
SHEET 6 OF 31

TMP-53058



SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8748 S. ARVILLE STREET #214, LAS VEGAS, NV 89118
PHONE (702) 384-8300 FAX (702) 384-8399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

NINETY-FIVE MANAGEMENT LLC
SKYE CANYON
PARENT TENTATIVE MAP

DATE: 2/19/2014
DRAFTER: BTW
DESIGNER: JJS
CHECKED: JJS
PROJECT NO.
OLY1401.001

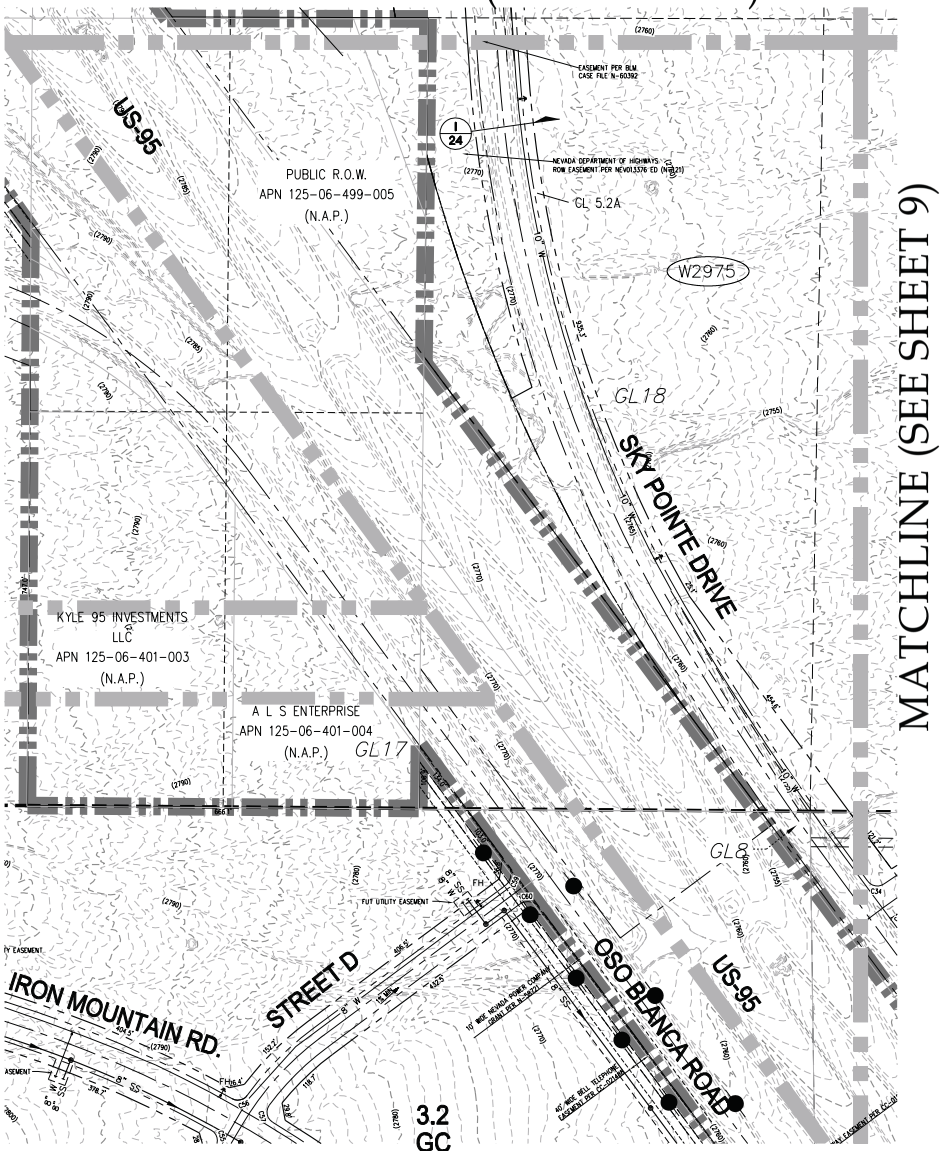
PROFESSIONAL ENGINEER — STATE OF NEVADA
JERRY J. SLATER
Exp. 06/30/2014
CIVIL
No. 14167

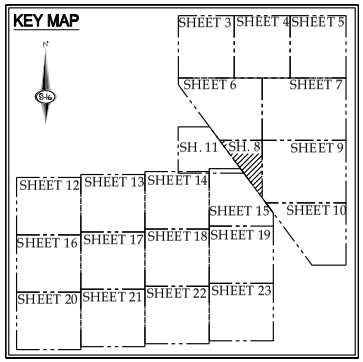
PRJ-52975
02/20/14

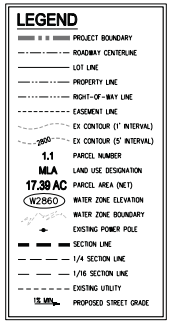
7
SHEET 7 OF 31

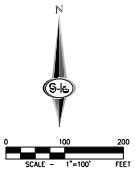
TMP-53058

J:\Oly1401.001 skye canyon\Civil\entitlements\parent tm\Oly1401.001 tm dwg 2/20/2014 10:17 AM Brent Wilson









PRJ-52975
02/20/14

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8748 S. ARVILLE STREET #214, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5380

NO.	DESCRIPTION	DATE	BY	APP.	APP. DATE

NINETY-FIVE MANAGEMENT LLC

SKYE CANYON

PARENT TENTATIVE MAP

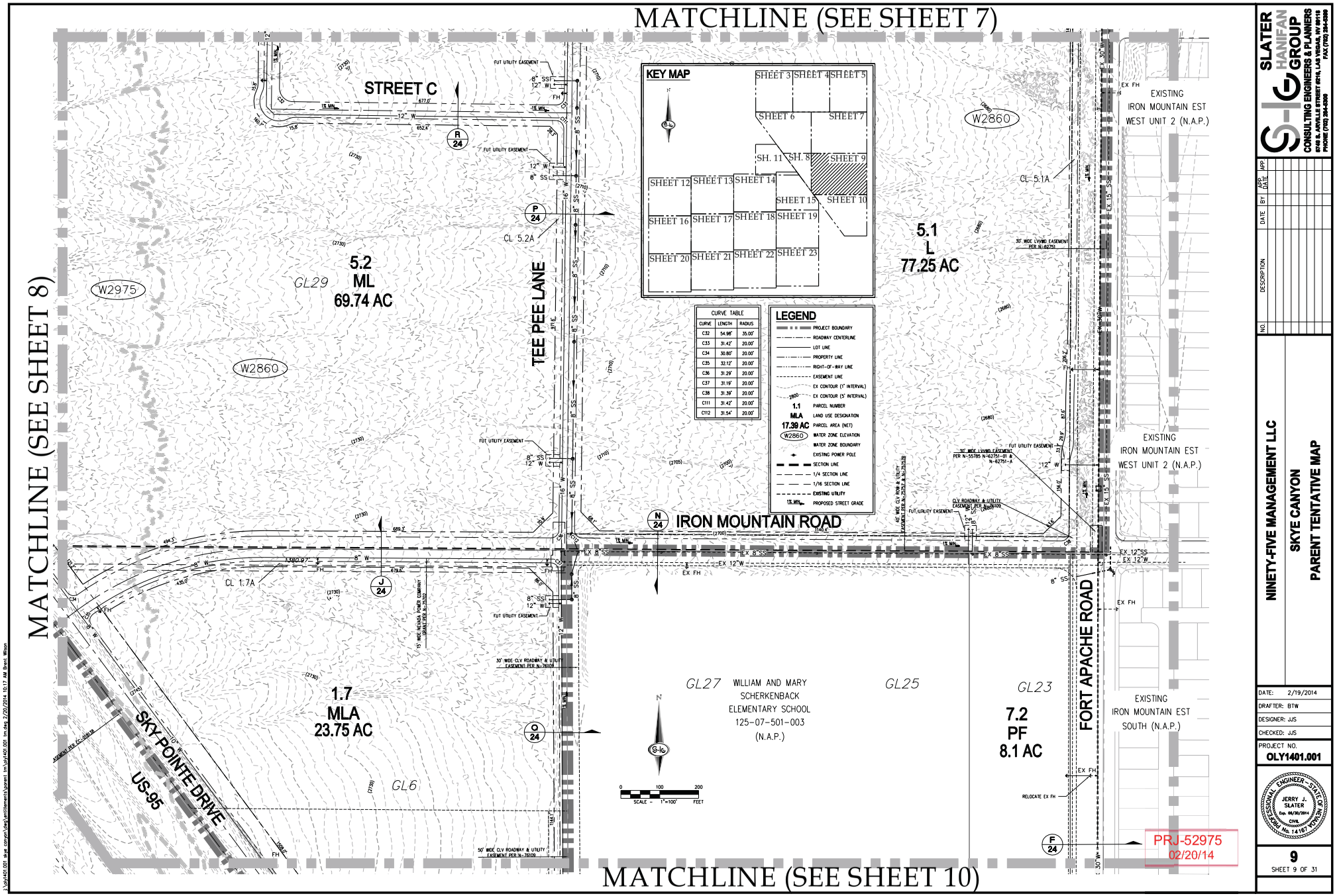
DATE: 2/19/2014
DRAFTER: BTW
DESIGNER: JJS
CHECKED: JJS
PROJECT NO.
OLY1401.001

PROFESSIONAL ENGINEER — STATE OF NEVADA
JERRY J. SLATER
Exp. 06/30/2014
CIVIL
No. 14167

8
SHEET 8 OF 31

TMP-53058

J:\Oly1401.001 skye canyon\Land\entitlements\parent tm\Oly1401.001 tm.dwg 2/20/2014 10:17 AM Brent Wilson



TMP-53058

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8748 S. ARVILLE STREET #214, LAS VEGAS, NV 89118
PHONE (702) 384-8300 FAX (702) 384-8399

NO. | DESCRIPTION | DATE | BY | APP. DATE | APP.

NINETY-FIVE MANAGEMENT LLC

SKYE CANYON

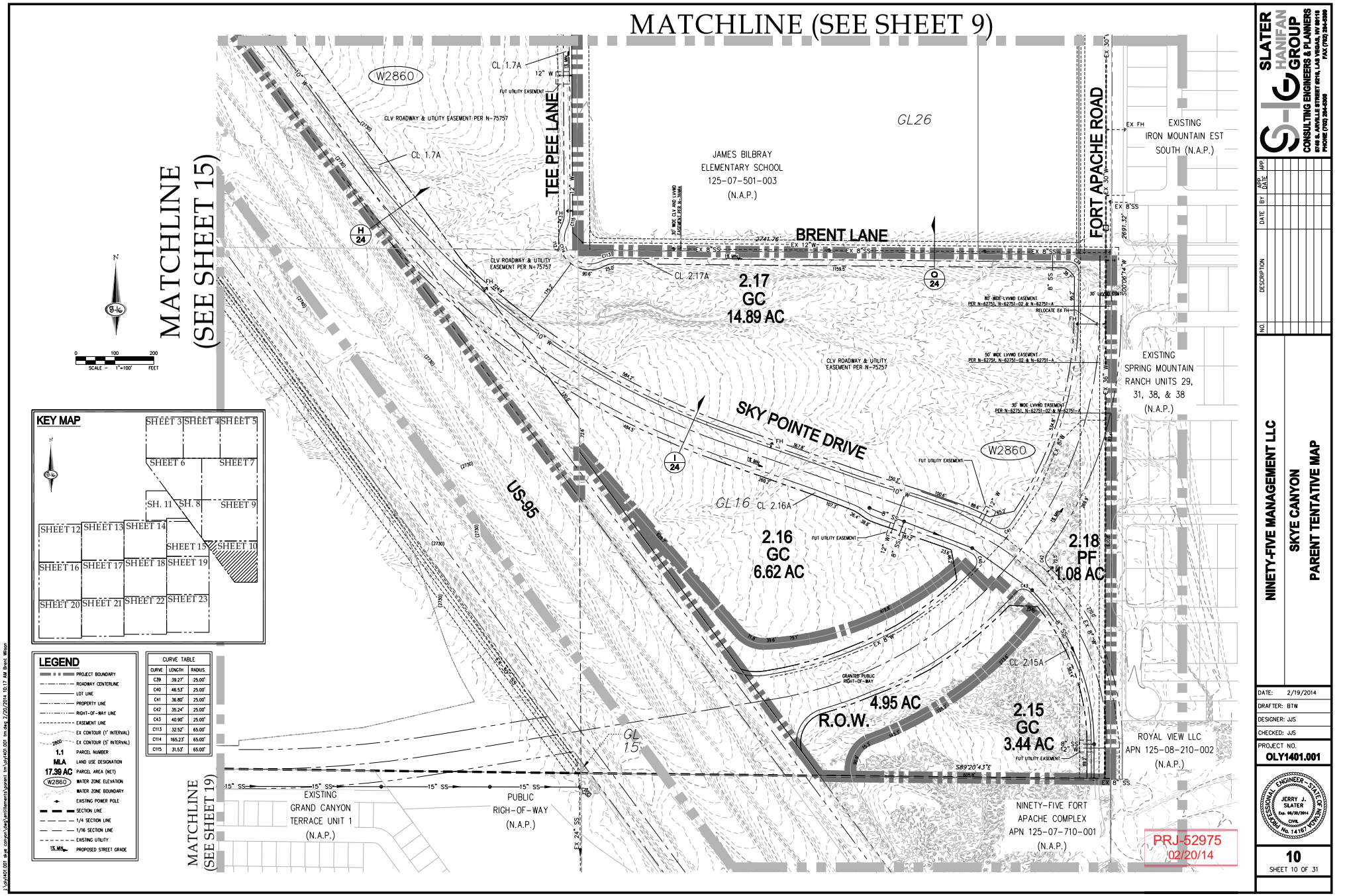
PARENT TENTATIVE MAP

DATE: 2/19/2014
DRAFTER: BTW
DESIGNER: JJS
CHECKED: JJS
PROJECT NO.
OLY1401.001

PROFESSIONAL ENGINEER — STATE OF NEVADA
JERRY J. SLATER
Exp. 06/30/2014
CIVIL
No. 14167

9
SHEET 9 OF 31

J:\oly1401.001 skye canyon\Civil\entitlements\parent tm\oly1401.001 tm.dwg 2/20/2014 10:17 AM Brent Wilson



SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8748 S. ARVILLE STREET #214, LAS VEGAS, NV 89118
PHONE (702) 384-8300 FAX (702) 384-8399

NO. | DESCRIPTION | DATE | BY | APP. DATE | APP.

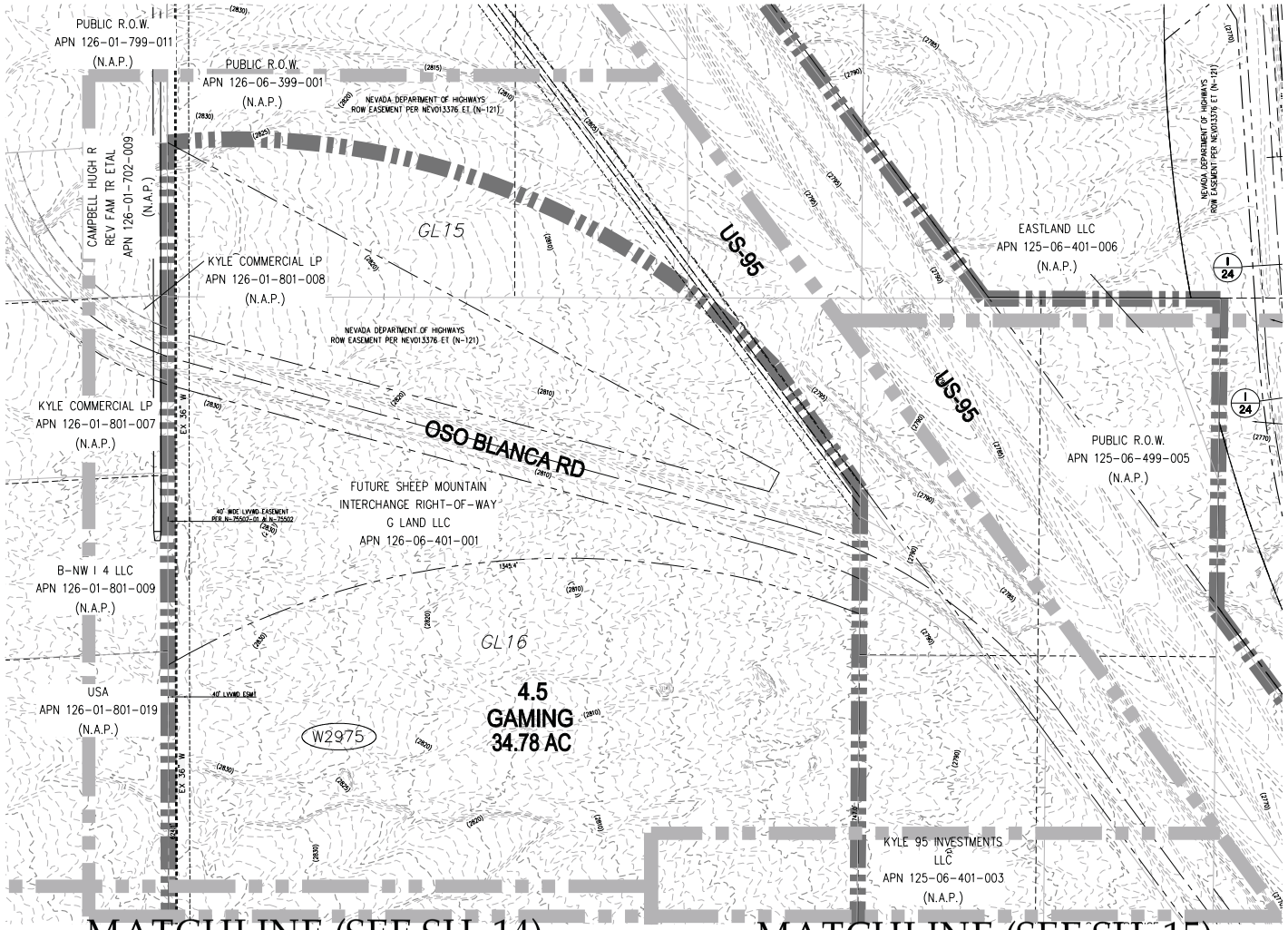
NINETY-FIVE MANAGEMENT LLC
SKYE CANYON
PARENT TENTATIVE MAP

DATE: 2/19/2014
DRAFTER: BTW
DESIGNER: JJS
CHECKED: JJS
PROJECT NO. OLY1401.001

PROFESSIONAL ENGINEER - STATE OF NEVADA - JERRY J. SLATER - Exp. 06/30/2014 - CIVIL - No. 14167

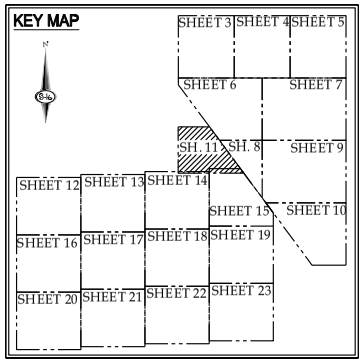
10
SHEET 10 OF 31

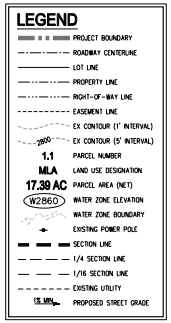
TMP-53058

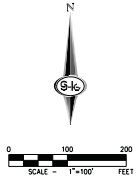


MATCHLINE (SEE SH. 14)

MATCHLINE (SEE SH. 15)







SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8748 S. ARVILLE STREET #D16, LAS VEGAS, NV 89118
PHONE (702) 384-8300 FAX (702) 384-8399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

NINETY-FIVE MANAGEMENT LLC

SKYE CANYON

PARENT TENTATIVE MAP

DATE: 2/19/2014
DRAFTER: BTW
DESIGNER: JJS
CHECKED: JJS
PROJECT NO.
OLY1401.001

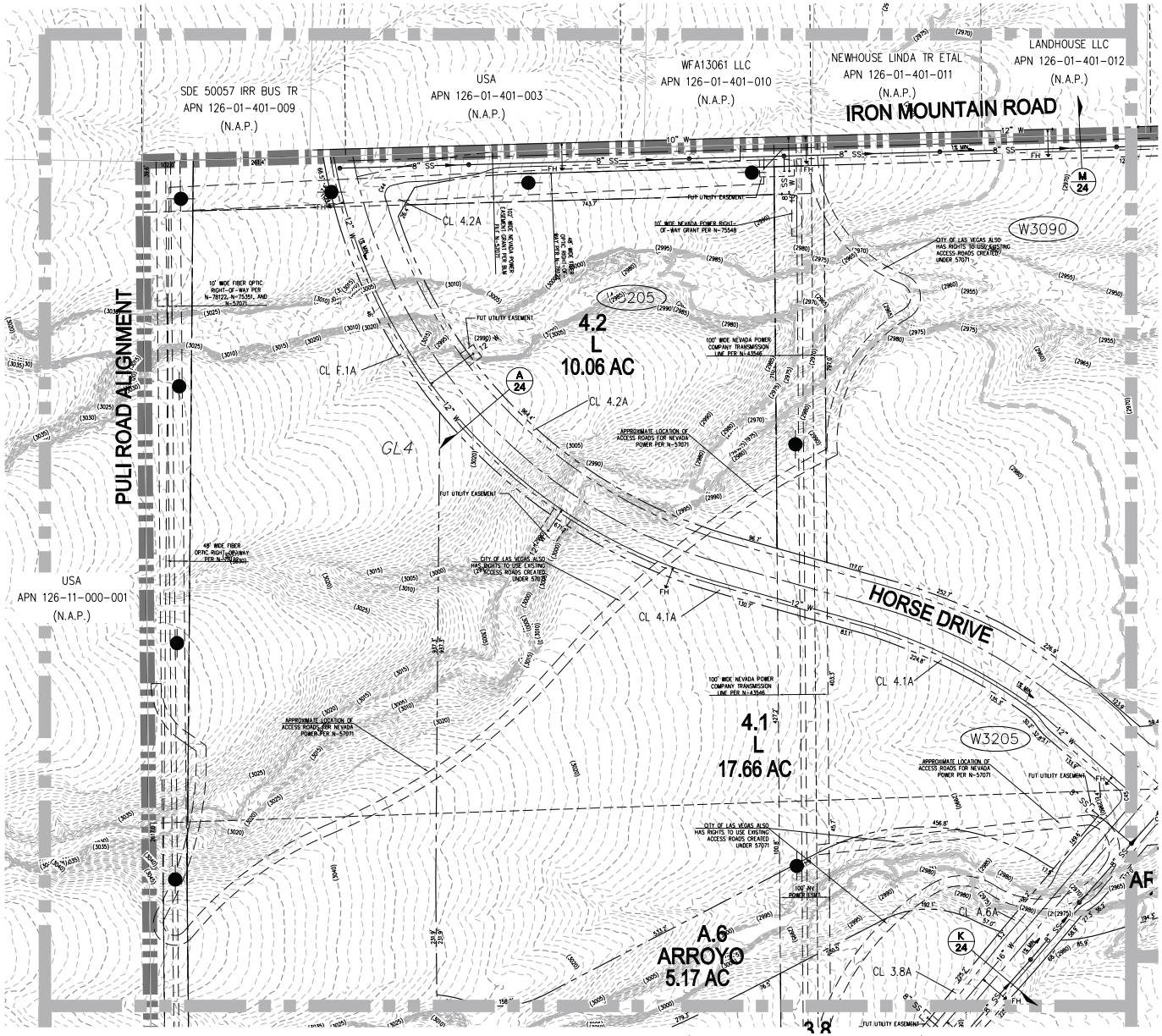
PROFESSIONAL ENGINEER — STATE OF NEVADA
JERRY J. SLATER
Exp. 06/30/2014
CIVIL
No. 14167

11
SHEET 11 OF 31

PRJ-52975
02/20/14

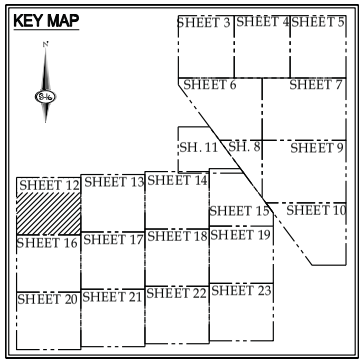
TMP-53058

J:\Oly1401.001 skye canyon\Vlas\entitlements\parent tm\Oly1401.001 tm.dwg 2/20/2014 10:17 AM Brent Wilson



MATCHLINE (SEE SHEET 13)

MATCHLINE (SEE SHEET 16)



CURVE TABLE		
CURVE	LENGTH	RADIUS
C44	32.48'	20.00'
C45	31.42'	20.00'

LEGEND

- PROJECT BOUNDARY
- ROADWAY CENTERLINE
- LOT LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- EX CONTOUR (1' INTERVAL)
- EX CONTOUR (5' INTERVAL)
- 1.1 PARCEL NUMBER
- MLA LAND USE DESIGNATION
- 17.39 AC PARCEL AREA (NET)
- W2860 WATER ZONE ELEVATION
- WATER ZONE BOUNDARY
- EXISTING POWER POLE
- SECTION LINE
- 1/4 SECTION LINE
- 1/16 SECTION LINE
- EXISTING UTILITY
- 1% MIN. PROPOSED STREET GRADE

SCALE – 1"=100' FEET (0, 100, 200)

PRJ-52975
02/20/14

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8748 S. ARVILLE STREET #214, LAS VEGAS, NV 89118
PHONE (702) 384-8300 FAX (702) 384-8399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

NINETY-FIVE MANAGEMENT LLC

SKYE CANYON

PARENT TENTATIVE MAP

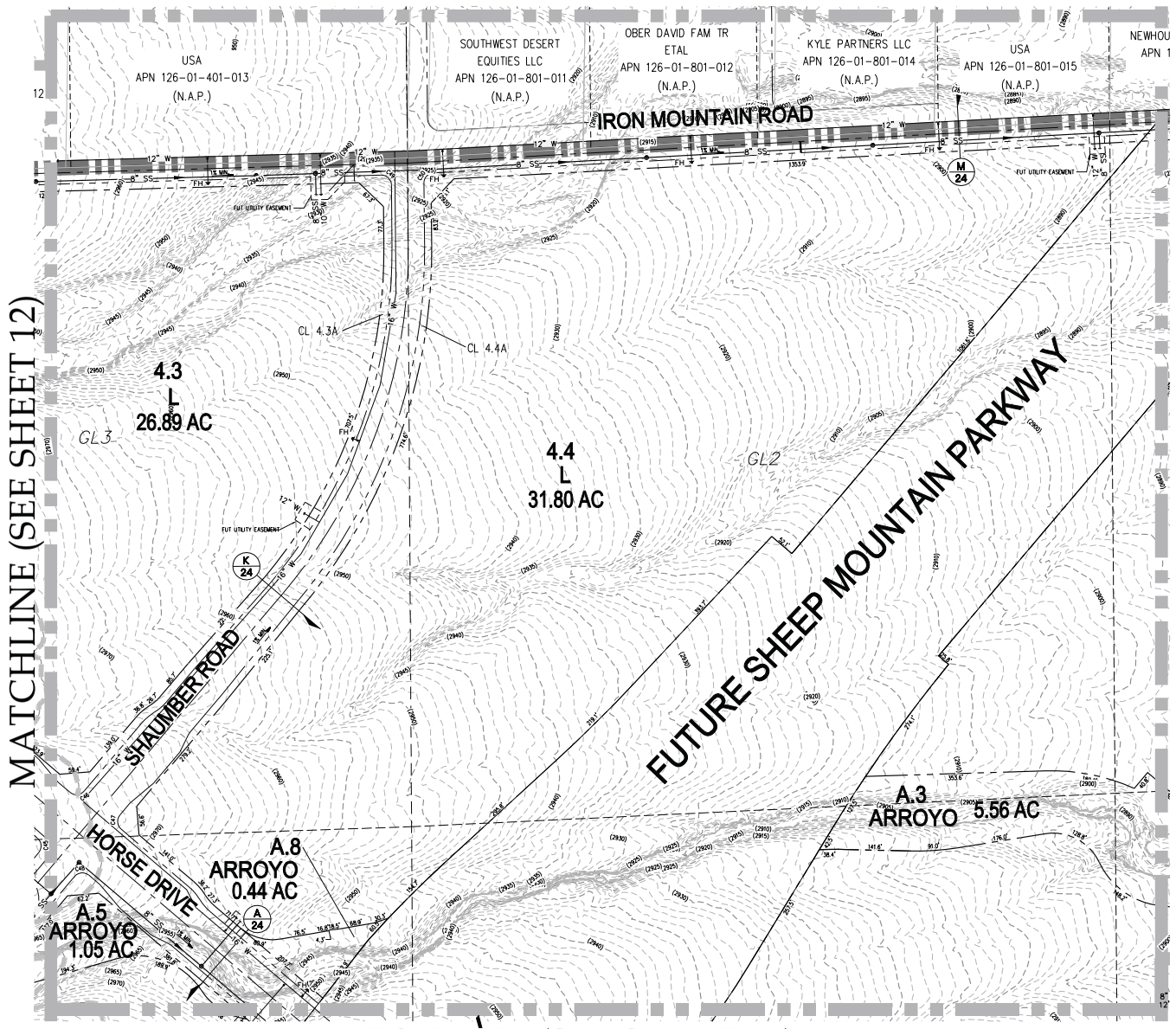
DATE: 2/19/2014
DRAFTER: BTW
DESIGNER: JJS
CHECKED: JJS
PROJECT NO.
OLY1401.001

PROFESSIONAL ENGINEER – STATE OF NEVADA – JERRY J. SLATER – Exp. 06/30/2014 – CIVIL – No. 14167

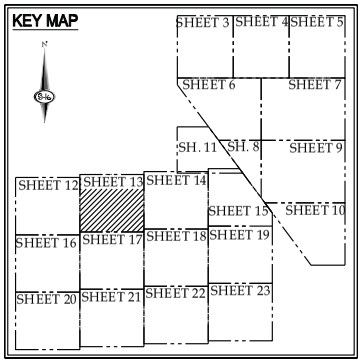
12
SHEET 12 OF 31

J:\Oly1401.001 skye canyon\Vacs\entitlements\parent tm\Oly1401.001 tm.dwg 2/20/2014 10:17 AM Brent Wilson

TMP-53058



KEY MAP



CURVE TABLE		
CURVE	LENGTH	RADIUS
C46	31.42'	20.00'
C47	31.42'	20.00'
C48	31.42'	20.00'
C49	31.79'	20.00'
C50	27.90'	20.00'

LEGEND

- PROJECT BOUNDARY
- ROADWAY CENTERLINE
- LOT LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- EX CONTOUR (1' INTERVAL)
- EX CONTOUR (5' INTERVAL)
- 1.1 PARCEL NUMBER
- MLA LAND USE DESIGNATION
- 17.39 AC PARCEL AREA (NET)
- W2860 WATER ZONE ELEVATION
- WATER ZONE BOUNDARY
- EXISTING POWER POLE
- SECTION LINE
- 1/4 SECTION LINE
- 1/16 SECTION LINE
- EXISTING UTILITY
- 15' MIN. PROPOSED STREET GRADE

SCALE 1"=100' FEET (0, 100, 200)

PRJ-52975
02/20/14

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8748 S. ARVILLE STREET #214, LAS VEGAS, NV 89118
PHONE (702) 384-8300 FAX (702) 384-8399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

NINETY-FIVE MANAGEMENT LLC

SKYE CANYON

PARENT TENTATIVE MAP

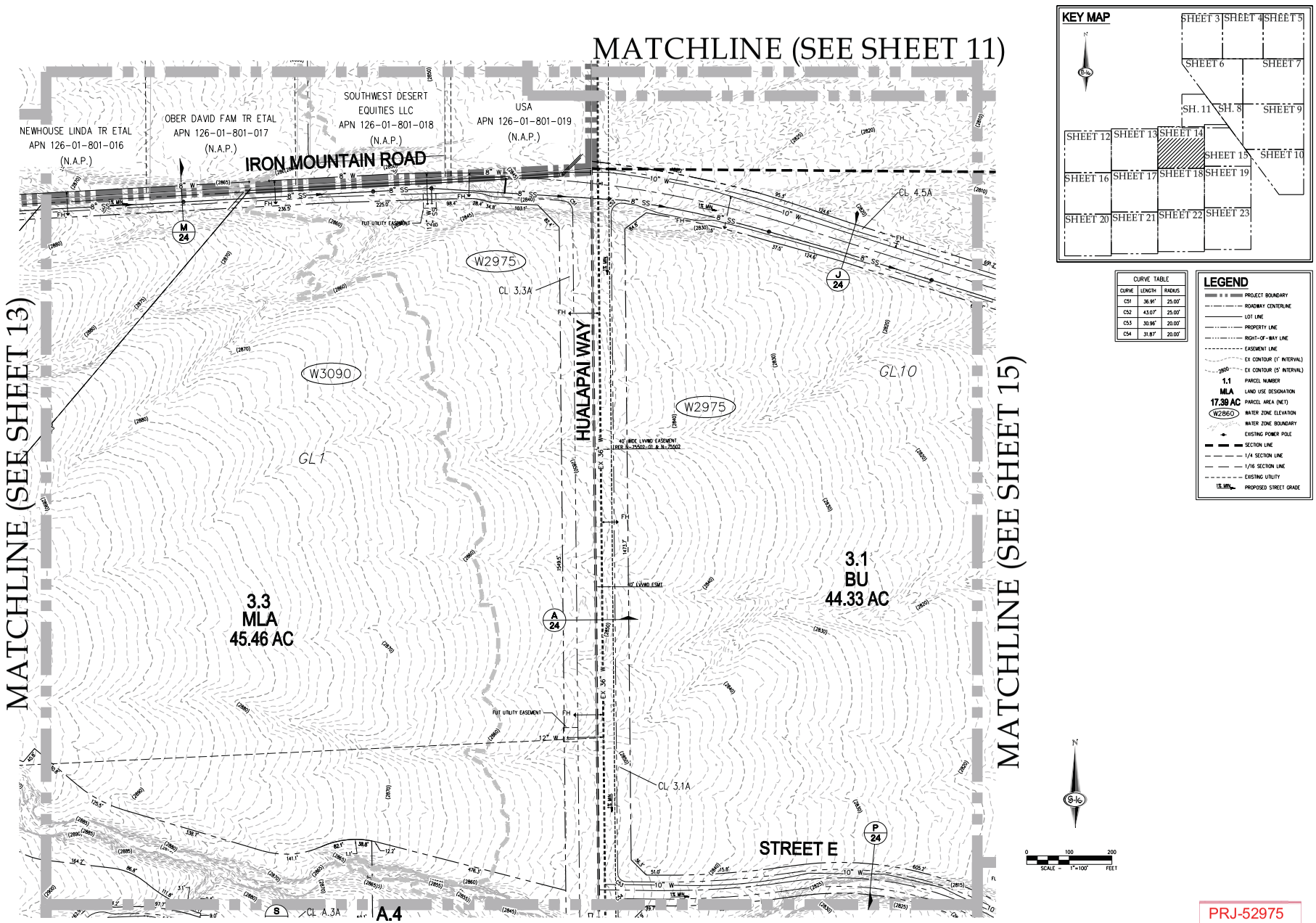
DATE: 2/19/2014
DRAFTER: BTW
DESIGNER: JJS
CHECKED: JJS
PROJECT NO.
OLY1401.001

PROFESSIONAL ENGINEER — STATE OF NEVADA — JERRY J. SLATER — Exp. 06/30/2014 — CIVIL — No. 14167

13
SHEET 13 OF 31

J:\Oly1401.001 skye canyon\Vesting entitlements\parent tm\Oly1401.001 tm.dwg 2/20/2014 10:17 AM Brent Wilson

TMP-53058



KEY MAP

CURVE TABLE		
CURVE	LENGTH	RADIUS
C51	36.91'	25.00'
C52	43.07'	25.00'
C53	30.96'	20.00'
C54	31.87'	20.00'

LEGEND

- PROJECT BOUNDARY
- ROADWAY CENTERLINE
- LOT LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- EX CONTOUR (1' INTERVAL)
- EX CONTOUR (5' INTERVAL)
- 1.1 PARCEL NUMBER
- MLA LAND USE DESIGNATION
- 17.39 AC PARCEL AREA (NET)
- W2860 WATER ZONE ELEVATION
- WATER ZONE BOUNDARY
- EXISTING POWER POLE
- SECTION LINE
- 1/4 SECTION LINE
- 1/16 SECTION LINE
- EXISTING UTILITY
- 15% MIN. PROPOSED STREET GRADE

SCALE - 1"=100' FEET (0, 100, 200)

PRJ-52975
02/20/14

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8748 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 384-8300 FAX (702) 384-8399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

NINETY-FIVE MANAGEMENT LLC

SKYE CANYON

PARENT TENTATIVE MAP

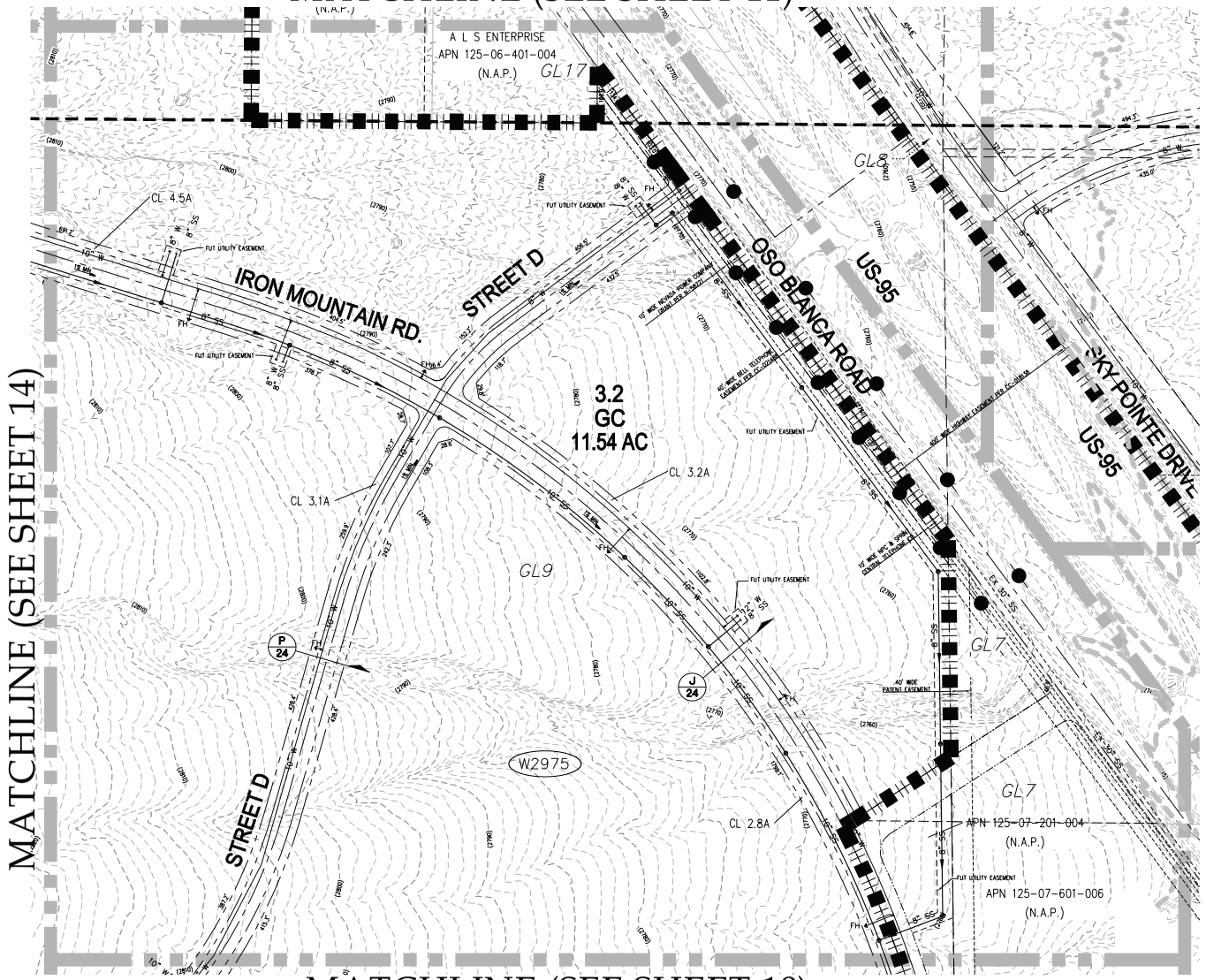
DATE: 2/19/2014
DRAFTER: BTW
DESIGNER: JJS
CHECKED: JJS
PROJECT NO.
OLY1401.001

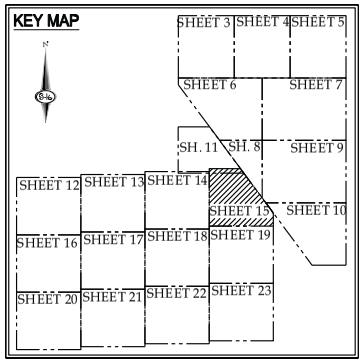
PROFESSIONAL ENGINEER — STATE OF NEVADA — JERRY J. SLATER — Exp. 06/30/2014 — CIVIL — No. 14167

14
SHEET 14 OF 31

J:\Oly1401.001 skye canyon\Civil\entitlements\parent tm\Oly1401.001 tm.dwg 2/20/2014 10:17 AM Brent Wilson

TMP-53058





CURVE TABLE		
CURVE	LENGTH	RADIUS
C55	31.92'	20.00'
C56	29.05'	20.00'
C57	33.34'	20.00'
C58	31.73'	20.00'
C59	39.27'	25.00'
C60	39.27'	25.00'

LEGEND

- PROJECT BOUNDARY
- ROADWAY CENTERLINE
- LOT LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- EX CONTOUR (1' INTERVAL)
- EX CONTOUR (5' INTERVAL)
- 1.1 PARCEL NUMBER
- MLA LAND USE DESIGNATION
- 17.39 AC PARCEL AREA (NET)
- W2860 WATER ZONE ELEVATION
- WATER ZONE BOUNDARY
- EXISTING POWER POLE
- SECTION LINE
- 1/4 SECTION LINE
- 1/16 SECTION LINE
- EXISTING UTILITY
- 15' MIN. PROPOSED STREET GRADE

SCALE – 1"=100' FEET (0, 100, 200)

PRJ-52975
02/25/14

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8748 S. ARVILLE STREET #214, LAS VEGAS, NV 89118
PHONE (702) 384-8300 FAX (702) 384-8399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

NINETY-FIVE MANAGEMENT LLC

SKYE CANYON

PARENT TENTATIVE MAP

DATE: 2/19/2014
DRAFTER: BTW
DESIGNER: JJS
CHECKED: JJS
PROJECT NO.
OLY1401.001

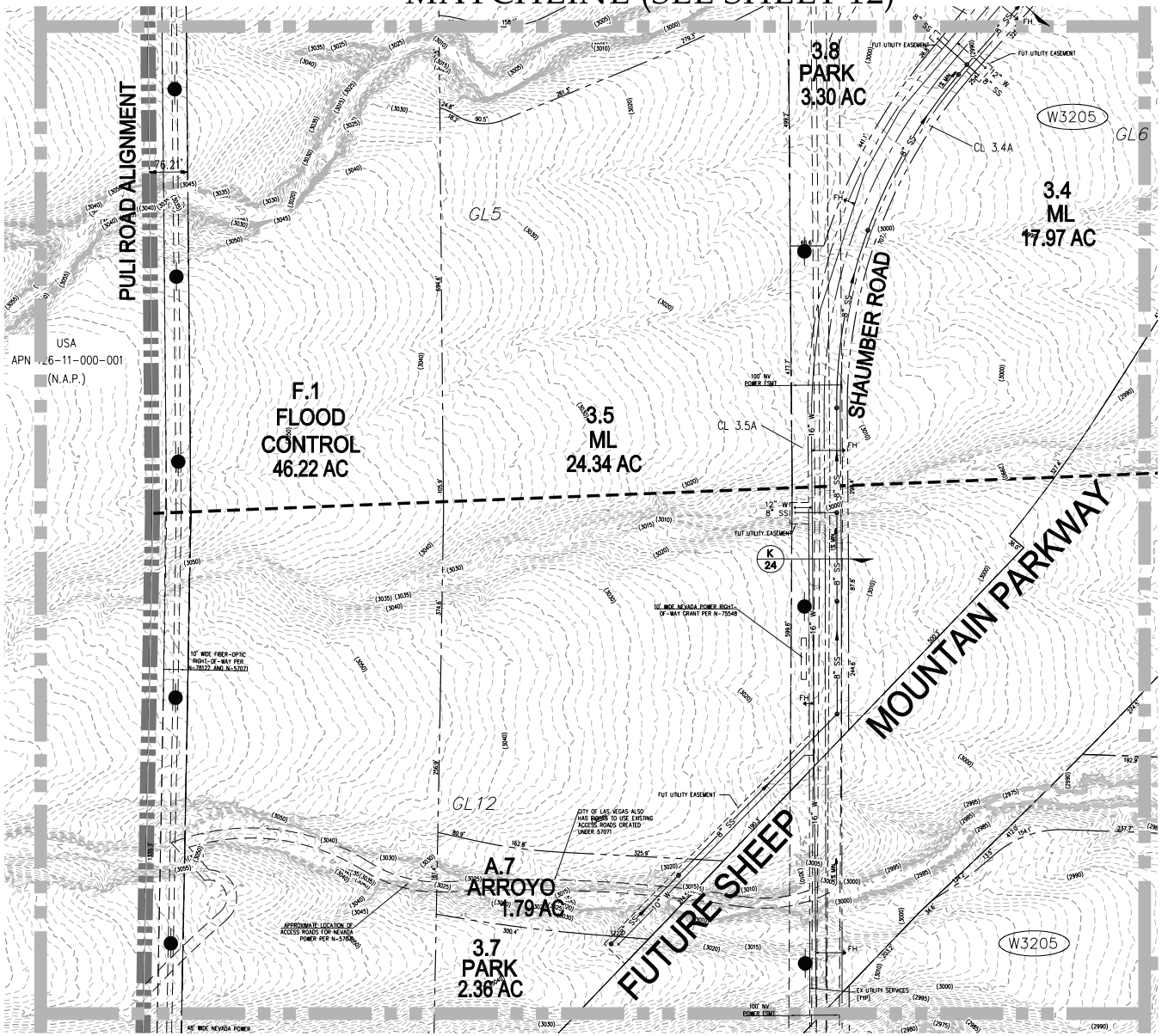
PROFESSIONAL ENGINEER – STATE OF NEVADA – JERRY J. SLATER – Exp. 06/30/2014 – CIVIL – No. 14167

15
SHEET 15 OF 31

J:\Oly1401.001 skye canyon\Vesting entitlements\parent tm\Oly1401.001 tmm-wapproved.dwg 2/21/2014 10:39 AM Brent Wilson

TMP-53058

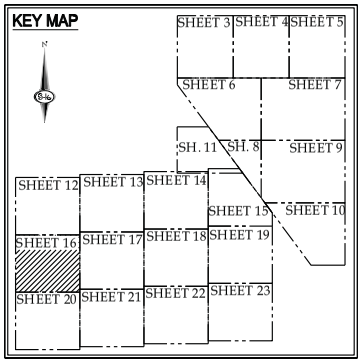
MATCHLINE (SEE SHEET 12)



MATCHLINE (SEE SHEET 17)

MATCHLINE (SEE SHEET 20)

KEY MAP



LEGEND

- PROJECT BOUNDARY
- ROADWAY CENTERLINE
- LOT LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- EX CONTOUR (1' INTERVAL)
- EX CONTOUR (5' INTERVAL)
- 1.1 PARCEL NUMBER
- MLA LAND USE DESIGNATION
- 17.39 AC PARCEL AREA (NET)
- W2860 WATER ZONE ELEVATION
- WATER ZONE BOUNDARY
- EXISTING POWER POLE
- SECTION LINE
- 1/4 SECTION LINE
- 1/16 SECTION LINE
- EXISTING UTILITY
- 1% MIN. PROPOSED STREET GRADE

SCALE - 1"=100' FEET (0, 100, 200)

PRJ-52975
02/20/14

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8748 S. ARVILLE STREET #214, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5380

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

NINETY-FIVE MANAGEMENT LLC

SKYE CANYON

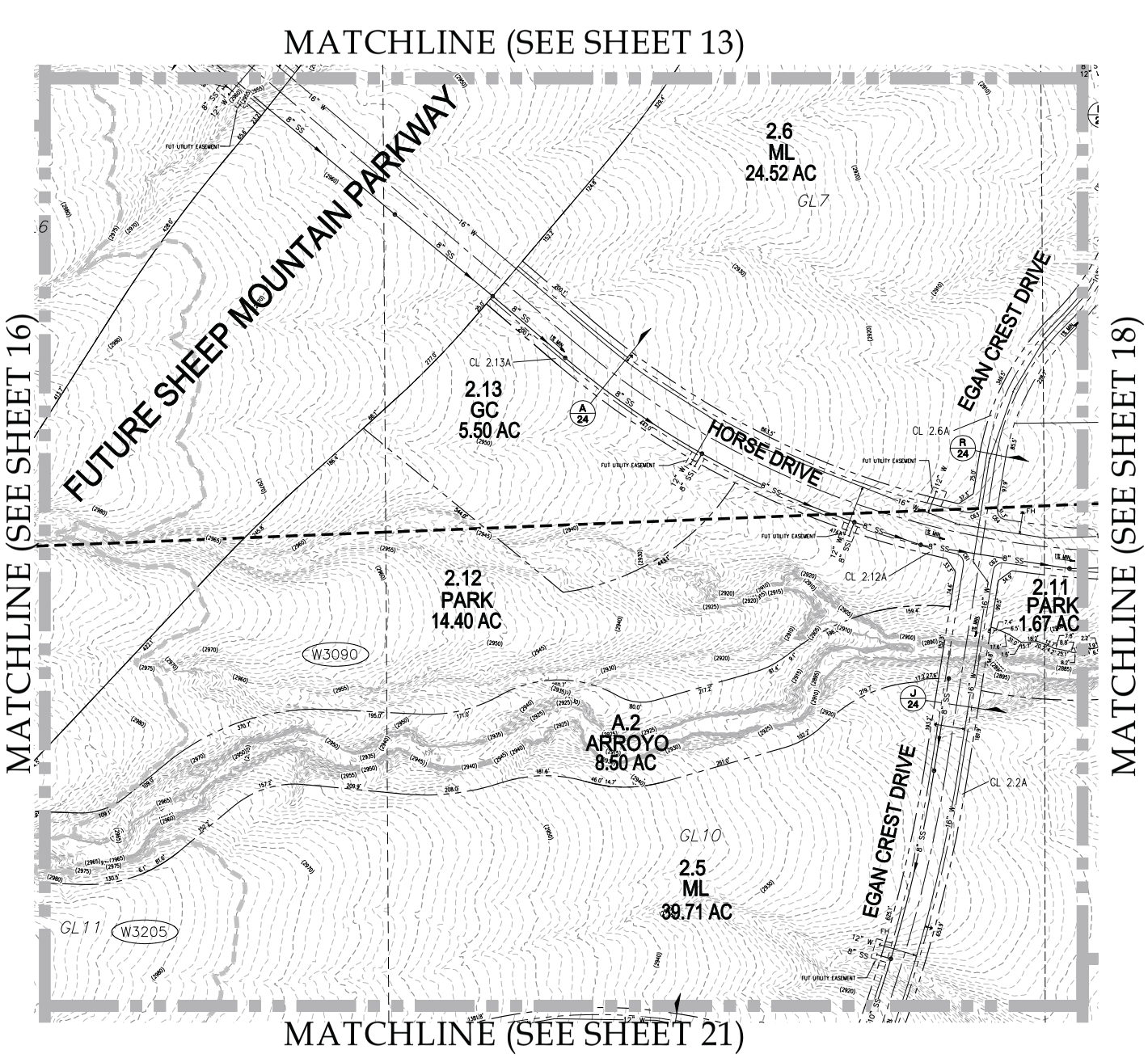
PARENT TENTATIVE MAP

DATE: 2/19/2014
DRAFTER: BTW
DESIGNER: JJS
CHECKED: JJS
PROJECT NO. OLY1401.001

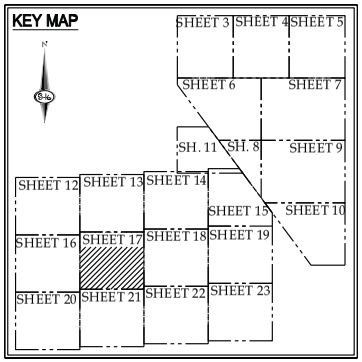
PROFESSIONAL ENGINEER — STATE OF NEVADA — JERRY J. SLATER Exp. 06/30/2014 CIVIL No. 14167

16
SHEET 16 OF 31

TMP-53058



KEY MAP



CURVE TABLE		
CURVE	LENGTH	RADIUS
C61	30.38'	20.00'
C62	31.36'	20.00'
C63	32.39'	20.00'
C64	31.34'	20.00'

LEGEND

- PROJECT BOUNDARY
- ROADWAY CENTERLINE
- LOT LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- EX CONTOUR (1' INTERVAL)
- EX CONTOUR (5' INTERVAL)
- 1.1 PARCEL NUMBER
- MLA LAND USE DESIGNATION
- 17.39 AC PARCEL AREA (NET)
- W2860 WATER ZONE ELEVATION
- WATER ZONE BOUNDARY
- EXISTING POWER POLE
- SECTION LINE
- 1/4 SECTION LINE
- 1/16 SECTION LINE
- EXISTING UTILITY
- 15' MIN. PROPOSED STREET GRADE

SCALE: 1"=100' FEET (0, 100, 200)

PRJ-52975
02/20/14

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8748 S. ANTELLE STREET #214, LAS VEGAS, NV 89118
PHONE (702) 384-8300 FAX (702) 384-8399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

NINETY-FIVE MANAGEMENT LLC

SKYE CANYON

PARENT TENTATIVE MAP

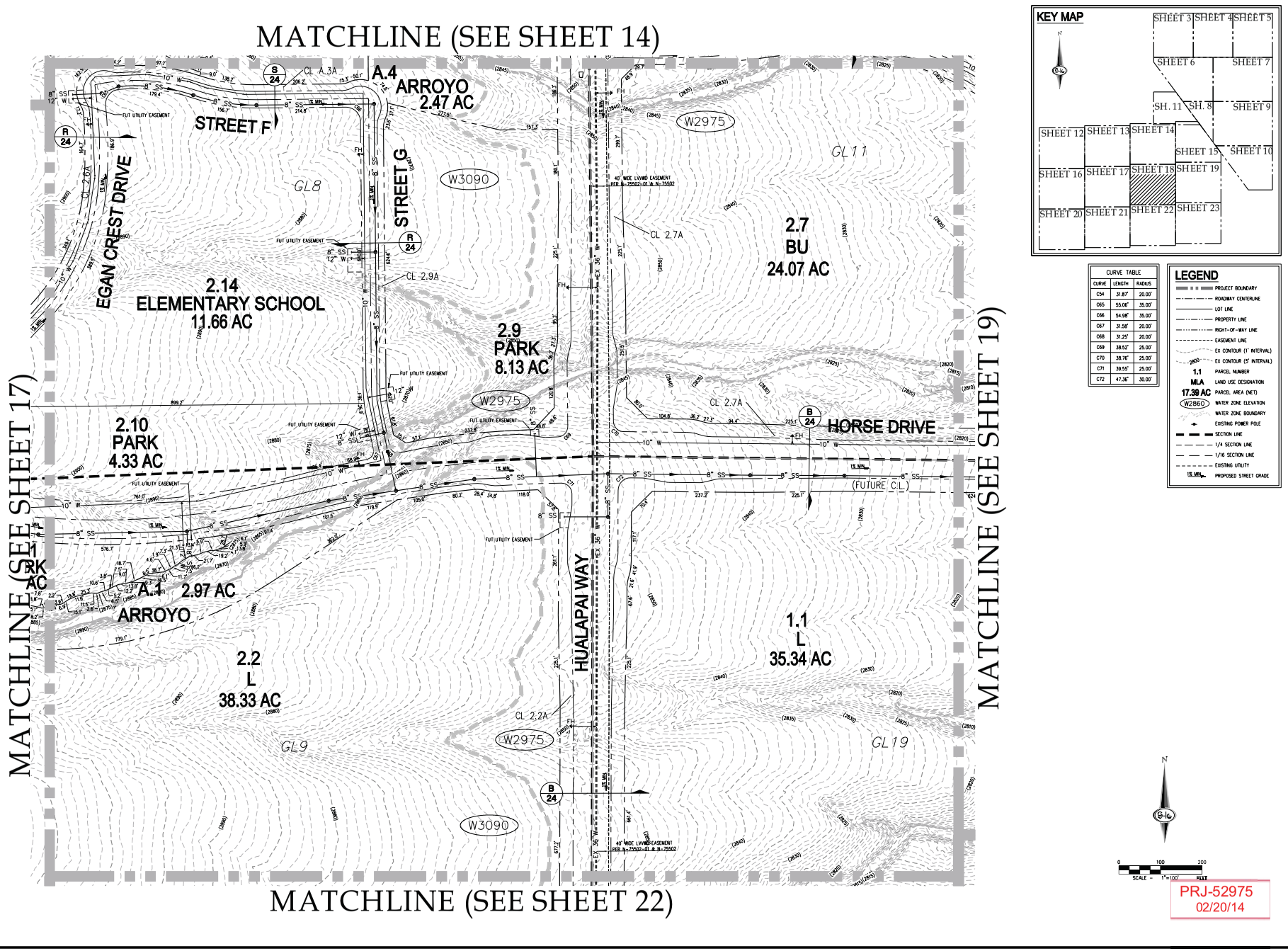
DATE: 2/19/2014
DRAFTER: BTW
DESIGNER: JJS
CHECKED: JJS
PROJECT NO.
OLY1401.001

PROFESSIONAL ENGINEER — STATE OF NEVADA
JERRY J. SLATER
Exp. 06/30/2014
CIVIL
No. 14167

17
SHEET 17 OF 31

J:\Oly1401.001 skye canyon\Civil\entitlements\parent tm\Oly1401.001 tm.dwg 2/20/2014 10:18 AM Brent Wilson

TMP-53058



CURVE TABLE		
CURVE	LENGTH	RADIUS
C54	31.87'	20.00'
C65	55.06'	35.00'
C66	54.98'	35.00'
C67	31.58'	20.00'
C68	31.25'	20.00'
C69	38.52'	25.00'
C70	38.76'	25.00'
C71	39.55'	25.00'
C72	47.36'	30.00'

LEGEND

- PROJECT BOUNDARY
- ROADWAY CENTERLINE
- LOT LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- EX CONTOUR (1' INTERVAL)
- EX CONTOUR (5' INTERVAL)
- 1.1 PARCEL NUMBER
- MLA LAND USE DESIGNATION
- 17.39 AC PARCEL AREA (NET)
- W2860 WATER ZONE ELEVATION
- WATER ZONE BOUNDARY
- EXISTING POWER POLE
- SECTION LINE
- 1/4 SECTION LINE
- 1/16 SECTION LINE
- EXISTING UTILITY
- 15% MIN. PROPOSED STREET GRADE

SCALE - 1"=100' FEET (0, 100, 200)

PRJ-52975
02/20/14

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8748 S. ARVILLE STREET #214, LAS VEGAS, NV 89118
PHONE (702) 384-8300 FAX (702) 384-8399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

NINETY-FIVE MANAGEMENT LLC

SKYE CANYON

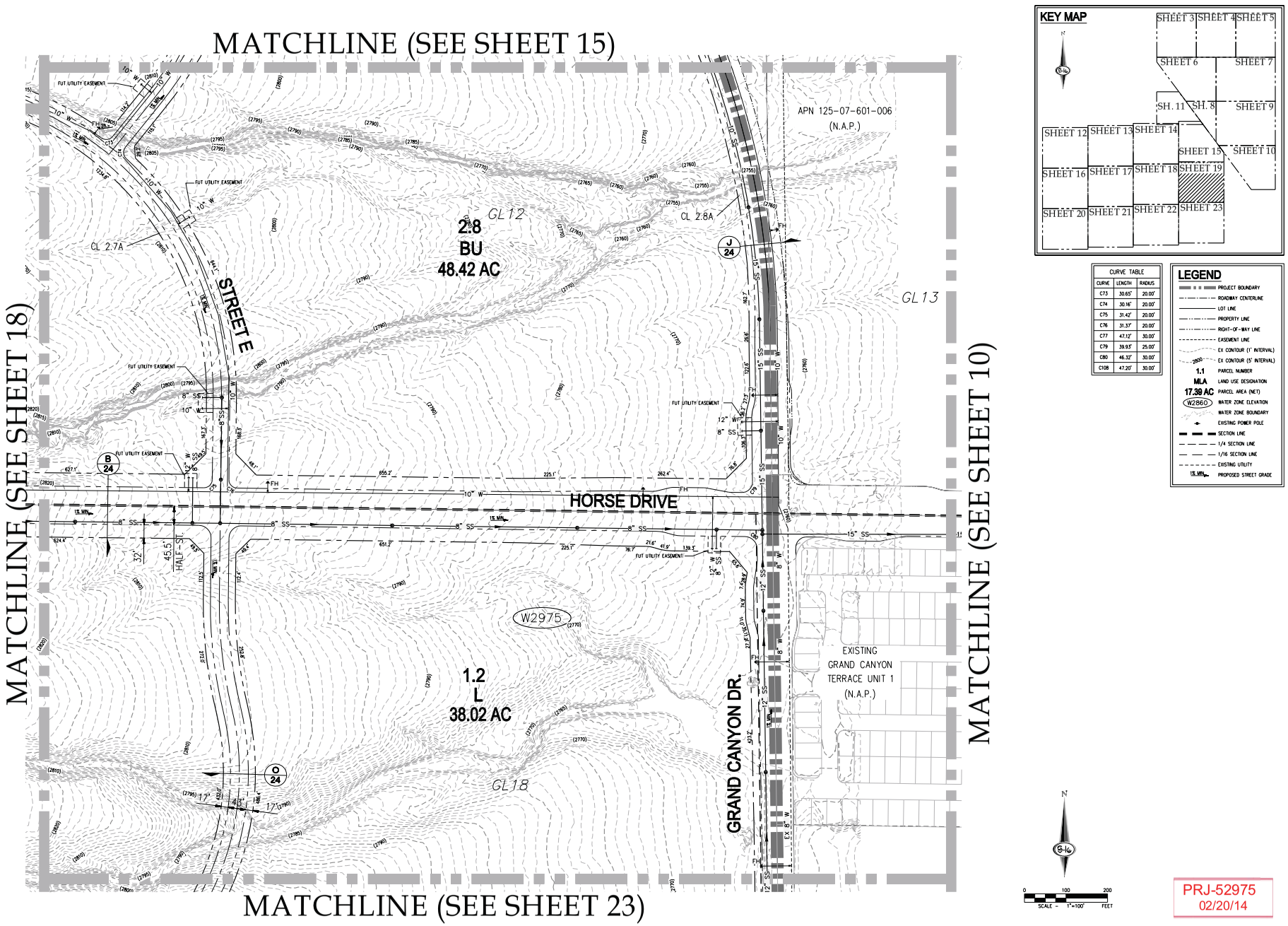
PARENT TENTATIVE MAP

DATE: 2/19/2014
DRAFTER: BTW
DESIGNER: JJS
CHECKED: JJS
PROJECT NO.
OLY1401.001

PROFESSIONAL ENGINEER — STATE OF NEVADA — JERRY J. SLATER — Exp. 06/30/2014 — CIVIL — No. 14167

18
SHEET 18 OF 31

TMP-53058



KEY MAP

CURVE TABLE		
CURVE	LENGTH	RADIUS
C73	30.65'	20.00'
C74	30.16'	20.00'
C75	31.42'	20.00'
C76	31.37'	20.00'
C77	47.12'	30.00'
C79	39.93'	25.00'
C80	46.32'	30.00'
C108	47.20'	30.00'

LEGEND

- PROJECT BOUNDARY
- ROADWAY CENTERLINE
- LOT LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- EX CONTOUR (1' INTERVAL)
- EX CONTOUR (5' INTERVAL)
- 1.1 PARCEL NUMBER
- MLA LAND USE DESIGNATION
- 17.39 AC PARCEL AREA (NET)
- W2860 WATER ZONE ELEVATION
- WATER ZONE BOUNDARY
- EXISTING POWER POLE
- SECTION LINE
- 1/4 SECTION LINE
- 1/16 SECTION LINE
- EXISTING UTILITY
- 1% MIN. PROPOSED STREET GRADE

SCALE - 1"=100' FEET (0, 100, 200)

PRJ-52975
02/20/14

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8748 S. ARVILLE STREET #214, LAS VEGAS, NV 89118
PHONE (702) 384-8300 FAX (702) 384-8399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

NINETY-FIVE MANAGEMENT LLC

SKYE CANYON

PARENT TENTATIVE MAP

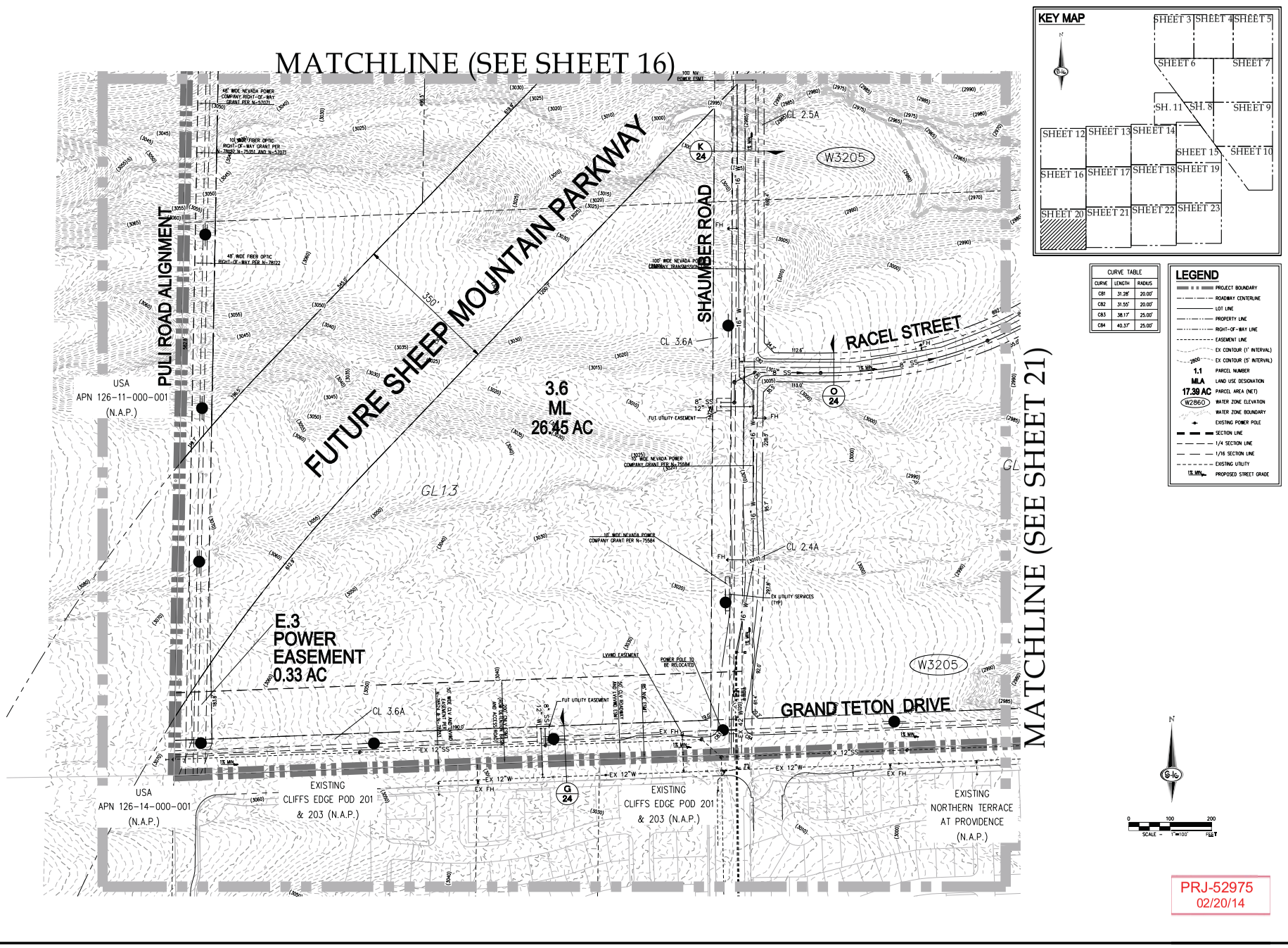
DATE: 2/19/2014
DRAFTER: BTW
DESIGNER: JJS
CHECKED: JJS
PROJECT NO.
OLY1401.001

PROFESSIONAL ENGINEER — STATE OF NEVADA — JERRY J. SLATER — Exp. 06/30/2014 — CIVIL — No. 14167

19
SHEET 19 OF 31

J:\oly1401.001 skye canyon\Land entitlements\parent tm\oly1401.001 tm.dwg 2/20/2014 10:18 AM Brent Wilson

TMP-53058



SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8748 S. ARVILLE STREET #214, LAS VEGAS, NV 89118
PHONE (702) 384-8300 FAX (702) 384-8399

NO. | DESCRIPTION | DATE | BY | APP. DATE | APP.

NINETY-FIVE MANAGEMENT LLC

SKYE CANYON

PARENT TENTATIVE MAP

DATE: 2/19/2014
DRAFTER: BTW
DESIGNER: JJS
CHECKED: JJS
PROJECT NO.
OLY1401.001

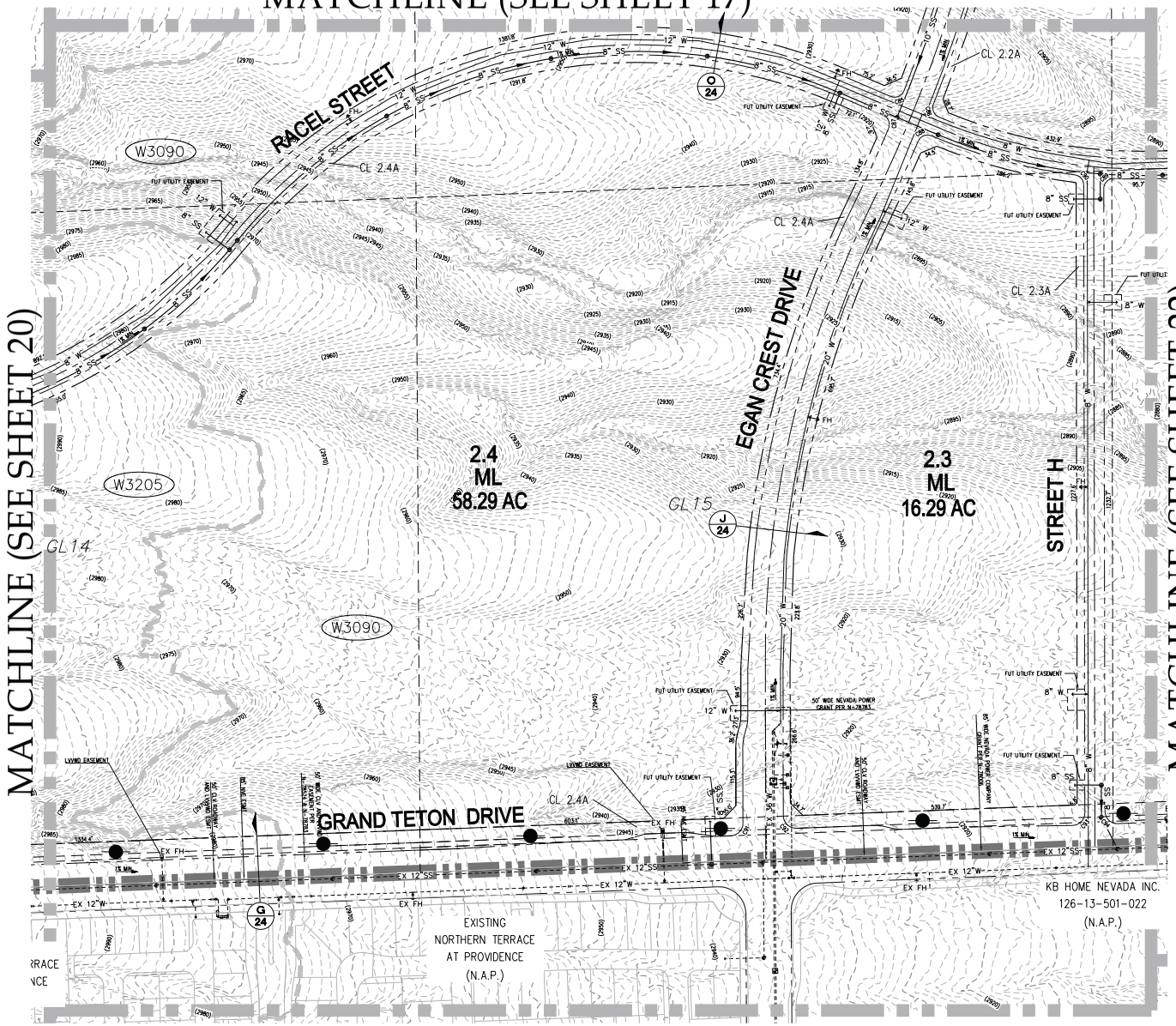
JERRY J. SLATER
Exp. 06/30/2014
CIVIL
No. 14167
STATE OF NEVADA
PROFESSIONAL ENGINEER

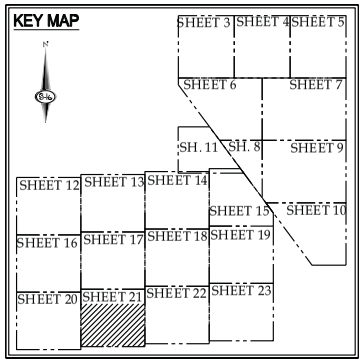
20
SHEET 20 OF 31

PRJ-52975
02/20/14

TMP-53058

J:\oly1401.001 skye canyon\land\entitlements\parent tm\oly1401.001 tm.dwg 2/20/2014 10:18 AM Brent Wilson





CURVE TABLE		
CURVE	LENGTH	RADIUS
C85	31.95'	20.00'
C86	30.84'	20.00'
C87	31.43'	20.00'
C88	31.44'	20.00'
C89	32.48'	20.00'
C90	28.86'	20.00'
C91	38.37'	25.00'
C92	40.17'	25.00'
C93	38.92'	25.00'
C94	40.17'	25.00'

LEGEND

- PROJECT BOUNDARY
- ROADWAY CENTERLINE
- LOT LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- EX CONTOUR (1' INTERVAL)
- EX CONTOUR (5' INTERVAL)
- 1.1 PARCEL NUMBER
- MLA LAND USE DESIGNATION
- 17.39 AC PARCEL AREA (NET)
- W2860 WATER ZONE ELEVATION
- WATER ZONE BOUNDARY
- EXISTING POWER POLE
- SECTION LINE
- 1/4 SECTION LINE
- 1/16 SECTION LINE
- EXISTING UTILITY
- 15% MIN. PROPOSED STREET GRADE

SCALE – 1"=100' (0, 100, 200 FEET)

PRJ-52975
02/20/14

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8748 S. ARVILLE STREET #214, LAS VEGAS, NV 89118
PHONE (702) 384-8300 FAX (702) 384-8399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

NINETY-FIVE MANAGEMENT LLC

SKYE CANYON

PARENT TENTATIVE MAP

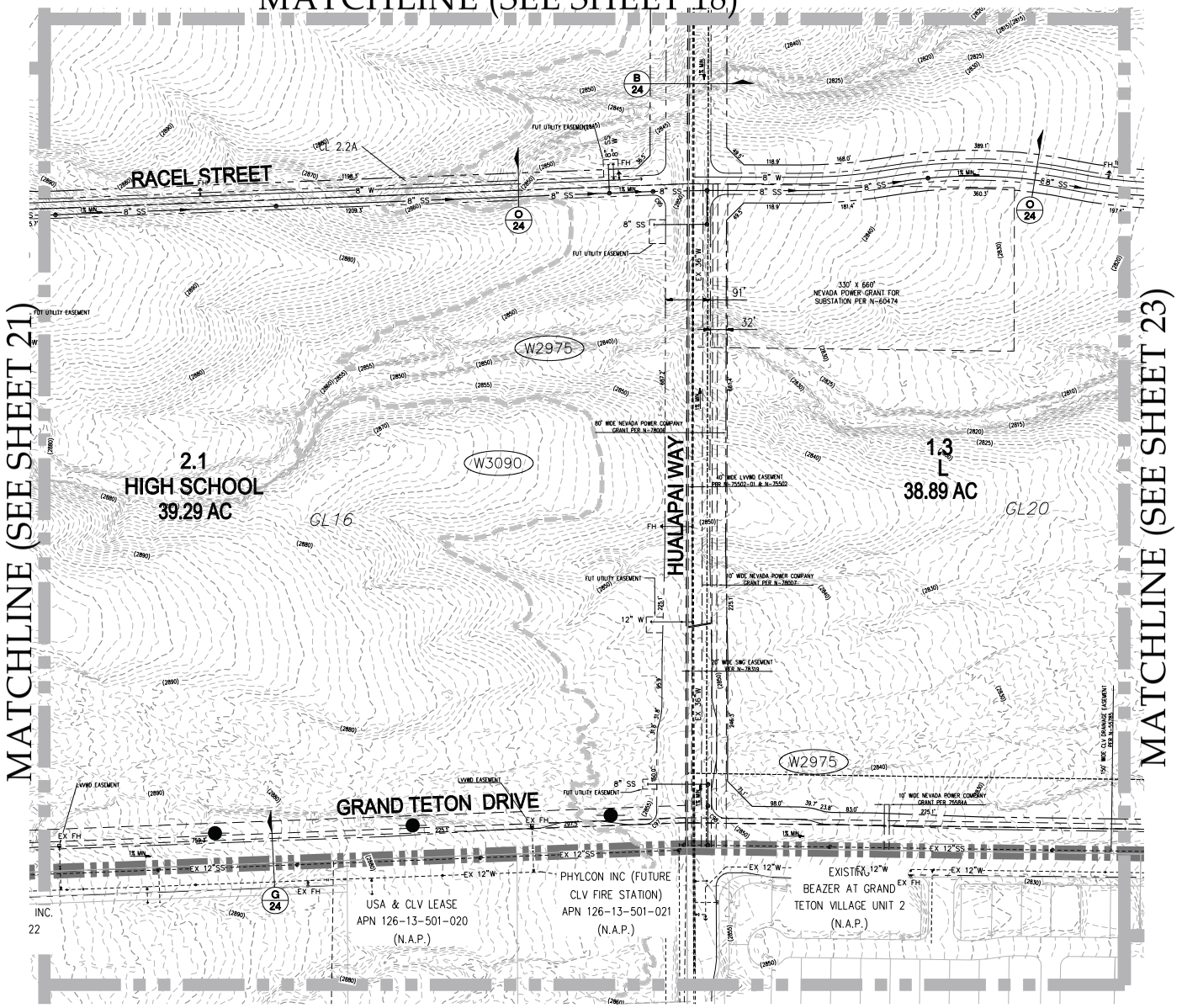
DATE: 2/19/2014
DRAFTER: BTW
DESIGNER: JJS
CHECKED: JJS
PROJECT NO.
OLY1401.001

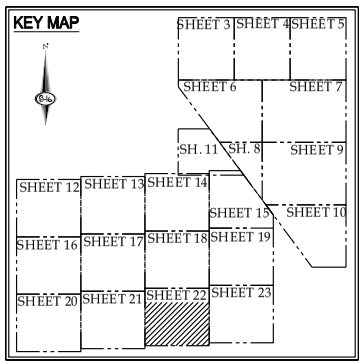
PROFESSIONAL ENGINEER – STATE OF NEVADA – JERRY J. SLATER – Exp. 06/30/2014 – CIVIL – No. 14167

21
SHEET 21 OF 31

J:\Oly1401.001 skye canyon\Entitlements\parent tm\Oly1401.001 tm.dwg 2/20/2014 10:18 AM Brent Wilson

TMP-53058

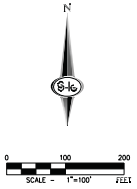




CURVE TABLE		
CURVE	LENGTH	RADIUS
C95	40.31'	25.00'
C96	47.12'	30.00'
C97	38.26'	25.00'
C98	46.78'	30.00'

LEGEND

- PROJECT BOUNDARY
- ROADWAY CENTERLINE
- LOT LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- EX CONTOUR (1' INTERVAL)
- EX CONTOUR (5' INTERVAL)
- 1.1 PARCEL NUMBER
- MLA LAND USE DESIGNATION
- 17.39 AC PARCEL AREA (NET)
- W2860 WATER ZONE ELEVATION
- WATER ZONE BOUNDARY
- EXISTING POWER POLE
- SECTION LINE
- 1/4 SECTION LINE
- 1/16 SECTION LINE
- EXISTING UTILITY
- 1% MIN. PROPOSED STREET GRADE



SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8748 S. ARVILLE STREET #214, LAS VEGAS, NV 89118
PHONE (702) 384-8300 FAX (702) 384-8399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

NINETY-FIVE MANAGEMENT LLC

SKYE CANYON

PARENT TENTATIVE MAP

DATE: 2/19/2014
DRAFTER: BTW
DESIGNER: JJS
CHECKED: JJS
PROJECT NO.
OLY1401.001

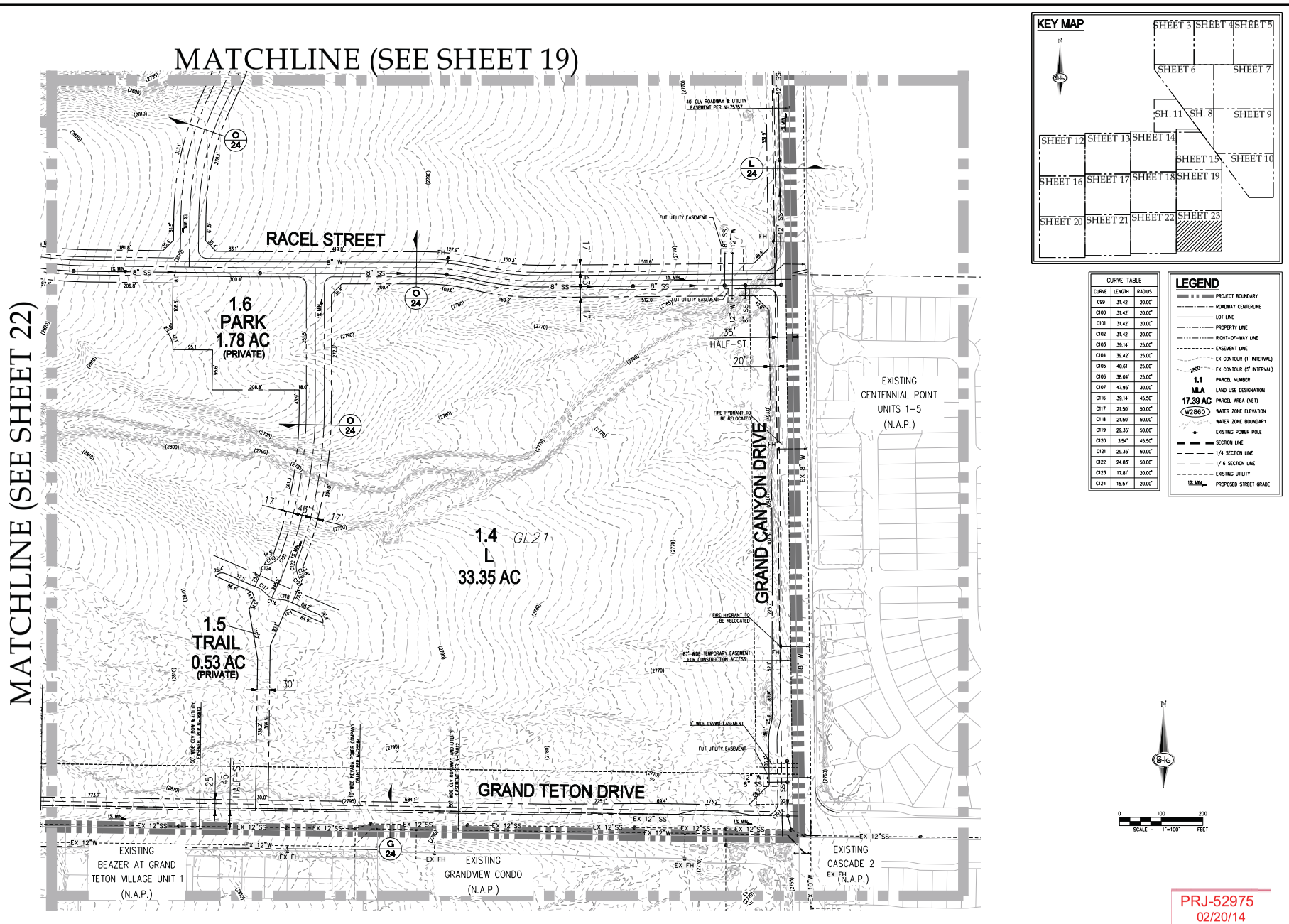
PROFESSIONAL ENGINEER — STATE OF NEVADA
JERRY J. SLATER
Exp. 06/30/2014
CIVIL
No. 14167

22
SHEET 22 OF 31

PRJ-52975
02/20/14

TMP-53058

J:\Oly1401.001 skye canyon\Land entitlements\parent tm\Oly1401.001 tm.dwg 2/20/2014 10:19 AM Brent Wilson



CURVE TABLE		
CURVE	LENGTH	RADIUS
C99	31.42'	20.00'
C100	31.42'	20.00'
C101	31.42'	20.00'
C102	31.42'	20.00'
C103	39.14'	25.00'
C104	39.42'	25.00'
C105	40.61'	25.00'
C106	38.04'	25.00'
C107	47.95'	30.00'
C116	39.14'	45.50'
C117	21.50'	50.00'
C118	21.50'	50.00'
C119	29.35'	50.00'
C120	3.54'	45.50'
C121	29.35'	50.00'
C122	24.83'	50.00'
C123	17.81'	20.00'
C124	15.57'	20.00'

LEGEND

- PROJECT BOUNDARY
- ROADWAY CENTERLINE
- LOT LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- EX CONTOUR (1' INTERVAL)
- EX CONTOUR (5' INTERVAL)
- 1.1 PARCEL NUMBER
- MLA LAND USE DESIGNATION
- 17.39 AC PARCEL AREA (NET)
- W2860 WATER ZONE ELEVATION
- WATER ZONE BOUNDARY
- EXISTING POWER POLE
- SECTION LINE
- 1/4 SECTION LINE
- 1/16 SECTION LINE
- EXISTING UTILITY
- 15% MIN. PROPOSED STREET GRADE

SCALE 1"=100' FEET

PRJ-52975
02/20/14

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8748 S. ARVILLE STREET #214, LAS VEGAS, NV 89118
PHONE (702) 384-8300 FAX (702) 384-8399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

NINETY-FIVE MANAGEMENT LLC

SKYE CANYON

PARENT TENTATIVE MAP

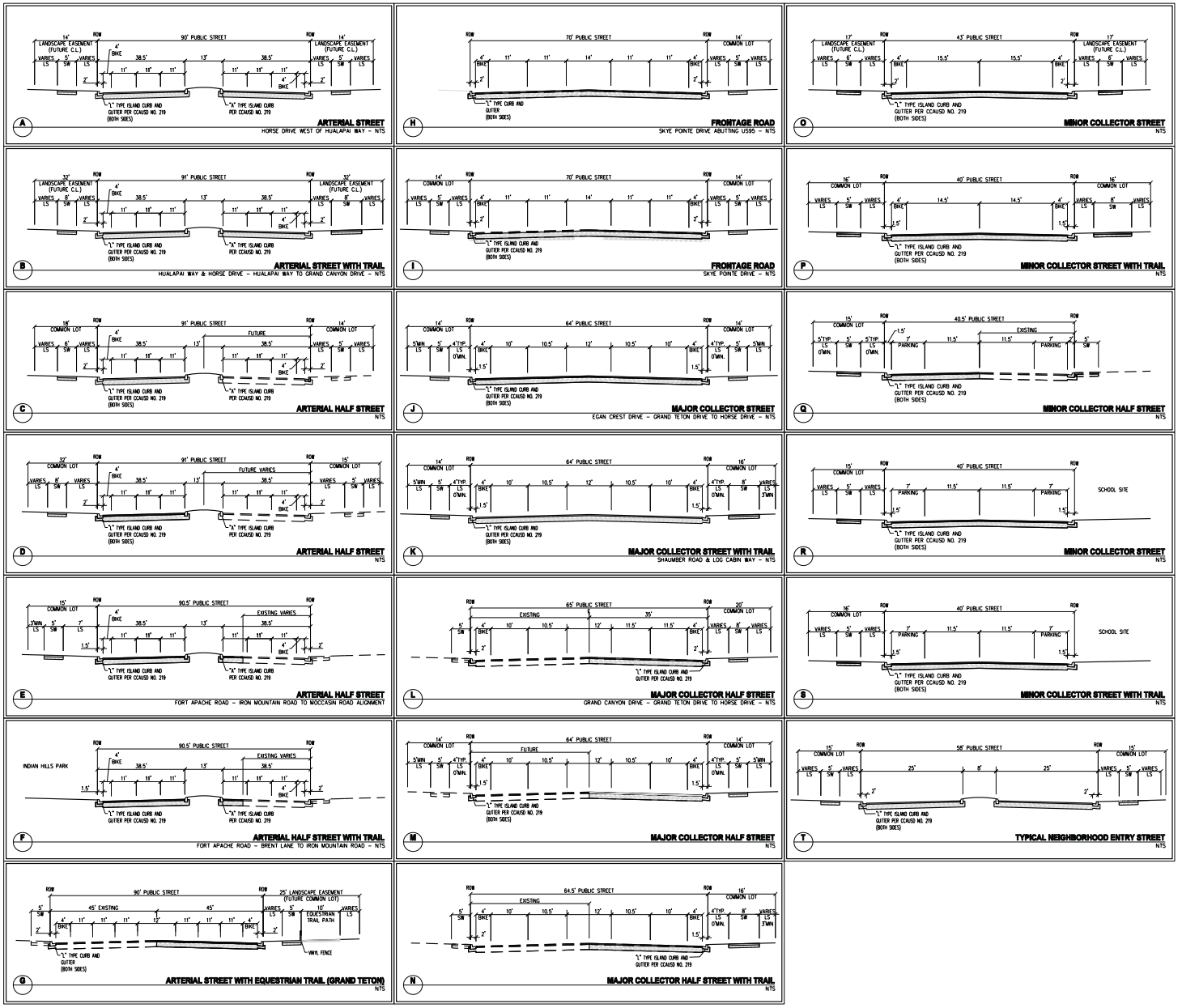
DATE: 2/19/2014
DRAFTER: BTW
DESIGNER: JJS
CHECKED: JJS
PROJECT NO.
OLY1401.001

PROFESSIONAL ENGINEER — STATE OF NEVADA — JERRY J. SLATER — Exp. 06/30/2014 — CIVIL — No. 14167

23
SHEET 23 OF 31

TMP-53058

J:\oly1401.001 skye canyon\Vault\entitlements\parent tm\oly1401.001 tm.dwg 2/20/2014 10:19 AM Brent Wilson



NOTE
– PERIMETER WALLS ARE NOT TO EXCEED HEIGHTS PROVIDED IN TABLE 14 IN CHAPTER 18.08.110.

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8740 S. ARVILLE STREET #214, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5380

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

OLYMPIA COMPANIES
SKYE CANYON
PARENT TENTATIVE MAP

DATE: 2/19/2014
DRAFTER: BTW
DESIGNER: JJS
CHECKED: JJS
PROJECT NO.
OLY1207.001

PROFESSIONAL ENGINEER – STATE OF NEVADA – JERRY J. SLATER – Exp. 06/30/2014 – CIVIL – No. 14167

24
SHEET 24 OF 31

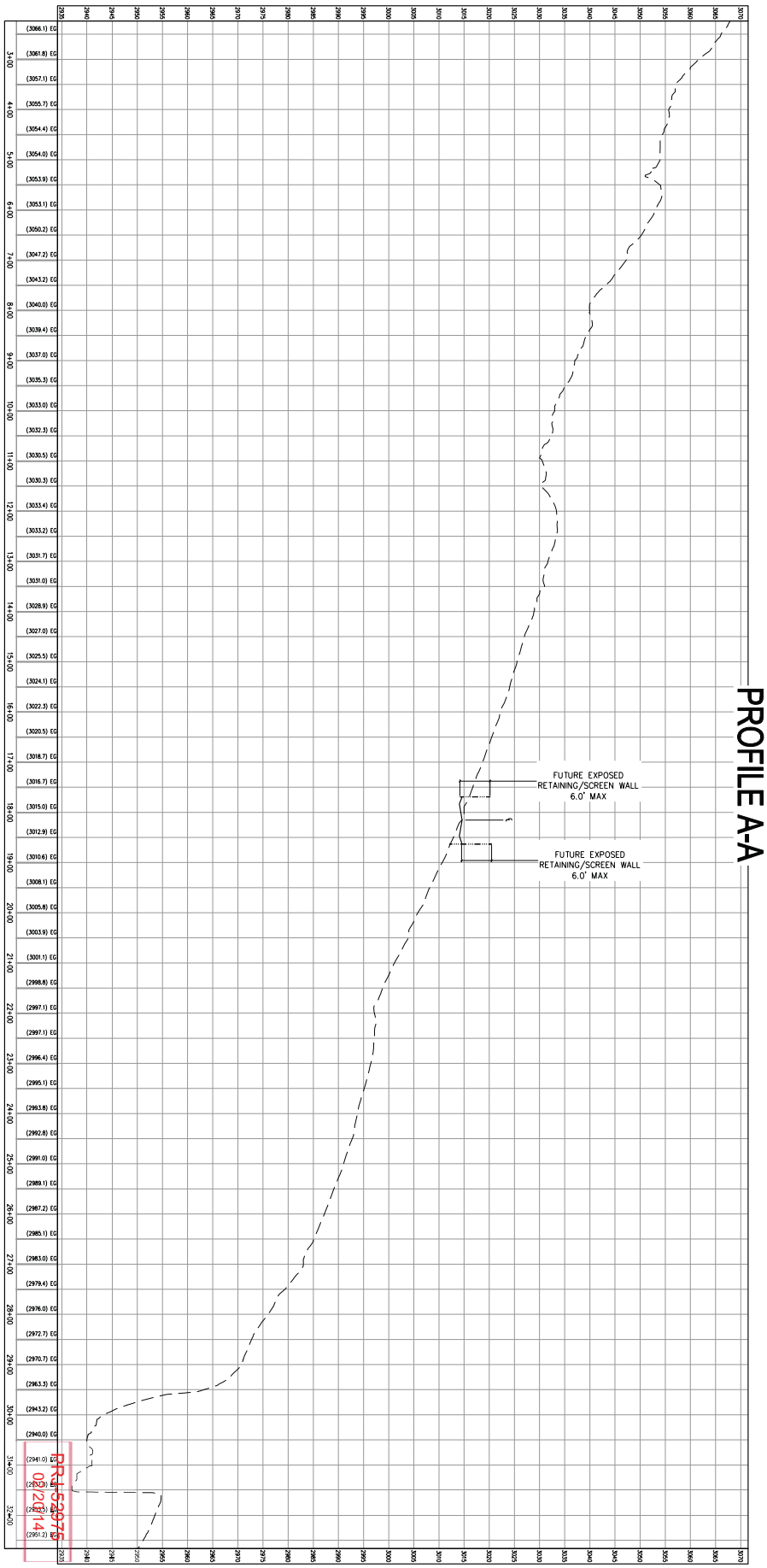
TMP-52975
2/21/2014

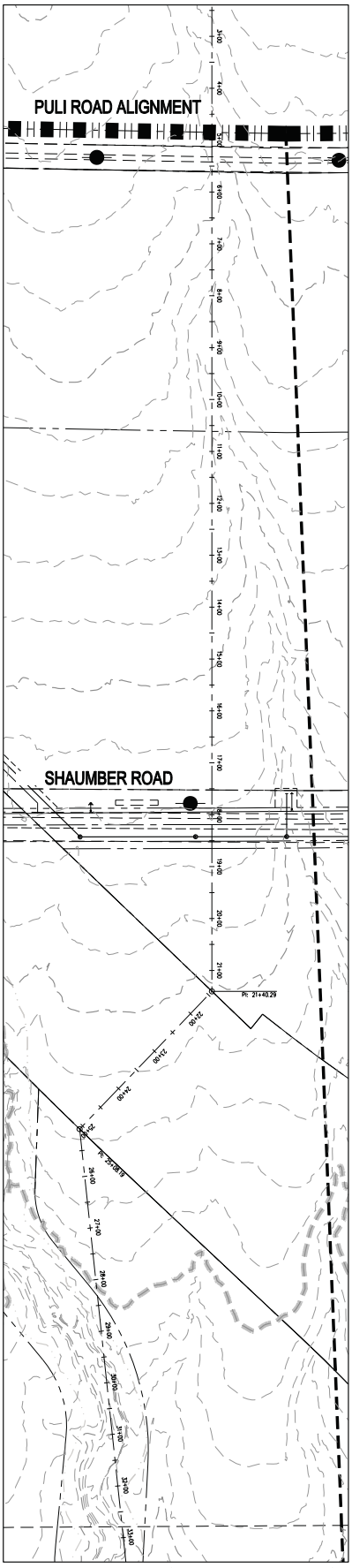
TMP-53058

J:\Oly1401.001 skye canyon\Land entitlements\parent tm\Oly1401.001 tm.dwg 2/20/2014 10:19 AM Brent Wilson

J:\oly1401.001 skye canyon\dwg\xref\tm files\oly1401.001 pnp_tm.dwg 2/20/2014 10:21 AM Brent Wilson

TMP-53058





MATCHLINE (SEE SHEET 26)

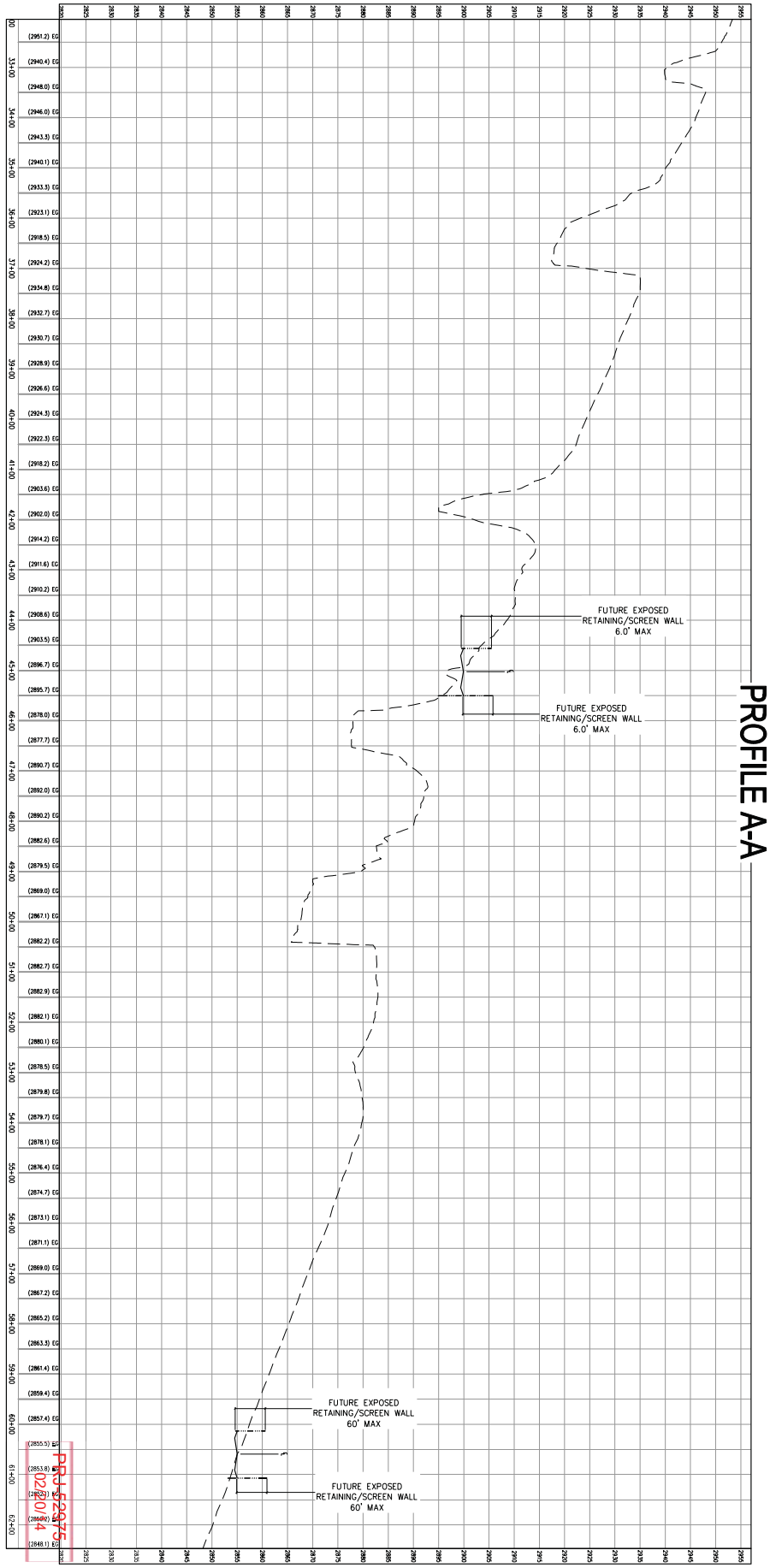
PR-53076 02/21/14

25 SHEET 25 OF 31	PROFESSIONAL ENGINEER JERRY A. SLATER No. 14167 STATE OF NEVADA	PROJECT NO. OLY1401.001	CHECKED: JAS	DESIGNER: JAS	DRAFTER: BTW	DATE: 2/19/2014	NINETY-FIVE MANAGEMENT LLC SKYE CANYON PARENT TENTATIVE MAP	NO.	DESCRIPTION	DATE	BY	APP. DATE	APP

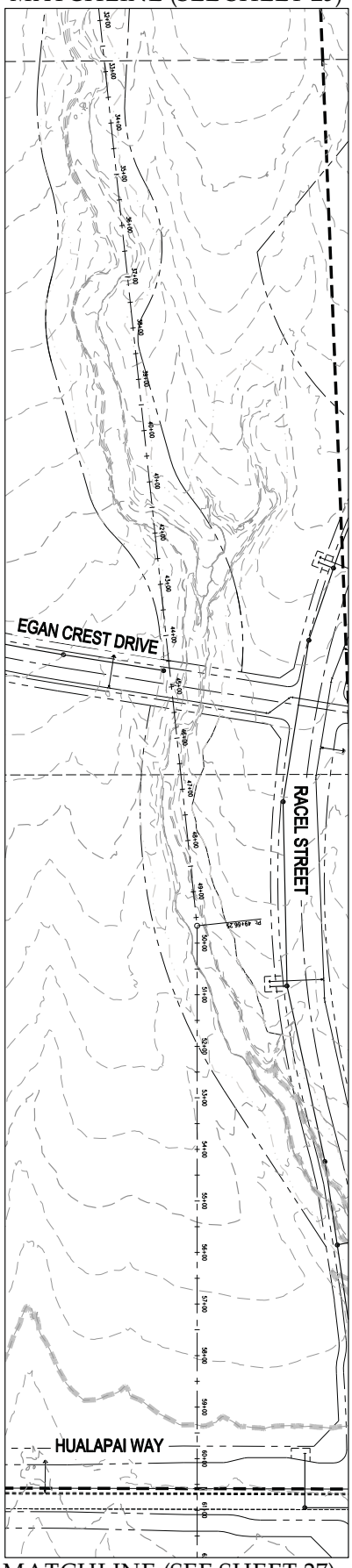
SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5748 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

J:\oly1401.001 skye canyon\dwg\xref\tm files\oly1401.001 pnp_tm.dwg 2/20/2014 10:21 AM Brent Wilson

TMP-53058



MATCHLINE (SEE SHEET 25)



MATCHLINE (SEE SHEET 27)

PEU-52975
2020/04

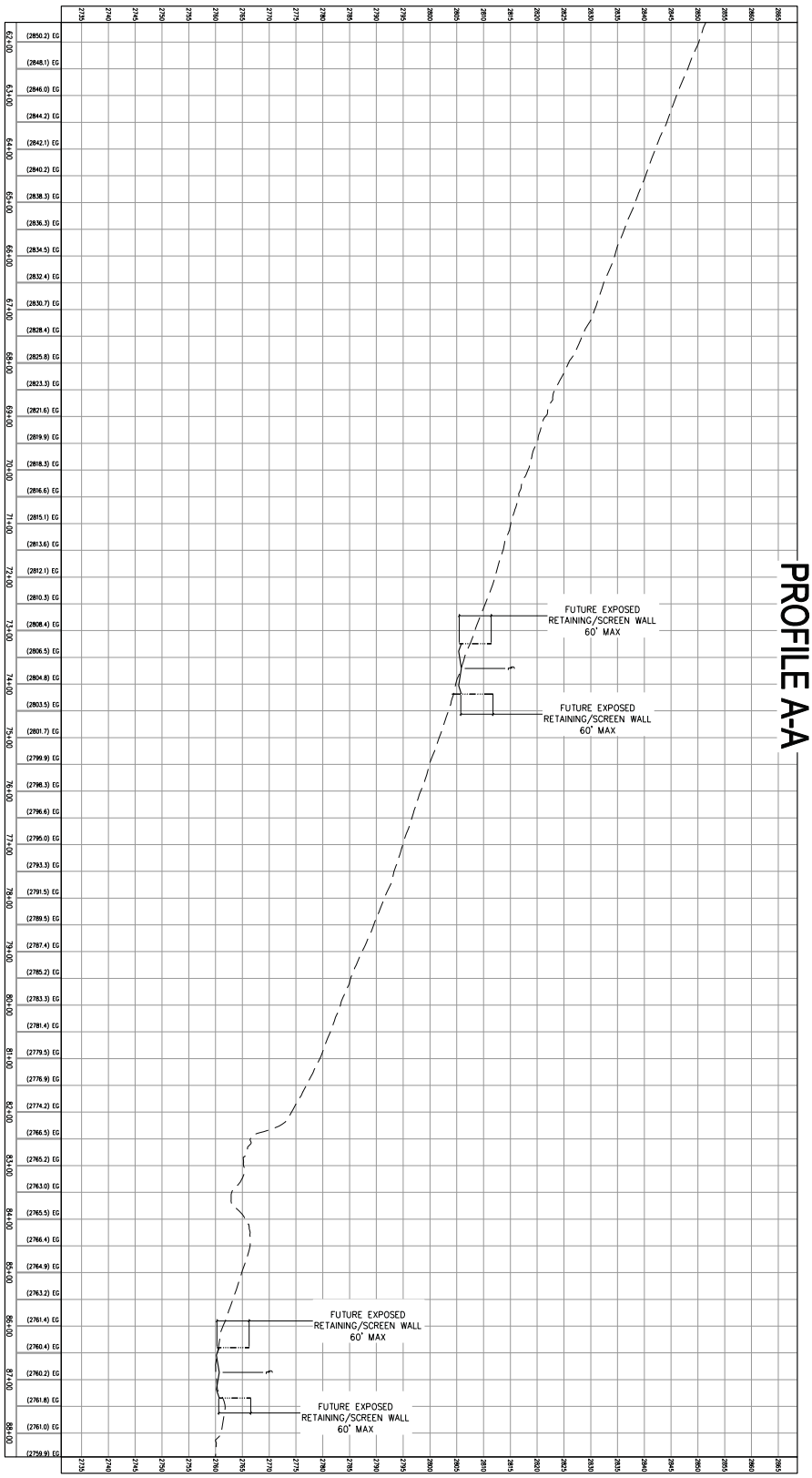
26 SHEET 26 OF 31	PROFESSIONAL ENGINEER JERRY J. SLATER No. 14167 STATE OF NEVADA	PROJECT NO. OLY1401.001	CHECKED: JJS	DESIGNER: JJS	DRAFTER: BTW	DATE: 2/19/2014	NINETY-FIVE MANAGEMENT LLC SKYE CANYON PARENT TENTATIVE MAP

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP

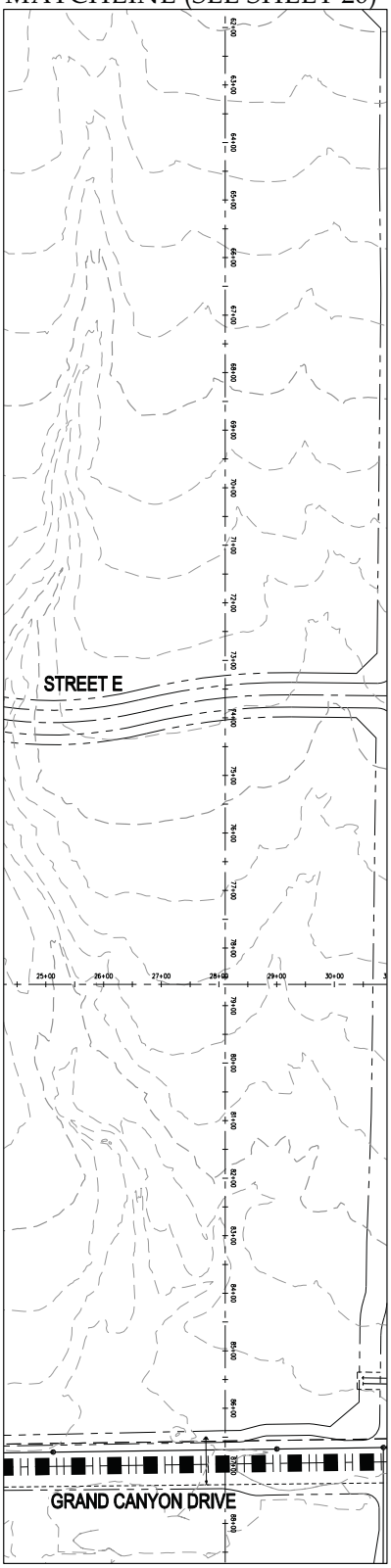
SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5748 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

j:\oly1401.001 skye canyon\dwg\xref\tm files\oly1401.001 pnp_tm.dwg 2/20/2014 10:21 AM Brent Wilson

TMP-53058



MATCHLINE (SEE SHEET 26)



PRJ-52975
02/20/14

27 SHEET 27 OF 31	PROJECT NO. OLY1401.001	DESIGNED: JJS	DRAWN: BTW	CHECKED: JJS	DATE: 2/19/2014

NINETY-FIVE MANAGEMENT LLC

SKYE CANYON

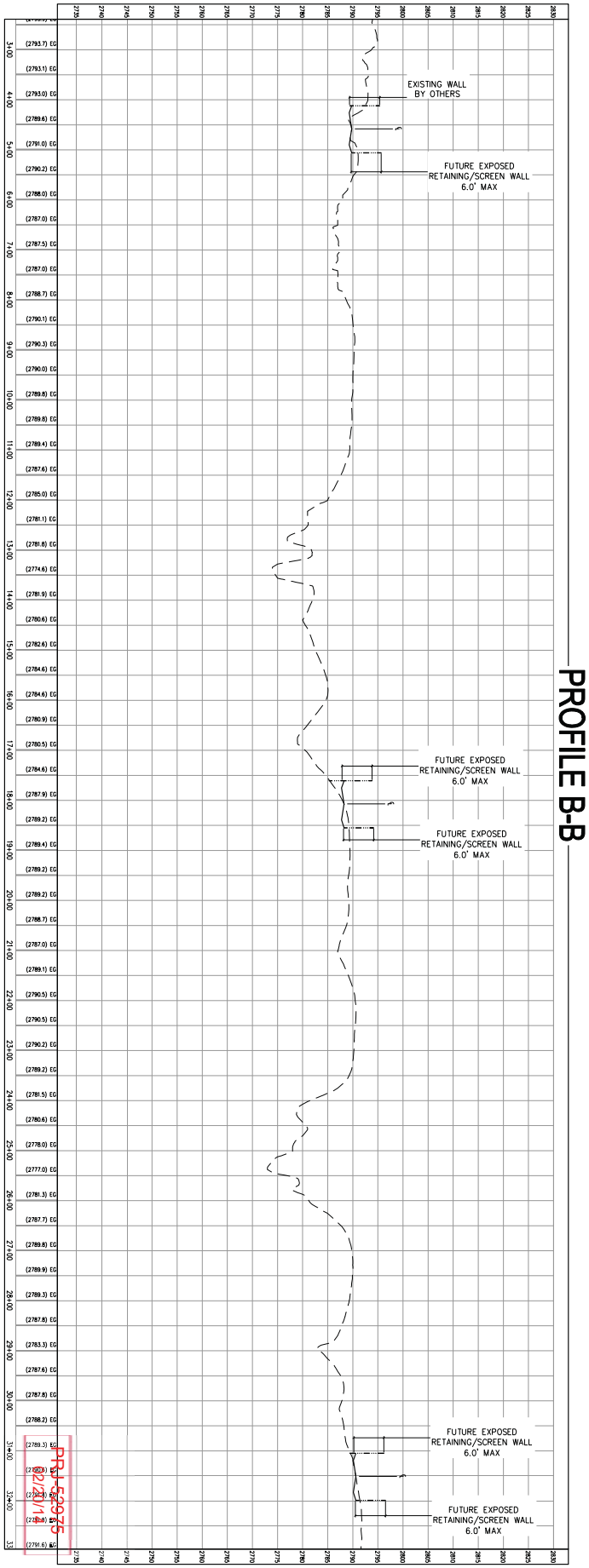
PARENT TENTATIVE MAP

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP

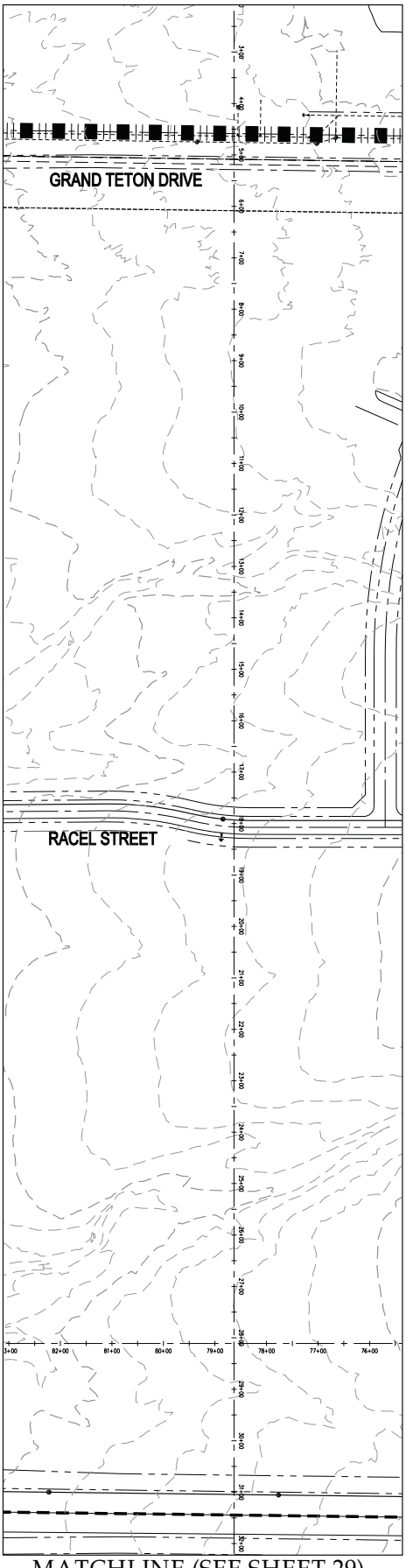
SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5748 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

J:\oly1401.001 skye canyon\dwg\xref\tm files\oly1401.001 pnp_tm.dwg 2/20/2014 10:21 AM Brent Wilson

TMP-53058



PROFILE B-B



MATCHLINE (SEE SHEET 29)

PRELIMINARY
6/2/11

28	SHEET 28 OF 31	PROJECT NO.	OLY1401.001	
		CHECKED: JJS		
		DESIGNER: JJS		
		DRAFTER: BTW		
		DATE:	2/19/2014	

PROFESSIONAL ENGINEER — JERRY J. SLATER — No. 14167 — STATE OF NEVADA

NINETY-FIVE MANAGEMENT LLC

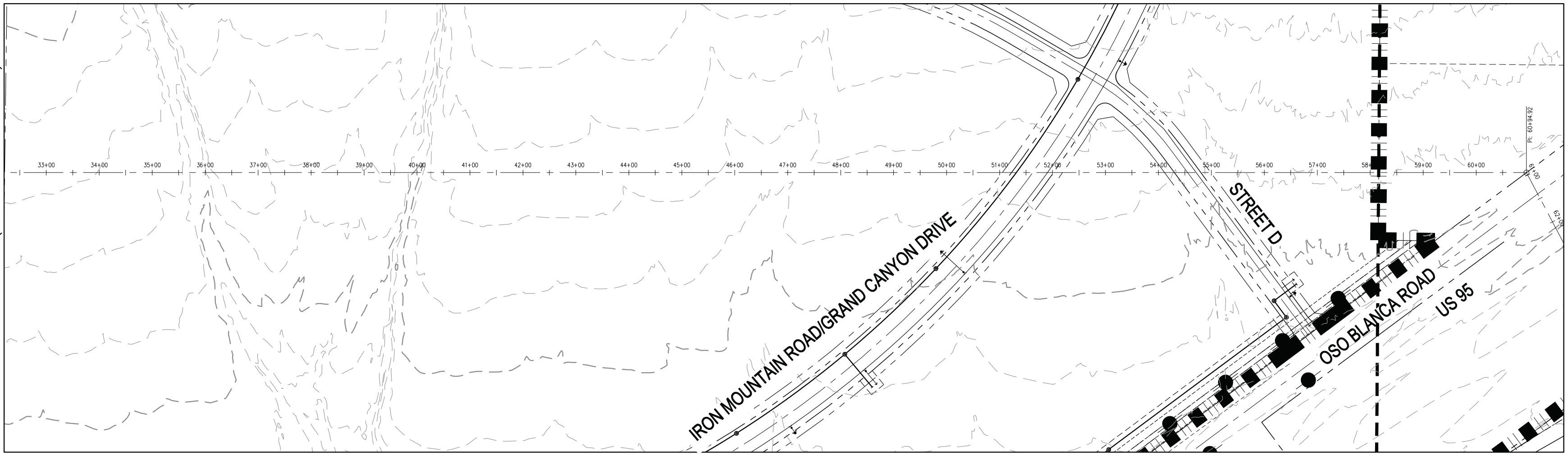
SKYE CANYON

PARENT TENTATIVE MAP

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP

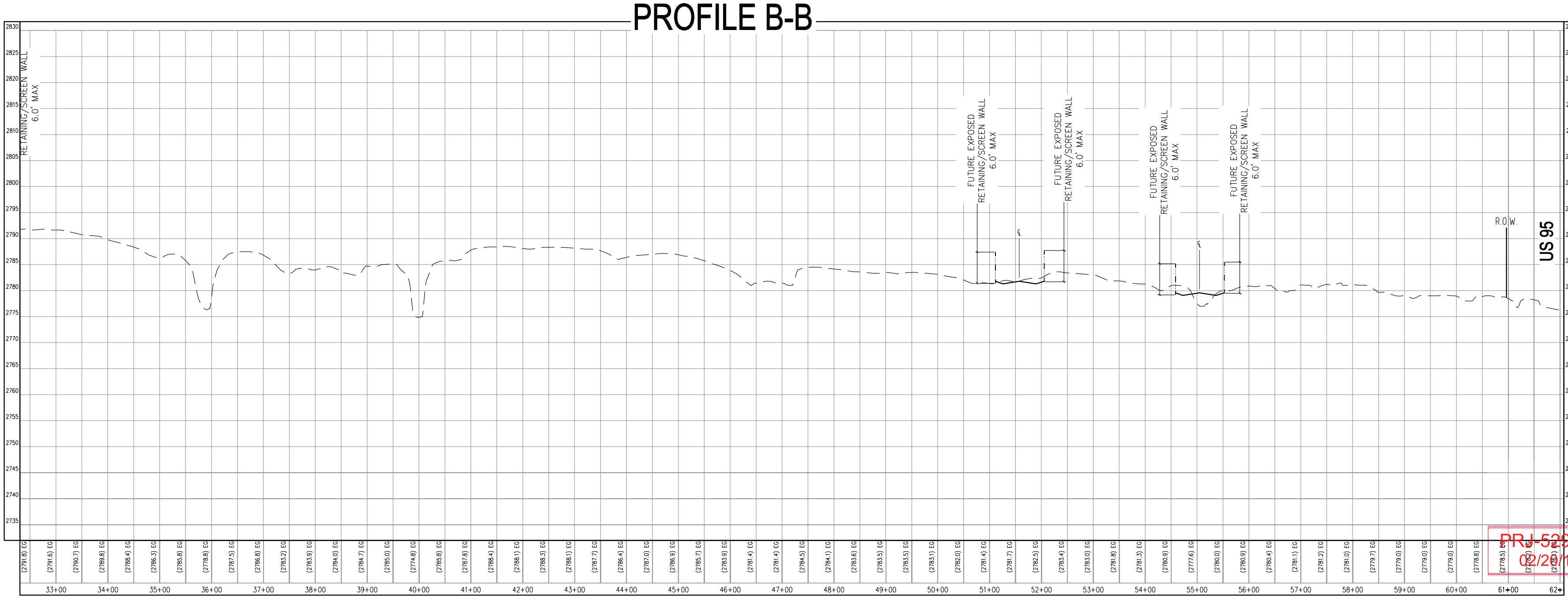
SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5748 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

MATCHLINE (SEE SHEET 28)



MATCHLINE (SEE SHEET 30)

PROFILE B-B



PRJ-52975
02/20/14

TMP-53058

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP

NINETY-FIVE MANAGEMENT LLC
SKYE CANYON
PARENT TENTATIVE MAP

DATE: 2/19/2014
DRAFTER: BTW
DESIGNER: JJS
CHECKED: JJS
PROJECT NO. **OLY1401.001**

PROFESSIONAL ENGINEER – STATE OF NEVADA – JERRY J. SLATER – Exp. 06/30/2014 – CIVIL – No. 14167

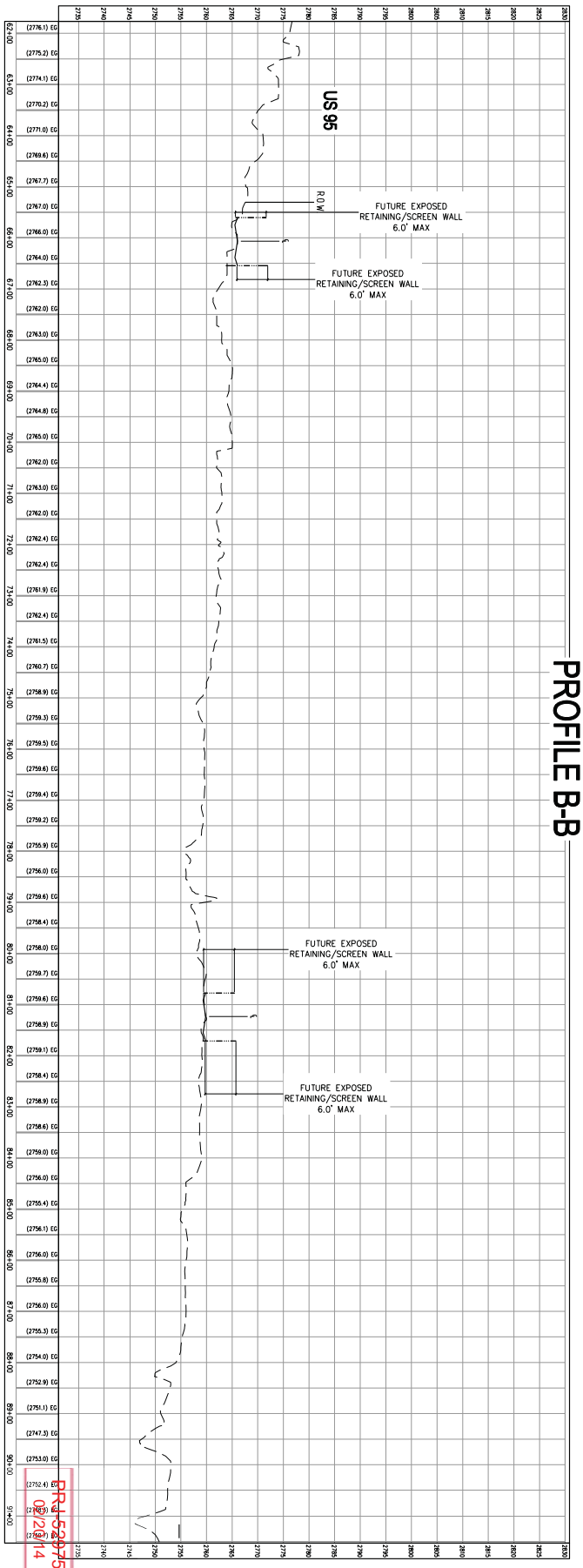
29
SHEET 29 OF 31

J:\oly1401.001 skye canyon\dwg\xref\tm files\oly1401.001 prp_tm.dwg 2/20/2014 10:21 AM Brent Wilson

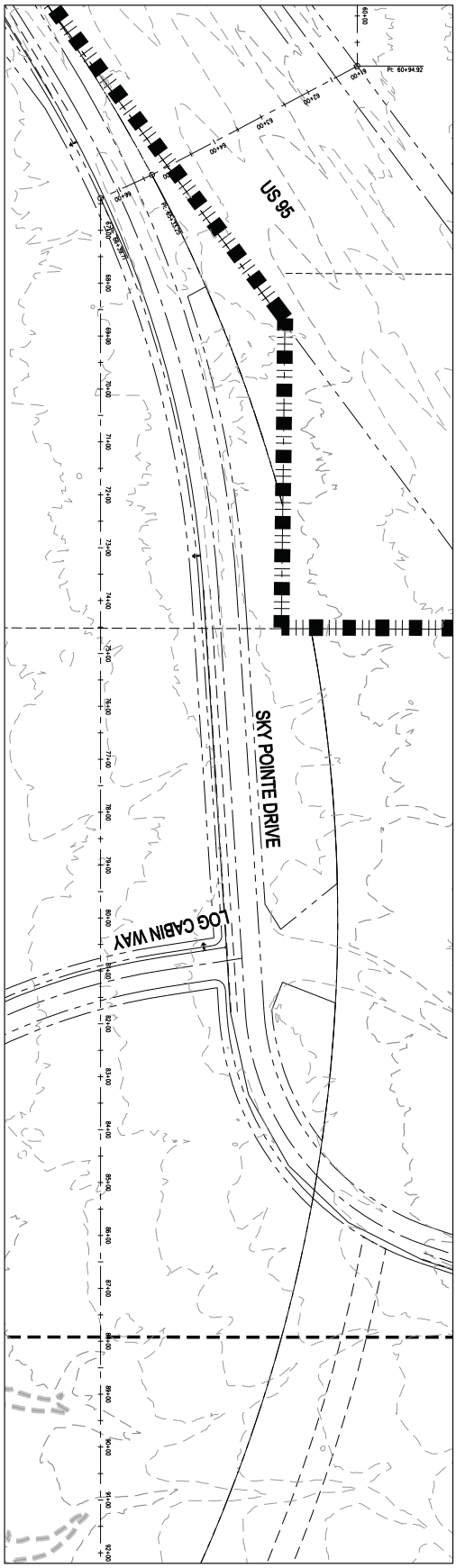
J:\oly1401.001 skye canyon\dwg\xref\tm files\oly1401.001 pnp_tm.dwg 2/20/2014 10:21 AM Brent Wilson

TMP-53058

PROFILE B-B



MATCHLINE (SEE SHEET 29)



MATCHLINE (SEE SHEET 31)

PRJ-52975
02/21/14

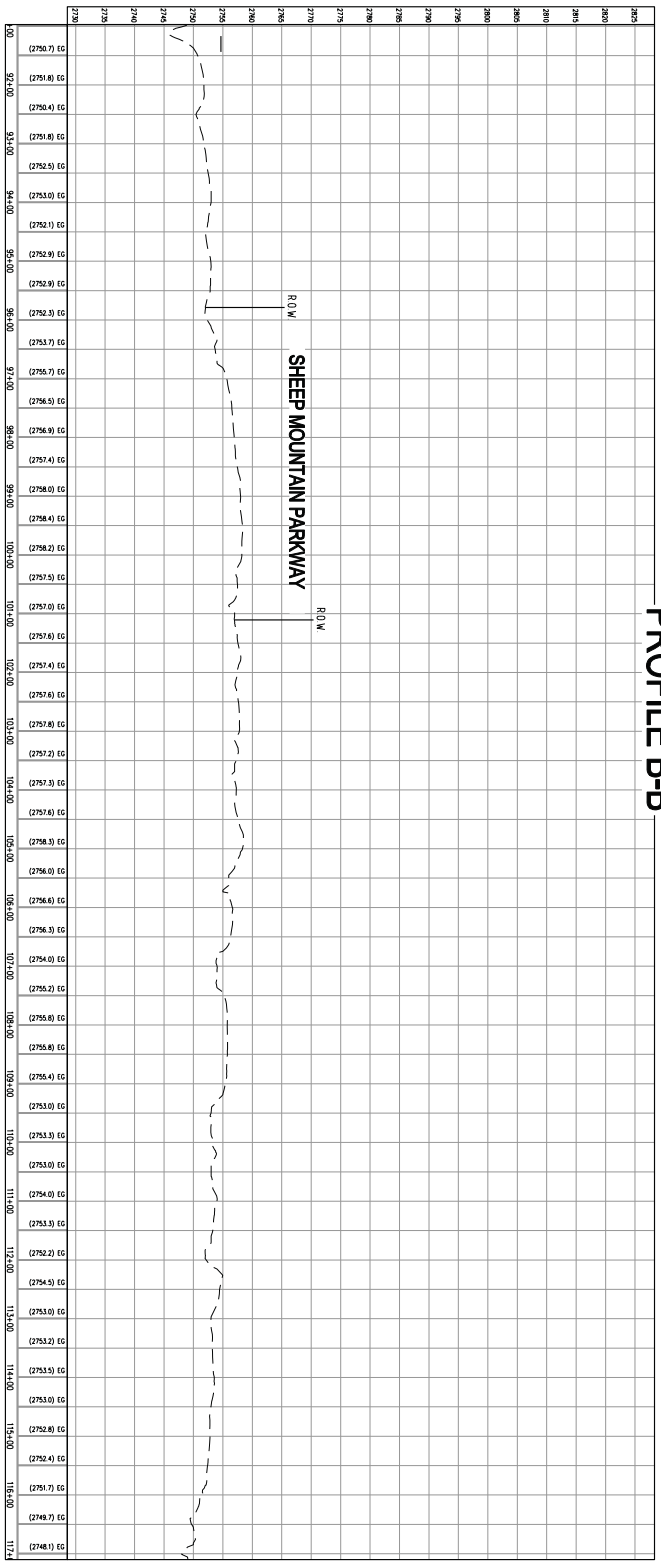
30 SHEET 30 OF 31	PROFESSIONAL ENGINEER JERRY J. SLATER STATE OF NEVADA	PROJECT NO. OLY1401.001	CHECKED: JJS	DESIGNER: JJS	DRAFTER: BTW	DATE: 2/19/2014	NINETY-FIVE MANAGEMENT LLC SKYE CANYON PARENT TENTATIVE MAP	NO.	DESCRIPTION	DATE	BY	APP. DATE	APP

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5748 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

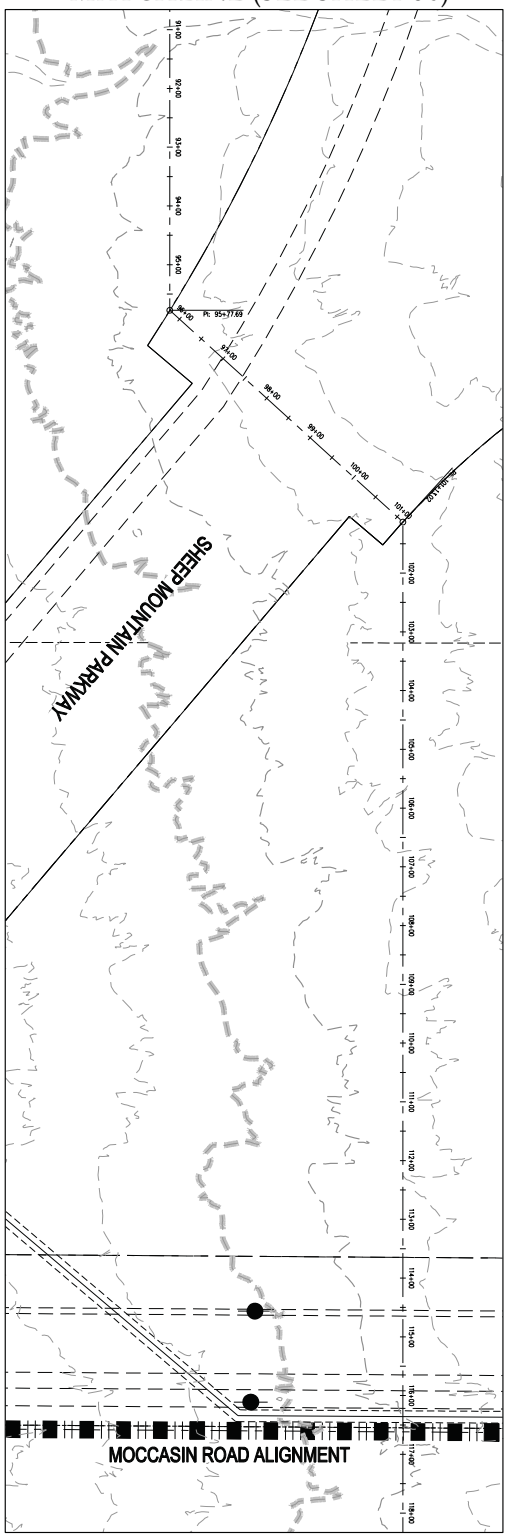
J:\oly1401.001 skye canyon\dwg\xref\tm files\oly1401.001 pnp_tm.dwg 2/20/2014 10:21 AM Brent Wilson

TMP-53058

PROFILE B-B



MATCHLINE (SEE SHEET 30)



PRJ-52975
02/20/14

31 SHEET 31 OF 31	PROFESSIONAL ENGINEER JERRY J. SLATER No. 14167 STATE OF NEVADA	PROJECT NO. OLY1401.001	CHECKED: JJS	DESIGNER: JJS	DRAFTER: BTW	DATE: 2/19/2014

NINETY-FIVE MANAGEMENT LLC

SKYE CANYON

PARENT TENTATIVE MAP

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5748 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

J:\oly1401.001 skye canyon\dwg\xref\tm files\oly1401.001 pnp_tm.dwg 2/20/2014 10:21 AM Brent Wilson

TMP-53058

PROFILE A-A

FUTURE EXPOSED RETAINING/SCREEN WALL 6.0' MAX

FUTURE EXPOSED RETAINING/SCREEN WALL 6.0' MAX

PULI ROAD ALIGNMENT

SHAUMBER ROAD

MATCHLINE (SEE SHEET 26)

PR-53058 02/21/14

25 SHEET 25 OF 31	PROFESSIONAL ENGINEER JERRY J. SLATER STATE OF NEVADA	PROJECT NO. OLY1401.001	CHECKED: JJS	DESIGNER: JJS	DRAFTER: BTW	DATE: 2/19/2014

NINETY-FIVE MANAGEMENT LLC

SKYE CANYON

PARENT TENTATIVE MAP

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5748 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

J:\oly1401.001 skye canyon\dwg\xref\tm files\oly1401.001 pnp_tm.dwg 2/20/2014 10:21 AM Brent Wilson

TMP-53058

PROFILE A-A

FUTURE EXPOSED RETAINING/SCREEN WALL 6.0' MAX

FUTURE EXPOSED RETAINING/SCREEN WALL 6.0' MAX

FUTURE EXPOSED RETAINING/SCREEN WALL 60' MAX

FUTURE EXPOSED RETAINING/SCREEN WALL 60' MAX

MATCHLINE (SEE SHEET 25)

MATCHLINE (SEE SHEET 27)

EGAN CREST DRIVE

RACEL STREET

HUALAPAI WAY

PEU-52975
2020/04

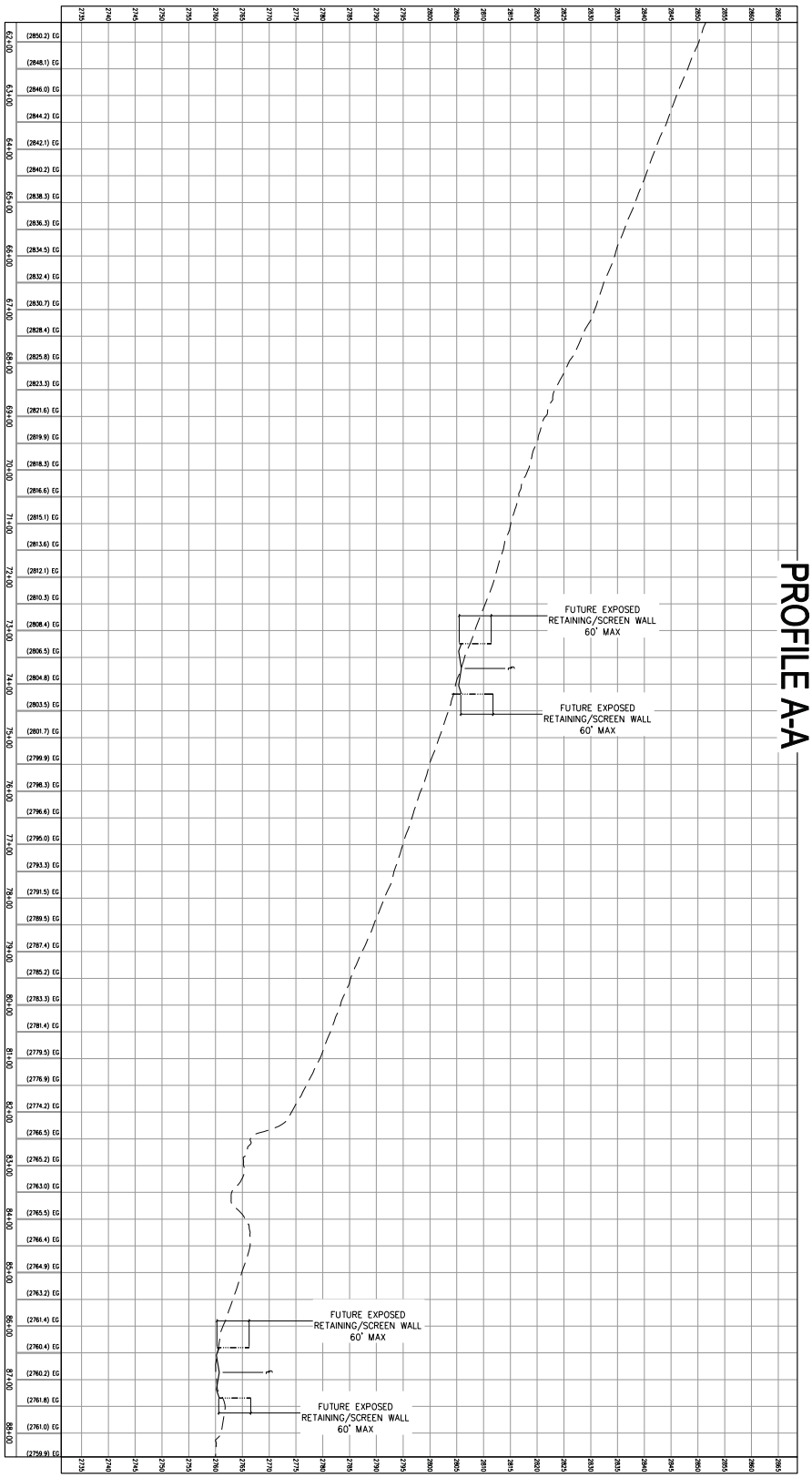
SHEET 26 OF 31	PROJECT NO. OLY1401.001	DESIGNER: JJS	CHECKED: JJS	DRAFTER: BTW	DATE: 2/19/2014	NINETY-FIVE MANAGEMENT LLC SKYE CANYON PARENT TENTATIVE MAP

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP

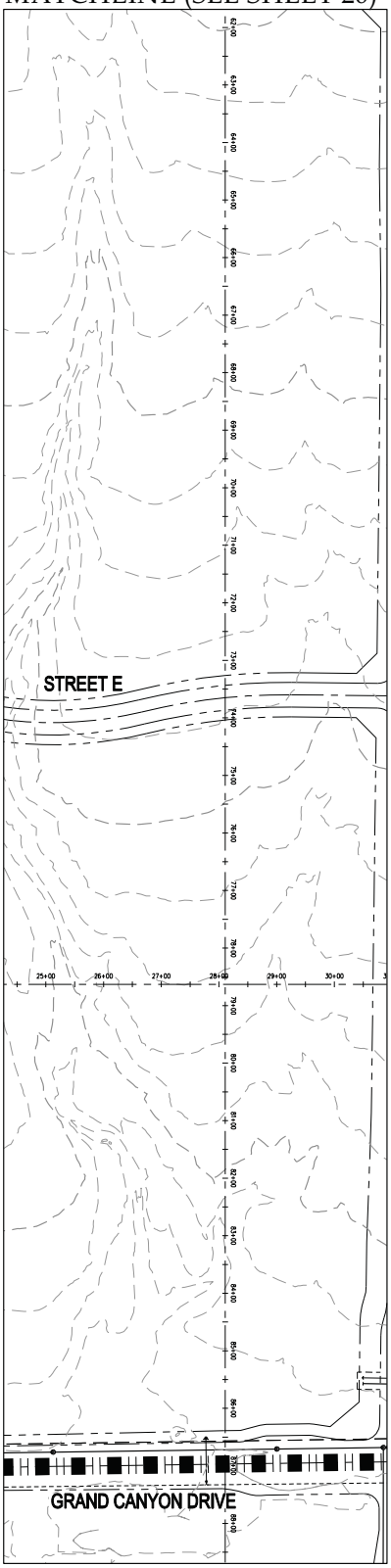
SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5748 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

J:\oly1401.001 skye canyon\dwg\xref\tm files\oly1401.001 pnp_tm.dwg 2/20/2014 10:21 AM Brent Wilson

TMP-53058



MATCHLINE (SEE SHEET 26)

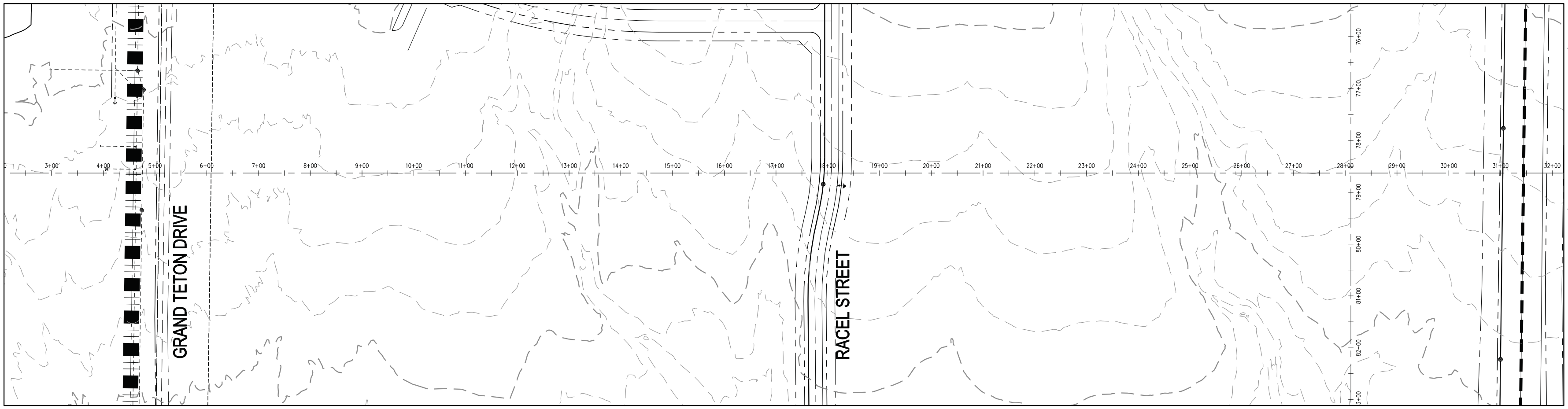


PRJ-52975
02/20/14

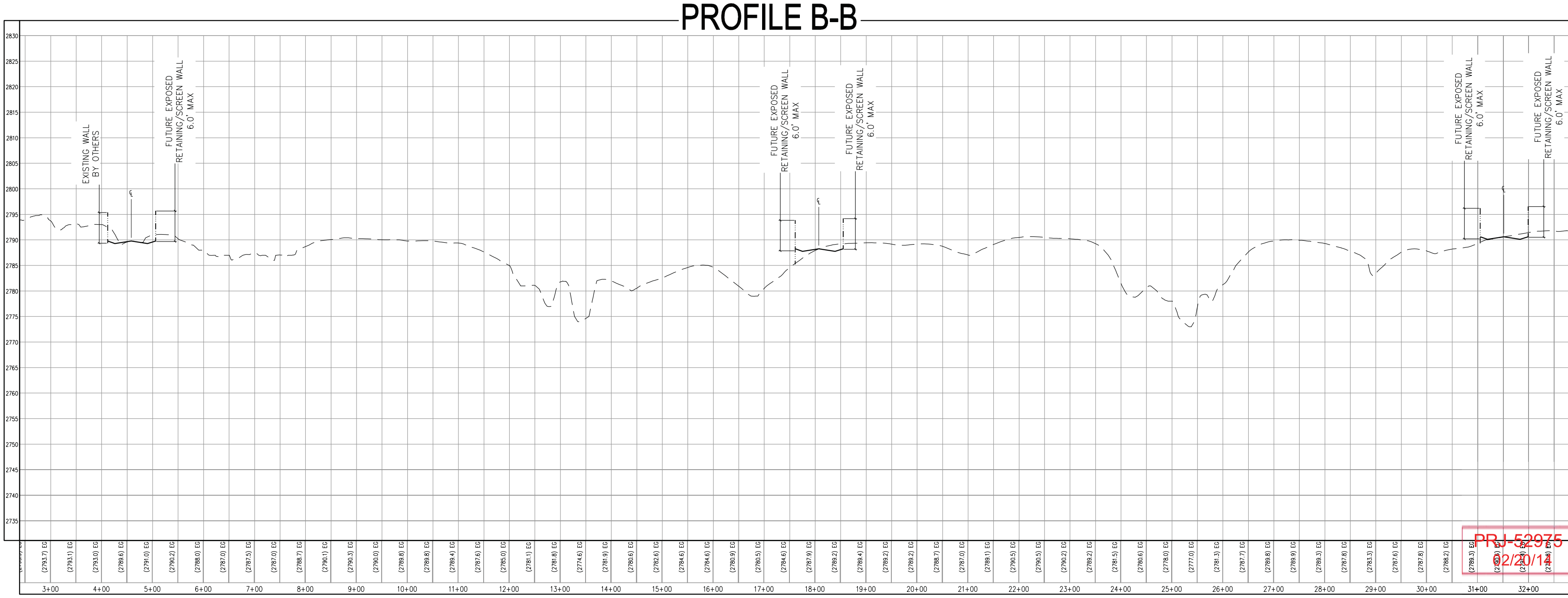
27 SHEET 27 OF 31	PROFESSIONAL ENGINEER JERRY A. SLATER No. 14167 STATE OF NEVADA	PROJECT NO. OLY1401.001	DESIGNER: JAS	CHECKED: JAS	DRAFTER: BTW	DATE: 2/19/2014	NINETY-FIVE MANAGEMENT LLC SKYE CANYON PARENT TENTATIVE MAP

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5748 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399



PROFILE B-B



PRJ-52975
02/20/14

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP

NINETY-FIVE MANAGEMENT LLC
SKYE CANYON
PARENT TENTATIVE MAP

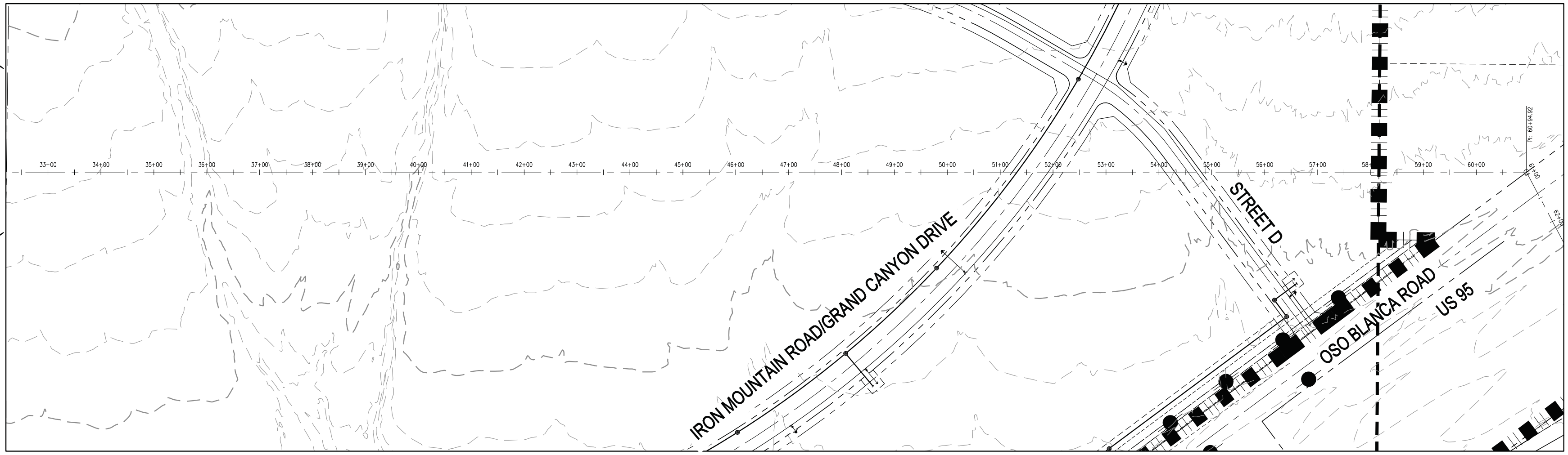
DATE: 2/19/2014
DRAFTER: BTW
DESIGNER: JJS
CHECKED: JJS
PROJECT NO. OLY1401.001

PROFESSIONAL ENGINEER – STATE OF NEVADA – JERRY J. SLATER – Exp. 06/30/2014 – CIVIL – No. 14167

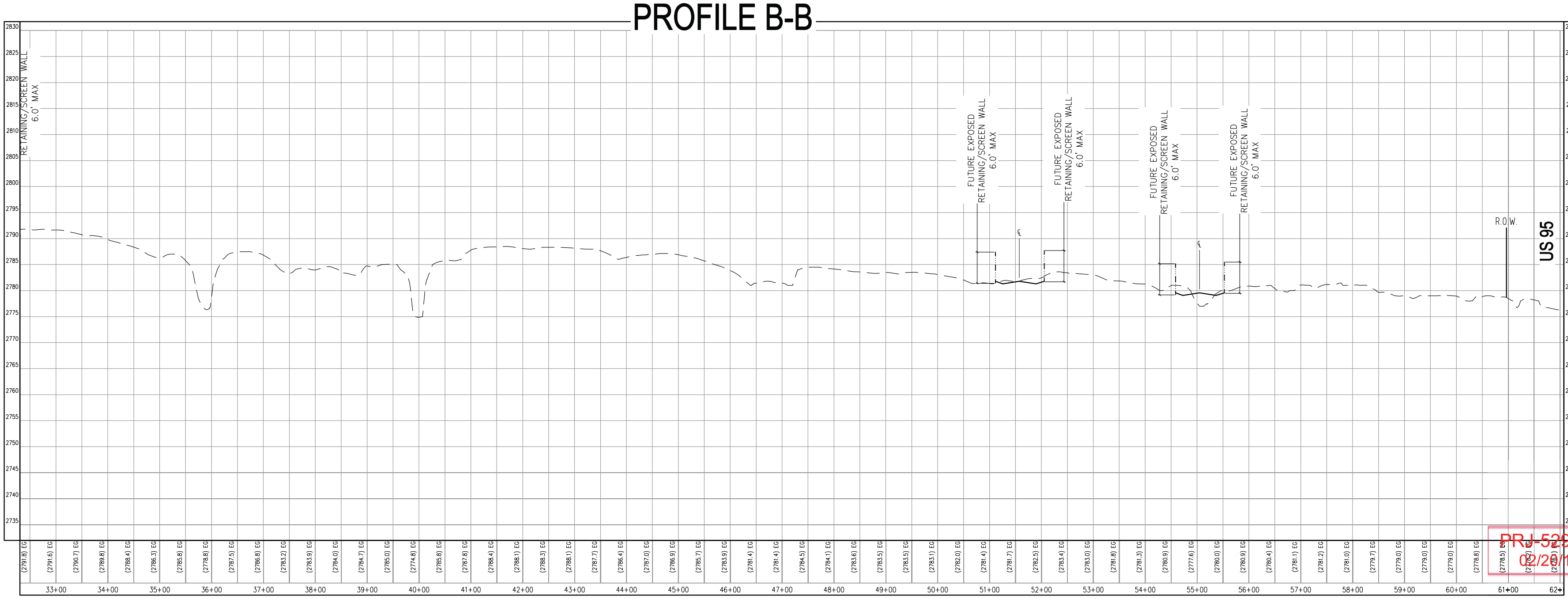
28
SHEET 28 OF 31

TMP-53058

J:\oly1401.001 skye canyon\dwg\xref\tm files\oly1401.001 pnp_tm.dwg 2/20/2014 10:21 AM Brent Wilson



PROFILE B-B



NINETY-FIVE MANAGEMENT LLC
SKYE CANYON
PARENT TENTATIVE MAP

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

NO.	DESCRIPTION	DATE	BY	APP DATE	APP

DATE: 2/19/2014
DRAFTER: BTW
DESIGNER: JJS
CHECKED: JJS
PROJECT NO. OLY1401.001

PROFESSIONAL ENGINEER – STATE OF NEVADA – JERRY J. SLATER – Exp. 06/30/2014 – CIVIL – No. 14167

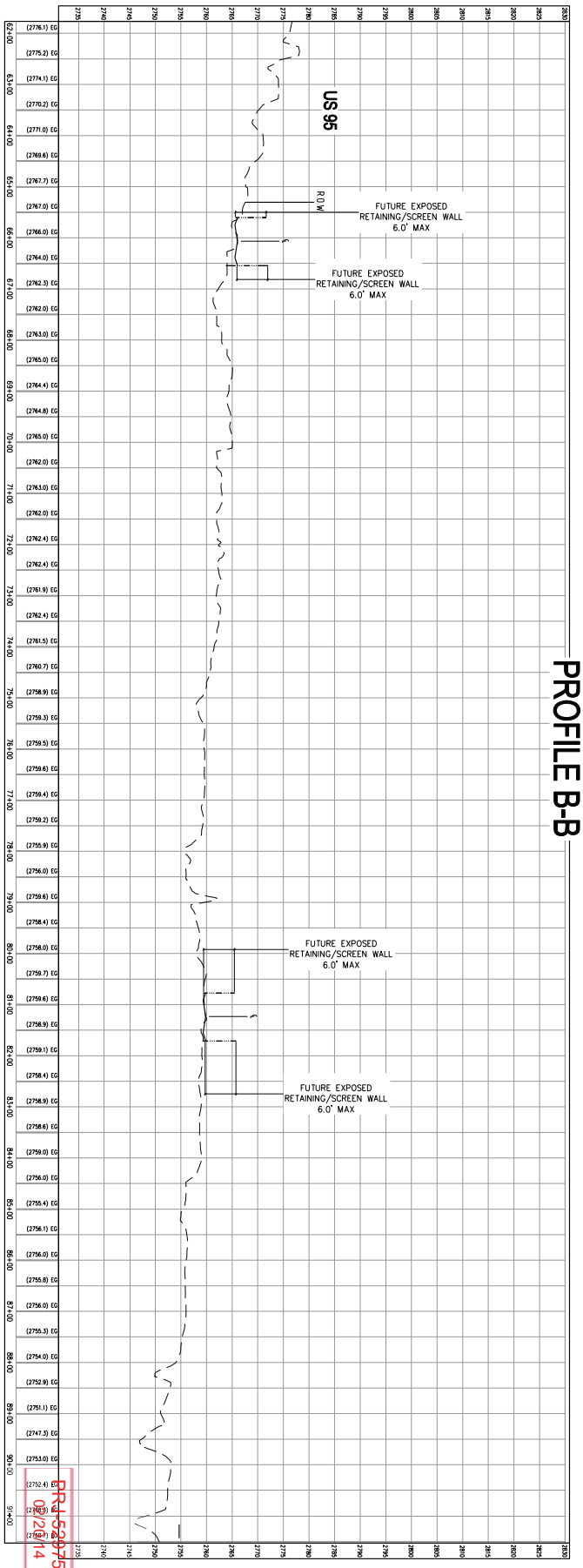
PRJ-52975
02/20/14

TMP-53058

j:\oly1401.001 skye canyon\dwg\xref\tm files\oly1401.001 prp_tm.dwg 2/20/2014 10:21 AM Brent Wilson

J:\oly1401.001 skye canyon\dwg\xref\tm files\oly1401.001 pnp_tm.dwg 2/20/2014 10:21 AM Brent Wilson

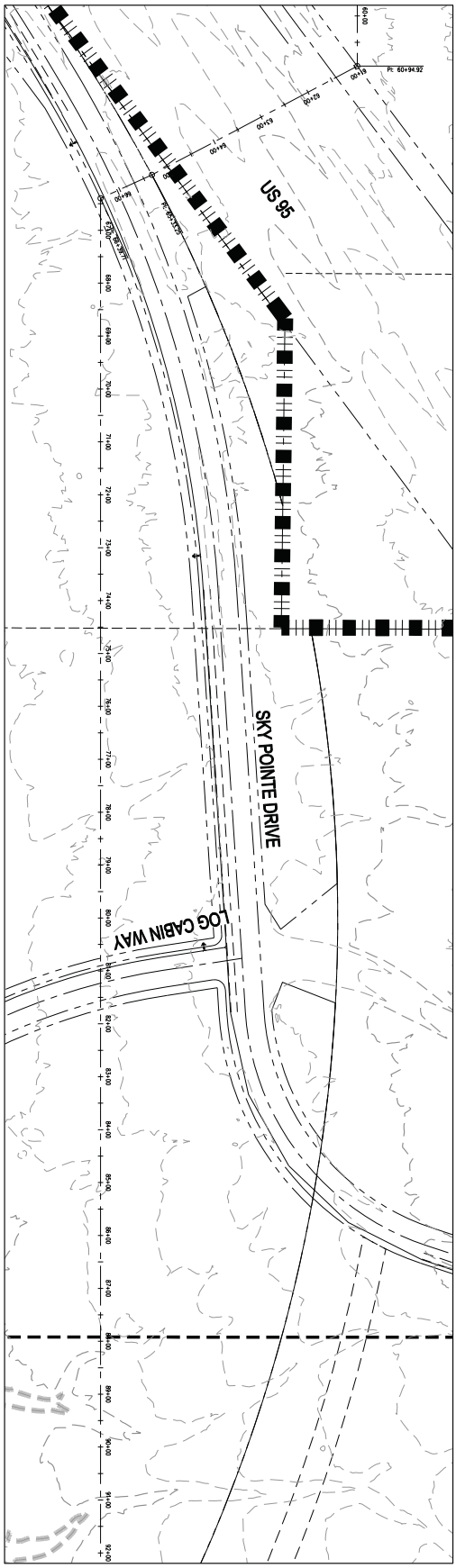
TMP-53058



PROFILE B-B

PRJ-52975
02/21/14

MATCHLINE (SEE SHEET 29)



MATCHLINE (SEE SHEET 31)

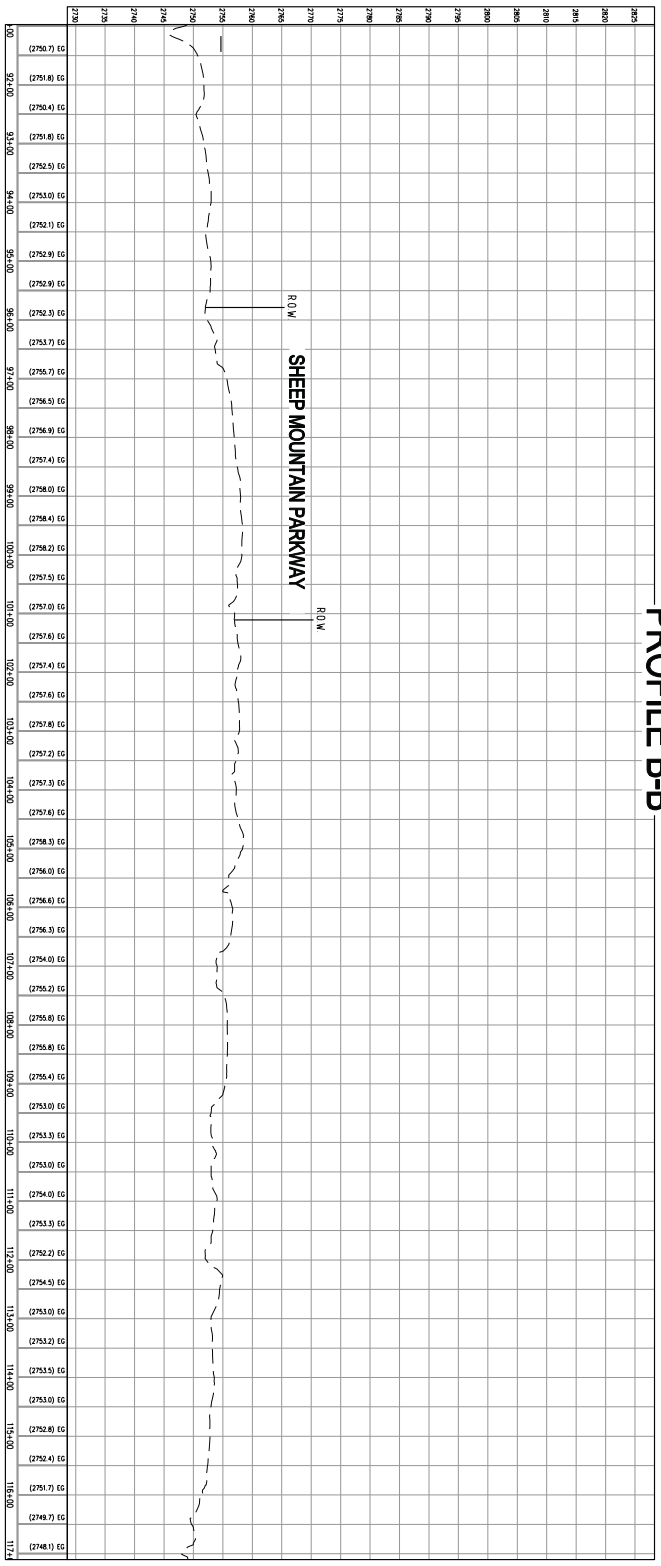
30 SHEET 30 OF 31	PROFESSIONAL ENGINEER STATE OF NEVADA JERRY J. SLATER No. 14187	PROJECT NO. OLY1401.001	CHECKED: JJS	DESIGNER: JJS	DRAFTER: BTW	DATE: 2/19/2014	NINETY-FIVE MANAGEMENT LLC SKYE CANYON PARENT TENTATIVE MAP

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5748 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

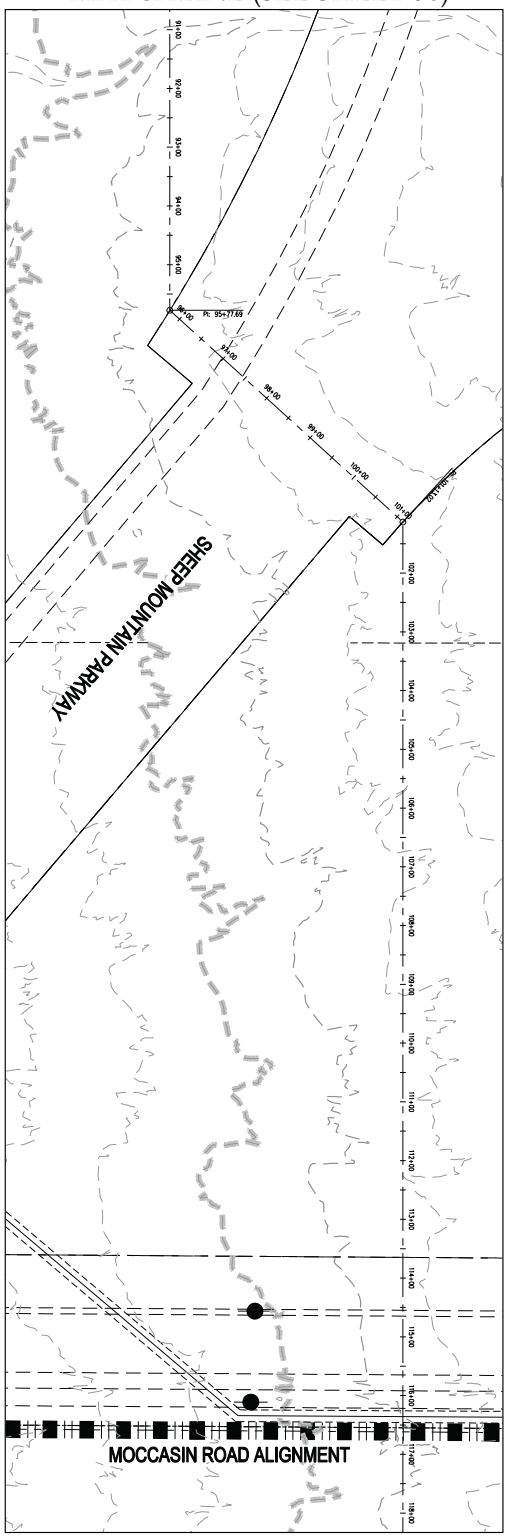
J:\oly1401.001 skye canyon\dwg\xref\tm files\oly1401.001 pnp_tm.dwg 2/20/2014 10:21 AM Brent Wilson

TMP-53058



PROFILE B-B

MATCHLINE (SEE SHEET 30)



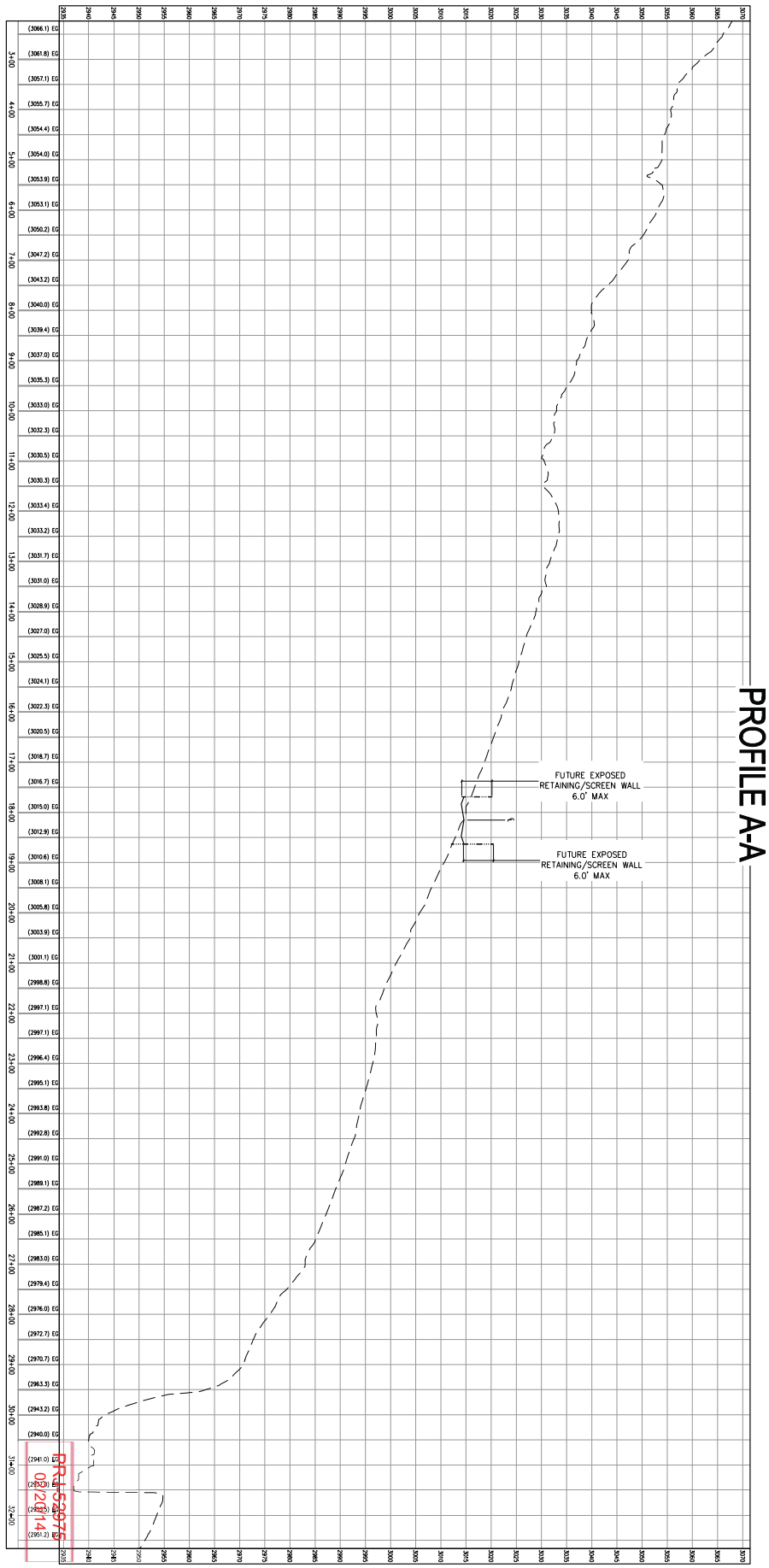
PRJ-52975
02/20/14

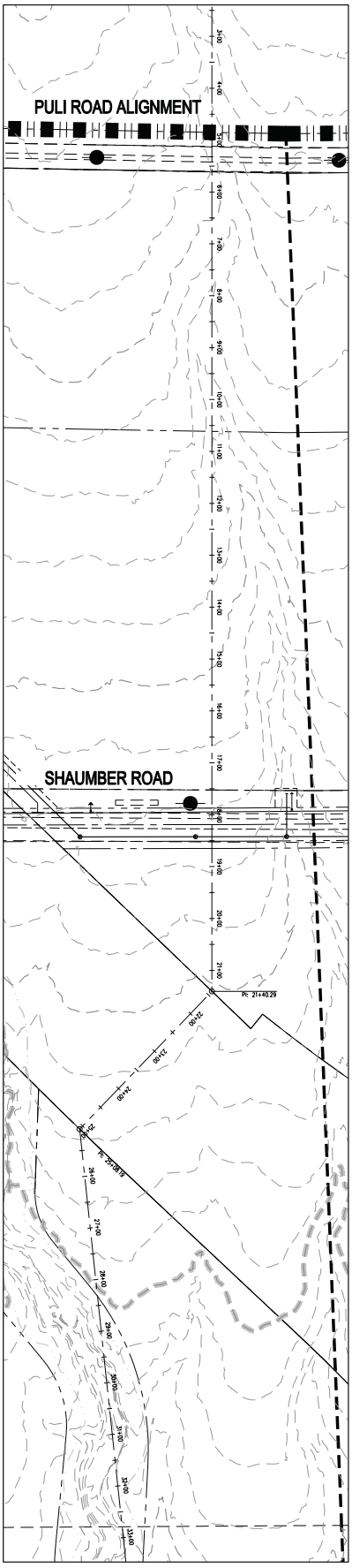
SHEET 31 OF 31	31	PROJECT NO. OLY1401.001	DATE: 2/19/2014	NINETY-FIVE MANAGEMENT LLC	SLATER HANIFAN GROUP
		CHECKED: JJS	DRAFTER: BTW	SKYE CANYON	CONSULTING ENGINEERS & PLANNERS
		DESIGNER: JJS		PARENT TENTATIVE MAP	5748 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
					PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP

J:\oly1401.001 skye canyon\dwg\xref\tm files\oly1401.001 pnp_tm.dwg 2/20/2014 10:21 AM Brent Wilson

TMP-53058





MATCHLINE (SEE SHEET 26)

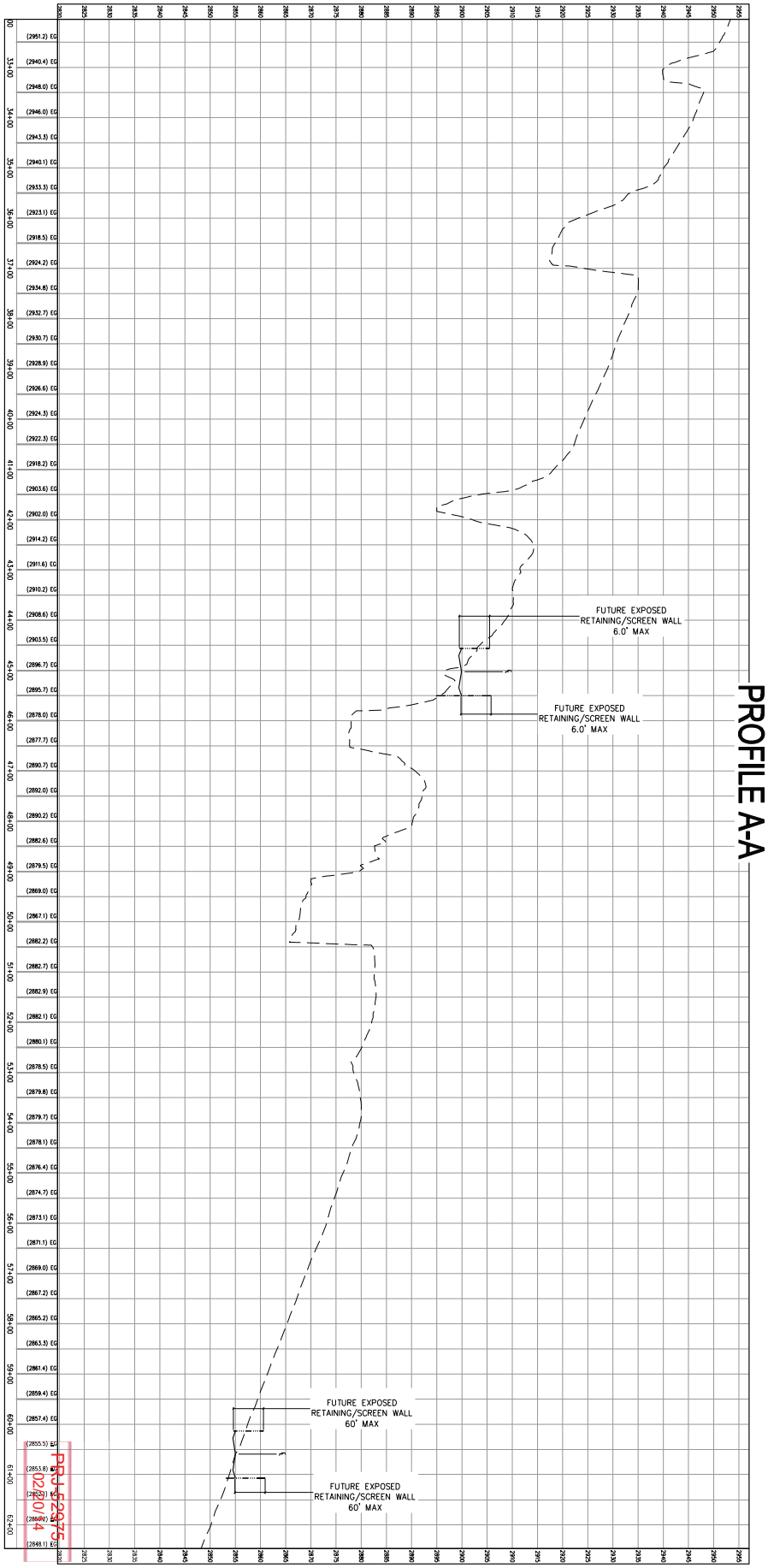
PR-53058 02/21/14

25 SHEET 25 OF 31	PROFESSIONAL ENGINEER JERRY J. SLATER STATE OF NEVADA	PROJECT NO. OLY1401.001	CHECKED: JJS	DESIGNER: JJS	DRAFTER: BTW	DATE: 2/19/2014	NINETY-FIVE MANAGEMENT LLC SKYE CANYON PARENT TENTATIVE MAP	NO.	DESCRIPTION	DATE	BY	APP. DATE	APP

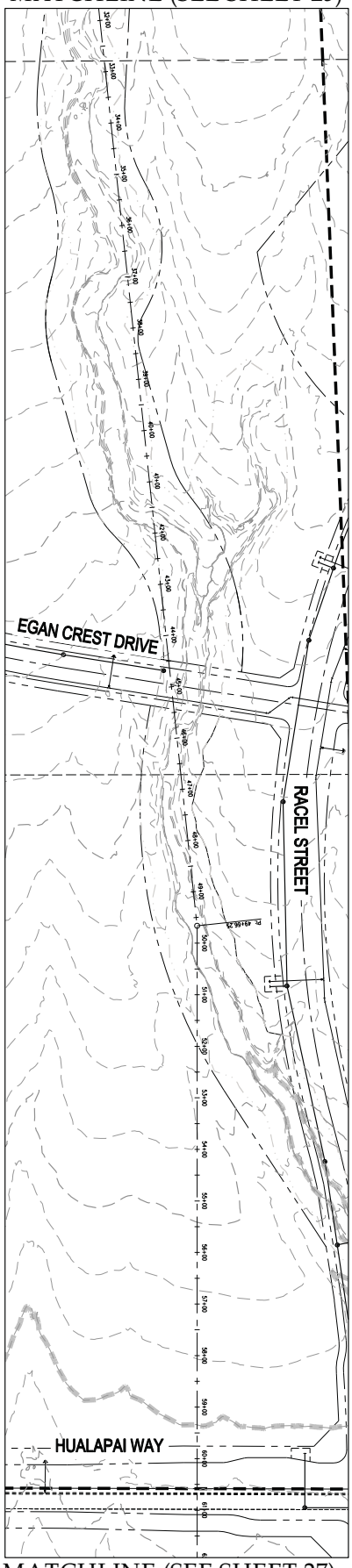
SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5748 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

J:\oly1401.001 skye canyon\dwg\xref\tm files\oly1401.001 pnp_tm.dwg 2/20/2014 10:21 AM Brent Wilson

TMP-53058



MATCHLINE (SEE SHEET 25)



MATCHLINE (SEE SHEET 27)

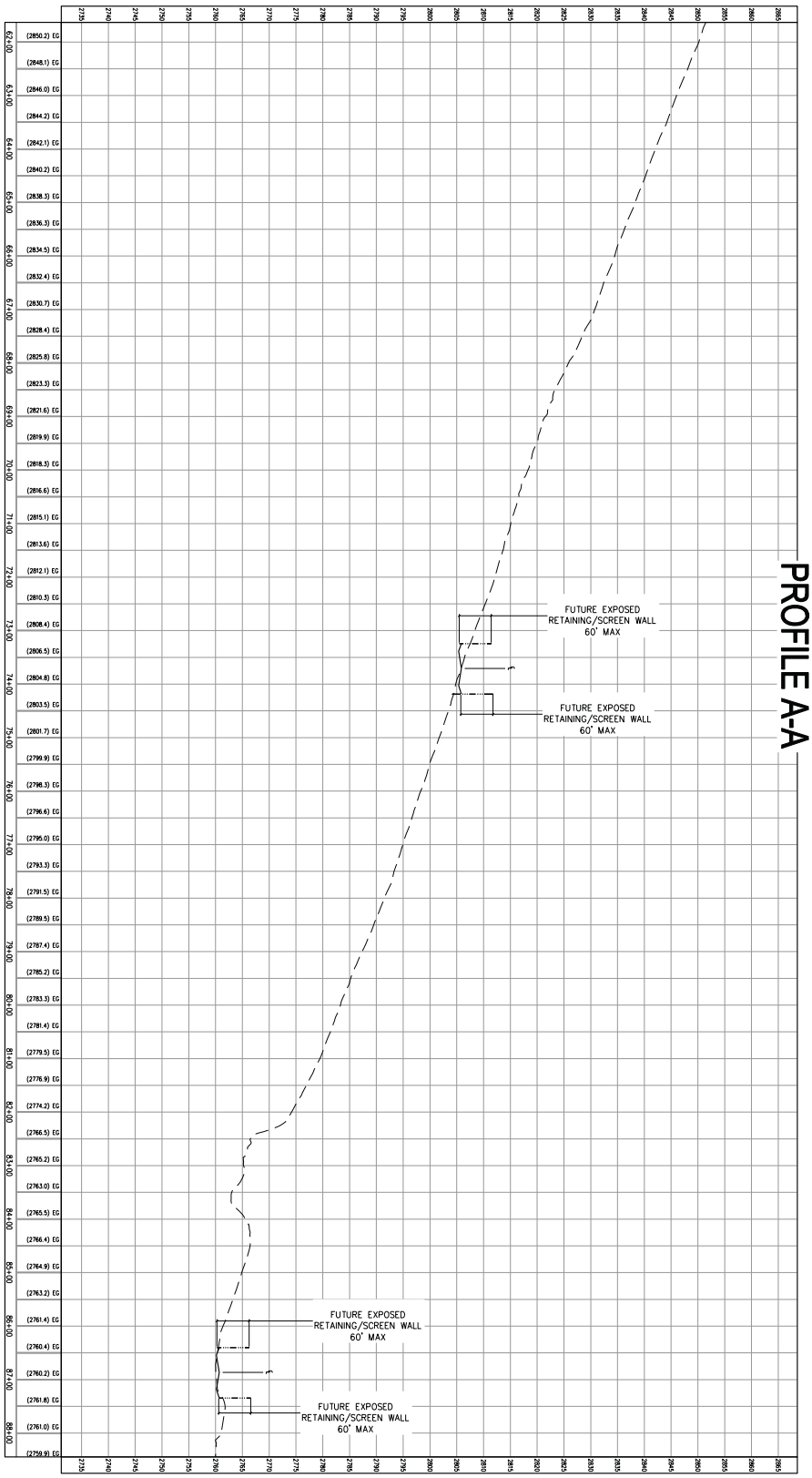
REVISED 2/20/14

SHEET 26 OF 31	PROFESSIONAL ENGINEER JERRY J. SLATER STATE OF NEVADA	PROJECT NO. OLY1401.001	CHECKED: JJS	DESIGNER: JJS	DRAFTER: BTW	DATE: 2/19/2014	NINETY-FIVE MANAGEMENT LLC SKYE CANYON PARENT TENTATIVE MAP	NO.	DESCRIPTION	DATE	BY	APP. DATE	APP

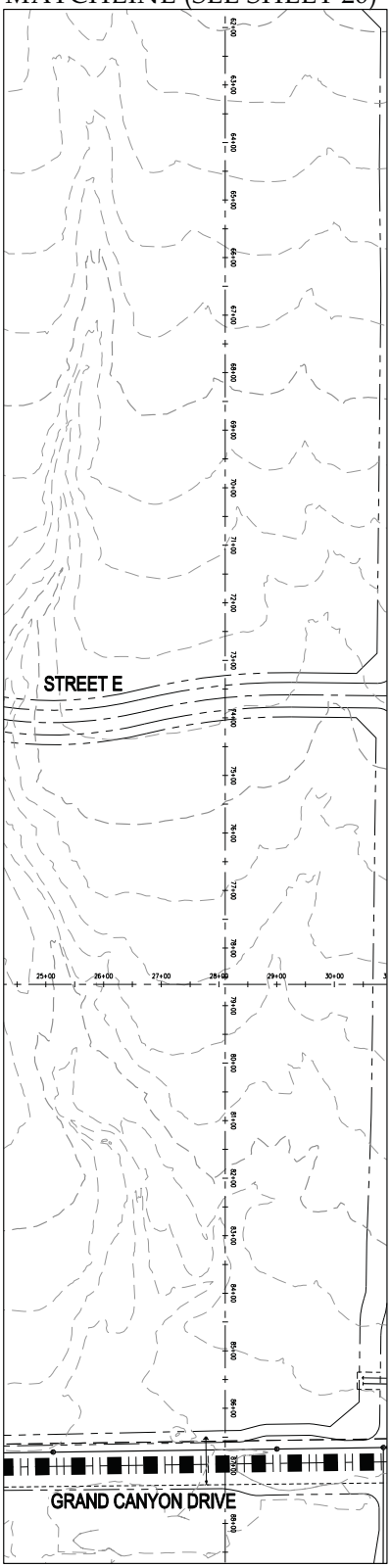
SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5748 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

J:\oly1401.001 skye canyon\dwg\xref\tm files\oly1401.001 pnp_tm.dwg 2/20/2014 10:21 AM Brent Wilson

TMP-53058



MATCHLINE (SEE SHEET 26)



PRJ-52975
02/20/14

27 SHEET 27 OF 31	PROJECT NO. OLY1401.001	DESIGNER: JJS	CHECKED: JJS	DRAFTER: BTW	DATE: 2/19/2014

NINETY-FIVE MANAGEMENT LLC

SKYE CANYON

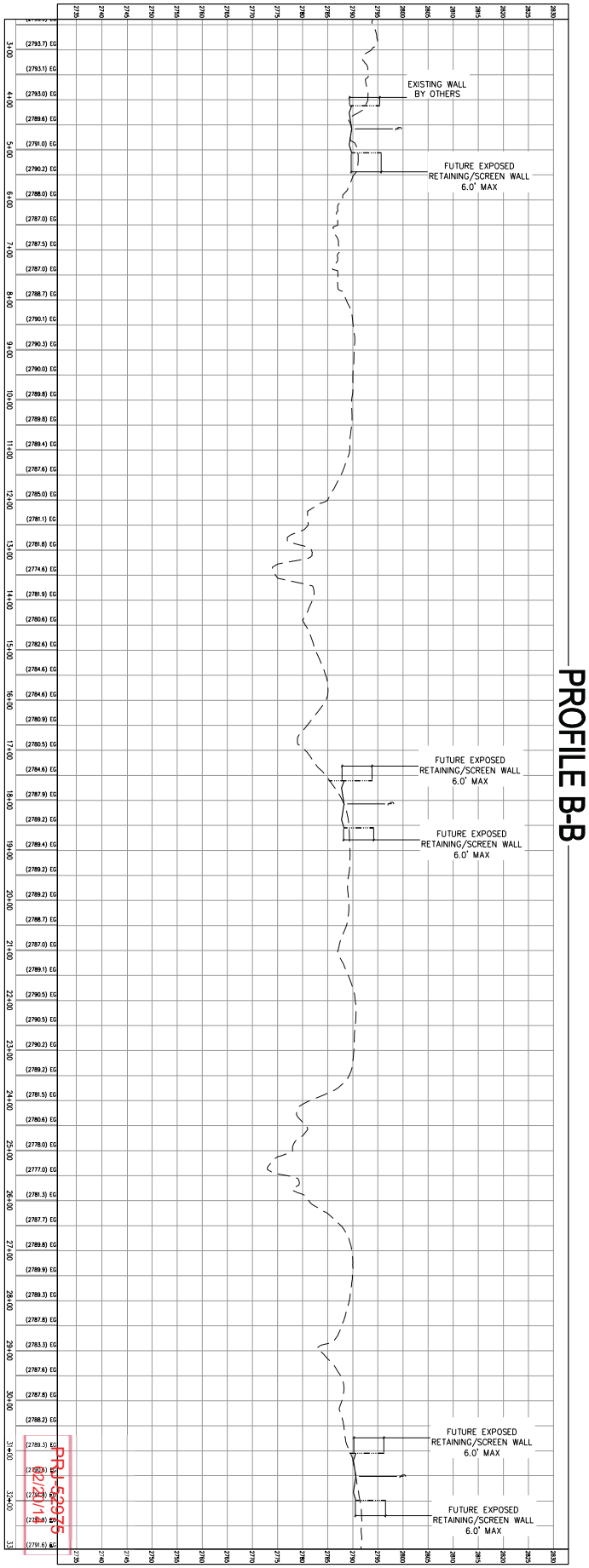
PARENT TENTATIVE MAP

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP

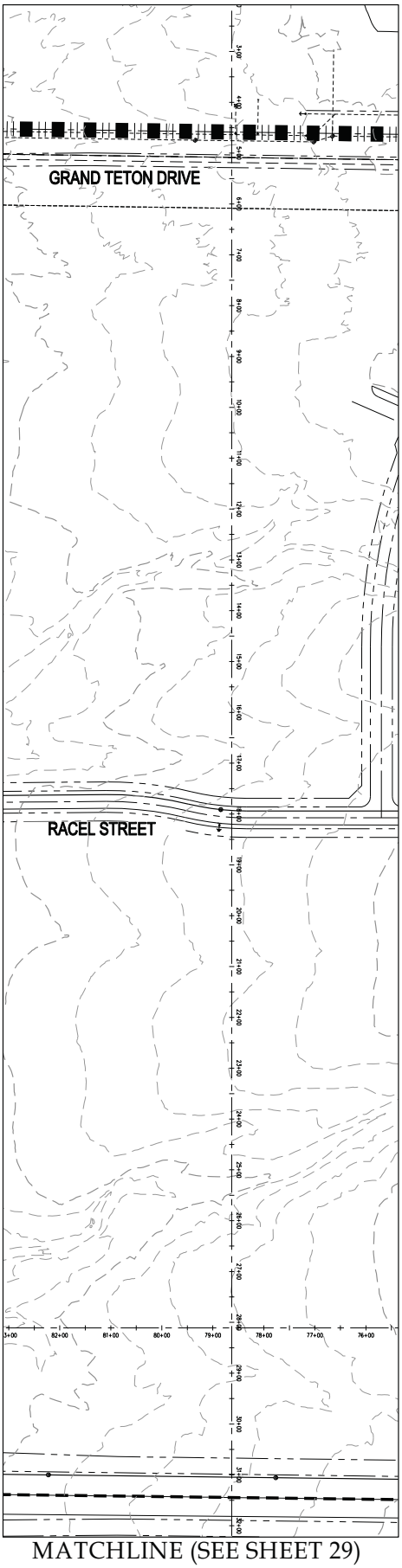
SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5748 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

J:\oly1401.001 skye canyon\dwg\xref\tm files\oly1401.001 pnp_tm.dwg 2/20/2014 10:21 AM Brent Wilson

TMP-53058



PROFILE B-B



MATCHLINE (SEE SHEET 29)

PRJ-53075
2/21/14

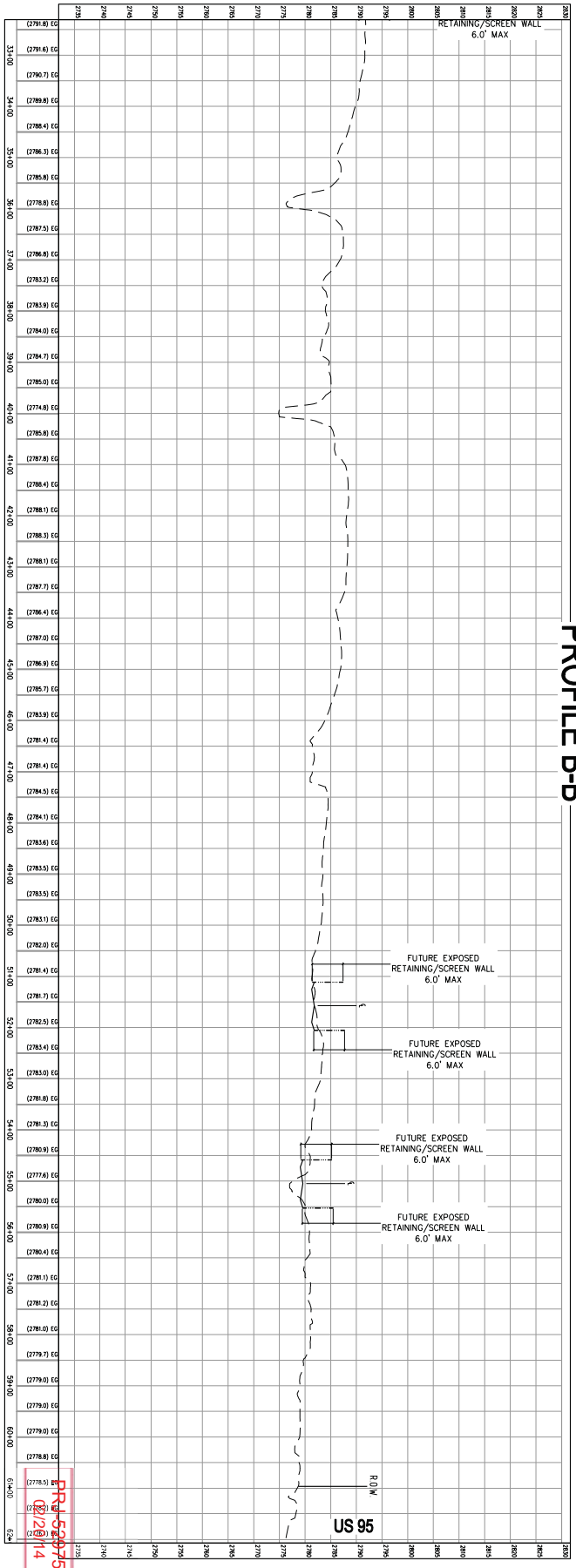
28 SHEET 28 OF 31	PROFESSIONAL ENGINEER JERRY A. SLATER No. 14167 STATE OF NEVADA	PROJECT NO. OLY1401.001	CHECKED: JAS	DESIGNER: JAS	DRAFTER: BTW	DATE: 2/19/2014	NINETY-FIVE MANAGEMENT LLC SKYE CANYON PARENT TENTATIVE MAP	NO.	DESCRIPTION	DATE	BY	APP. DATE	APP

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5748 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

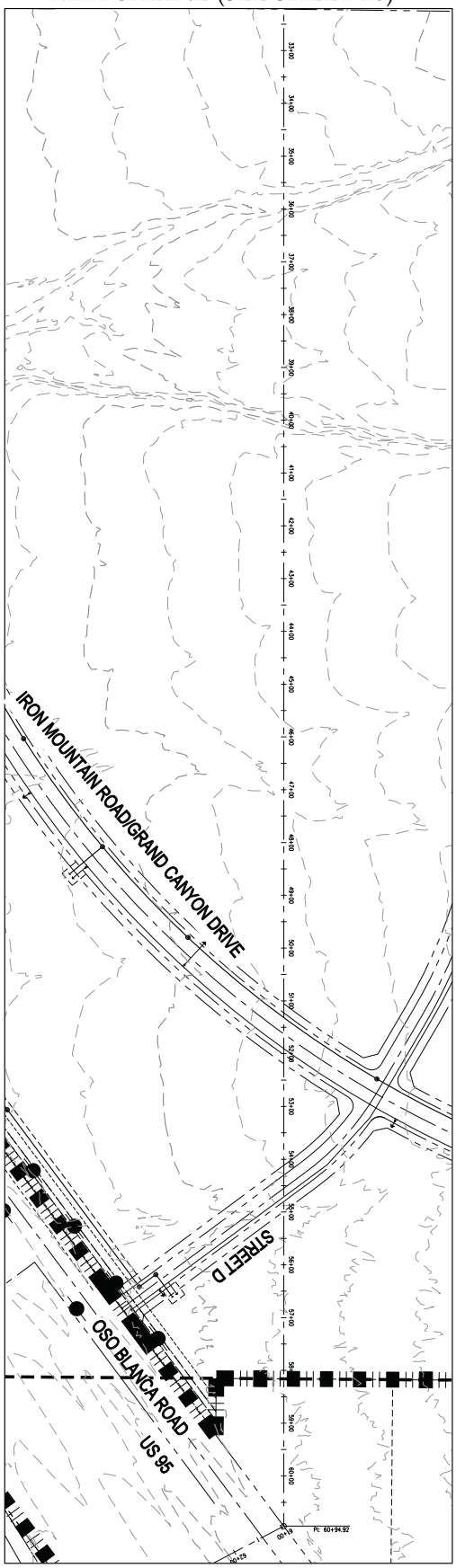
J:\oly1401.001 skye canyon\dwg\xref\tm files\oly1401.001 pnp_tm.dwg 2/20/2014 10:21 AM Brent Wilson

TMP-53058

PROFILE B-B



MATCHLINE (SEE SHEET 28)



MATCHLINE (SEE SHEET 30)

ER-5309375
(2/20/2014)

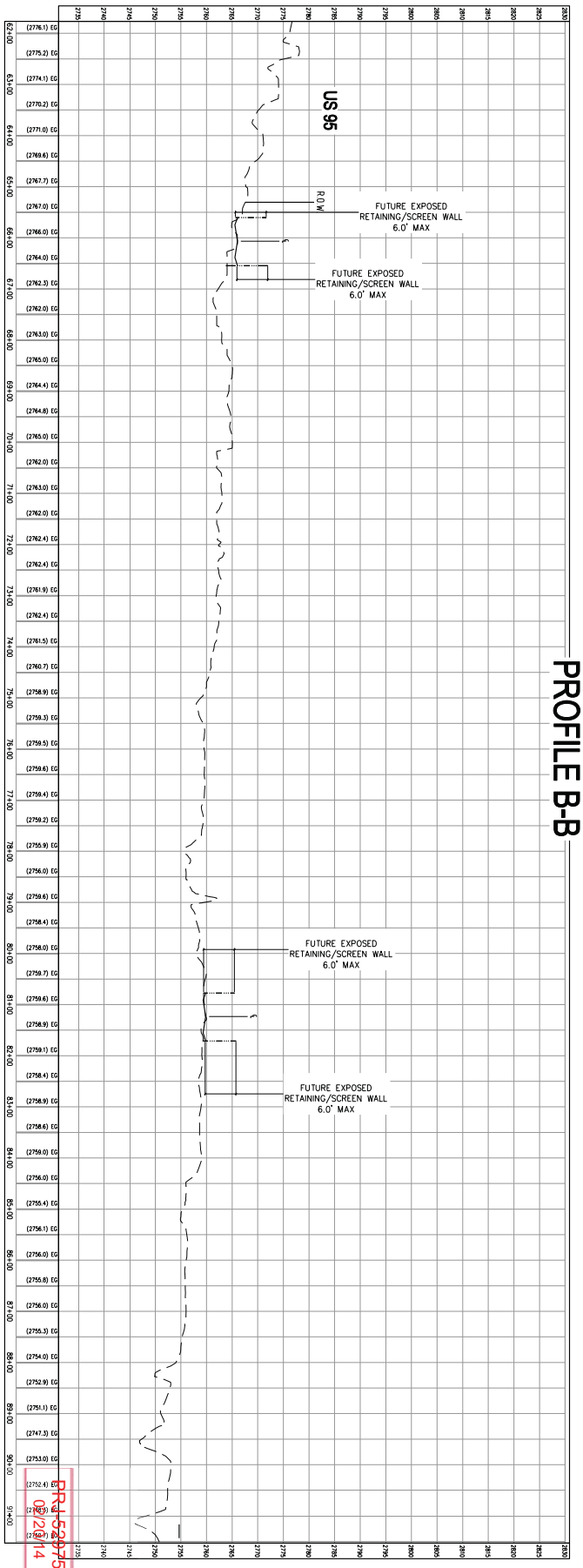
SHEET 29 OF 31	29	PROFESSIONAL ENGINEER JERRY J. SLATER STATE OF NEVADA	PROJECT NO. OLY1401.001	CHECKED: JJS	DESIGNER: JJS	DRAFTER: BTW	DATE: 2/19/2014	NINETY-FIVE MANAGEMENT LLC SKYE CANYON PARENT TENTATIVE MAP	NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5748 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

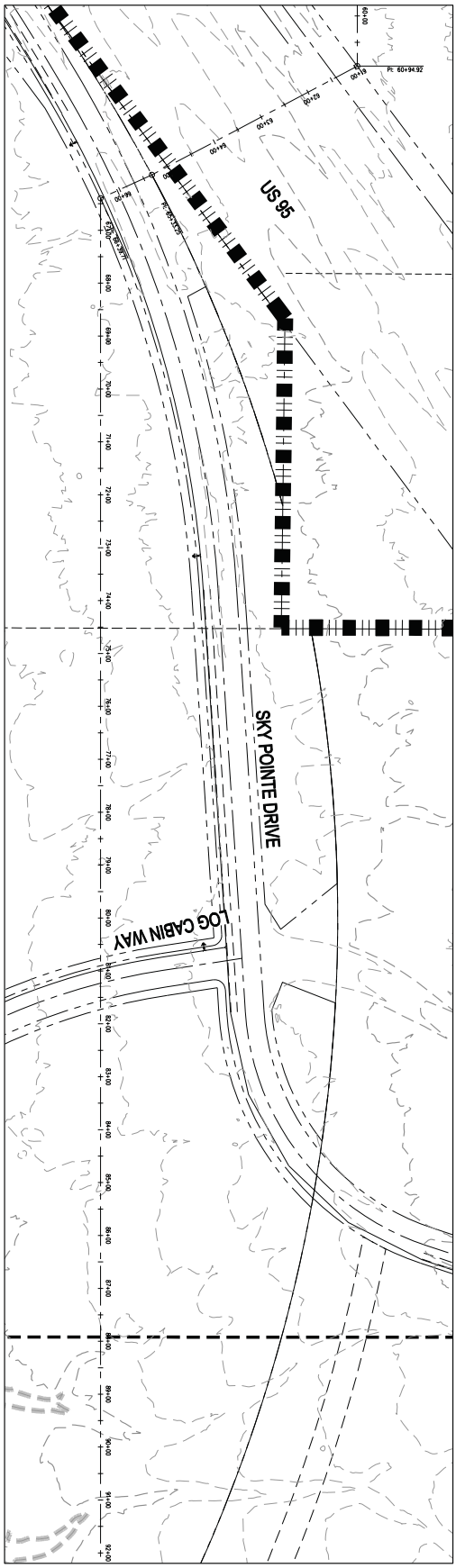
J:\oly1401.001 skye canyon\dwg\xref\tm files\oly1401.001 pnp_tm.dwg 2/20/2014 10:21 AM Brent Wilson

TMP-53058

PROFILE B-B



MATCHLINE (SEE SHEET 29)



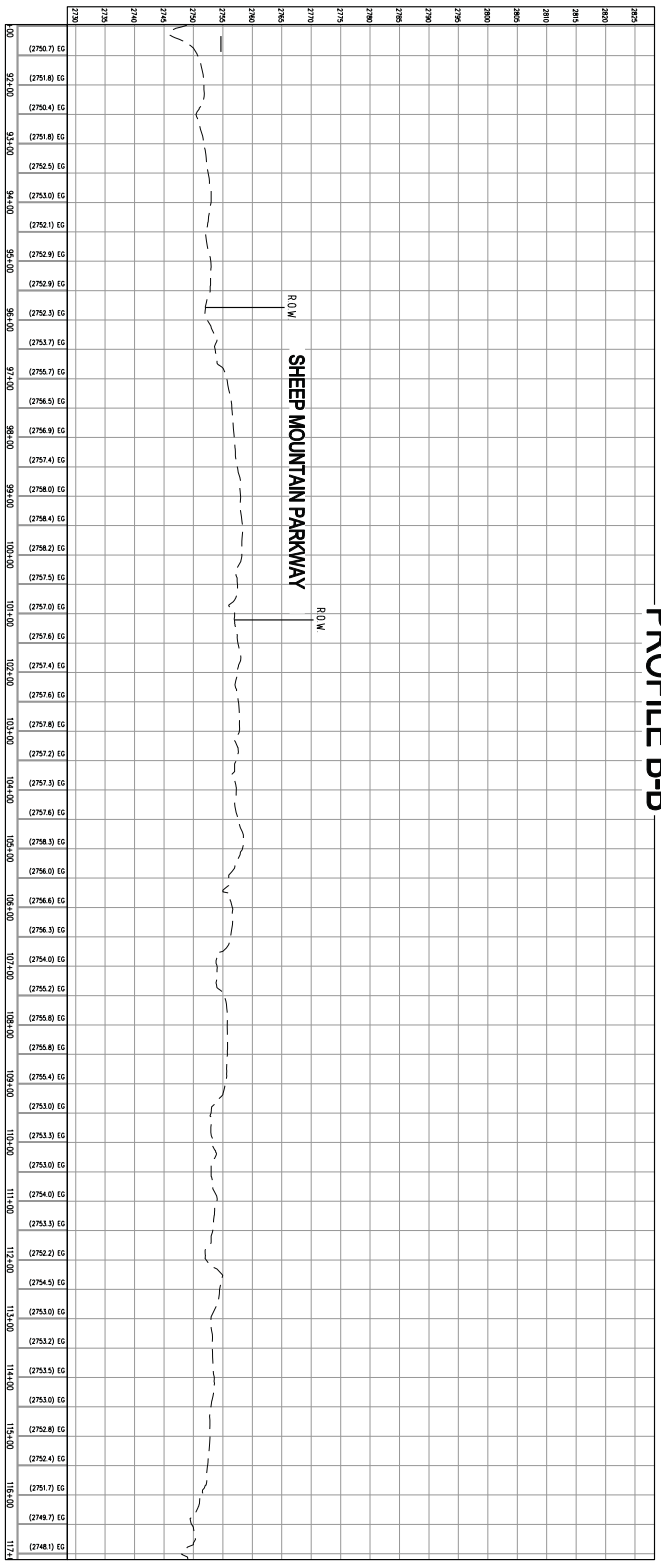
MATCHLINE (SEE SHEET 31)

PRJ-52975
02/21/14

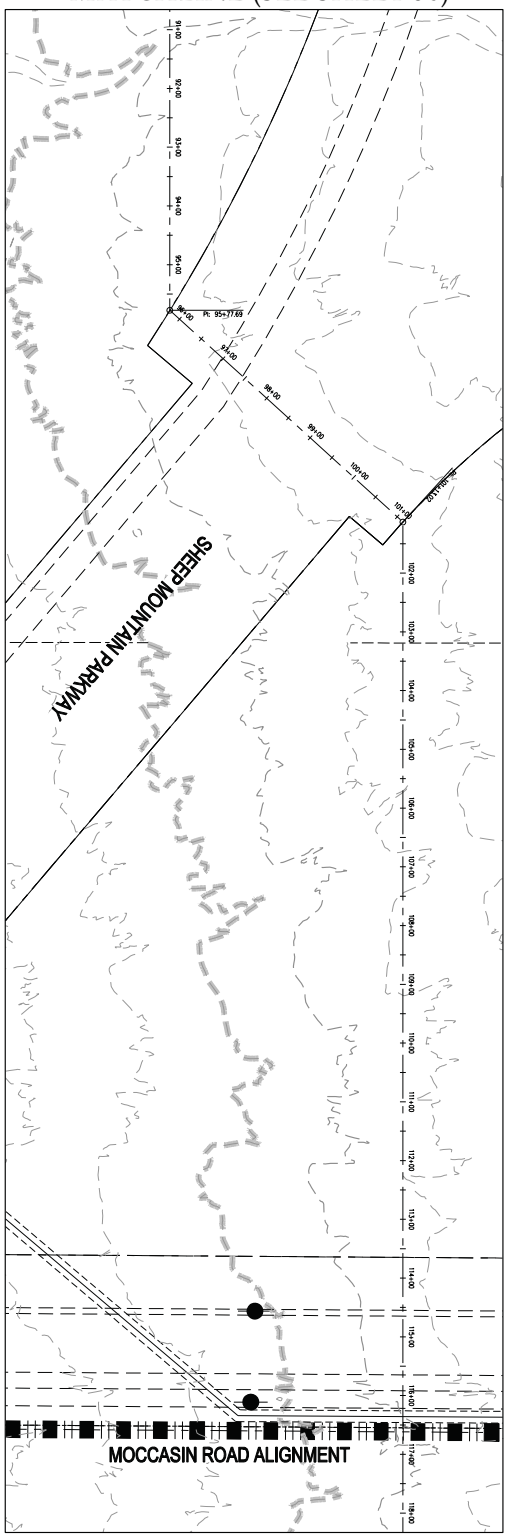
30 SHEET 30 OF 31	PROFESSIONAL ENGINEER JERRY J. SLATER STATE OF NEVADA	PROJECT NO. OLY1401.001	CHECKED: JJS	DESIGNER: JJS	DRAFTER: BTW	DATE: 2/19/2014	NINETY-FIVE MANAGEMENT LLC SKYE CANYON PARENT TENTATIVE MAP	NO. / DESCRIPTION / DATE / BY / APP. DATE / APP	SLATER HANIFAN GROUP CONSULTING ENGINEERS & PLANNERS 5748 S. ARVILLE STREET #216, LAS VEGAS, NV 89118 PHONE (702) 284-5300 FAX (702) 284-5399

J:\oly1401.001 skye canyon\dwg\xref\tm files\oly1401.001 pnp_tm.dwg 2/20/2014 10:21 AM Brent Wilson

TMP-53058



MATCHLINE (SEE SHEET 30)



PRJ-52975
02/20/14

SHEET 31 OF 31	31	PROJECT NO. OLY1401.001	DATE: 2/19/2014	NINETY-FIVE MANAGEMENT LLC	SLATER HANIFAN GROUP
		CHECKED: JJS	DRAFTER: BTW	SKYE CANYON	CONSULTING ENGINEERS & PLANNERS
		DESIGNER: JJS		PARENT TENTATIVE MAP	5748 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
					PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

OLY1401.001

February 25, 2014

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

Subject: **Skye Canyon Parent Tentative Map Pre-Application Justification Letter**

APNs:

125-06-101-001	**125-07-101-005**	**125-07-401-001**
125-06-301-002	**125-07-101-007**	**125-07-401-002**
125-06-401-001	**125-07-201-001**	**125-07-501-005**
125-06-401-005	**125-07-201-003**	**125-07-602-001**
125-06-501-001	**125-07-301-001**	**125-07-602-005**
125-06-701-001	**125-07-301-002**	**126-12-000-001**

Slater Hanifan Group, on behalf of our client Olympia Property Group, respectfully submits this justification letter for the proposed Parent Tentative Map for the Skye Canyon Master Development (formerly known as Kyle Canyon Gateway).

The applicant proposes to develop the subject 1661.78 acre master-planned development in phases. The plan currently consists of residential, commercial, and blended-use designations with a gaming site planned on the west side of the US95 freeway. The plan of development adheres to the Land Use Plan that has been approved by the City of Las Vegas.

Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,

Slater Hanifan Group

Chelsea Peltier
Project Coordinator

TMP-53058

PRJ-52975
02/25/14

Parcel Number	Owner	Acres	
126-12-000-001	Section 12 LLC	668.9	
125-06-401-001	G Land LLC	42.77	
125-06-401-005	M F Land LLC	0.06	
125-07-101-005	M F Land LLC	11.57	
125-07-101-007	M F Land LLC	63.39	
125-07-201-001	M F Land LLC	39.73	
125-07-201-003	M F Land LLC	39.18	
125-07-301-001	K A G Development South LLC	40.31	
125-07-301-002	K A G Development South LLC	41.15	
125-07-401-001	K A G Development South LLC	40.7	
125-07-401-002	K A G Development South LLC	41.39	
125-07-602-005	East of 95 LLC	31.12	
125-07-602-001	East of 95 LLC	3.19	
125-07-501-005	East of 95 LLC	29.78	
125-06-701-001	Eastland LLC	238.14	
125-06-301-002	Eastland LLC	3.12	UNDEVELOPABLE
125-06-501-001	Northland LLC	310.95	
125-06-101-001	Northland LLC	5	
		1650.45	

TMP-53058

PRJ-52975
02/25/14

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 8, 2014

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

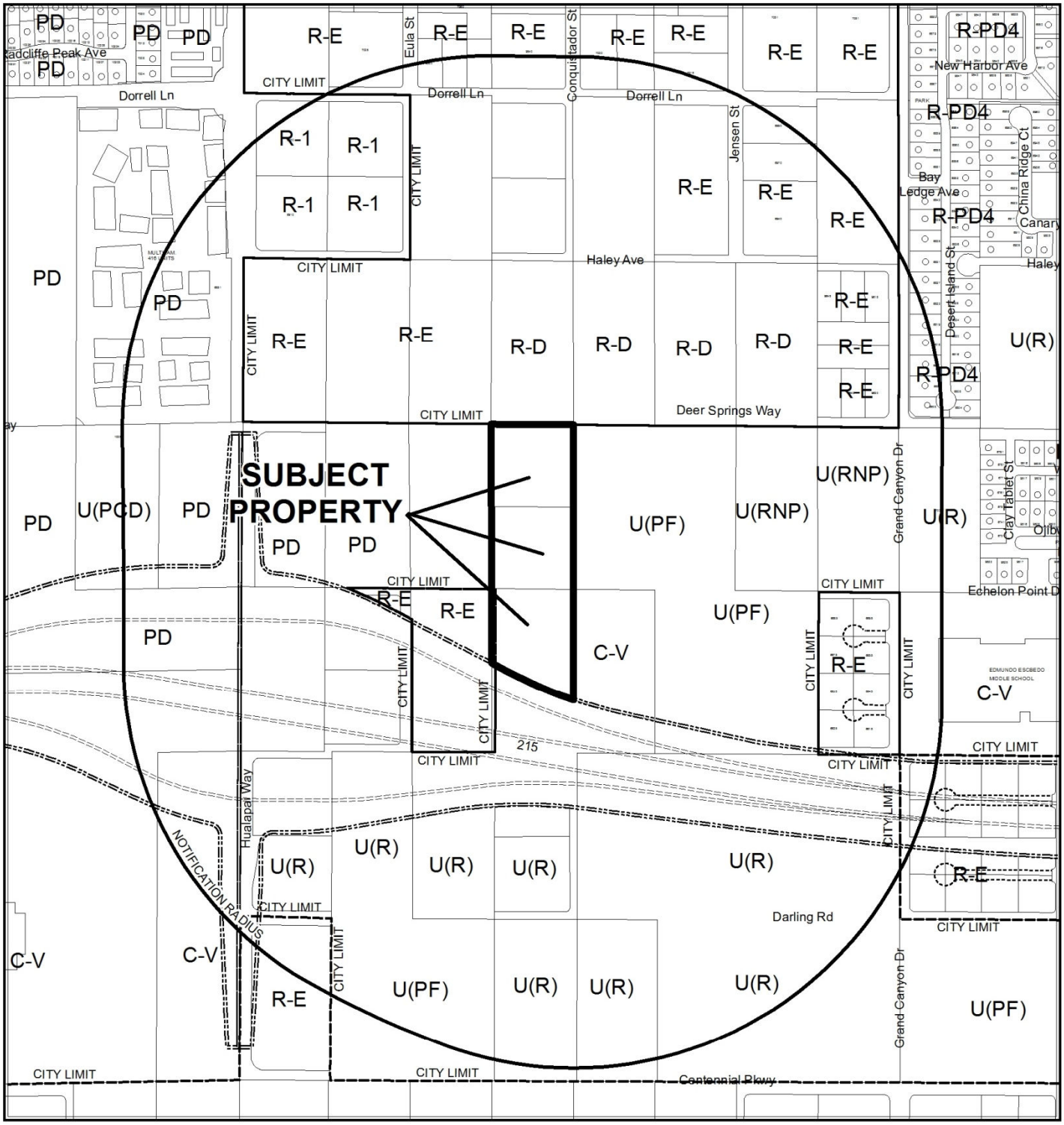
SUBJECT:
VAR-52810 - VARIANCE - PUBLIC HEARING - OWNER/APPLICANT: RYLAND HOMES NEVADA, LLC - For possible action on a request for a Variance TO ALLOW A WALL HEIGHT OF 15 FEET FOR A 50-FOOT SECTION OF A PERIMETER WALL ADJACENT TO THE BELTWAY WHERE 12 FEET IS THE MAXIMUM HEIGHT ALLOWED on a portion of 7.97 acres located adjacent to the south side of Deer Springs Way, approximately 1,010 feet east of Hualapai Way (APNs 125-19-301-004, 005 and 013) R-CL (Single Family Compact-Lot) Zone, Ward 6 (Ross) [PRJ-52766].

MAY GO TO CITY COUNCIL ON 05/21/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
APPROVAL

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



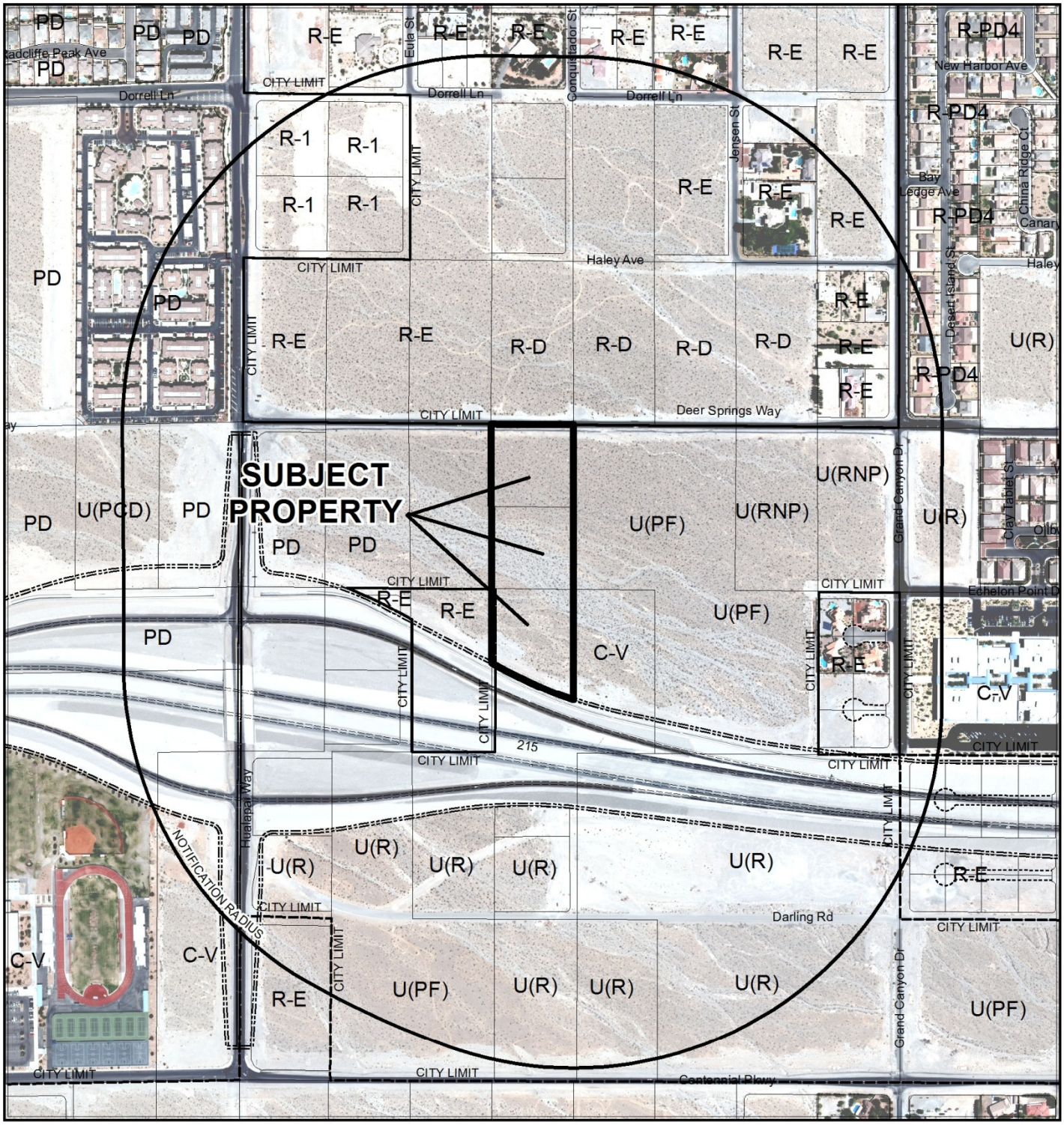
CASE: **VAR-52810 (PRJ-52766)**

0 400 800 Feet

RADIUS: 1000 FEET

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

N



CASE: **VAR-52810 (PRJ-52766)**

RADIUS: 1000 FEET

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

0 400 800 Feet

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-52810 APN: 125-19-301-004, 005 and 013

Name of Property Owner: Ryland Homes

Name of Applicant: Ryland Homes

Name of Representative: Ryland Homes

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: Jared Aston

Print Name: Jared Aston

Subscribed and sworn before me

This 21 day of Jan, 2014

HEATHER SORENSEN
NOTARY PUBLIC STATE OF NEVADA
My Commission Expires: 3-19-2014
Certificate No: 02-77139-1

Notary Public in and for said County and State

PRJ-52706
02/04/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) South of Deer Springs Way and East of Hualapai Way

Project Name Bristle Falls **Proposed Use** Residential

Assessor's Parcel #(s) 125-19-301-004, 005 and 013 **Ward #** 6

General Plan: existing PCD proposed ML **Zoning:** existing PD proposed R-CL

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

Gross Acres 7.97 **Lots/Units** 61 **Density** 7.6 du/ac.

Additional Information GPA-49489, ZON-49494

PROPERTY OWNER RYLAND HOMES **Contact** Jared Aston

Address 8925 West Russell Road, Suite # 200 **Phone:** (702) 360-7500 **Fax:** (702) 360-7579

City Las Vegas **State** NV **Zip** 89148

E-mail Address www.ryland.com

APPLICANT RYLAND HOMES **Contact** Jared Aston

Address 8925 West Russell Road, Suite # 200 **Phone:** (702) 360-7500 **Fax:** (702) 360-7579

City Las Vegas **State** NV **Zip** 89148

E-mail Address www.ryland.com

REPRESENTATIVE RYLAND HOMES **Contact** Jeffrey Armstrong

Address 8925 West Russell Road, Suite # 200 **Phone:** (702) 360-7522 **Fax:** (702) 360-7579

City Las Vegas **State** NV **Zip** 89148

E-mail Address jrarmstr@ryland.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* Jared Aston

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

Print Name Jared Aston

Subscribed and sworn before me

This 21st day of January, 20 14.

Notary Public in and for said County and State

HEATHER SORENSEN
NOTARY PUBLIC STATE OF NEVADA
My Commission Expires: 3-19-2014
Certificate No: 02-77139-1

FOR DEPARTMENT USE ONLY

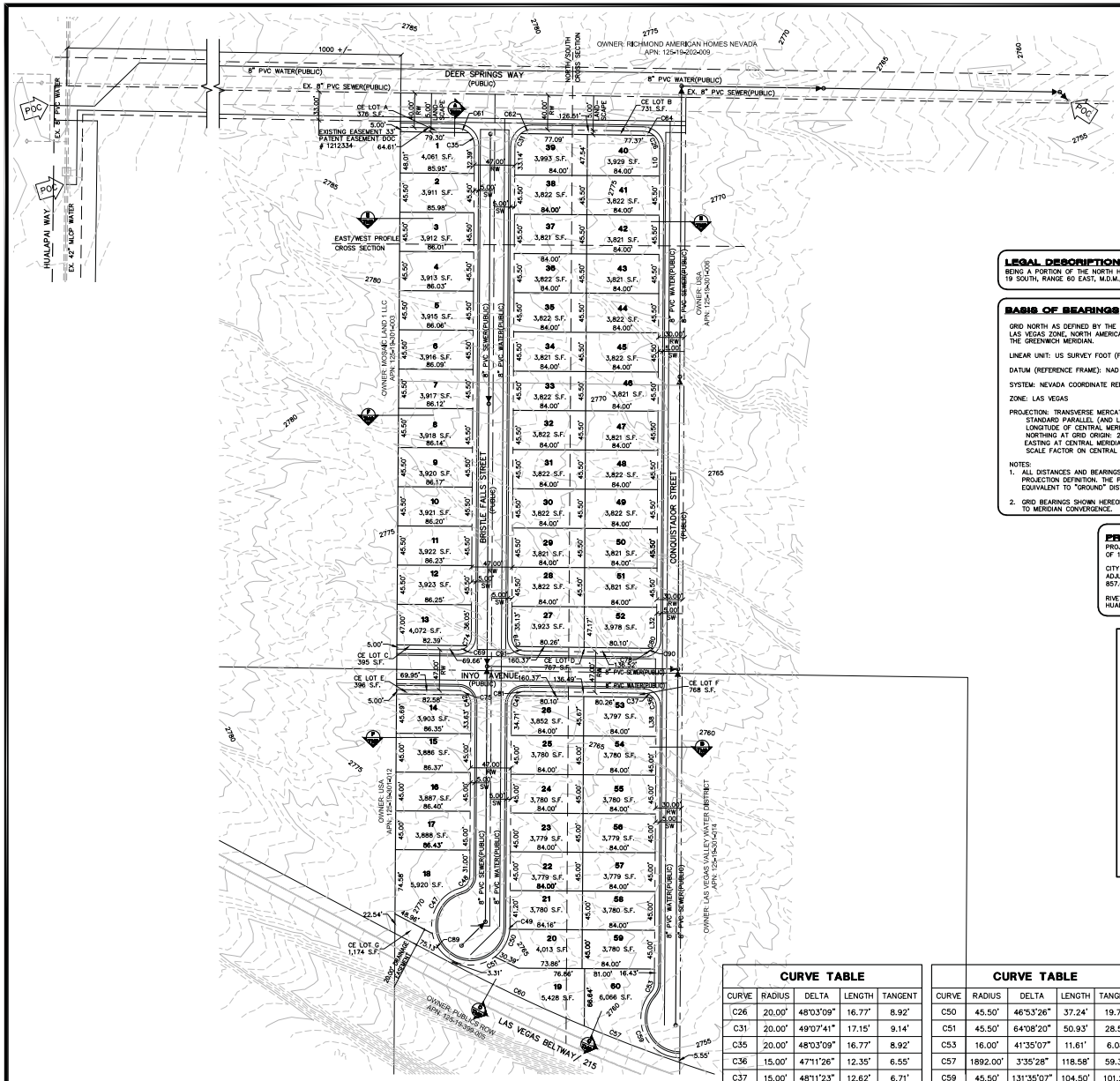
Case #	VAR-52810
Meeting Date:	04/08/14 PC
Total Fee:	
Date Received:*	
Received By:	

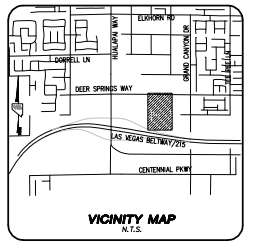
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

PRJ-52766
02/04/14

Revised 10/27/08

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





VICINITY MAP
N.T.S.

LEGAL DESCRIPTION:
BEING A PORTION OF THE NORTH HALF (N 1/2) OF SOUTHWEST QUARTER (SW 1/4) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

BASIS OF BEARINGS

GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE NEVADA COORDINATE REFERENCE SYSTEM (NCRS), LAS VEGAS ZONE, NORTH AMERICAN DATUM OF 1983, SAID MERIDIAN BEING COINCIDENT WITH 114°58' WEST OF THE GREENWICH MERIDIAN.

LINEAR UNIT: US SURVEY FOOT (FTUS)

DATUM (REFERENCE FRAME): NAD 1983 (CORS 2011) EPOCH 2010

SYSTEM: NEVADA COORDINATE REFERENCE SYSTEM (NCRS)

ZONE: LAS VEGAS

PROJECTION: TRANSVERSE MERCATOR
STANDARD PARALLEL (AND LATITUDE OF GRID ORGIN): 36°15'00"N
LONGITUDE OF CENTRAL MERIDIAN: 114°58'00"W
NORTHING AT GRID ORIGIN: 200,000.000 M (656,166.6667 FTUS)
EASTING AT CENTRAL MERIDIAN: 100,000.000 M (328,083.3333 FTUS)
SCALE FACTOR ON CENTRAL MERIDIAN: 1.0001 (EXACT)

NOTES:
1. ALL DISTANCES AND BEARINGS SHOWN HERON ARE PROJECTED (GRID) VALUES BASED ON THE PRECEDING PROJECTION DEFINITION. THE PROJECTION WAS DEFINED SUCH THAT PROJECTED (GRID) DISTANCES ARE EQUIVALENT TO "GROUND" DISTANCES IN THE PROJECT AREA.
2. GRID BEARINGS SHOWN HEREON (OR IMPLIED BY GRID COORDINATES) DO NOT EQUAL GEODETIC BEARINGS DUE TO MERIDIAN CONVERGENCE.

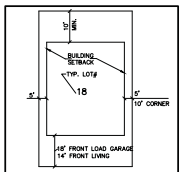
PROJECT BENCHMARK
PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

CITY OF LAS VEGAS BENCHMARK: 5LV90:19W4 2008
ADJUSTMENT (UPDATED 5/24/10) NAVD88 ELEVATION: 857.697 METERS (2813.96 FEET)

RIVET AND PLATE CONCRETE PAD (LVVWD) 100'SE HUALAPAI WAY AND DEER SPRINGS.

GRAPHIC SCALE
60 0 30 60 120
1" = 60'

LEGEND
- STREET CENTERLINE
- PARCEL BOUNDARY
- LOT LINE
- SETBACK LINE
- EX 8"S — EXISTING SEWER LINE AND MANHOLE
- EX 8"W — EXISTING WATER LINE
- 8"S — PROPOSED SEWER LINE AND MANHOLE
- 8"W — PROPOSED WATER LINE
- 18" SD — PROPOSED STORM DRAIN
- 20 — LOT NUMBER
- 1 — BLOCK NUMBER
- POC — POINT OF CONNECTION TO EXIST. UTILITIES
- 3.14% — RATE OF GRADE AND DIRECTION OF SLOPE (APPLIES TO BOTH STREET AND SEWER UNLESS OTHERWISE NOTED)
- 2675 — EXISTING CONTOUR LINE
- C.E. — COMMON ELEMENT AREA
- STREET LIGHT
- FIRE HYDRANT



TYPICAL LOT DETAIL
NOT TO SCALE
NOTE: THE SETBACKS SHOWN ARE TYPICAL. SOME SETBACKS MAY VARY.

SETBACKS (R-CL)

FRONT LOAD (GARAGE):	18'
FRONT LIVING:	14'
SIDE :	5'
CORNER :	10'
REAR :	10'
PATIO COVER :	5'

GENERAL NOTES
1. ALL IMPROVEMENTS SHALL CONFORM TO THE UNIFORM STANDARDS AND SPECIFICATIONS OF CLARK COUNTY, NEVADA.
2. UTILITY SERVICES PROVIDED AS FOLLOWS :
   WATER.....LAS VEGAS VALLEY WATER DISTRICT
   ELECTRIC.....NEVADA ENERGY
   GAS.....SOUTHWEST GAS CORPORATION
   SEWER.....CITY OF LAS VEGAS
   SOLID WASTE DISPOSAL.....REPUBLIC SERVICES
   TELEPHONE.....CENTURY LINK
3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
4. SEWER CONTRIBUTION :
   AVERAGE FLOW = 0.0150 MGD
   PEAK FLOW (3.6)= 0.0540 MGD
5. BUILDING SETBACKS TO COMPLY WITH ALL APPLICABLE ORDINANCES.
6. STORM WATER TO SURFACE DRAIN ON STREETS AND STORM DRAINS.
7. THIS DEVELOPMENT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AS DESIGNATED BY FEMA FIRM PNL NO. 32003C1745 E
8. ALL INTERIOR SEWER AND WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
9. ALL INTERIOR STREETS ARE 47' WIDE PRIVATE UNLESS OTHERWISE SHOWN.
10. ALL PROPERTY LINE RADIUS = 20' AT INTERSECTIONS UNLESS OTHERWISE SHOWN.
11. THIS SUBDIVISION WILL HAVE CC&R'S & TO MAINTAIN LANDSCAPING IN PERPETUITY BY THE HOME OWNER'S ASSOCIATION.
12. THERE ARE NO OBSERVABLE FAULTS OR FISSURES ON OR NEAR THIS SITE.
13. SEEPS, SPRINGS, OR OTHER INDICATIONS OR HIGH GROUND WATER LEVELS LEVELS WERE NOT NOTED ON THE SUBJECT PROPERTY.
14. THERE ARE NO EXISTING STRUCTURES & OTHER PHYSICAL FEATURES.
15. THERE ARE NO PROPOSED RESERVATIONS OR DEDICATIONS FOR PARKS, SCHOOLS, OR OTHER PUBLIC OR QUASI-PUBLIC USES.

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C26	20.00'	48°03'09"	16.77'	8.92'
C31	20.00'	49°07'41"	17.15'	9.14'
C35	20.00'	48°03'09"	16.77'	8.92'
C36	15.00'	47°11'26"	12.35'	6.55'
C37	15.00'	48°11'23"	12.62'	6.71'
C41	15.00'	48°09'09"	12.61'	6.70'
C42	15.00'	47°08'35"	12.34'	6.54'
C47	45.50'	86°17'25"	68.53'	42.65'
C48	14.50'	71°00'15"	17.97'	10.34'
C49	44.00'	4°57'12"	3.80'	1.90'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C50	45.50'	46°53'26"	37.24'	19.73'
C51	45.50'	64°08'20"	50.93'	28.51'
C53	16.00'	41°35'07"	11.61'	6.08'
C57	1892.00'	3°35'28"	118.58'	59.31'
C59	45.50'	131°35'07"	104.50'	101.21'
C60	1896.08'	5°07'43"	169.72'	84.92'
C61	20.00'	45°46'01"	15.98'	8.44'
C62	20.00'	45°46'01"	15.98'	8.44'
C64	20.00'	41°24'35"	14.45'	7.56'
C69	15.00'	54°05'39"	14.16'	7.66'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C74	15.00'	48°09'09"	12.61'	6.70'
C75	15.00'	53°59'56"	14.14'	7.64'
C78	15.00'	48°11'23"	12.62'	6.71'
C79	15.00'	47°08'35"	12.34'	6.54'
C80	15.00'	48°06'18"	12.59'	6.69'
C81	15.00'	54°05'39"	14.16'	7.66'
C89	45.50'	52°25'17"	41.63'	22.40'
C90	15.00'	48°11'23"	12.62'	6.71'
C91	15.00'	53°59'56"	14.14'	7.64'

OVERALL SITE DATA

CURRENT ZONING :	PD
PROPOSED ZONING :	R-CL
GROSS AREA :	7.97 AC
NUMBER OF LOTS :	60
PROPOSED DENSITY :	7.5 DUA
NUMBER OF COMMON ELEMENTS :	7
OPEN SPACE REQUIRED :	0 S.F.
USABLE OPEN SPACE PROVIDED :	0 S.F.

APN#: 125-19-301-004, 125-19-301-005 125-19-301-013

OWNER/DEVELOPER
RYLAND HOMES
8925 W. RUSSELL ROAD, SUITE 200
LAS VEGAS, NV. 89148
(702) 360-7500
CONTACT : JEFF STEVENS

LOT DATA

CURRENT ZONING :	PD
PROPOSED ZONING :	R-CL
GROSS AREA :	7.97 AC
NUMBER OF LOTS :	60
PROPOSED DENSITY :	7.5 DUA

Call before you Dig 1-800-227-2600

Avoid overhead power lines. Be careful. It's costly. Call before you Overhead 1-702-227-2929

PRC-12766 12/4/14

NO.	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			
7			

RYLAND HOMES
8925 W. RUSSELL ROAD, SUITE 200
LAS VEGAS, NV. 89148
(702) 360-7500

CITY OF LAS VEGAS

2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-7500 FAX (702) 362-2597 WEB WWW.LVNV.COM
CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

TENTATIVE MAP

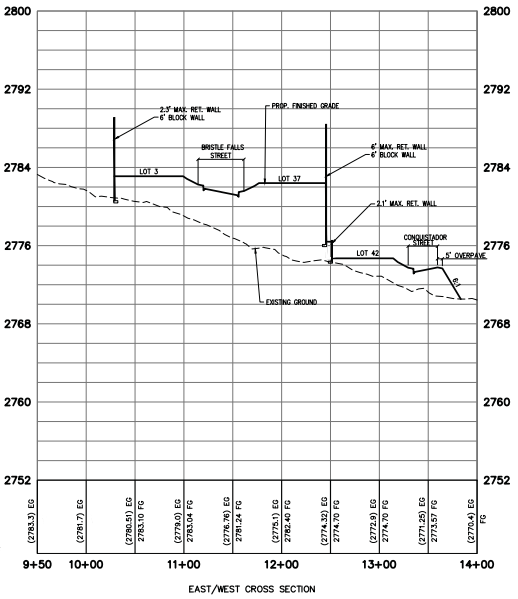
BRISTLE FALLS

DRAWN BY: JM — MAY 2013
DESIGNED BY: — MAY 2013
CHECKED BY: — SCALE: 1"=60' HORZ. NA VERT.
PROJECT NO: 2532

EXPIRES 06-30-14
PROFESSIONAL ENGINEER, STATE OF NEVADA
AARON M. YAMACHIKA
No. 16079
CIVIL

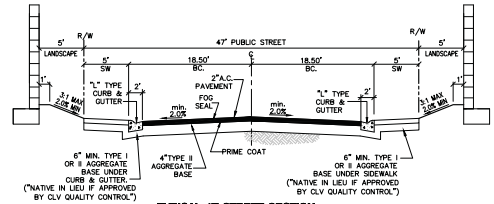
SHEET TM1
1 OF 2 SHEETS
DRAWING NO.

VAR-52810

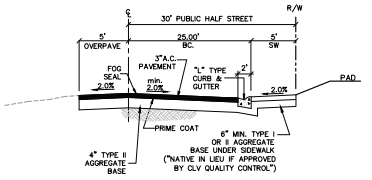


PROFILE SCALES:
HORZ. = 1"=60'
VERT. = 1"=6'

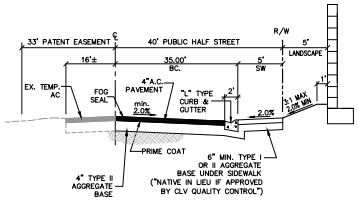
EAST/WEST CROSS SECTION



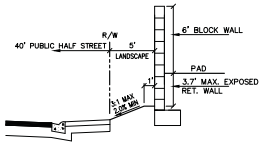
TYPICAL 47' STREET SECTION
INYO AVENUE
N.T.S.



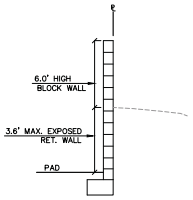
TYPICAL 30' HALF STREET SECTION
CONQUISTADOR STREET
N.T.S.



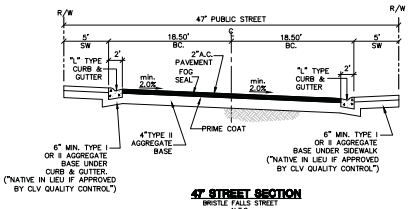
TYPICAL 40' HALF STREET SECTION
DEER SPRINGS WAY
N.T.S.



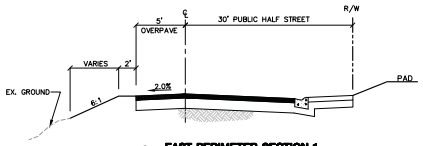
A NORTH PERIMETER SECTION
N.T.S.



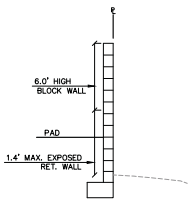
C SOUTH PERIMETER SECTION 2
N.T.S.



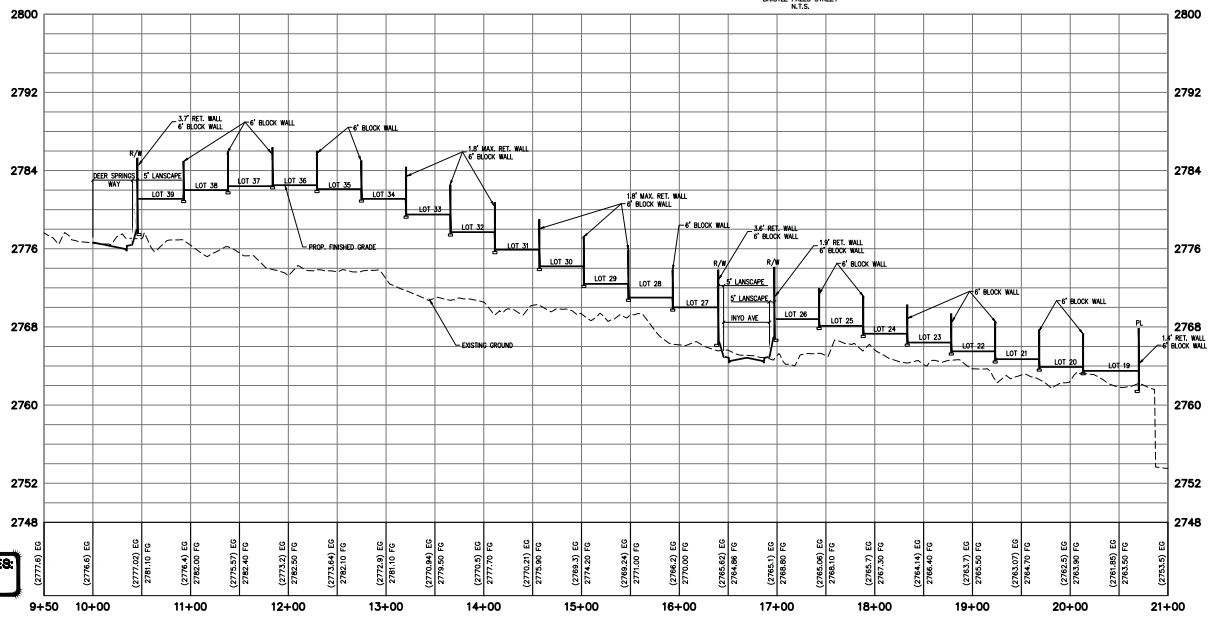
47' STREET SECTION
BRISTLE FALLS STREET
N.T.S.



B EAST PERIMETER SECTION 1
N.T.S.

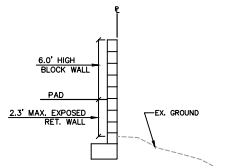


D SOUTH PERIMETER SECTION 2
N.T.S.

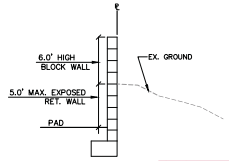


PROFILE SCALES:
HORZ. = 1"=60'
VERT. = 1"=6'

NORTH/SOUTH CROSS SECTION



E WEST PERIMETER SECTION
N.T.S.



F WEST PERIMETER SECTION
N.T.S.

RRJ-52766
02/04/14

NO.	DATE	REVISION	BY
1			
2			
3			
4			
5			
6			
7			

RYLAND HOMES
8925 W. RUSSELL ROAD, SUITE 200
LAS VEGAS, NV. 89148
(702) 365-7500

CITY OF LAS VEGAS
2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-7500 FAX (702) 362-2597 WEB WWW.LVRNV.COM
CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

TENTATIVE MAP

BRISTLE FALLS

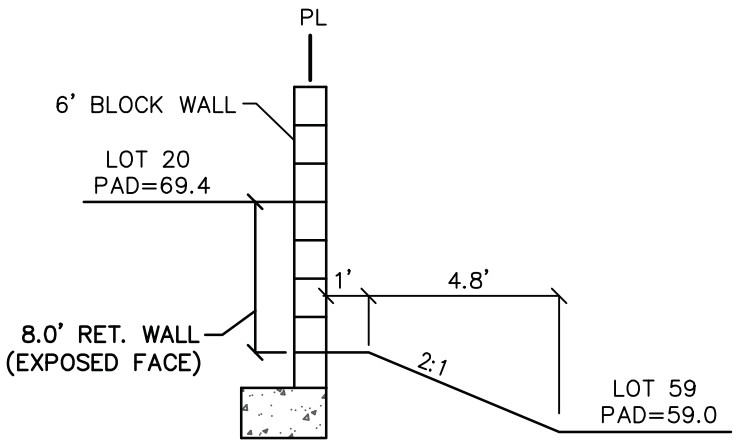
DRAWN BY: DL — MAY 2013
DESIGNED BY: — MAY 2013
CHECKED BY: AML
PROJECT NO: 2512
SCALE: HORZ. 1"=60' VERT. NA

EXPIRES 06-30-14
PROFESSIONAL ENGINEER STATE OF NEVADA
AARON M. YAMACHIKA
No. 16079
CIVIL

SHEET
TM2
2 OF 2 SHEETS
DRAWING NO.

H:\TM\Sheet Set\Tentative Map\TM-Sheet.dwg, 11/14/2013 11:05:09 AM

VAR-52810



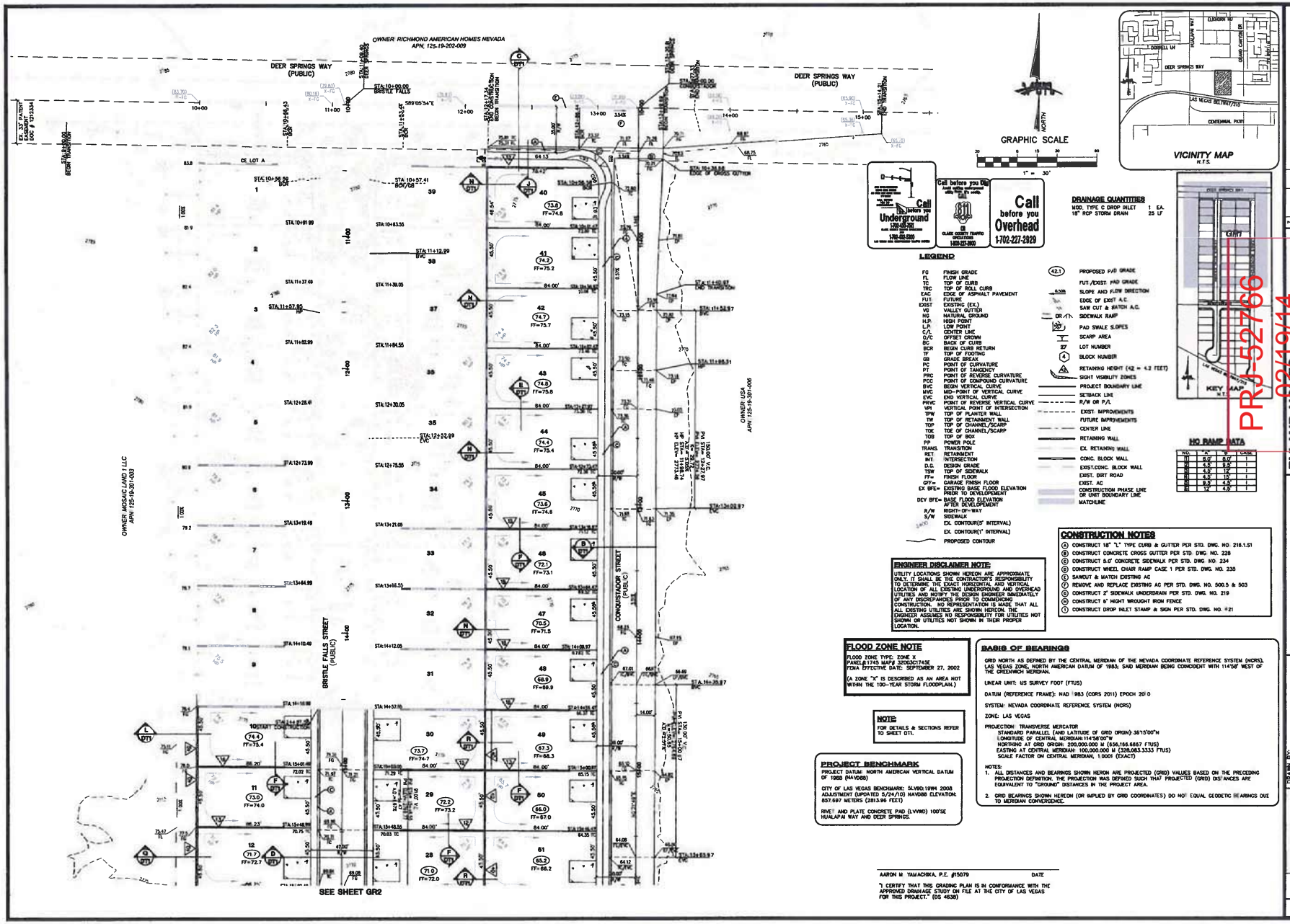
REAR LOT WALL SECTION

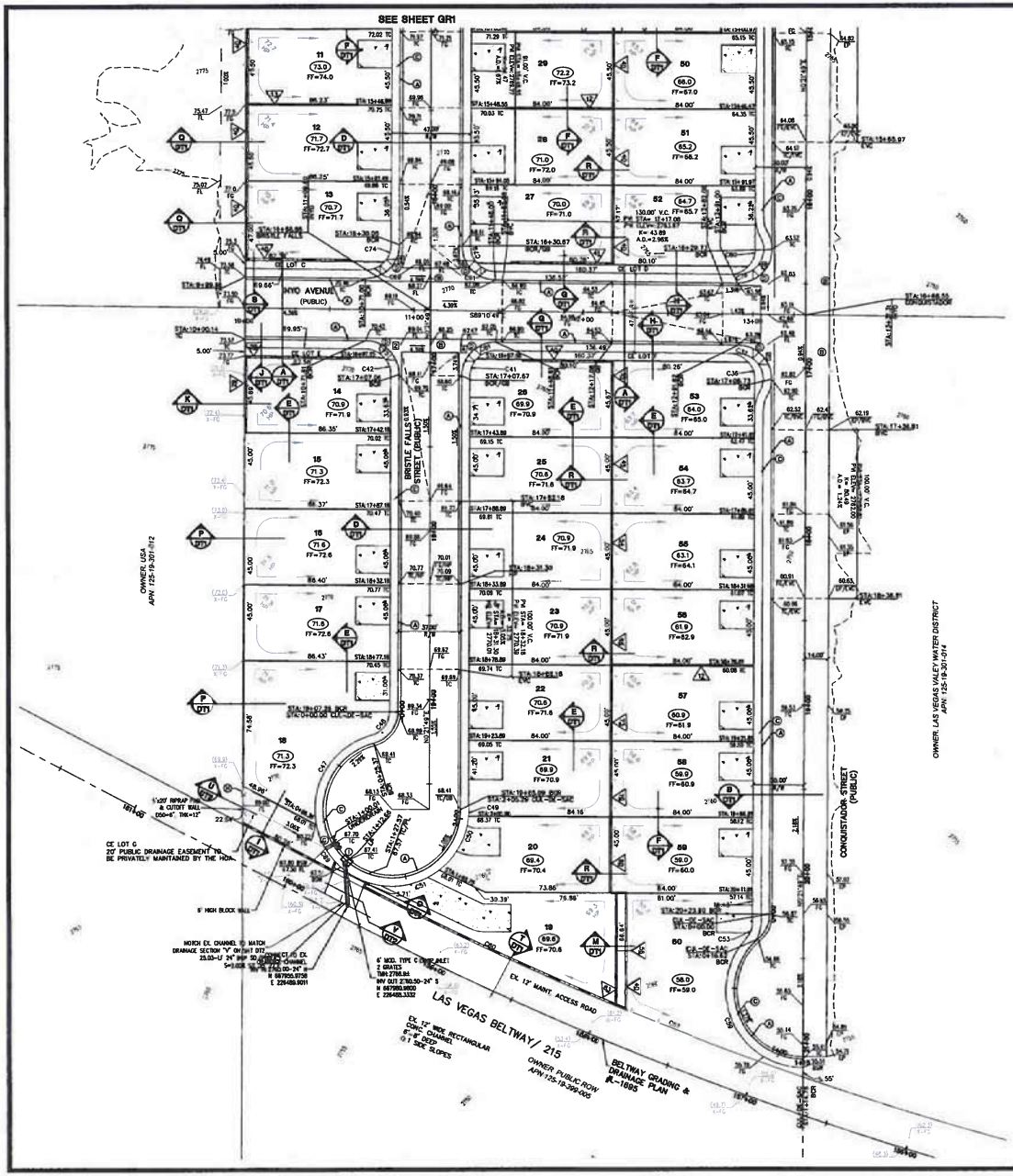
N.T.S.

PRJ-52766
02/19/14

VAR-52810

H:\7519\Sheet Set\7519-02-GR.dwg, 2/14/2014 9:13:52 AM


OWNER: RICHMOND AMERICAN HOMES NEVADA
APN: 125-19-202-009
DEER SPRINGS WAY (PUBLIC)
BRISTLE FALLS STREET (PUBLIC)
CONQUISTADOR STREET (PUBLIC)
OWNER: MOSAIC LAND 1 LLC
APN: 125-19-301-000
OWNER: USA
APN: 125-19-301-006
SEE SHEET GR2
GRAPHIC SCALE
1" = 30'
VICINITY MAP
N.T.S.
KEY MAP
N.T.S.
Call before you Underground
Call before you Overhead
1-702-227-2929
DRAINAGE QUANTITIES
MOD. TYPE C DROP INLET 1 EA.
18" RCP STORM DRAIN 28 LF
LEGEND
CONSTRUCTION NOTES
ENGINEER DISCLAIMER NOTE
FLOOD ZONE NOTE
BASIS OF BEARINGS
PROJECT BENCHMARK
NOTE
HC RAMP DATA
AARON M. YAMACHIKA, P.E. #15079 DATE
"I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS FOR THIS PROJECT." (DS 4838)
RYLAND HOMES
CITY OF LAS VEGAS
GRADING PLAN 1
BRISTLE FALLS UNIT 2
DRAWN BY: LMH DEC 2013
DESIGNED BY: SO DEC 2013
CHECKED BY: AY
PROJECT NO: 2582-11
SCALE: 1"=30' HORIZ. NA VERT.
SHEET GR1 OF SHEETS
DRAWING NO.
02/19/14
PRJ-52766
VAR-52810



Call before you Dig Underground — Call 811 — Call before you Overhead 1-702-227-2929

NORTH

GRAPHIC SCALE

1" = 30'

VICINITY MAP
N.T.S.

KEY MAP
N.T.S.

LEGEND

FG	FINISH GRADE
FL	FLOW LINE
TC	TOP OF CURB
TRC	TOP OF ROLL CURB
EAC	EDGE OF ASPHALT PAVEMENT
FUT.	FUTURE
EXIST	EXISTING (EX.)
VG	VALLEY GUTTER
NG	NATURAL GROUND
H.P.	HIGH POINT
L.P.	LOW POINT
C/L	CENTER LINE
O/C	OFFSET CROWN
BC	BACK OF CURB
BCR	BEGIN CURB RETURN
TF	TOP OF FOOTING
GB	GRADE BREAK
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVATURE
PCC	POINT OF COMPOUND CURVATURE
BVC	BEGIN VERTICAL CURVE
MVC	MID-POINT OF VERTICAL CURVE
EVC	END VERTICAL CURVE
PRVC	POINT OF REVERSE VERTICAL CURVE
VPI	VERTICAL POINT OF INTERSECTION
TPW	TOP OF PLANTER WALL
TW	TOP OF RETAINMENT WALL
TOP	TOP OF CHANNEL/SCARP
TOE	TOP OF CHANNEL/SCARP
TOS	TOP OF SPAS
PP	POWER POLE
TRANS.	TRANSITION
RET	RETAINMENT
INT.	INTERSECTION
D.G.	DESIGN GRADE
TSW	TOP OF SIDEWALK
FF=	FINISH FLOOR
GFF=	GARAGE FINISH FLOOR
EX BFE=	EXISTING BASE FLOOD ELEVATION PRIOR TO DEVELOPMENT
DEV BFE=	BASE FLOOD ELEVATION AFTER DEVELOPMENT
R/W	RIGHT-OF-WAY
S/W	SIDEWALK
	EX. CONTOUR(5' INTERVAL)
	EX. CONTOUR(1' INTERVAL)
	PROPOSED CONTOUR
42.1	PROPOSED PAD GRADE
	FUT./EXIST. PAD GRADE
0.50%	SLOPE AND FLOW DIRECTION
	EDGE OF EXIST A.C.
	SAW CUT & MATCH A.C.
OR	SIDEWALK RAMP
	PAD SWALE SLOPES
	SCARP AREA
27	LOT NUMBER
4	BLOCK NUMBER
	RETAINING HEIGHT (42 = 4.2 FEET)
	SIGHT VISIBILITY ZONES
	PROJECT BOUNDARY LINE
	SETBACK LINE
	R/W OR P/L
	EXIST. IMPROVEMENTS
	FUTURE IMPROVEMENTS
	CENTER LINE
	RETAINING WALL
	EX. RETAINING WALL
	CONC. BLOCK WALL
	EXIST.CONC. BLOCK WALL
	EXIST. DIRT ROAD
	EXIST. AC
	CONSTRUCTION PHASE LINE OR UNIT BOUNDARY LINE
	MATCHLINE

NOTE: FOR DETAILS & SECTIONS REFER TO SHEET DT1

HC RAMP DATA

NO.	"A"	"B"	CASE
1	6.0'	6.0'	1
2	4.5'	9.5'	1
3	4.5'	12'	1
4	4.5'	15'	1
5	4.5'	15'	1
6	12'	4.5'	1

ENGINEER DISCLAIMER NOTE:

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

CONSTRUCTION NOTES

(A) CONSTRUCT 18" "L" TYPE CURB & GUTTER PER STD. DWG. NO. 218.1-S1
(B) CONSTRUCT CONCRETE CROSS GUTTER PER STD. DWG. NO. 228
(C) CONSTRUCT 5.0' CONCRETE SIDEWALK PER STD. DWG. NO. 234
(D) CONSTRUCT WHEEL CHAIR RAMP CASE 1 PER STD. DWG. NO. 235
(E) SAWCUT & MATCH EXISTING AC
(F) REMOVE AND REPLACE EXISTING AC PER STD. DWG. NO. 500.5 & 503
(G) CONSTRUCT 2' SIDEWALK UNDERDRAIN PER STD. DWG. NO. 219
(H) CONSTRUCT 6' HIGHT WROUGHT IRON FENCE
(I) CONSTRUCT DROP INLET STAMP & SIGN PER STD. DWG. NO. 421

FLOOD ZONE NOTE

FLOOD ZONE TYPE: ZONE X
PANEL #1745 MAP # 32003C1745E
FEMA EFFECTIVE DATE: SEPTEMBER 27, 2002

(A ZONE "X" IS DESCRIBED AS AN AREA NOT WITHIN THE 100-YEAR STORM FLOODPLAIN.)

BASIS OF BEARINGS

GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE NEVADA COORDINATE REFERENCE SYSTEM (NCRS), LAS VEGAS ZONE, NORTH AMERICAN DATUM OF 1983; SAID MERIDIAN BEING CONCIDENT WITH 114°58' WEST OF THE GREENWICH MERIDIAN.

LINEAR UNIT: US SURVEY FOOT (FTUS)

DATUM (REFERENCE FRAME): NAD 1983 (CORS 2011) EPOCH 2010

SYSTEM: NEVADA COORDINATE REFERENCE SYSTEM (NCRS)

ZONE: LAS VEGAS

PROJECTION: TRANSVERSE MERCATOR
STANDARD PARALLEL (AND LATITUDE OF GRID ORIGIN): 36°15'00"N
LONGITUDE OF CENTRAL MERIDIAN: 114°58'00"W
NORTHING AT GRID ORIGIN: 200,000.000 M (656,166.6667 FTUS)
EASTING AT CENTRAL MERIDIAN: 100,000.000 M (328,083.3333 FTUS)
SCALE FACTOR ON CENTRAL MERIDIAN: 1.0001 (EXACT)

NOTES:
1. ALL DISTANCES AND BEARINGS SHOWN HERON ARE PROJECTED (GRID) VALUES BASED ON THE PRECEDING PROJECTION DEFINITION. THE PROJECTION WAS DEFINED SUCH THAT PROJECTED (GRID) DISTANCES ARE EQUIVALENT TO "GROUND" DISTANCES IN THE PROJECT AREA.
2. GRID BEARINGS SHOWN HEREON (OR IMPLIED BY GRID COORDINATES) DO NOT EQUAL GEODETIC BEARINGS DUE TO MERIDIAN CONVERGENCE.

PROJECT BENCHMARK

PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

CITY OF LAS VEGAS BENCHMARK: SLVRX:19194 2008 ADJUSTMENT (UPDATED 5/24/10) NAVD88 ELEVATION: 857.697 METERS (2813.96 FEET)

RIVET AND PLATE CONCRETE PAD (LVWQ) 100'SE HUALAPAI WAY AND DEER SPRINGS.

AARON M. YAMACHIKA, P.E. #5079 DATE

"I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS FOR THIS PROJECT." (DS 4638)

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			
7			

CITY OF LAS VEGAS

RYLAND HOMES
8215 S. EASTERN AVENUE, SUITE 200
LAS VEGAS, NEVADA 89146
(702) 360-7500

2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-2148
PH. (702) 873-7500 FAX (702) 363-3597 WEB WWW.VTNNV.COM
CONSULTING ENGINEERS & PLANNERS & LAND SURVEYORS

PRJ-52766
02/19/14

GRADING PLAN 2

BRISTLE FALLS
UNIT 2

DRAWN BY:	LMH
DESIGNED BY:	DO
CHECKED BY:	AY
PROJECT NO:	2319
SCALE:	1"=30' HORIZ NA VERT
	DEC 2013
	DEC 2013
	DEC 2331

SHEET
GR2
OF SHEETS
DRAWING NO.

VAR-52810

2192A
Spanish Colonial

2192B
Southern Italian

2192C
Tuscany

RYLAND HOMES®

BRISTLE FALLS

Plan 2192 - Conceptual Elevations

Las Vegas, Nevada
Clark County

Project Contact: Brian Ratanakhom **Email:** brattana@ryland.com **Division President:** Dana Rogers

06-14-2013

PRJ-52766
02/04/14

VAR-52810

2309A
Spanish Colonial

2309B
Southern Italian

2309C
Tuscany

RYLAND HOMES®

BRISTLE FALLS

Plan 2309 - Conceptual Elevations

Las Vegas, Nevada
Clark County

Project Contact: Brian Ratanakhom **Email:** brattana@ryland.com **Division President:** Dana Rogers

06-14-2013

PRJ-52766
02/04/14

VAR-52810

2600A
Spanish Colonial

2600B
Southern Italian

2600C
Tuscany

RYLAND HOMES®

BRISTLE FALLS

Plan 2600 - Conceptual Elevations

Las Vegas, Nevada
Clark County

Project Contact: Brian Ratanakhom **Email:** brattana@ryland.com **Division President:** Dana Rogers

06-14-2013

PRJ-52766
02/04/14

VAR-52810

Las Vegas Division
8925 W. Russell Rd
Suite 200
Las Vegas, NV 89148

702-360-7500 Tel
702-360-7505 Fax
www.ryland.com

February 19, 2014

City of Las Vegas
333. North Rancho Drive
Las Vegas, NV 89106

RE: Project Description and Compelling Justification Letter
APNs: 125-19-301-004, 005 and 013;

Planning Department:

Ryland Homes is proposing to build a single family residential subdivision on approximately 7.97 acres located south of Deer Springs Way and west of Conquistador Street. The property is more particularly described as APN: 125-19-301-004, 005 & 013. The property has been approved for a 60 lot residential subdivision, located within the City of Las Vegas.

Variance Request

The applicant is requesting a Variance to allow for a combination of retaining and screen wall to excess the maximum of 12 feet. The retaining wall and screen wall height along a portion of the south wall of lot 19 is 14.3-feet, and at the rear of lots # 56-59 is 14.0 feet maximum. This is due to the existing topography of 4-5% (from the west to the east) and the 1% rear lot drainage of a deep lot (from the east to the west). For lot # 19 only the easterly 50 -feet of the southerly wall exceeds the 6-foot allowable retaining wall height; and for lot # 56-59 only the rear wall. Section 19.06.080 (Table 9 – slopes greater than 2%) our wall exceeds the maximum 6-feet retaining and 6-foot screen allowed by the CLV. Lot # 19 wall faces the beltway and will not be seen by any of the homeowners within the subdivision. This total wall height (retaining wall, screen wall and view fence) will exceed 12-feet.

We thank you in advance for your time and consideration on this matter. Please feel free to contact me should you have any questions or concerns.

Sincerely,

Jeffrey Armstrong
Ryland Homes Nevada, LLC

VAR-52810

PRJ-52766
02/19/14

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 8, 2014

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

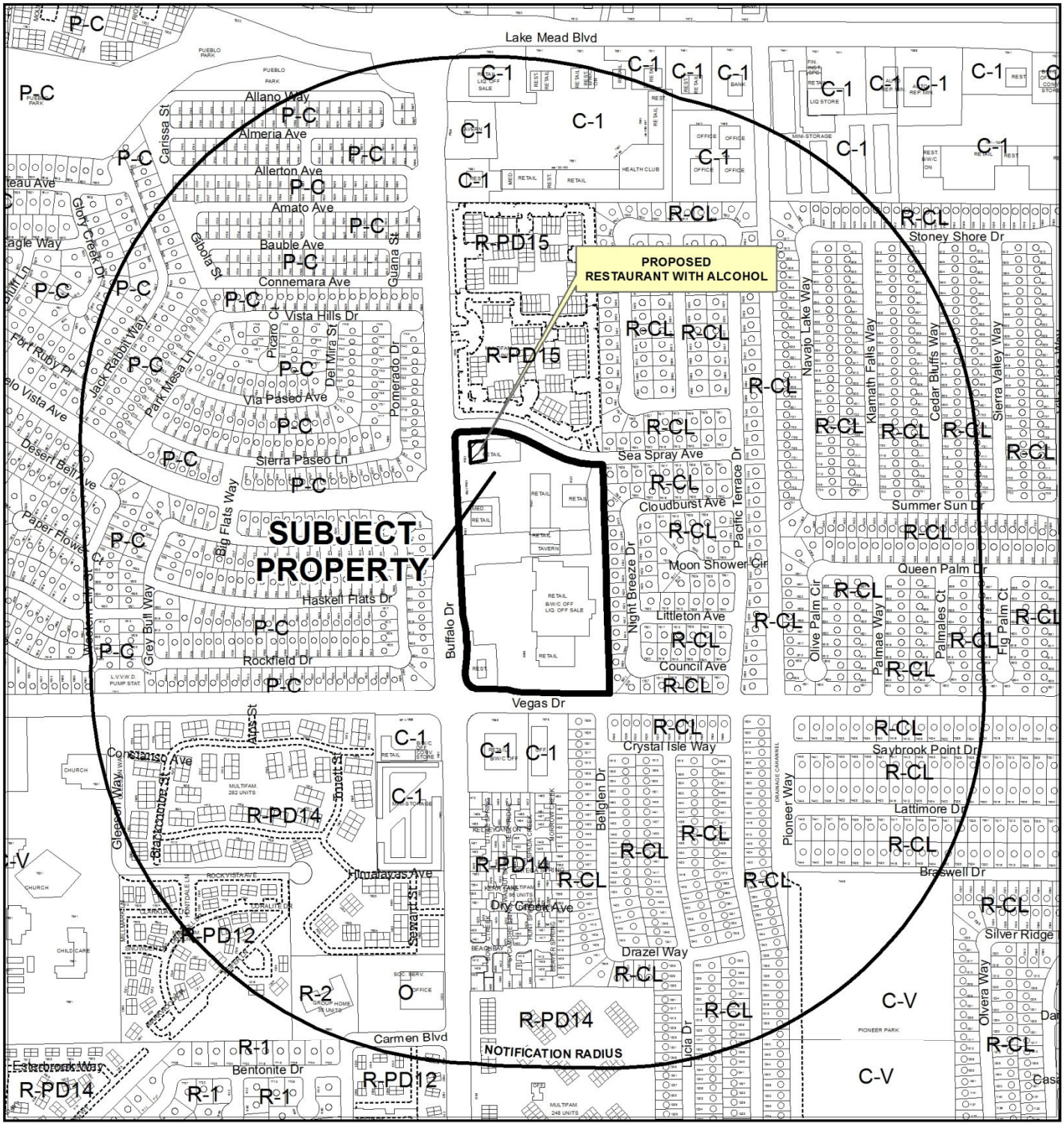
SUBJECT:
SUP-52991 - SPECIAL USE PERMIT- PUBLIC HEARING - APPLICANT: JOSEPH SURACI - OWNER: SEA BREEZE VILLAGE, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED RESTAURANT WITH ALCOHOL WITHIN AN EXISTING 5,548 SQUARE-FOOT RESTAURANT WITH 420 SQUARE-FOOT OUTSIDE SEATING at 1780 North Buffalo Drive, Suite #101 (APN 138-22-418-008), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-52724].

MAY GO TO CITY COUNCIL ON 05/21/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
APPROVAL

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



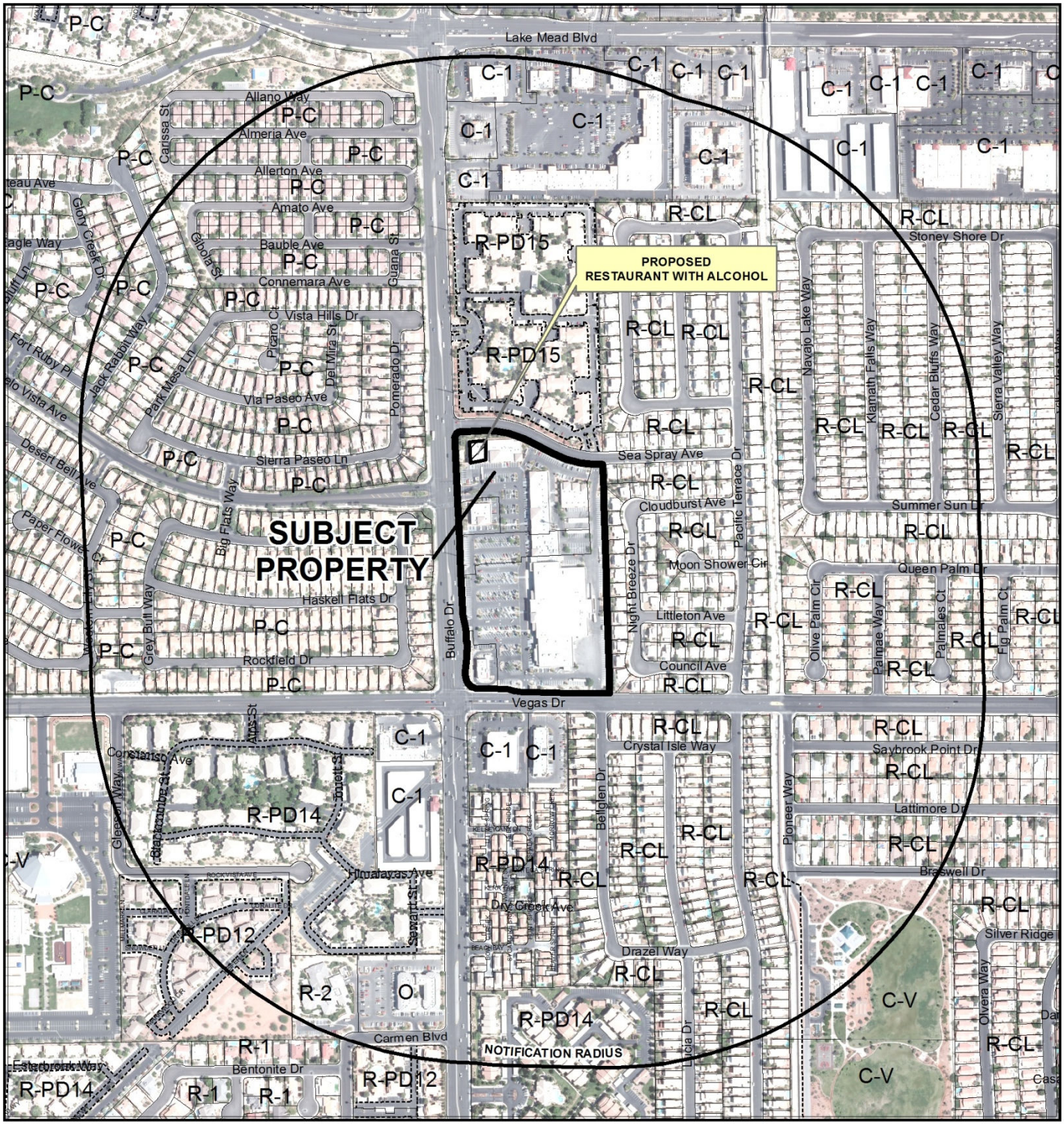
CASE: **SUP-52991 (PRJ-52724)**

RADIUS: 1500 FEET

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

0 400 800 Feet

N



0 400 800 Feet

CASE: **SUP-52991 (PRJ-52724)**

RADIUS: 1500 FEET

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

N

SUP-52991 (PRJ-52724)

Restaurant With Alcohol

Business Licenses

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

Protected Uses

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

N

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

Date: Thursday, February 20, 2014

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-52991 APN: 138-22-418-008

Name of Property Owner: Sea Breeze Village, LLC

Name of Applicant: JOSEPH SORACI

Name of Representative: MONICA GODINEZ

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: _____

Sea Breeze Village, LLC

Signature of Property Owner: Laura Grosath

Print Name: Laura Grosath, Corp. Secretary

Subscribed and sworn before me

This _____ day of _____ 20 ____

Christine Reeves-Barth

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CHRISTINE REEVES-BARTH
No: 99-4056-1
My Appointment Expires April 22, 2014

Revised 1-14-14

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

PRJ-52724
02/18/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SUP FOR LIQUOR LICENSE

Project Address (Location) 1780 N. BUFFALO DR. #101 LAS VEGAS, NV 89128

Project Name MI TIERRA AUTHENTIC MEXICAN RESTAURANT **Proposed Use** SUPPER CLUB

Assessor's Parcel #(s) 138-22-418-008 **Ward #** _____

General Plan: existing SC proposed NO CHANGE **Zoning:** existing C-1 proposed NO CHANGE

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

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

Additional Information _____

PROPERTY OWNER Sea Breeze Village LLC **Contact** _____

Address 1770 N. Buffalo #101 **Phone:** 2204500 **Fax:** 2204900

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

E-mail Address [redacted] @ laurichproperties.com

APPLICANT JOSEPH SORACI **Contact** JOSEPH SORACI

Address 10 PLACA SANTA MARIA CT. **Phone:** 949-887-4657 **Fax:** 951-271-4100

City HENDERSON **State** NV **Zip** 89011

E-mail Address USORACI@MANCHADEV.COM

REPRESENTATIVE MONICA GODINEZ **Contact** MONICA GODINEZ

Address 6501 VEGAS DRIVE **Phone:** 702-769-1382 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89108

E-mail Address MONNIECA1012@YAHOO.COM

Sea Breeze Village, LLC

Property Owner Signature* Laura Grosetth

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

Print Name Laura Grosetth, Corp. Sec.

Subscribed and sworn before me

This _____ day of _____, 20_____.

Notary Public in and for said County and State

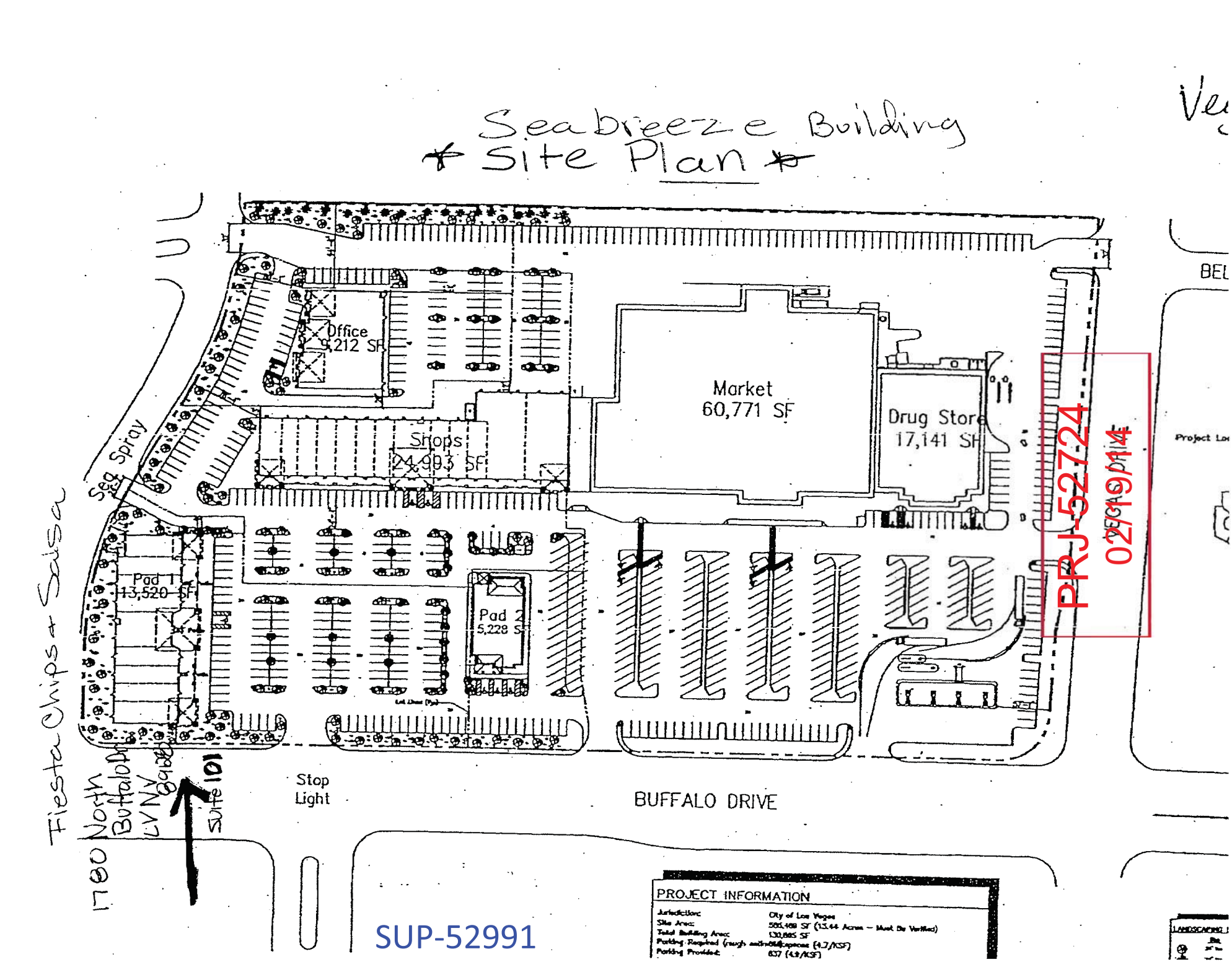
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CHRISTINE REEVES-BARTH
No: 93-4056-1
My Appointment Expires April 22, 2014

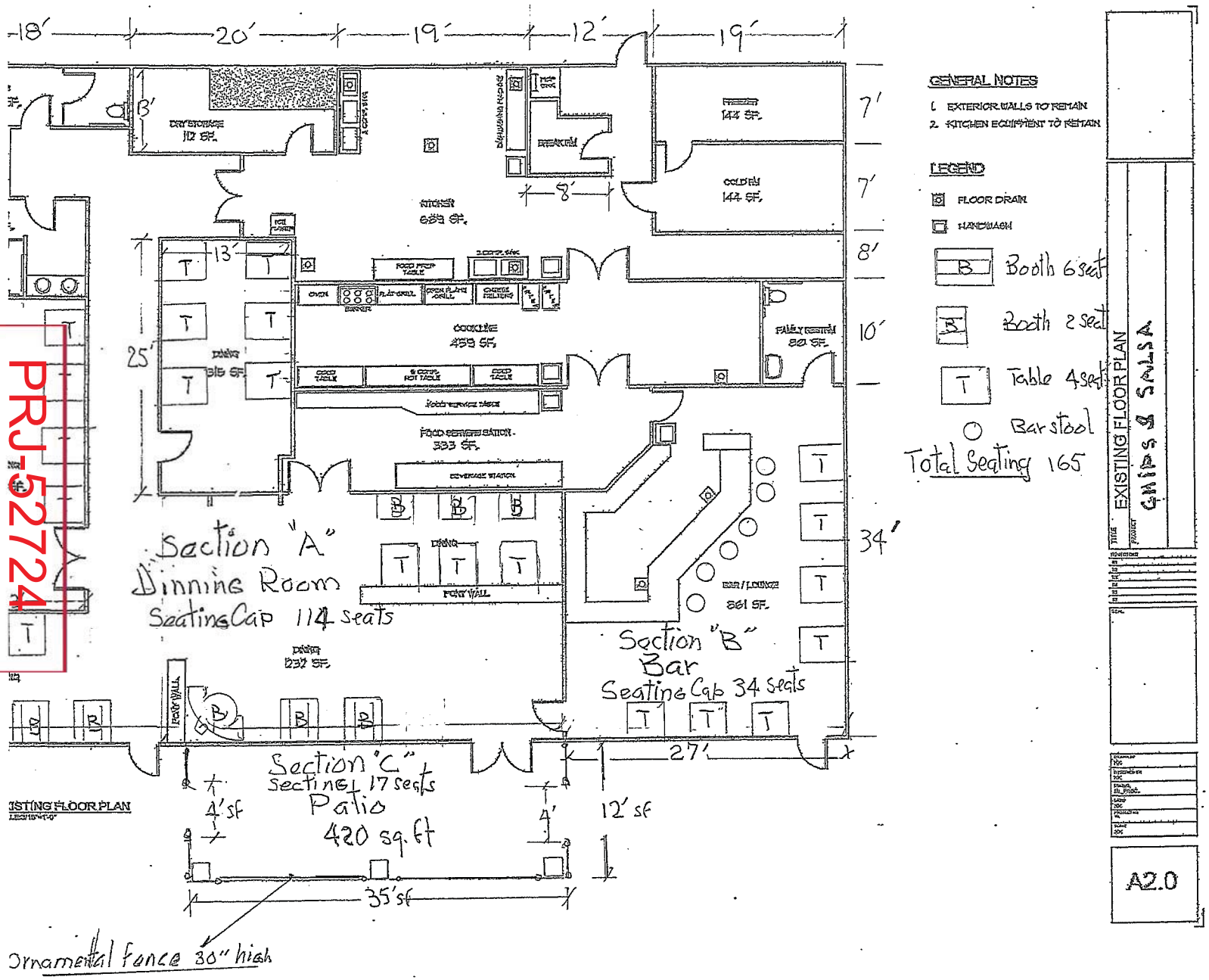
FOR DEPARTMENT USE ONLY

Case #	SUP-52991
Meeting Date:	04/08/14 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-52724
02/18/14


Seabreeze Building
Site Plan
Office
5,212 SF
Shops
4,993 SF
Market
60,771 SF
Drug Store
17,141 SF
Pad 1
13,520 SF
Pad 2
5,228 SF
Seq Spray
Fiesta Chips + Salsa
1780 North Buffalo Dr LV NV 89128
Suite 101
Stop Light
BUFFALO DRIVE
PROJECT INFORMATION
Jurisdiction: City of Las Vegas
Site Area: 585,488 SF (13.44 Acres – Must Be Verified)
Total Building Area: 130,885 SF
Parking Required (rough estimate@4spaces/KSF): 637 (4.9/KSF)
Parking Provided: 637 (4.9/KSF)
PRJ-52724
02/19/14
SUP-52991



PRJ-52724
02/18/14

SUP-52991

SUP-52991
PRJ-52724
02/18/14

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

Re: Fiesta Chips & Salsa
Justification Letter for SUP
Restaurant with Alcohol

To Whom It May Concern:

Please accept this letter as our official Justification letter for obtaining a Special Use Permit for a Restaurant with Alcohol License in conjunction with our Restaurant business operation that is located on 1780 N. Buffalo Drive, Las Vegas, Nevada 89128. Our purpose is to apply for a Restaurant with Alcohol License for Fiesta Chips & Salsa.

We intend to serve alcohol in conjunction with serving meals on the premises. We will also provide outdoor seating, with a covered patio and fences in front of our establishment. The metal fence is to be built according to ADA Requirements and Regulations in a manner that is compatible with the existing land use and surrounding spaces available. This is illustrated in the floor plans and site plans submitted. The restaurants capacity seating is 165 people inside the premises, and we plan to seat approximately 17-22 seats in the outside covered patio if allowed. Fiesta Chips & Salsa plans to have a total of 25-30 employees. The hours of operation will be from 11:00 a.m. to 10:30 p.m., Monday through Sunday.

We greatly appreciate all the help and guidance throughout the entitlement process. Please free to call me if you have any questions regarding this request.

With Kind Regards,

Joseph Soraci

SUP-52991

PRJ-52724
02/18/14

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 8, 2014

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

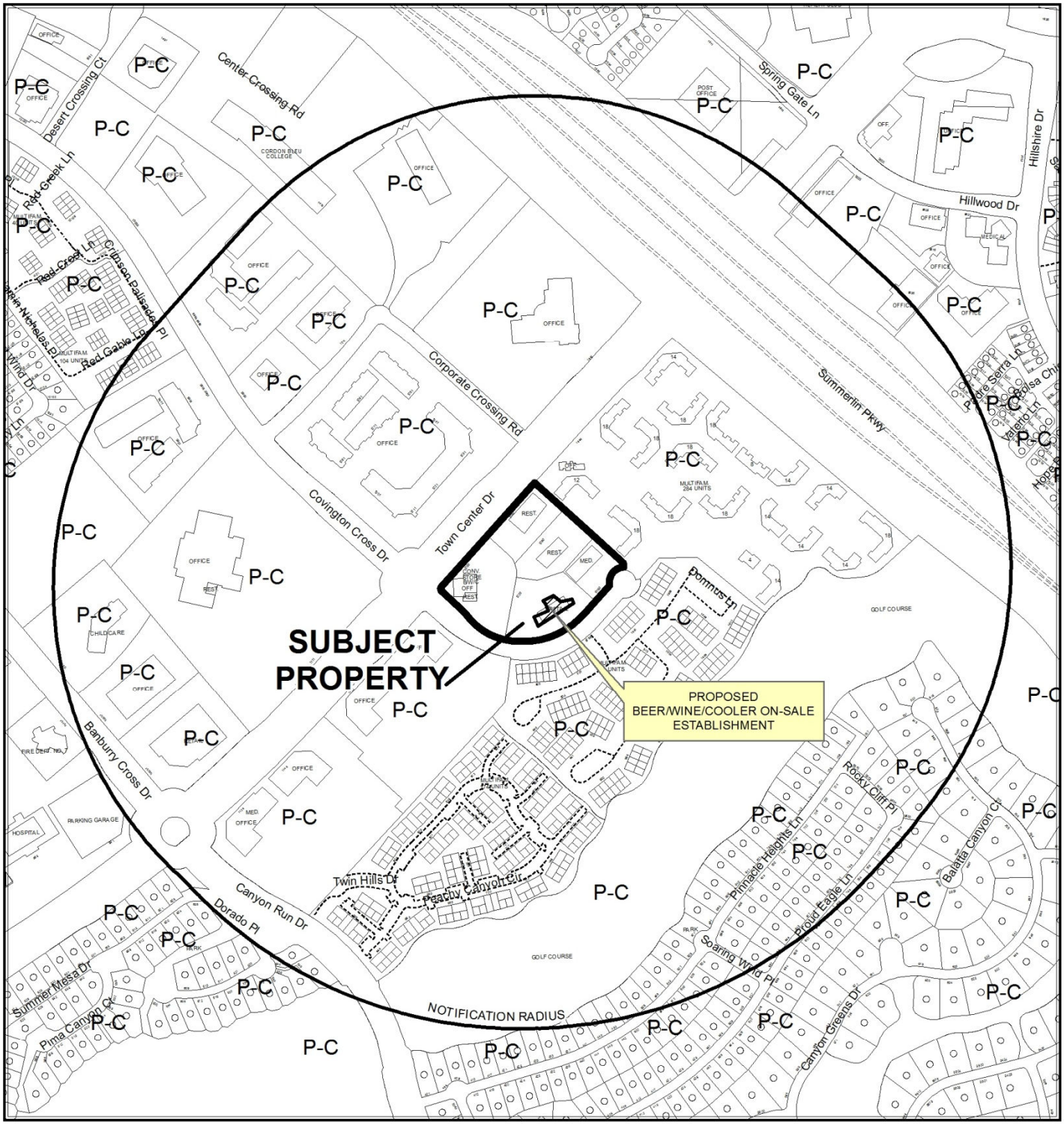
SUBJECT:
SUP-52981 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: LOLA E. POKORNY - For possible action on a request for a Special Use Permit FOR A PROPOSED 6,275 SQUARE-FOOT RESTAURANT WITH ALCOHOL USE at 1220 North Town Center Drive (APN 138-30-217-006), PC (Planned Community) Zone [VC (Village Commercial) Summerlin Special Land Use Designation], Ward 2 (Beers) [PRJ-52740].

MAY GO TO CITY COUNCIL ON 05/21/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
APPROVAL

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



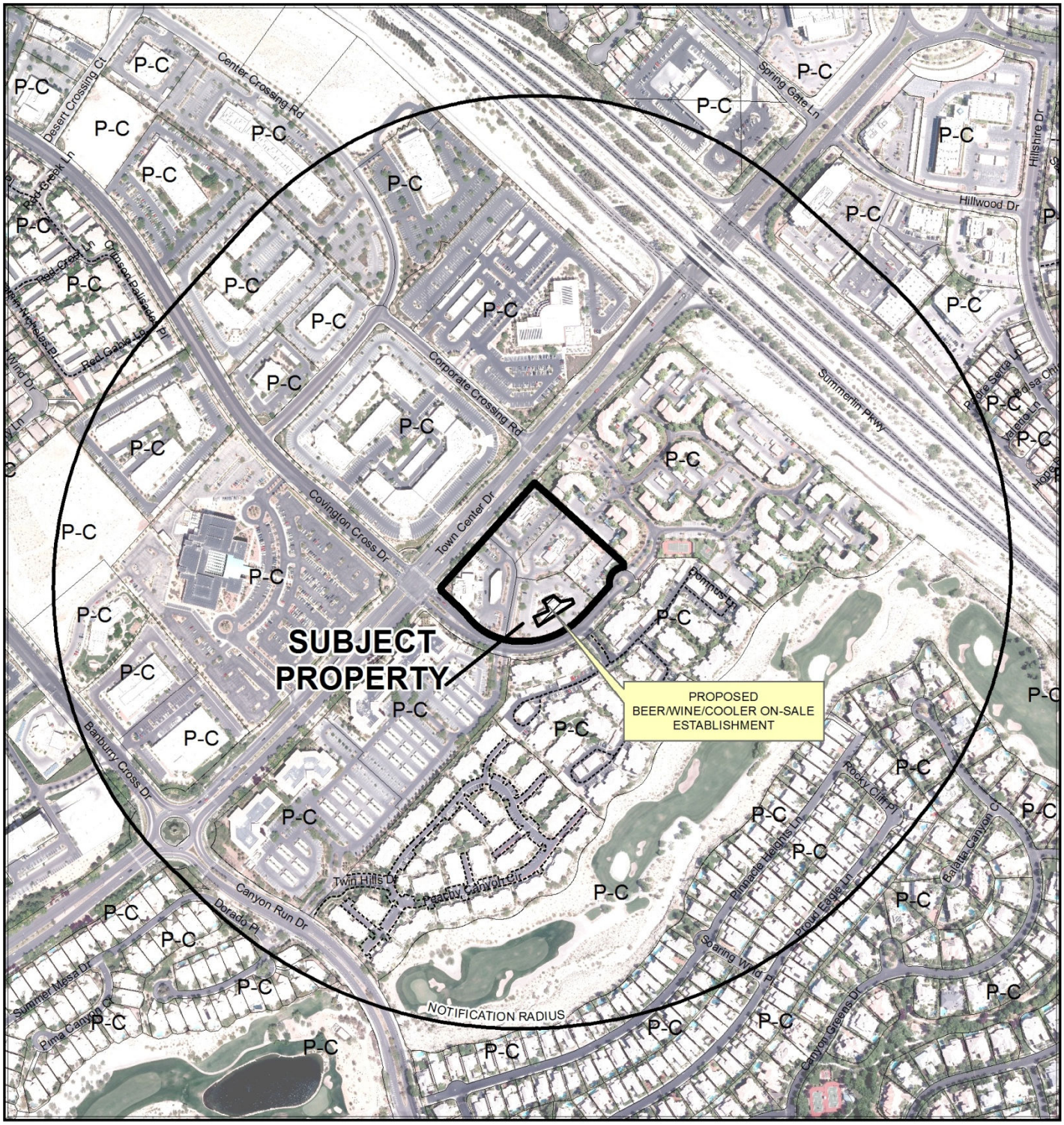
0 400 800 Feet

CASE: **SUP-52981 (PRJ-52740)**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)
[VC (VILLAGE CENTER) SUMMERLIN SPECIAL LAND USE DESIGNATION]

N



CASE: **SUP-52981 (PRJ-52740)**

0 400 800 Feet

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)
[VC (VILLAGE CENTER) SUMMERLIN SPECIAL LAND USE DESIGNATION]

N

SUP-52981 (PRJ-52740)

Beer/Wine/Cooler On-Sale

Business Licenses

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

Protected Uses

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

N

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

Date: Tuesday, February 25, 2014

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-52981

Case Number: PRJ-52740 APN: 138-30-217-006

Name of Property Owner: Lola E. Pokorny

Name of Applicant: Lola E. Pokorny

Name of Representative: Lola E. Pokorny

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: Lola E. Pokorny

State of Nevada
County of Clark

Print Name: Lola E. Pokorny

Subscribed and sworn before me

This 12th day of February, 20 14

Notary Public in and for said County and State

NEILIE KOTRONAKIS
Notary Public-State of Nevada
APPT. NO. 11-6071-1
My App. Expires February 26, 2015

Revised 11-14-06

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

PRJ-52740
02/13/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: PRJ-52740 Lola's Restaurant

Project Address (Location) 1220 Town Center Drive Las Vegas Nevada 89144

Project Name Lola's Restaurant **Proposed Use** Restaurant w/ Alcohol

Assessor's Parcel #(s) 138-30-217-006 **Ward #** 2-Beers

General Plan: existing SC proposed SC **Zoning:** existing VC-PC proposed VC-PC

Commercial Square Footage 5302 **Floor Area Ratio**

Gross Acres 1.46 **Lots/Units** 1 **Density** C-1

Additional Information PRJ-52740

PROPERTY OWNER Lola E. Pokorny **Contact** Lola E. Pokorny

Address 5680 Coe Estates Ct. **Phone:** (702) 610-6353 **Fax:** (702) 242-4060

City Las Vegas **State** Nevada **Zip** 89149

E-mail Address Cajun.beth@cox.net

APPLICANT Lola E. Pokorny **Contact** Lola E. Pokorny

Address 5680 Coe Estates Ct. **Phone:** (702) 610-6353 **Fax:** (702) 242-4060

City Las Vegas **State** Nevada **Zip** 89149

E-mail Address Cajun.beth@cox.net

REPRESENTATIVE Lola E. Pokorny **Contact** Lola E. Pokorny

Address 5680 Coe Estates Ct. **Phone:** (702) 610-6353 **Fax:** (702) 242-4060

City Las Vegas **State** Nevada **Zip** 89149

E-mail Address Cajun.beth@cox.net

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

Property Owner Signature* Lola E. Pokorny

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

Print Name Lola E. Pokorny

State of Nevada, County of Clark

Subscribed and sworn before me

This 12th day of February, 2014.

Notary Public in and for said County and State

NEILIE KOTRONAKIS
Notary Public-State of Nevada
APPT. NO. 11-6071-1
My App. Expires February 26, 2015

FOR DEPARTMENT USE ONLY

Case #	SUP-52981
Meeting Date:	04/08/14 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-52740
02/13/14

KEY NOTES

1. EXISTING LANDSCAPING TO REMAIN
2. EXISTING SIDEWALKS TO REMAIN
3. NEW PATIO AREA. REMOVE EXISTING LANDSCAPING IN ARE OF NEW CONSTRUCTION.
4. REPLACE EXISTING CONCRETE AS NECESSARY TO TIE INTO NEW CONSTRUCTION.
5. RELOCATED BIKE RACK
6. REMOVE EXISTING MESQUITE TREE. ROOTS ARE GROWING INTO SEWER SYSTEM, REPLACE WITH NEW TREE.

PARKING ANALYSIS

MEETING ROOM AREA	625 SF
DINNING AREA	811 SF
BAR AREA	750 SF
PATIO AREA	970 SF
VESTIBULE	108 SF
TOTAL	3,264 SF

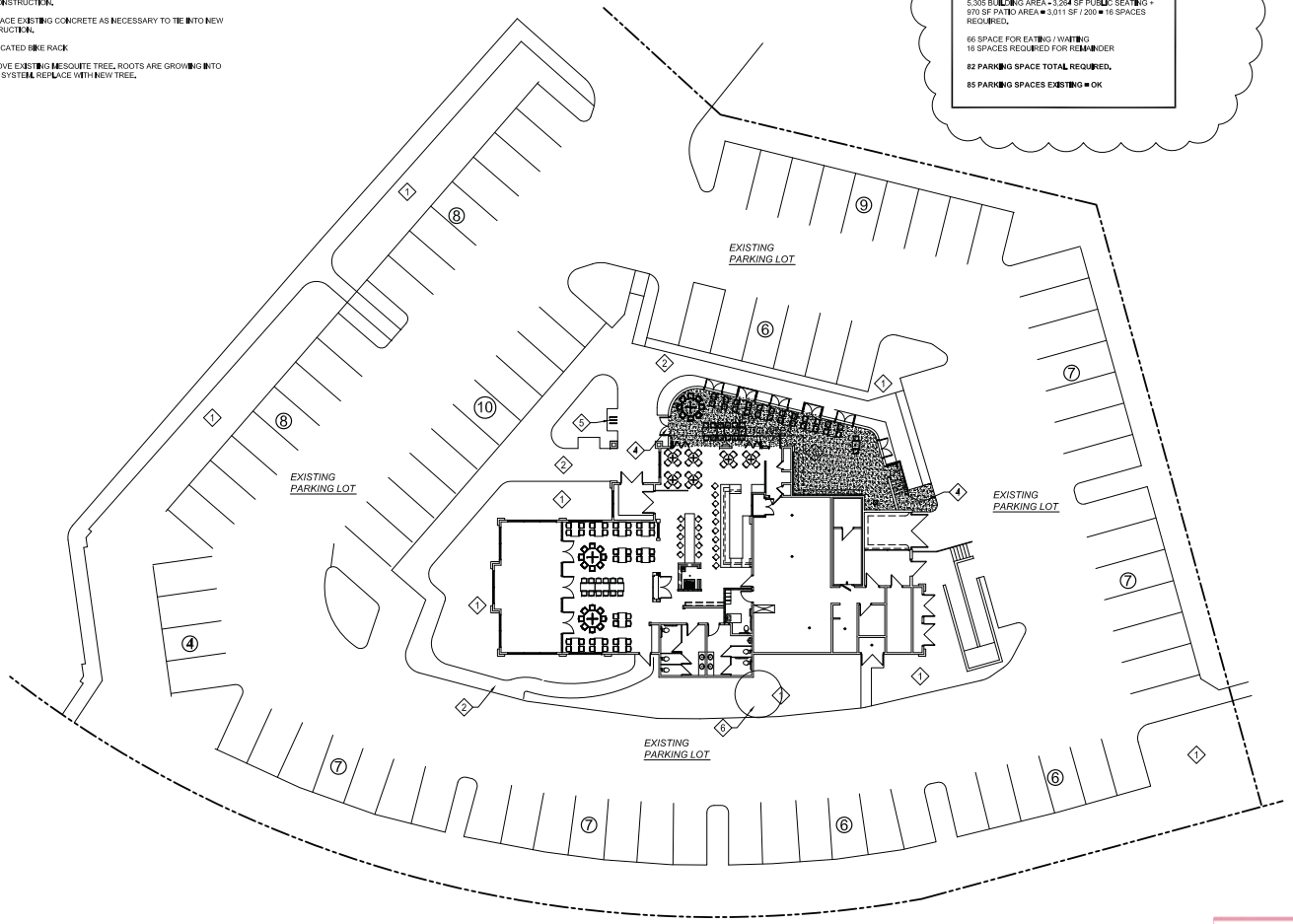
TOTAL PUBLIC SEATING / WAITING AREAS = 3,264 SF / 50 SF = 66 PARKING SPACES REQUIRED.

5,305 BUILDING AREA - 3,264 SF PUBLIC SEATING + 970 SF PATIO AREA = 3,011 SF / 200 = 16 SPACES REQUIRED.

66 SPACE FOR EATING / WAITING
16 SPACES REQUIRED FOR REMAINDER

82 PARKING SPACE TOTAL REQUIRED.

85 PARKING SPACES EXISTING = OK



ARCHITECTURAL OVERALL SITE PLAN (REFERENCE ONLY)
SCALE: 1/16" = 1'-0"

PRJ-52740
02/13/14

SUP-52981

PROFESSIONAL STAMP:

BENJAMIN GIRARDIN
REGISTERED
No. 5878
STATE OF NEVADA
ARCHITECT
December 27, 2013

Issued For:	Dated:
Review	10.07.2013
Permit	12.27.2013
Revision #1	01.20.2014

Drawn	BJG
Checked	BJG
Approved	BJG

DESIGN GROUP
801 Las Vegas Blvd., South #150
Las Vegas, Nevada 89101
P.(702) 835-7000
F.(702) 835-7001

Project Title:

Renovations for:
Lola's - Summerlin
1220 N Town Ctr Dr
Las Vegas, NV 89144

Sheet Title:

Architectural
Site Plan

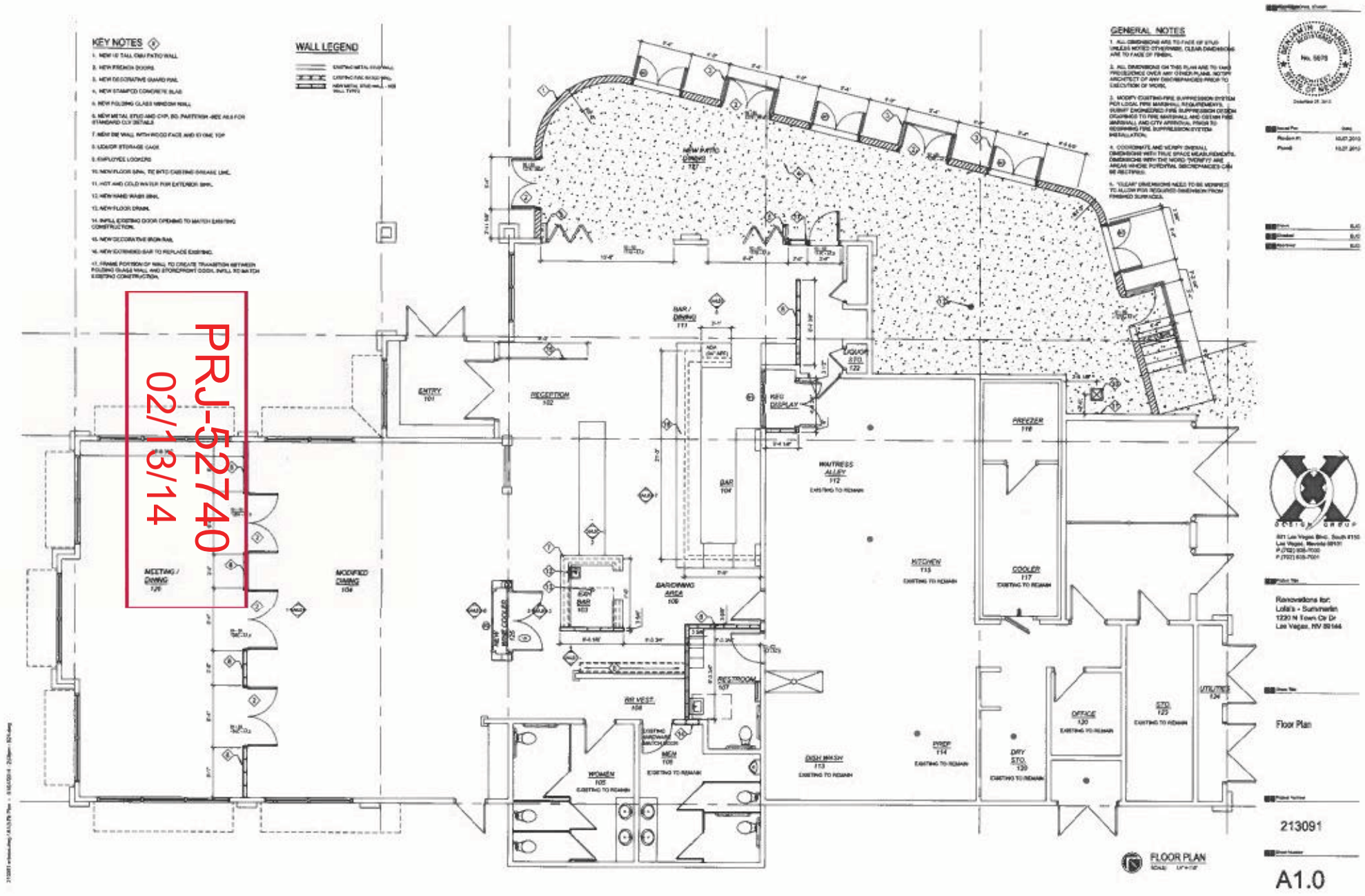
Project Number:

213091

Sheet Number:

AS1.0

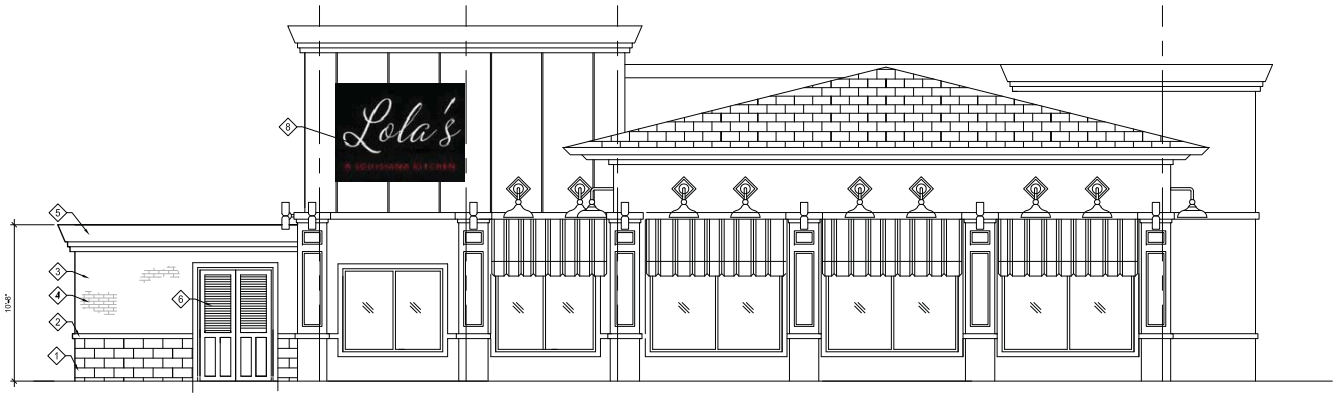
213091 w:\issue\dwg / AS1.0 Site Pln - 01/22/2014 - 8:07:am - BJG.dwg


KEY NOTES
WALL LEGEND
GENERAL NOTES
PRJ-52740
02/13/14
Renovations for:
Lolita's - Summerlin
1230 N Town Ctr Dr
Las Vegas, NV 89144
Floor Plan
213091
A1.0
FLOOR PLAN

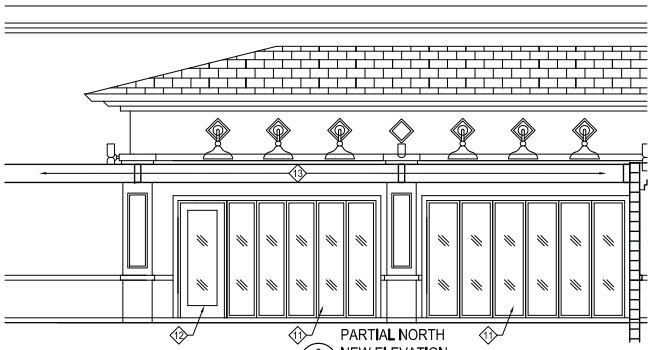
SUP-52981

KEY NOTES

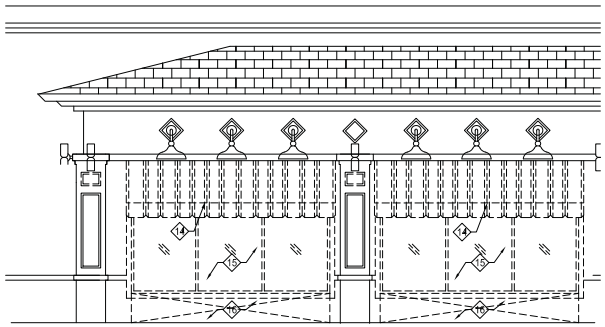
1. INTEGRAL COLOR CMU SPLITFACE BLOCK
2. STUCCO SILL BAND TO MATCH EXISTING BUILDING
3. PAINTED STUCCO FINISH OVER CMU BLOCK
4. RANDOM EXPOSED RECLAIMED BRICK VENEER.
5. CORNICE TO MATCH EXISTING BUILDING CORNICE.
6. WEATHERED WOOD SHUTTERS
7. STUCCO TRIM AROUND OPENING TO MATCH EXISTING BUILDING.
8. NEW SIGN TO BE PERMITTED SEPARATELY
9. EXISTING ADDRESS LETTERS TO REMAIN.
10. DECORATIVE IRON GUARD RAIL. FINAL DESIGN TO BE APPROVED BY OWNER.
11. NEW FOLDING GLASS WALL.
12. NEW STOREFRONT DOOR AND FRAME.
13. NEW WOOD TRELLIS BEAMS
14. REMOVE EXISTING AWNINGS.
15. REMOVE EXISTING STOREFRONT WINDOW.
16. REMOVE EXISTING SILL WALL.



4 A5.0 WEST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



3 A5.0 PARTIAL NORTH NEW ELEVATION
SCALE: 1/4" = 1'-0"



2 A5.0 PARTIAL NORTH DEMO ELEVATION
SCALE: 1/4" = 1'-0"

1 A5.0 NORTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

SUP-52981

BENJAMIN GIRARDIN
REGISTERED
No. 5878
ARCHITECT
STATE OF NEVADA
December 27, 2013

Issued For	Dated
Review	12.07.2013
Permit	12.27.2013

Drawn	BJG
Checked	BJG
Approved	BJG

DESIGN GROUP
801 Las Vegas Blvd., South #150
Las Vegas, Nevada 89101
P.(702) 835-7000
F.(702) 835-7001

Project Title

Renovations for:
Lola's - Summerlin
1220 N Town Ctr Dr
Las Vegas, NV 89144

Sheet Title

Exterior Elevations

Project Number

213091

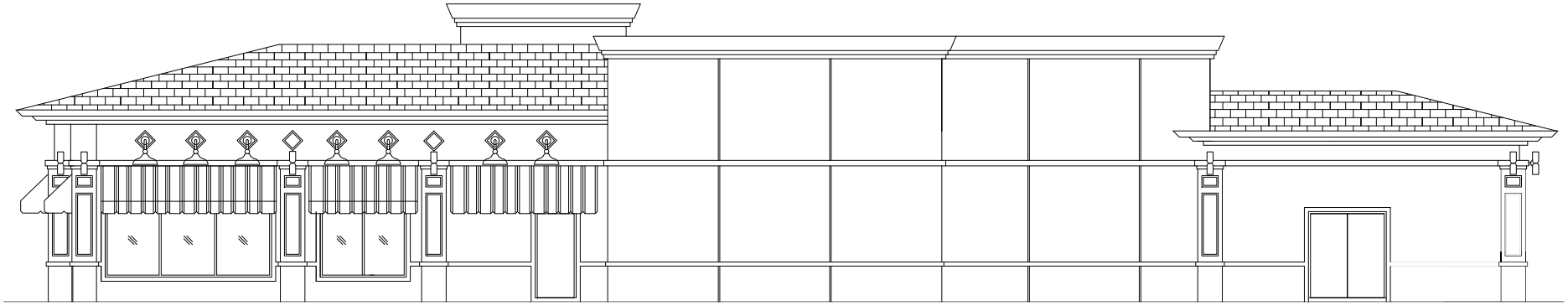
PRJ-52740
02/13/14

Sheet Number

A5.0

213091 w:\sheets\dwg \ A5.0 EXT ELEV - 01/02/2014 - 8:23am - BJG.dwg

2 A5.1 WEST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



1 A5.1 SOUTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

PRJ-52740
02/13/14

SUP-52981

BENJAMIN GIRARDIN
REGISTERED
No. 5878
ARCHITECT
STATE OF NEVADA
December 27, 2013

Issued For	Dates
Review	10.07.2013
Permit	12.27.2013

Drawn	BJG
Checked	BJG
Approved	BJG

DESIGN GROUP
801 Las Vegas Blvd., South #150
Las Vegas, Nevada 89101
P.(702) 835-7000
F.(702) 835-7001

Project Title

Renovations for:
Lola's - Summerlin
1220 N Town Ctr Dr
Las Vegas, NV 89144

Sheet Title

Exterior Elevations

Project Number

213091

Sheet Number

A5.1

213091 - whiteboard.dwg / A5.1 EXT ELEV - 01/02/2014 - 8:25am - BJG.dwg

Case #: PRJ-52740

To the Department of Planning,

Lola's a Louisiana Kitchen Restaurant intends to occupy the location at 1220 N. Town Center Drive, Las Vegas, Nevada 89144. This was formally a Ruby Tuesdays restaurant which was an approved full service restaurant with a full bar. This will be Lola's second locally owned and operated location serving Cajun/ Creole cuisine. We also desire operating with a full bar serving crafted beers and cocktails to complement our cuisine.

Lola's intends to initially hire 28 employees to serve the families in the Summerlin area. We will be in close proximity to the Culinary School, Le Cordon Bleu. Students will have an opportunity to work their externships within walking distance from the school and home, as many of the students live in the apartments located in the neighborhood around the restaurant.

Lola's will be opened 7 days a week, Monday thru Thursday 11 AM to 9 PM, Friday 11 AM to 11 PM, Saturday 10 AM to 11PM, and Sunday 10 AM to 9 PM. Lola's will be serving lunch and dinner and we are planning a Jazz Brunch Saturdays and Sundays from 10 AM till 2 PM. Lola's will offer a food and drink happy hour, as neighbors have expressed their desire for us to do so.

Lola's currently operates at 241 W Charleston, Suite 101, Las Vegas, Nevada 89102 in the Old Holsum Bakery. We occupy 1500 sq. ft. of the building with limited parking. This location has shared parking with the other tenants, their employees and customers in the 51,000 sq. ft. building.

Lola's plans to remodel the interior of the 1220 Town Center Drive building and add a New Orleans style courtyard to set Lola's apart from the normal Summerlin eateries. We desire to achieve year round outdoor dining and adding the courtyard will allow us to carry the New Orleans atmosphere outside. We intend to be as green as possible by reusing salvaged building materials to the best of our ability.

Lola's will be using energy and water saving measure in the remodeling of the building. Since the building was built in 2001 fixtures need to be refreshed and brought up to date.

1220 N. Town Center Drive is one of five parcels at Town Center Drive and Covington Cross. Besides Lola's there is a Burger King, Fazoli's, Sinclair/7-11/ Cappriotti's, and Island Dental. All of these have connectivity of driveways and all are in walking distance of each other.

Many of our current customers, from the Summerlin area, have expressed their excitement because of the close distance from their residences and work places. They work within walking distance of 1220 Town Center Drive at places like Summerlin Hospital, B of A Call Center, William Sonoma Catalog Center, Captial One Call Center, Expedia Call Center, and the future

PRJ-52740
02/13/14

Allegiant Corporate Center. Many residents within walking distance will commute to the restaurant by bicycle so we will provide bicycle parking. And although Lola's will not provide a charging station for electric cars, we are toying with the idea of having Golf Cart parking in the future.

The building to be occupied by Lola's was built as a restaurant in the General Plan. The former Ruby Tuesday's closed in 2011 leaving the neighbors without a local place to dine and socialize. Lola's will fill that void. Customers will have access to Lola's from Covington Cross and Town Center Drive. Being located close to Summerlin Parkway and the 215 will make an easy commute to Lola's.

Signature: Lola E Pokorny

Applicant: Lola E Pokorny

SUP-52981

PRJ-52740
02/13/14

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 8, 2014

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

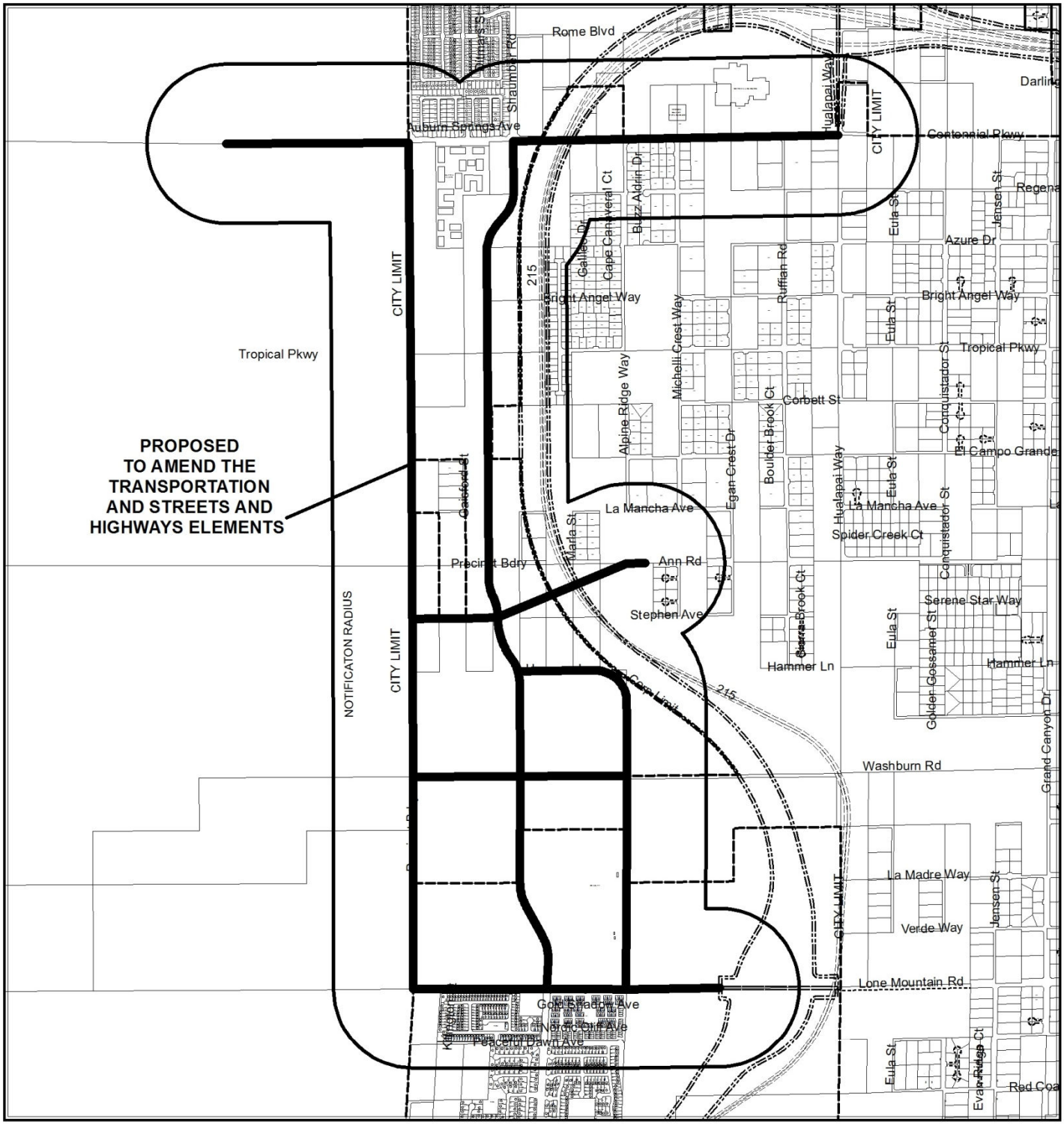
SUBJECT:
GPA-53055 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to amend MAP 2A of the Transportation & Streets and Highways Element of the Las Vegas 2020 Master Plan to include assigning classifications and right-of-way alignments to several roadways in the northwest portion of the city, Ward 4 (Anthony) and Ward 6 (Ross) [PRJ-52928].

C.C.: 5/21/2014

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

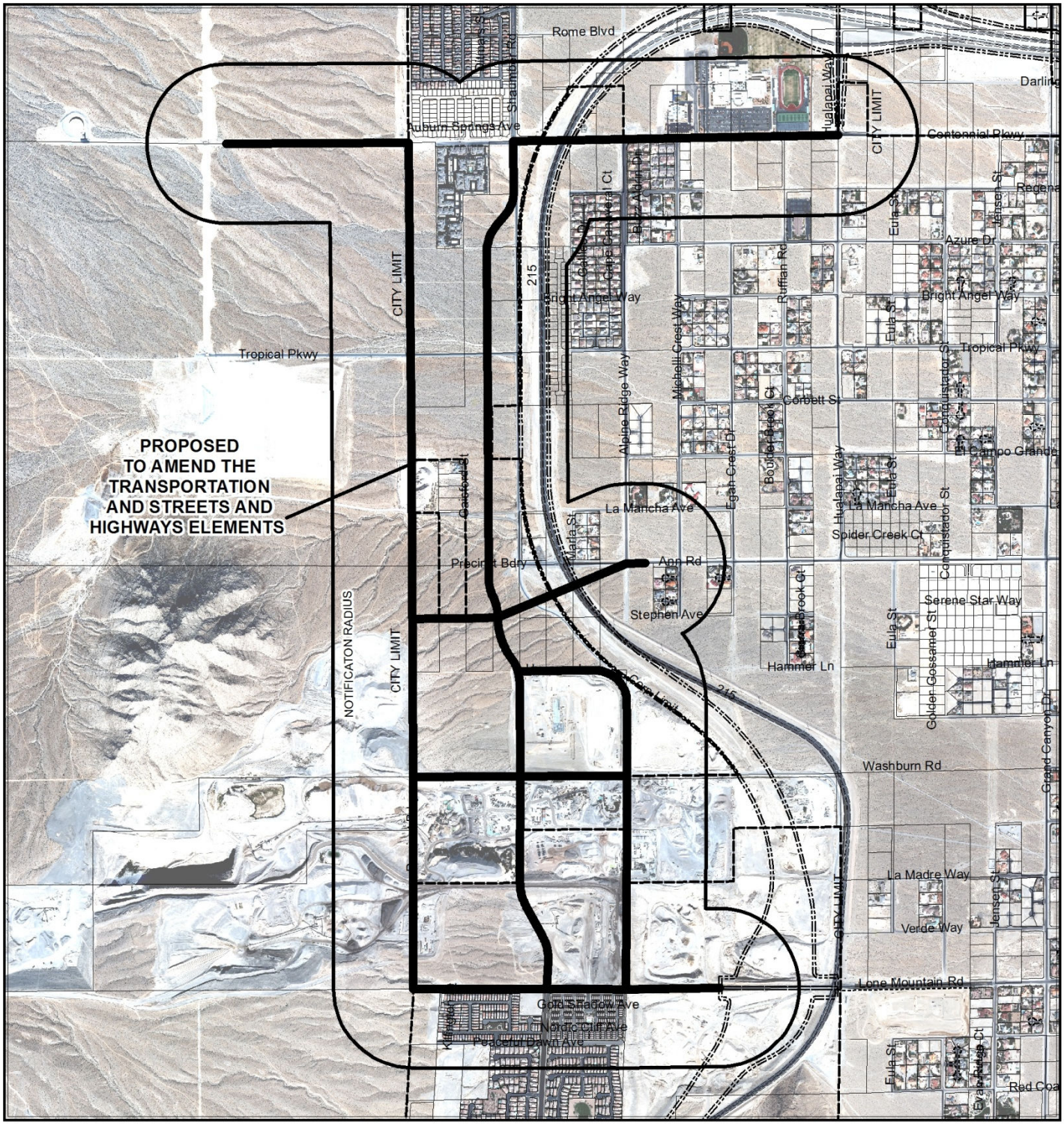
RECOMMENDATION:
APPROVAL

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



CASE: **GPA-53055 (PRJ-52928)**

RADIUS: 1000 FEET



CASE: **GPA-53055 (PRJ-52928)**

RADIUS: 1000 FEET

0 1,500 3,000

Feet

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-53055 APN: Various

Name of Property Owner: Various

Name of Applicant: City of Las Vegas, Jorge Cervantes

Name of Representative: City of Las Vegas, Randy Fultz

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: Jorge Cervantes

Print Name: Jorge Cervantes

Subscribed and sworn before me

This 19th day of February, 2014

Rosana G. Cogle

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ROSANA G. COGLE
No. 99-27148-1
My Appt. Expires May 16, 2014

PRJ-52928
02/20/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Planned Streets & Highways Amendment

Project Address (Location) West of CC215 between Centennial Pkwy and Lone Mountain Road

Project Name West CC215 Streets & Highways Amendment **Proposed Use** Planned Streets

Assessor's Parcel #(s) Various **Ward #** 4 & 6

General Plan: existing N/A proposed N/A **Zoning:** existing N/A proposed N/A

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

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

Additional Information Identify new and modify existing roadway alignments west of CC215 between Centennial Pkwy and Lone Mountain Road.

PROPERTY OWNER Various **Contact**

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

City **State** **Zip**

E-mail Address

APPLICANT City of Las Vegas **Contact** Jorge Cervantes

Address 333 N Rancho Drive, 9th Floor **Phone:** (702) 229-6276 **Fax:** (702) 382-0848

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

E-mail Address jcervantes@lasvegasnevada.gov

REPRESENTATIVE City of Las Vegas **Contact** Randy Fultz

Address 333 N Rancho Dr, 7th Floor **Phone:** (702) 229-2176 **Fax:** (702) 382-8551

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

E-mail Address rfultz@lasvegasnevada.gov

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* Jorge Cervantes

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

Print Name Jorge Cervantes

Subscribed and sworn before me

This 19th day of February, 2014.

Rosana G. Cogle

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ROSANA G. COGLE
Appt. No. 99-27148-1
My Appt. Expires May 16, 2014

FOR DEPARTMENT USE ONLY

Case #	GPA-53055
Meeting Date:	04/08/14 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-52928
02/20/14

Revised 10/27/08

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

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

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

ELIZABETH N. FRETWELL
CITY MANAGER

JORGE CERVANTES
P.E., P.T.O.E.
EXECUTIVE DIRECTOR,
COMMUNITY DEVELOPMENT

February 18, 2014

Doug Rankin, Planning Manager
Planning and Development
333 N. Rancho Drive, 3rd Floor
Las Vegas, NV 89106

RE: MASTER PLAN OF STREETS & HIGHWAYS AMENDMENT – CC215 BELTWAY WEST

Dear Mr. Rankin:

Please accept this letter as justification to add the following roadway alignments near the CC215 Beltway to the City's Planned Streets & Highways:

- Centennial Parkway as a Primary Arterial;
- Puli Road as Major Collector;
- Shaumber Road as a Major Collector;
- Washburn Road as a Major Collector;
- Alpine Ridge Way as a Local Collector; and
- Hammer Lane as a Local Collector

It is also requested that the following roadway alignments be modified as well:

- Modify Ann Road between Puli Road and Alpine Ridge Way; and
- Modify Lone Mountain Road from a Major Collector to a Primary Arterial

These modifications are needed in order to provide for future traffic circulation and capacity in the Northwest area. Clark County Public Works is also underway with the design of the CC-215 Western Beltway Improvements which will require these local roadway connections. More detailed descriptions of the revisions are attached.

Please feel free to contact me at 229-6541 should you have any questions regarding our request.

Respectfully,

David Bowers, P.E., P.T.O.E.
City Engineer
Public Works

cc:
Randy L. Fultz, P.E., C.F.M. – Assistant City Engineer, Public Works
Bart Anderson, P.E. – Project Manager, Public Works
Greg McDermott, P.E. - Project Manager, Public Works

f:\#depot\engineering_planning\pavement management\master plans\master plan of streets & highways\cc215 west mpsh 2014.docx

PRJ-52928
02/20/14

GPA-53055

CITY OF LAS VEGAS
PUBLIC WORKS
333 NORTH RANCHO DRIVE
LAS VEGAS, NEVADA 89106

VOICE 702.229.6276
FAX 702.464.2516
TTY 702.386.9108
www.lasvegasnevada.gov

Descriptions:

1. Centennial Parkway from future Sheep Mountain Parkway alignment to Puli Road and from Shaumber Road to Hualapai Way. 100 ft. ROW

2. Puli Road from Lone Mountain Road to Centennial Parkway. 106-ft. ROW.

3. Shaumber Road from Lone Mountain Road to relocated Ann Road, 80 ft. ROW and relocated Shaumber Road from relocated Ann Road to Centennial Parkway moved to the West of its present alignment approximately 330 ft. 100 ft. ROW

4. Relocate Ann Road from Puli Road to approximately Alpine Ridge Way, generally 660 ft. south of its current alignment with transition back to its present alignment. 100 ft. ROW.

Additional Information: Delete the current alignment of Ann Road West of Alpine Ridge Way.

5. Washburn from Puli Road to Alpine Ridge Way. 80 ft. ROW.

6. Lone Mountain Road from Puli Road to future interchange of Lone Mountain Road and CC 215. 100 ft. ROW divided 60 ft. on the North and 40 ft. on the south of centerline

7. Alpine Ridge Way from Lone Mountain Road to Hammer Lane. 60 ft. ROW

8. Hammer Lane from Shaumber Road to Alpine Ridge Way. 60 ft. ROW

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 8, 2014

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

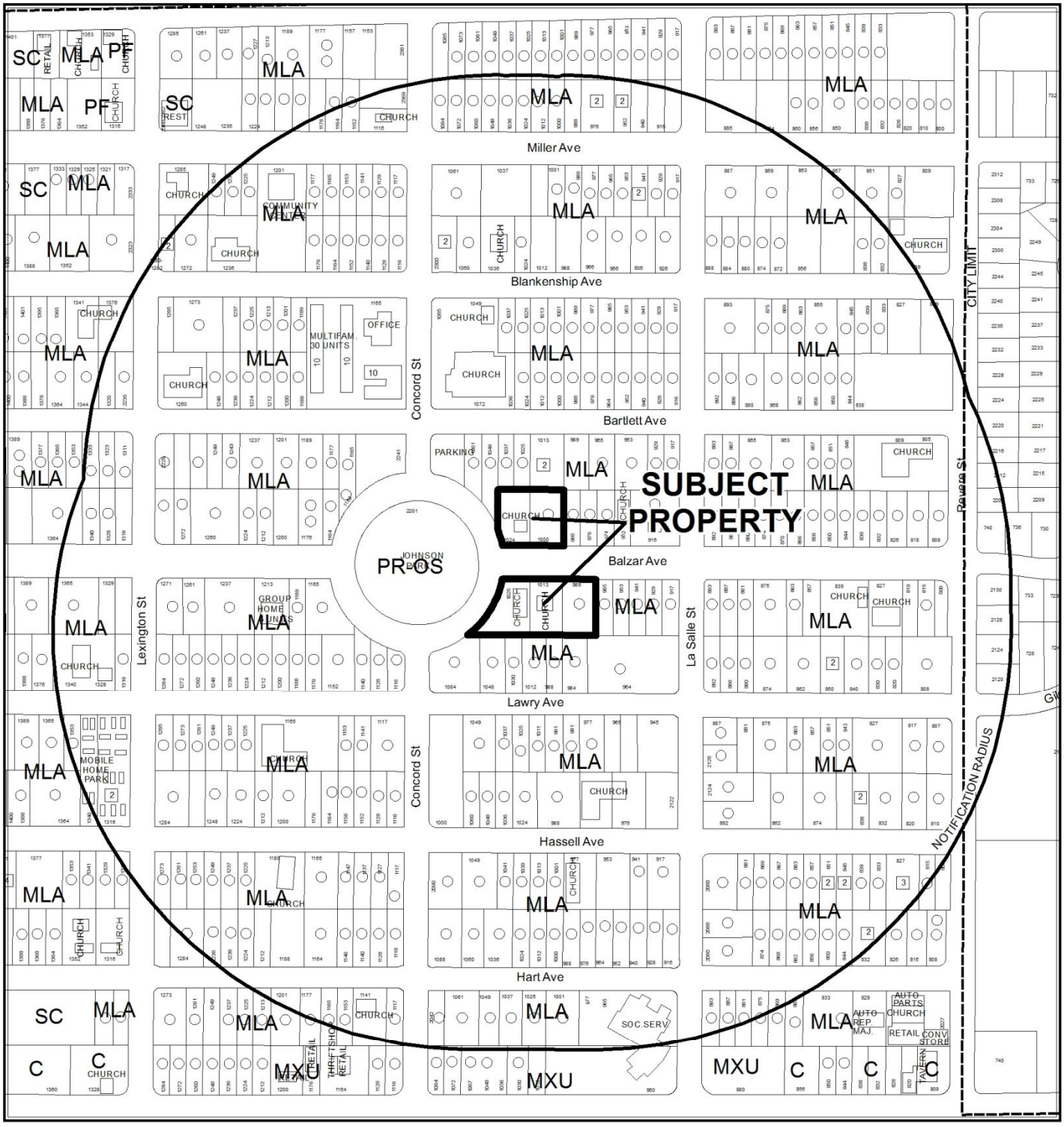
SUBJECT:
GPA-52964 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CHURCH MOUNT SINAI MISSIONARY - For possible action on a request for a General Plan Amendment FROM: MLA (MEDIUM LOW ATTACHED DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITIES) on 1.28 acres at the northeast and southeast corner of Concord Street and Balzar Avenue (APNs 139-21-610-012, 013, 014 and 139-21-510-281 and 282) Ward 5 (Barlow).

C.C.: 5/21/2014

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

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report - GPA-52964, ZON-52961 and SDR-52956
3. Supporting Documentation - GPA-52964, ZON-52961 and SDR-52956
4. Photos - GPA-52964, ZON-52961 and SDR-52956
5. Justification Letter - GPA-52964, ZON-52961 and SDR-52956

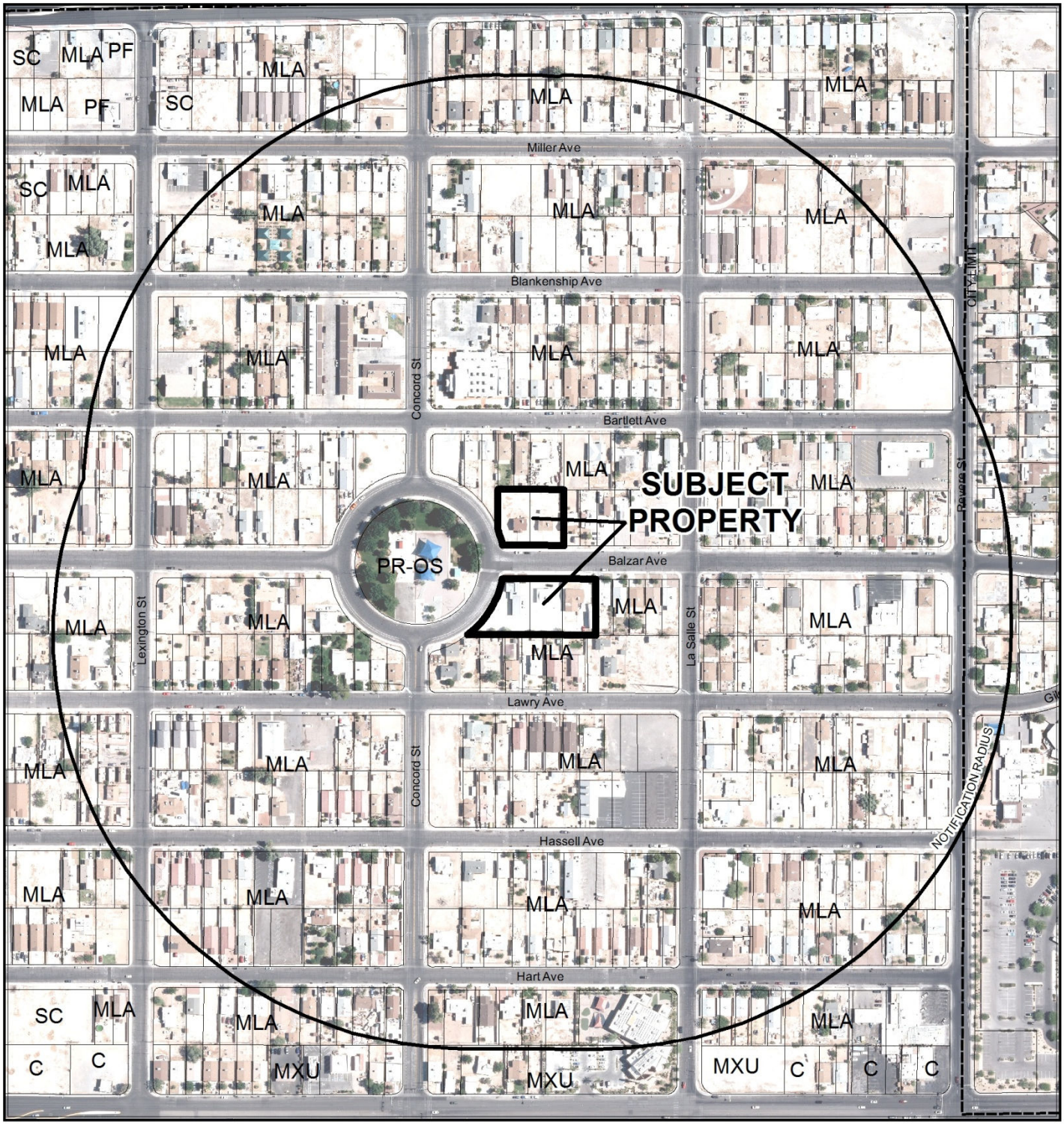


CASE: **GPA-52964**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: MLA (MEDIUM LOW ATTACHED DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: PF (PUBLIC FACILITIES)



CASE: **GPA-52964**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: MLA (MEDIUM LOW ATTACHED DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: PF (PUBLIC FACILITIES)

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-52964** APN: 139-21-510-281 & -282, 139-21-610-012, 013, 014

Name of Property Owner: Church Mount Sinai Missionary

Name of Applicant: Church Mount Sinai Missionary/ Dr. Rogers

Name of Representative: Church Mount Sinai Missionary/ Dr. Rogers

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.

RECEIVED
FEB 13 2014

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Dr. Sylvester S. Rogers

Subscribed and sworn before me

This 12th day of February, 2014

Loree B. Piper
Notary Public in and for said County and State

LOREE B. PIPER
Notary Public, State of Nevada
No: 91-0968-1
My appt exp. Mar. 28, 2017

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment (GPA)

Project Address (Location) 989, 1000, 1013, 1024, 1025 Balzar Ave.

Project Name Mt. Sinai Church **Proposed Use** Worship/Offices

Assessor's Parcel #(s) 139-21-610-012, -013, -014 &139-21-510-281, -282 **Ward #** 5 - Barlow

General Plan: existing MLA proposed PF **Zoning:** existing R-2 proposed C-V

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

Gross Acres 1.28 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Church Mount Sinai Missionary **Contact** Dr. Rogers

Address 1025 Balzar Ave **Phone:** 702376175 | **Fax:** (702) 648-0223

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

E-mail Address thegreatermtsinai@yahoo.com

APPLICANT Church Mount Sinai Missionary **Contact** Dr. Rogers

Address 1025 Balzar Ave **Phone:** 702376175 | **Fax:** (702) 648-0226

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

E-mail Address thegreatermtsinai@yahoo.com

REPRESENTATIVE Church Mount Sinai Missionary **Contact** Dr. Rogers

Address 1025 Balzar Ave **Phone:** 702376175 | **Fax:** 708-648

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

E-mail Address thegreatermtsinai@yahoo.com

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

Property Owner Signature* D.M.S.R.A

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

Print Name Dr. Sylvester S. Rogers

Subscribed and sworn before me

This 12th day of February, 20 14.

Loree B. Piper

Notary Public in and for said County and State

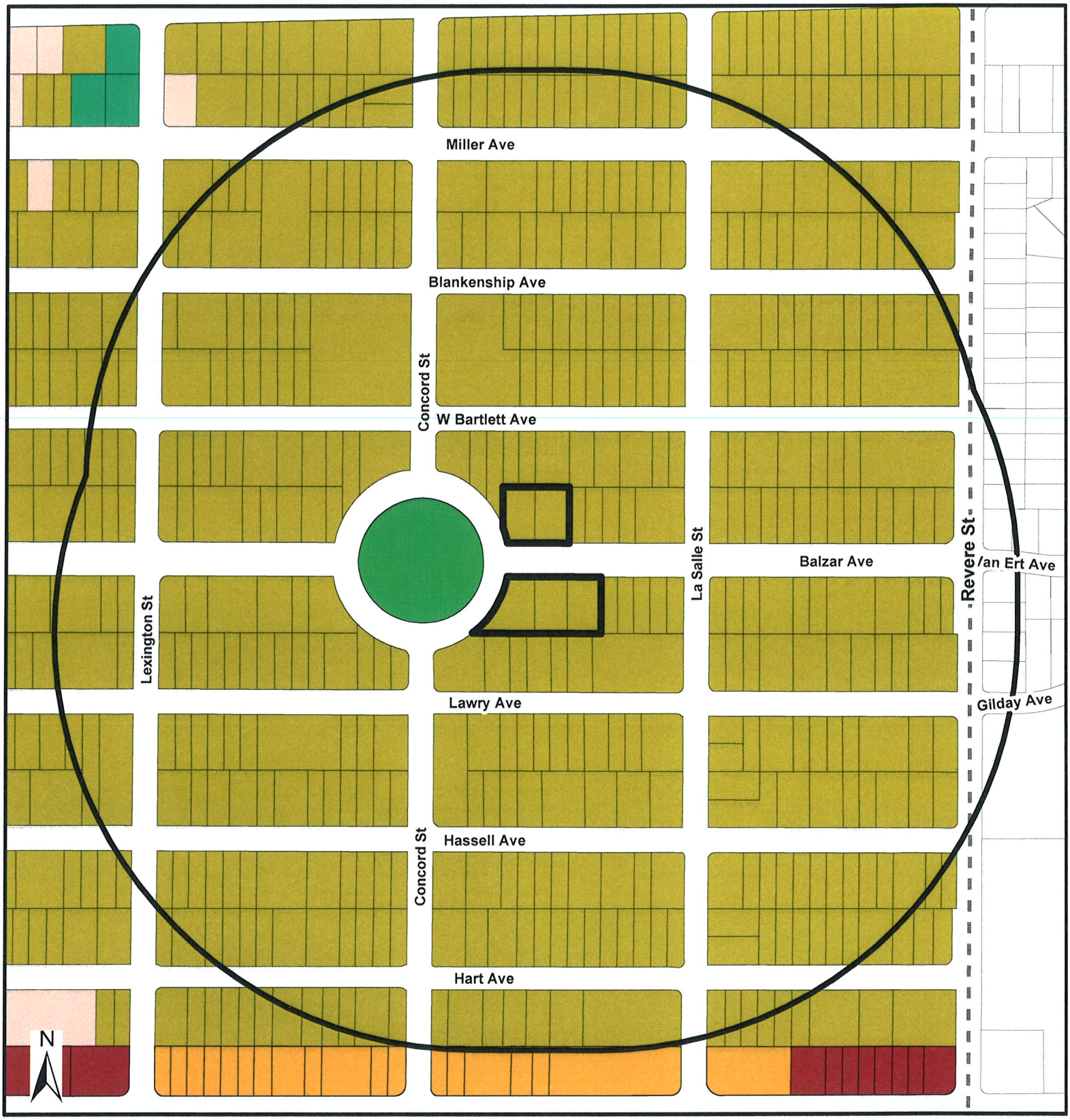
LOREE B. PIPER
Notary Public, State of Nevada
No: 91-0968-1
My appt exp. Mar. 28, 2017

FOR DEPARTMENT USE ONLY

Case #	GPA-52964
Meeting Date:	4-8-14
Total Fee:	2000.00
Date Received:*	2-13-14
Received By:	JFM

*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.

GPA-52964



General Plan Amendment

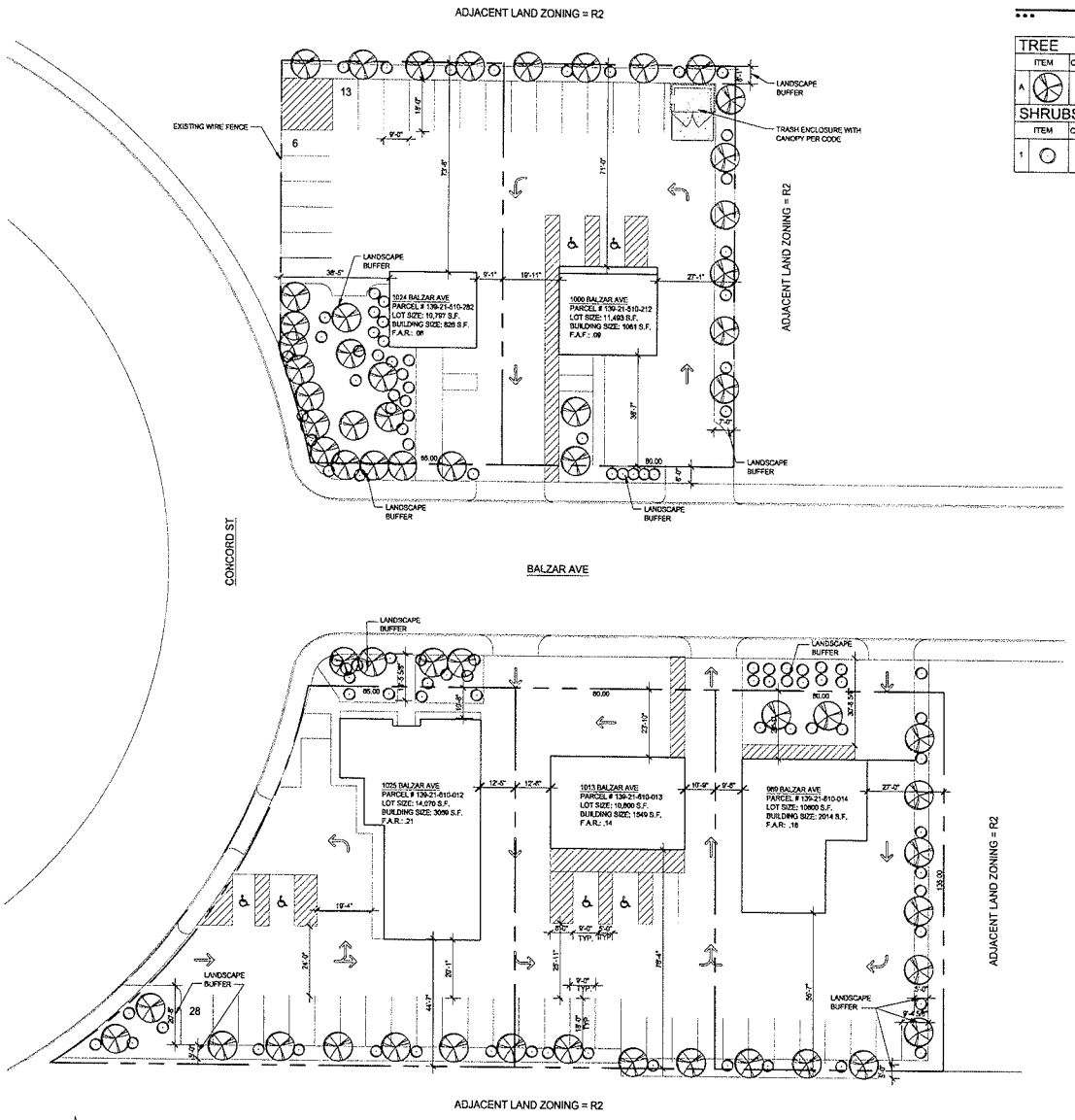
- RNP - Rural Neighborhood Preservation
- RE - Rural Estates
- DR - Desert Rural
- R - Rural
- L - Low
- ML - Medium - Low
- MLA - Medium - Low Attached
- M - Medium
- H - High
- O - Office
- SC - Service Commercial
- GC - General Commercial
- GTC - Tourist Commercial
- LVMD - Las Vegas Medical District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

FROM MLA TO PF

- 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: Thursday, February 20, 2014



ARCHITECTURAL SITE PLAN / LANDSCAPE PLAN

SCALE: 1" = 20'-0"

1

PLANTING LEGEND

TREE

ITEM	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
A	58	SCHINUS MOLLE	CALIFORNIA PEPPER	24" BOX

SHRUBS

ITEM	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
1	152	TECOMA	ARIZONA YELLOW BELLS	5 GALLON

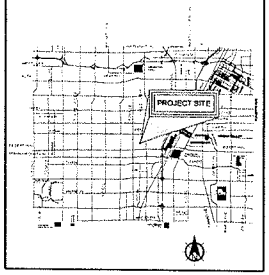
PARKING CALCULATION
PER TITLE 19A (TABLE 19.10)

EXISTING BUILDING = 9091 S.F.

TOTAL PARKING PROVIDED

STANDARD STALLS	48	STALLS
H.C. ACCESSIBLE (H)	6	STALLS
PARKING REQUIRED:	44	STALLS

VICINITY MAP



RECEIVED
FEB 13 2014

GPA-52964
ZON-52961
SDR-52956

kme ARCHITECTS
6765 W. Russell Rd
Suite B200
Las Vegas, NV 89118
office 702.558.2000
fax 702.558.2005
web www.kmearchitects.com
© KME Architects, LLC 2014

MELVIN D. GREEN
REGISTERED
No. 7240
ARCHITECT
STATE OF NEVADA
02/12/2014

All reports, plans, specifications, computer files, field data, notes and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. The Architect shall retain all common law, statutory and other reserved rights, including the copyright thereto. Reproduction, publication or re-use by any method in whole or in part, is prohibited

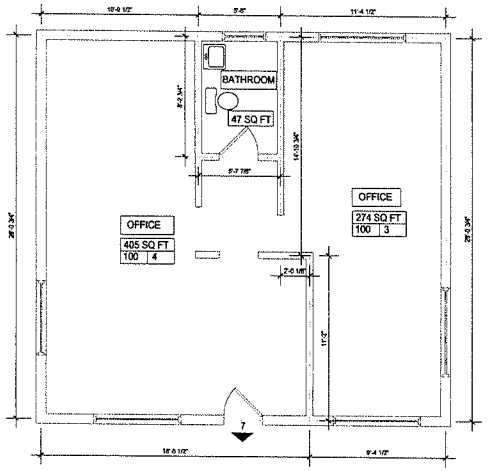
PROJECT:
CHURCH MOUNT SINAI MISSIONARY
1025 BALZAR AVE
LAS VEGAS, NEVADA 89106

SHEET TITLE:
ARCHITECTURAL SITE PLAN & LANDSCAPE PLAN

REVISIONS	DATE

DRAWN BY: JC
DATE: 02-12-2014
JOB NO: 2012-018
SCALE: AS INDICATED

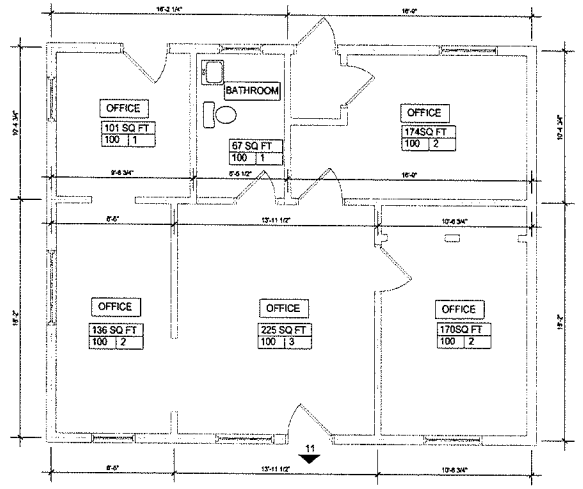
SHEET
A1.01



TOTAL SQ FT = 726

1024 BALZAR AVE FLOOR PLAN 1

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



TOTAL SQ FT = 873

1000 BALZAR AVE FLOOR PLAN 2

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

1/4" = 1'-0"

0' 1' 2' 4' 8'

RECEIVED
FEB 13 2014

GPA-52964
ZON-52961
SDR-52956

kme ARCHITECTS
6755 W. Russell Rd
Suite #200
Las Vegas, NV 89118
office 702.858.2049
fax 702.858.2059
web www.kmearchitects.com

©KME Architects LLC 2014

MELVIN D. GREEN REGISTERED No. 2249 ARCHITECT STATE OF NEVADA
02/12/2014

All reports, plans, specifications, computer files, field data, notes and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. The Architect shall retain all common law, statutory and other reserved rights, including the copyright thereto. Reproduction, publication or re-use by any method in whole or in part, is prohibited.

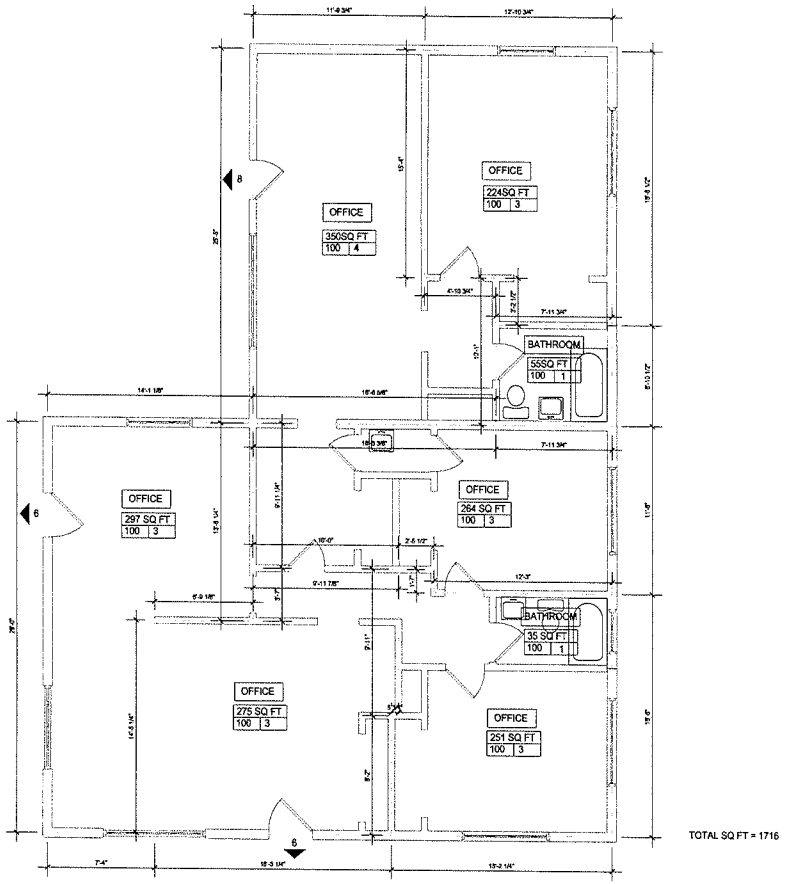
PROJECT:
CHURCH MOUNT SINAI MISSIONARY
1025 BALZAR AVE
LAS VEGAS, NEVADA 89106

SHEET TITLE:
1000 BALZAR AVE & 1024 BALZAR FLOOR PLANS

REVISIONS	DATE

DRAWN BY: L R
DATE: 02-12-2014
JOB NO: 2012-018
SCALE: AS INDICATED

SHEET
A2.01



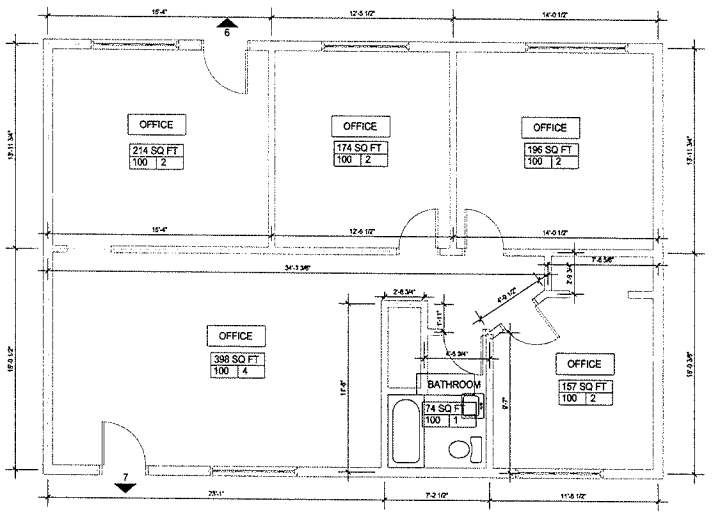
TOTAL SQ FT = 1716

989 BALZAR AVE FLOOR PLAN 1

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

1/4" = 1'-0"

0' 1' 2' 4' 8'



TOTAL SQ FT = 1213

1013 BALZAR AVE FLOOR PLAN 2

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

1/4" = 1'-0"

0' 1' 2' 4' 8'

RECEIVED

FEB 13 2014

GPA-52964

ZON-52961

SDR-52956

kme ARCHITECTS

6765 W. Russell Rd
Suite #200
Las Vegas, NV 89118
office 702 558 2006
fax 702 558 2050
web www.kmearchitects.com

©KMC Architects LLC 2014

MELVIN D. GREEN
REGISTERED
No. 2249
ARCHITECT
STATE OF NEVADA

02/12/2014

All reports, plans, specifications, computer files, field data, notes and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. The Architect shall retain all common law, statutory and other reserved rights, including the copyright thereto. Reproduction, publication or re-use by any method in whole or in part, is prohibited.

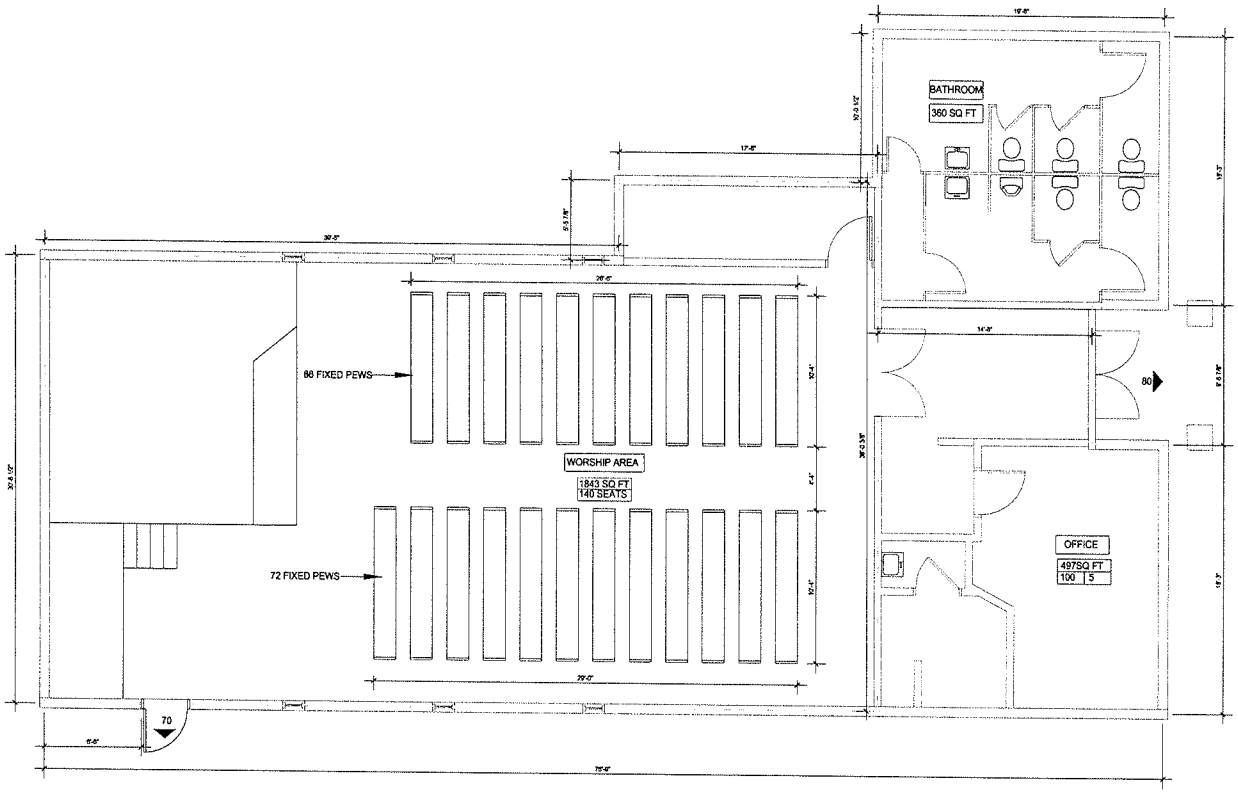
PROJECT:
CHURCH MOUNT SINAI MISSIONARY
1025 BALZAR AVE
LAS VEGAS, NEVADA 89106

SHEET TITLE:
989 BALZAR AVE & 1013 BALZAR AVE FLOOR PLAN

REVISIONS	DATE

DRAWN BY: L.R.
DATE: 02-12-2014
JOB NO: 2012-018
SCALE: AS INDICATED

SHEET
A2.02



TOTAL SQ FT = 2700

1/4" = 1'-0"

0' 1' 2' 4' 8'

RECEIVED

FEB 13 2014

1025 BALZAR AVE FLOOR PLAN

SCALE 1/4" = 1'-0"

GPA-52964
ZON-52961
SDR-52956

kme ARCHITECTS
6765 W. Russell Rd
Suite #200
Las Vegas, NV 89118
office 702.658.2048
fax 702.588.2089
web www.kmearchitects.com

© KME Architects, LLC 2014

MELVIN D. GREEN
REGISTERED
No. 7249
ARCHITECT
STATE OF NEVADA
02/12/2014

All reports, plans, specifications, computer files, field data, notes and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. The Architect shall retain all common law, statutory and other reserved rights, including the copyright thereto. Reproduction, publication or re-use by any method in whole or in part, is prohibited.

PROJECT:
CHURCH MOUNT SINAI MISSIONARY
1025 BALZAR AVE
LAS VEGAS, NEVADA 89106

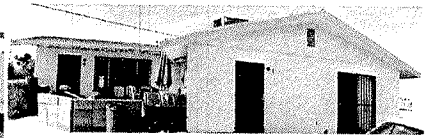
SHEET TITLE:
1025 BALZAR AVE FLOOR PLAN

REVISIONS	DATE

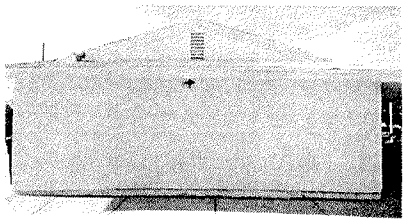
DRAWN BY: L.R.
DATE: 02-12-2014
JOB NO: 2012-018
SCALE: AS INDICATED

SHEET
A2.03

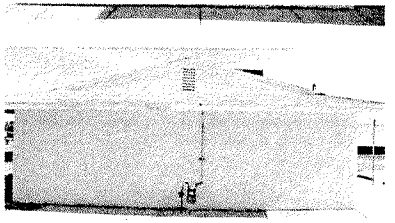
989 BALZAR AVE NORTH ELEVATION 1
SCALE: N.T.S.



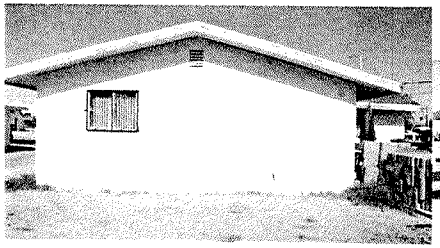
989 BALZAR AVE EAST ELEVATION 2
SCALE: N.T.S.



1013 BALZAR AVE EAST ELEVATION 1
SCALE: N.T.S.

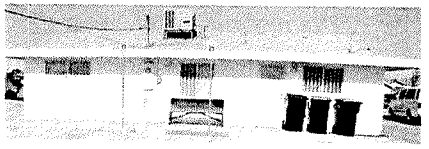


1013 BALZAR AVE EAST ELEVATION 2
SCALE: N.T.S.

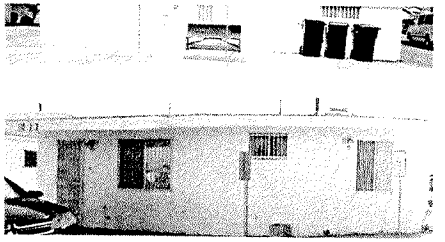


989 BALZAR AVE SOUTH ELEVATION 3
SCALE: N.T.S.

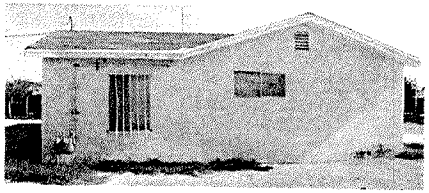
989 BALZAR AVE WEST ELEVATION 4
SCALE: N.T.S.



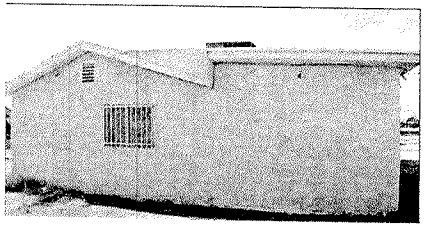
1013 BALZAR AVE EAST ELEVATION 3
SCALE: N.T.S.



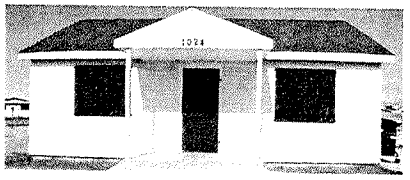
1013 BALZAR AVE EAST ELEVATION 4
SCALE: N.T.S.



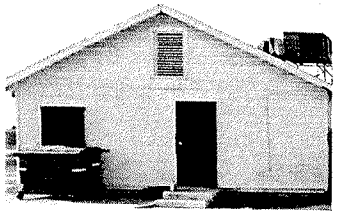
1000 BALZAR AVE SOUTH ELEVATION 1
SCALE: N.T.S.



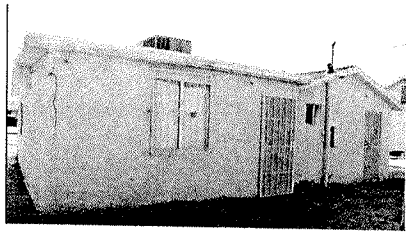
1000 BALZAR AVE SOUTH ELEVATION 2
SCALE: N.T.S.



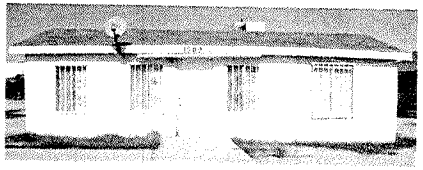
1024 BALZAR AVE SOUTH ELEVATION 1
SCALE: N.T.S.



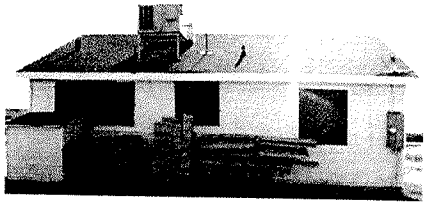
1024 BALZAR AVE EAST ELEVATION 2
SCALE: N.T.S.



1000 BALZAR AVE SOUTH ELEVATION 3
SCALE: N.T.S.



1000 BALZAR AVE SOUTH ELEVATION 4
SCALE: N.T.S.



1024 BALZAR AVE NORTH ELEVATION 3
SCALE: N.T.S.

1024 BALZAR AVE WEST ELEVATION 4
SCALE: N.T.S.

GPA-52964
ZON-52961
SDR-52956

RECEIVED
FEB 13 2014

kme ARCHITECTS
6765 W. Russell Rd
Suite #200
Las Vegas, NV 89118
office 702.586.2055
fax 702.586.2060
web www.kmearchitects.com

© KME Architects LLC 2014

MELVIN D. GREEN
REGISTERED
No. 2249
ARCHITECT
STATE OF NEVADA
02/12/2014

All reports, plans, specifications, computer files, field data, notes and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. The Architect shall retain all common law, statutory and other reserved rights, including the copyright thereto. Reproduction, publication or re-use by any method in whole or in part, is prohibited.

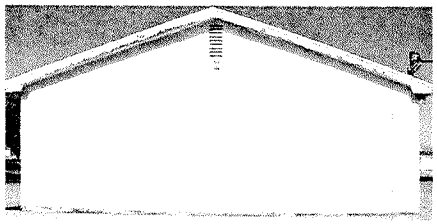
PROJECT:
CHURCH MOUNT SINAI MISSIONARY
1025 BALZAR AVE
LAS VEGAS, NEVADA 89106

SHEET TITLE:
EXISTING ELEVATIONS

REVISIONS	DATE

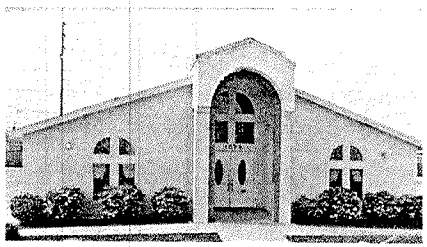
DRAWN BY: L.R.
DATE: 02-12-2014
JOB NO: 2012-018
SCALE: AS INDICATED

SHEET
AD6.01



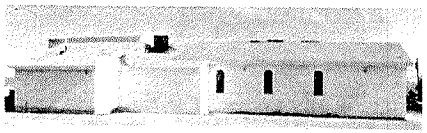
1025 BALZAR AVE SOUTH ELEVATION 1

SCALE: N.T.S



1025 BALZAR AVE NORTH ELEVATION 2

SCALE: N.T.S



1025 BALZAR AVE WEST ELEVATION 3

SCALE: N.T.S

1025 BALZAR AVE EAST ELEVATION 4

SCALE: N.T.S

RECEIVED

FEB 13 2014

GPA-52964

~~**ZON-52961**~~

SDR-52956

kme ARCHITECTS

5765 W. Russell Rd
Suite #200
Las Vegas, NV 89118
office 702.856.2000
fax: 702.856.2080
web: www.kmearchitects.com

© KME Architects, LLC 2014

MELVIN D. GREEN
REGISTERED
No. 2249
ARCHITECT
STATE OF NEVADA

02/12/2014

All reports, plans, specifications, computer files, field data, notes and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. The Architect shall retain all common law, statutory and other reserved rights, including the copyright thereto. Reproduction, publication or re-use by any method in whole or in part, is prohibited.

PROJECT:
CHURCH MOUNT SINAI MISSIONARY
1025 BALZAR AVE
LAS VEGAS, NEVADA 89106

SHEET TITLE:
CHURCH MT SINAI ELEVATIONS

REVISIONS	DATE

DRAWN BY: L.R.
DATE: 02-12-2014
JOB NO: 2012-018
SCALE: AS INDICATED

SHEET
A6.02

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 8, 2014

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

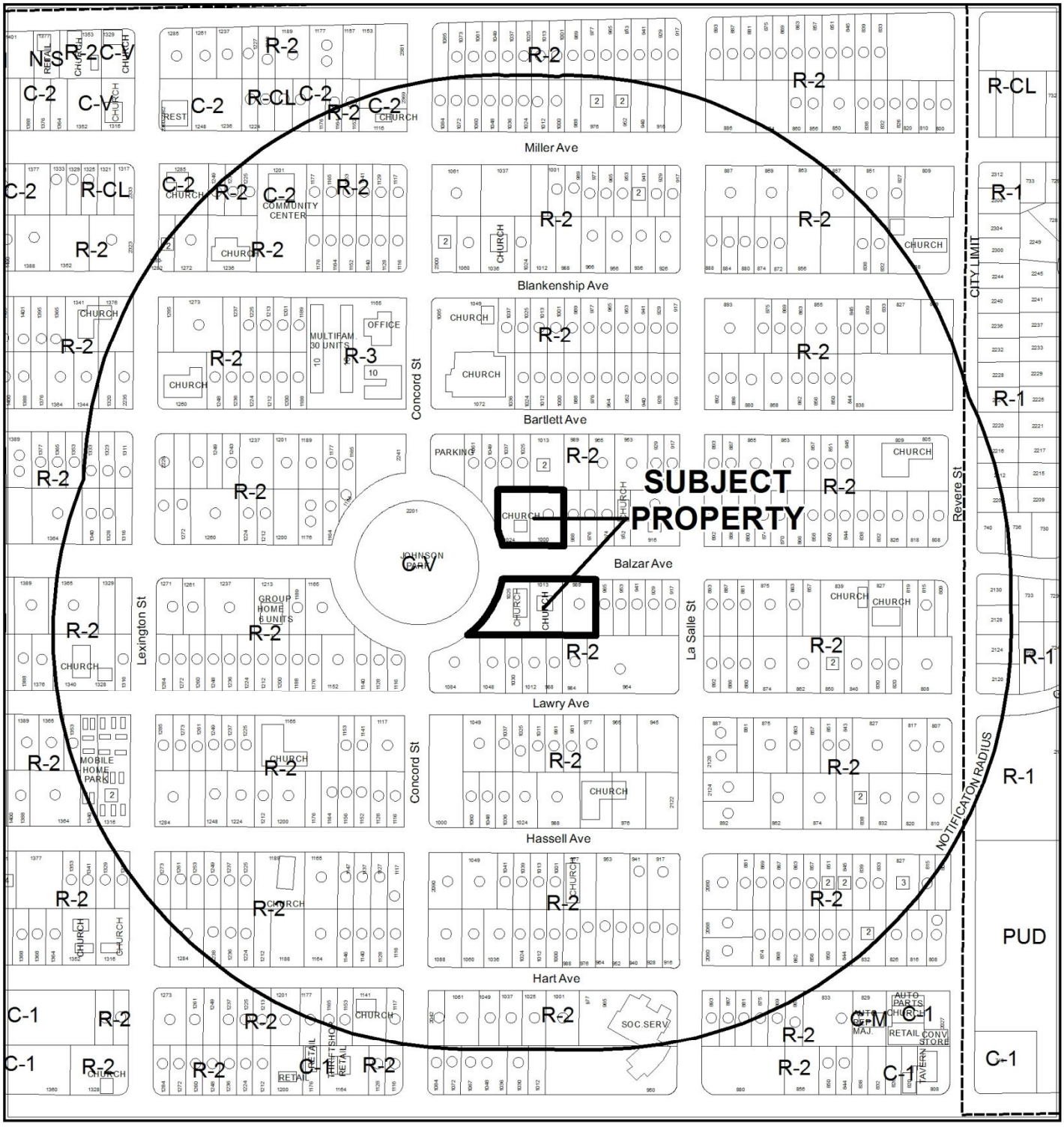
SUBJECT:
ZON-52961 - REZONING RELATED TO GPA-52964 - PUBLIC HEARING - APPLICANT/OWNER: CHURCH MOUNT SINAI MISSIONARY - For possible action on a request for a Rezoning FROM: R-2 (MEDIUM - LOW DENSITY RESIDENTIAL) to C-V (CIVIC) on 1.28 acres at the northeast and southeast corner of Concord Street and Balzar Avenue (APNs 139-21-610-012, 013, 014 and 139-21-510-281 and 282) Ward 5 (Barlow).

C.C.: 5/21/2014

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

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps - ZON-52961 and SDR-52956
3. Supporting Documentation



CASE: **ZON-52961 AND SDR-52956**

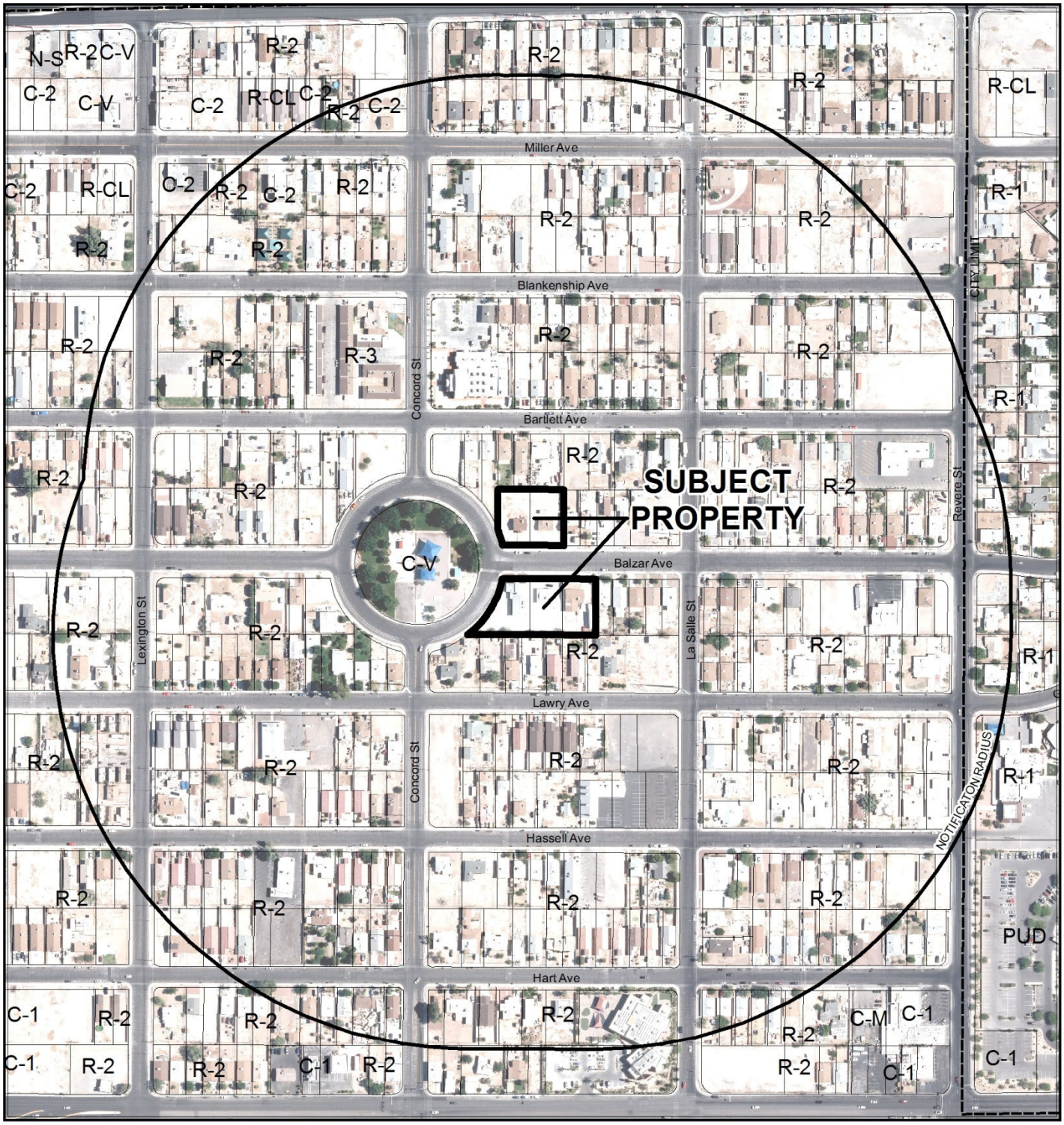
RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

GENERAL PLAN OF SUBJECT PROPERTY: MLA (MEDIUM LOW ATTACHED DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: PF (PUBLIC FACILITIES)



0 300 600 Feet

CASE: **ZON-52961 AND SDR-52956**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

GENERAL PLAN OF SUBJECT PROPERTY: MLA (MEDIUM LOW ATTACHED DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: PF (PUBLIC FACILITIES)

N

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-52961** APN: 139-21-510-281 & -282, 139-21-610-012, 013, 014

Name of Property Owner: Church Mount Sinai Missionary

Name of Applicant: Church Mount Sinai Missionary/ Dr. Rogers

Name of Representative: Church Mount Sinai Missionary/ Dr. Rogers

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____

APN: _____

RECEIVED
FEB 13 2014

Signature of Property Owner: [signature]

Print Name: Dr. Stephen S. Rogers

Subscribed and sworn before me

This 12th day of February, 2014

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

LOREE B. PIPER
Notary Public, State of Nevada
No: 91-0968-1
My appt exp. Mar. 28, 2017

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: REZONING (ZON)

Project Address (Location) 989, 1000, 1013, 1024, 1025 Balzar Ave.

Project Name Mt. Sinai Church **Proposed Use** Worship/Offices

Assessor's Parcel #(s) 139-21-610-012, -013, -014 &139-21-510-281, -282 **Ward #** 5 - Barlow

General Plan: existing MLA proposed PF **Zoning:** existing R-2 proposed C-V

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

Gross Acres 1.28 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Church Mount Sinai Missionary **Contact** Dr. Rogers

Address 1025 Balzar Ave **Phone:** 7023761751 **Fax:** (702) 648-0223

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

E-mail Address thegreatermtsinai@yahoo.com

APPLICANT Church Mount Sinai Missionary **Contact** Dr. Rogers

Address 1025 Balzar Ave **Phone:** 7023761751 **Fax:** (702) 648-0226

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

E-mail Address thegreatermtsinai@yahoo.com

REPRESENTATIVE Church Mount Sinai Missionary **Contact** Dr. Rogers

Address 1025 Balzar Ave **Phone:** 7023761751 **Fax:** 708-648

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

E-mail Address thegreatermtsinai@yahoo.com

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

Property Owner Signature* _____

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

Print Name Dr. Sylvester S. Rogers

Subscribed and sworn before me

This 12th day of February, 20 14.

Loree B. Piper

Notary Public in and for said County and State

LOREE B. PIPER
Notary Public, State of Nevada
No: 91-0968-1
My appt exp. Mar. 28, 2017

Revised 10/27/08

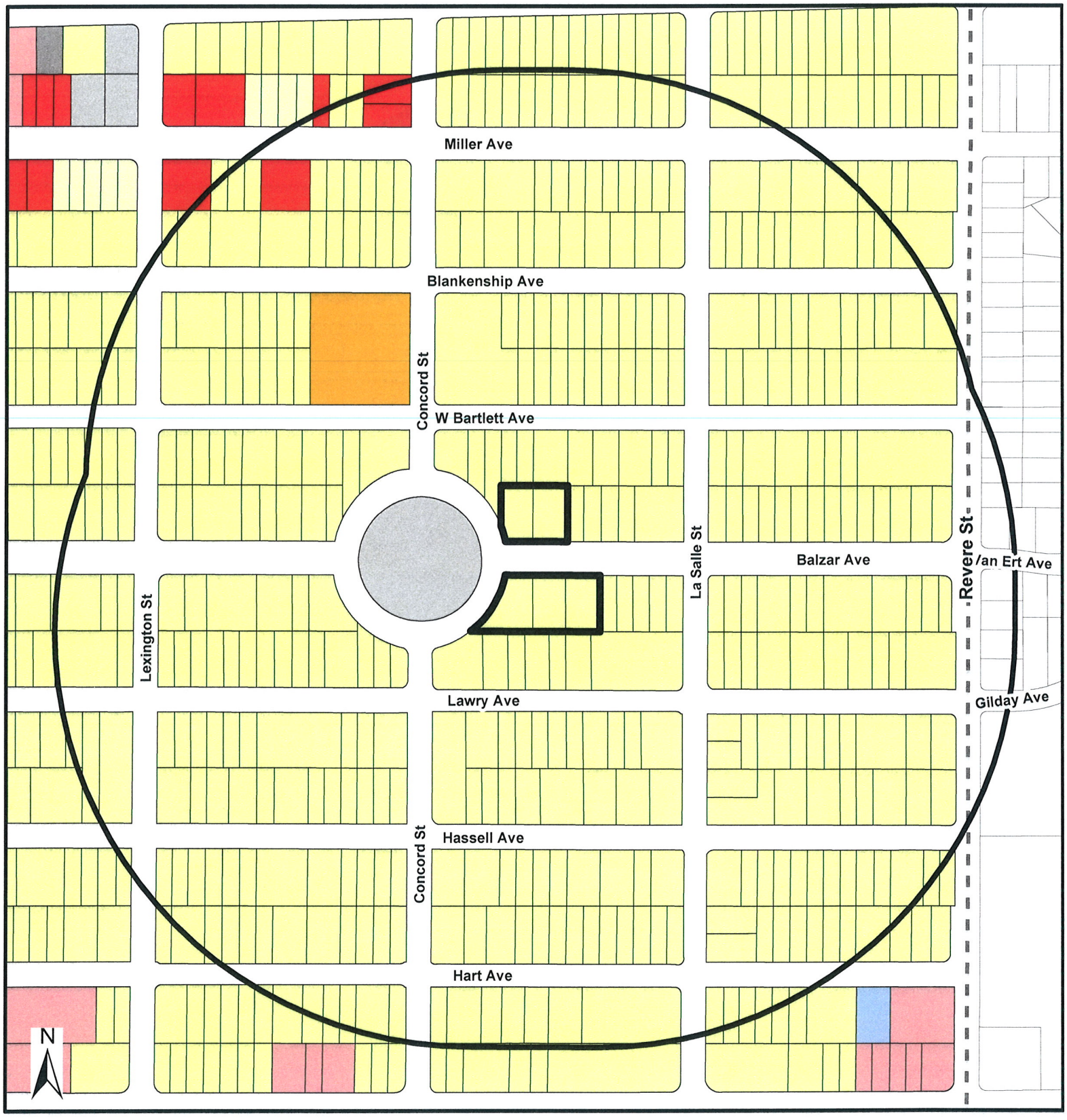
FOR DEPARTMENT USE ONLY

Case #	ZON-52961
Meeting Date:	4/8/14
Total Fee:	$1200.00
Date Received:*	2-13-14
Received By:	JFmd

*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-52961



Zoning

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

FROM R-2 TO C-V

- 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: Thursday, February 20, 2014

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 8, 2014

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

SUBJECT:
SDR-52956 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-52964 AND ZON-52961 - PUBLIC HEARING - APPLICANT/OWNER: CHURCH MOUNT SINAI MISSIONARY - For possible action on a request for a Site Development Plan Review TO ADD RELIGIOUS CLASSROOMS AND OFFICES TO AN EXISTING RELIGIOUS FACILITY AND ASSOCIATED ENCROACHMENT INTO THE PUBLIC RIGHT-OF-WAY on 1.28 acres at the northeast and southeast corner of Concord Street and Balzar Avenue (APNs 139-21-610-012, 013, 014 and 139-21-510-281 and 282) Ward 5 (Barlow).

C.C.: 5/21/2014

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

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-52956** APN: 139-21-510-281 & -282, 139-21-610-012, 013, 014

Name of Property Owner: Church Mount Sinai Missionary

Name of Applicant: Church Mount Sinai Missionary/ Dr. Rogers

Name of Representative: Church Mount Sinai Missionary/ Dr. Rogers

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

RECEIVED
FEB 13 2014

Signature of Property Owner: Dr. S. S. R.

Print Name: Dr. Sylvester S. Rogers

Subscribed and sworn before me

This 12th day of February, 2014

Loree B. Piper

Notary Public in and for said County and State

LOREE B. PIPER
Notary Public, State of Nevada
No: 91-0968-1
My appt exp. Mar. 28, 2017

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan (SDR)

Project Address (Location) 989, 1000, 1013, 1024, 1025 Balzar Ave.

Project Name Mt. Sinai Church **Proposed Use** Worship/Offices

Assessor's Parcel #(s) 139-21-610-012, -013, -014 &139-21-510-281, -282 **Ward #** 5 - Barlow

General Plan: existing MLA proposed PF **Zoning:** existing R-2 proposed C-V

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

Gross Acres 1.28 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Church Mount Sinai Missionary **Contact** Dr. Rogers

Address 1025 Balzar Ave **Phone:** 7023761751 **Fax:** (702) 648-0223

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

E-mail Address thegreatermtsinai@yahoo.com

APPLICANT Church Mount Sinai Missionary **Contact** Dr. Rogers

Address 1025 Balzar Ave **Phone:** 7023761751 **Fax:** (702) 648-0226

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

E-mail Address thegreatermtsinai@yahoo.com

REPRESENTATIVE Church Mount Sinai Missionary **Contact** Dr. Rogers

Address 1025 Balzar Ave **Phone:** 7023761751 **Fax:** 708-648

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

E-mail Address thegreatermtsinai@yahoo.com

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

Property Owner Signature* Dr. S. Rogers

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

Print Name Dr. Sylvester S. Rogers

Subscribed and sworn before me

This 12th day of February, 20 14.

Loree B Piper

Notary Public in and for said County and State

LOREE B. PIPER
Notary Public, State of Nevada
No: 91-0968-1
My appt exp. Mar. 28, 2017

FOR DEPARTMENT USE ONLY

Case #	SDR-52956
Meeting Date:	4/8/14
Total Fee:	$ 1030.00
Date Received:*	2-13-14
Received By:	JF

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

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 8, 2014

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

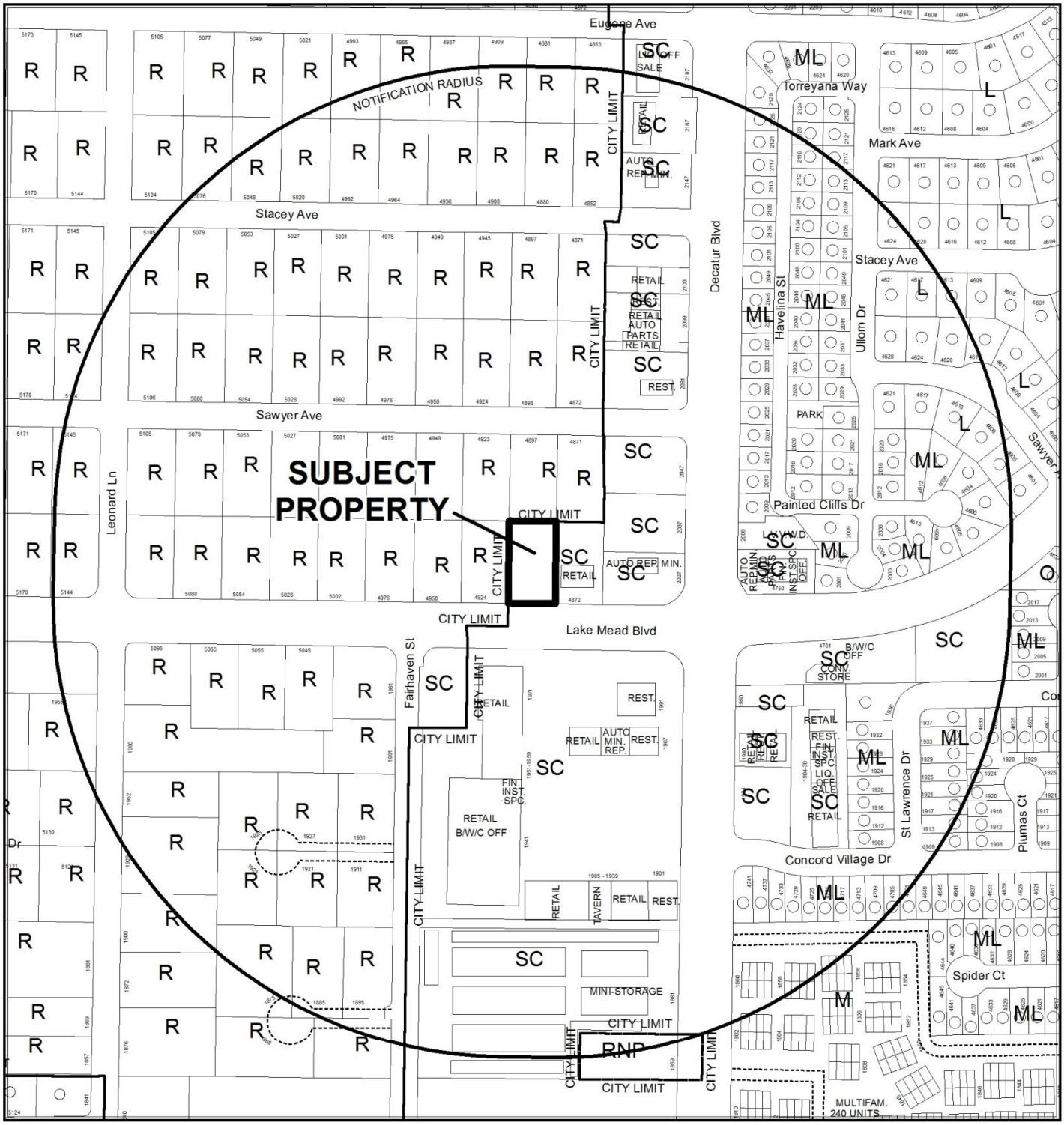
SUBJECT:
GPA-53013 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: R I V LIVING TRUST - For possible action on a request for a General Plan Amendment FROM: R (RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 0.43 acres on the north side of Lake Mead Boulevard, 300 feet west of Decatur Boulevard (APN 138-24-611-064), R-E (Residence Estates) Zone, Ward 5 (Barlow) [PRJ-52911].

C.C.: 5/21/2014

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

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report - GPA-53013 and ZON-53014 [PRJ-52911]
3. Supporting Documentation
4. Photos - GPA-53013 and ZON-53014 [PRJ-52911]
5. Justification Letter - GPA-53013 and ZON-53014 [PRJ-52911]

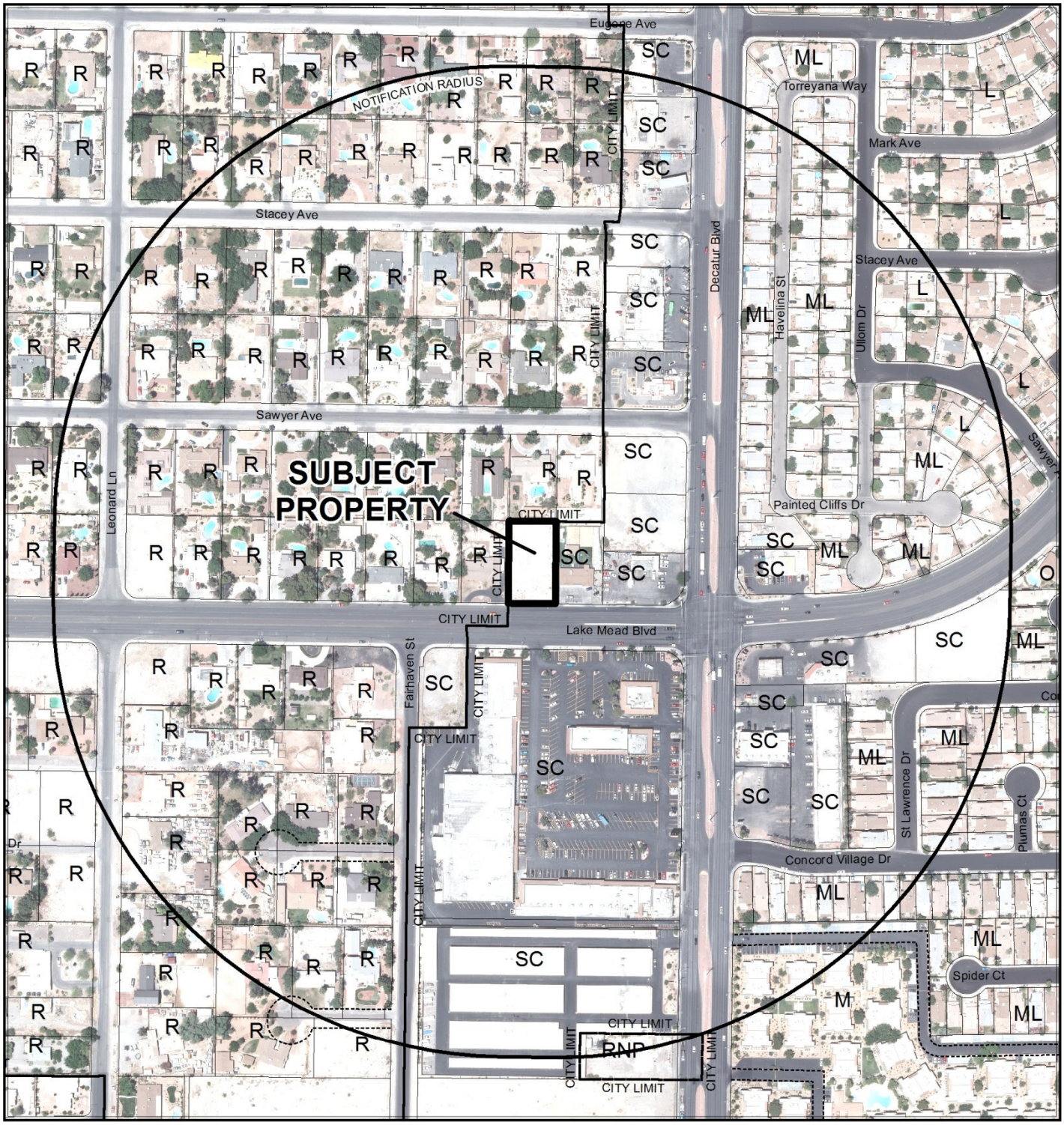


CASE: **GPA-53013 (PRJ-52911)**

RADIUS: 1000 FEET

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

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: SC (SERVICE COMMERCIAL)



0 200 400 Feet

CASE: **GPA-53013 (PRJ-52911)**

RADIUS: 1000 FEET

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

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: SC (SERVICE COMMERCIAL)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-53013 APN: 138-24-611-063

Name of Property Owner: RIV LIVING TRUST

Name of Applicant: RIV LIVING TRUST

Name of Representative: JOHN VORNSAND, AICP

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: Rhonda Ivie

Print Name: RHONDA IVIE

Subscribed and sworn before me

This 14TH day of FEBRUARY, 2014

CLARK COUNTY, NEVADA

Notary Public in and for said County and State

LANCE MUSICANT
Notary Public, State of Nevada
Appointment No. 04-88617-1
My Appt. Expires Apr 18, 2016

Lance S Musicant

PRJ-52911
02/24/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: GENERAL PLAN AMENDMENT

Project Address (Location) NORTH SIDE LAKE MEAD, 300' WEST OF DECATUR BLVD

Project Name RIV COMMERCIAL **Proposed Use** Commercial

Assessor's Parcel #(s) 138-24-611-063 **Ward #** 5-Barlow

General Plan: existing Rural proposed SC **Zoning:** existing R-E proposed C-1

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

Gross Acres .43 net ac **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER RIV LIVING TRUST **Contact** Rhonda Ivie

Address 4962 N. PIONEER WAY **Phone:** 702 363-4486 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89149

E-mail Address rivie.lasvegassweets@embarqmail.com

APPLICANT RIV LIVING TRUST **Contact** Rhonda Ivie

Address 4962 N. PIONEER WAY **Phone:** _____ **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89149

E-mail Address rivie.lasvegassweets@embarqmail.com

REPRESENTATIVE JOHN VORNSAND, AICP **Contact** _____

Address 62 SWAN CIRCLE **Phone:** (702) 896-2932 **Fax:** (702) 896-2932

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

E-mail Address landuseplanning@embarqmail.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* Rhonda Ivie

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

Print Name Rhonda Ivie

Subscribed and sworn before me

This 7TH day of FEB, 20 14.

Michelle G. Ginn

STATE OF NEVADA / COUNTY OF CLARK

Notary Public in and for said County and State

MICHELLE G. GINN
Notary Public State of Nevada
No. 03-80430-1
My appt. exp. April 7, 2015

Revised 10/27/08

FOR DEPARTMENT USE ONLY

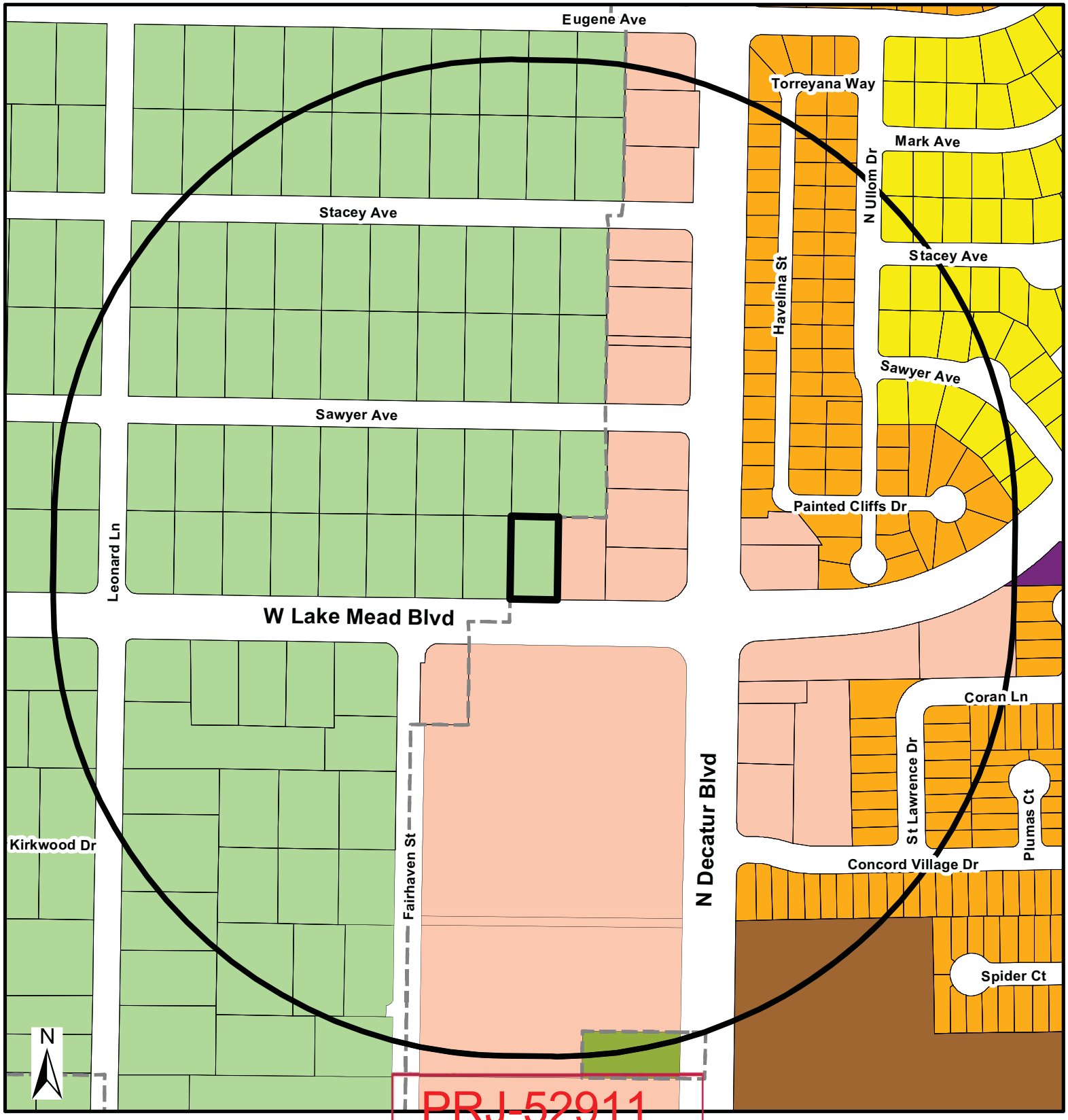
Case #	GPA-53013
Meeting Date:	04/08/14 PC
Total Fee:	
Date Received:*	
Received By:	

*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-52911
02/24/14

GPA-53013



General Plan Amendment

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

FROM R TO SC

GPA-53013

- 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: Thursday, February 20, 2014

JOHN VORNSAND, AICP
Planning & Zoning Entitlements
62 SWAN CIRCLE
HENDERSON, NEVADA 89074
Phone (702) 896-2932
Fax (702) 896-2932
Email: landuseplanning@embarqmail.com

January 30, 2014

RE: Justification Letter - General Plan Amendment & Zone Change - APN 138-24-611-063

The applicant is requesting a General Plan Amendment from Rural to Service Commercial (SC) and a Zone Change from R-E to C-1 for a .43 acre lot on the North side of Lake Mead Boulevard approximately 300 feet West of Decatur Boulevard. Adjacent to the East is an existing dog grooming and boarding establishment with an auto repair shop located to the east of that, both zoned C-1. To the South across Lake Mead Boulevard is an existing shopping center including a grocery store, retail businesses, fast food establishments and smog check facility also zoned C-1. To the West and North are existing single family residences located within unincorporated Clark County.

This property, which is presently vacant, has been a serious problem for the property owner because of illegal trespassing and dumping.. The owner has constructed a chain link fence surrounding the property to prevent trespass but is still having to accomplish periodic clean ups of illegal dumping on the property at a cost of many thousands of dollars. A residential use on this property is not compatible or appropriate due to the existing commercial uses to the East and South and the fact that Lake Mead Boulevard is a major street that is too highly trafficked to be appropriate for a single family residential use. The existing single family residences fronting on Lake Mead Boulevard to the West were constructed 50 years ago when Lake Mead Boulevard was not the heavily trafficked commercial thoroughfare it has become today. A commercial designation for this property is both appropriate zoning and compatible in the area.

SINCERELY

John Vornsand, AICP

GPA-53013 & ZON-53014

PRJ-52911
02/24/14

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 8, 2014

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

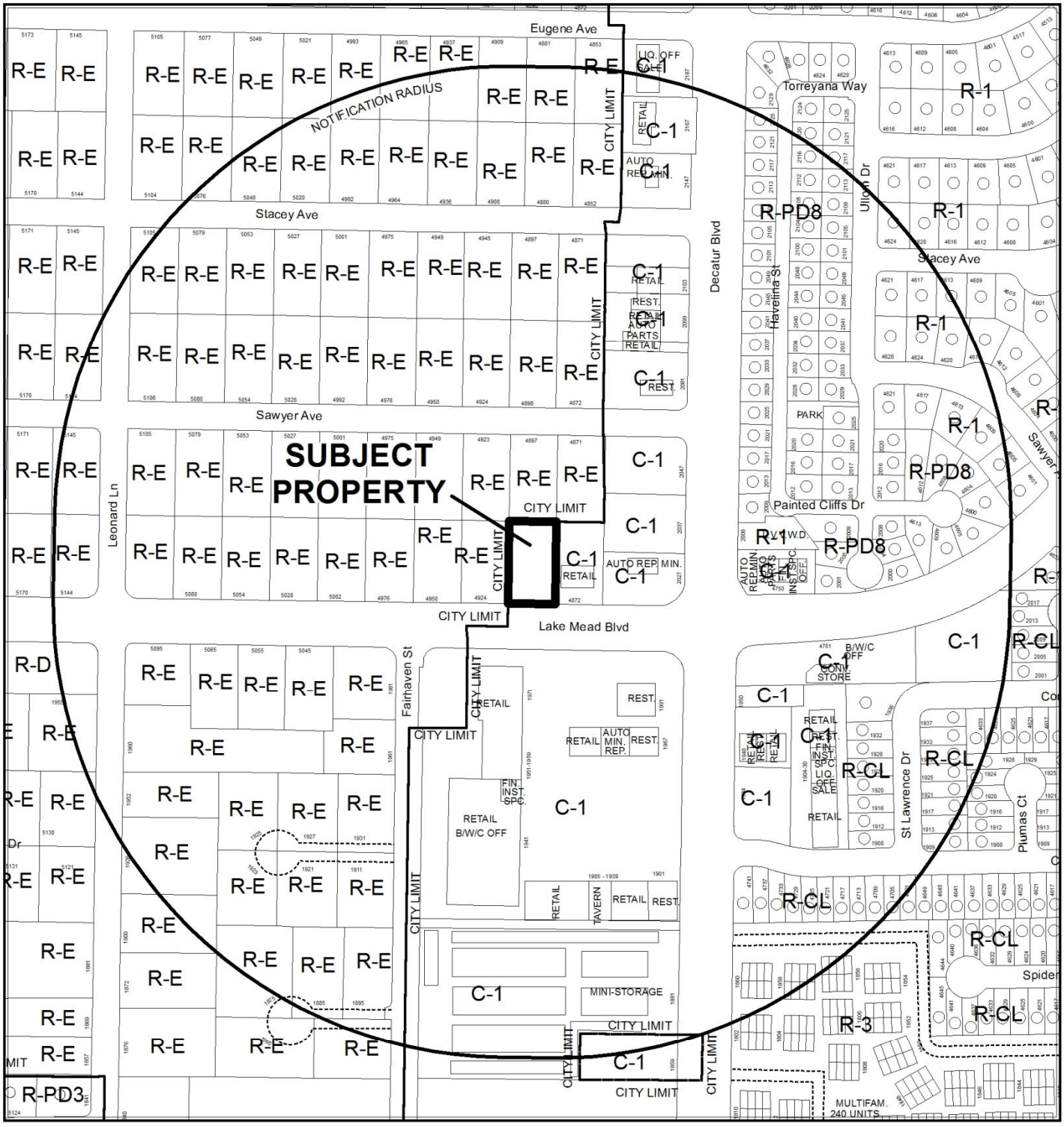
SUBJECT:
ZON-53014 - REZONING RELATED TO GPA-53013 - PUBLIC HEARING - APPLICANT/OWNER: R I V LIVING TRUST - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 0.43 acres on the north side of Lake Mead Boulevard, 300 feet west of Decatur Boulevard (APN 138-24-611-064), R-E (Residence Estates) Zone, Ward 5 (Barlow) [PRJ-52911].

C.C.: 5/21/2014

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

RECOMMENDATION:
APPROVAL

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



CASE: **ZON-53014 (PRJ-52911)**

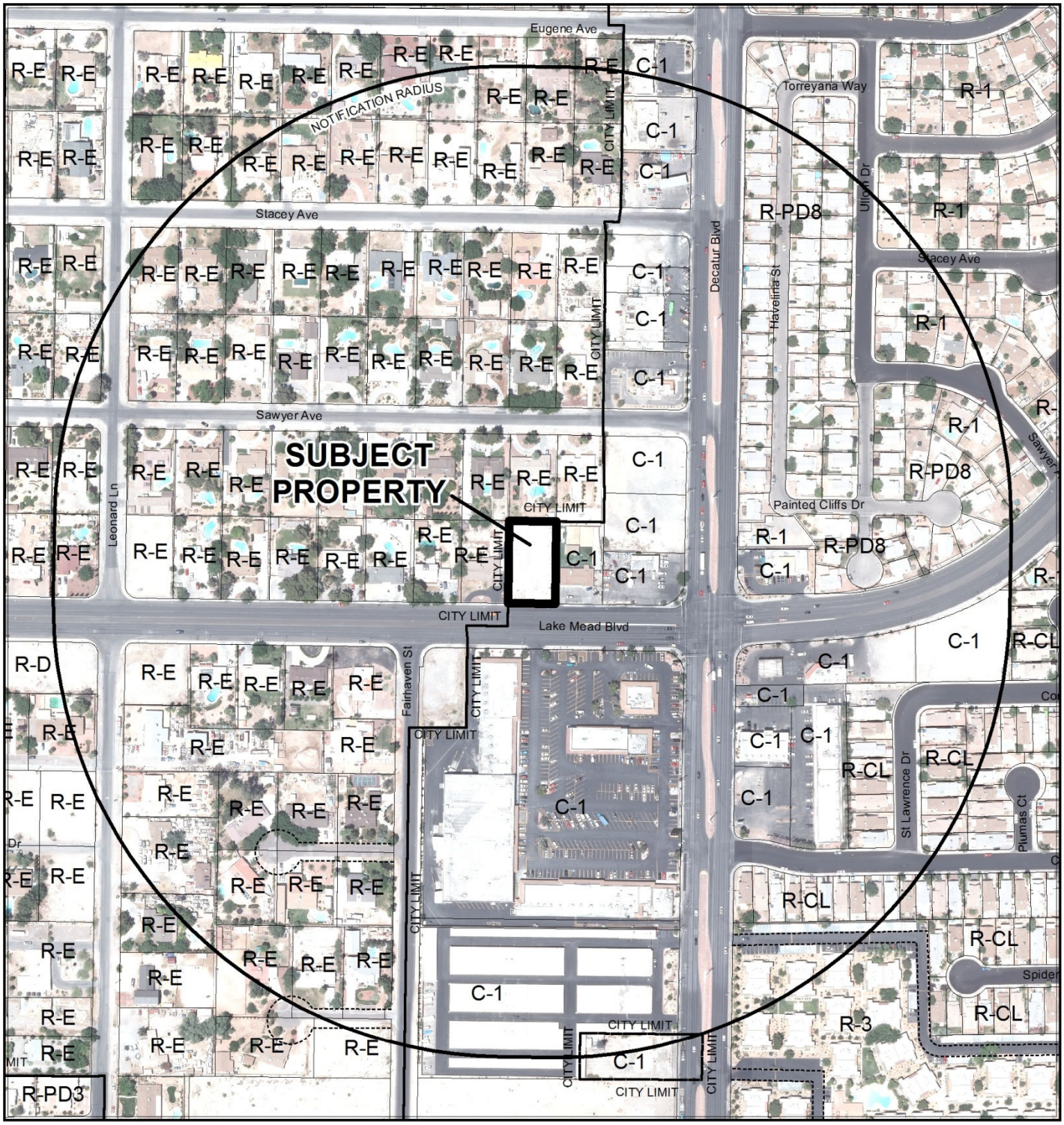
RADIUS: 1000 FEET

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

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

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

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: SC (SERVICE COMMERCIAL)



0 200 400 Feet

CASE: **ZON-53014 (PRJ-52911)**

RADIUS: 1000 FEET

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

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

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

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: SC (SERVICE COMMERCIAL)

N

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-53014 APN: 138-24-611-063

Name of Property Owner: RIV LIVING TRUST

Name of Applicant: RIV LIVING TRUST

Name of Representative: JOHN VORNSAND, AICP

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: Rhonda Ivie

Print Name: RHONDA IVIE

Subscribed and sworn before me

This 14TH day of FEBRUARY, 2014

CLARK COUNTY, NEVADA

Notary Public in and for said County and State

LANCE MUSICANT
Notary Public, State of Nevada
Appointment No. 04-88617-1
My Appt. Expires Apr 18, 2016

Lance S Musicant

PRJ-52911
02/24/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: REZONING

Project Address (Location) NORTH SIDE LAKE MEAD, 300' WEST OF DECATUR BLVD

Project Name RIV COMMERCIAL **Proposed Use** Commercial

Assessor's Parcel #(s) 138-24-611-063 **Ward #** 5-Barlow

General Plan: existing Rural proposed SC **Zoning:** existing R-E proposed C-1

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

Gross Acres 43 net ac **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER RIV LIVING TRUST **Contact** Rhonda Ivie

Address 4962 N. PIONEER WAY **Phone:** 702 363-4486 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89149

E-mail Address _____

APPLICANT RIV LIVING TRUST **Contact** Rhonda Ivie

Address 4962 N. PIONEER WAY **Phone:** 702 363-4486 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89149

E-mail Address rivie.lasvegassweets@embarqmail.com

REPRESENTATIVE JOHN VORNSAND, AICP **Contact** _____

Address 62 SWAN CIRCLE **Phone:** (702) 896-2932 **Fax:** (702) 896-2932

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

E-mail Address landuseplanning@embarqmail.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* Rhonda Ivie

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

Print Name Rhonda Ivie

Subscribed and sworn before me

This 7TH day of FEB, 20 14.

Michelle G. Ginn

STATE OF NEVADA / COUNTY OF CLARK

Notary Public in and for said County and State

MICHELLE G. GINN
Notary Public State of Nevada
No. 03-80430-1
My appt. exp. April 7, 2015

FOR DEPARTMENT USE ONLY

Case #	ZON-53014
Meeting Date:	04/08/14 PC
Total Fee:	
Date Received:*	
Received By:	

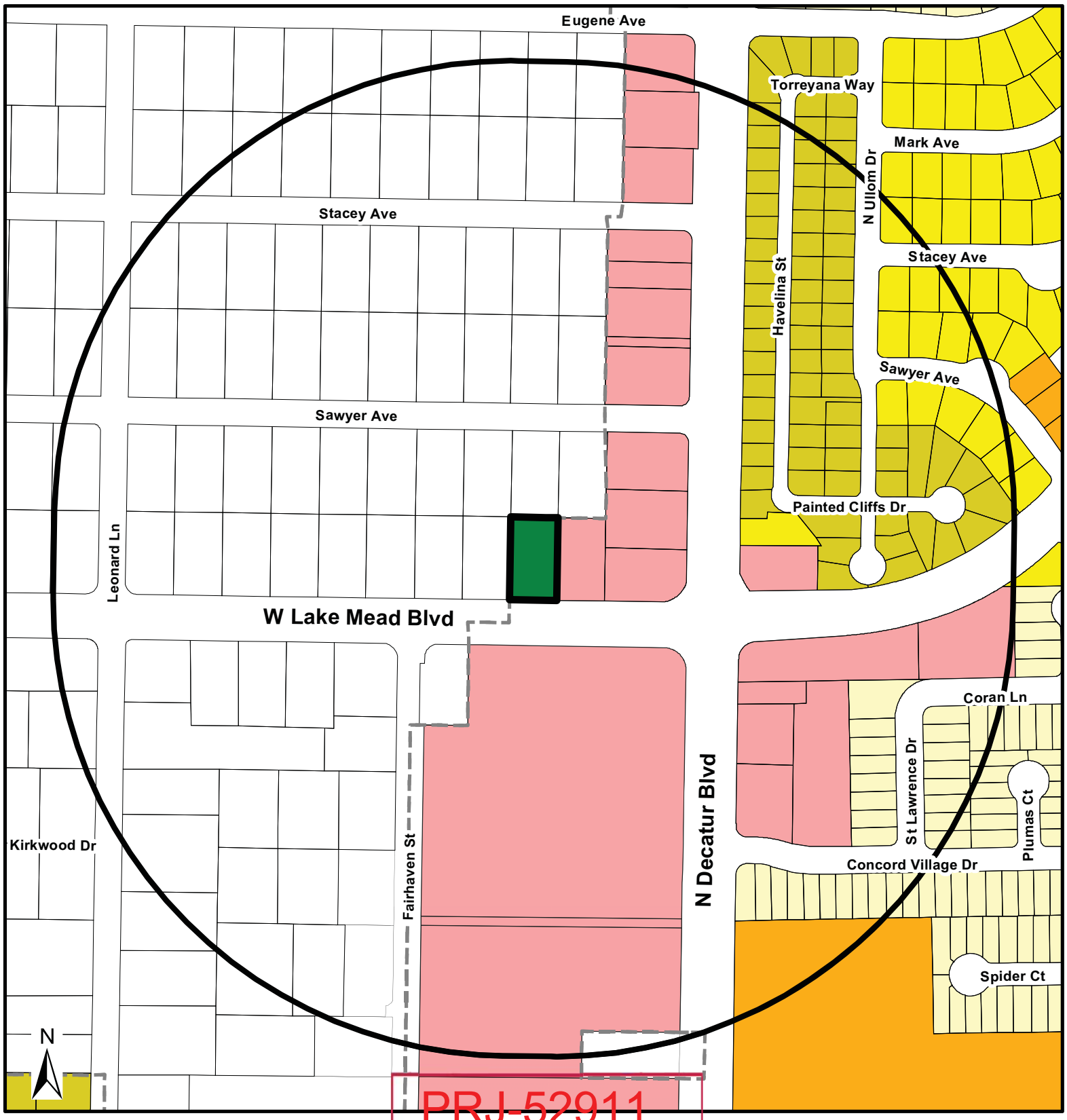
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

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

PRJ-52911
02/24/14

ZON-53014



Zoning

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

FROM R-E TO C-1

ZON-53014

- 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: Thursday, February 20, 2014

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 8, 2014

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

SUBJECT:
GPA-53016 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: DROCK 3RD STREET, LLC - For possible action on a request for a General Plan Amendment FROM: PF (PUBLIC FACILITIES) TO: GC (GENERAL COMMERCIAL) on 2.76 acres at 200 South 3rd Street (APN 139-34-210-047), C-V (Civic) Zone, Ward 3 (Coffin) [PRJ-52978].

C.C.: 5/21/2014

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

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report - GPA-53016 and ZON-53017 [PRJ-52978]
3. Supporting Documentation
4. Photos - GPA-53016 and ZON-53017 [PRJ-52978]
5. Justification Letter - GPA-53016 and ZON-53017 [PRJ-52978]

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

GPA-53016

Case Number: PRJ-52978 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 STEVENS

Subscribed and sworn before me

This 28th day of January, 2014

_____

Notary Public in and for said County and State

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

PRJ-52978
02/19/14

Revised 11-14-06

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: CC.H TEMPORARY PRIVATE VALET LOT

Project Address (Location) 200 S. 3RD ST, LAS VEGAS NV 89101

Project Name _____ **Proposed Use** _____

Assessor's Parcel #(s) 139-34-210-047 **Ward #** 3

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

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

Gross Acres 2.76 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Dtodc 3rd Street LLC **Contact** DANIEL MORRELL

Address 21777 Hoover Dr **Phone:** (586) 497-7093 **Fax:** (586) 497-7090

City WARREN **State** MI **Zip** 48089

E-mail Address dmorrell@coldheading.com

APPLICANT _____ **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

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

Property Owner Signature* _____

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

Print Name DEREK STEVENS

Subscribed and sworn before me

This 28th day of January, 20 14.

_____

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

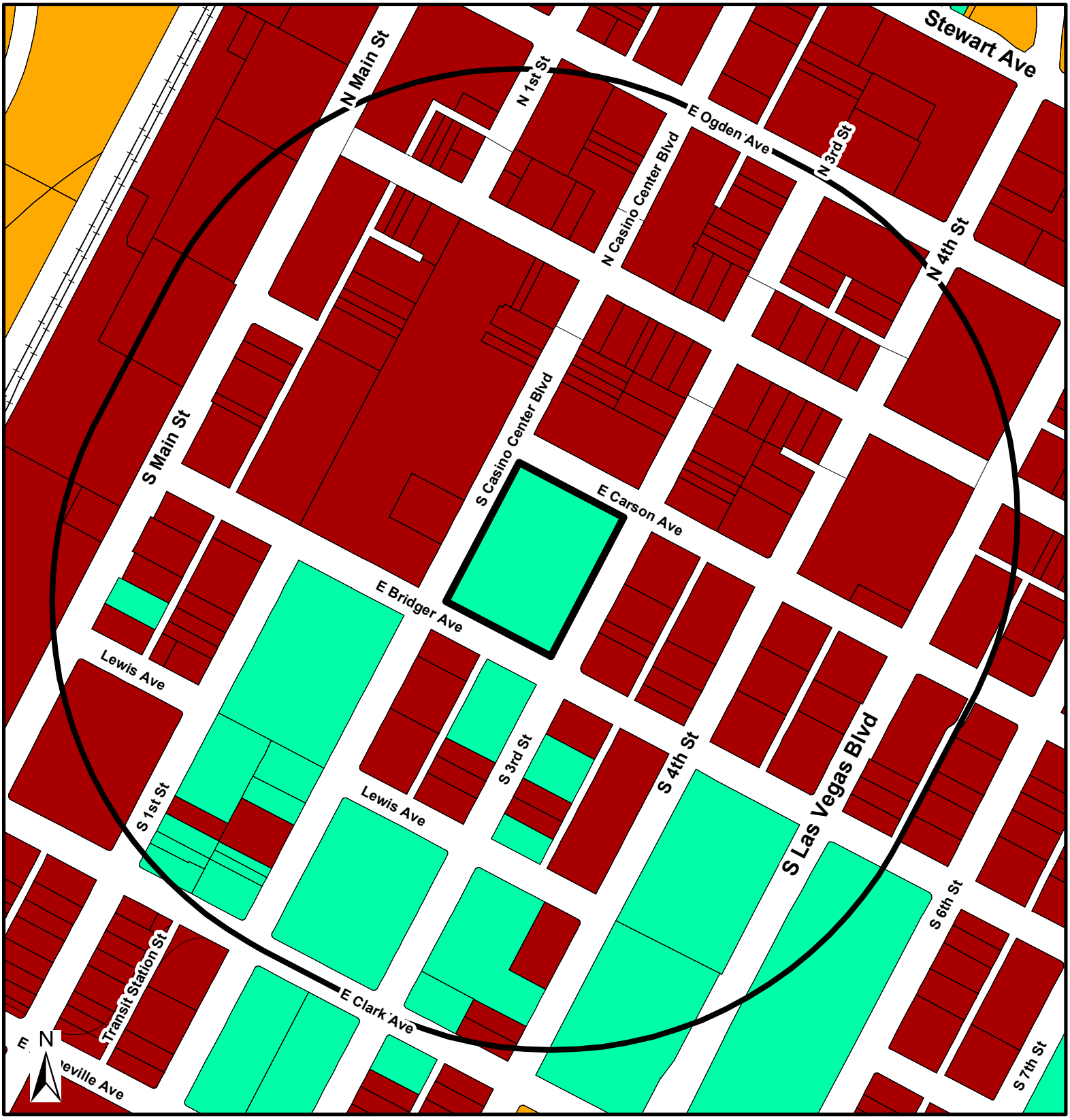
Case #	GPA-53016
Meeting Date:	04/08/14 PC
Total Fee:	
Date Received:*	
Received By:	

PRJ-52978
02/19/14

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

Revised 10/27/08

GPA-53016



General Plan Amendment

FROM PF TO GC

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

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: Thursday, February 20, 2014

Clark County Courthouse – Temporary Private Valet Lot
Justification Letter

BUNNYFiSH
studio

February 18, 2014

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

RE: JUSTIFICATION LETTER – General Plan Amendment and Rezoning
APN 139-34-210-047

Please accept this as our official justification letter for a general plan amendment and rezoning. The Application is FOR A PROPOSED TEMPORARY PRIVATE VALET LOT. WE ARE RQUESTING THE CHANGE FROM C-V TO C-2.

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.

Respectfully Submitted,

Craig Palacios, NCARB, AIA, LEED AP bd+c
BUNNYFiSH studio

GPA-53016 & ZON-53017

520 E FREMONT, LAS VEGAS NV, 89101
702.241-9751

PRJ-52978
02/19/14

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 8, 2014

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

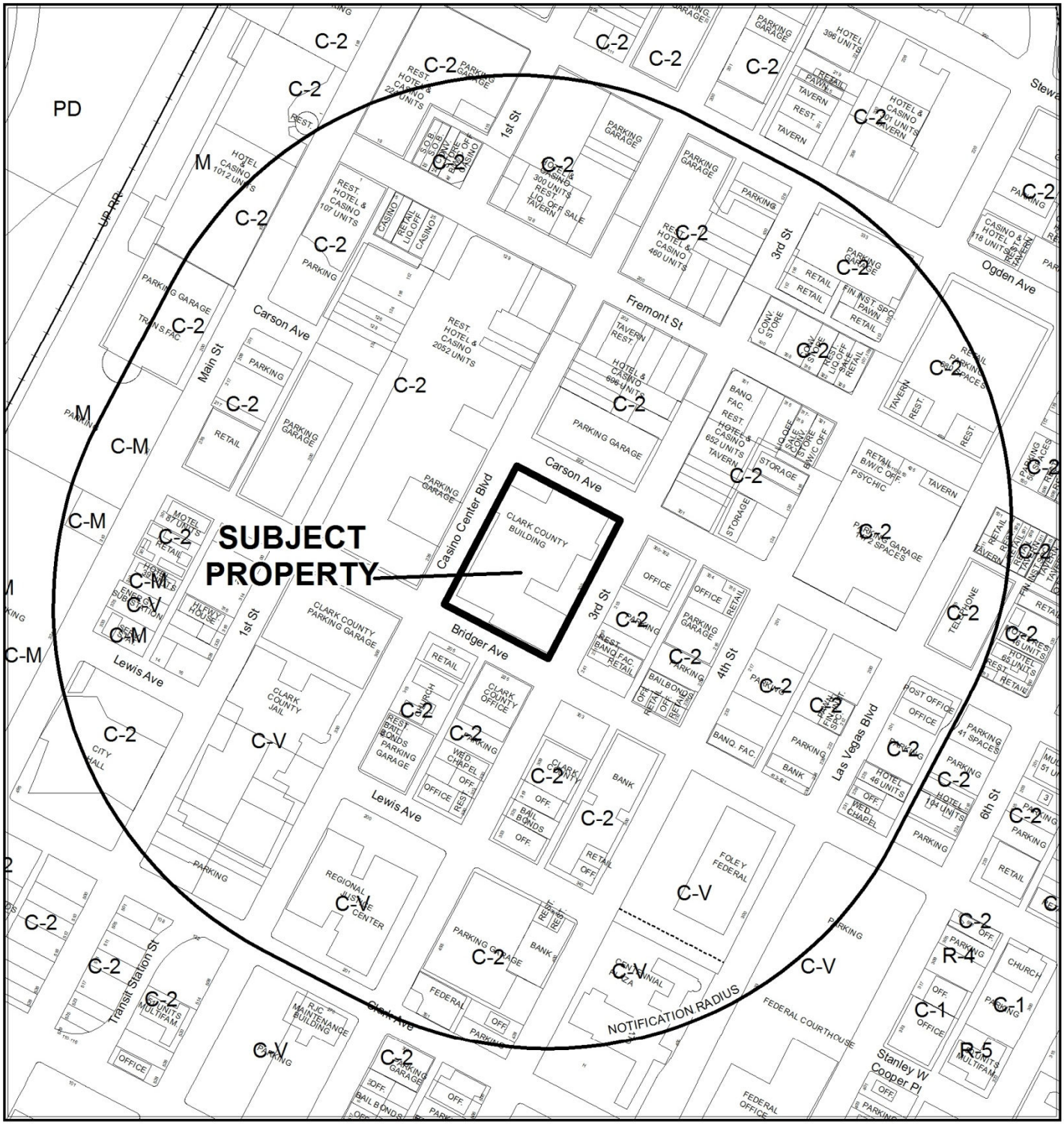
SUBJECT:
ZON-53017 - REZONING RELATED TO GPA-53016 - PUBLIC HEARING - APPLICANT/OWNER: DROCK 3RD STREET, LLC - For possible action on a request for a Rezoning FROM: C-V (CIVIC) TO: C-2 (GENERAL COMMERCIAL) on 2.76 acres at 200 South 3rd Street (APN 139-34-210-047), C-V (Civic) Zone, Ward 3 (Coffin) [PRJ-52978].

C.C.: 5/21/2014

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

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Consolidated Back up
2. Location and Aerial Maps
3. Supporting Documentation



0 300 600 Feet

CASE: **ZON-53017 (PRJ-52978)**

RADIUS: 1000 FEET

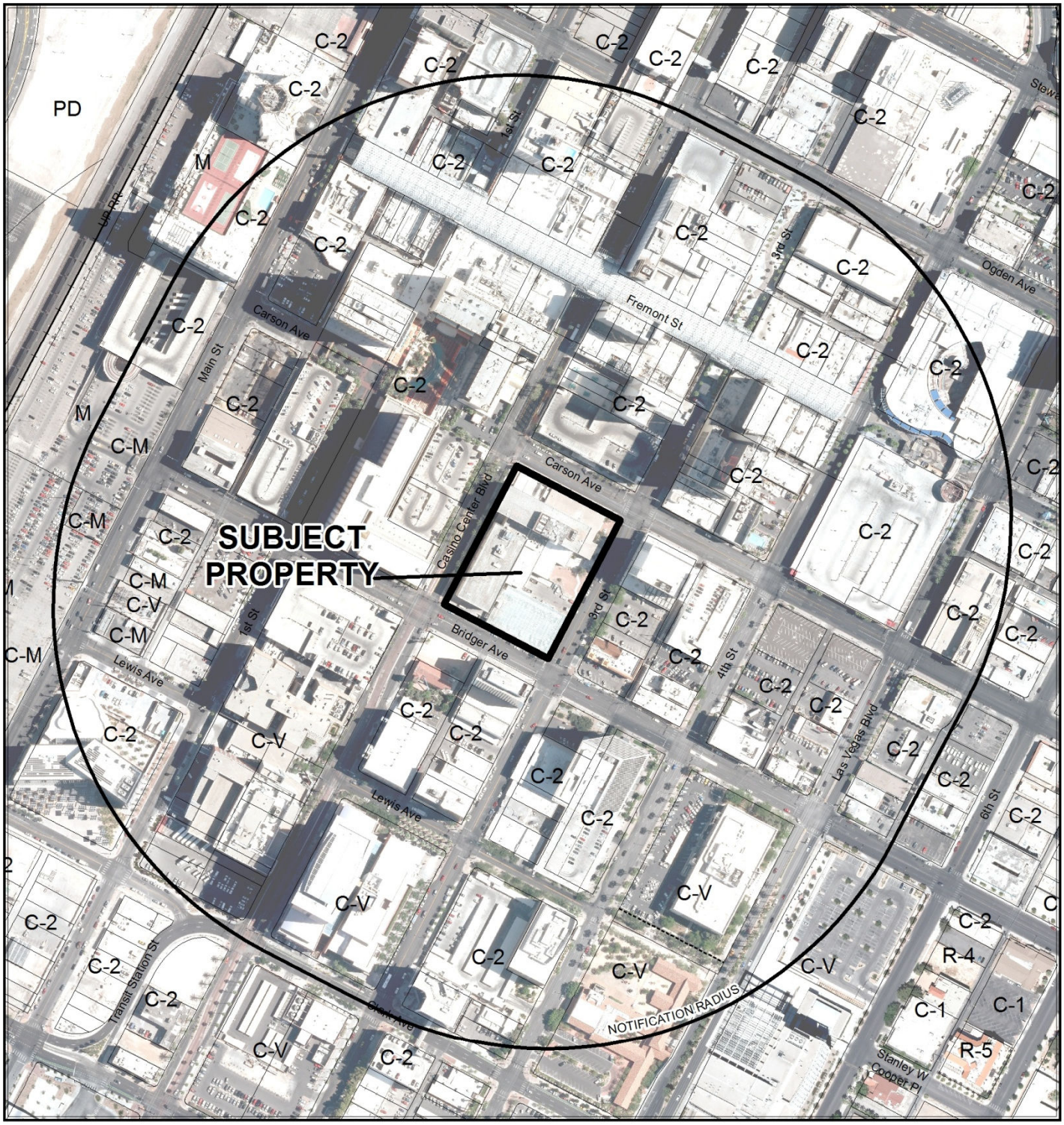
ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

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

GENERAL PLAN OF SUBJECT PROPERTY: PF (PUBLIC FACILITIES)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: GC (GENERAL COMMERCIAL)

N



0 300 600 Feet

CASE: **ZON-53017 (PRJ-52978)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

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

GENERAL PLAN OF SUBJECT PROPERTY: PF (PUBLIC FACILITIES)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: GC (GENERAL COMMERCIAL)

N

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

ZON-53017

Case Number: PRJ-52978 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 STEVENS

Subscribed and sworn before me

This 28th day of January, 2014

_____

Notary Public in and for said County and State

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

PRJ-52978
02/19/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: CC.H TEMPORARY PRIVATE VALET LOT

Project Address (Location) 200 S. 3RD ST, LAS VEGAS NV 89101

Project Name _____ **Proposed Use** _____

Assessor's Parcel #(s) 139-34-210-047 **Ward #** 3

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

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

Gross Acres 2.76 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Dtodc 3rd Street LLC **Contact** DANIEL MORRELL

Address 21777 Hoover Dr **Phone:** (586) 497-7093 **Fax:** (586) 497-7090

City WARREN **State** MI **Zip** 48089

E-mail Address dmorrell@coldheading.com

APPLICANT _____ **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

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

Property Owner Signature* _____

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

Print Name DEREK STEVENS

Subscribed and sworn before me

This 28th day of January, 20 14.

_____

Notary Public in and for said County and State

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

Revised 10/27/08

FOR DEPARTMENT USE ONLY

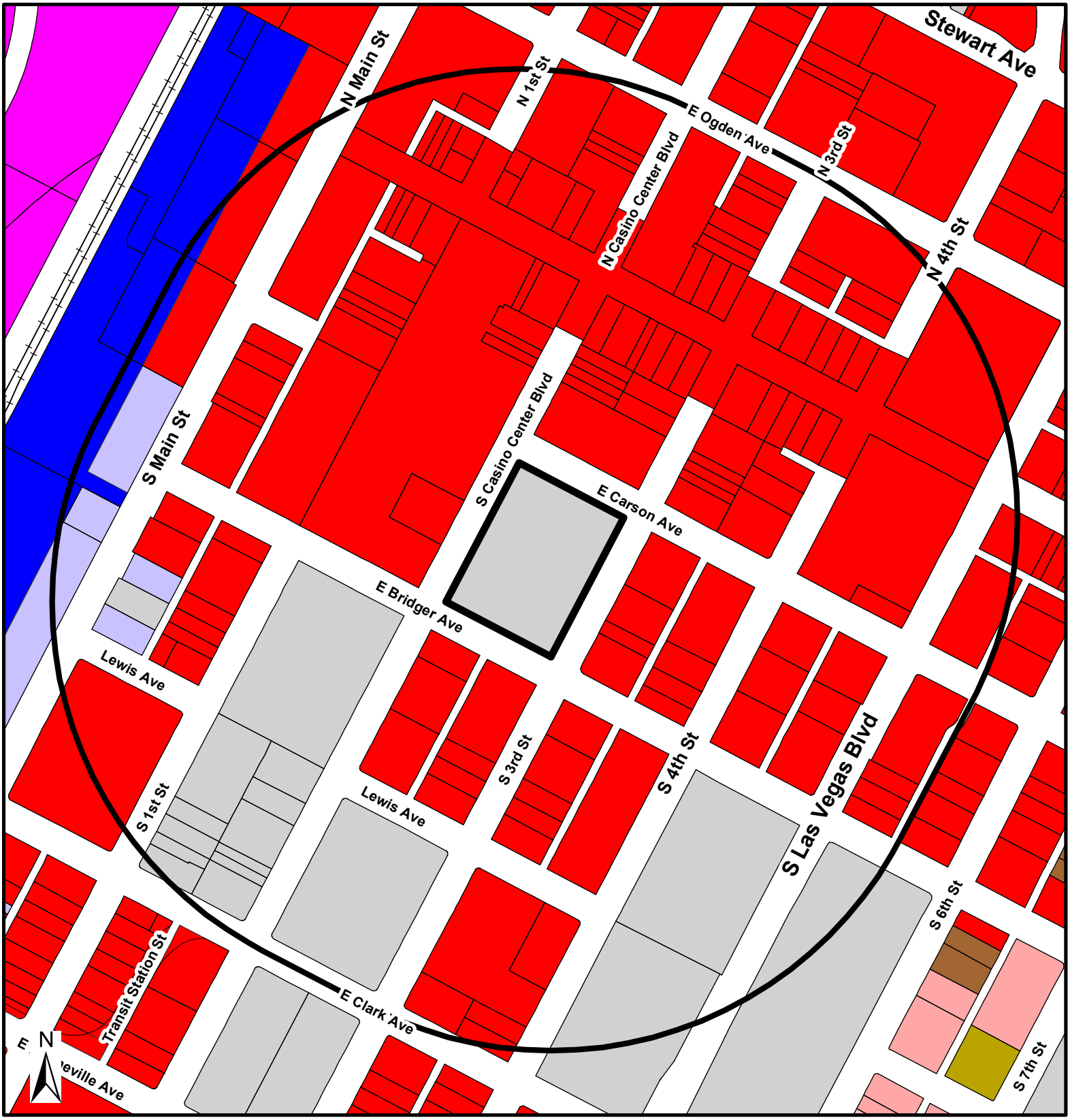
Case #	ZON-53017
Meeting Date:	04/08/14 PC
Total Fee:	
Date Received:*	
Received By:	

PRJ-52978
02/19/14

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

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

ZON-53017



Zoning

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

FROM C-V TO C-2

- Subject Property
- 1000ft Buffer
- City Limits

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

Date: Thursday, February 20, 2014

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 8, 2014

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

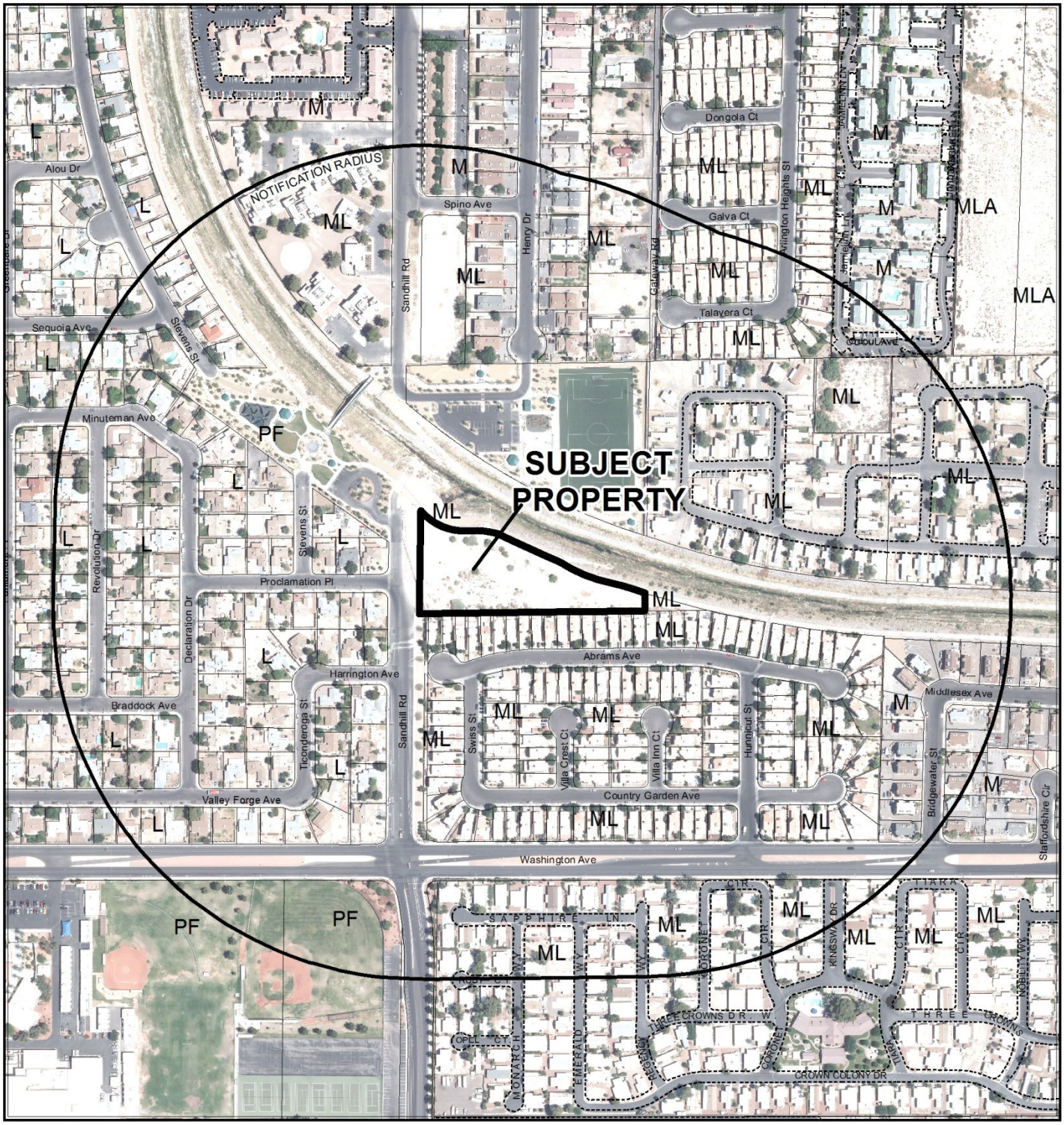
SUBJECT:
GPA-53037 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CAMBRIDGE COMPANIES, INC - For possible action on a request for a General Plan Amendment FROM: ML (MEDIUM LOW DENSITY RESIDENTIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 2.29 acres located approximately 597 feet north of Washington Avenue on the east side of Sandhill Road (APN 140-30-601-006), Ward 3 (Coffin) [PRJ-52944].

C.C.: 05/21/2014

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

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report - GPA-53037, ZON-53038, VAR-53197 and SDR-53040 [PRJ-52944]
3. Supporting Documentation - GPA-53037, ZON-53038, VAR-53197 and SDR-53040 [PRJ-52944]
4. Photos - GPA-53037, ZON-53038, VAR-53197 and SDR-53040 [PRJ-52944]
5. Justification Letter - GPA-53037, ZON-53038, VAR-53197 and SDR-53040 [PRJ-52944]



CASE: **GPA-53037 (PRJ-52944)**

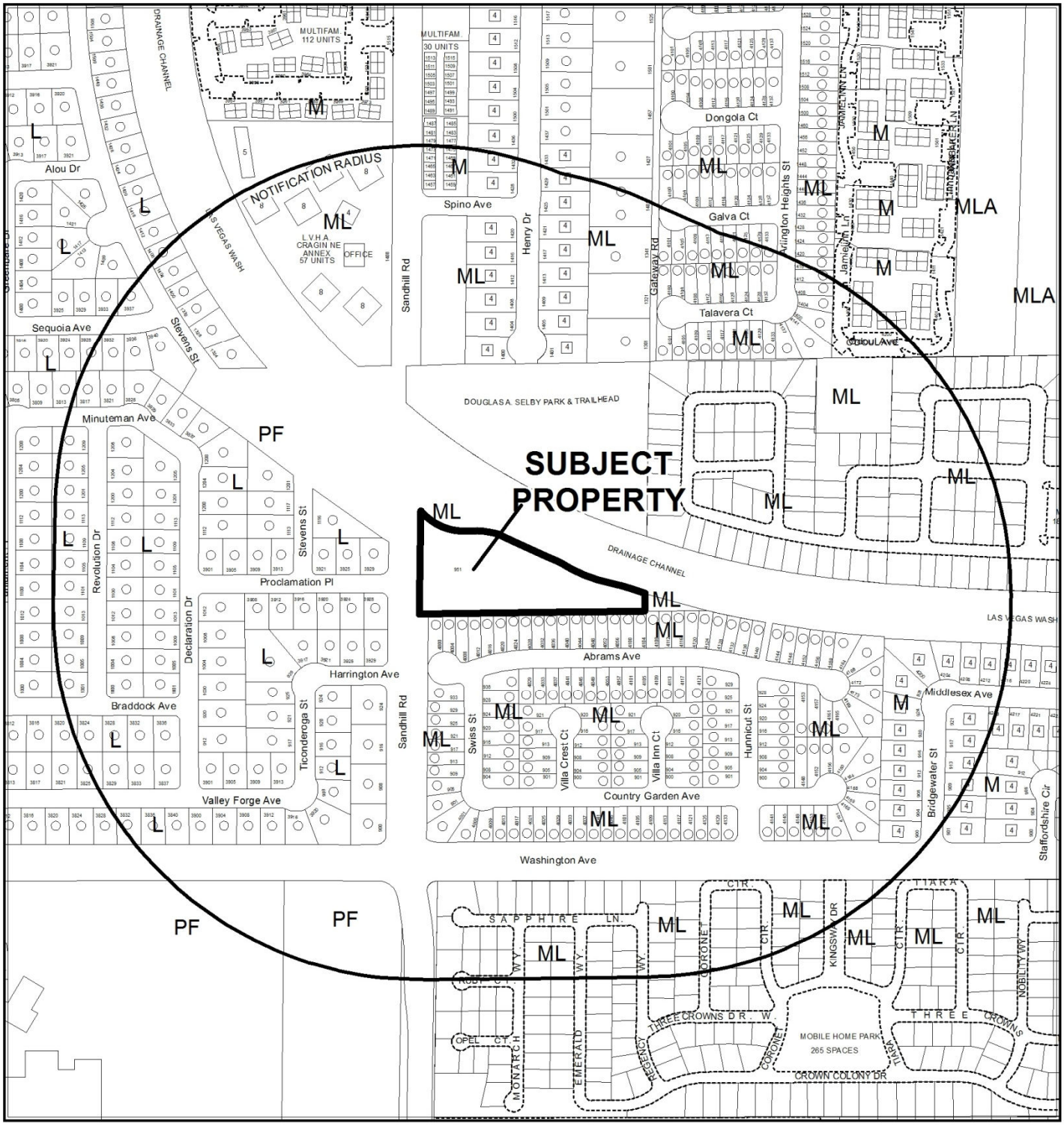
0 300 600 Feet

RADIUS: 1000 FEET

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

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

N



CASE: **GPA-53037 (PRJ-52944)**

0 300 600 Feet

RADIUS: 1000 FEET

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

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-53037 APN: 140-30-601-006

Name of Property Owner: Cambridge Companies, Inc.

Name of Applicant: Cambridge Companies, Inc.

Name of Representative: G.C. Garcia, Inc.

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): N / A

APN: _____

Signature of Property Owner: F. Chebotarev

Print Name: Filipp Chebotarev

Subscribed and sworn before me

This 14 day of February, 2014

E Bridget Gould

Notary Public in and for said County and State

E. BRIDGET GOULD
Commission # 1953659
Notary Public - California
Orange County
My Comm. Expires Sep 24, 2015

PRJ-52944
03/20/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) Sandhill & Washington, near NEC

Project Name Multi-Family at Sandhill & Washington **Proposed Use** Multi Family / Res.

Assessor's Parcel #(s) 140-30-601-006 **Ward #** 3

General Plan: existing ML proposed M **Zoning:** existing R-2 proposed R-3

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

Gross Acres 2.29+/- **Lots/Units** **Density**

Additional Information

PROPERTY OWNER Cambridge Companies Inc. **Contact** Filipp Chebotarev

Address 9075 W. Diablo 3rd Floor **Phone:** (949) 584-3276 **Fax:** (702) 876-6023

City Las Vegas **State** NV **Zip** 89148

E-mail Address filipp@cambridgecompanies.us

APPLICANT Cambridge Companies, Inc. **Contact** Filipp Chebotarev

Address 9075 W. Diablo 3rd Floor **Phone:** (949) 584-3276 **Fax:** (702) 876-6023

City Las Vegas **State** NV **Zip** 89148

E-mail Address filipp@cambridgecompanies.us

REPRESENTATIVE G. C. Garcia, Inc. **Contact** George Garcia

Address 1711 Whitney Mesa Dr., Suite 110 **Phone:** (702) 435-9909 **Fax:** (702) 435-0457

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

E-mail Address acole@gcgarciainc.com

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

Property Owner Signature* F. Chebotarev

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

Print Name Filipp Chebotarev

Subscribed and sworn before me

This 14th day of February, 2014.

E Bridget Gould

Notary Public in and for said County and State

E. BRIDGET GOULD
Commission # 1953659
Notary Public - California
Orange County
My Comm. Expires Sep 24, 2015

FOR DEPARTMENT USE ONLY

Case #	GPA-53037
Meeting Date:	04/08/14 PC
Total Fee:	
Date Received:*	
Received By:	

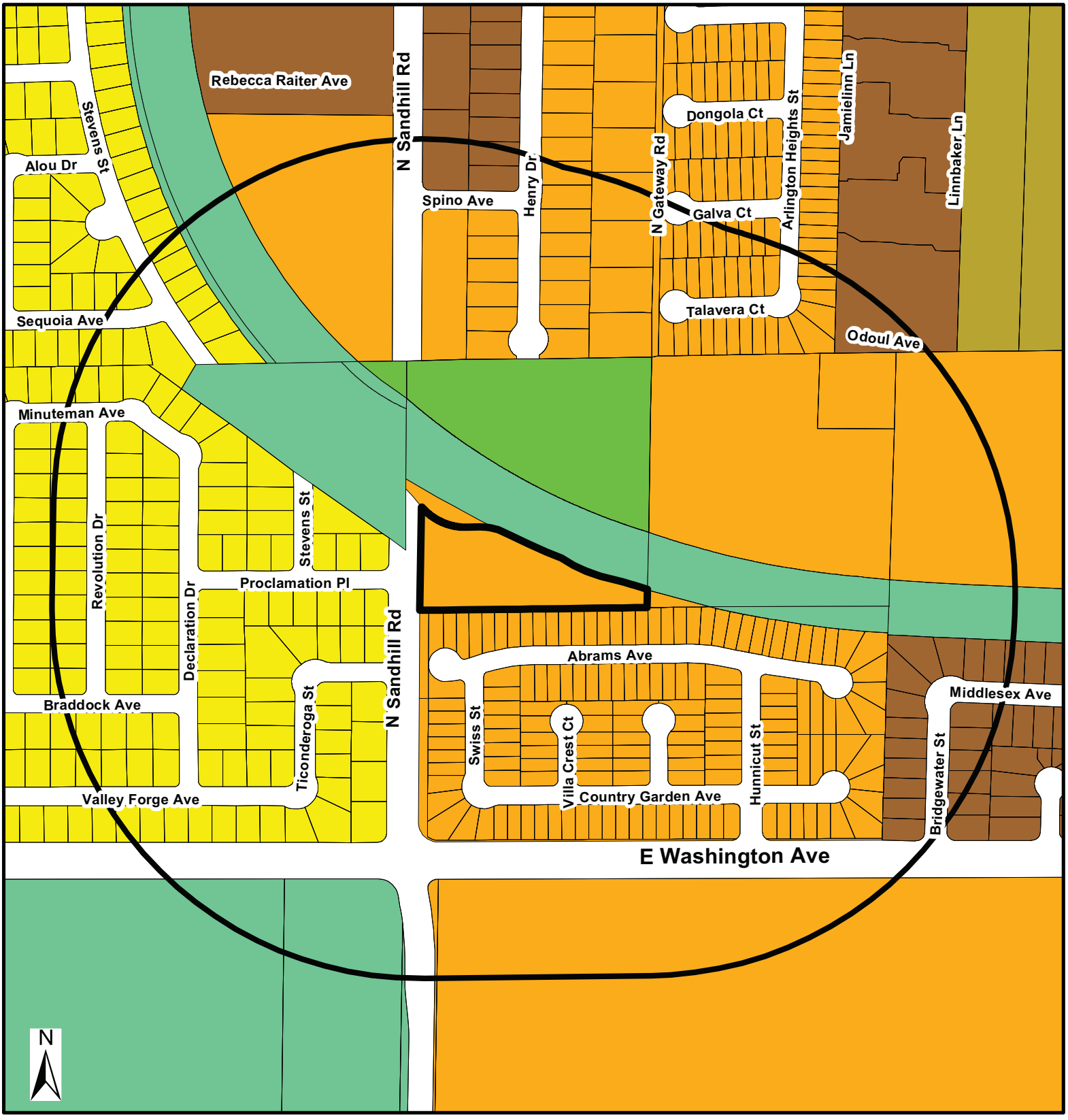
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

PRJ-52944
02/20/14

Revised 10/27/08

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

GPA-53037



General Plan Amendment

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

FROM ML TO M

GPA-53037

Subject Property

PRJ-52944

02/24/14

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: Thursday, February 20, 2014

PROPERTY OWNER

CAMBRIDGE COMPANIES INC
9075 WEST DIABLO DRIVE, THIRD FLOOR
LAS VEGAS, NV 89148

CONTACT

KGA ARCHITECTURE
9075 WEST DIABLO DRIVE, THIRD FLOOR
LAS VEGAS, NV 89148

SITE ANALYSIS

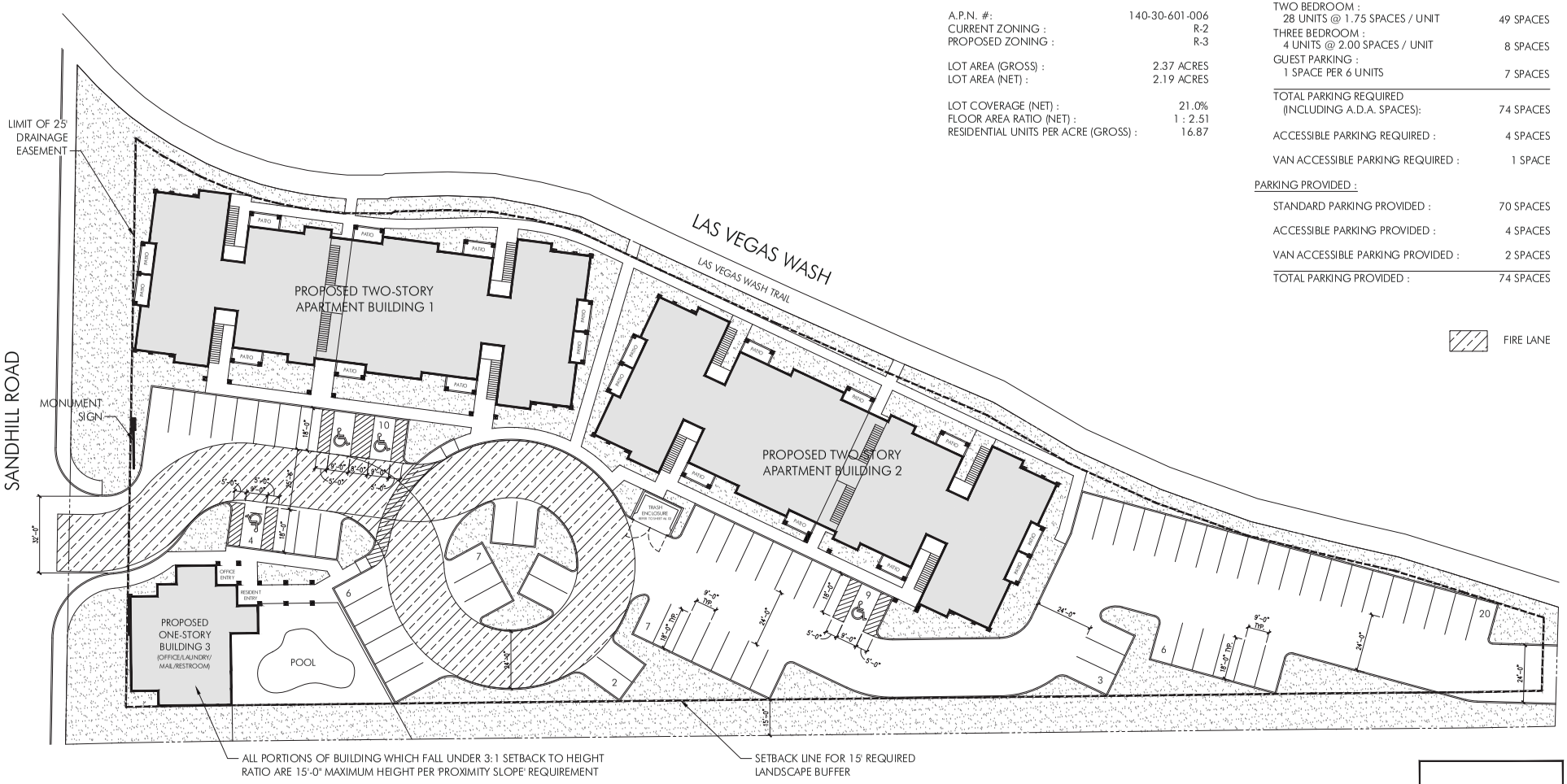
A.P.N. #:	140-30-601-006
CURRENT ZONING :	R-2
PROPOSED ZONING :	R-3
LOT AREA (GROSS) :	2.37 ACRES
LOT AREA (NET) :	2.19 ACRES
LOT COVERAGE (NET) :	21.0%
FLOOR AREA RATIO (NET) :	1 : 2.51
RESIDENTIAL UNITS PER ACRE (GROSS) :	16.87

BUILDING ANALYSIS

PROPOSED TWO-STORY APARTMENT BUILDING (1) :	19,480
PROPOSED TWO-STORY APARTMENT BUILDING (2) :	19,480
PROPOSED ONE-STORY SUPPORT BUILDING (3) :	2,224
TOTAL SQUARE FOOTAGE :	41,184

PARKING ANALYSIS

PARKING REQUIRED (BY RESIDENTIAL UNIT TYPE) :	
ONE BEDROOM : 8 UNITS @ 1.25 SPACES / UNIT	10 SPACES
TWO BEDROOM : 28 UNITS @ 1.75 SPACES / UNIT	49 SPACES
THREE BEDROOM : 4 UNITS @ 2.00 SPACES / UNIT	8 SPACES
GUEST PARKING : 1 SPACE PER 6 UNITS	7 SPACES
TOTAL PARKING REQUIRED (INCLUDING A.D.A. SPACES):	74 SPACES
ACCESSIBLE PARKING REQUIRED :	4 SPACES
VAN ACCESSIBLE PARKING REQUIRED :	1 SPACE
PARKING PROVIDED :	
STANDARD PARKING PROVIDED :	70 SPACES
ACCESSIBLE PARKING PROVIDED :	4 SPACES
VAN ACCESSIBLE PARKING PROVIDED :	2 SPACES
TOTAL PARKING PROVIDED :	74 SPACES



GPA-53037, ZON-53038 & SDR-53040

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

0' 10' 20' 40'

REVISIONS:

SANDHILL VILLAS APARTMENTS
NEVADA
LAS VEGAS,

KGA ARCHITECTURE
9075 West Diablo Drive, Suite 250
Las Vegas, NV 89148
(702) 851-2180
www.kgarchitecture.com

CONSULTANTS:

PROJECT:
SANDHILL VILLAS APARTMENTS

SHEET CONTENTS:
SITE PLAN

DATE:
FEBRUARY 18, 2014
JOB NO.
14169.00

SHEET:
AS1.01

PROPERTY OWNER

CAMBRIDGE COMPANIES INC
9075 WEST DIABLO DRIVE, THIRD FLOOR
LAS VEGAS, NV 89148

CONTACT

KGA ARCHITECTURE
9075 WEST DIABLO DRIVE, THIRD FLOOR
LAS VEGAS, NV 89148

SITE ANALYSIS

A.P.N. #:	140-30-601-006
CURRENT ZONING :	R-2
PROPOSED ZONING :	R-3
LOT AREA (GROSS) :	2.37 ACRES
LOT AREA (NET) :	2.19 ACRES
LOT COVERAGE (NET) :	21.0%
FLOOR AREA RATIO (NET) :	1 : 2.51
RESIDENTIAL UNITS PER ACRE (GROSS) :	16.87

BUILDING ANALYSIS

PROPOSED TWO-STORY APARTMENT BUILDING (1) :	19,480
PROPOSED TWO-STORY APARTMENT BUILDING (2) :	19,480
PROPOSED ONE-STORY SUPPORT BUILDING (3) :	2,224
TOTAL SQUARE FOOTAGE :	41,184

PARKING ANALYSIS

PARKING REQUIRED (BY RESIDENTIAL UNIT TYPE) :	
ONE BEDROOM : 8 UNITS @ 1.25 SPACES / UNIT	10 SPACES
TWO BEDROOM : 28 UNITS @ 1.75 SPACES / UNIT	49 SPACES
THREE BEDROOM : 4 UNITS @ 2.00 SPACES / UNIT	8 SPACES
GUEST PARKING : 1 SPACE PER 6 UNITS	7 SPACES
TOTAL PARKING REQUIRED (INCLUDING A.D.A. SPACES):	74 SPACES
ACCESSIBLE PARKING REQUIRED :	4 SPACES
VAN ACCESSIBLE PARKING REQUIRED :	1 SPACE
PARKING PROVIDED :	
STANDARD PARKING PROVIDED :	70 SPACES
ACCESSIBLE PARKING PROVIDED :	4 SPACES
VAN ACCESSIBLE PARKING PROVIDED :	2 SPACES
TOTAL PARKING PROVIDED :	74 SPACES

GPA-53037, ZON-53038 & SDR-53040

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

0' 10' 20' 40'

SANDHILL VILLAS APARTMENTS
NEVADA
LAS VEGAS,

KGA ARCHITECTURE
9075 West Diablo Drive, Suite 150
Las Vegas, Nevada 89148
(702) 851-2180
www.kgarchitecture.com

REVISIONS:

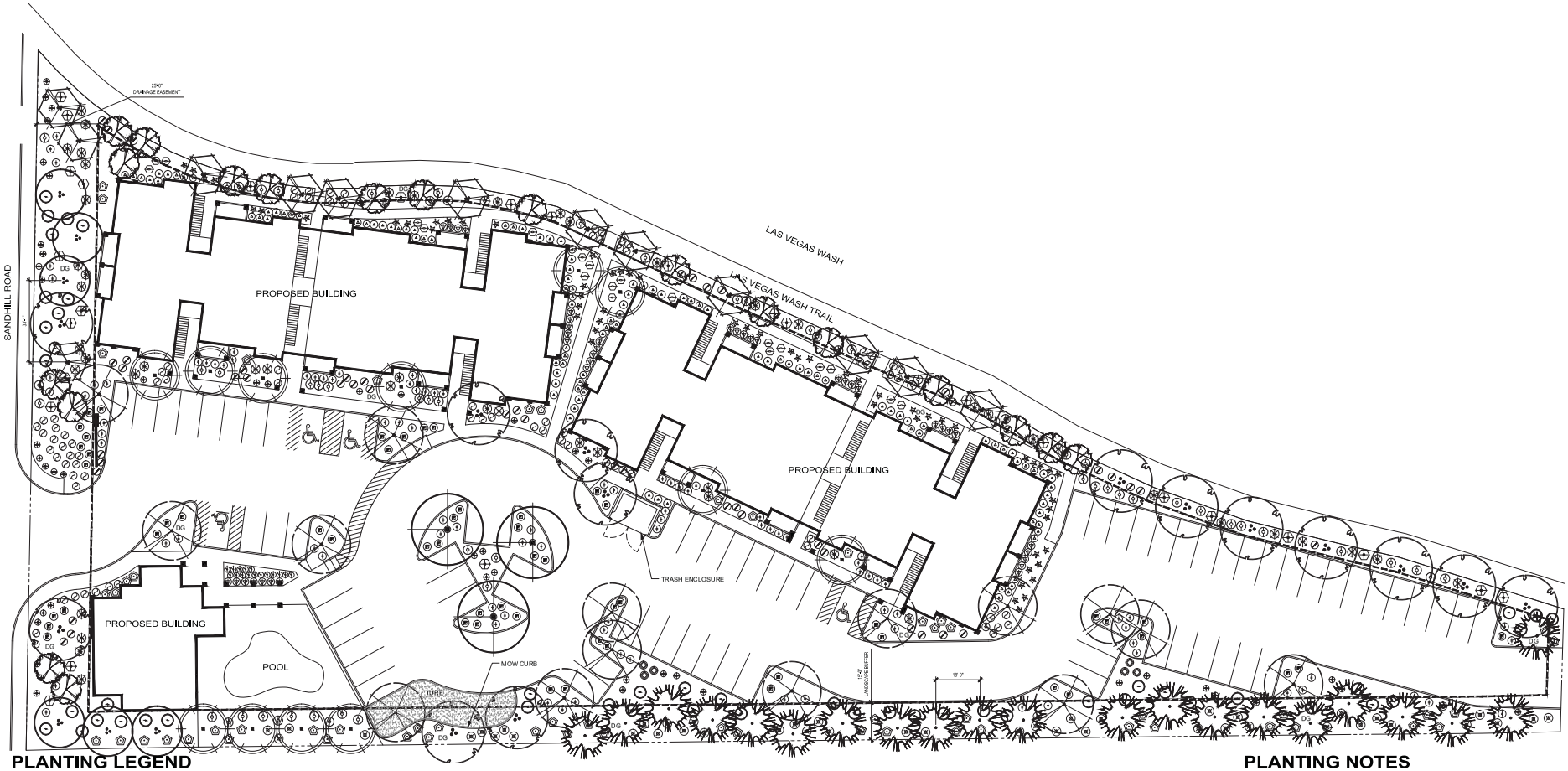
CONSULTANTS:

PROJECT:
SANDHILL VILLAS APARTMENTS

SHEET CONTENTS:
SITE PLAN

DATE:
FEBRUARY 18, 2014
JOB NO.
14169.00

SHEET:
AS1.01



PLANTING LEGEND

TREES

SYMBOL	BOTANICAL NAME COMMON NAME	QTY.	CALIPER MINIMUM SIZE
	CHILOPSIS LINEARIS DESERT WILLOW MULTI TRUNK- 1" CLPR. PER TRUNK	19	1" 24" B.O.X
	FRAXINUS VELUTINA 'RIO GRANDE' FAN-TEX ASH	15	1.1/4" 24" B.O.X
	PARKINSONIA 'DESERT MUSEUM' HYBRID PALO VERDE	13	1.1/2" 24" B.O.X
	PINUS ELDARICA AFGHAN PINE	21	2" 24" B.O.X
	PISTACIA CHINENSIS CHINESE PISTACHE	12	1.1/2" 24" B.O.X
	PROSOPIS GLANDULOSA TEXAS HONEY MESQUITE 'THORNLESS	6	1.1/2" 24" B.O.X
	RHUS LANCEA AFRICAN SUMAC	14	1.1/4" 24" B.O.X
	ULMUS PARVIFOLIA CHINESE ELM	3	1.1/2" 24" B.O.X

SHRUBS

SYMBOL	BOTANICAL NAME COMMON NAME	QTY.	MINIMUM SIZE
	ACACIA REDOLENS 'DESERT CARPET' TRAILING ACACIA	49	5 GALLON
	CAESALPINA GILLIESII YELLOW BIRD OF PARADISE	27	5 GALLON
	CALLISTEMON VIMINALIS 'LITTLE JOHN' DWARF BOTTLEBRUSH	16	5 GALLON
	DALEA CAPITATA 'SIERRA GOLD' TM SIERRA GOLD DALEA	64	5 GALLON
	DIETES BICOLOR EVERGREEN IRIS	39	5 GALLON
	ENCELIA FARINOSA BRITTLEBUSH	6	5 GALLON
	EURYOPS PECTINATUS 'VIRIDIS' GREEN BUSH DAISY	98	5 GALLON
	HESPERALOE PARVIFLORA 'RED' RED YUCCA	49	5 GALLON
	LANTANA SP. 'NEW GOLD' GOLDEN LANTANA	46	5 GALLON
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TEXAS RANGER	44	5 GALLON
	NANDINA DOMESTICA 'HARBOR DWARF' DWARF HARBOR	20	5 GALLON
	PITTOSPORUM TOBIRA 'VARIEGATA' VARIEGATED MOCK ORANGE	59	5 GALLON
	PITTOSPORUM TOBIRA 'WHEELERI' WHEELER'S DWARF MOCK ORANGE	56	5 GALLON
	ROSMARINUS OFFICINALIS 'PROSTRATUS' TRAILING ROSEMARY	56	5 GALLON
	SALVIA CLEVELANDII CLEVELAND SAGE	49	5 GALLON

SHRUBS

SYMBOL	BOTANICAL NAME COMMON NAME	QTY.	MINIMUM SIZE
	SENNA ARTEMISIOIDES FEATHERY CASSIA	58	5 GALLON
	TEUCRIUM CHAMAEDRYS 'PROSTRATUM' PROSTRATE GERMANDER	73	5 GALLON
	TRACHELOSPERMUM JASMINOIDES STAR JASMINE	59	5 GALLON

LANDSCAPE ELEMENTS

SYMBOL	DESCRIPTION	QTY.	DETAIL
DG	3/4" SCREENED DECOMPOSED GRANITE. COLOR GOLD. 2" MINIMUM DEPTH. SEE NOTE #1.	32,211 S.F.	-
	SODDED TURF . HYBRID BERMUDA.	835 S.F.	-
	6"W x 4"H CONCRETE MOW CURB.	81 L.F.	-

PLANTING NOTES

1. DECOMPOSED GRANITE (DG) - INSTALL THE MINIMUM LAYER OF DECOMPOSED GRANITE/ROCK IN ALL LANDSCAPE AREAS WITHIN LANDSCAPE LIMIT OF WORK EXCEPT WHERE NOTED OTHERWISE. CONTRACTOR TO PROVIDE SAMPLES OF DECOMPOSED GRANITE/ROCK FOR APPROVAL BEFORE PLACING GRANITE. COMPACT SUB-GRADE TO 85% AND APPLY A PRE-EMERGENT HERBICIDE TO SOIL. AFTER PLACING GRANITE: RAKE SMOOTH, WET TO ENTIRE DEPTH, ALLOW TO DRY, THEN LIGHTLY SCARIFY SURFACE WITH A LEAF RAKE. APPLY A SECONDARY APPLICATION OF PRE-EMERGENT HERBICIDE TO TOP OF GRANITE. DO NOT ALLOW GRANITE TO TOUCH THE TRUNK OF ANY TREE. INSTALL AFTER INSTALLATION OF PLANT MATERIAL.
2. ALL MULTI-TRUNK TREES ARE TO HAVE 3 TO 4 TRUNKS.
3. ANY TREE PLANTED WITHIN 5 FEET OF A SIDEWALK OR WALL SHALL BE PLANTED WITH A ROOT GUARD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD.
4. CONTRACTOR TO PROTECT IN PLACE EXISTING UTILITIES. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION. CONTRACTOR TO USE CAUTION. CALL BEFORE YOU DIG AND CALL BEFORE YOU OVER HEAD.

SITE ANALYSIS:

TOTAL LANDSCAPE AREA:	33,046 SF
TOTAL OPEN SPACE AREA:	81,072 SF
TOTAL AREA:	102,292 SF

0 20' 40' 60'

SCALE: 1" = 20'

REVISIONS:

SANDHILL VILLAS
APARTMENTS

NEVADA

LAS VEGAS,

KGA ARCHITECTURE
1870 Village Parkway, Suite 270
Las Vegas, Nevada 89146
T 702.227.7444
F 702.227.7445
www.kgaarchitecture.com

CONSULTANTS:
LANDSCAPE ARCHITECTS
T: (702) 837-1331

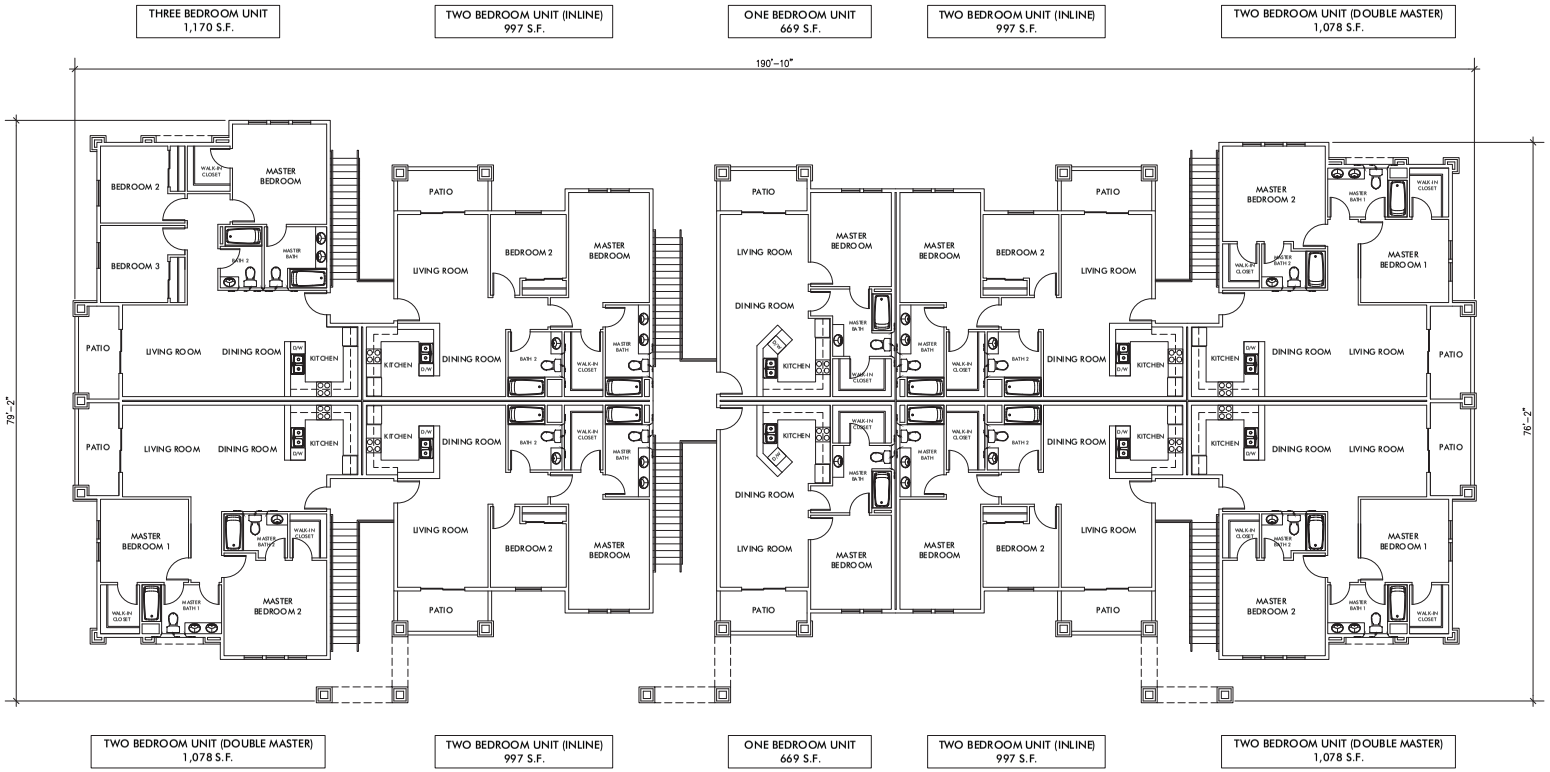
PROJECT:
SANDHILL VILLAS
APARTMENTS

SHEET CONTENTS:
LANDSCAPE PLAN

DATE:
FEBRUARY 18, 2014
JOB NO.:
141.69.00

SHEET:
LP001

GPA-53037, ZON-53038 & SDR-53040



BUILDING 1 - FIRST AND SECOND FLOOR PLAN

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

GPA-53037, ZON-53038 & SDR-53040

0' 4' 8' 16'

REVISIONS:

SANDHILL VILLAS APARTMENTS

LAS VEGAS, NEVADA

KGA ARCHITECTURE
1720 Alvarado Avenue, Suite 214
Pleasanton, CA 94566
P: 925.417.8000
www.kgarchitecture.com
AUSTIN

CONSULTANTS:

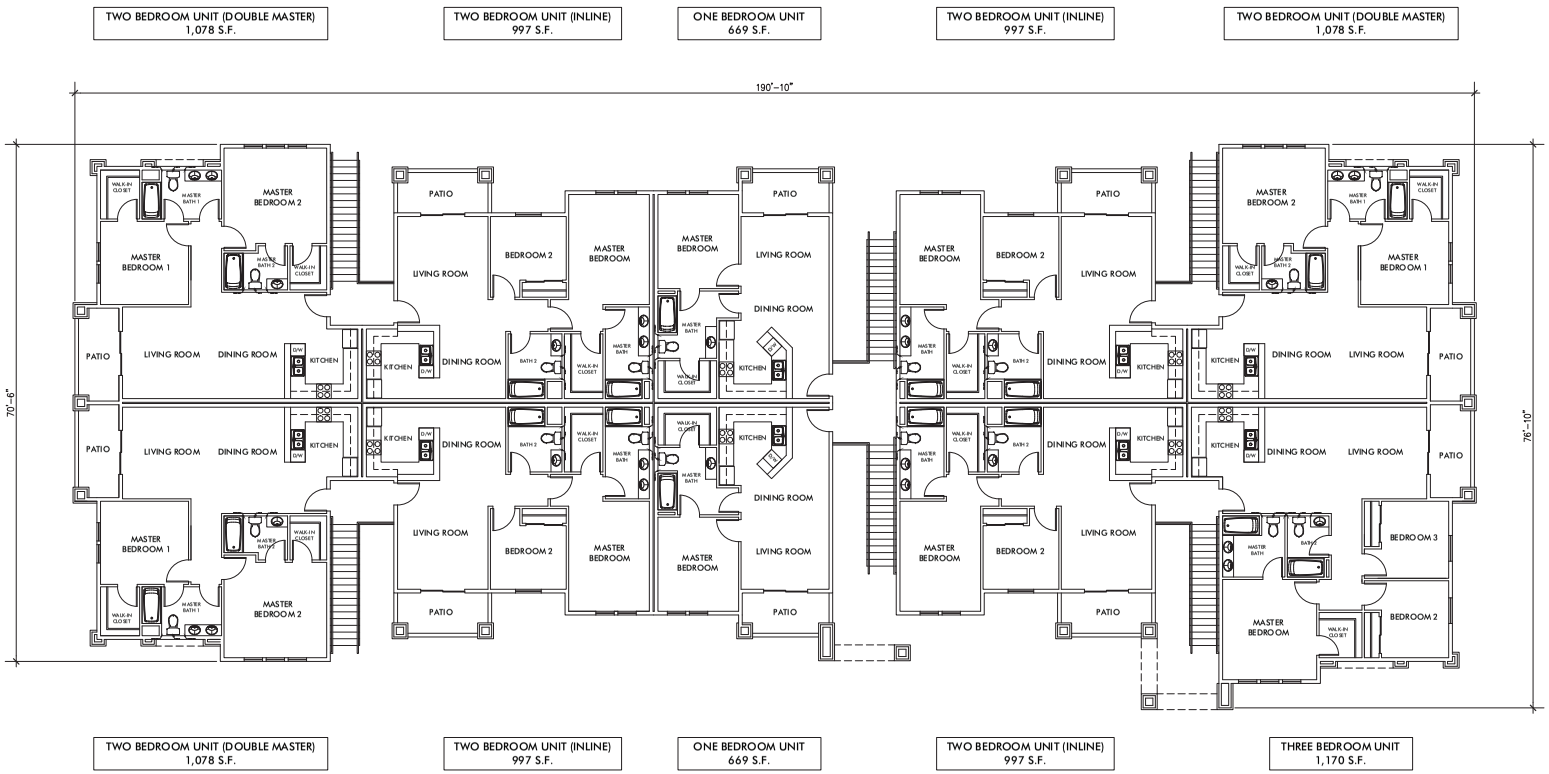
PROJECT:
SANDHILL VILLAS APARTMENTS

SHEET CONTENTS:
FLOOR PLAN - BUILDING 1

DATE:
FEBRUARY 18, 2014

JOB NO.
14169.00

SHEET:
A1.01



BUILDING 2 - FIRST AND SECOND FLOOR PLAN

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

GPA-53037, ZON-53038 & SDR-53040

0' 4' 8' 16'

REVISIONS:

SANDHILL VILLAS
APARTMENTS

NEVADA

LAS VEGAS,

KGA ARCHITECTURE

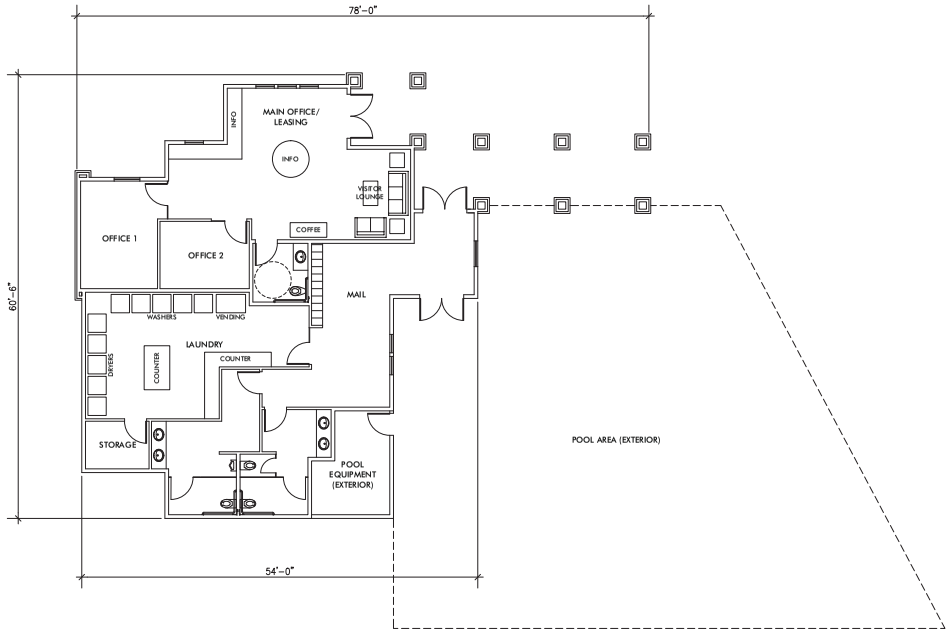
CONSULTANTS:

PROJECT:
SANDHILL VILLAS
APARTMENTS

SHEET CONTENTS:
FLOOR PLAN -
BUILDING 2

DATE:
FEBRUARY 18, 2014
JOB NO.
14169.00

SHEET:
A1.02



GPA-53037, ZON-53038 & SDR-53040

BUILDING 3 (OFFICE/LAUNDRY/MAIL/RESTROOMS) - FIRST FLOOR PLAN

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

0' 4' 8' 16'

REVISIONS:

SANDHILL VILLAS
APARTMENTS

LAS VEGAS, NEVADA

KGA ARCHITECTURE

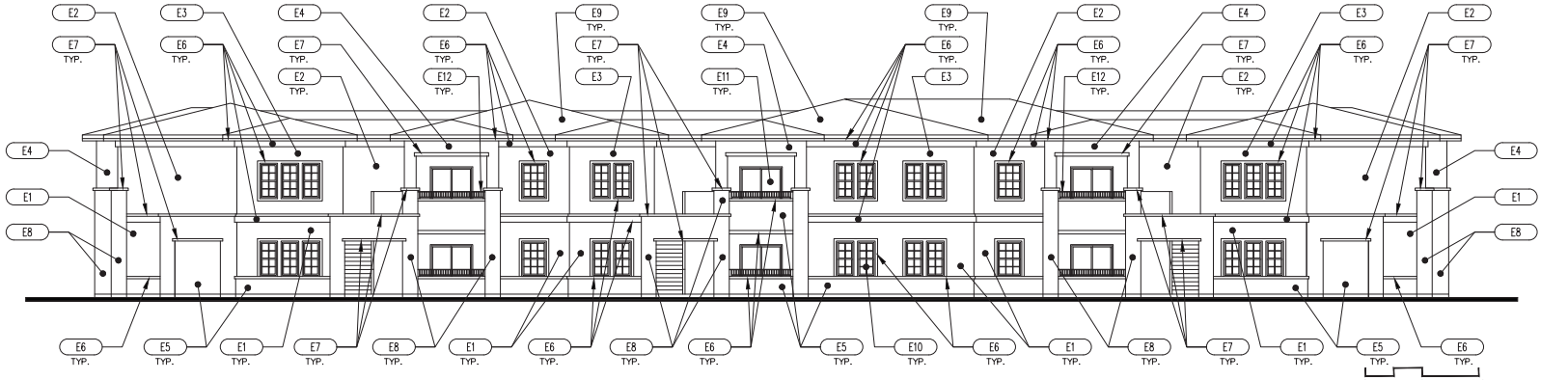
CONSULTANTS:

PROJECT:
SANDHILL VILLAS
APARTMENTS

SHEET CONTENTS:
FLOOR PLAN -
BUILDING 3

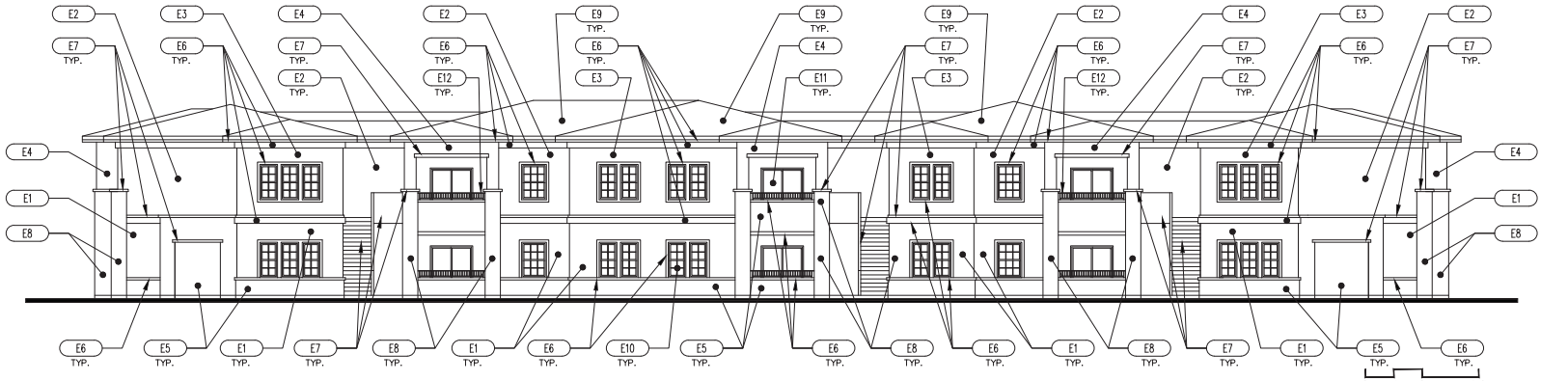
DATE:
FEBRUARY 18, 2014
JOB NO.
14169.00

SHEET:
A1.03



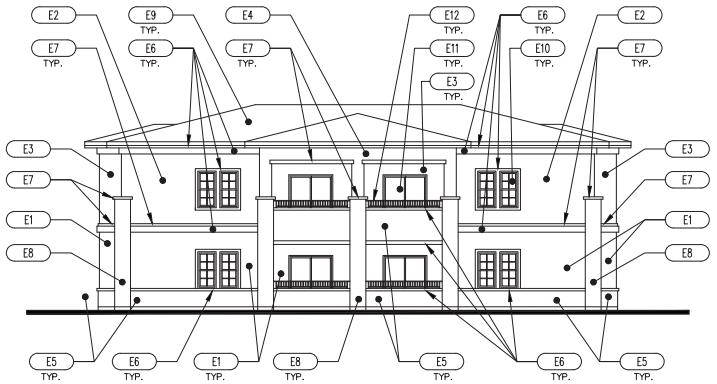
BUILDING 1 - SOUTH ELEVATION

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



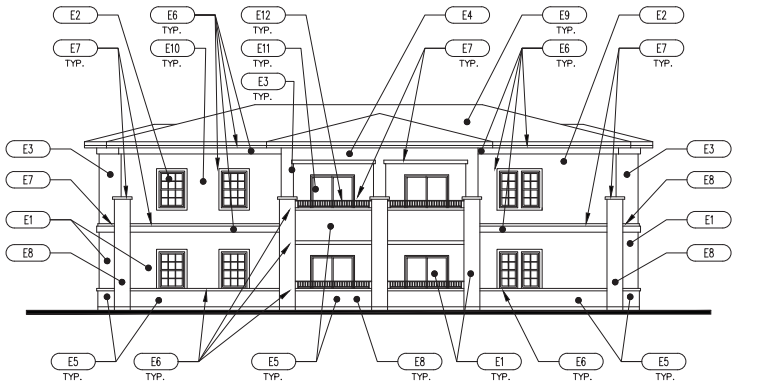
BUILDING 1 - NORTH ELEVATION

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



BUILDING 1 - EAST ELEVATION

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



BUILDING 1 - WEST ELEVATION

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

ELEVATION NOTES

E-#	DESCRIPTION
E1	E.I.F.S. (EXTERIOR INSULATED FINISH SYSTEM) COLOR: SHERWIN WILLIAMS SW7703 EARTHEN JUG TEXTURE: SANDPEBBLE
E2	E.I.F.S. COLOR: SHERWIN WILLIAMS SW6116 TATAMI TAN TEXTURE: SANDPEBBLE
E3	E.I.F.S. COLOR: SHERWIN WILLIAMS SW6088 NUTHATCH TEXTURE: SANDPEBBLE
E4	E.I.F.S. COLOR: SHERWIN WILLIAMS SW7617 MEDITERRANEAN TEXTURE: SANDPEBBLE
E5	E.I.F.S. COLOR: SHERWIN WILLIAMS SW7524 DHURRIE BEIGE TEXTURE: SANDPEBBLE
E6	E.I.F.S. COLOR: SHERWIN WILLIAMS SW7553 FRAGILE BEAUTY TEXTURE: SANDPEBBLE FINE
E7	E.I.F.S. COLOR: SHERWIN WILLIAMS SW6006 BLACK BEAN TEXTURE: SANDPEBBLE FINE
E8	LEDGE STONE VENEER MANUFACTURER: APACHE STONE COLOR: AUTUMN ROSE
E9	STANDING SEAM METAL ROOF MANUFACTURER: FIRESTONE FINISH: METALLIC COLOR: CLASSIC COPPER
E10	GLAZING FRAME COLOR: WHITE
E11	SLIDING GLASS DOORS FRAME COLOR: WHITE
E12	WROUGHT IRON RAILING COLOR: SHERWIN WILLIAMS SW6006 BLACK BEAN
E13	DOOR WITH GLAZING COLOR: SHERWIN WILLIAMS SW6230 RAINSTORM
E14	DECORATIVE TRELLIS ELEMENT COLOR: SHERWIN WILLIAMS SW6006 BLACK BEAN
E15	DECORATIVE METAL GATES WITH SOLID METAL INFILL FRAME COLOR: SHERWIN WILLIAMS SW7553 FRAGILE BEAUTY INFILL COLOR: SHERWIN WILLIAMS SW7524 DHURRIE BEIGE
E16	PAINTED TUBE STEEL FRAMING COLOR: SHERWIN WILLIAMS SW7553 FRAGILE BEAUTY

SANDHILL VILLAS APARTMENTS

LAS VEGAS, NEVADA

KGA ARCHITECTURE

CONSULTANTS:

PROJECT: SANDHILL VILLAS APARTMENTS

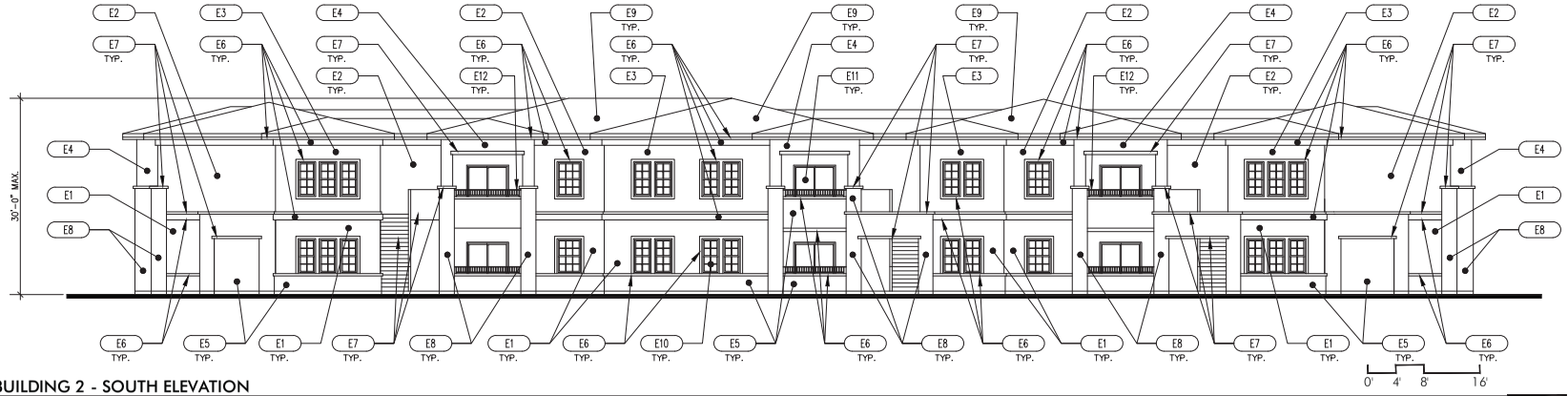
SHEET CONTENTS: ELEVATIONS

DATE: FEBRUARY 18, 2014

JOB NO.: 14169.00

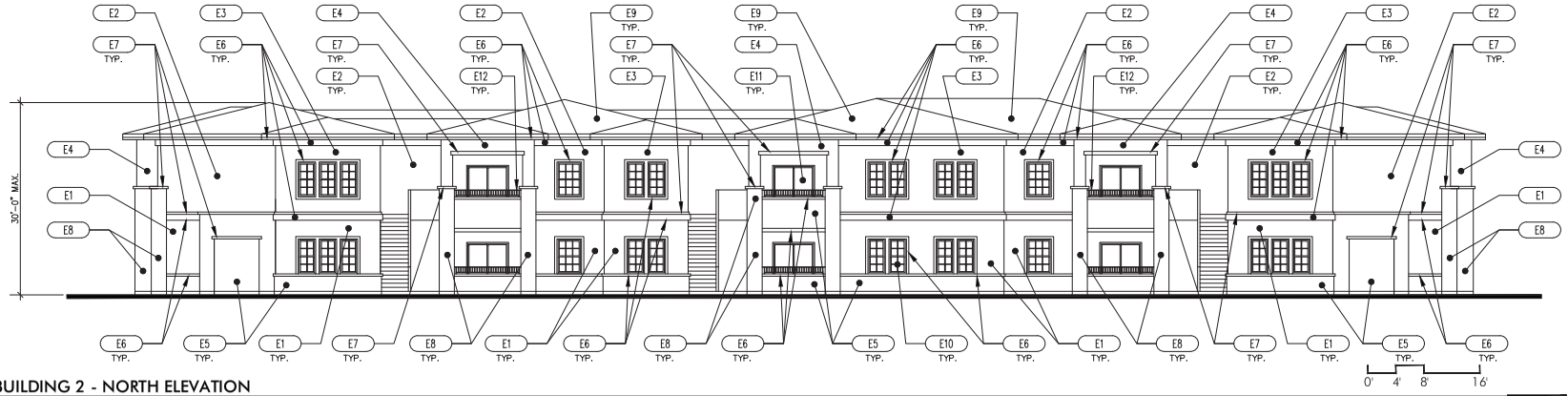
SHEET: A6.01

GPA-53037, ZON-53038 & SDR-53040



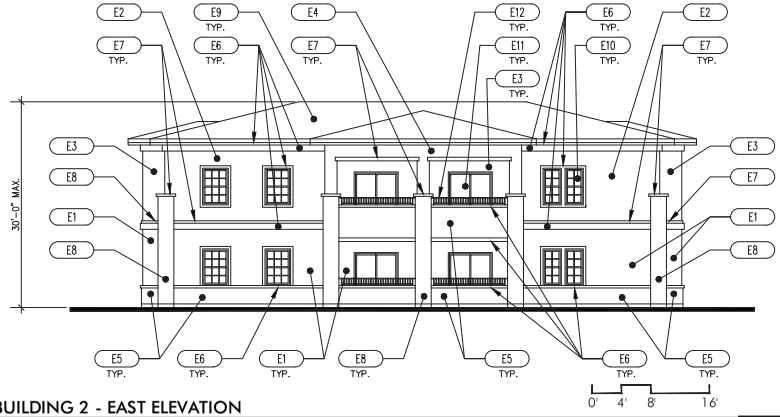
BUILDING 2 - SOUTH ELEVATION

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



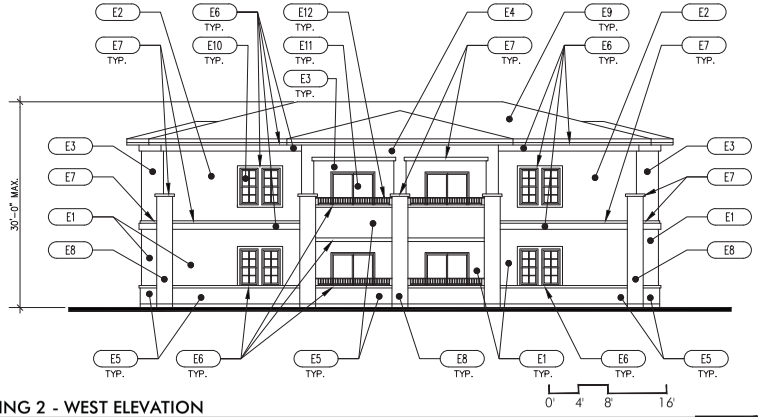
BUILDING 2 - NORTH ELEVATION

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



BUILDING 2 - EAST ELEVATION

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



BUILDING 2 - WEST ELEVATION

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

ELEVATION NOTES

E-#	DESCRIPTION
E1	E.I.F.S. (EXTERIOR INSULATED FINISH SYSTEM) COLOR: SHERWIN WILLIAMS SW7703 EARTHEN JUG TEXTURE: SANDPEBBLE
E2	E.I.F.S. COLOR: SHERWIN WILLIAMS SW6116 TATAMI TAN TEXTURE: SANDPEBBLE
E3	E.I.F.S. COLOR: SHERWIN WILLIAMS SW6088 NUTHATCH TEXTURE: SANDPEBBLE
E4	E.I.F.S. COLOR: SHERWIN WILLIAMS SW7617 MEDITERRANEAN TEXTURE: SANDPEBBLE
E5	E.I.F.S. COLOR: SHERWIN WILLIAMS SW7524 DHURRIE BEIGE TEXTURE: SANDPEBBLE
E6	E.I.F.S. COLOR: SHERWIN WILLIAMS SW7553 FRAGILE BEAUTY TEXTURE: SANDPEBBLE FINE
E7	E.I.F.S. COLOR: SHERWIN WILLIAMS SW6006 BLACK BEAN TEXTURE: SANDPEBBLE FINE
E8	LEDGE STONE VENEER MANUFACTURER: APACHE STONE COLOR: AUTUMN ROSE
E9	STANDING SEAM METAL ROOF MANUFACTURER: FIRESTONE FINISH: METALLIC COLOR: CLASSIC COPPER
E10	GLAZING FRAME COLOR: WHITE
E11	SLIDING GLASS DOORS FRAME COLOR: WHITE
E12	WROUGHT IRON RAILING COLOR: SHERWIN WILLIAMS SW6006 BLACK BEAN
E13	DOOR WITH GLAZING COLOR: SHERWIN WILLIAMS SW6230 RAINSTORM
E14	DECORATIVE TRELLIS ELEMENT COLOR: SHERWIN WILLIAMS SW6006 BLACK BEAN
E15	DECORATIVE METAL GATES WITH SOLID METAL INFILL FRAME COLOR: SHERWIN WILLIAMS SW7553 FRAGILE BEAUTY INFILL COLOR: SHERWIN WILLIAMS SW7524 DHURRIE BEIGE
E16	PAINTED TUBE STEEL FRAMING COLOR: SHERWIN WILLIAMS SW7553 FRAGILE BEAUTY

SANDHILL VILLAS APARTMENTS

LAS VEGAS, NEVADA

KGA ARCHITECTURE

CONSULTANTS:

PROJECT: SANDHILL VILLAS APARTMENTS

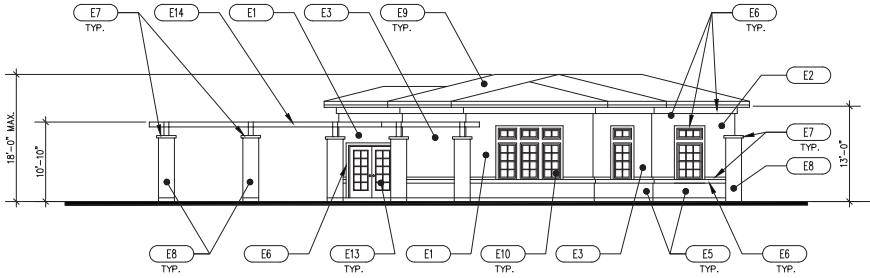
SHEET CONTENTS: ELEVATIONS

DATE: FEBRUARY 18, 2014

JOB NO.: 14169.00

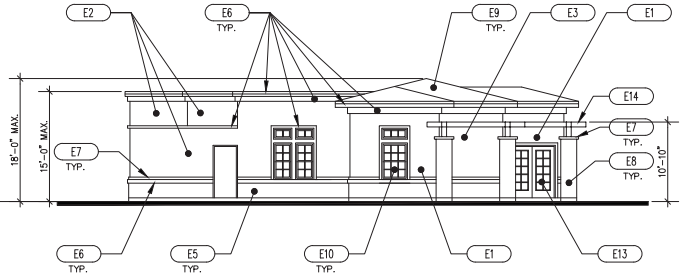
SHEET: A6.02

GPA-53037, ZON-53038 & SDR-53040



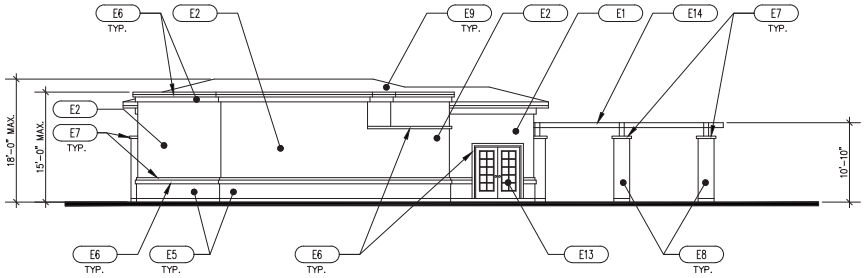
BUILDING 3 - NORTH ELEVATION

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



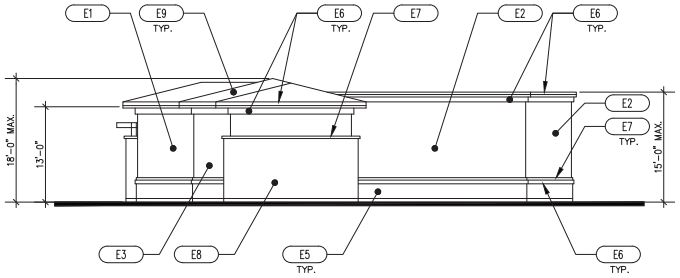
BUILDING 3 - EAST ELEVATION

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



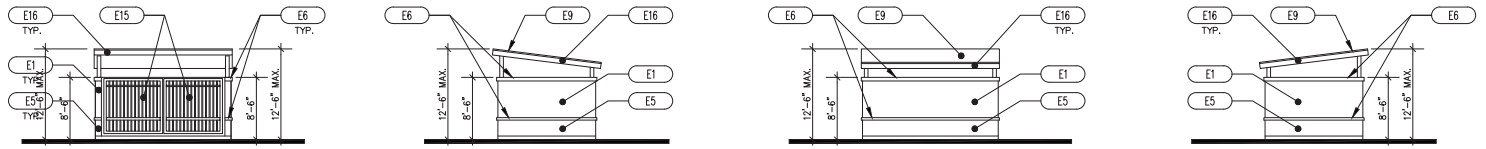
BUILDING 3 - SOUTH ELEVATION

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



BUILDING 3 - WEST ELEVATION

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



TRASH ENCLOSURE ELEVATIONS

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

ELEVATION NOTES

E-#	DESCRIPTION
E1	E.I.F.S. (EXTERIOR INSULATED FINISH SYSTEM) COLOR: SHERWIN WILLIAMS SW7703 EARTHEN JUG TEXTURE: SANDPEBBLE
E2	E.I.F.S. COLOR: SHERWIN WILLIAMS SW6116 TATAMI TAN TEXTURE: SANDPEBBLE
E3	E.I.F.S. COLOR: SHERWIN WILLIAMS SW6088 NUTHATCH TEXTURE: SANDPEBBLE
E4	E.I.F.S. COLOR: SHERWIN WILLIAMS SW7617 MEDITERRANEAN TEXTURE: SANDPEBBLE
E5	E.I.F.S. COLOR: SHERWIN WILLIAMS SW7524 DHURRIE BEIGE TEXTURE: SANDPEBBLE
E6	E.I.F.S. COLOR: SHERWIN WILLIAMS SW7553 FRAGILE BEAUTY TEXTURE: SANDPEBBLE FINE
E7	E.I.F.S. COLOR: SHERWIN WILLIAMS SW6006 BLACK BEAN TEXTURE: SANDPEBBLE FINE
E8	LEDGE STONE VENEER MANUFACTURER: APACHE STONE COLOR: AUTUMN ROSE
E9	STANDING SEAM METAL ROOF MANUFACTURER: FIRESTONE FINISH: METALLIC COLOR: CLASSIC COPPER
E10	GLAZING FRAME COLOR: WHITE
E11	SLIDING GLASS DOORS FRAME COLOR: WHITE
E12	WROUGHT IRON RAILING COLOR: SHERWIN WILLIAMS SW6006 BLACK BEAN
E13	DOOR WITH GLAZING COLOR: SHERWIN WILLIAMS SW6230 RAINSTORM
E14	DECORATIVE TRELLIS ELEMENT COLOR: SHERWIN WILLIAMS SW6006 BLACK BEAN
E15	DECORATIVE METAL GATES WITH SOLID METAL INFILL FRAME COLOR: SHERWIN WILLIAMS SW7553 FRAGILE BEAUTY INFILL COLOR: SHERWIN WILLIAMS SW7524 DHURRIE BEIGE
E16	PAINTED TUBE STEEL FRAMING COLOR: SHERWIN WILLIAMS SW7553 FRAGILE BEAUTY

SANDHILL VILLAS APARTMENTS

LAS VEGAS, NEVADA

KGA ARCHITECTURE

PROJECT: SANDHILL VILLAS APARTMENTS

SHEET CONTENTS: ELEVATIONS

DATE: FEBRUARY 18, 2014

JOB NO. 14169.00

SHEET: A6.03

GPA-53037, ZON-53038 & SDR-53040

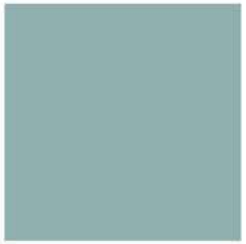
COLORED ELEVATION:

COLORS AND MATERIALS:

E1

E2

E3


E4

E9

E5, E15

E6, E15, E16

E7, E12, E14

E13

E8

ELEVATION NOTES

	DESCRIPTION
E1	E.I.F.S. (EXTERIOR INSULATED FINISH SYSTEM) COLOR: SHERWIN WILLIAMS SW7703 EARTHEN JUG TEXTURE: SANDPEBBLE
E2	E.I.F.S. COLOR: SHERWIN WILLIAMS SW6116 TATAMI TAN TEXTURE: SANDPEBBLE
E3	E.I.F.S. COLOR: SHERWIN WILLIAMS SW6088 NUTHATCH TEXTURE: SANDPEBBLE
E4	E.I.F.S. COLOR: SHERWIN WILLIAMS SW7617 MEDITERRANEAN TEXTURE: SANDPEBBLE
E5	E.I.F.S. COLOR: SHERWIN WILLIAMS SW7524 DHURRIE BEIGE TEXTURE: SANDPEBBLE
E6	E.I.F.S. COLOR: SHERWIN WILLIAMS SW7553 FRAGILE BEAUTY TEXTURE: SANDPEBBLE FINE
E7	E.I.F.S. COLOR: SHERWIN WILLIAMS SW6006 BLACK BEAN TEXTURE: SANDPEBBLE FINE
E8	LEDGE STONE VENEER MANUFACTURER: APACHE STONE COLOR: AUTUMN ROSE
E9	STANDING SEAM METAL ROOF MANUFACTURER: FIRESTONE FINISH: METALLIC COLOR: CLASSIC COPPER
E10	GLAZING FRAME COLOR: WHITE
E11	SLIDING GLASS DOORS FRAME COLOR: WHITE
E12	WROUGHT IRON RAILING COLOR: SHERWIN WILLIAMS SW6006 BLACK BEAN
E13	DOOR WITH GLAZING COLOR: SHERWIN WILLIAMS SW6230 RAINSTORM
E14	DECORATIVE TRELLIS ELEMENT COLOR: SHERWIN WILLIAMS SW6006 BLACK BEAN
E15	DECORATIVE METAL GATES WITH SOLID METAL INFILL FRAME COLOR: SHERWIN WILLIAMS SW7553 FRAGILE BEAUTY INFILL COLOR: SHERWIN WILLIAMS SW7524 DHURRIE BEIGE
E16	PAINTED TUBE STEEL FRAMING COLOR: SHERWIN WILLIAMS SW7553 FRAGILE BEAUTY

SANDHILL VILLAS APARTMENTS

NEVADA

LAS VEGAS

KGA ARCHITECTURE

1070 West Bobby Drive, Third Floor
Las Vegas, Nevada 89118
702.367.6900

1701 Directors Boulevard, Suite 770
Austin, Texas 78744
512.441.8200

www.KGAarchitecture.com

LAS VEGAS

AUSTIN

CONSULTANTS:

PROJECT:
SANDHILL VILLAS APARTMENTS

SHEET CONTENTS:
COLOR AND MATERIALS

DATE:
FEBRUARY 18, 2014

JOB NO:
14169.00

SHEET:
A6.04

GPA-53037, ZON-53038 & SDR-53040

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

School Development Tracking Form

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

Date Filed 3/3/2014 **Application Number** ZON53038, GPA53037 (PRJ52944) **Entity** LV

Company Name Cambridge Companies, Inc

Contact Name

Contact Mailing Address

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

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

Project Name Sandhill & Washington

Project Description Sandhill & Washington

APN's 140-30-601-006

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

(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
Ronnow ES	1000 Lena Street	K-5	641	826	01/22/14
Monaco MS	1870 N Lamont St	6-8	1616	1290	01/22/14
Desert Pines HS	3800 Harris Ave	9-12	2546	2104	01/22/14

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

☐ Approved ☐ Disapproved

February 20, 2014

Flinn Flagg, Director
Planning and Development Department
City of Las Vegas
333 N. Rancho Drive
Las Vegas, NV 89106

RE: Justification Letter for Multi-family at Sandhill
Request: A GPA, Rezoning and Site Development Review
APN: 140-30-601-006

Dear Mr. Flagg:

Please accept this justification letter for a General Plan Amendment and a companion item for a Rezoning. This application is located on a 2.37 +/- acre parcel located near Sandhill Road and Washington Avenue, abutting the flood channel.

The request is to change the General Plan land use category from Medium-Low to Medium and the Zoning classification from R-2 Medium-Low Density Residential to R-3 Medium Density Residential, to allow for 40 units. These changes would improve this oddly shaped difficult to develop vacant unmaintained property and blend in with the surrounding residential and park areas with buffers, building design, landscaping and trail connections.

The purposes of the proposed GPA & ZON amendments are to improve vacant land into a nice multifamily project that is functionally and aesthetically compatible with the existing adjacent land uses and zoning. The intent is for two story buildings that provide open space and amenities for the residents and provide landscape buffers abutting the single family residential. The site is designed to minimize the impact on the single family by placing the buildings along the wash, providing a greater buffer from the single family homes than if similar two story small lot homes were built against their back wall.

The Southeast Future Land Use Plan currently depicts the property as Medium-Low, with up to 8.49 dwelling units per acre. The existing Zoning is Medium-Low Density Residential (R-2).

APPROVAL CRITERIA FOR A GPA LVMC 19.16.030.(I)

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

The proposed land use designation of Medium is compatible with existing land use designations with the proposed use being adjacent to a park and Medium low residential with the surrounding land uses. Given the irregularly shaped property and required legal access to an abutting lot a typical single family development is not feasible.

GPA-53037, ZON-53038 & SDR-53040

GCGARCIA
A Planning & Development Services Corporation
1711 Whitney Mesa Drive, Suite 110, Henderson, Nevada 89014-2158
Telephone: 702 435 9909 Facsimile: 702 435 0457 E-Mail: ggarcia@gcgarciainc.com

PRJ-52944
02/20/14

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

The proposed R-3 zoning is consistent with the proposed Medium land use designation. The proposed project is adjacent to a wash and a developed park to the north and the west. The property to the south is zoned Medium Low density. The project is designed in such a way to minimize the impact on the developed residential and is an improvement to existing site.

The irregular parcel would not allow identical small lots. If identical homes could be built there would be less privacy and buffering.

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

This site has all necessary infrastructures to facilitate development under the Medium land use. There is a beautiful new park and trailhead (Doug A. Selby) adjacent to the site. The abutting roadways are a Primary Arterial and a Secondary Collector. The surrounding developments have brought in the necessary utilities sufficient to serve the property.

4. ***The proposed amendment conforms to other applicable adopted plans and policies.***

The proposed Medium Land Use does not conflict with other plans and policies. The proposed GPA will be in conformance to the City's goals, objectives and policies.

APPROVAL CRITERIA FOR REZONING LVMC 19.16.090.(L)

1. ***The proposal conforms to the General Plan.***

The proposed land use designation of Medium is compatible with proposed and existing land use designations with the proposed use being adjacent to a park and Medium low residential with the surrounding land uses. The resultant development will provide a better design given the irregularly shaped parcel.

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 uses which would be allowed on the subject property by approving the rezoning are compatible with the surrounding land uses and zoning districts. The property to the north and west are a developed park and the wash. The property to the south is zoned Medium-low density, which would buffer this project from low-density. The project has been designed in such a way as to minimize the impact on any developed single family residential.

3. ***Growth and development factors in the community indicate the need for or appropriateness of the rezoning.***

This zoning is appropriate as it provides a different housing type in this area. It is not imposing. It balances the difficulties of the site and respect the adjacent residential. The project is well designed and will be an improvement over the undeveloped difficult to develop parcel of land.

PRJ-53040
02/20/14

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.***

This site has all necessary infrastructures to facilitate development under the Medium land use. Any required improvements will be provided as necessary. The abutting roadways are a Primary Arterial and a Secondary Collector.

APPROVAL CRITERIA FOR A SITE DEVELOPMENT REVIEW

The proposed design includes two, 2-story apartment buildings that abut the Las Vegas Wash. Each building is about 19,500 square feet. The unit mix is 8 - 1 bedroom; 28 – 2 bedroom and 4 – 3 bedroom. The required parking is met with 74 spaces. Density is 16.87.

A 2,200 square foot pool club house is provided as an amenity. A 15 foot landscape dense buffer is provided on the along the abutting homes. Additional landscaping and buffering is provided between the existing homes and the buildings as well.

The drive through the property is designed to allow legal access to the abutting legal parcel to the east.

All three buildings share the same integrated design to provide a cohesive appearance. The buildings include articulation in the roof line and building facades. Materials include stone, stucco, and copper looking metal seam roof. Colors are desert colors with some accents to add variety and interest.

The result is a plan and building design that promotes quality that is sensitive to the surrounding conditions and constraints.

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

The proposed development is compatible with the adjacent development and the development in the area. The scale of the project is two stories. The design provides a better buffer than similar abutting small lot homes would. The aesthetics of the site and building design are attractive with ample detailing and landscaping. The additional use adds to the mix of housing types in the neighborhood. The number of units is small. The design responds well to an irregularly shaped lot at an infill location with existing infrastructure and parks.

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

The proposed development is consistent with the General Plan as proposed. It will meet the City's design standards as well as other duly-adopted city plans, policies and standards. It meets the residential adjacency requirements.

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

Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic. The site's public access is off of Sandhill Road one block north of Washington Avenue. It is within walking distance to schools, parks and commercial.

PRJ-52944
02/20/14

4. ***Building and landscape materials are appropriate for the area and for the City and consistent and compatible with existing commercial;***

The building and landscape materials are appropriate for the area and for the City. They are consistent with the materials and textures of the other existing buildings within the surrounding area and will equal or exceed City Code.

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

The building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearances. They are harmonious and compatible with the surrounding development in the area. They create an orderly, unified, and aesthetically pleasing environment to the surrounding area.

6. ***Appropriate measures will be taken to secure and protect the public health, safety and general welfare through the design.***

Appropriate measures have been taken to secure and protect the public health, safety and general welfare.

SUMMARY JUSTIFICATION

In summary, we believe this overall development advances the overall objectives of the City's General Plan and Development Codes and will be an attractive and compatible addition to this neighborhood and provide for a mix of land uses that work together in an appropriate and compatible manner.

We respectfully request you favorable consideration of this request. Please contact me if you have any questions or need additional information.

Sincerely,

George Garcia
President

PRJ-52944
02/20/14

GPA-53037, ZON-53038 & SDR-53040

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 8, 2014

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

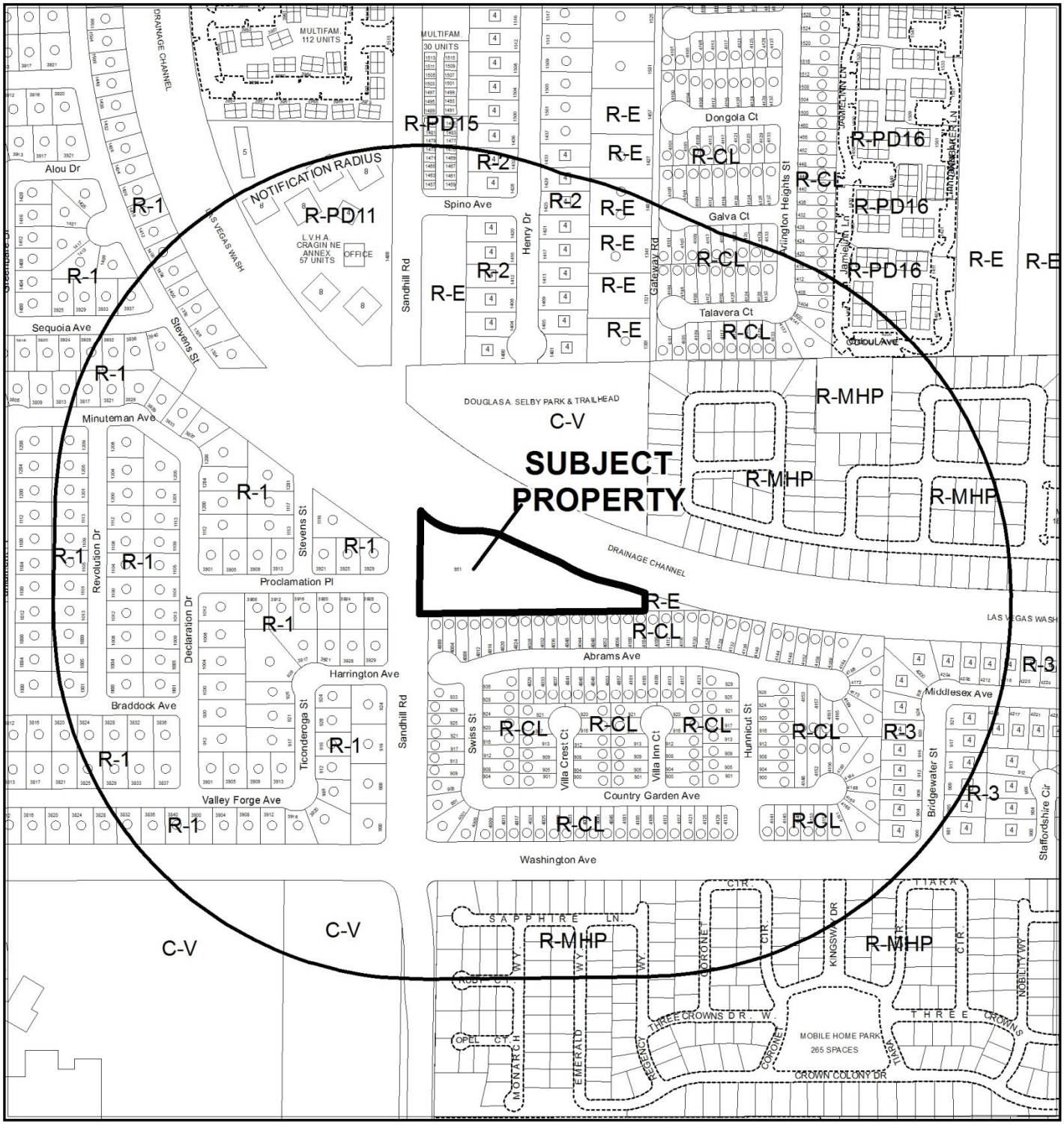
SUBJECT:
ZON-53038 - REZONING RELATED TO GPA-53037 - PUBLIC HEARING - APPLICANT/OWNER: CAMBRIDGE COMPANIES, INC - For possible action on a request for a Rezoning FROM: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) TO: R-3 (MEDIUM DENSITY RESIDENTIAL)) on 2.29 acres located approximately 597 feet north of Washington Avenue on the east side of Sandhill Road (APN 140-30-601-006), R-2 (Medium-Low Density Residential) Zone, Ward 3 (Coffin) [PRJ-52944].

C.C.: 05/21/2014

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

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps - ZON-53038 and SDR-53040 [PRJ-52944]
3. Supporting Documentation



CASE: **ZON-53038, VAR-53197 AND SDR-53040 (PRJ-52944)**

0 300 600 Feet

RADIUS: 1000 FEET

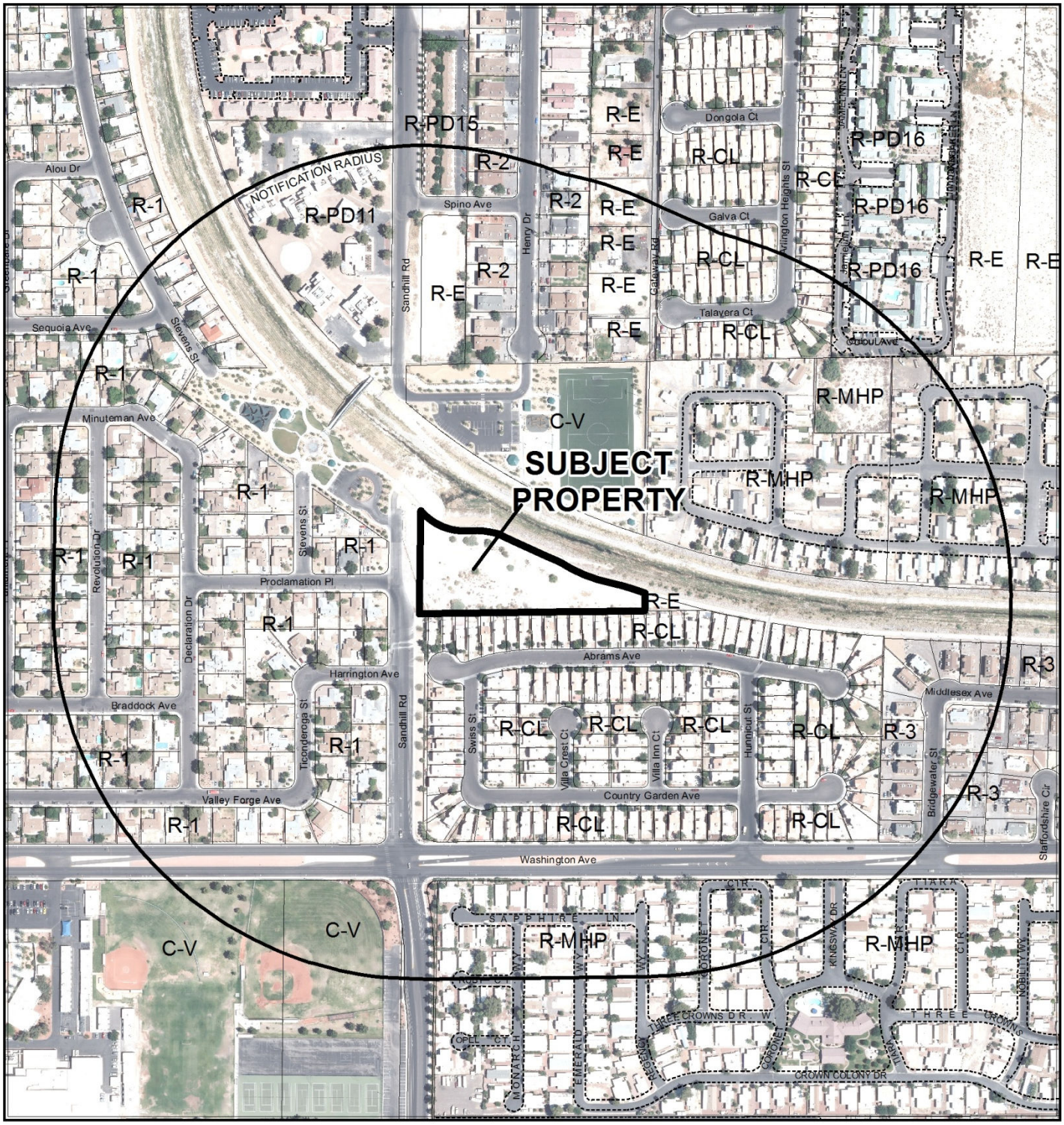
ZONING OF SUBJECT PROPERTY: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

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

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

N



CASE: **ZON-53038, VAR-53197 AND SDR-53040 (PRJ-52944)**

0 300 600 Feet

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

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

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

N

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-53038 APN: 140-30-601-006

Name of Property Owner: Cambridge Companies, Inc.

Name of Applicant: Cambridge Companies, Inc.

Name of Representative: G.C. Garcia, Inc.

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): N/A

APN: _____

Signature of Property Owner: F. Chebotarev

Print Name: Filipp Chebotarev

Subscribed and sworn before me

This 14 day of February, 2014

E. Bridget Gould

Notary Public in and for said County and State

E. BRIDGET GOULD
Commission # 1953659
Notary Public - California
Orange County
My Comm. Expires Sep 24, 2015

PRJ-52944
02/20/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Rezoning

Project Address (Location) Sandhill & Washington, near NEC

Project Name Multi-Family at Sandhill & Washington **Proposed Use** Multi Family / Res.

Assessor's Parcel #(s) 140-30-601-006 **Ward #** 3

General Plan: existing MI proposed M **Zoning:** existing R-2 proposed R-3

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

Gross Acres 2.29+/- **Lots/Units** **Density**

Additional Information

PROPERTY OWNER Cambridge Companies Inc. **Contact** Filipp Chebotarev

Address 9075 W. Diablo 3rd Floor **Phone:** (949) 584-3276 **Fax:** (702) 876-6023

City Las Vegas **State** NV **Zip** 89148

E-mail Address filipp@cambridgecompanies.us

APPLICANT Cambridge Companies, Inc. **Contact** Filipp Chebotarev

Address 9075 W. Diablo 3rd Floor **Phone:** (949) 584-3276 **Fax:** (702) 876-6023

City Las Vegas **State** NV **Zip** 89148

E-mail Address filipp@cambridgecompanies.us

REPRESENTATIVE G. C. Garcia, Inc. **Contact** George Garcia

Address 1711 Whitney Mesa Dr., Suite 110 **Phone:** (702) 435-9909 **Fax:** (702) 435-0457

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

E-mail Address acole@gcgarciainc.com

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

Property Owner Signature* F. Chebotarev

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

Print Name Filipp Chebotarev

Subscribed and sworn before me

This 14th day of February, 2014.

E. Bridget Gould

Notary Public in and for said County and

E. BRIDGET GOULD
Commission # 1953659
Notary Public - California
Orange County
My Comm. Expires Sep 24, 2015

FOR DEPARTMENT USE ONLY

Case #	ZON-53038
Meeting Date:	04/08/14 PC
Total Fee:	
Date Received:*	
Received By:	

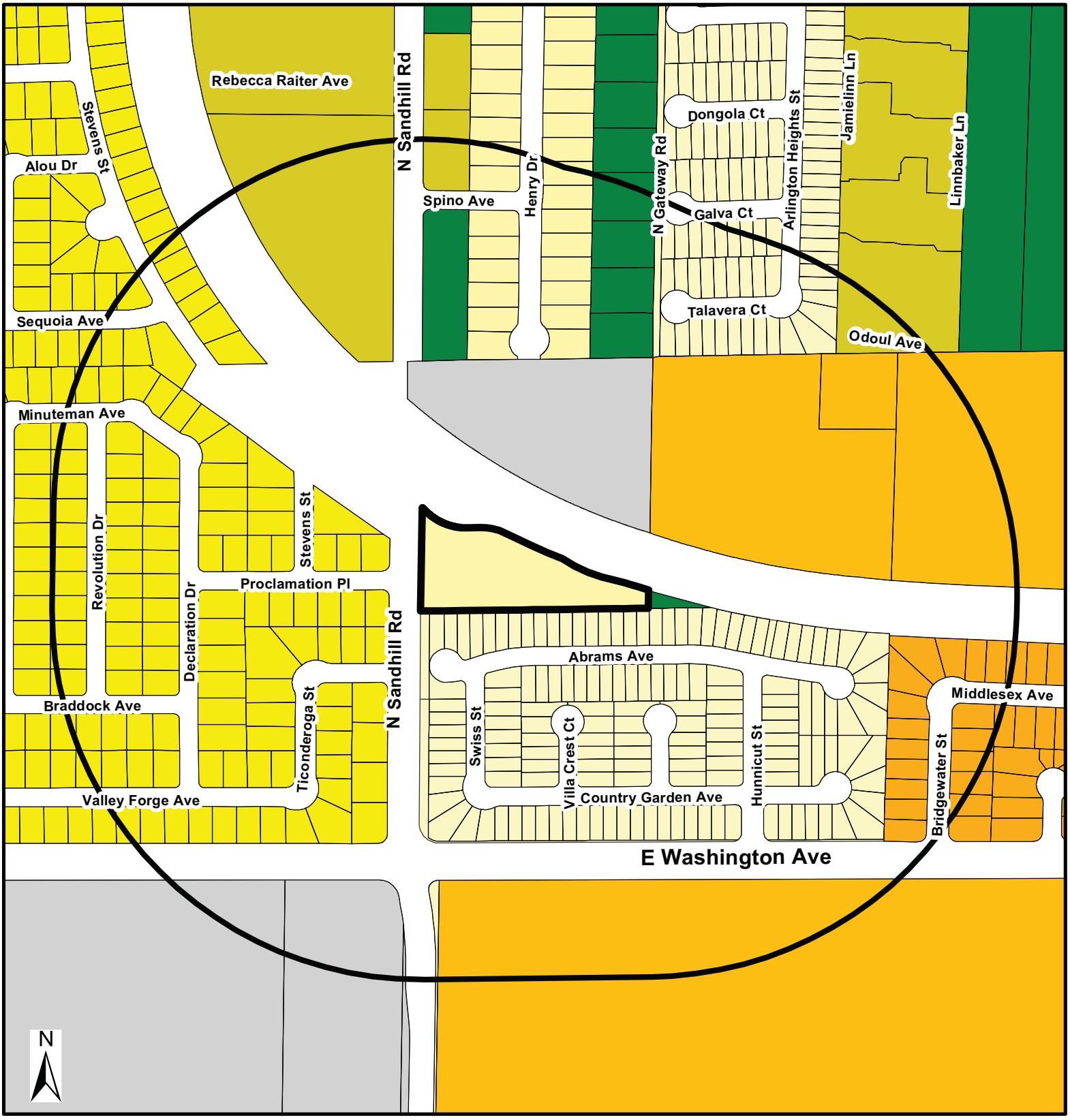
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

PRJ-52944
02/20/14

Revised 10/27/08

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

ZON-53038



Zoning

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

FROM R-2 TO R-3

ZON-53038

Subject Property

PRJ-52944

02/24/14

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: Thursday, February 20, 2014

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 8, 2014

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

SUBJECT:
VAR-53197 - VARIANCE RELATED TO GPA-53037 AND ZON-53038 - PUBLIC HEARING - APPLICANT/OWNER: CAMBRIDGE COMPANIES, INC - For possible action on a request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 41 FEET WHERE 81 FEET is required on 2.29 acres located approximately 597 feet north of Washington Avenue on the east side of Sandhill Road (APN 140-30-601-006), R-2 (Medium-Low Density Residential) Zone [Proposed R-3 (Medium Density Residential)], Ward 3 (Coffin) [PRJ-52944].

CC: 5/21/2014

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

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:
1. Consolidated 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.

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 8, 2014

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

SUBJECT:
SDR-53040 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-53037, ZON-53038 AND VAR-53197 - PUBLIC HEARING - APPLICANT/OWNER: CAMBRIDGE COMPANIES, INC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED TWO-STORY 40 UNIT APARTMENT COMPLEX on 2.29 acres located approximately 597 feet north of Washington Avenue on the east side of Sandhill Road (APN 140-30-601-006), R-2 (Medium-Low Density Residential) Zone [Proposed R-3 (Medium Density Residential)], Ward 3 (Coffin) [PRJ-52944].

C.C.: 05/21/2014

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

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-53040 APN: 140-30-601-006

Name of Property Owner: Cambridge Companies, Inc.

Name of Applicant: Cambridge Companies, Inc.

Name of Representative: G.C. Garcia, Inc.

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): N / A

APN: _____

Signature of Property Owner: F. Chebotarev

Print Name: Filipp Chebotarev

Subscribed and sworn before me

This 14 day of February, 2014

E. Bridget Gould

Notary Public in and for said County and State

E. BRIDGET GOULD
Commission # 1953659
Notary Public - California
Orange County
My Comm. Expires Sep 24, 2015

PRJ-52944
02/20/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review

Project Address (Location) Sandhill & Washington, near NEC

Project Name Multi-Family at Sandhill & Washington **Proposed Use** Multi Family / Res.

Assessor's Parcel #(s) 140-30-601-006 **Ward #** 3

General Plan: existing MI proposed M **Zoning:** existing R-2 proposed R-3

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

Gross Acres 2.29+/- **Lots/Units** **Density**

Additional Information

PROPERTY OWNER Cambridge Companies Inc. **Contact** Filipp Chebotarev

Address 9075 W. Diablo 3rd Floor **Phone:** (949) 584-3276 **Fax:** (702) 876-6023

City Las Vegas **State** NV **Zip** 89148

E-mail Address filipp@cambridgecompanies.us

APPLICANT Cambridge Companies, Inc. **Contact** Filipp Chebotarev

Address 9075 W. Diablo 3rd Floor **Phone:** (949) 584-3276 **Fax:** (702) 876-6023

City Las Vegas **State** NV **Zip** 89148

E-mail Address filipp@cambridgecompanies.us

REPRESENTATIVE G. C. Garcia, Inc. **Contact** George Garcia

Address 1711 Whitney Mesa Dr., Suite 110 **Phone:** (702) 435-9909 **Fax:** (702) 435-0457

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

E-mail Address acole@gcgarciainc.com

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

Property Owner Signature* F. Chebotarev

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

Print Name Filipp Chebotarev

Subscribed and sworn before me

This 14th day of February, 2014.

E. Bridget Gould

Notary Public in and for said County and State

E. BRIDGET GOULD
Commission # 1953659
Notary Public - California
Orange County
My Comm. Expires Sep 24, 2015

FOR DEPARTMENT USE ONLY

Case #	SDR-53040
Meeting Date:	04/08/14 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 conformity with applicable sections of the Zoning Ordinance.

PRJ-52944
02/20/14

Revised 10/27/08

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

City of Las Vegas Agenda Item No.: **24.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 8, 2014

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

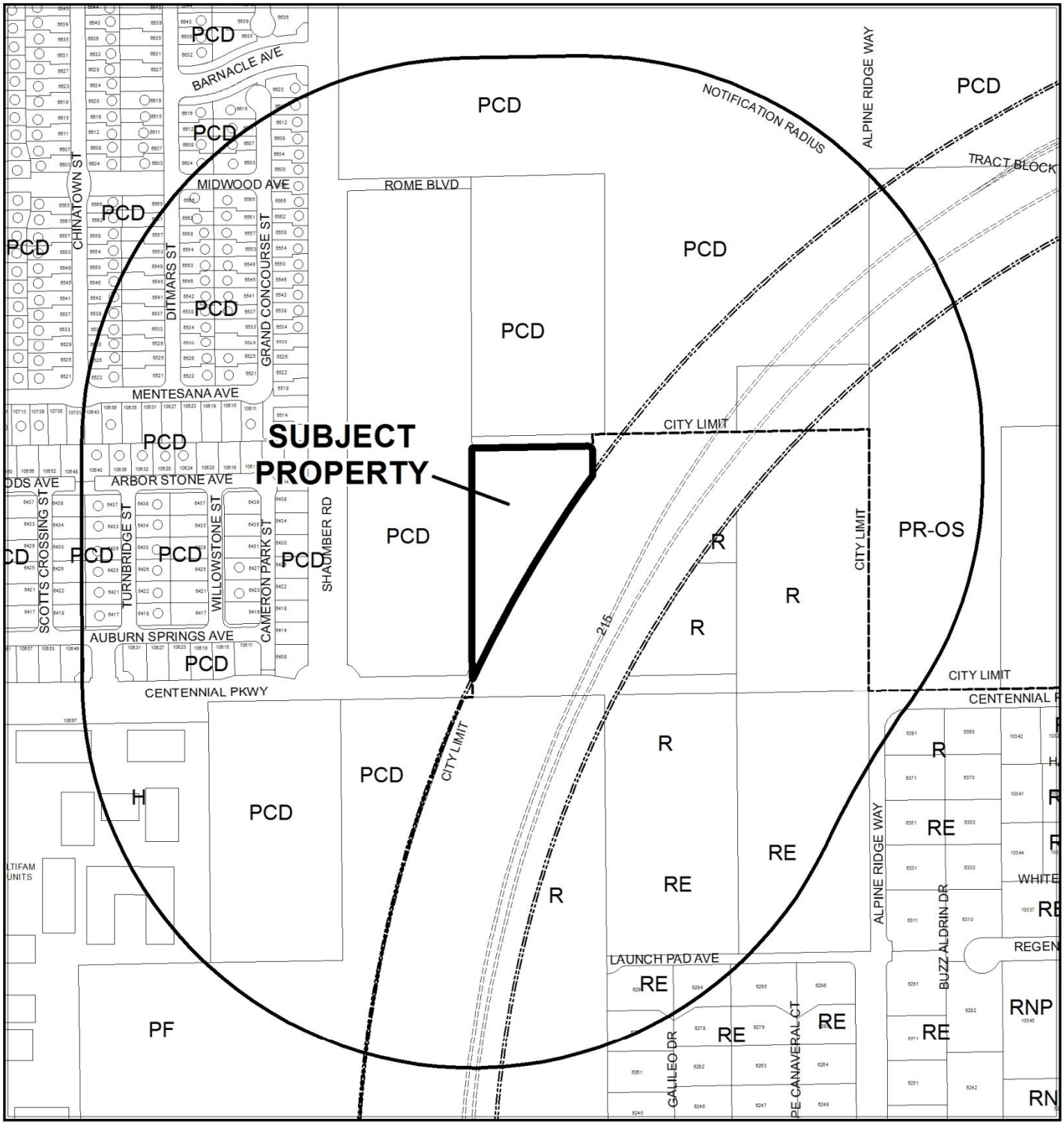
SUBJECT:
GPA-53191 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: NVRE LLC - For possible action on a request for a General Plan Amendment FROM: RNP (RURAL NEIGHBORHOOD PRESERVATION) TO: PCD (PLANNED COMMUNITY DEVELOPMENT) on 2.5 acres located on the north side of West Centennial Parkway, 328 feet east of Shaumber Road (APN 126-24-401-024), Ward 6 (Ross).

C.C.: 5/21/2014

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

RECOMMENDATION:
APPROVAL

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

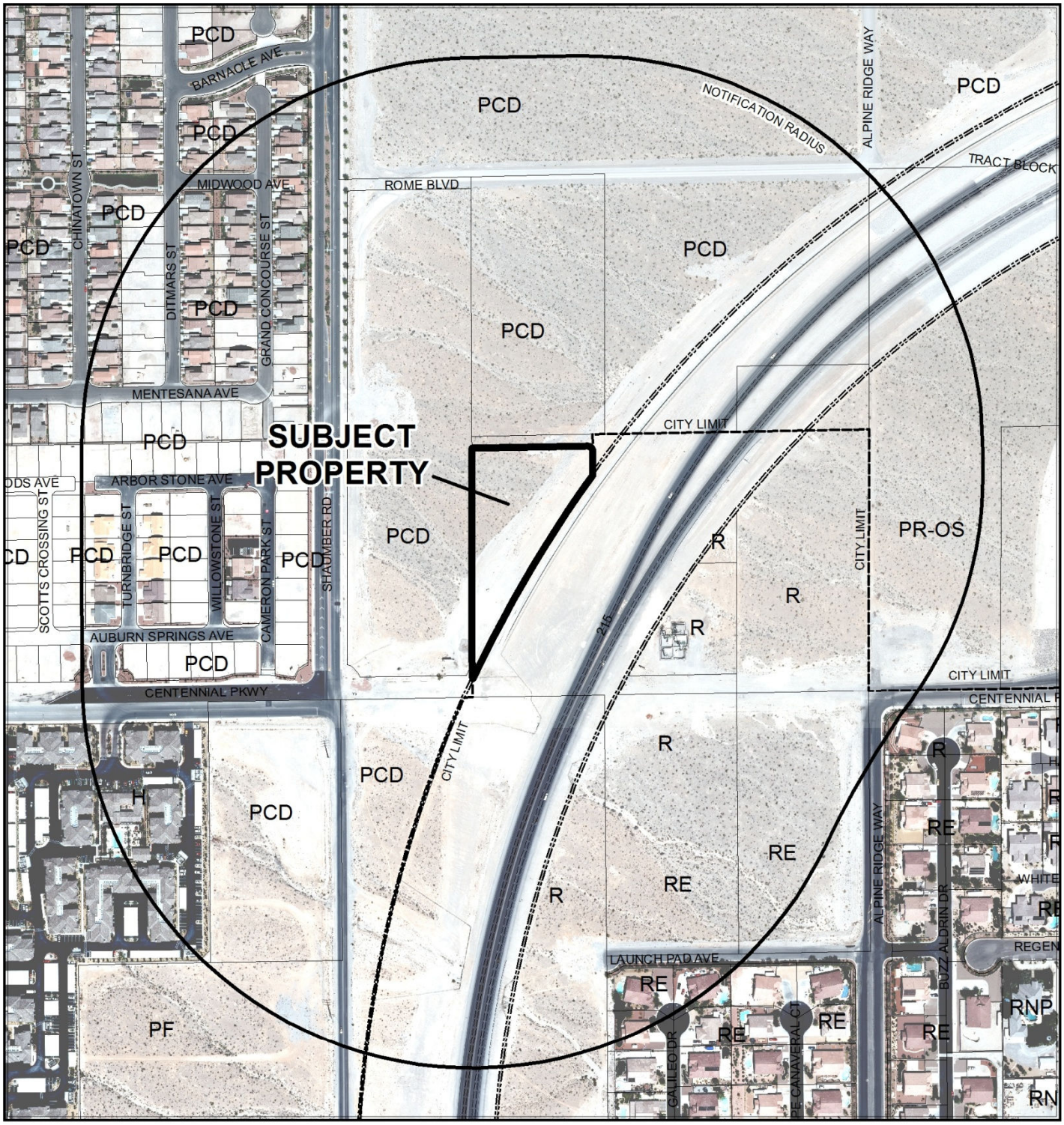


CASE: **GPA-53191**

RADIUS: 1000 FEET

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

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: PCD (PLANNED COMMUNITY DEVELOPMENT)



0 300 600 Feet

CASE: **GPA-53191**

RADIUS: 1000 FEET

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

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: PCD (PLANNED COMMUNITY DEVELOPMENT)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-53191 APN: 126-24-401-024

Name of Property Owner: NVRE LLC

Name of Applicant: NVRE LLC / LEVI PARKER, MANAGER

Name of Representative: RON PORTARO

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: LEVI PARKER

Subscribed and sworn before me

This 5 day of March, 2014

_____

Notary Public in and for said County and State

JANET L. KENNEDY
Notary Public, State of Nevada
Appointment No. 10-2581-1
My Appt. Expires July 12, 2014

RECEIVED
MAR 05 2014
Dept of Planning
City of Las Vegas

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) Northeast Corner of N. Shaumber and Centennial

Project Name NVRE Development **Proposed Use** Residential Units

Assessor's Parcel #(s) 126-24-401-024 **Ward #** 6 - Steve Ross

General Plan: existing RNP proposed PCD **Zoning:** existing U(RNP) proposed PD

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

Gross Acres 2.5 acres **Lots/Units** N/A **Density** N/A

Additional Information Parcel Recently annexed into City from County

PROPERTY OWNER NVRE LLC **Contact** Levi Parker

Address 3425 Cliff Shadows Suite 110 **Phone:** (702) 374-1519 **Fax:** (702) 331-2801

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

E-mail Address levi@investintolv.com

APPLICANT NVRE LLC **Contact** Levi Parker

Address 3425 Cliff Shadows Suite 110 **Phone:** (702) 374-1519 **Fax:** (702) 331-2801

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

E-mail Address levi@investintolv.com

REPRESENTATIVE Total Quality Resources **Contact** Ron Portaro

Address 3425 Cliff Shadows Parkway **Phone:** (702) 610-1919 **Fax:** (702) 331-2801

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

E-mail Address ronportaro@msn.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 LEVI PARKER

Subscribed and sworn before me

This 5 day of March, 20 14.

_____

Notary Public in and for said County and State

JANET L. KENNEDY
Notary Public, State of Nevada
Appointment No. 10-2581-1
My Appt. Expires July 12, 2014

FOR DEPARTMENT USE ONLY

Case #	GPA-53191
Meeting Date:	4-8-14
Total Fee:	2000.00
Date Received:*	3-5-14
Received By:	JFM

*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.

JUSTIFICATION LETTER

To: **City of Las Vegas Planning Staff**

From: **Ron Portaro, Representative for NVRE, LLC**
APN 126-24-401-024

Re: General Plan Amendment

Date: 03-05-14

As representative for NVRE,LLC, I am requesting that the General Plan be amended to accommodate the above-referenced parcel into the City of Las Vegas General Plan. The current GPA designation would be changed from RNP to PCD.

Parcel APN: **APN 126-24-401-024**
Parcel Acreage: The property is approximately 2.5 gross acres and is pie-shaped in nature.

Parcel Borders:

- The south and east borders of the property are combined in curve which is adjacent to the C.C. 215 highway and runs approximately 680 feet.
- The north border of the parcel is adjacent to a City of Las Vegas parcel, APN 126-24-401-006 and runs approximately 320 feet.
- The west border is adjacent to a City of Las Vegas parcel, APN 126-24-410-003 and runs approximately 590 feet.

The C.C. 215 highway is the complete neighboring border to the east and south and titled as a public right-of-way and as a result, there are no residential, industrial, or commercially zoned parcels adjacent to the east and south of the subject parcel.

Intended Use upon annexation: The parcel's intended use is for future residential development.

Support of the City of Las Vegas Regulations and Policies.

- The intent of the current property owner is for future development consistent with planning guidelines and policies of the City of Las Vegas and the Cliff's Edge Plan.

Please contact me should you have any questions.

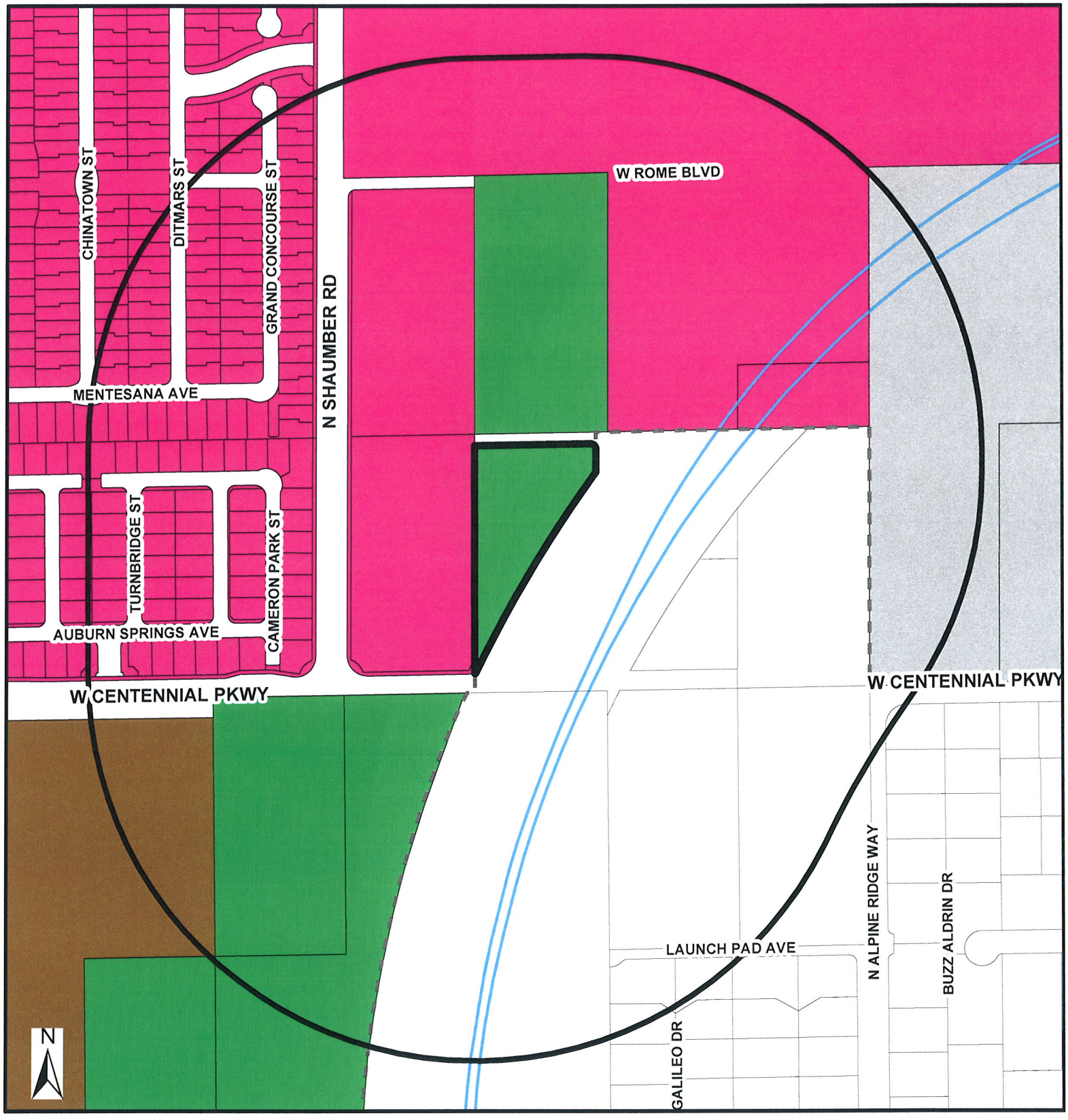
Sincerely,

Ron Portaro,
For NVRE,LLC 702-610-1919

RECEIVED
MAR 05 2014
Dept of Planning
City of Las Vegas

GPA-53191

GPA-53191



General Plan Amendment

FROM RNP TO PCD

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

- Subject Property
- 1000ft Buffer
- City Limits

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

Date: Wednesday, March 05, 2014

City of Las Vegas Agenda Item No.: **25.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 8, 2014

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

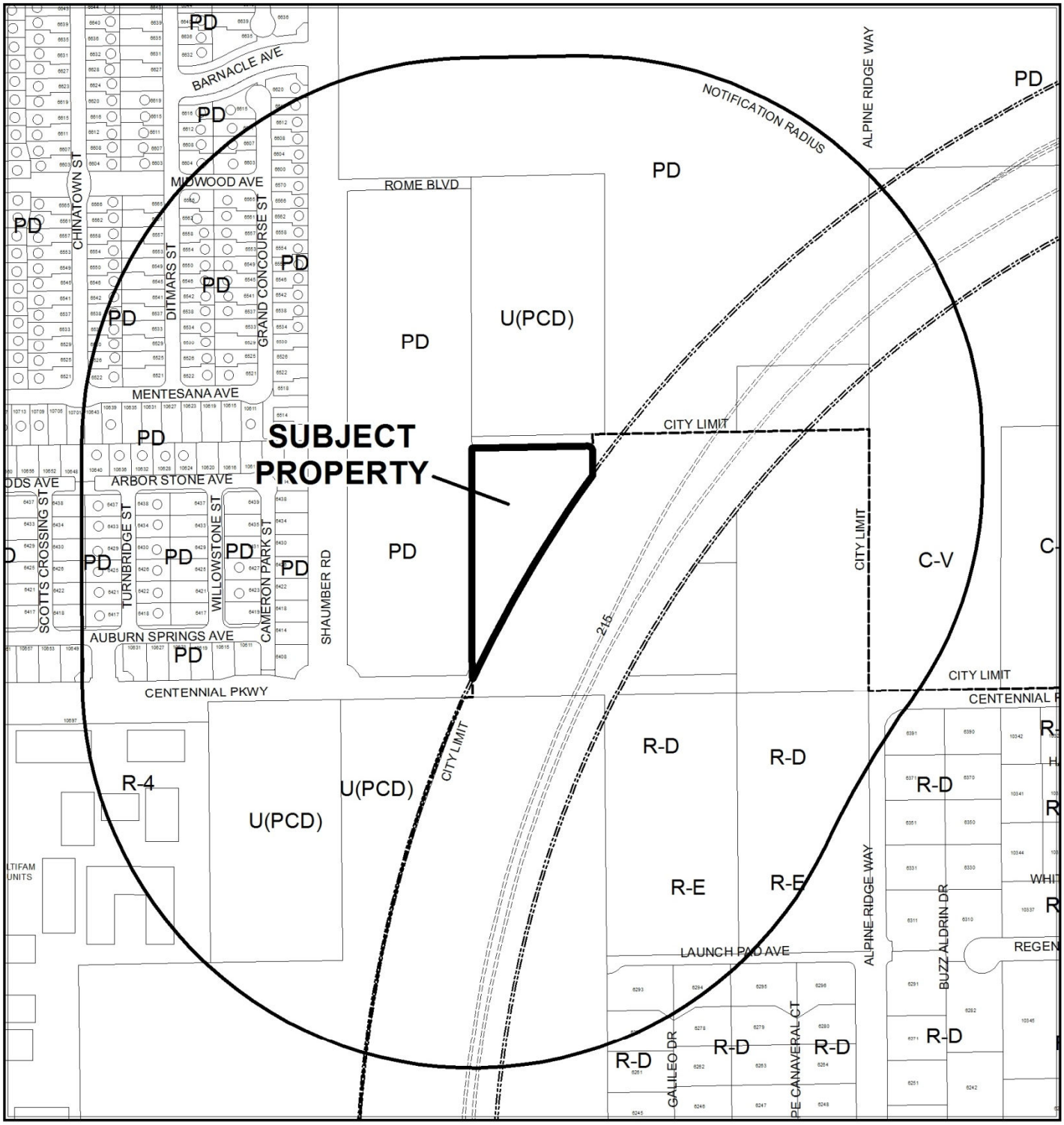
SUBJECT:
ZON-53192 - REZONING RELATED TO GPA-53191 - PUBLIC HEARING - APPLICANT/OWNER: NVRE LLC - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [RNP (RURAL NEIGHBORHOOD PRESERVATION) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) on 2.5 acres located on the north side of West Centennial Parkway, 328 feet east of Shaumber Road (APN 126-24-401-024), Ward 6 (Ross).

C.C.: 5/21/2014

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

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Consolidated Back up
2. Supporting Documentation
3. Justification Letter



0 300 600 Feet

CASE: **ZON-53192**

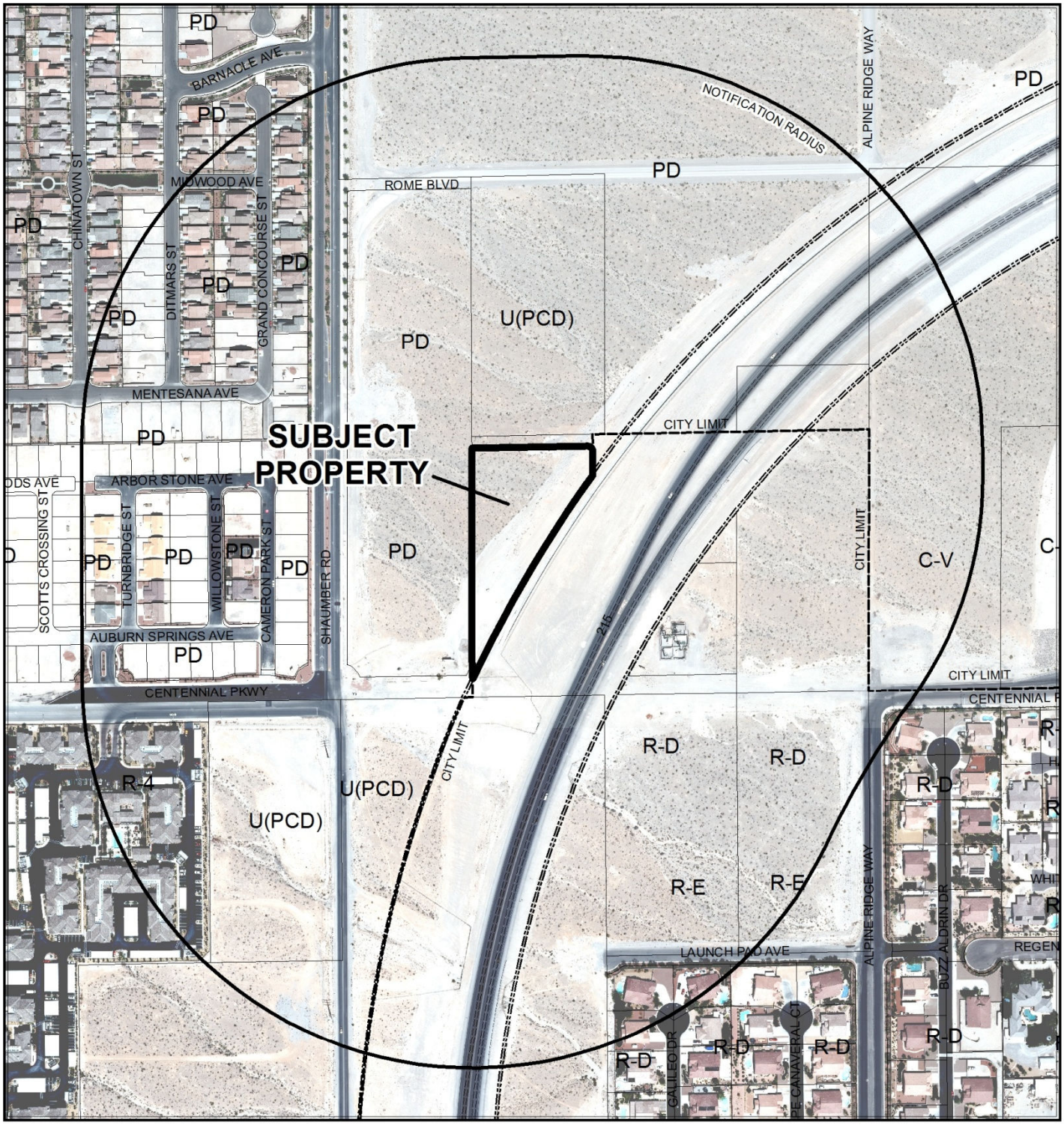
RADIUS: 1000 FEET

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

PROPOSED ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

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

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: PCD (PLANNED COMMUNITY DEVELOPMENT)



0 300 600 Feet

CASE: **ZON-53192**

RADIUS: 1000 FEET

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

PROPOSED ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

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

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: PCD (PLANNED COMMUNITY DEVELOPMENT)

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-53192 APN: 126-24-401-024

Name of Property Owner: NVRE LLC

Name of Applicant: NVRE LLC / LEVI PARKER, MANAGER

Name of Representative: RON PORTARO

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: LEVI PARKER

Subscribed and sworn before me

This 5 day of March, 20 14

_____

Notary Public in and for said County and State

JANET L. KENNEDY
Notary Public, State of Nevada
Appointment No. 10-2581-1
My Appt. Expires July 12, 2014

RECEIVED

MAR 05 2014

Dept of Planning
City of Las Vegas

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: REZONING

Project Address (Location) Northeast Corner of N. Shaumber and Centennial

Project Name NVRE Development **Proposed Use** Residential Units

Assessor's Parcel #(s) 126-24-401-024 **Ward #** 6 - Steve Ross

General Plan: existing RNP proposed PCD **Zoning:** existing U(RNP) proposed PD

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

Gross Acres 2.5 acres **Lots/Units** N/A **Density** N/A

Additional Information Parcel Recently annexed into City from County

PROPERTY OWNER NVRE LLC **Contact** Levi Parker

Address 3425 Cliff Shadows Suite 110 **Phone:** (702) 374-1519 **Fax:** (702) 331-2801

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

E-mail Address levi@investintolv.com

APPLICANT NVRE LLC **Contact** Levi Parker

Address 3425 Cliff Shadows Suite 110 **Phone:** (702) 374-1519 **Fax:** (702) 331-2801

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

E-mail Address levi@investintolv.com

REPRESENTATIVE Total Quality Resources **Contact** Ron Portaro

Address 3425 Cliff Shadows Parkway **Phone:** (702) 610-1919 **Fax:** (702) 331-2801

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

E-mail Address ronportaro@msn.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 LEVI PARKER

Subscribed and sworn before me

This 5 day of March, 20 14.

_____

Notary Public in and for said County and State

JANET L. KENNEDY
Notary Public, State of Nevada
Appointment No. 10-2581-1
My Appt. Expires July 12, 2014

FOR DEPARTMENT USE ONLY

Case #	ZON-53192
Meeting Date:	4-8-14
Total Fee:	$1200.00
Date Received:*	3-5-14
Received By:	JFM

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

Revised 10/27/08

JUSTIFICATION LETTER

To: **City of Las Vegas Planning Staff**

From: **Ron Portaro, Representative for NVRE, LLC**
APN 126-24-401-024

Re: Re-zoning

Date: 03-05-14

As representative for NVRE,LLC, I am requesting that the zoning designation be changed from the current designation of U(RNP) to PD.

Parcel APN: **APN 126-24-401-024**
Parcel Acreage: The property is approximately 2.5 gross acres and is pie-shaped in nature.

Parcel Borders:

- The south and east borders of the property are combined in curve which is adjacent to the C.C. 215 highway and runs approximately 680 feet.
- The north border of the parcel is adjacent to a City of Las Vegas parcel, APN 126-24-401-006 and runs approximately 320 feet.
- The west border is adjacent to a City of Las Vegas parcel, APN 126-24-410-003 and runs approximately 590 feet.

The C.C. 215 highway is the complete neighboring border to the east and south and titled as a public right-of-way and as a result, there are no residential, industrial, or commercially zoned parcels adjacent to the east and south of the subject parcel.

Intended Use upon annexation: The parcel's intended use is for future residential development.

Support of the City of Las Vegas Regulations and Policies.

- The intent of the current property owner is for future development consistent with planning guidelines and policies of the City of Las Vegas and the Cliff's Edge Plan.

Please contact me should you have any questions.

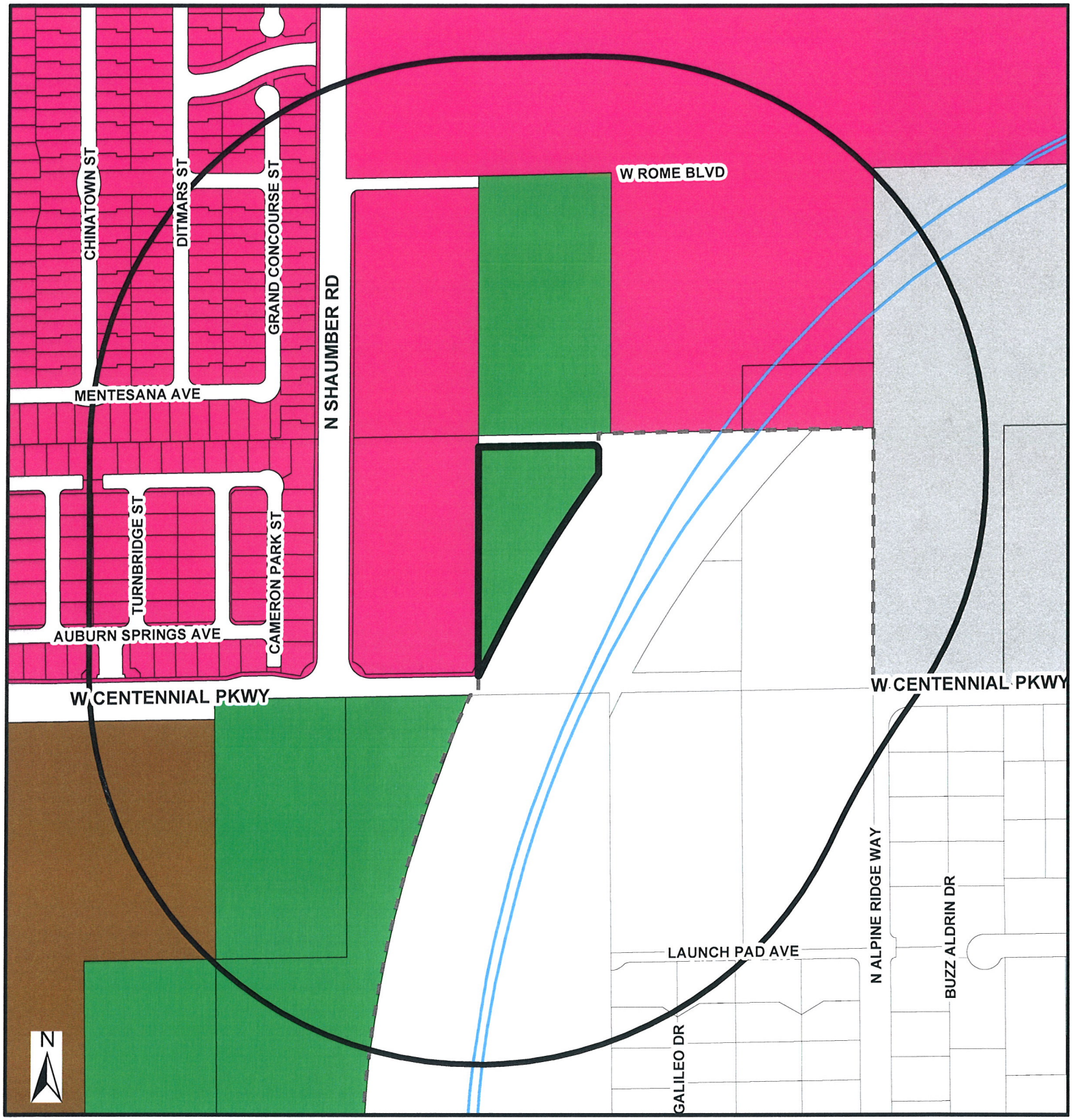
Sincerely,

Ron Portaro,
For NVRE,LLC 702-610-1919

RECEIVED
MAR 05 2014
Dept of Planning
City of Las Vegas

ZON-53192

ZON-53192



Zoning

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

FROM U TO 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: Wednesday, March 05, 2014

City of Las Vegas Agenda Item No.: **26.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 8, 2014

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

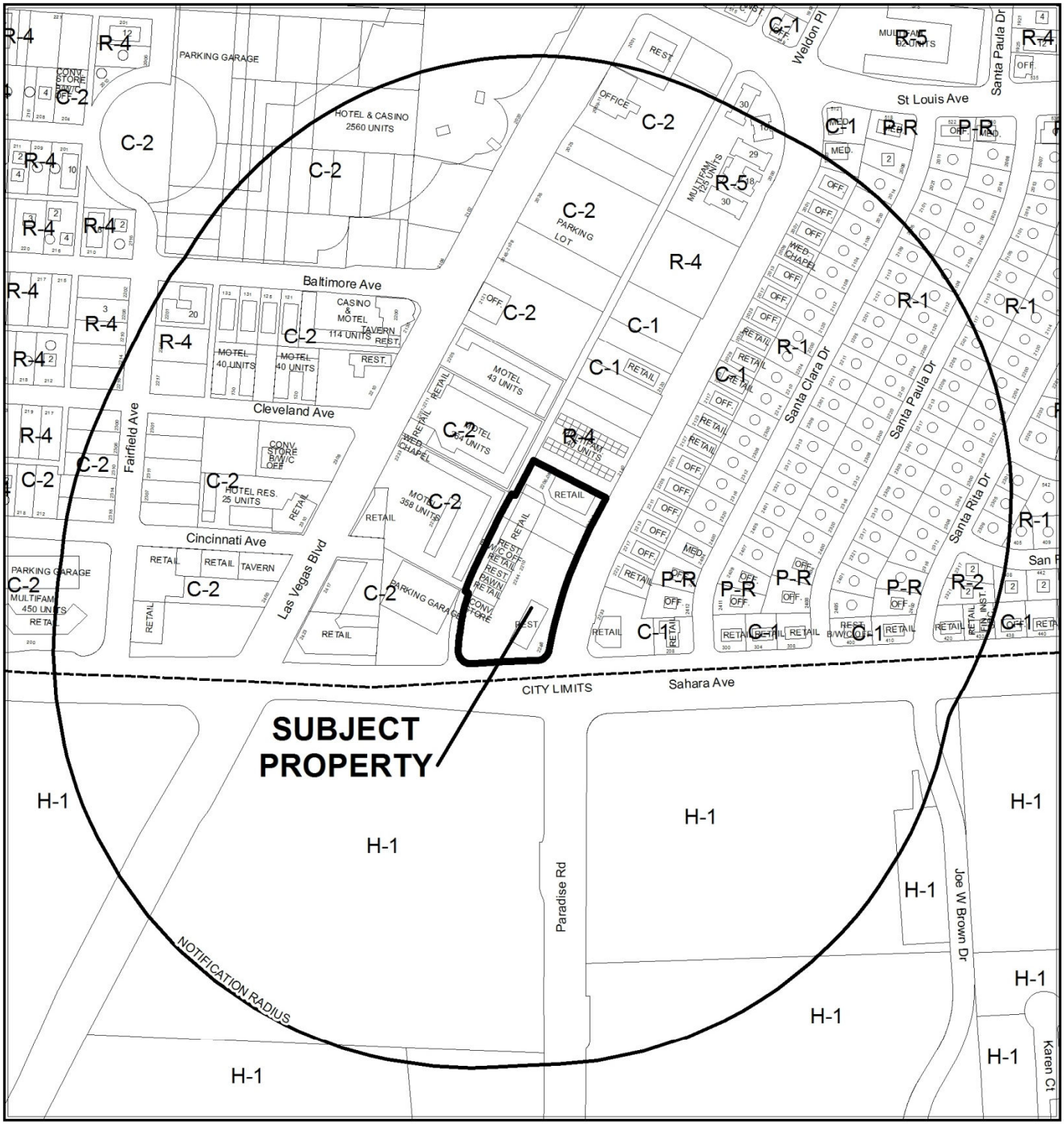
SUBJECT:
ZON-53065 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CHETAK DEVELOPMENT CORPORATION - For possible action on a request for a rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL) on 2.4 acres at 2202-2252 Paradise Road (APNs 162-03-411-009, 010 and 011) Ward 3 (Coffin).

C.C.: 05/21/2014

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

RECOMMENDATION:
APPROVAL

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

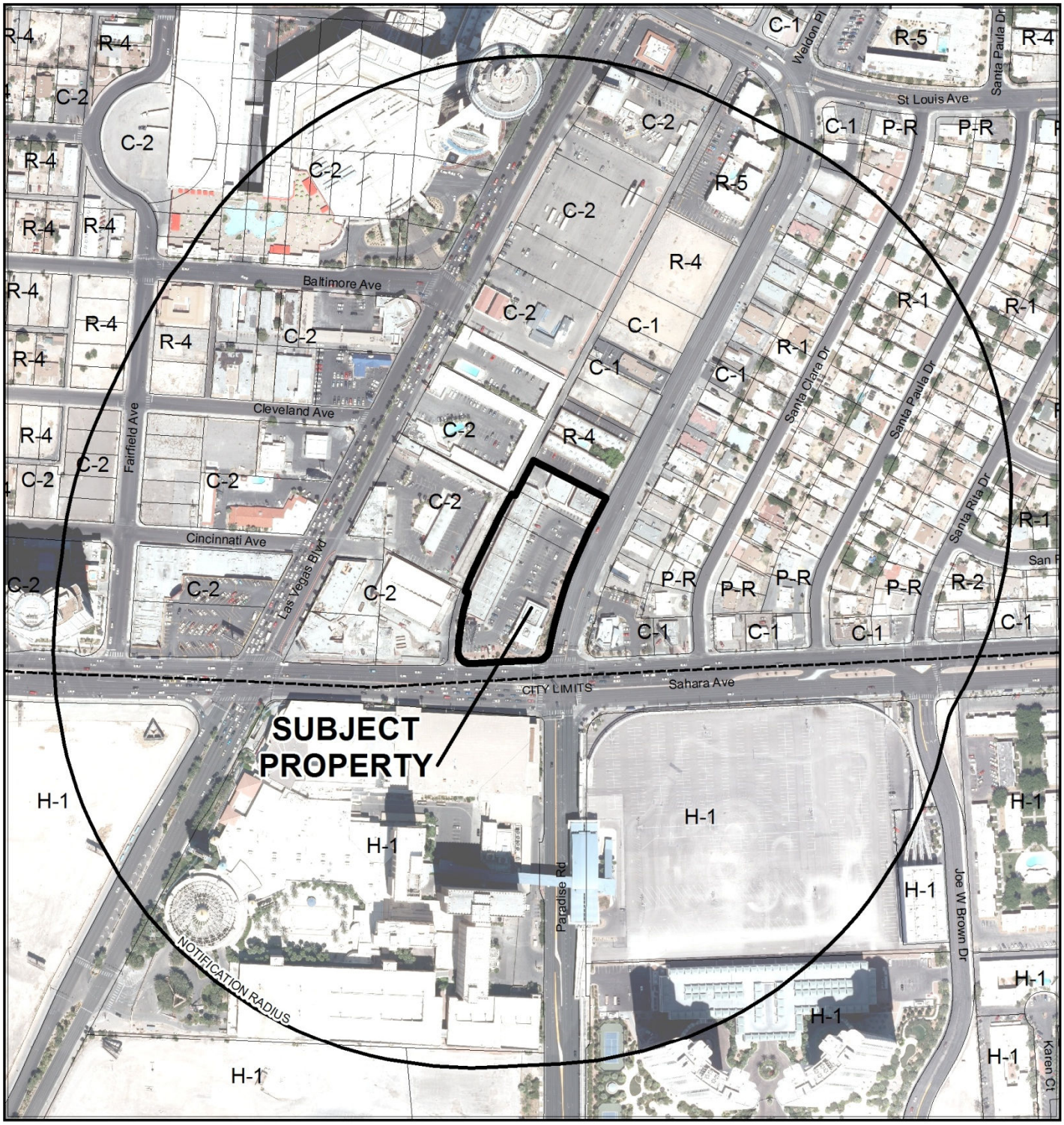


CASE: **ZON-53065**

RADIUS: 1000 FEET

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

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



0 300 600 Feet

CASE: **ZON-53065**

RADIUS: 1000 FEET

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

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-53065** APN: 162-03-411-009 through 162-03-411-011

Name of Property Owner: Chetak Development Corp

Name of Applicant: Chetak Development Corp

Name of Representative: Justin Michaels

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

☒ **Yes** ☐ **No**

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

City Official: Richard W. Truesdell

Partner(s): Will Kemp

APN: 162-03-411-009;-010;-011

Signature of Property Owner: [signature]

Print Name: Will Kemp

Subscribed and sworn before me

This 18th day of February, 20 14

[signature]

Notary Public in and for said County and State

MONICA JACOBS
Notary Public State of Nevada
No. 08-6784-1
My appt. exp. Apr. 25, 2014

Revised 11-14-06

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

RECEIVED
FEB 20 2014

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Rezoning of property from C-1 to C-2

Project Address (Location) 2200 - 2248 Paradise Road

Project Name Sahara Paradise Plaza **Proposed Use** _____

Assessor's Parcel #(s) 162-03-411-009 through 162-03-411-011 **Ward #** 3

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

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

Gross Acres 2.43 acres **Lots/Units** N/A **Density** N/A

Additional Information _____

PROPERTY OWNER Chetak Development Corp **Contact** Cornerstone Company

Address 820 Rancho Lane Suite 85 **Phone:** (702) 383-3033 **Fax:** (702) 383-8576

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

E-mail Address jmichaels@cornerstonecompany.com

APPLICANT Chetak Development Corp **Contact** Cornerstone Company

Address 820 Rancho Lane Suite 85 **Phone:** (702) 383-3033 **Fax:** (702) 383-8576

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

E-mail Address _____

REPRESENTATIVE Cornerstone Company **Contact** Justin Michaels

Address 820 Rancho Lane Suite 85 **Phone:** (702) 383-3033 **Fax:** (702) 383-8576

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

E-mail Address jmichaels@cornerstonecompany.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 Will Kemp

Subscribed and sworn before me

This 18th day of February, 20 14.

_____

Notary Public in and for said County and State

MONICA JACOBS
Notary Public State of Nevada
No. 08-6784-1
My appt. exp. Apr. 25, 2016

Revised 10/27/08

FOR DEPARTMENT USE ONLY

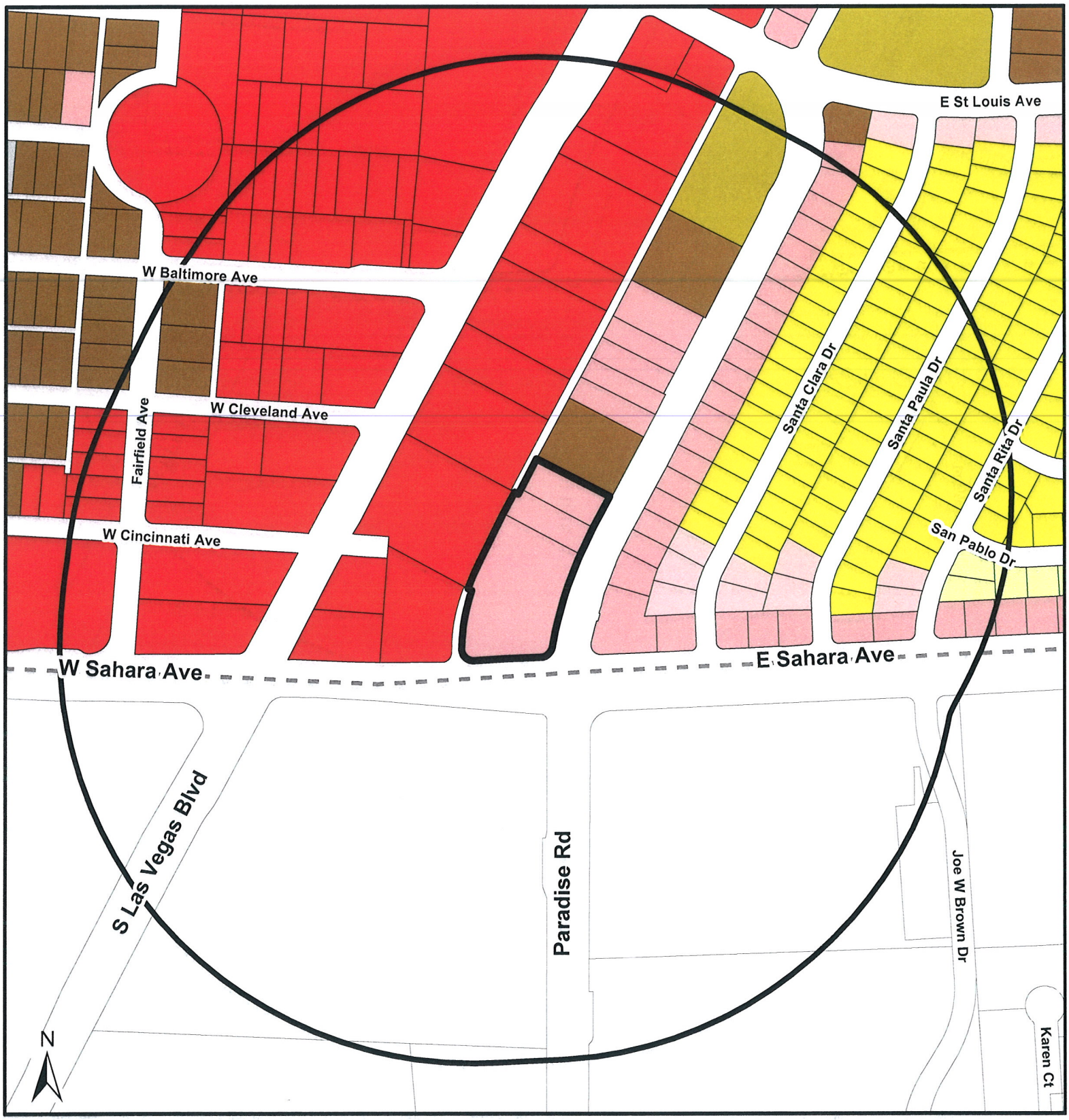
Case #	ZON-53065
Meeting Date:	4/8/14
Total Fee:	$1200.00
Date Received:*	2/20/14
Received By:	

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

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

RECEIVED
FEB 20 2014

ZON-53065



Zoning

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

FROM C-1 TO C-2

- Subject Property
- 1000ft Buffer
- City Limits

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

Date: Monday, February 24, 2014

Cornerstone Company

Commercial Real Estate Services

February 10, 2014

Mr. Douglas Rankin
City of Las Vegas
Planning Department
731 S. 4th Street
Las Vegas, NV 89101

RE: Change of Zoning from C-1 to C-2
2202-2248 Paradise Road (APN: 162-03-411-009 through 162-03-411-011)

Dear Mr. Rankin,

Cornerstone Company represents the current owner of the above referenced property. On behalf of the owner, I request that the above referenced zoning change be allowed based on the following reasons:

1. This property is located in the tourist corridor and the proposed use is consistent with existing tourist and commercial uses in the area.

2. The zoning will be consistent with the adjoining parcel to the west, which has the same ownership.

3. There are several other parcels surrounding this property that also have C-2 zoning.

4. Having C-2 zoning on the property will make redevelopment of and reinvestment into the property easier.

Thank you for your consideration in this matter on behalf of the Owner of the property.

Sincerely,

Justin M. Michaels
Vice President

JMM/shs

ZON-53065

RECEIVED
FEB 20 2014

820 Rancho Lane, Suite 85
Las Vegas, Nevada 89106
(702) 383-3033 • Fax: (702) 383-8576

City of Las Vegas Agenda Item No.: **27.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 8, 2014

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

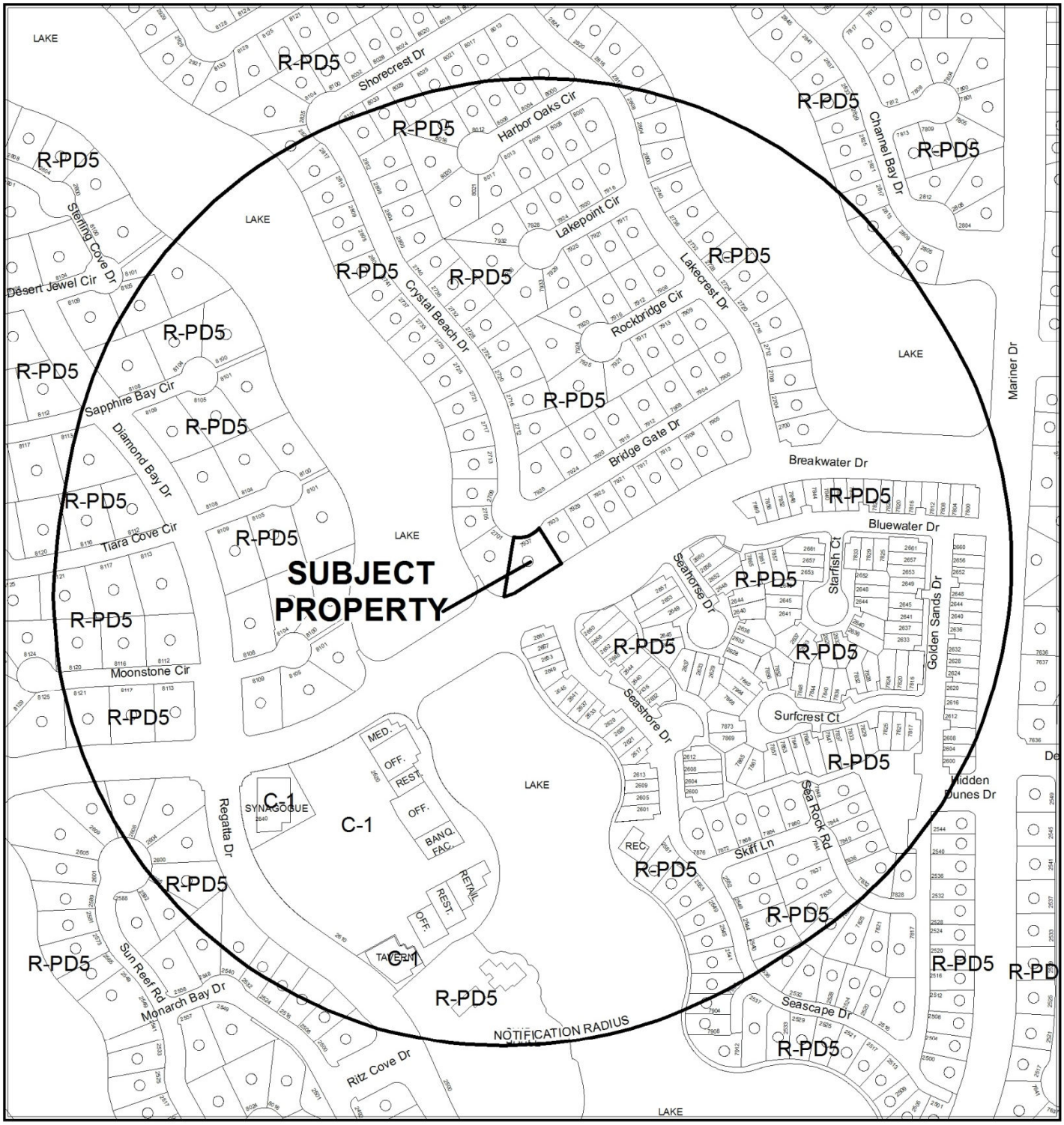
SUBJECT:
VAR-53020 - VARIANCE - PUBLIC HEARING - OWNER/APPLICANT: LISA HOGSETTE - For possible action on a request for a Variance TO ALLOW A 96 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) TO BE LOCATED 2.5 FEET FROM THE PRINCIPAL DWELLING UNIT WHERE SIX FEET IS THE MINIMUM DISTANCE REQUIRED on 0.23 acres at 7937 Bridge Gate Drive (APN 138-16-711-012), R-PD5 (Residential Planned Development - 5 Units Per Acre) Zone, Ward 4 (Anthony).

MAY GO TO CITY COUNCIL ON 05/21/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
DENIAL

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



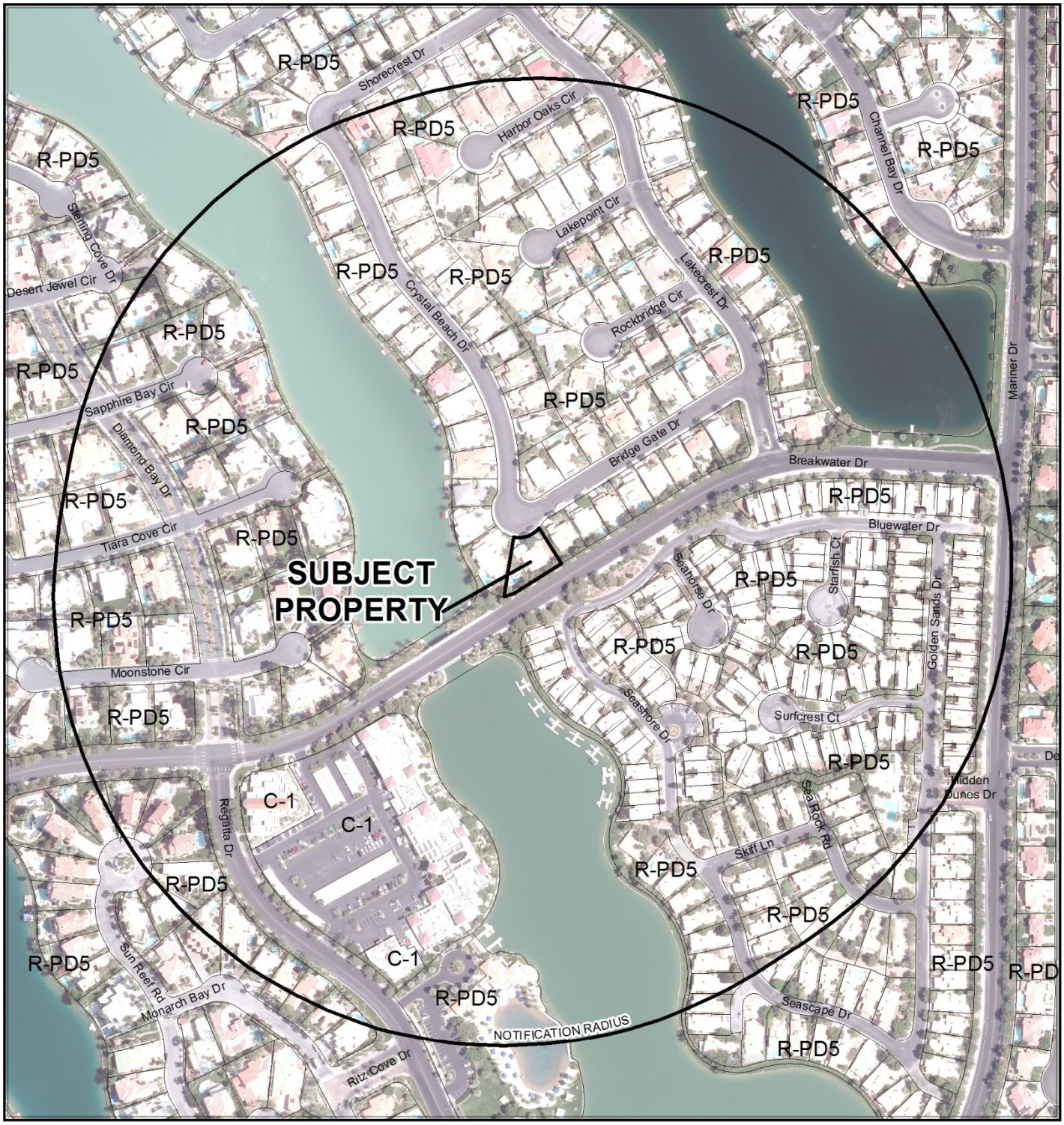
CASE: **VAR-53020**

0 300 600 Feet

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE)

N



CASE: **VAR-53020**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE)

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

VAR-53020

Case Number: 135440 APN: 138-16-711-012

Name of Property Owner: LISA L HOGSETTE

Name of Applicant: SAME

Name of Representative: LISA HOGSETTE OR BORIS MILOSAVLJEVIC

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: NA

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: LISA L. HOGSETTE

Subscribed and sworn before me

This 13th day of FEBRUARY, 2014

_____

Notary Public in and for said County and State

State of Nevada

County of Clark

NOTARY PUBLIC
County of Clark-State of Nevada
JO CAMPO
No. 99-51972-1
My Appointment Expires Dec. 5, 2014

RECEIVED
FEB 19 2014

Revised 11-14-06

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE Title 19.04.070

Project Address (Location) 7937 Bridge Gate Dr.

Project Name Hogsett - Steel **Proposed Use** Storage

Assessor's Parcel #(s) 138-16-711-012 **Ward #** _____

General Plan: existing N/A proposed _____ **Zoning:** existing _____ proposed _____

Commercial Square Footage _____ **Floor Area Ratio** 9638 SF.

Gross Acres .24 **Lots/Units** 1 **Density** _____

Additional Information _____

PROPERTY OWNER LISA L. Hogsett **Contact** 702 283-2224

Address 7937 Bridge Gate Dr **Phone:** Same **Fax:** _____

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

E-mail Address LHog53@msn.com

APPLICANT Same **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE Boris Milosavljevich **Contact** 379-8618

Address 7937 Bridge Gate Dr **Phone:** 702 **Fax:** _____

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

E-mail Address BMilosavljevich@Yahoo.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 LISA L Hogsett

Subscribed and sworn before me

This 13th day of February, 2014.

Jo Campo

Notary Public in and for said County and State

State of Nevada, County of Clark

NOTARY PUBLIC
County of Clark-State of Nevada
JO CAMPO
No. 99-51972-1
My Appointment Expires Dec. 5, 2014

FOR DEPARTMENT USE ONLY

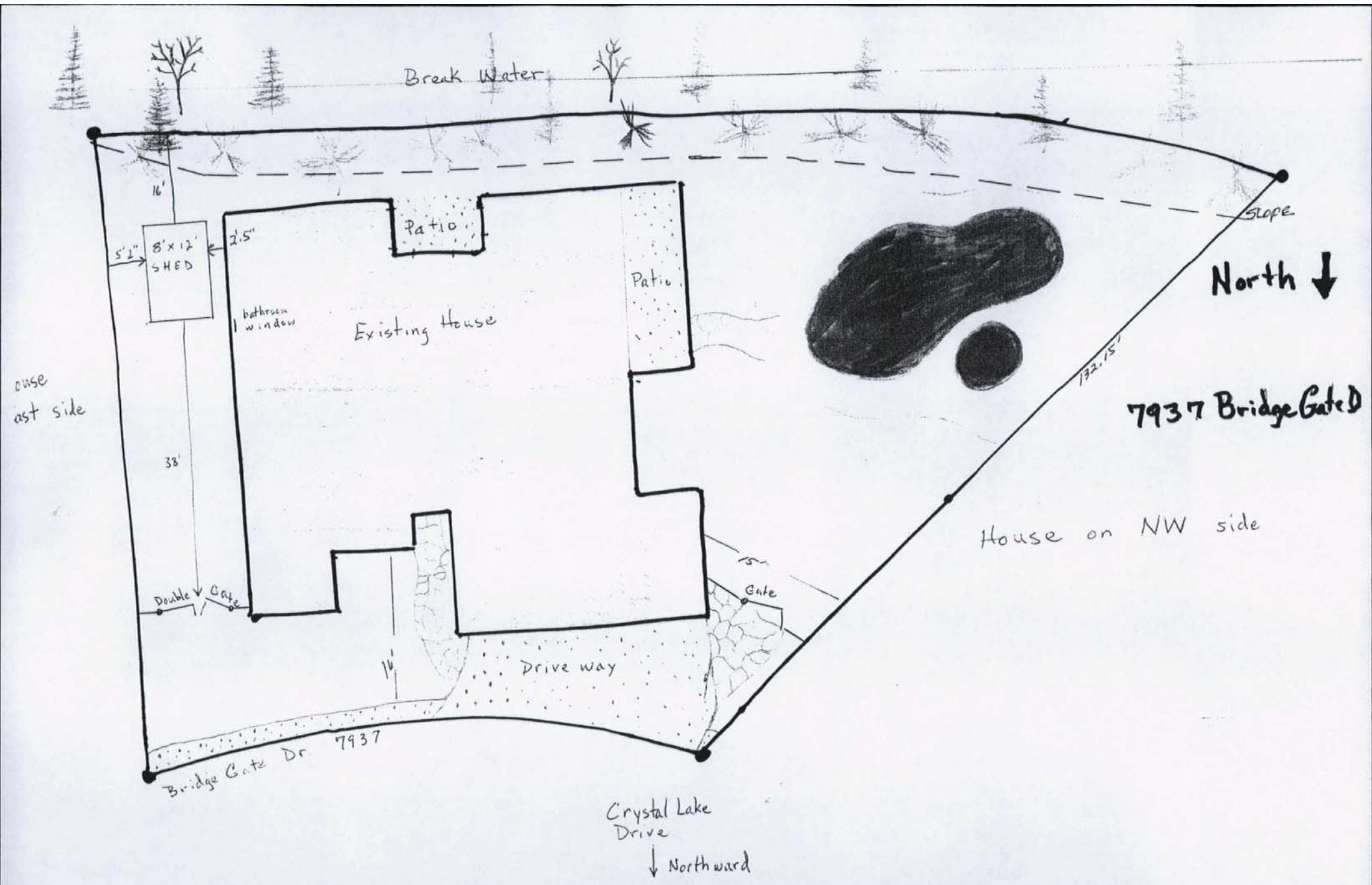
Case #	VAR-53020
Meeting Date:	04/08/14
Total Fee:	$830.00
Date Received:*	2/19/14
Received By:	

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

Revised 10/27/08

\depot\Application Packet\Application Form.pdf

RECEIVED
FEB 19 2014



VAR-53020

RECEIVED
FEB 19 2014

VAR-53020

RECEIVED
FEB 19 2014
VAR-53020

VAR-53020
RECEIVED
FEB 19 2014

RECEIVED
FEB 19 2020
VAR-53020

VAR-53020

VAR-53020
RECEIVED
FEB 19 2014

VAR-53020

VAR-53020

RECEIVED
FEB 19 2014

2/12/2014

From: **LISA** (lhog53@msn.com)
Sent: Wed 2/12/14 10:49 PM
To: LISA (lhog53@msn.com)

Variance for Shed- Justification Letter
7937 Bridge Gate Dr.
Las Vegas, NV 89128

Due to unforeseen circumstances my boyfriend had to move out of his home.
We needed storage for personal items. We felt that we could build an attractive,
yet affordable small storage shed at the back of the property for personal items.
We ordered a pre-cut shed, and shopped for the same roof tiles to match the main house.
Because of the size of the shed being 8'x12' (Less than 300 sq ft)) there was no city permit
required. We located the shed on the property where it would not effect the neighbors, where it
would be of best use to the property, and away from the pool/patio and rear yard play area.
We decided the East side of the property where the boat/rv gate access is located was the best
place to erect the shed. As there are no neighbors behind our lot (Breakwater rd) which slopes down
from the wall with trees. The only neighbor to the East is located 4-8' lower than my lot,
and their house is located further to the front of their lot they have less to see. Because we set it
38' ft back from our side gate, it can not be noticed from the street. This neighbor and other neighbors
across street and down street have signed the approval letter attached.
We cannot locate it back closer to the rear wall because of the slope in the yard and the large trees
and landscaping. This is a retaining wall for the common area street side, and there is no pavement
for pedestrians on our side of this street.
We appreciate your consideration in approving this variance.

Lisa Hogsette
"RE Lady"
Ruthe Realty , LLC
2441 W Horizon Ridge Pkwy Suite 120
Henderson, NV 89052

RECEIVED
FEB 19 2014

VAR-53020

8 1454 Bayshore Dr. 89128
2705 Lakecrest Dr. LV 89128

DESERT SHORES COMMUNITY ASSOCIATION
APPLICATION FOR EXTERIOR IMPROVEMENTS

SUBMITTAL #_____

DATE SUBMITTED 11/ /2013

DATE REVIEWED_____

APPROVED DENIED

ARC SIGNATURE_____

LISA HOGSETTE
NAME

7937 Bridge Gate Dr. Las Vegas, NV 89128
PROPERTY ADDRESS

MAILING ADDRESS STREET CITY STATE ZIP

PROJECT(S) BEING SUBMITTED: SHED ON PROPERTY

START DATE: 9/30/2013 COMPLETION DATE: 11/1/2013
(ANY REVISIONS MUST BE APPROVED)

Approved plans are not to be considered authorization to change the drainage plan as installed by the developer and approved by the City of Las Vegas. The review is intended to consider aesthetic appearance ONLY. Owner may also need to acquire permits from the City of Las Vegas.

11/5/2013
HOMEOWNERS SIGNATURE DATE

NEIGHBOR ADVISORY: All neighboring owners must sign.

Kurlene Loenker EAST 7933 Bridge Gate Dr. 11/1/13
NEIGHBOR'S SIGNATURE (Facing) PROPERTY ADDRESS DATE

NO ONE LIVES THERE WEST 7 YEARS
NEIGHBOR'S SIGNATURE (Side) PROPERTY ADDRESS DATE

Irene Clark NORTH 2709 Crystal Beach Dr.
NEIGHBOR'S SIGNATURE (Side) PROPERTY ADDRESS DATE

NO NEIGHBOR SOUTH BEHIND
NEIGHBOR'S SIGNATURE (Rear) PROPERTY ADDRESS DATE

DO NOT WRTIE BELOW THIS LINE

DATE_____ DATE_____

COMPLIANCE_____ NONCOMPLIANCE (include reason)_____

VAR-53020

RECEIVED
FEB 19 2014

City of Las Vegas Agenda Item No.: **28.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 8, 2014

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

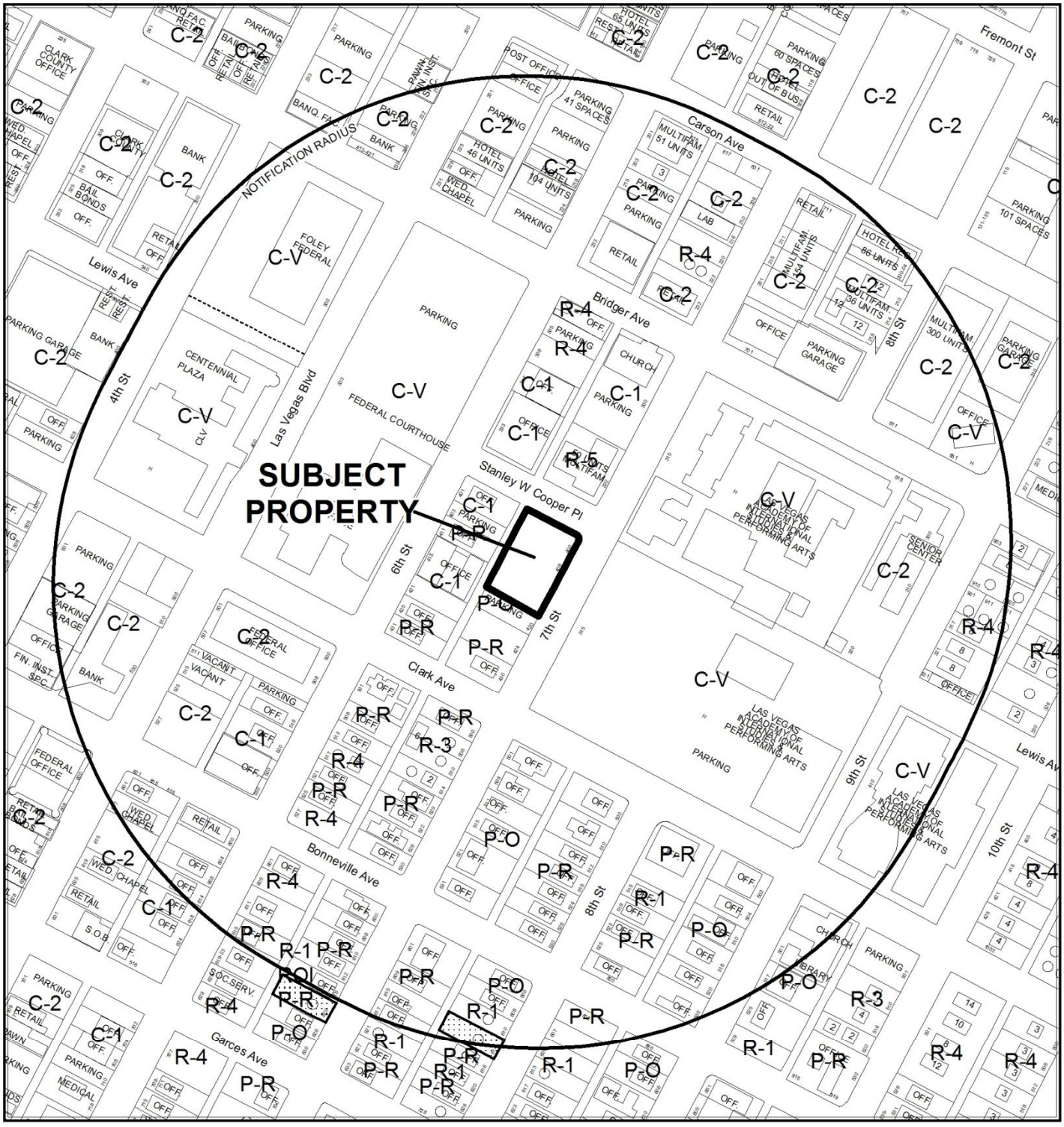
SUBJECT:
VAR-53064 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: EVAPS, LLC - For possible action on a request for a Variance TO ALLOW A ONE-FOOT SETBACK FROM THE PUBLIC RIGHT-OF-WAY FOR A PROPOSED SIGN WHERE FIVE FEET IS REQUIRED on 0.64 acres at 400 South 7th Street (APN 139-34-701-009), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-53033].

MAY GO TO CITY COUNCIL ON 05/21/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
DENIAL

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



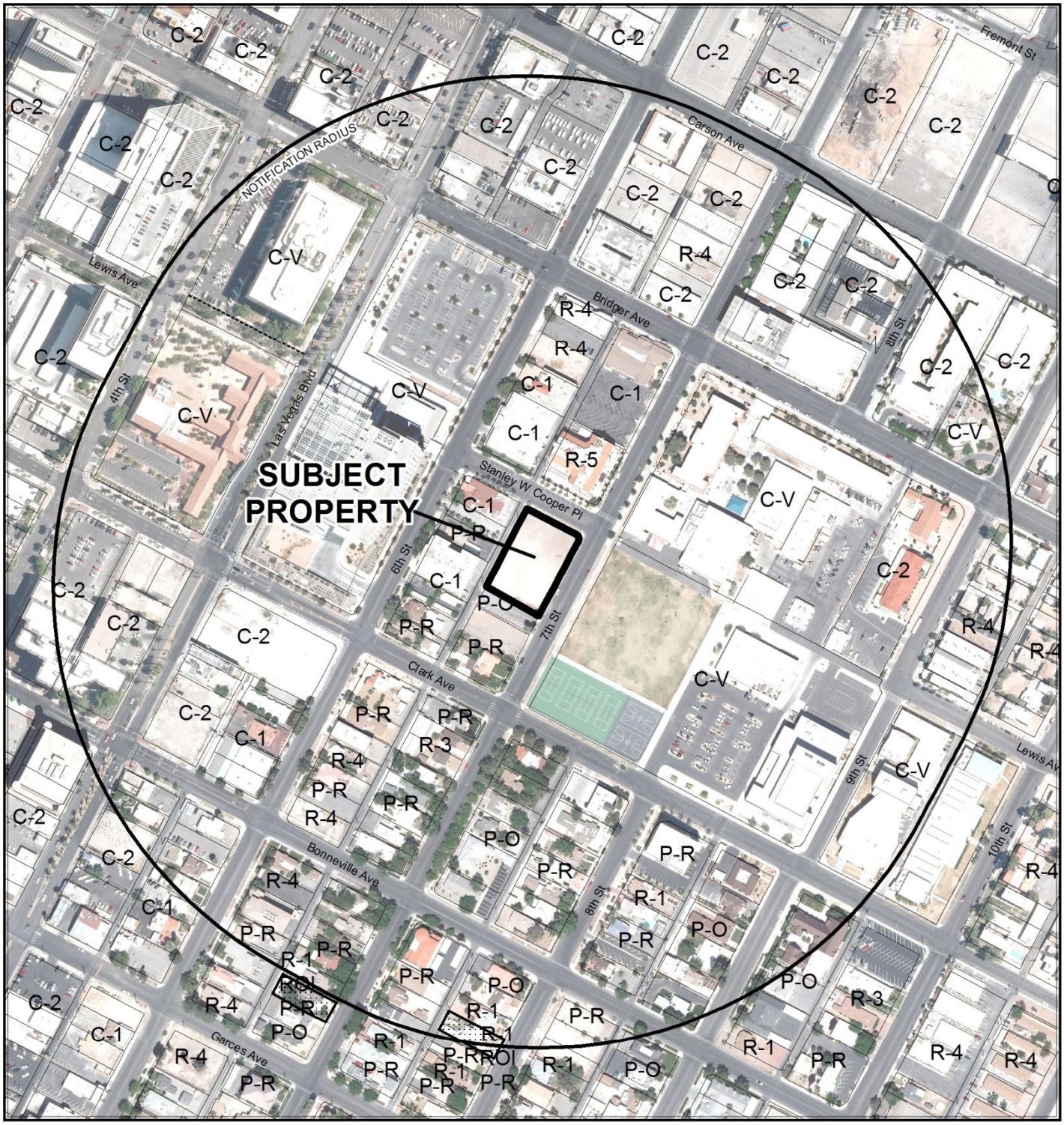
0 300 600 Feet

CASE: **VAR-53064 (PRJ-53033)**

RADIUS: 1000 FEET

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

N



0 300 600 Feet

CASE: **VAR-53064 (PRJ-53033)**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-53064 APN: 139-34-701-009

Name of Property Owner: EVAPS, LLC

Name of Applicant: EVAPS LLC (EVAPS LAW OFFICE)

Name of Representative: PATRICKS SIGNS (BOBBY PUCCI)

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: Robert T. Eglet

Subscribed and sworn before me

This 3 day of February, 2014

Kathryn D. Hardesty

Notary Public in and for said County and State

KATHRYN D. HARDESTY
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
My Commission Expires: 07-30-16
Certificate No: 92-0380-1

PRJ-53033
02/20/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: EVAPS LAW OFFICE

Project Address (Location) 400 S 7TH ST

Project Name EVAPS LAW OFFICE **Proposed Use**

Assessor's Parcel #(s) 139-34-701-009 **Ward #** 3

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

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

Gross Acres 0.64 **Lots/Units** _____ **Density**

Additional Information

PROPERTY OWNER EVAPS LLC **Contact** Robert T. Eglet

Address 400 S. 7th St., Suite 400 **Phone:** 702-450-5400 **Fax:** 702-450-5451

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

E-mail Address Khardesty@egletwall.com

APPLICANT EVAPS LLC **Contact** Robert T. Eglet

Address 400 S. 7th St., Suite 400 **Phone:** 702-450-5400 **Fax:** 702-450-5451

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

E-mail Address Khardesty@egletwall.com

REPRESENTATIVE PATRICKS SIGN CO **Contact** BOBBY PUCCI

Address 5115 S ARVILLE **Phone:** 873-4463 **Fax:** 873-5657

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

E-mail Address BOBBY@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 fo inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchase (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below

Property Owner Signature* _____

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

Print Name Robert T. Eglet

Subscribed and sworn before me

This 3rd day of February, 2014.

Kathryn D. Hardesty

Notary Public in and for said County and State

KATHRYN D. HARDESTY
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
My Commission Expires: 07-30-16
Certificate No: 92-0380-1

Revised 10/2

FOR DEPARTMENT USE ONLY

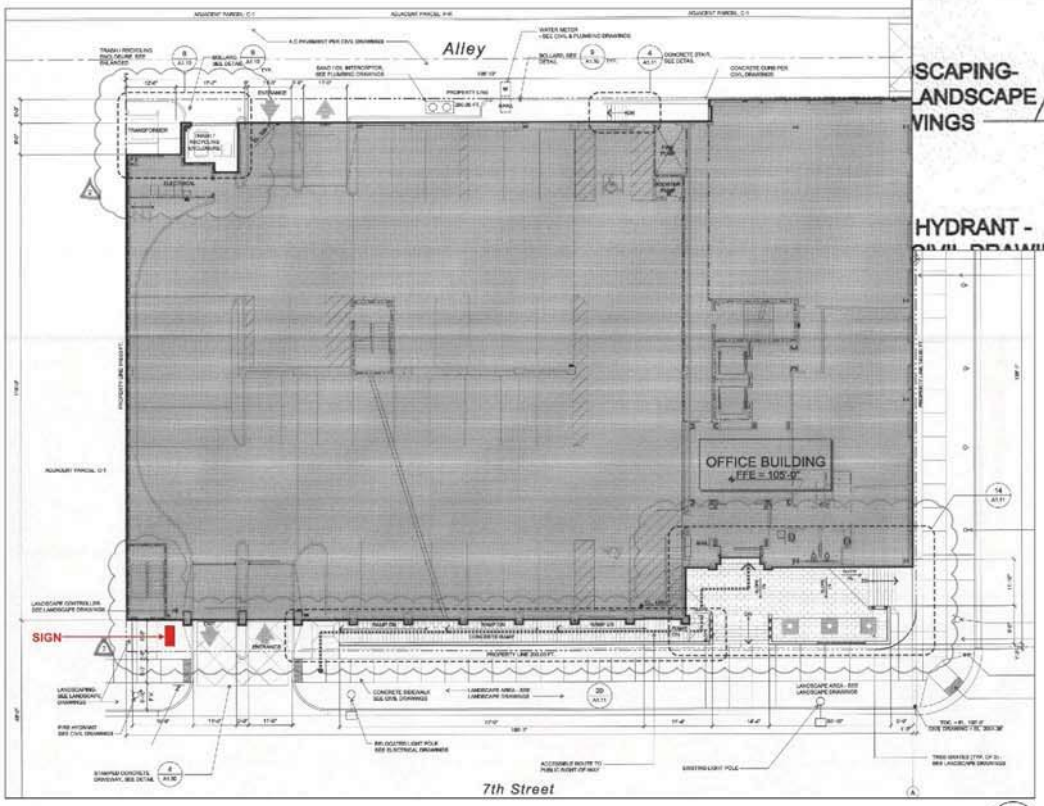
Case #	VAR-53064
Meeting Date	04/08/14 PC
Total Fee:	
Date Received:*	
Received By:	

*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.

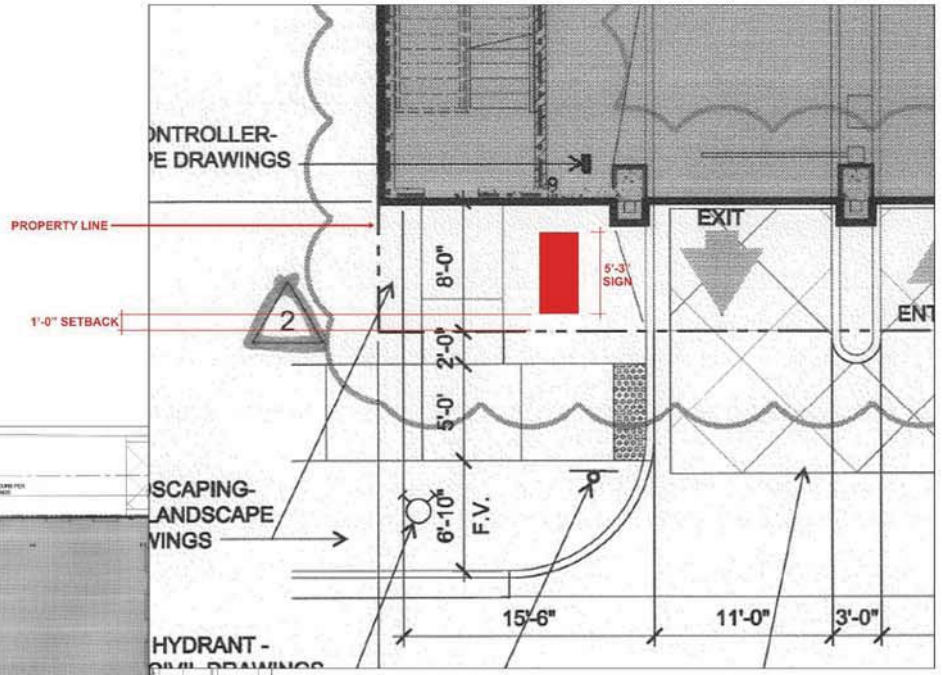
PRJ-53038
02/20/14

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

EVAPS LAW OFFICE
400 S. 7TH ST
APN #139-34-701-009



SCALE" 1/32" = 1'



SCALE" 1/8" = 1'

PRJ-53033
02/20/14

EVAPS
LAW OFFICS

NON-ILLUMINATED MONUMENT SIGN

Project Address:	EVAPS 400 S 7TH ST
Date:	1-22-13
View:	ELEVATION
Sales Rep:	B.P.
Designer:	Erik G.
Design #:	EVAPS012213-A

SCOPE

SEE MAIN SCOPE

REVISIONS

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

FINAL APPROVALS

Client:
Estimate:
Design:
Sales Rep: *Authorized Signatures*
Page #: 2 of 2

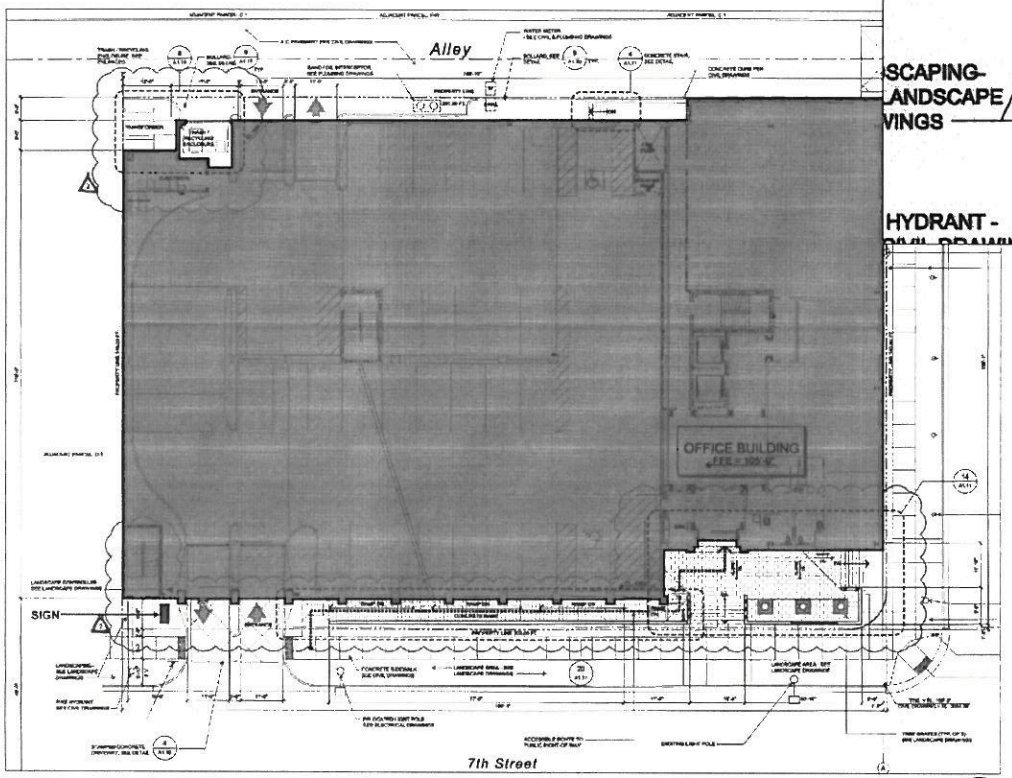
PATRICK'S signs
5115 S. ARVILLE ST. • LAS VEGAS, NV 89118
ph: 702.873.4463 • f: 702-873-5657
www.PatricksSigns.com
NV LIC #62560

THIS SIGNAGE/ARTWORK IS FABRICATED TO MEET UL REQUIREMENTS AND WILL BE LABELED ACCORDING TO THE UL GUIDELINES

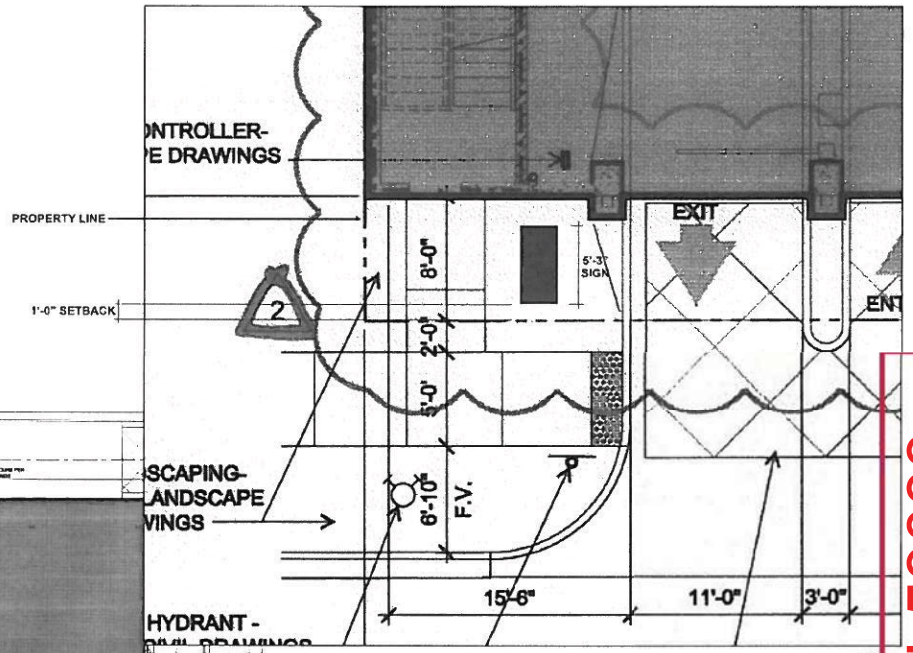
THIS DESIGN/ARTWORK WAS CREATED BY PATRICK'S SIGN COMPANY. IT IS NOT TO BE COPIED, REPRODUCED OR EXHIBITED IN ANY FASHION WITHOUT THE EXPRESSED WRITTEN CONSENT OF PATRICK'S SIGN COMPANY.

VAR-53064

EVAPS LAW OFFICE
400 S. 7TH ST
APN #139-34-701-009



SCALE" 1/32" = 1'



SCALE" 1/8" = 1'

PRJ-53033
02/20/14

EVAPS
LAW OFFICS

NON-ILLUMINATED MONUMENT SIGN

Project Address:	EVAPS 400 S 7TH ST
Date:	1-22-13
View:	ELEVATION
Sales Rep:	B.P.
Designer:	Erik G.
Design #:	EVAPS012213-A

SCOPE

SEE MAIN SCOPE

REVISIONS

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

FINAL APPROVALS

Client:
Estimate:
Design:
Sales Rep:
Authorized Signature
Page #: 2 of 2

PATRICK'S signs
5155 ARVILLE ST • LAS VEGAS, NV 89118
ph: 702.873.4663 • f: 702-873-5057
www.PatricksSigns.com
NV LIC #62580

THIS SIGNAGE ARTWORK IS FABRICATED TO MEET UL REQUIREMENTS AND WILL BE LABELED ACCORDING TO THE UL GUIDELINES

THIS DESIGN ARTWORK WAS CREATED BY PATRICK'S SIGN COMPANY. IT IS NOT TO BE COPIED, REPRODUCED OR EXHIBITED IN ANY FASHION WITHOUT THE EXPRESSED WRITTEN CONSENT OF PATRICK'S SIGN COMPANY.

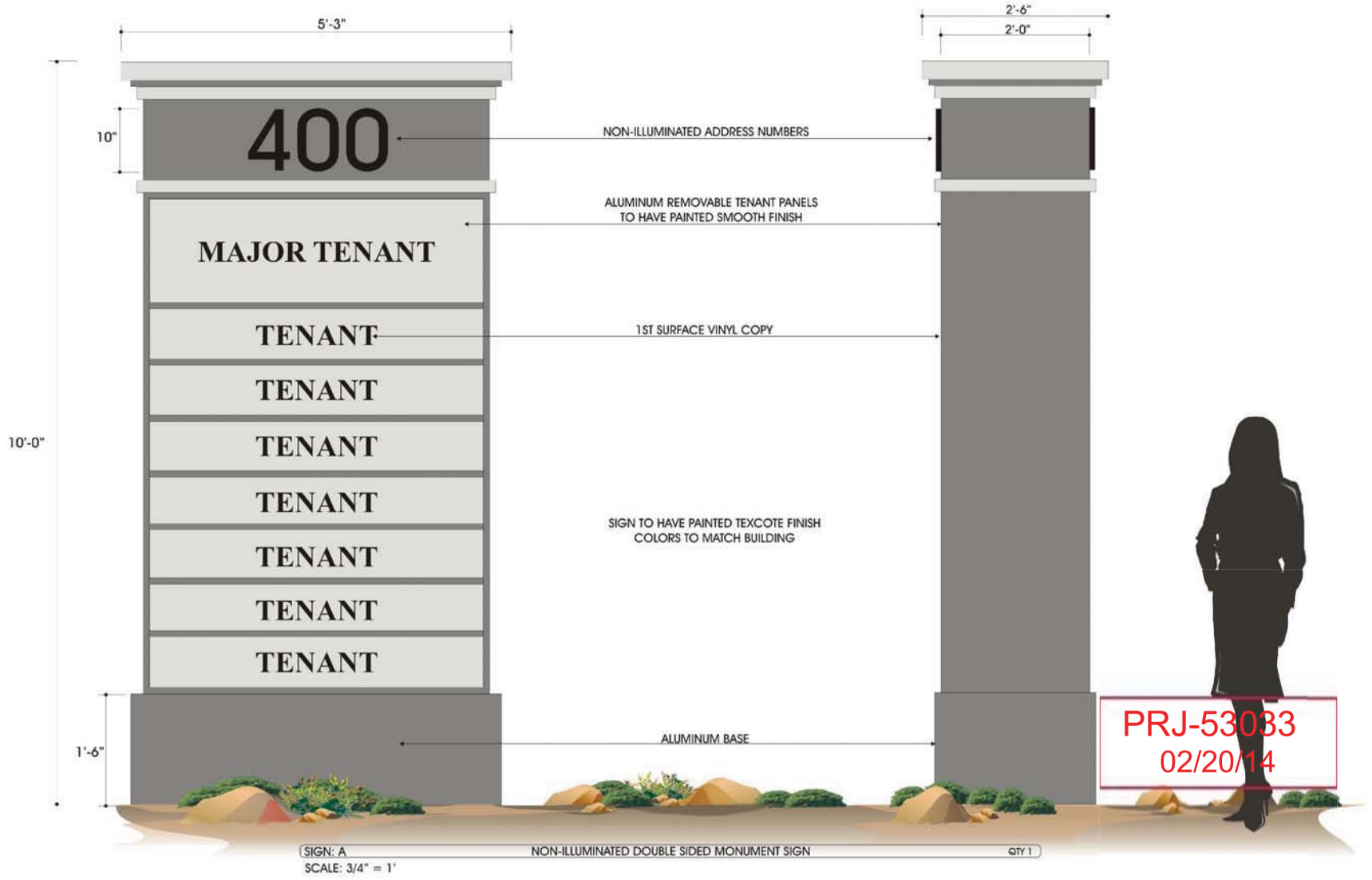
VAR-53064

SCOPE OF WORK:

MANUFACTURE AND INSTALL (1) DOUBLED SIDED NON-ILLUMINATED FREESTANDING MONUMENT SIGN. SIGN TO HAVE REMOVABLE ALUMINUM TENANT PANELS WITH 1ST SURFACE CUT VINYL COPY.

SIGN WILL HAVE PAINTED TEXCOTE FINISH. PAINT COLOR TO MATCH BUILDING COLORS PER SURVEY.

SIGN REQUIRES AND VARIANCE TO REDUCE THE REQUIRED FIVE FOOT SETBACK TO A ONE FOOT SETBACK



SIGN: A — NON-ILLUMINATED DOUBLE SIDED MONUMENT SIGN — QTY 1

SCALE: 3/4" = 1'

EVAPS
LAW OFFICS

NON-ILLUMINATED MONUMENT SIGN

Project Address:	EVAPS 400 S 7TH ST
Date:	1-22-13
View:	ELEVATION
Sales Rep:	B.P.
Designer:	Erik G.
Design #:	EVAPS012213-A

SCOPE

SEE MAIN SCOPE

REVISIONS

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

FINAL APPROVALS

Client:
Estimate:
Design:
Sales Rep: Authorized Signature
Page #: 1 of 2

PATRICK'S Signs
5115 S. ARVILLE ST. • LAS VEGAS, NV 89118
ph: 702.873.4463 • f: 702-873-5657
www.PatricksSigns.com
NV LIC #62560

THIS SIGNAGE/ARTWORK IS FABRICATED TO MEET UL REQUIREMENTS AND WILL BE LABELED ACCORDING TO THE UL GUIDELINES

THIS DESIGN/ARTWORK WAS CREATED BY PATRICK'S SIGN COMPANY. IT IS NOT TO BE COPIED, REPRODUCED OR EXHIBITED IN ANY FASHION WITHOUT THE EXPRESSED WRITTEN CONSENT OF PATRICK'S SIGN COMPANY.

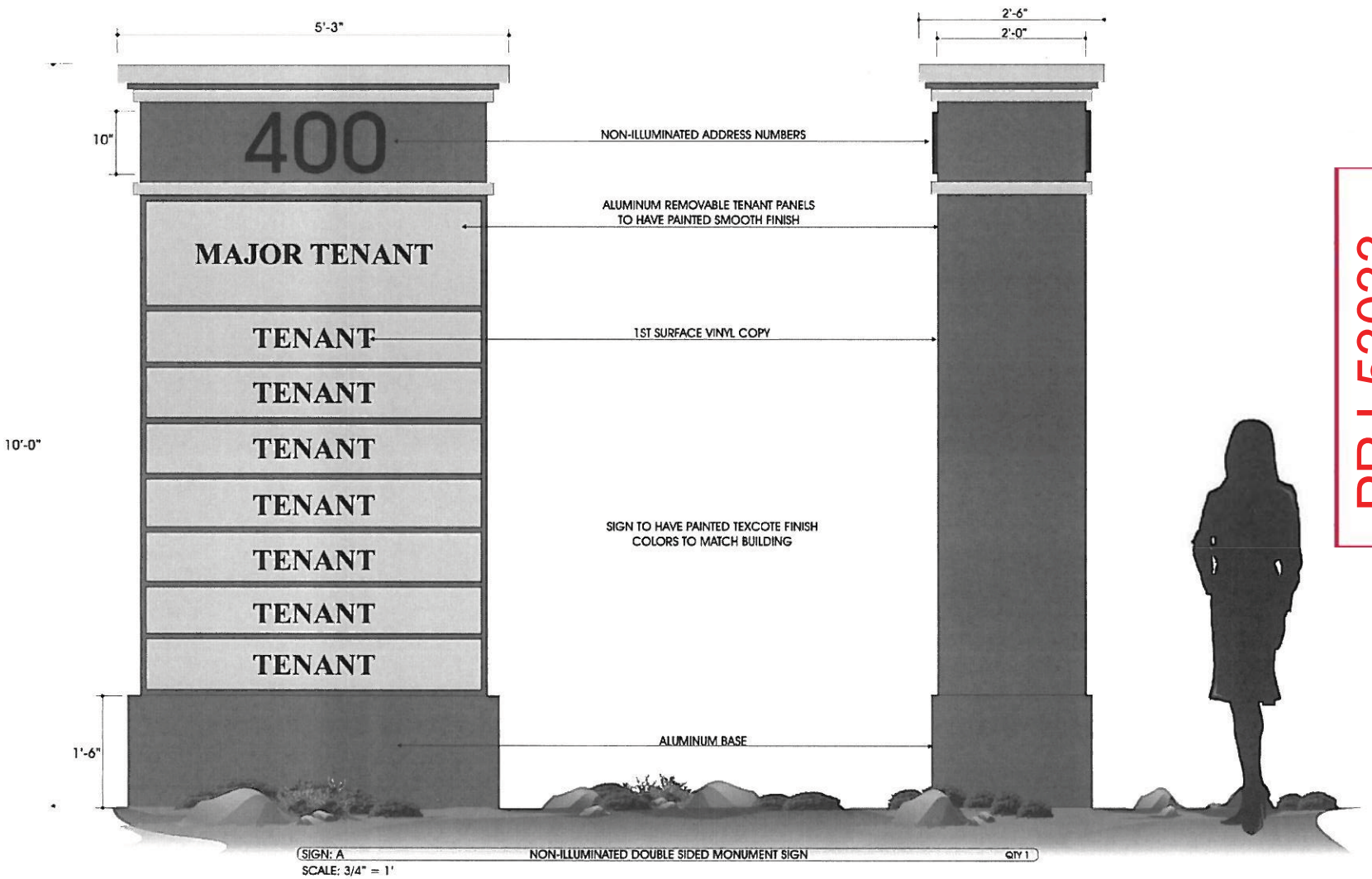
VAR-53064

SCOPE OF WORK:

MANUFACTURE AND INSTALL (1) DOUBLED SIDED NON-ILLUMINATED FREESTANDING MONUMENT SIGN. SIGN TO HAVE REMOVABLE ALUMINUM TENANT PANELS WITH 1ST SURFACE CUT VINYL COPY.

SIGN WILL HAVE PAINTED TEXCOTE FINISH. PAINT COLOR TO MATCH BUILDING COLORS PER SURVEY.

SIGN REQUIRES AND VARIANCE TO REDUCE THE REQUIRED FIVE FOOT SETBACK TO A ONE FOOT SETBACK



SIGN: A NON-ILLUMINATED DOUBLE SIDED MONUMENT SIGN QTY 1

SCALE: 3/4" = 1'

EVAPS
LAW OFFICS

NON-ILLUMINATED MONUMENT SIGN

Project Address:	EVAPS 400 S 7TH ST
Date:	1-22-13
View:	ELEVATION
Sales Rep:	B.P.
Designer:	Erik G.
Design #:	EVAPS012213-A

SCOPE

SEE MAIN SCOPE

REVISIONS

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

FINAL APPROVALS

Client:
Estimate:
Design:
Sales Rep:
Authorized Signature
Page #: 1 of 2

PATRICKS signs

5115 S. ARVILLE ST. • LAS VEGAS, NV 89118
ph: 702.873.1463 • f: 702-873-5657
www.PatricksSigns.com
NV LIC #62560

UL THIS SIGN AND ARTWORK IS FABRICATED TO MEET UL REQUIREMENTS AND WILL BE LABELED ACCORDING TO THE UL GUIDELINES

THIS DESIGN / ARTWORK WAS CREATED BY PATRICK'S SIGN COMPANY. IT IS NOT TO BE COPIED, REPRODUCED OR EXHIBITED IN ANY FASHION WITHOUT THE EXPRESSED WRITTEN CONSENT OF PATRICK'S SIGN COMPANY

PRJ-53033
9/20/14

VAR-53064

January 29th, 2014

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

Re: Variance to reduce the required setback of five feet to one foot for a monument sign located in a C-1 zone.

To Whom This May Concern:

This letter is to serve as the justification letter for a variance to reduce the required setback of five feet, to a reduced setback of one foot for a monument sign located in a C-1 zone. Given the location of the set property line, my client (EVAPS Law Office) is asking to reduce the required set-back to one foot so they can properly install a monument sign.

The reduced setback will not affect pedestrian traffic, vehicle traffic or visibility. A reduced setback will allow better visibility of the sign and the tenant names required to assist current cliental in locating the office. The visibility will also be increased which will assist in the marketing and representation of my client's law office along with the other occupied tenants within the building.

The proposed monument sign is to be located on 7th Street, facing North and South and will be non-illuminated.

Thank you for your time and consideration in this matter. If you should have any questions or concerns, please feel free to contact me anytime.

Sincerely,

Bobby Pucci
Project Manager
Patricks Sign Co

VAR-53064

PRJ-53033
02/20/14

City of Las Vegas Agenda Item No.: **29.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 8, 2014

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

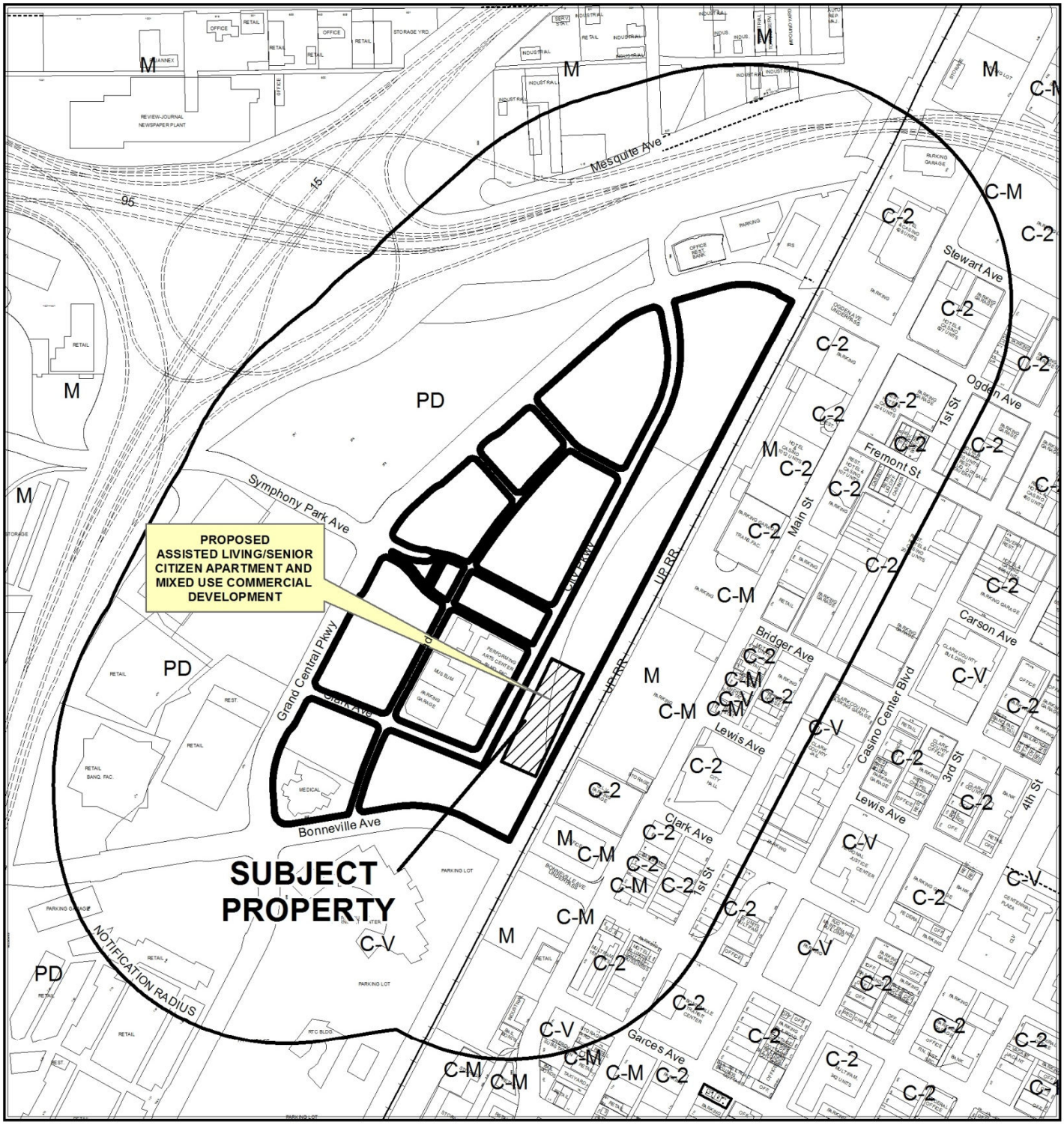
SUBJECT:
SDR-53067 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CITRA REAL ESTATE CAPITAL - OWNER: CITY PARKWAY V, INC., ET AL - For possible action on a request for a Site Development Plan Review FOR A PROPOSED THREE-BUILDING, 318,975 SQUARE-FOOT MIXED-USE DEVELOPMENT CONSISTING OF ASSISTED LIVING APARTMENTS, SENIOR CITIZEN APARTMENTS, GENERAL RETAIL AND OFFICE SPACE, WITH A SIX-LEVEL PARKING FACILITY on 3.30 acres at the southeast corner of City Parkway and Clark Avenue (a portion of APNs 139-34-211-002 and 139-34-110-010), PD (Planned Development) Zone, Ward 5 (Barlow) [PRJ-53019].

MAY GO TO CITY COUNCIL ON 05/21/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
APPROVAL

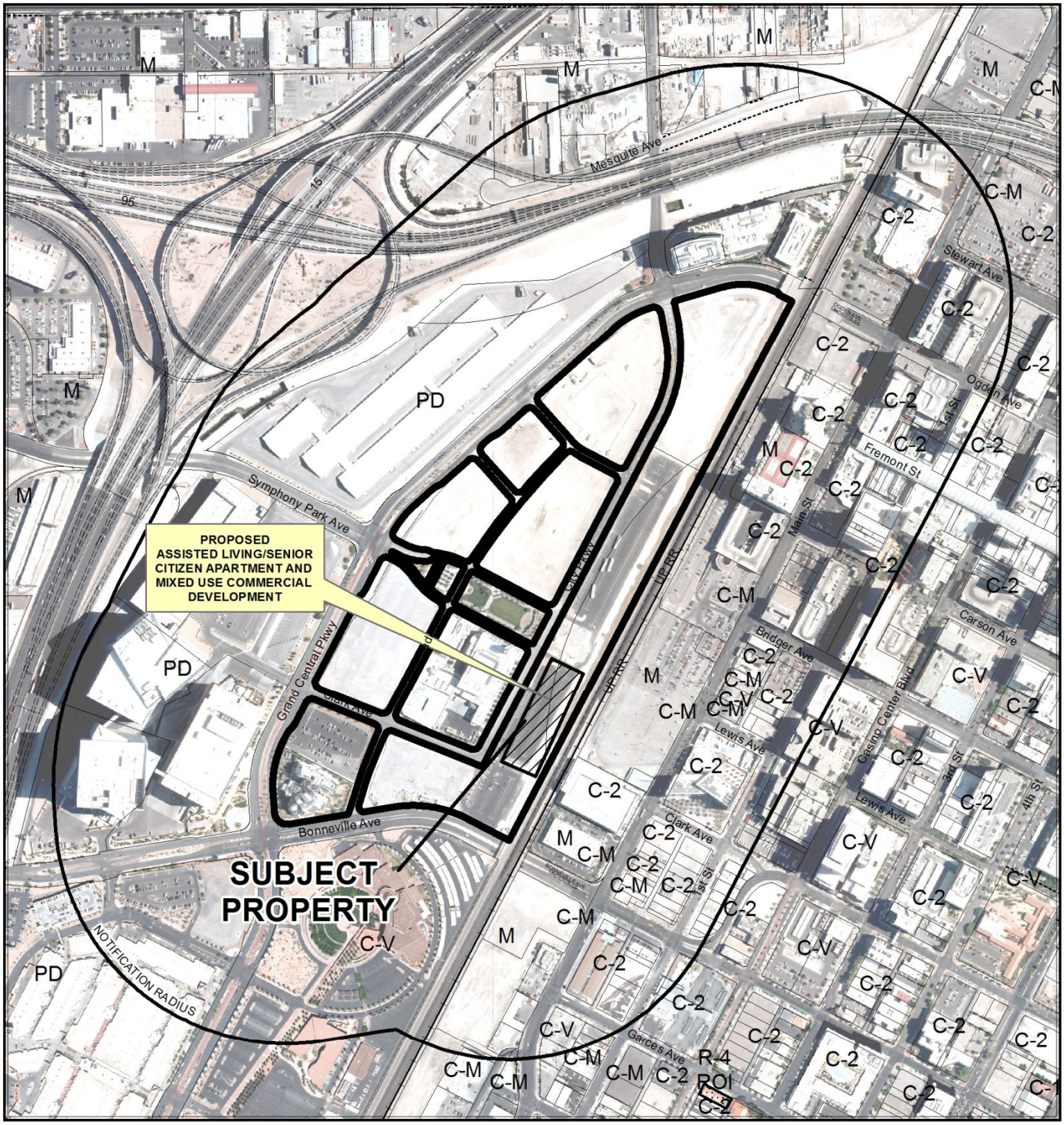
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SDR-53067 (PRJ-53019)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)



CASE: **SDR-53067 (PRJ-53019)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-52067 APN: 139-34-110-010

Name of Property Owner: OFFICE DISTRICT PARKING I INC

Name of Applicant: CITRA Real Estate Capital

Name of Representative: Landon Christopherson

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Elizabeth N. Fretwell

Print Name: Elizabeth N. Fretwell

Subscribed and sworn before me

This 20 day of February, 2014

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

JOANN CROLLI
Notary Public-State of Nevada
APPT. NO. 02-79131-1
My App. Expires September 18, 2014

Revised 11-14-06

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

PRJ-53019
02/20/14

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-52067 APN: 139-34-311-002

Name of Property Owner: CITY PARKWAY V INC

Name of Applicant: CITRA Real Estate Capital

Name of Representative: Landon Christopherson

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Elizabeth N Fretwell

Print Name: Elizabeth N. Fretwell

Subscribed and sworn before me

This 20 day of February, 2014

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

JOANN CROLLI
Notary Public-State of Nevada
APPT. NO. 02-79131-1
My App. Expires September 18, 2014

PRJ-53019
02/20/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) 394 S. City Parkway, Las Vegas, NV 89106

Project Name Symphony Park Skilled Nursing **Proposed Use** Commercial

Assessor's Parcel #(s) 139-34-110-010 **Ward #** _____

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

Commercial Square Footage 318,975 **Floor Area Ratio** _____

Gross Acres 3.30 **Lots/Units** N/A **Density** N/A

Additional Information A mixed use development of skilled nursing, medical office, retail and senior living.

PROPERTY OWNER Office District Parking I Inc. **Contact** ECONOMIC & URBAN Dev

Address ~~400 Stewart Ave (9th Floor)~~ 495 S. Main Street, 6th Fl **Phone:** 229-6551 **Fax:** _____

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

E-mail Address _____

APPLICANT CITRA Real Estate Capital **Contact** Michael Saltzman

Address 13428 Maxella Ave #256 **Phone:** (973) 946-9936 **Fax:** _____

City Marina Del Ray **State** CA **Zip** 90292

E-mail Address msaltzman@citrarecap.com

REPRESENTATIVE Landon Christopherson **Contact** _____

Address 2362 N. Green Valley Pky #216 **Phone:** 521-7021 **Fax:** _____

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

E-mail Address lchristopherson@novusvi.com

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

Property Owner Signature* Elizabeth N Fretwell

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

Print Name Elizabeth N. Fretwell

Subscribed and sworn before me

This 20 day of February, 20 14.

Notary Public in and for said County and State

County of Clark
State of Nevada

JOANN CROLL
Notary Public-State of Nevada
APPT. NO. 02-79131-1
My App. Expires September 18, 2014

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-52067
Meeting Date:	04/08/14 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-53019
02/20/14

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) 394 S. City Parkway, Las Vegas, NV 89106

Project Name Symphony Park Skilled Nursing **Proposed Use** Commercial

Assessor's Parcel #(s) 139-34-211-002 **Ward #** _____

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

Commercial Square Footage 318,975 **Floor Area Ratio** _____

Gross Acres 3.30 **Lots/Units** N/A **Density** N/A

Additional Information A mixed use development of skilled nursing, medical office, retail and senior living.

PROPERTY OWNER City Parkway V Inc **Contact** ~~City Attorney's Office~~ Economic and Urban Development Department

Address ~~400 Stewart Ave (5th Floor)~~ 495 S. Main Street. 6th Fl **Phone:** 229-6551 **Fax:** _____

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

E-mail Address _____

APPLICANT CITRA Real Estate Capital **Contact** Michael Saltzman

Address 13428 Maxella Ave #256 **Phone:** (973) 946-9936 **Fax:** _____

City Marina Del Ray **State** CA **Zip** 90292

E-mail Address msaltzman@citrarecap.com

REPRESENTATIVE Landon Christopherson **Contact** _____

Address 2362 N. Green Valley Pky #216 **Phone:** 521-7021 **Fax:** _____

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

E-mail Address lchristopherson@novusvi.com

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

Property Owner Signature* Elizabeth N Fretwell

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

Print Name Elizabeth N. Fretwell

Subscribed and sworn before me

This 20 day of February, 2014.

Joann Crolli

Notary Public in and for said County and State

County of Clark
State of Nevada.

JOANN CROLLI
Notary Public-State of Nevada
APPT. NO. 02-79131-1
My App. Expires September 18, 2014

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-52067
Meeting Date:	04/08/14 PC
Total Fee:	
Date Received:*	
Received By:	

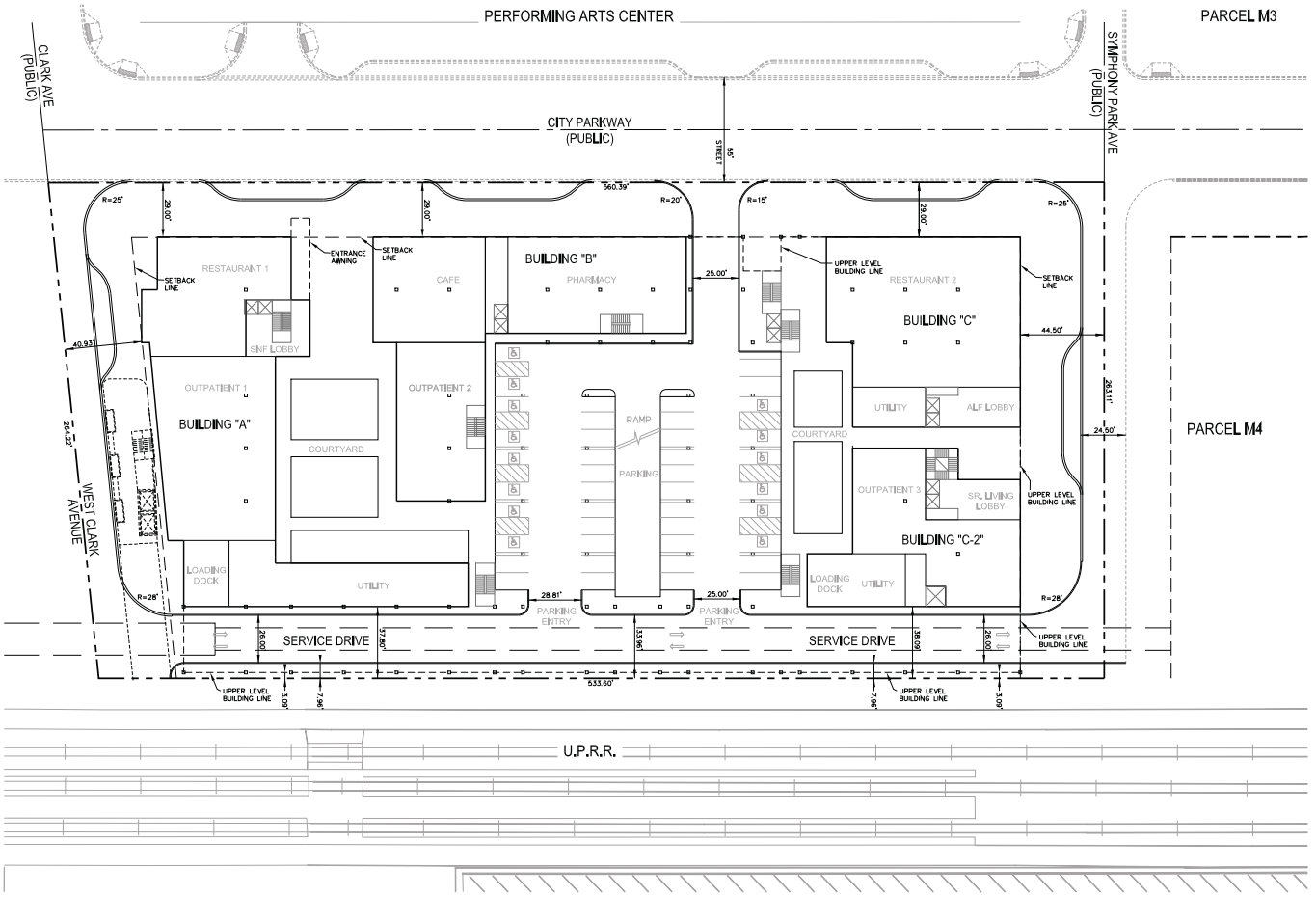
*The application will not be deemed complete until the submitted ~~materials have been reviewed~~ by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

PRJ-53019
02/20/14

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

SITE PLAN
SYMPHONY PARK SKILLED NURSING
PARCEL "L" (PORTION OF APN: 139-34-211-002 & 139-34-110-010)
LAS VEGAS, NEVADA 89106

GRAPHIC SCALE
1 inch = 30 ft.



LEGEND

- EXISTING/ ADJACENT RIGHT-OF-WAY LINE
- EXISTING EDGE OF PAVEMENT
- 5' EXISTING GROUND CONTOUR
- 1' EXISTING GROUND CONTOUR
- EXISTING RETAINING WALL
- PROPOSED RETAINING WALL
- PROPERTY LINE
- CENTER LINE
- SAWCUT LINE
- SETBACK LINE
- EXISTING ELEVATION DESCRIPTION
- PROPOSED ELEVATION DESCRIPTION
- PROPOSED AC ELEVATION DESCRIPTION
- EXISTING RATE OF GRADE/ DIRECTION OF FLOW
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT

STORM DRAIN:
THERE IS EXISTING STORM DRAIN ADJACENT TO THE PROPERTY. NO STORM DRAIN IS BEING PROPOSED AS PART OF THIS PROJECT.

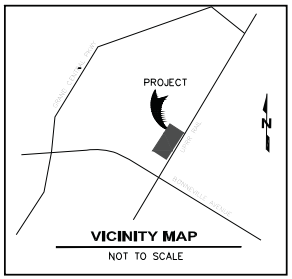
UTILITY RIGHT-OF-WAY/EASEMENTS NOTE:
THERE ARE NO UTILITY RIGHT-OF-WAY OR EASEMENTS LOCATED ON THE PROPERTY.

DRAINAGE/IRRIGATION NOTE:
THIS PROPERTY IS NOT LOCATED IN THE 100-YEAR FLOOD ZONE. THERE ARE DRAINAGE EASEMENTS ON THE PROPERTY.

LANDSCAPE/RESERVATIONS NOTE:
ALL COMMON AREA LANDSCAPE WILL BE MAINTAINED BY A LANDSCAPE MAINTENANCE ASSOCIATION. THERE ARE NO RESERVATIONS FOR PARKS, SCHOOLS OR OTHER PUBLIC USES.

PROJECT DATA

ASSESSOR NO:	139-34-311-002 & 139-34-110-010	
ACREAGE:	3.30 +/- NET ACRES 3.30 +/- GROSS ACRES	
BUILDING FOOTPRINT:	88,000 TOTAL S.F.	
LOT COVERAGE:	61.2% COVERAGE	
ZONING:	EXISTING: PD PROPOSED: PD	
PROPOSED USE:	SQ. FT/BEDS/UNITS	REQUIRED PARKING
RETAIL	32,850 SF	84 SPACES
SKILLED NURSING	165 BEDS	58 SPACES
MEDICAL OFFICE	38,025 SF	121 SPACES
SENIOR LIVING	134 UNITS	82 SPACES
TOTAL REQUIRED		345 SPACES
TOTAL PROVIDED		402 SPACES
MINIMUM SETBACKS:	FRONT - 25' REAR - 0' SIDE - 0'	



BASIS OF BEARINGS:
SOUTH 89°52'25"" EAST, BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., AS SHOWN ON NEVADA STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY DOCUMENTS AND MAPS ON FILE WITH SAID DEPARTMENT FOR NEVADA INTERSTATE ROUTE 15.

UTILITY NOTE:
THE UNDERGROUND UTILITIES AS SHOWN HEREON HAVE BEEN LOCATED FROM OBSERVED FIELD SURVEY EVIDENCE AND EXISTING DRAWINGS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: PLANS PROVIDED BY THE CLIENT, UTILITY COMPANIES, AND MUNICIPAL AGENCIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

FLOOD ZONE DESCRIPTION:
THIS SITE IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, PER THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL 32003C2170 E. CLARK COUNTY, NEVADA DATED NOVEMBER 16, 2011

FLOOD DESIGNATION PROVIDED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

DEVELOPER
CITRA REAL ESTATE CAPITAL
13428 MAXELLA AVE #256
MARINA DEL REY, CA 90292

#	DATE / DESCRIPTION

ENGINEER'S SEAL:
LEONARD L. CHRISTOPHERSON
EXP. 12/31/14
CIVIL
STATE OF NEVADA
LICENSE NO. 15257

ENGINEER:
DLC ENGINEERING CONSULTING
2302 W. CHEYENNE AVENUE, SUITE 210, NORTH LAS VEGAS, NEVADA 89032
PHONE: (702) 562-4531

CLIENT:
CITRA REAL ESTATE CAPITAL

PROJECT:
SYMPHONY PARK SKILLED NURSING
394 SOUTH CITY PARKWAY
LAS VEGAS, NV 89106

SHEET TITLE:
SITE PLAN

DATE:
FEB. 19, 2014

SCALE:
1"=30'

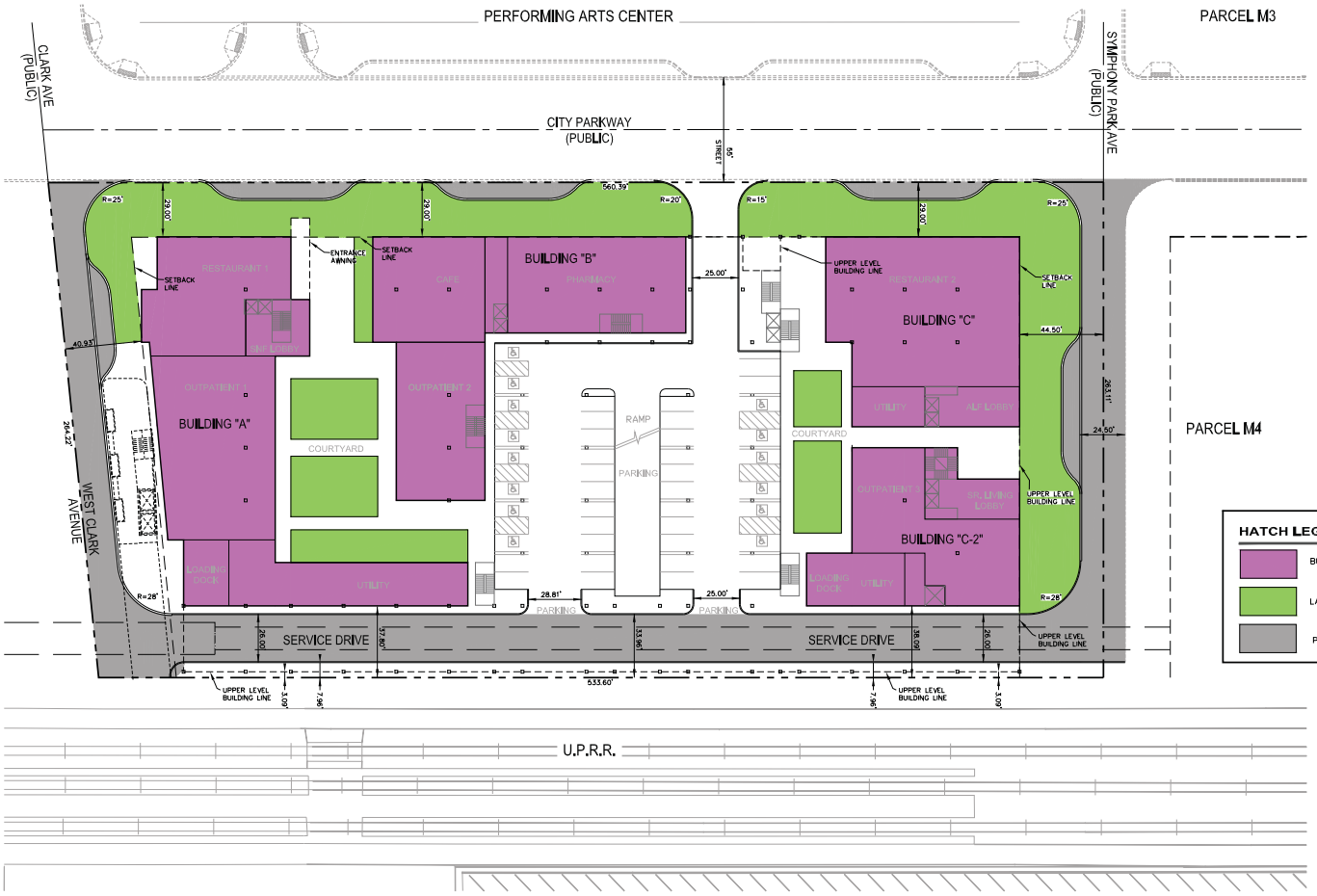
SHEET NUMBER:
1 OF 1

DRAWING

SDR-52067

SITE PLAN
SYMPHONY PARK SKILLED NURSING
PARCEL "L" (PORTION OF APN: 139-34-211-002 & 139-34-110-010)
LAS VEGAS, NEVADA 89106

GRAPHIC SCALE
1 inch = 30 ft.



LEGEND

- EXISTING/ ADJACENT RIGHT-OF-WAY LINE
- EXISTING EDGE OF PAVEMENT
- 5' EXISTING GROUND CONTOUR
- 1' EXISTING GROUND CONTOUR
- EXISTING RETAINING WALL
- PROPOSED RETAINING WALL
- PROPERTY LINE
- CENTER LINE
- SAWCUT LINE
- SETBACK LINE
- EXISTING ELEVATION DESCRIPTION
- PROPOSED ELEVATION DESCRIPTION
- PROPOSED AC ELEVATION DESCRIPTION
- EXISTING RATE OF GRADE/ DIRECTION OF FLOW
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT

HATCH LEGEND

- BUILDING
- LANDSCAPE HATCH
- PAVEMENT HATCH

STORM DRAIN:
THERE IS EXISTING STORM DRAIN ADJACENT TO THE PROPERTY. NO STORM DRAIN IS BEING PROPOSED AS PART OF THIS PROJECT.

UTILITY RIGHT-OF-WAY/EASEMENTS NOTE:
THERE ARE NO UTILITY RIGHT-OF-WAY OR EASEMENTS LOCATED ON THE PROPERTY.

DRAINAGE/IRRIGATION NOTE:
THIS PROPERTY IS NOT LOCATED IN THE 100-YEAR FLOOD ZONE. THERE ARE DRAINAGE EASEMENTS ON THE PROPERTY.

LANDSCAPE/RESERVATIONS NOTE:
ALL COMMON AREA LANDSCAPE WILL BE MAINTAINED BY A LANDSCAPE MAINTENANCE ASSOCIATION. THERE ARE NO RESERVATIONS FOR PARKS, SCHOOLS OR OTHER PUBLIC USES.

PROJECT DATA

ASSESSOR NO:	139-34-311-002 & 139-34-110-010	
ACREAGE:	3.30 +/- NET ACRES 3.30 +/- GROSS ACRES	
BUILDING FOOTPRINT:	88,000 TOTAL S.F.	
LOT COVERAGE:	61.2% COVERAGE	
ZONING:	EXISTING: PD PROPOSED: PD	
PROPOSED USE:	SQ. FT/BEDS/UNITS	REQUIRED PARKING
RETAIL	32,850 SF	84 SPACES
SKILLED NURSING	165 BEDS	58 SPACES
MEDICAL OFFICE	38,025 SF	121 SPACES
SENIOR LIVING	134 UNITS	82 SPACES
TOTAL REQUIRED		345 SPACES
TOTAL PROVIDED		402 SPACES
MINIMUM SETBACKS:	FRONT - 25' REAR - 0' SIDE - 0'	

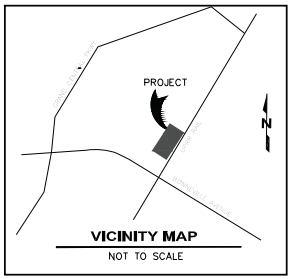
BASIS OF BEARINGS:
SOUTH 89°52'25"" EAST, BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., AS SHOWN ON NEVADA STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY DOCUMENTS AND MAPS ON FILE WITH SAID DEPARTMENT FOR NEVADA INTERSTATE ROUTE 15.

UTILITY NOTE:
THE UNDERGROUND UTILITIES AS SHOWN HEREON HAVE BEEN LOCATED FROM OBSERVED FIELD SURVEY EVIDENCE AND EXISTING DRAWINGS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: PLANS PROVIDED BY THE CLIENT, UTILITY COMPANIES, AND MUNICIPAL AGENCIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

FLOOD ZONE DESCRIPTION:
THIS SITE IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, PER THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL 32003C2170 E. CLARK COUNTY, NEVADA DATED NOVEMBER 16, 2011

FLOOD DESIGNATION PROVIDED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

DEVELOPER
CITRA REAL ESTATE CAPITAL
13428 MAXELLA AVE #256
MARINA DEL REY, CA 90292



#	DATE / DESCRIPTION

SPEED PROJECT I-50 19
RECEIVED 2/14

ENGINEER'S SEAL:
LEONARD L. CHRISTOPHERSON
EXP. 12/31/14
CIVIL
STATE OF NEVADA
LICENSE NO. 15257

ENGINEER:
DLC ENGINEERING CONSULTING
2302 W. CHEYENNE AVENUE, SUITE 210, NORTH LAS VEGAS, NEVADA 89032
PHONE: (702) 562-7072

CLIENT:
CITRA REAL ESTATE CAPITAL

PROJECT:
SYMPHONY PARK SKILLED NURSING
394 SOUTH CITY PARKWAY
LAS VEGAS, NV 89106

SHEET TITLE:
SITE PLAN

DATE:
FEB. 19, 2014

SCALE:
1"=30'

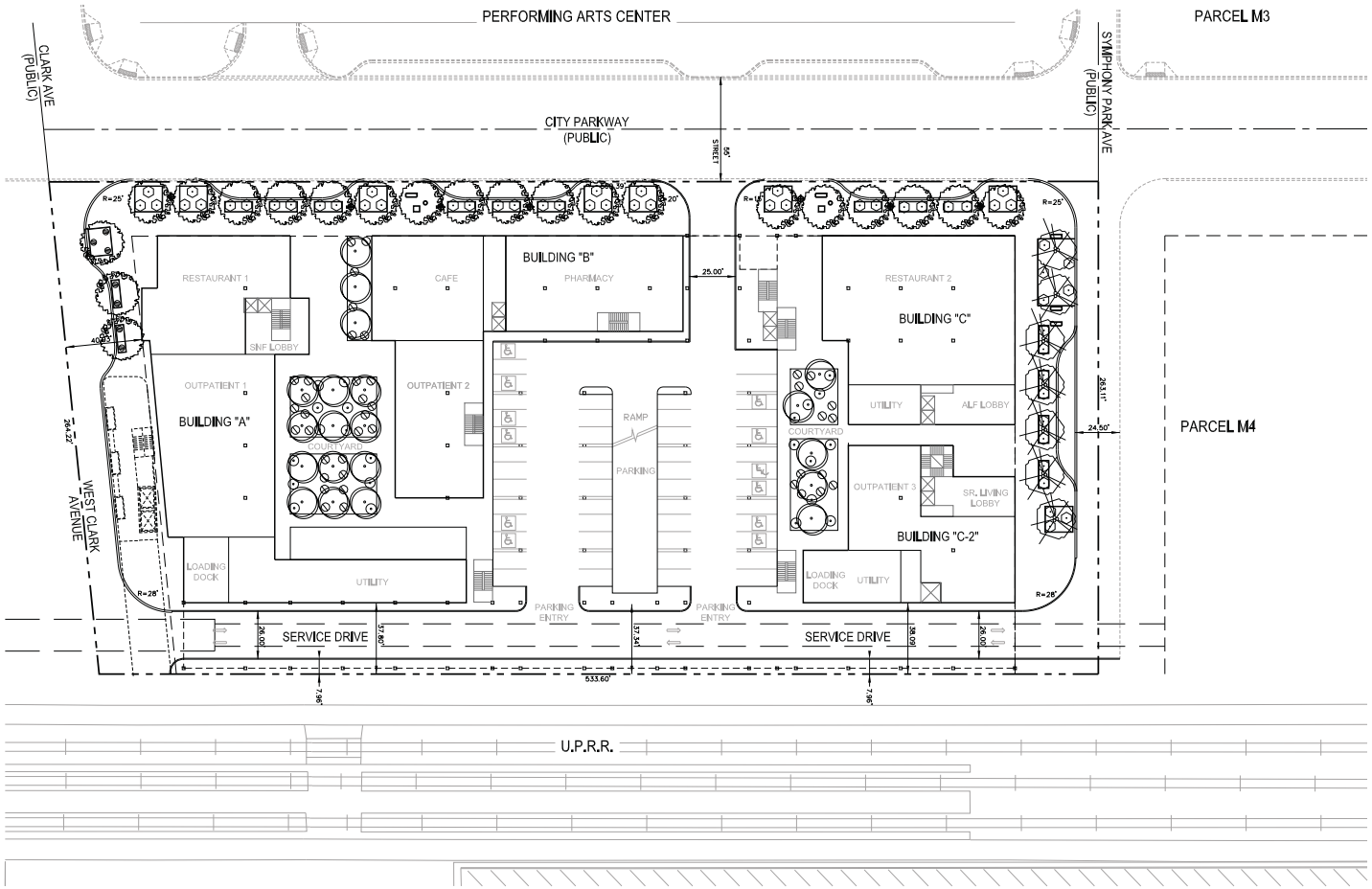
SHEET NUMBER:
1 OF 1

DRAWING:

SDR-52067

LANDSCAPE PLAN
SYMPHONY PARK SKILLED NURSING
PARCEL "L" (PORTION OF APN: 139-34-211-002 & 139-34-110-010)
LAS VEGAS, NEVADA 89106

GRAPHIC SCALE
1 inch = 30 ft.



LEGEND

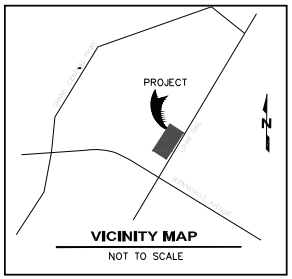
- EXISTING/ ADJACENT RIGHT-OF-WAY LINE
- EXISTING EDGE OF PAVEMENT
- 1915 — 5' EXISTING GROUND CONTOUR
- 1' EXISTING GROUND CONTOUR
- EXISTING RETAINING WALL
- PROPOSED RETAINING WALL
- PROPERTY LINE
- CENTER LINE
- SAWCUT LINE

PLANT LIST:

NUMBER OF PLANTS	SYMBOL	BOTANICAL NAME - COMMON NAME	SIZE
20		Chase Tree	15 GALLON
7		FRAXINUS VELUTINA "RIO GRANDE"	24" BOX
21		PISTACIA "RED PUSH"	24" BOX
5		PARK BENCH PER DESIGN STANDARDS	
7		PEDESTRIAN LIGHT PER DESIGN STANDARDS	
2		TRASH CONTAINER PER DESIGN STANDARDS	
55		ROSMARINUS OFFICINALLIS	5 GALLON
7		BUCHLOE DACTYLOIDES	5 GALLON
27		NANDINA DOMESTICA - Heavenly Bandoo	5 GALLON
22		LIGUSTRUM TEXANUM - Texas Privet	5 GALLON

NOTE:
ALL GROUND COVER AND SHRUBS WILL MEET THE SYMPHONY PARK DESIGN REQUIREMENTS OR THE CITY OF LAS VEGAS TITLE 19 REQUIREMENTS AS NEEDED.

DEVELOPER
CITRA REAL ESTATE CAPITAL
13428 MAXELLA AVE #256
MARINA DEL REY, CA 90292



#	DATE / DESCRIPTION

ENGINEER'S SEAL:
LEONARD L. CHRISTOPHERSON
EXP. 12/31/14
CIVIL
STATE OF NEVADA
No. 15257
PROFESSIONAL ENGINEER
02-19-14

ENGINEER:
DLC ENGINEERING CONSULTING
2302 N. GREEN VALLEY PARKWAY, SUITE 210
HENDERSON, NEVADA 89014
PHONE: (702) 562-7672

CLIENT:
CITRA REAL ESTATE CAPITAL

PROJECT:
SYMPHONY PARK SKILLED NURSING
394 SOUTH CITY PARKWAY
LAS VEGAS, NV 89106

SHEET TITLE:
LANDSCAPE PLAN

DATE:
FEB. 19, 2014

SCALE:
1"=30'

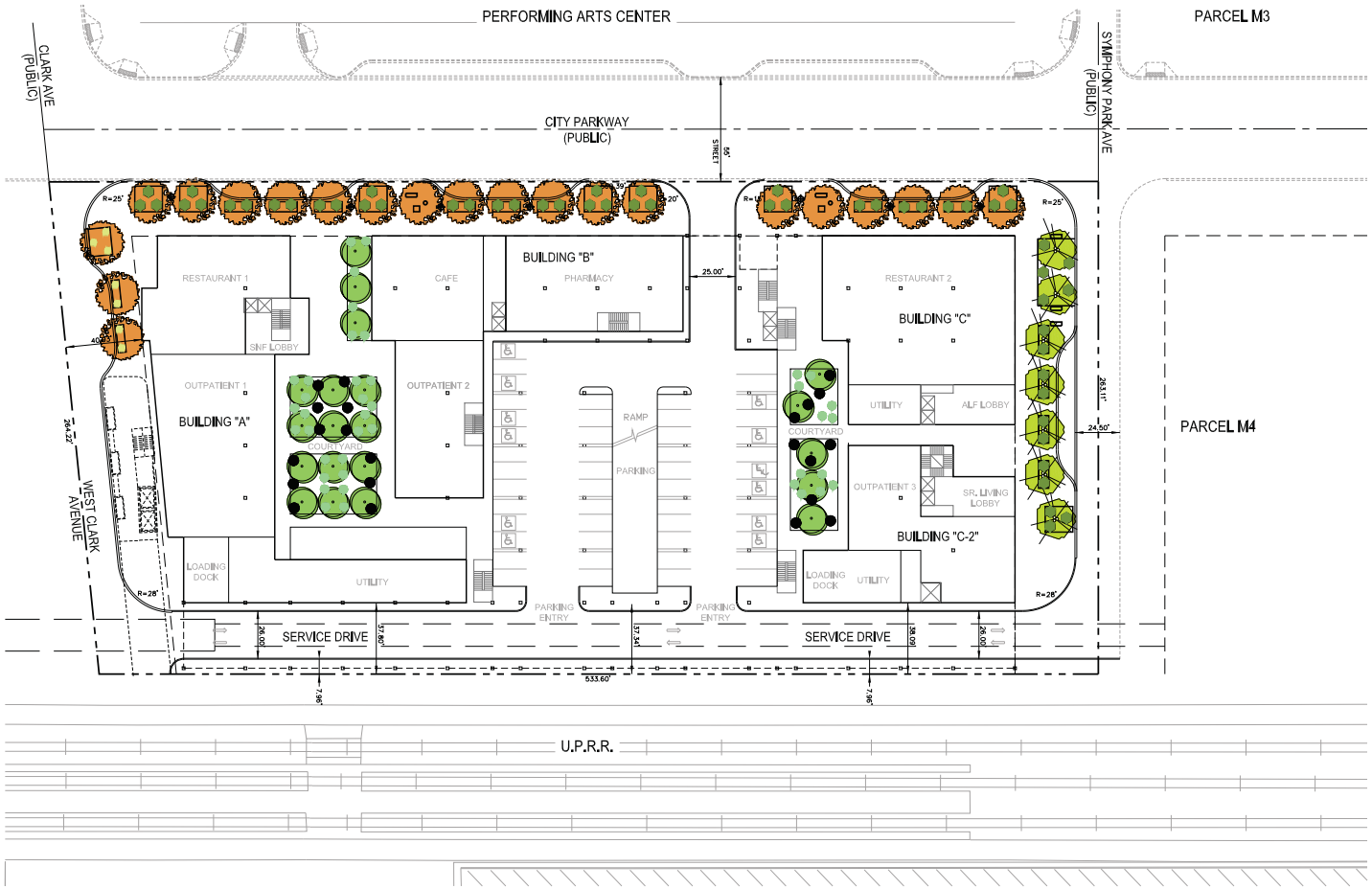
SHEET NUMBER:
1 OF 1

DRAWING

SDR-52067

LANDSCAPE PLAN
SYMPHONY PARK SKILLED NURSING
PARCEL "L" (PORTION OF APN: 139-34-211-002 & 139-34-110-010)
LAS VEGAS, NEVADA 89106

GRAPHIC SCALE
1 inch = 30 ft.



LEGEND

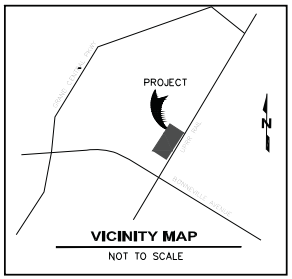
- EXISTING/ ADJACENT RIGHT-OF-WAY LINE
- EXISTING EDGE OF PAVEMENT
- 1915 — 5' EXISTING GROUND CONTOUR
- 1' EXISTING GROUND CONTOUR
- EXISTING RETAINING WALL
- PROPOSED RETAINING WALL
- PROPERTY LINE
- CENTER LINE
- SAWCUT LINE

PLANT LIST:

NUMBER OF PLANTS	SYMBOL	BOTANICAL NAME - COMMON NAME	SIZE
20		Chase Tree	15 GALLON
7		FRAXINUS VELUTINA "RIO GRANDE"	24" BOX
21		PISTACIA "RED PUSH"	24" BOX
5		PARK BENCH PER DESIGN STANDARDS	
7		PEDESTRIAN LIGHT PER DESIGN STANDARDS	
2		TRASH CONTAINER PER DESIGN STANDARDS	
55		ROSMARINUS OFFICINALLIS	5 GALLON
7		BUCHLOE DACTYLOIDES	5 GALLON
27		NANDINA DOMESTICA - Heavenly Bandoo	5 GALLON
22		LIGUSTRUM TEXANUM - Texas Privet	5 GALLON

NOTE:
ALL GROUND COVER AND SHRUBS WILL MEET THE SYMPHONY PARK DESIGN REQUIREMENTS OR THE CITY OF LAS VEGAS TITLE 19 REQUIREMENTS AS NEEDED.

DEVELOPER
CITRA REAL ESTATE CAPITAL
13428 MAXELLA AVE #256
MARINA DEL REY, CA 90292



#	DATE / DESCRIPTION

ENGINEER'S SEAL:
LEONARD L. CHRISTOPHERSON
EXP. 12/31/14
CIVIL
STATE OF NEVADA
No. 15257
PROFESSIONAL ENGINEER
02/19/2014

ENGINEER:
DLC ENGINEERING CONSULTING
2320 N. GREEN VALLEY PARKWAY, SUITE 210
HENDERSON, NEVADA 89014
PHONE: (702) 562-7672

CLIENT:
CITRA REAL ESTATE CAPITAL

PROJECT:
SYMPHONY PARK SKILLED NURSING
394 SOUTH CITY PARKWAY
LAS VEGAS, NV 89106

SHEET TITLE:
LANDSCAPE PLAN

DATE:
FEB. 19, 2014

SCALE:
1"=30'

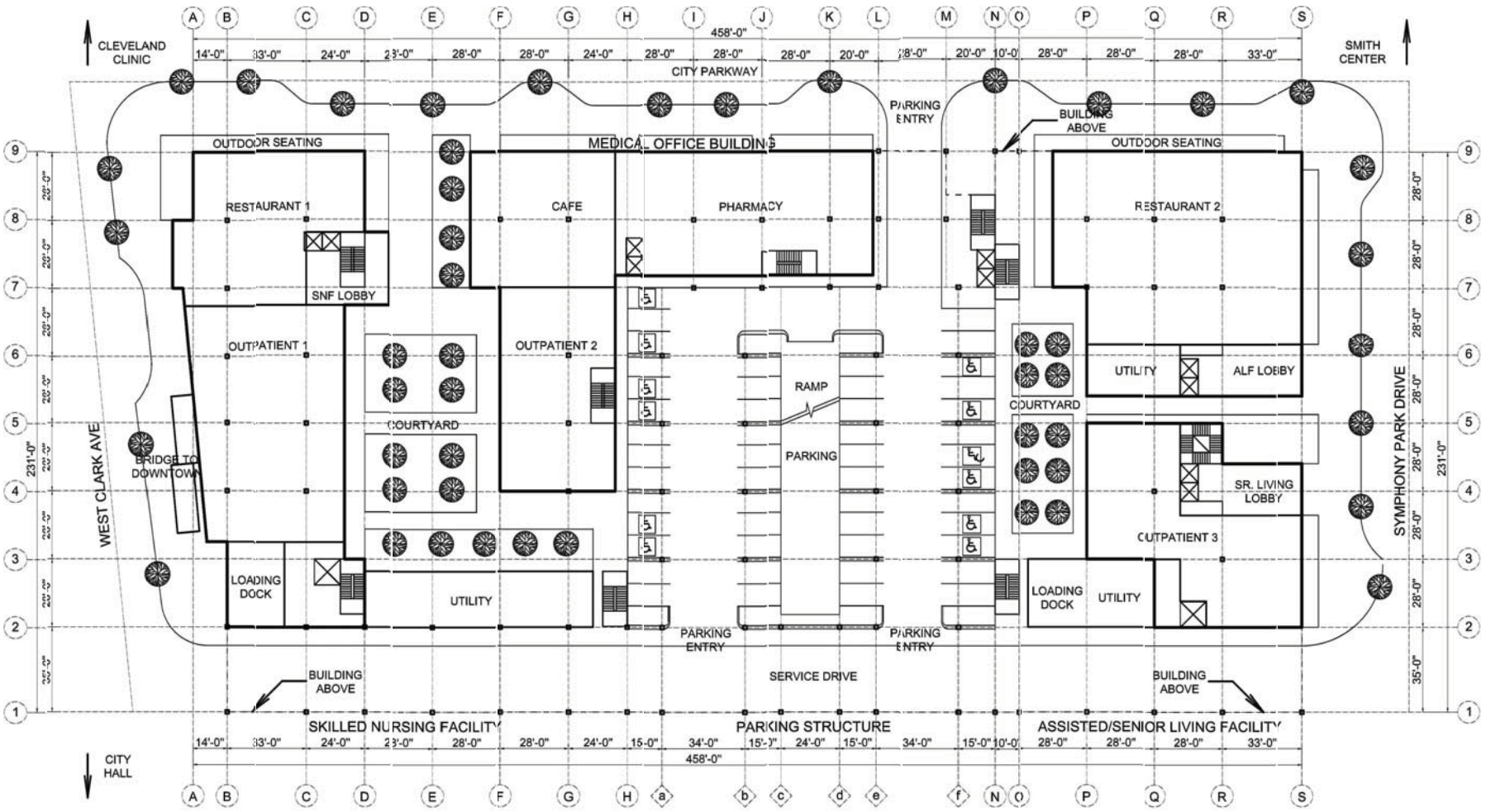
SHEET NUMBER:
1 OF 1

DRAWING:

SDR-52067

GRAPHIC SCALE

1 inch = 20 ft.



SYMPHONY PARK SKILLED NURSING & ASSISTED LIVING - GROUND FLOOR

#	DATE / DESCRIPTION

ENGINEER'S SEAL:

LEONARD L. CHRISTOPHERSON — EXP. 12/31/14 — CIVIL — STATE OF NEVADA — REGISTERED PROFESSIONAL ENGINEER — No. 15257

RECEIVED 5-5-14

ENGINEER:

DLC ENGINEERING CONSULTING

CLIENT:

CITRA REAL ESTATE CAPITAL

PROJECT:

SYMPHONY PARK SKILLED NURSING
394 SOUTH CITY PARKWAY
LAS VEGAS, NV 89106

SHEET TITLE:

GROUND FLOOR PLAN

DATE:

FEB. 17, 2014

SCALE:

1"=20'

SHEET NUMBER:

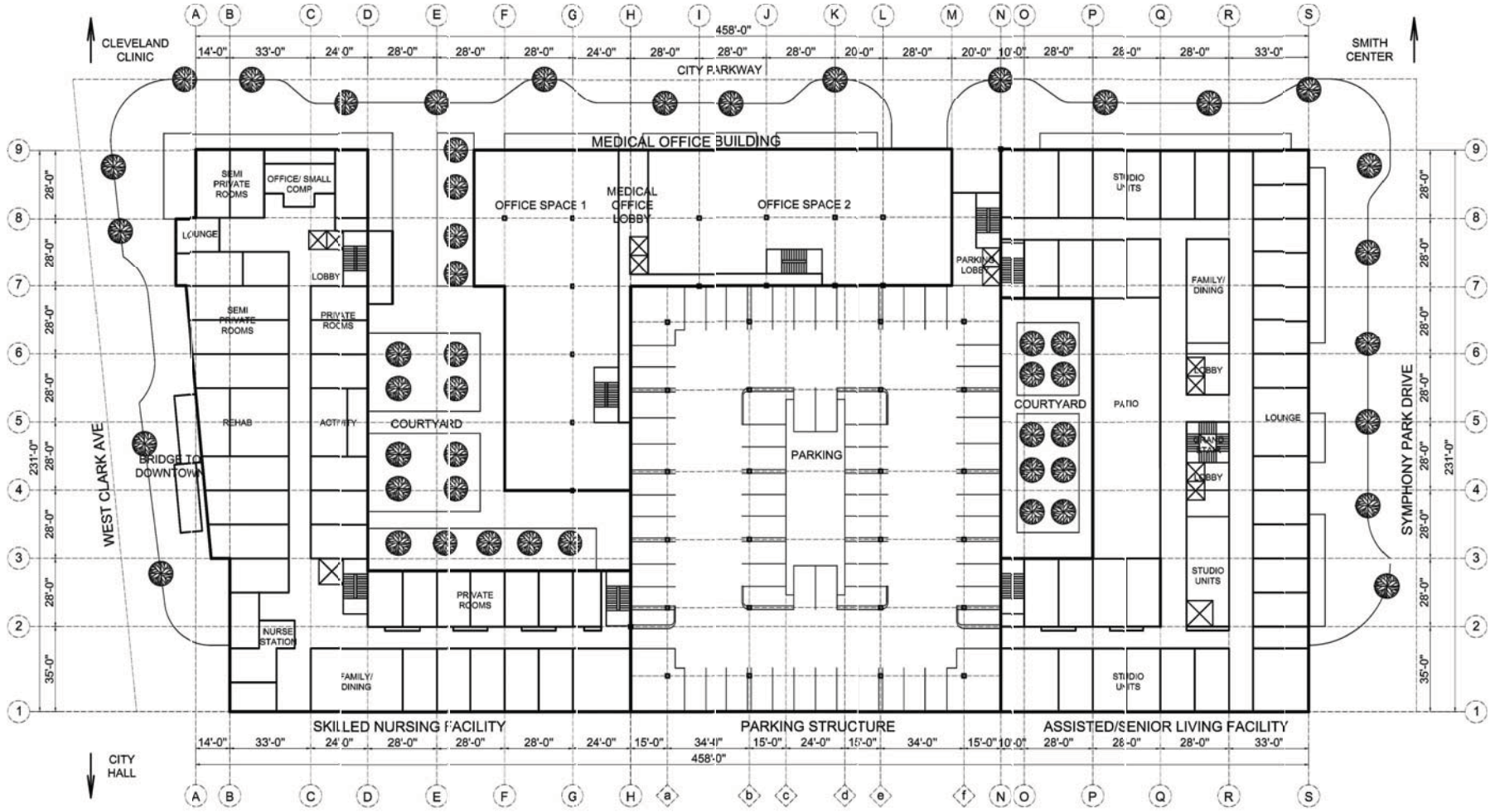
1 OF 1

DRAWING

SDR-52067

GRAPHIC SCALE

1 inch = 20 ft.



SYMPHONY PARK SKILLED NURSING & ASSISTED LIVING - UPPER FLOOR PLAN

#	DATE / DESCRIPTION

ENGINEER'S SEAL:

LEONARD L. CHRISTOPHERSON, REGISTERED PROFESSIONAL ENGINEER, STATE OF NEVADA, LICENSE NO. 15257, EXP. 12/31/14, CIVIL

RECEIVED 1-5-15

APPROVED 2/4/14

ENGINEER:

DLC ENGINEERING CONSULTING

CLIENT:

CITRA REAL ESTATE CAPITAL

PROJECT:

SYMPHONY PARK SKILLED NURSING
394 SOUTH CITY PARKWAY
LAS VEGAS, NV 89106

SHEET TITLE:

UPPER FLOOR PLAN

DATE:

FEB. 17, 2014

SCALE:

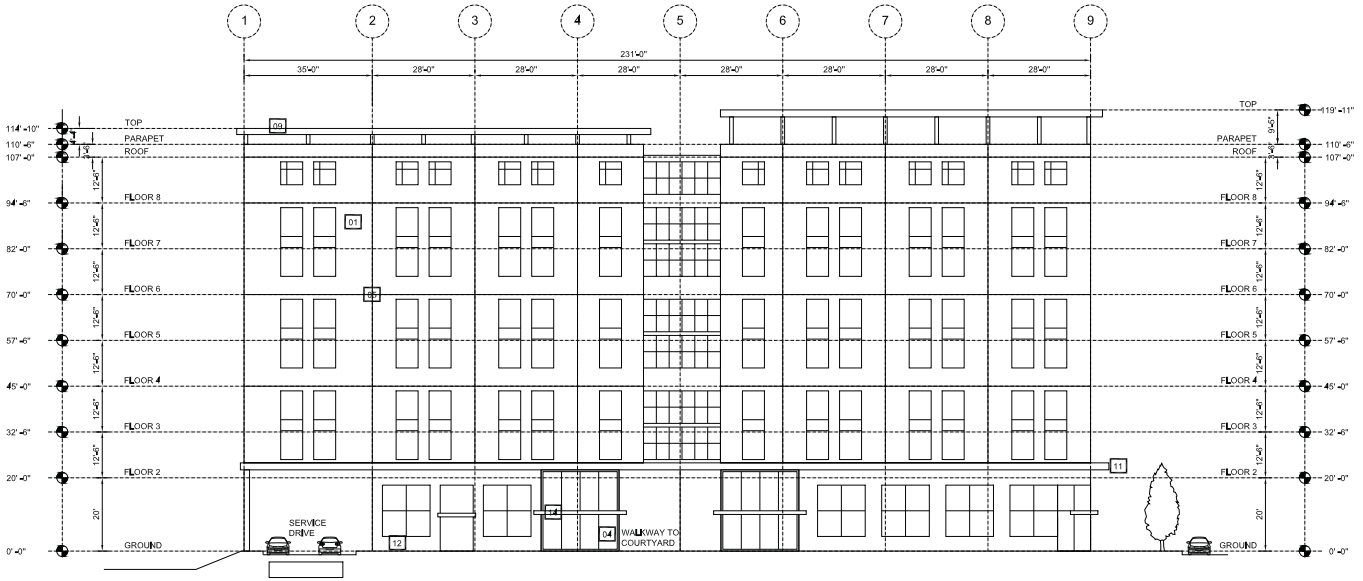
1"=20'

SHEET NUMBER:

1 OF 1

DRAWING

SDR-52067



LEGEND

01 STUCCO SMOOTH FINISH
02 DECORATIVE METAL SCREEN
03 METAL PANEL
04 STOREFRONT GLASS
05 ALUMINUM CONTROL JOINT
07 INSET WINDOW
08 INSET OUTDOOR GARDEN
09 METAL RAILING
10 METAL TRELLIS
11 METAL & FABRIC AWNING
12 STONE BUILDING BASE
13 METAL CUT-OUT LETTER SIGN
14 METAL ENTRY AWNING
15 GREEN WALL SCREEN
16 FABRIC BANNER

SYMPHONY PARK SKILLED NURSING & ASSISTED LIVING - NORTH ELEVATION

0 5 15 30 45 75 FEET
SCALE

#	DATE / DESCRIPTION

SDR-52067

ENGINEER'S SEAL:

LEONARD L. CHRISTOPHERSON
EXP. 12/31/14
CIVIL
STATE OF NEVADA
LICENSE NO. 15257

SDR-52067 1-5-15
APPROVED 2/19/2014

ENGINEER:

CONSULTING

CLIENT:

CITRA REAL ESTATE CAPITAL

PROJECT:

SYMPHONY PARK SKILLED NURSING
394 SOUTH CITY PARKWAY
LAS VEGAS, NV 89106

SHEET TITLE:

NORTH ELEVATION

DATE:

FEB. 19, 2014

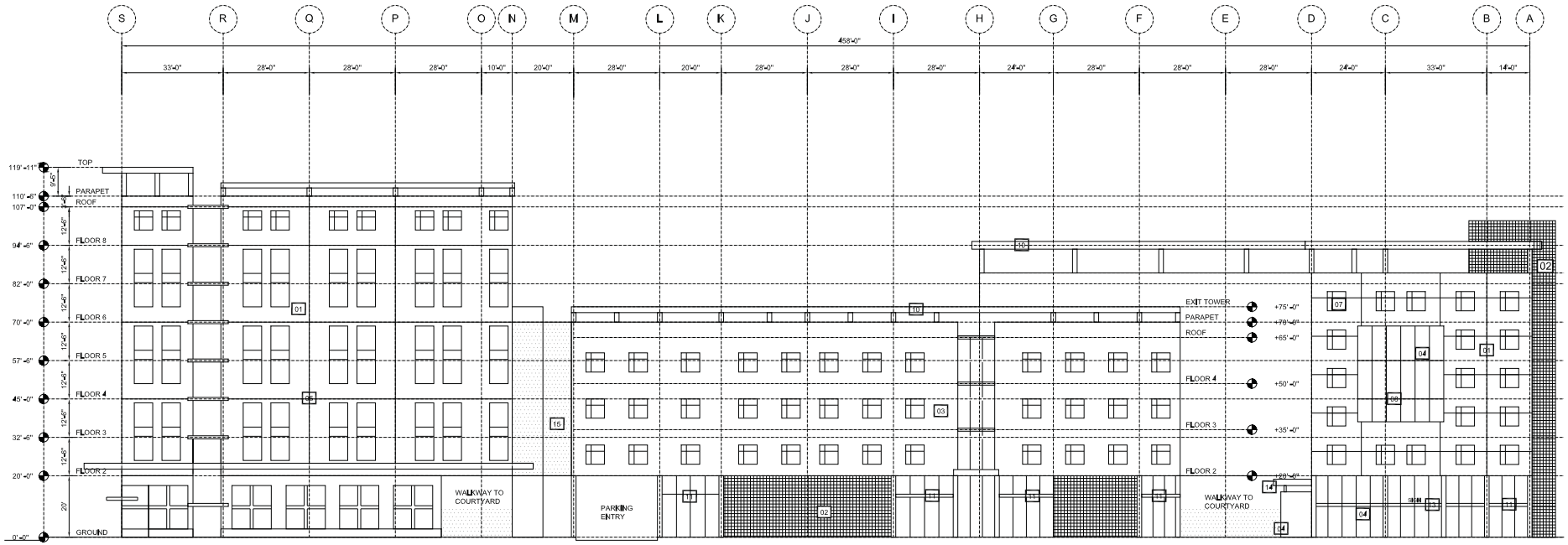
SCALE:

1/16" = 1'

SHEET NUMBER:

1 OF 3

DRAWING



LEGEND

01 STUCCO SMOOTH FINISH
02 DECORATIVE METAL SCREEN
03 METAL PANEL
04 STOREFRONT GLASS
05 ALUMINUM CONTROL JOINT
07 INSET WINDOW
08 INSET OUTDOOR GARDEN
09 METAL RAILING
10 METAL TRELLIS
11 METAL & FABRIC AWNING
12 STONE BUILDING BASE
13 METAL CUT-OUT LETTER SIGN
14 METAL ENTRY AWNING
15 GREEN WALL SCREEN
16 FABRIC BANNER

SYMPHONY PARK SKILLED NURSING & ASSISTED LIVING - WEST ELEVATION

0 5 15 30 45 75 FEET
SCALE

#	DATE / DESCRIPTION

REVIEWED FOR CONFORMANCE WITH CITY OF LAS VEGAS ADMINISTRATIVE AND DESIGN STANDARDS
APPROVED 1-5-15
EXPIRES 1/2016

ENGINEER'S SEAL:
LEONARD L. CHRISTOPHERSON
EXP. 12/31/14
CIVIL
LICENSE NO. 15257
STATE OF NEVADA

ENGINEER:
DLC ENGINEERING CONSULTING
2392 MORRIS AVENUE, SUITE 316
HENDERSON, NEVADA 89014
PHONE (702) 304-0021

CLIENT:

PROJECT:
SYMPHONY PARK SKILLED NURSING
394 SOUTH CITY PARKWAY
LAS VEGAS, NV 89106

SHEET TITLE:
WEST ELEVATION

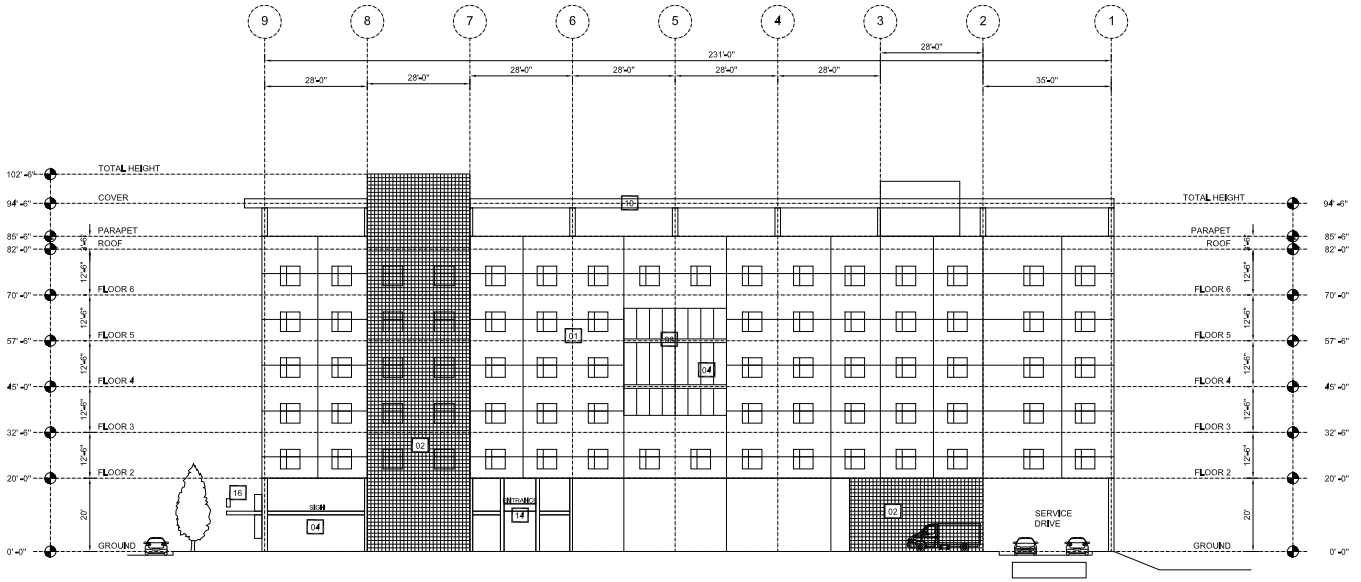
DATE:
FEB. 19, 2014

SCALE:
1/16" = 1'

SHEET NUMBER:
2 OF 3

DRAWING

SDR-52067



SYMPHONY PARK SKILLED NURSING & ASSISTED LIVING - SOUTH ELEVATION

SCALE 0 5 15 30 45 75 FEET

LEGEND

01 STUCCO SMOOTH FINISH
02 DECORATIVE METAL SCREEN
03 METAL PANEL
04 STOREFRONT GLASS
05 ALUMINUM CONTROL JOINT
07 INSET WINDOW
08 INSET OUTDOOR GARDEN
09 METAL RAILING
10 METAL TRELLIS
11 METAL & FABRIC AWNING
12 STONE BUILDING BASE
13 METAL CUT-OUT LETTER SIGN
14 METAL ENTRY AWNING
15 GREEN WALL SCREEN
16 FABRIC BANNER

#	DATE / DESCRIPTION

ENGINEER'S SEAL:

LEONARD L. CHRISTOPHERSON
EXP. 12/31/14
CIVIL
LICENSE NO. 15257
STATE OF NEVADA

RECEIVED
JAN 15 2014
CLARK COUNTY
COMPREHENSIVE PLANNING

ENGINEER:

CLIENT:

PROJECT:
SYMPHONY PARK SKILLED NURSING
394 SOUTH CITY PARKWAY
LAS VEGAS, NV 89106

SHEET TITLE:
SOUTH ELEVATION

DATE:
FEB. 19, 2014

SCALE:
1/16" = 1'

SHEET NUMBER:
3 OF 3

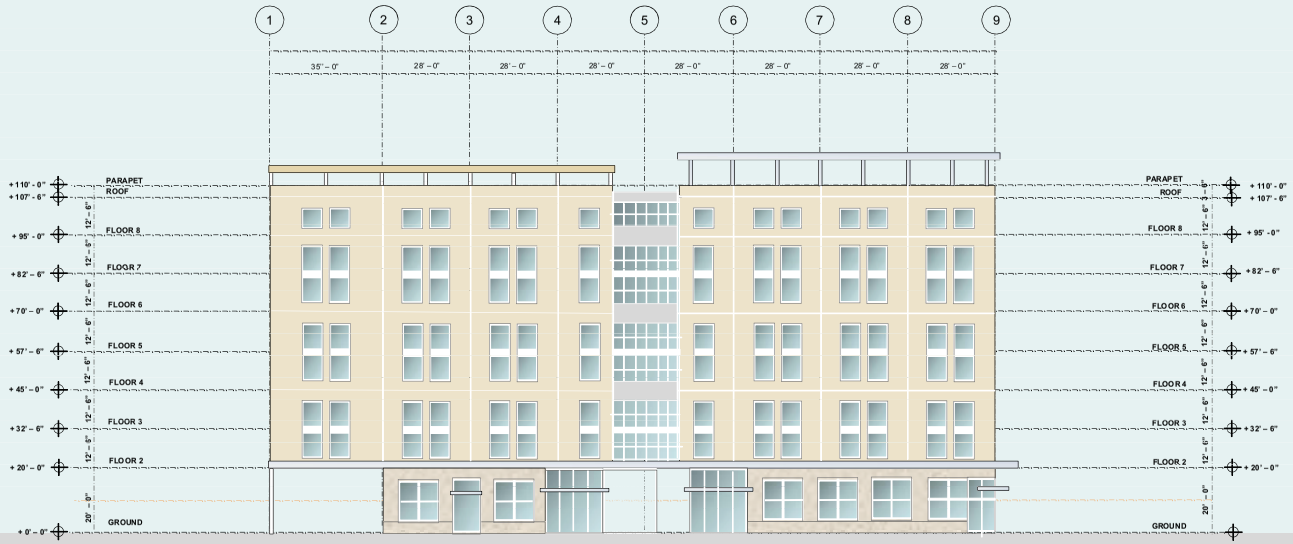
DRAWING:

SDR-52067

CITRA SYMPHONY PARK

AN URBAN CAMPUS FOR SENIOR LIVING & CARE

NORTH ELEVATION



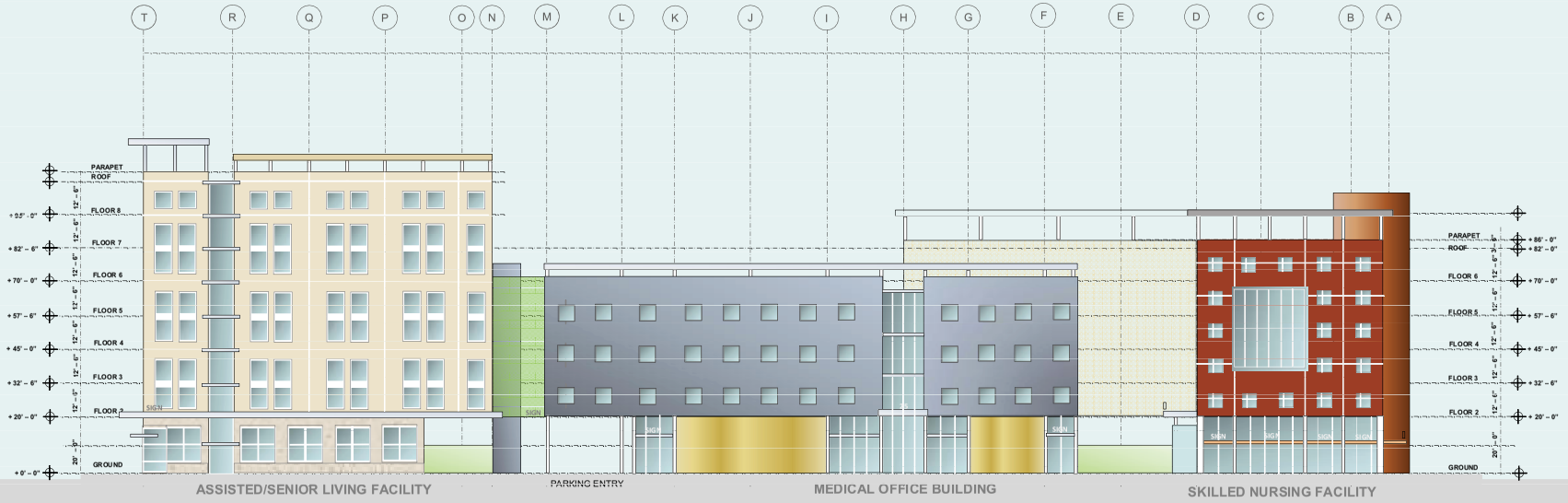
PRJ-53019
02/20/14

SDR-52067

CITRA SYMPHONY PARK

AN URBAN CAMPUS FOR SENIOR LIVING & CARE

WEST ELEVATION



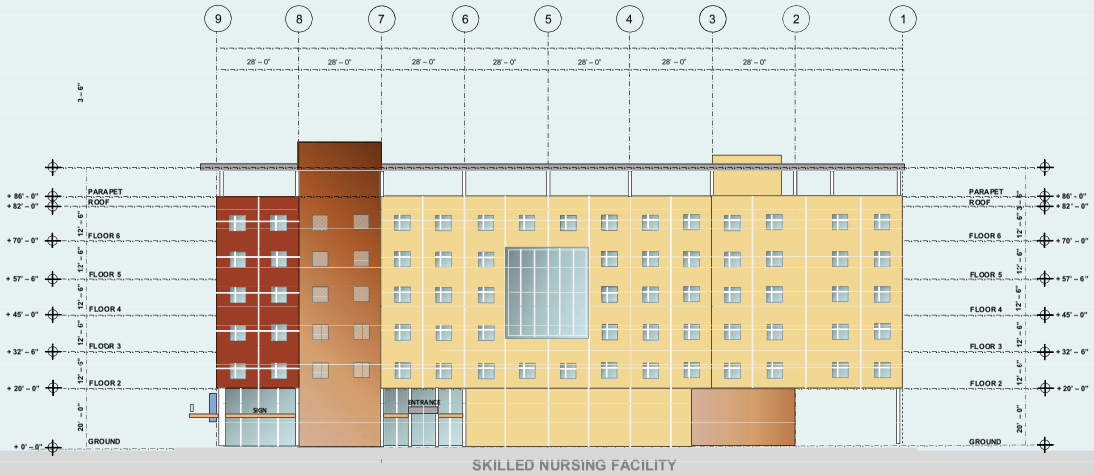
PRJ-53019
02/20/14

SDR-52067

CITRA SYMPHONY PARK

AN URBAN CAMPUS FOR SENIOR LIVING & CARE

SOUTH ELEVATION



SKILLED NURSING FACILITY

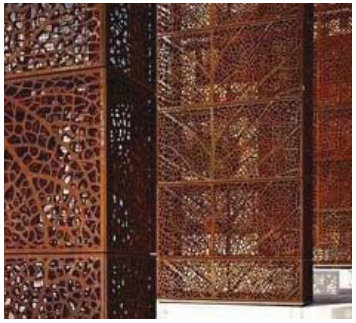
PRJ-53019
02/20/14

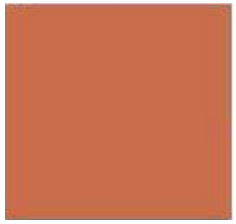
SDR-52067

Building A

Building A
Color 1: Barbecue

Building A
Color 1: Spiced Berry





Building A
Color 2: Claypot

Building A
Color 3: Golden Ray

Building A
Color 3: Lemon Gelato

SDR-52067

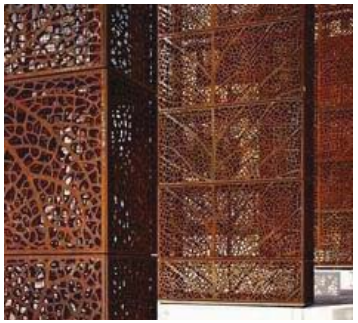
PRJ-53019
02/20/14

Building B

Building B
Color 1: Bay Fog

Building B
Material

Building B (Base)
Color 2: Claypot



Building A
Color 3: Golden Ray

SDR-52067

PRJ-53019
02/20/14

Building C

Building C
Color 1: Desert Star

Building C
Base Color
Color 2: Oak Harbor

Building C
Base Material

Building C
Window Color
Color3: French White

SDR-52067

PRJ-53019
02/20/14

PRJ-53019
02/20/14

SDR-52067

February 12, 2014

City of Las Vegas
Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106
702-229-6301

RE: Symphony Park Parcel "L" – Site Development Plan Review

To Whom It May Concern:

On behalf of my client, CITRA REAL ESTATE CAPITAL, I respectfully request consideration of the enclosed site development plan review of the propose mixed use project. The site is currently zoned Planned Development District (PD).

The project will consist of the following structures and uses. Building "A" is a (6) six story structure totaling 123,000 s.f. of this 114,000 s.f. is for a skilled nursing facility which includes 164 beds and 9,000 s.f. of retail space. Building "B" is a (4) four story structure totaling 49,975 s.f. of which 11,850 is retail/outpatient space and 38,025 is medical office. Building "C" is a (8) eight story structure totaling 146,000 s.f. this includes a 134,000 s.f. senior living facility totaling 134 units and 12,000 s.f. of retail/outpatient space. The associated parking structure is (6) six floors totaling 192,660 s.f. which holds 402 total parking spaces.

The proposed set backs are as follows:

Rear – 0' where 0' is permitted
Side – 12' where 10' is required
Front – 25' where 25' is required

Using The Institute of Transportation Engineers (ITE) has released the 4th Edition of "Parking Generation" in July of 2010, the required parking for the proposed development is:

Retail:	84 spaces
Medical Office:	121 spaces
Skilled Nursing:	58 spaces
Senior Living:	82 spaces

Totaling 345 spaces required which the parking structure will accommodate 402 total spaces. We will provide the required Handicap Parking stalls per Title 19.10.

The timing and scope of the project is driven by the DDA Agreement between CITRA and the City of Las Vegas.

Should you have any questions or need additional information please contact me at (702) 521-7021.

Sincerely,

Landon Christopherson

SDR-52067

PRJ-53019
02/20/14

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 8, 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