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.

May 13, 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 APRIL 8, 2 014

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. **TMP-53409 - TENTATIVE MAP - EASTERN AND 95 COMMERCIAL CENTER - APPLICANT/OWNER: EASTERN 95, LLC** - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 4.65 acres at 400 North Eastern Avenue (APN 139-36-210-003), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-53295]. Staff recommends APPROVAL.

8. **TMP-53505 - TENTATIVE MAP - SUMMERLIN VILLAGE 23B PARCEL P SARASOTA - APPLICANT: RYLAND HOMES NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC** - For possible action on a request for a Tentative Map FOR A 149-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 24.01 acres on the northwest corner of Desert Foothills and Alta Drive (APN 137-34-519-002), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin Special Land Use Designation], Ward 2 (Beers) [PRJ-53357]. Staff recommends APPROVAL.

ONE MOTION - ONE VOTE

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

9. **VAR-53536 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SALVATORE & ANTOINETTE CASTROGIOVANNI** - For possible action on a request for a Variance TO ALLOW A 20-FOOT REAR YARD SETBACK WHERE 35 FEET IS THE MINIMUM REQUIRED AND A 12-FOOT SIDE YARD PATIO COVER SETBACK WHERE 15 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED SINGLE FAMILY RESIDENCE on 0.46 acres at 1721 Charles Lam Court (APN 163-03-202-002), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-53531]. Staff recommends APPROVAL.

10. **SUP-53174 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DONALD RITZ - OWNER: BURNS FAMILY, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITHIN AN EXISTING 1,495 SQUARE-FOOT RESTAURANT at 4864 West Lone Mountain Road (APN 125-36-818-003), C-1 (Limited Commercial) Zone, Ward 6 (Ross). Staff recommends APPROVAL.

11. **SUP-53399 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SF MARKETS, LLC - OWNER: SAHARA CENTER, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN A PROPOSED 26,907 SQUARE-FOOT GENERAL RETAIL STORE OTHER THAN LISTED at 10000 West Sahara Avenue, Suite #180 (APN 163-06-416-006), C-1 (Limited Commercial) Zone, Ward 2 (Beers) [PRJ-53168]. Staff recommends APPROVAL.

12. **SUP-53414 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ROCK'N'OODLES - OWNER: 3RD & CHARLESTON, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 688 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH A 30 SQUARE-FOOT OUTSIDE SEATING AREA at 1108 South 3rd Street (APN 162-03-110-036), C-2 (General Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

13. **SUP-53436 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MARISCOS EL PUERTO, INC. - OWNER: LAKE MEAD DECATUR, LLP** - For possible action on a request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN A PROPOSED 2,632 SQUARE-FOOT RESTAURANT WITH 434 SQUARE FEET OF OUTDOOR SEATING AREA at 1901 North Decatur Boulevard (APN 138-24-703-002), C-1 (Limited Commercial) Zone, Ward 5 (Barlow) [PRJ-53367]. Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

14. **ABEYANCE - GPA-52116 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: G SPRING, LLC** - For possible action on a request for a General Plan Amendment FROM: RNP (RURAL NEIGHBORHOOD PRESERVATION) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL) on 10.18 acres at the southwest corner of Deer Springs Way and Grand Canyon Drive (APNs 125-19-301-007 and 008), Ward 6 (Ross) [PRJ-52063]. Staff recommends DENIAL.

15. **ABEYANCE - ZON-52117 - REZONING RELATED TO GPA-52116 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: G SPRING, LLC** - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [RNP (RURAL NEIGHBORHOOD PRESERVATION) GENERAL PLAN DESIGNATION] TO: R-CL (SINGLE FAMILY COMPACT-LOT) on 10.18 acres at the southwest corner of Deer Springs Way and Grand Canyon Drive (APNs 125-19-301-007 and 008), Ward 6 (Ross) [PRJ-52063]. Staff recommends DENIAL.

16. **ABEYANCE - RENOTIFICATION - WVR-52169 - WAIVER RELATED TO GPA-52116 AND ZON-52117 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: G SPRING, LLC** - For possible action on a request for a Waiver TO ALLOW TWO INTERSECTIONS TO BE OFFSET AT 183 FEET AND 194 FEET WHERE THE MINIMUM OFFSET ALLOWED IS 220 FEET on 10.18 acres at the southwest corner of Deer Springs Way and Grand Canyon Drive (APNs 125-19-301-007 and 008), U (Undeveloped) Zone [RNP (Rural Neighborhood Preservation) General Plan Designation] [PROPOSED: R-CL (Single Family Compact-Lot)], Ward 6 (Ross) [PRJ-52063]. Staff recommends DENIAL.

17. **ABEYANCE - TMP-52119 - TENTATIVE MAP RELATED TO GPA-52116, ZON-52117 AND WVR-52169 - CONNOR HILLS - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: G SPRING, LLC** - For possible action on a request for a Tentative Map FOR A PROPOSED 63-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 10.18 acres at the southwest corner of Deer Springs Way and Grand Canyon Drive (APNs 125-19-301-007 and 008), U (Undeveloped) Zone [RNP (Rural Neighborhood Preservation) General Plan Designation] [PROPOSED: R-CL (Single Family Compact-Lot)], Ward 6 (Ross) [PRJ-52063]. Staff recommends DENIAL.

18. **ABEYANCE - 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, WITH WAIVERS OF SYMPHONY PARK BUILDING DESIGN, SERVICE ACCESS AND STREETSCAPE STANDARDS 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]. Staff recommends APPROVAL.

19. **GPA-53501 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For possible action on a request TO ADOPT AN UPDATED PUBLIC FACILITIES AND BUILDING ELEMENT AND REVISE THE LAS VEGAS 2020 MASTER PLAN ACCORDINGLY, All Wards [PRJ-53499]. Staff recommends APPROVAL.

20. **MOD-53701 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: QUEENSRIDGE TOWERS, LLC** - For possible action on a request for a Major Modification of the Queensridge Towers Development Standards dated May 20, 2004 TO AMEND DEVELOPMENT STANDARDS REGARDING LAND USE, BUILDING SETBACKS AND STEPBACKS, BUILDING HEIGHT AND PARKING on 20.10 acres on the south side of Alta Drive, approximately 410 feet west of Rampart Boulevard (APNs 138-32-213-000, a portion of 138-32-210-005 and a portion of 138-31-713-002), PD (Planned Development) Zone, Ward 2 (Beers) [PRJ-51869]. Staff recommends APPROVAL.

21. **VAR-53502 - VARIANCE RELATED TO MOD-53701 - PUBLIC HEARING - APPLICANT/OWNER: QUEENSRIDGE TOWERS, LLC** - For possible action on a request for a Variance TO ALLOW A 582-FOOT BUILDING SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE AN 810-FOOT SETBACK FOR A PROPOSED 22-STORY RESIDENTIAL TOWER on a 7.87-acre portion of a 10.53-acre parcel at 9119 Alta Drive (APN 138-32-210-005), PD (Planned Development) Zone, Ward 2 (Beers) [PRJ-51869]. Staff recommends APPROVAL.

22. **SDR-53503 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-53701 AND VAR-53502 - PUBLIC HEARING - APPLICANT/OWNER: QUEENSRIDGE TOWERS, LLC** - For possible action on a request for a Major Amendment of an approved Site Development Plan Review (SDR-4206) FOR A PROPOSED 22-STORY, 310-FOOT TALL, 166-UNIT MULTI-FAMILY BUILDING AND A SINGLE-STORY, 33-FOOT TALL, 17,400 SQUARE-FOOT OFFICE BUILDING on a 7.87-acre portion of a 10.53-acre parcel at 9119 Alta Drive (APN 138-32-210-005), PD (Planned Development) Zone, Ward 2 (Beers) [PRJ-51869]. Staff recommends APPROVAL.

23. **VAR-53361 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For possible action on a request for a Variance TO ALLOW A STREET NAME CHANGE ALONG A PRIMARY STREET NAME ALIGNMENT WHERE SUCH IS NOT PERMITTED on Clark Avenue between Main Street and Casino Center Boulevard, Ward 3 (Coffin) [PRJ-53359]. Staff recommends APPROVAL.

24. **SNC-53360 - STREET NAME CHANGE RELATED TO VAR-53361 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For possible action on a request for a Street Name Change FROM: CLARK AVENUE TO: OSCAR B. GOODMAN AVENUE between Main Street and Transit Station Street, Ward 3 (Coffin) [PRJ-53359]. Staff recommends APPROVAL.

25. **VAR-53490 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CARLOS AVEMARIA** - For possible action on a request for a Variance TO ALLOW A NINE-FOOT SIDE YARD SETBACK AND RESIDENTIAL ADJACENCY SETBACK WHERE 10 FEET IS THE MINIMUM REQUIRED AND TO ALLOW A TRASH ENCLOSURE ZERO FEET FROM A RESIDENTIALLY ZONED PROPERTY WHERE 50 FEET IS THE MINIMUM REQUIRED on 0.61 acres at 5200 Vegas Drive (APN 138-24-801-027), C-1 (Limited Commercial) Zone, Ward 5 (Barlow) [PRJ-53301]. Staff recommends DENIAL.

26. **SDR-53491 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-53490 - PUBLIC HEARING - APPLICANT/OWNER: CARLOS AVEMARIA** - For possible action on a request for a Major Amendment to Site Development Plan Review (SDR-19330) FOR A PROPOSED 1,321 SQUARE-FOOT BUILDING on 0.61 acres at 5200 Vegas Drive (APN 138-24-801-027), C-1 (Limited Commercial) Zone, Ward 5 (Barlow) [PRJ-53301]. Staff recommends DENIAL.

27. **SUP-53303 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: LIVING WORD CHRISTIAN CHURCH** - For possible action on a request for a Major Amendment to an approved Special Use Permit (U-0007-98) FOR A 4,500 SQUARE-FOOT EXPANSION OF AN EXISTING CHURCH/HOUSE OF WORSHIP at 1202 Vista Drive (APN 162-06-510-006), R-E (Residence Estates) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

28. **SDR-53302 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-53303 - PUBLIC HEARING - APPLICANT/OWNER: LIVING WORD CHRISTIAN CHURCH** - For possible action on a request for a Site Development Plan Review FOR A 4,500 SQUARE-FOOT EXPANSION OF AN EXISTING CHURCH/HOUSE OF WORSHIP on 0.95 acres located at 1202 Vista Drive (APN 162-06-510-006), R-E (Residence Estates) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

29. **SUP-53352 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: GIBBS FAMILY TRUST** - For possible action on a request for a Special Use Permit FOR A PROPOSED OFF-PREMISE SIGN at 1111 A Street (APN 139-27-601-011), M (Industrial) Zone, Ward 5 (Barlow) [PRJ-52473]. Staff recommends APPROVAL.

30. **SUP-53468 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SI YOUNG YI - OWNER: MIGUEL FAMILY TRUST 1993, ET AL** - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITHIN A 1,484 SQUARE-FOOT PORTION OF AN EXISTING 63,883 SQUARE-FOOT SWAP MEET WITH A WAIVER TO ALLOW A 107-FOOT DISTANCE SEPARATION FROM A HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED at 1560 North Eastern Avenue (APN 139-25-101-020), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-53321]. Staff recommends DENIAL.

31. **SUP-53471 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TENAYA CREEK - OWNER: YE OLDE GOATSHEADE PUB, LTD** - For possible action on a request for a Special Use Permit FOR A PROPOSED 17,321 SQUARE-FOOT URBAN LOUNGE USE WITH 970 SQUARE FEET OF OUTSIDE SEATING AREA at 1310 South 3rd Street (APN 162-03-110-023), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-53107]. Staff recommends APPROVAL.

32. **SUP-53476 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: TAMARA MARDUENO** - For possible action on a request for a Special Use Permit FOR ANIMAL KEEPING AND HUSBANDRY ON A SITE OF LESS THAN TWO ACRES IN WHICH EXOTIC ANIMALS WOULD BE LOCATED CLOSER THAN 1,500 FEET FROM A RESIDENTIAL DWELLING on 0.58 acres at 5520 Fiorinda Circle (APN 125-35-102-015), R-PD2 (Residential Planned Development - 2 Units per Acre) Zone, Ward 4 (Anthony) [PRJ-53403]. Staff recommends APPROVAL.

33. **SUP-53484 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: FREMONT TRAVEL INN, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED HOTEL, RESIDENCE at 2028 Fremont Street (APN 139-35-803-011), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-53411]. Staff recommends APPROVAL.

34. **SUP-53504 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CECILE WALKER - OWNER: PHILADELPHIA TRUST** - For possible action on a request for a Special Use Permit FOR A FACILITY FOR TRANSITIONAL LIVING FOR RELEASED OFFENDERS WITH WAIVERS TO A LOCATION NOT WITHIN 1,500 FEET OF AN EXISTING BUS STOP AND DISTANCE SEPARATIONS OF 505 FEET FROM A CITY PARK AND 690 FEET FROM AN INDIVIDUAL CARE CENTER WHERE 1,500 FEET IS THE MINIMUM DISTANCE REQUIRED at 240 West Philadelphia Avenue (APN 162-04-710-117), R-4 (High Density Residential) Zone, Ward 3 (Coffin) [PRJ-53268]. Staff recommends DENIAL.

35. **SDR-53435 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: EARNEST PATTON - OWNER: PRAYER CENTER REVIVAL MINISTRIES** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 7,378 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP WITH WAIVERS TO ALLOW REDUCTIONS IN PORTIONS OF ALL LANDSCAPE BUFFERING REQUIREMENTS on 0.68 acres at 1316 and 1352 Miller Avenue and 1329 West Carey Avenue (APNs 139-21-510-007, 073 and 074), C-V (Civic) Zone, Ward 5 (Barlow) [PRJ-53239]. Staff recommends APPROVAL.

36. **SDR-53485 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: T-UPR, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 79,150 SQUARE-FOOT COMMERCIAL RECREATION/AMUSEMENT (INDOOR) FACILITY IN CONJUNCTION WITH AN EXISTING HOTEL WITH WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN SITE PLANNING AND ARCHITECTURAL DESIGN STANDARDS on 16.67 acres at 1 South Main Street (APNs 139-34-101-009, 139-34-201-003 and 139-34-201-016), C-M (Commercial/Industrial) Zone and M (Industrial) Zone, Ward 5 (Barlow) [PRJ-53448]. Staff recommends DENIAL.

DIRECTOR'S BUSINESS:

37. **TXT-53243 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For discussion and possible action to amend LVMC Chapter 19.12 related to Permitted Uses and Chapter 19.18 related to Definitions and Measures to amend the zoning district applicability, descriptions and definitions for various uses related to crop and animal production and food processing and to provide for other related matters. Staff recommends APPROVAL.

38. **TXT-53408 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For discussion and possible action to amend LVMC 19.12.070 to remove from the conditional regulations for the Animal Keeping and Husbandry use the restriction that horses may not be kept south of Cheyenne Avenue, and to provide for other related matters. Staff has NO RECOMMENDATION.

39. **TXT-53747 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend LVMC 19.04.010 Table 2 Sexually Oriented Business Conditional Use Regulation 6 to extend to 18 months the period of time within which to obtain a building permit to reestablish and continue the use when a use has been discontinued under certain circumstances, within the Downtown Centennial Plan area. Staff has NO RECOMMENDATION.

40. **DIR-53631 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For a presentation on the 2014 Smart Growth Sprawl Report results. Staff has NO RECOMMENDATION.

CITIZENS PARTICIPATION:

41. 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: MAY 13, 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: MAY 13, 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: MAY 13, 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: MAY 13, 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 APRIL 8, 2014

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: MAY 13, 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: MAY 13, 2014

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

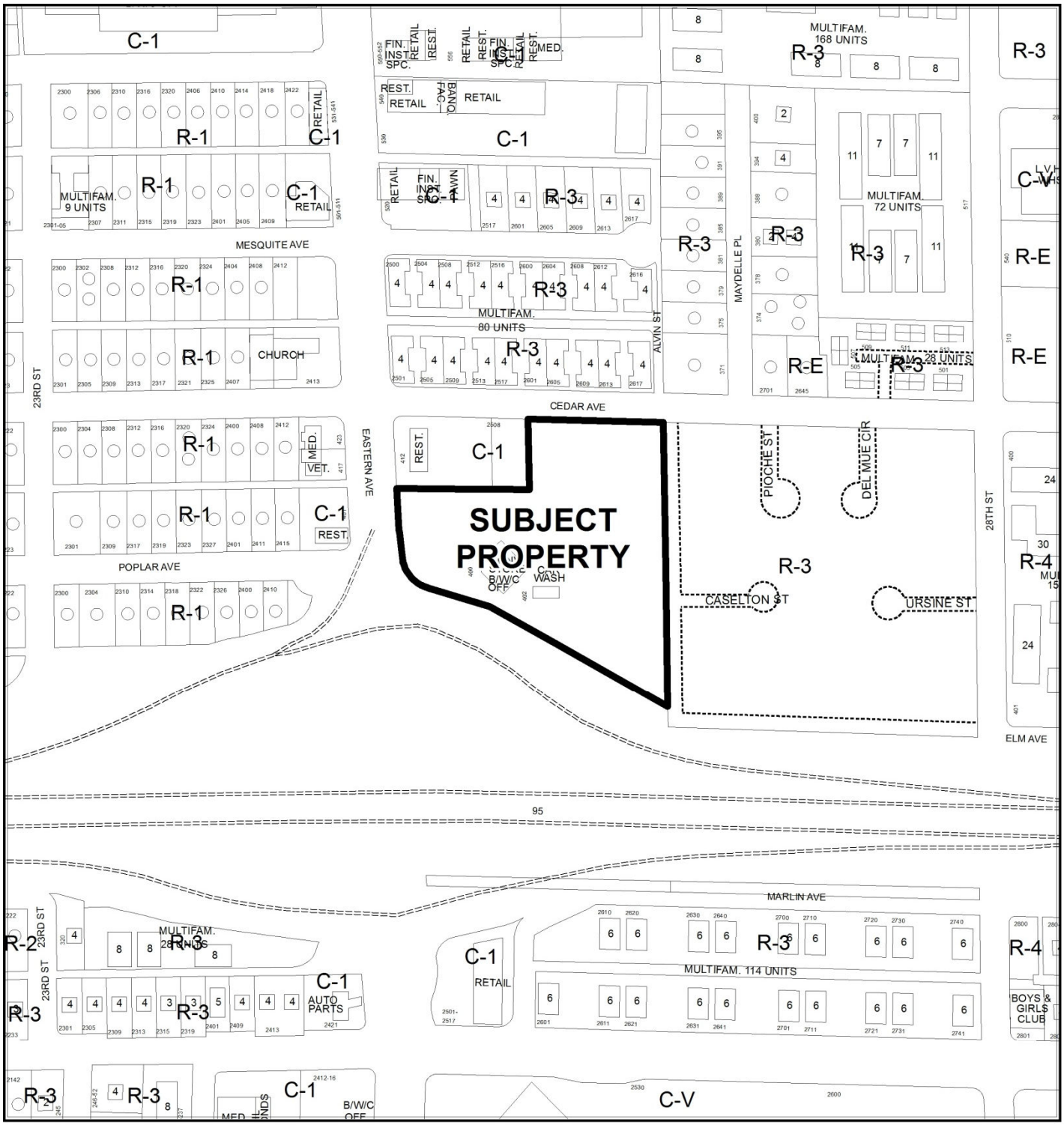
SUBJECT:
TMP-53409 - TENTATIVE MAP - EASTERN AND 95 COMMERCIAL CENTER - APPLICANT/OWNER: EASTERN 95, LLC - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 4.65 acres at 400 North Eastern Avenue (APN 139-36-210-003), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-53295]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 6/18/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 7 Days)

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

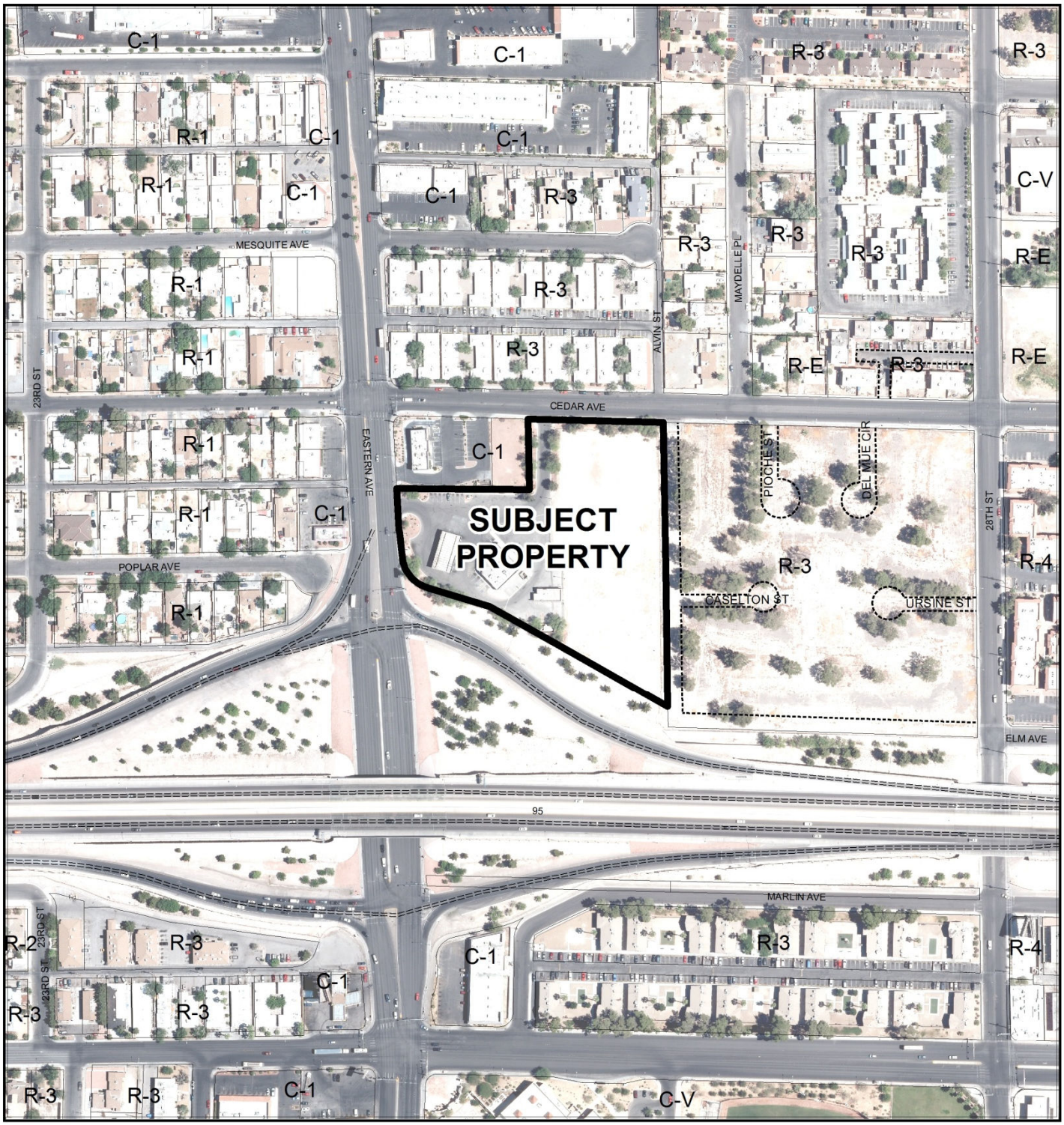
RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



CASE: **TMP-53409 (PRJ-53295)**

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



CASE: **TMP-53409 (PRJ-53295)**

0 200 400 Feet

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 13, 2014
DEPARTMENT: PLANNING
ITEM DESCRIPTION:

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
TMP-53409	Staff recommends APPROVAL, subject to conditions:	

**** CONDITIONS ****

TMP-53409 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map with four (4) years of the approval of the Tentative Map, this action is void.

2. A note shall be added to the final map to provide irrevocable, perpetual common access and parking to all driveways, drive aisles and parking spaces for all sites located within the boundaries of the commercial subdivision.

3. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions "CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components.

The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

5. Per Title 19.16.060.W.1, provide a note on the Final Map that states "All parcels created through this map shall have perpetual unobstructed access to all driveways servicing the overall subdivision unless incompatible uses can be demonstrated to the satisfaction of the City Engineer."

6. The onsite sewer shall be private and per Title 19.16.060.W. 2, sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate note shall appear on the face of the recorded Final Map:
   I. Onsite sewers, 8-inches in diameter or larger, are public sewers where located within 20 foot wide dedicated public sewer easements.
   II. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
   III. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.

7. Per Title 19.16.060.W.3, provide a note on the Final Map that states "All subdivided lots within this Final Map shall provide perpetual inter-lot drainage rights across all existing and future parcel limits." This condition shall not be enforced if the Owner demonstrates to the satisfaction of the Flood Control Section of Public Works that each lot can drain independently to abutting public roadways.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant requests approval of a Tentative Map for a one-lot commercial subdivision on a 4.65 acre site at the northeast corner of Eastern Avenue and U.S. 95. There is an existing 4,189 square-foot convenience store with fuel canopy and dispensers and self-service car wash constructed in 1997 on the western portion of the subject site. The remaining 2.50 acres on the eastern portion of the subject site remains vacant land. The map meets and complies with the Title 19 and NRS 278 requirements for a Tentative Map; therefore, staff recommends approval with conditions. If denied, the recorded records of survey would remain.

ISSUES

- The site is partially developed; therefore, formal cross sections were not required
- Applicant has proposed a six-foot perimeter screen wall along the eastern property line, which will meet all Title 19.08 development standards

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
07/06/77	The City Commission approved a Rezoning (Z-0051-77) request from R-E (Residence Estates) to R-3 (Limited Multiple Residence) for a proposed 160 unit apartment complex located on the south side of Cedar Avenue, between Eastern Avenue and Alvin Street, 300 feet east of Eastern Avenue and extending south to Elm Street. The Planning Commission recommended approval.
08/07/91	The City Council approved a Rezoning (Z-0059-88) request from R-3 (Limited Multiple Residence) to C-1 (Limited Commercial) for a proposed shopping center. The Planning Commission recommended approval.
11/16/94	The City Council approved a Rezoning (Z-0115-94) request from R-3 (Limited Multiple Residence) to C-1 (Limited Commercial) with the proposed use of convenience store with gasoline sales, customer operated cars wash and automobile laundry and minor automotive repair.
03/23/95	The Planning Commission approved a Plot Plan and Building Elevation Review [Z-0115-94(1)] for a convenience store, automotive service and a mini-storage facility. Staff recommended approval.

Related Relevant City Actions by P&D, Fire, Bldg., etc	
04/19/95	The City Council approved a Special Use Permit (U-0025-95) for a mini-storage facility located on the south side of Cedar Avenue, approximately 370 feet east of Eastern Avenue. The Board of Zoning Adjustment recommended approval.
05/17/95	The City Council approved a Special Use Permit (U-0042-95) request for a 14-foot by 48-foot Off-Premise Sign on property located along the north side of Oran K. Gragson Highway, approximately 490 feet east of Eastern Avenue. The Board of Zoning Adjustment recommended denial. The entitlement expired in 2008.
09/06/95	The City Council approved a Review of Condition [U-0042-95(1)] to modify Condition #1 of U-42-95 from a required two year review to a five year review. The Board of Zoning Adjustment recommended approval.
10/18/95	The City Council approved a Special Use Permit (U-0120-95) request for the off-premise sale of beer and wine in conjunction with an approved convenience store. The Board of Zoning Adjustments recommended approval.
05/24/99	The City Council approved a Special Use Permit (U-0004-99) for gasoline sales in conjunction with a propose convenience store, subject to the "withdraw without prejudice of the request for off-premises sale of beer and wine" and customary conditions.
07/12/99	The City Council approved a Special Use Permit (U-0063-99) request for Restricted Gaming in conjunction with an existing convenience store at 400 North Eastern Avenue. Planning Commission and staff recommended approval.
01/19/00	The City Council approved a Special Use Permit (U-0123-99) for the sale of beer/wine for off-premise consumption on the site in conjunction with an existing convenience store; and Council approved Waiver of the 400-foot distance separation requirement from a house of worship and a child care facility.
03/21/02	The City Council approved a Review of Condition [U-0123-99(1)] for the remove of Condition of Approval #3 which prohibits the sale of individual containers of any size beer, wine cooler or screw cap wine. The Planning commission recommended denial.
10/16/02	The City Council approved a two year Required Review [U-0042-95(3)] of a previously approved Special Use Permit (U-0042-95) for an Off-Premise Sign on property located along the north side of Oran K. Gragson Highway, approximately 490 feet east of Eastern Avenue. Planning Commission and staff recommended denial.
10/29/02	The Planning Department Administratively approved Site Development Plan Review (SDR-19688) to allow a wireless communication facility, stealth at 410 North Eastern Avenue.

Related Relevant City Actions by P&D, Fire, Bldg., etc	
07/17/04	The City Council approved a two year Required Review (RQR-5164) of a previously approved Special Use Permit (U-0042-95) which allowed a 50-foot tall, 14-foot by 48-foot Off-Premise Sign at 410 North Eastern Avenue. The Planning Commission and staff recommended approval.
01/22/14	The City Council approved a Special Use Permit (SUP-51693) request for a 55-foot tall, 14-foot by 48-foot Off-Primus Sign at 400 North Eastern Avenue. The Planning and recommended approval.
03/19/14	The City Council approved a Special Use Permit (SUP-52101) for a Retail Establishment With Accessory Package Liquor Off-Sale use within an existing 4,184 square-foot convenience store with a waiver to allow a 242-foot distance separation from a church/house of worship where 400 feet is required at 400 North Eastern Avenue. The Planning and recommended approval.

Most Recent Change of Ownership	
10/08/13	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
02/12/96	A building permit (#96391478) was issued for a Convenience Store. The permit was not finalized.
10/28/13	A business license (C15-00426) was issued for a Convenience Store. The business license is active.
	A business license (C05-02884) was issued for a Tobacco Dealer. The business license is active.
12/04/13	A business license (L10-98576) was issued for Beer Wine Cooler Off Sale was applied for but was not issued.

Pre-Application Meeting	
03/13/14	A pre-application conference was held with the applicant to discuss the Tentative Map submittal requirements for a one-lot commercial subdivision.

Field Check	
04/03/14	Staff conducted a routine field check and found the subject site to be a well maintained commercial development with an existing convenience store with fuel canopy and dispensers and self-service car wash.

Details of Application Request	
Site Area	
Net Acres	4.65

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	General Retail/ Car Wash, Self Service	SC (Service Commercial)	C-1 (Limited Commercial)
North	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)
South	Right-of-Way (US 95)	Right-of-Way (US 95)	Right-of-Way (US 95)
East	Undeveloped	M (Medium Density Residential)	R-3 (Medium Density Residential)
West	Restaurant	SC (Service Commercial)	C-1 (Limited Commercial)

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

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Eastern Ave	Major Collector	Planned Streets and Highways Map	100	Y
Cedar Avenue	Collector Street	Planned Streets and Highways Map	60	Y

ANALYSIS

The site is located within the Las Vegas Redevelopment Plan Area and is utilized as a commercial land use. All existing structures on the site meet the Title 19 requirements for the C-1 (Limited Commercial) zoning district.

Access to the site is provided from one driveway off of Eastern Avenue and one driveway off of Cedar Avenue. As the site is partially developed some grading and drainage has already taken place and will not be an issue. Any future development proposed on the vacant portion of the property will require a Site Development Plan Review and must comply will all applicable Title 19 development standards. Site circulation is logical throughout the site and will be unaffected by mapping

The applicant has proposed to install a six-foot screen perimeter screen wall along the east property line, in-between the adjacent property which is zoned R-3 (Medium Density Residential). The proposed screen wall will meet all Title 19.08 requirements for perimeter screen walls.

Parking and access is intended to be allowed across the site. A condition of approval will require the final map to state that common perpetual access and parking will be granted across the entire proposed commercial subdivision.

FINDINGS (TMP-53409)
All Title 19 and NRS 278 zoning and technical requirements regarding tentative maps are satisfied. Therefore, staff recommends approval of the subject tentative map.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 46

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-53409 APN: 139-36-210-003

Name of Property Owner: Eastern 95 LLC

Name of Applicant: same

Name of Representative: Rietz Consulting

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Ray Korghli

Print Name: Ray Korghli

Subscribed and sworn before me

This 28th day of February, 2014

Cindy L Long

Notary Public in and for said County and State

CINDY L. LONG
Notary Public State of Nevada
No. 12-7312-1
My Appt. Exp. March 20, 2016

Revised 11-14-06

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

PRJ-53295
03/25/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) 400 N Eastern Avenue

Project Name Eastern and 95 Commercial Center **Proposed Use** commercial

Assessor's Parcel #(s) 139-36-210-003 **Ward #** 3

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

Commercial Square Footage 4189 ex and TBD prop. **Floor Area Ratio**

Gross Acres 4.65 **Lots/Units** 1 **Density**

Additional Information Existing gas station with C-Store on half and vacant land on half

PROPERTY OWNER Eastern 95 LLC **Contact** Ray Koroghli

Address 2711 W. Windmill Ln **Phone:** (702) 260-2013 **Fax:**

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

E-mail Address koroghli@msn.com

APPLICANT Same **Contact**

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

City **State** **Zip**

E-mail Address

REPRESENTATIVE Rietz Consulting **Contact** Eric Rietz

Address 3060 E. Post Rd #110 **Phone:** (702) 521-3355 **Fax:**

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

E-mail Address eric.rietz@gmail.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* Ray Koroghli

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

Print Name RAY KOROGHLI MANAGER.

Subscribed and sworn before me

This 28th day of February, 2014.

Cindy L. Long

Notary Public in and for said County and State

CINDY L. LONG
Notary Public State of Nevada
No. 12-7312-1
My Appt. Exp. March 20, 2016

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	TMP-53409
Meeting Date:	05/13/14 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

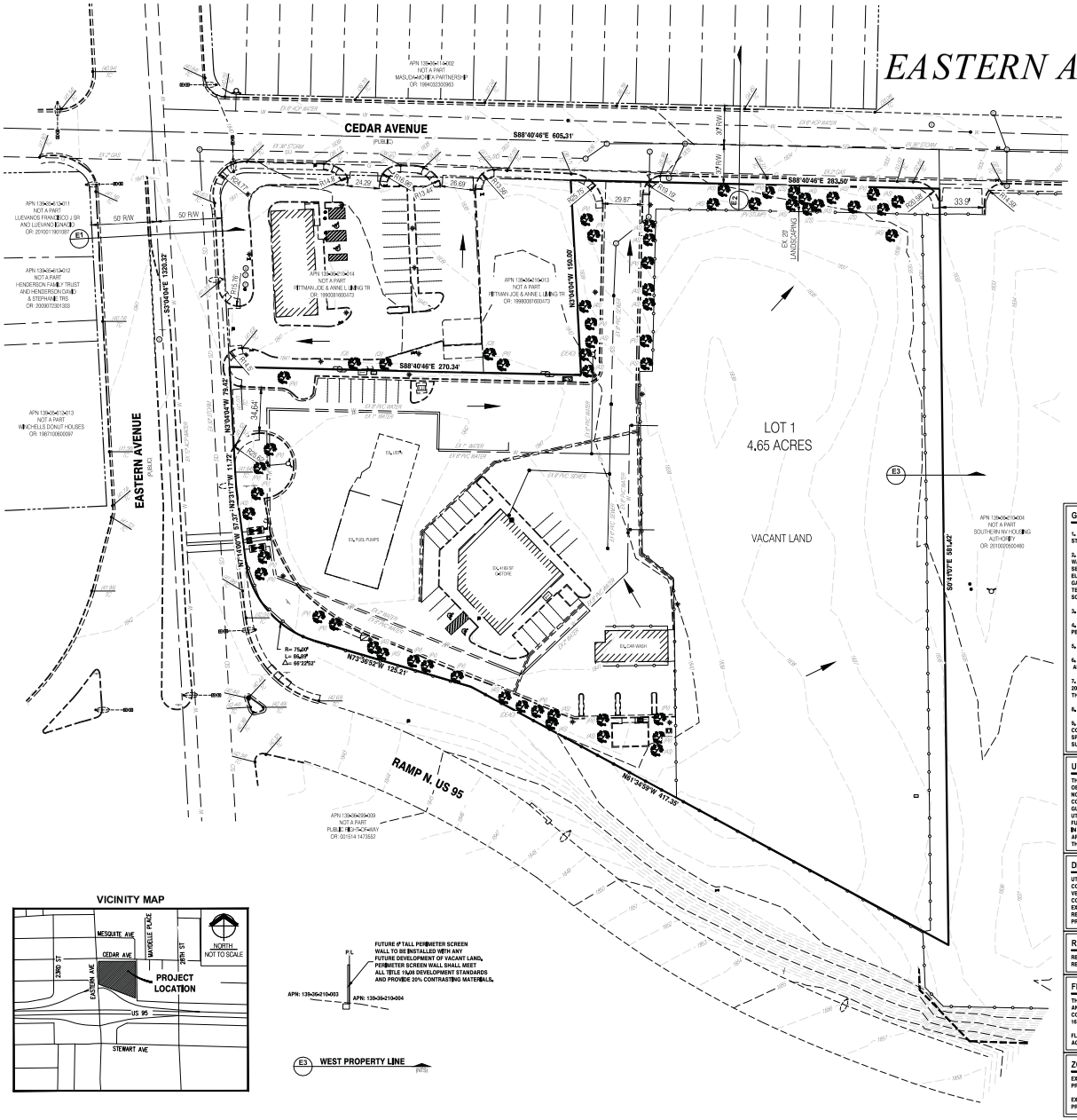
PRJ-53295
03/25/14

TENTATIVE MAP

FOR

EASTERN AND 95 COMMERCIAL CENTER

(A 1 LOT COMMERCIAL SUBDIVISION)



VICINITY MAP

LEGEND

- PROPERTY BOUNDARY
- SECTION LINE
- EXST MAJOR CONTOUR LINE
- EXST MINOR CONTOUR LINE
- RIGHT-OF-WAY
- ADJACENT PROPERTY LINE
- CENTER LINE
- EASEMENT
- EXST EDGE OF PAVEMENT
- EXST EDGE OF SIDEWALK
- EXST POWER POLE
- EXST STORM DRAIN MANHOLE
- EXST BUILDING
- EXST TREE
- ZELKOVA SERRATA
- QUERCUS ILEX
- PARKINSONIA FLORIDUM PALO VERDE
- ACACIA STENOPTILLA SHOESTRING ACACIA
- EXST SEWER MANHOLE
- EXST GATE VALVE
- EXST FIRE HYDRANT
- EXST STORM DRAIN LINE
- EXST SEWER LINE
- EXST WATER LINE
- "L" TYPE CURB
- EXST CHAIN LINK FENCE
- DIRECTION OF DRAINAGE ARROW
- EXST TRAFFIC SIGNAL
- EXST STREET LIGHT

SCALE: 1" = 40'

40 20 0 40

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL COMPLY WITH CLARK COUNTY UNIFORM STANDARDS AND SPECIFICATIONS.
2. UTILITY SERVICES PROVIDED AS FOLLOWS:
WATER • LAS VEGAS VALLEY WATER DISTRICT
SEWER • CITY OF LAS VEGAS
ELECTRIC • NV ENERGY,
GAS • SOUTHWEST GAS CORP,
TELEPHONE • CENTURYLINK
SOLID WASTE • REPUBLIC SERVICES
3. UTILITY EASEMENTS TO BE GRANTED TO RESPECTIVE AGENCIES.
4. LANDSCAPING SHALL BE PROVIDED PER CODE AND MAINTAINED IN PERPETUITY.
5. THIS PROJECT SHALL HAVE CC&RS.
6. THIS SITE CONTAINS NO KNOWN FAULTS AND FISSURES. A GEOTECHNICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.
7. THIS SITE HAS NO KNOWN GROUNDWATER DEPTHS HISTORICALLY WITHIN 20 FEET OF THE EXISTING GROUND SURFACE. A GEOTECHNICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.
8. THIS SITE IS SERVED BY WATER AND SEWER MAINS IN EASTERN AND CEDAR
9. THE COMMERCIAL SUBDIVISION WILL PROVIDE IRREVOCABLE, PERPETUAL COMMON ACCESS AND PARKING TO ALL DRIVEWAYS, DRIVE AISLES AND PARKING SPACES FOR ALL SITES LOCATED WITHIN THE BOUNDARIES OF THE COMMERCIAL SUBDIVISION.

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.

DISCLAIMER NOTE

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL 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 OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

REFERENCE SURVEYS

RECORD OF SURVEY FILE 49, PAGE 24
RECORD OF SURVEY FILE 50, PAGE 95

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 32003C2100 F, CLARK COUNTY, NEVADA DATED NOVEMBER 16, 2011.

FLOOD DESIGNATION PROVIDED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

ZONING

EXISTING (C-1) = GENERAL COMMERCIAL
PROPOSED (C-1) = GENERAL COMMERCIAL

EXISTING USE: SERVICE COMMERCIAL
PROPOSED USE: SERVICE COMMERCIAL

OWNER/DEVELOPER

EASTERN 95 L L C
2711 W. WINDMILL LN.
LAS VEGAS, NV 89123
PHONE 702-260-2013

ENGINEER / SURVEYOR

RIETZ CONSULTING INC.
ERIC RIETZ, PLS, P.E.,
3060 E. POST ROAD, #110
LAS VEGAS, NV 89120
TEL: (702) 521-2355
ericrietz@gmail.com

SITE DATA

APN No.	ACREAGE:	EX. ZONING
139-36-210-003	4.65±	C-1

LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA: PORTIONS OF LOT ONE (1) AND LOT (2) OF BLOCK EIGHT (8) OF ARTESIAN ACRES, TO THE CITY OF LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 36, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, BEGINNING AT A POINT ON THE RIGHT OR NORTHERLY RIGHT OF WAY LINE OF I-515 FREEWAY (PROJECT I-515-1(4)1, 1982) FEET RIGHT OF AND MEASURED RADIALLY FROM HIGHWAY ENGINEER'S STATION "A+" 1243+76.80 P.O.C. SAID POINT OF BEGINNING FURTHER DESCRIBED AS BEARING NORTH 77 DEGREES 03 MINUTES 00 SECONDS WEST A DISTANCE OF 5,327.43 FEET FROM THE EAST QUARTER CORNER OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., SAID POINT OF BEGINNING FURTHER DESCRIBED AS BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF EASTERN AVENUE,
THENCE NORTH 00 DEGREES 04 MINUTES 04 SECONDS WEST ALONG THE SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 79.42 FEET TO A POINT;
THENCE SOUTH 89 DEGREES 46 MINUTES 04 SECONDS EAST A DISTANCE OF 270.34 FEET TO A POINT;
THENCE NORTH 00 DEGREES 04 MINUTES 04 SECONDS WEST A DISTANCE OF 150.00 FEET TO A POINT ON THE NORTH LINE OF LOT 1 OF BLOCK 8, OF ARTESIAN ACRES, TO THE CITY OF LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 36, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA; THENCE SOUTH 89 DEGREES 46 MINUTES 46 SECONDS EAST ALONG THE SAID NORTH LINE OF LOT 1 A DISTANCE OF 283.50 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;
THENCE SOUTH 00 DEGREES 41 MINUTES 07 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1 AND THE EAST LINE OF LOT 2 OF SAID BLOCK 8 A DISTANCE OF 561.42 FEET TO A POINT ON THE SAID RIGHT OR NORTHERLY RIGHT OF WAY LINE OF I-515 FREEWAY;
THENCE NORTH 61 DEGREES 34 MINUTES 59 SECONDS WEST CONTINUING ALONG THE SAID NORTHERLY RIGHT OF WAY LINE OF THE I-515 FREEWAY A DISTANCE OF 417.39 FEET TO A POINT;
THENCE NORTH 73 DEGREES 39 MINUTES 52 SECONDS WEST CONTINUING ALONG THE SAID NORTHERLY RIGHT OF WAY LINE OF THE I-515 FREEWAY A DISTANCE OF 125.21 FEET TO A POINT;
THENCE FROM A TANGENT WHICH BEARS THE LAST DESCRIBED COURSE, CURVING TO THE RIGHT ALONG THE SAID NORTHERLY RIGHT OF WAY LINE OF THE I-515 FREEWAY , WITH A RADIUS OF 75 FEET, THROUGH AN ANGLE OF 66 DEGREES 22 MINUTES 52 SECONDS, AN ARC DISTANCE OF 86.89 FEET TO A POINT;
THENCE NORTH 65 DEGREES 31 MINUTES 17 SECONDS WEST CONTINUING ALONG THE SAID NORTHERLY RIGHT OF WAY LINE OF THE I-515 FREEWAY A DISTANCE OF 11.72 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING

THE WEST ONE-QUARTER SECTION LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 36 BEARING NORTH 3° 04' 04 " WEST, SAID LINE THE CENTER LINE OF EASTERN AVENUE, FORMERLY KNOWN AS 25TH STREET, AS SHOWN ON STATE OF NEVADA, DEPARTMENT OF TRANSPORTATION, RIGHT OF WAY DIVISION, RIGHT OF WAY PLANS FOR PROJECT NUMBER I-515-1(4) 1 SHEET EIGHT OF NINE.

BENCHMARK

NO. 2LV0136 NAVD88
RIVET AND ROUND ALUMINUM PLATE IN TOP OF CURB, SOUTHEAST CORNER OF CEDAR AND EASTERN

ELEVATION: 561.003 METERS = 1845.26 FEET
NAVD88

PRJ-53295
04/07/14

RIETZ CONSULTING INC.
3060 E. POST ROAD, #110
LAS VEGAS, NEVADA 89120
PH: 702.521.2355
FX: 702.891.5397

TENTATIVE MAP

EASTERN AND 95
COMMERCIAL CENTER
LAS VEGAS, NEVADA

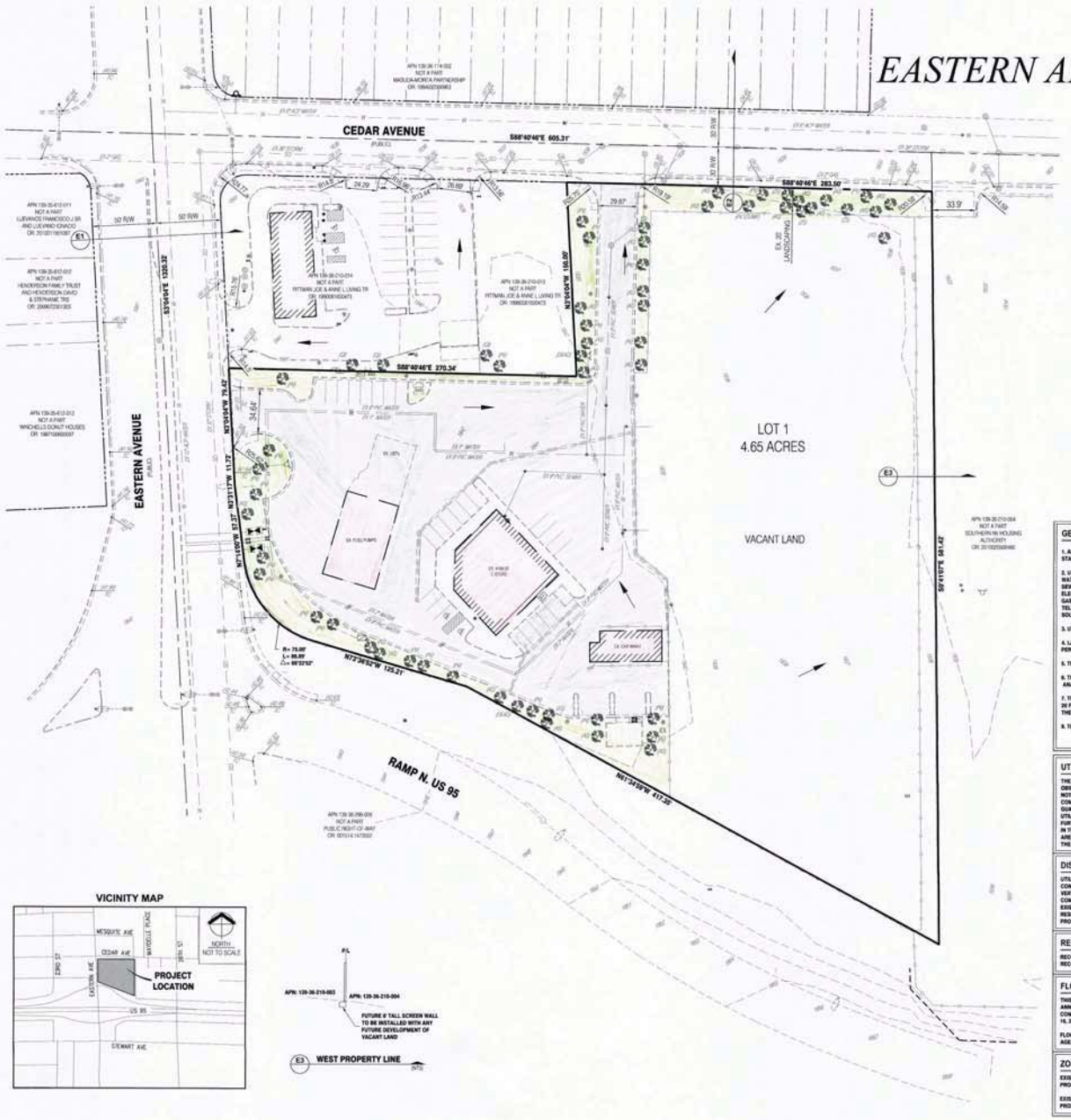
DATE: 04/03/2014
DRAFTER: RS
CHECKED: EJR
SCALE: 1" = 40'

PROFESSIONAL ENGINEER - STATE OF NEVADA
ERIC J. RIETZ
Exp. 12/31/15
CIVIL
No. 16350

SHEET 1
SHEET 1 OF 1 SHEETS

TMP-53409 - REVISED

TENTATIVE MAP
FOR
EASTERN AND 95 COMMERCIAL CENTER
(A 1 LOT COMMERCIAL SUBDIVISION)



VICINITY MAP

LEGEND

- PROPERTY BOUNDARY
- SECTION LINE
- EXIST MAJOR CONTOUR LINE
- EXIST MINOR CONTOUR LINE
- RIGHT-OF-WAY
- ADJACENT PROPERTY LINE
- CENTER LINE
- EASEMENT
- EXIST EDGE OF PAVEMENT
- EXIST EDGE OF SIDEWALK
- EXIST POWER POLE
- EXIST STORM DRAIN MANHOLE
- EXIST BUILDING
- EXIST TREE
- ZELKOVA SERRATA
- QUERCUS ILEX
- PARKINSONIA FLORIDUM PALO VERDE
- ACACIA STENOPTILLA BWDESTRING ACACIA
- EXIST SEWER MANHOLE
- EXIST GATE VALVE
- EXIST FIRE HYDRANT
- EXIST STORM DRAIN LINE
- EXIST SEWER LINE
- EXIST WATER LINE
- 'L' TYPE CURB
- EXIST CHAIN LINK FENCE
- DIRECTION OF DRAINAGE ARROW
- EXIST TRAFFIC SIGNAL
- EXIST STREET LIGHT

SCALE: 1" =40'
40 20 0 40

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL COMPLY WITH CLARK COUNTY UNIFORM STANDARDS AND SPECIFICATIONS.

2. UTILITY SERVICES PROVIDED AS FOLLOWS:
WATER - LAS VEGAS VALLEY WATER DISTRICT
SEWER - CITY OF LAS VEGAS
ELECTRIC - NV ENERGY.
GAS - SOUTHWEST GAS CORP.
TELEPHONE - CENTURYLINK
SOLID WASTE - REPUBLIC SERVICES

3. UTILITY EASEMENTS TO BE GRANTED TO RESPECTIVE AGENCIES.

4. LANDSCAPING SHALL BE PROVIDED PER CODE AND MAINTAINED IN PERPETUITY.

5. THIS PROJECT SHALL HAVE CC&R'S.

6. THIS SITE CONTAINS NO KNOWN FAULTS AND FISSURES. A GEOTECHNICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.

7. THIS SITE HAS NO KNOWN GROUNDWATER DEPTHS HISTORICALLY WITHIN 20 FEET OF THE EXISTING GROUND SURFACE. A GEOTECHNICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.

8. THIS SITE IS SERVED BY WATER AND SEWER MAINS IN EASTERN AND CEDAR

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.

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 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 OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

REFERENCE SURVEYS

RECORD OF SURVEY FILE 49, PAGE 24
RECORD OF SURVEY FILE 69, PAGE 95

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 32003C2100 F, CLARK COUNTY, NEVADA DATED NOVEMBER 16, 2011.

FLOOD DESIGNATION PROVIDED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

ZONING

EXISTING (C-1) = GENERAL COMMERCIAL
PROPOSED (C-1) = GENERAL COMMERCIAL

EXISTING USE: SERVICE COMMERCIAL
PROPOSED USE: SERVICE COMMERCIAL

OWNER/DEVELOPER

EASTERN 95 L L C
2711 W. WINDMILL LN.
LAS VEGAS, NV 89123
PHONE 702-260-2012

ENGINEER / SURVEYOR

RIETZ CONSULTING INC.
ERIC RIETZ, P.E., P.L.S.
3060 E. POST ROAD, #110
LAS VEGAS, NV 89120
TEL.: (702) 521-3355
eric.rietz@gmail.com

SITE DATA

APN No.	ACREAGE:	EX. ZONING
139-35-210-003	4.65±	C-1

LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA: PORTIONS OF LOT ONE (1) AND LOT (2) OF BLOCK EIGHT (8) OF ARTESIAN ACRES, TO THE CITY OF LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 36, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.
BEGINNING AT A POINT ON THE RIGHT OR NORTHERLY RIGHT OF WAY LINE OF I-515 FREEWAY (PROJECT I-515-1(6)1), 566.66 FEET RIGHT OF AND MEASURED RADIALLY FROM HIGHWAY ENGINEER'S STATION "A 1" 1243+76.80 P.O.C. SAID POINT OF BEGINNING FURTHER DESCRIBED AS BEARING NORTH 77 DEGREES 03 MINUTES 09 SECONDS WEST A DISTANCE OF 5,227.43 FEET FROM THE EAST QUARTER CORNER OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., SAID POINT OF BEGINNING FURTHER DESCRIBED AS BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF EASTERN AVENUE,
THENCE NORTH 03 DEGREES 04 MINUTES 04 SECONDS WEST ALONG THE SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 79.42 FEET TO A POINT;
THENCE SOUTH 88 DEGREES 40 MINUTES 04 SECONDS EAST A DISTANCE OF 270.34 FEET TO A POINT;
THENCE NORTH 02 DEGREES 04 MINUTES 04 SECONDS WEST A DISTANCE OF 150.00 FEET TO A POINT ON THE NORTH LINE OF LOT 1 OF BLOCK 8, OF ARTESIAN ACRES, TO THE CITY OF LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 36, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA; THENCE SOUTH 88 DEGREES 40 MINUTES 46 SECONDS EAST ALONG THE SAID NORTH LINE OF LOT 1 A DISTANCE OF 283.50 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;
THENCE SOUTH 00 DEGREES 41 MINUTES 07 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1 AND THE EAST LINE OF LOT 2 OF SAID BLOCK 8 A DISTANCE OF 681.42 FEET TO A POINT ON THE SAID RIGHT OR NORTHERLY RIGHT OF WAY LINE OF I-515 FREEWAY;
THENCE NORTH 61 DEGREES 34 MINUTES 59 SECONDS WEST CONTINUING ALONG THE SAID NORTHERLY RIGHT OF WAY LINE OF THE I-515 FREEWAY A DISTANCE OF 417.26 FEET TO A POINT;
THENCE NORTH 72 DEGREES 36 MINUTES 52 SECONDS WEST CONTINUING ALONG THE SAID NORTHERLY RIGHT OF WAY LINE OF THE I-515 FREEWAY A DISTANCE OF 125.21 FEET TO A POINT;
THENCE FROM A TANGENT WHICH BEARS THE LAST DESCRIBED COURSE, CURVING TO THE RIGHT ALONG THE SAID NORTHERLY RIGHT OF WAY LINE OF THE D-515 FREEWAY, WITH A RADIUS OF 75 FEET, THROUGH AN ANGLE OF 66 DEGREES 32 MINUTES 52 SECONDS, AN ARC DISTANCE OF 86.99 FEET TO A POINT;
THENCE NORTH 03 DEGREES 31 MINUTES 17 SECONDS WEST CONTINUING ALONG THE SAID NORTHERLY RIGHT OF WAY LINE OF THE I-515 FREEWAY A DISTANCE OF 11.70 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING

THE WEST ONE-QUARTER SECTION LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 36 BEARING NORTH 3° 04 ' 04 " WEST, SAID LINE THE CENTER LINE OF EASTERN AVENUE, FORMERLY KNOWN AS 50TH STREET, AS SHOWN ON STATE OF NEVADA, DEPARTMENT OF TRANSPORTATION, RIGHT OF WAY DIVISION, RIGHT OF WAY PLANS FOR PROJECT NUMBER I-515-1(62) SHEET EIGHT OF NINE.

BENCHMARK

NO. 2L101136 RNRWS
RIVET AND ROUND ALUMINUM PLATE IN TOP OF CURB, SOUTHEAST CORNER OF CEDAR AVENUE AND EASTERN AVENUE

ELEVATION: 561.863 METERS = 1940.56 FEET
NAVD88

PRJ-53295
03/25/14

RIETZ CONSULTING INC.
3060 E. POST ROAD, #110
LAS VEGAS, NEVADA 89120
PH: 702.521.3355
FX: 702.891.5397

TENTATIVE MAP

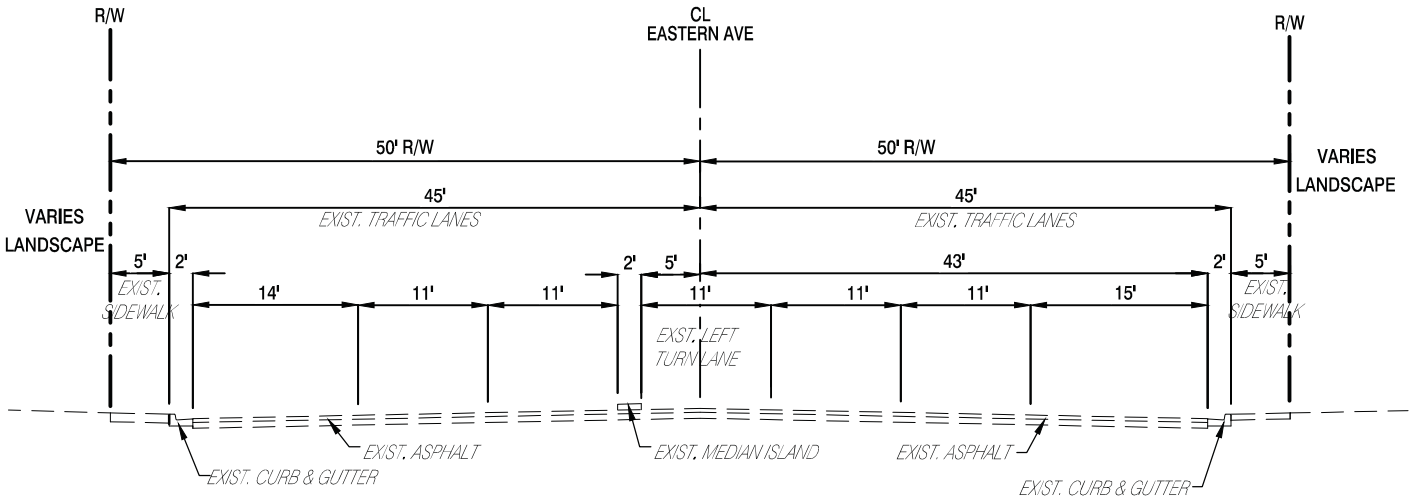
EASTERN AND 95
COMMERCIAL CENTER
LAS VEGAS, NEVADA

DATE: 3/24/2014
DRAFTER: RS
CHECKED: EJR
SCALE: 1" = 40'

PROFESSIONAL ENGINEER - STATE OF NEVADA - ERIC J. RIETZ - Exp. 12/31/15 - CIVIL - No. 16350

SHEET 1
SHEET 1 OF 1 SHEETS

TMP-53409



EASTERN AVENUE NTS

100' RIGHT-OF-WAY SECTION

RIETZ
CONSULTING INC.

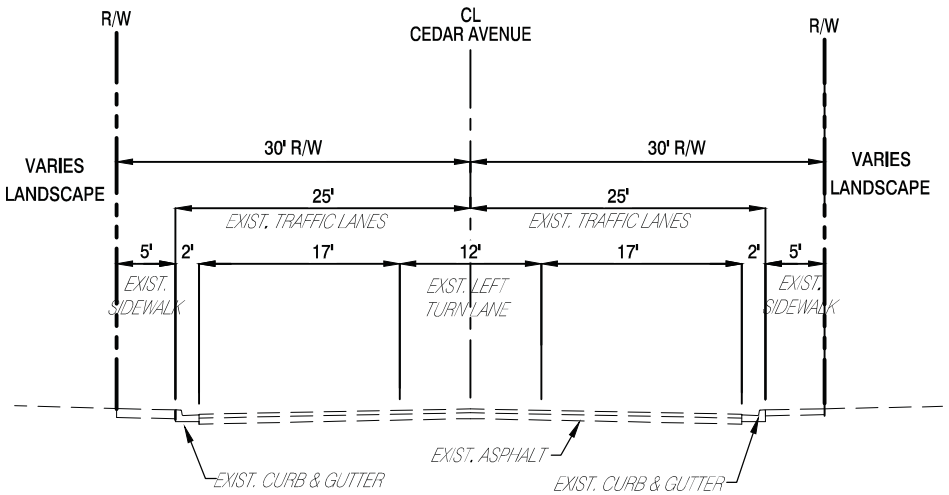
3060 E. POST ROAD, #110
LAS VEGAS, NEVADA 89120
PH: 702.521.3355
FX: 702.212.3963

PRJ-53295
03/25/14

TMP-53409

SHEET

E1



CEDAR AVENUE NTS

60' RIGHT-OF-WAY SECTION

RIETZ
CONSULTING INC.

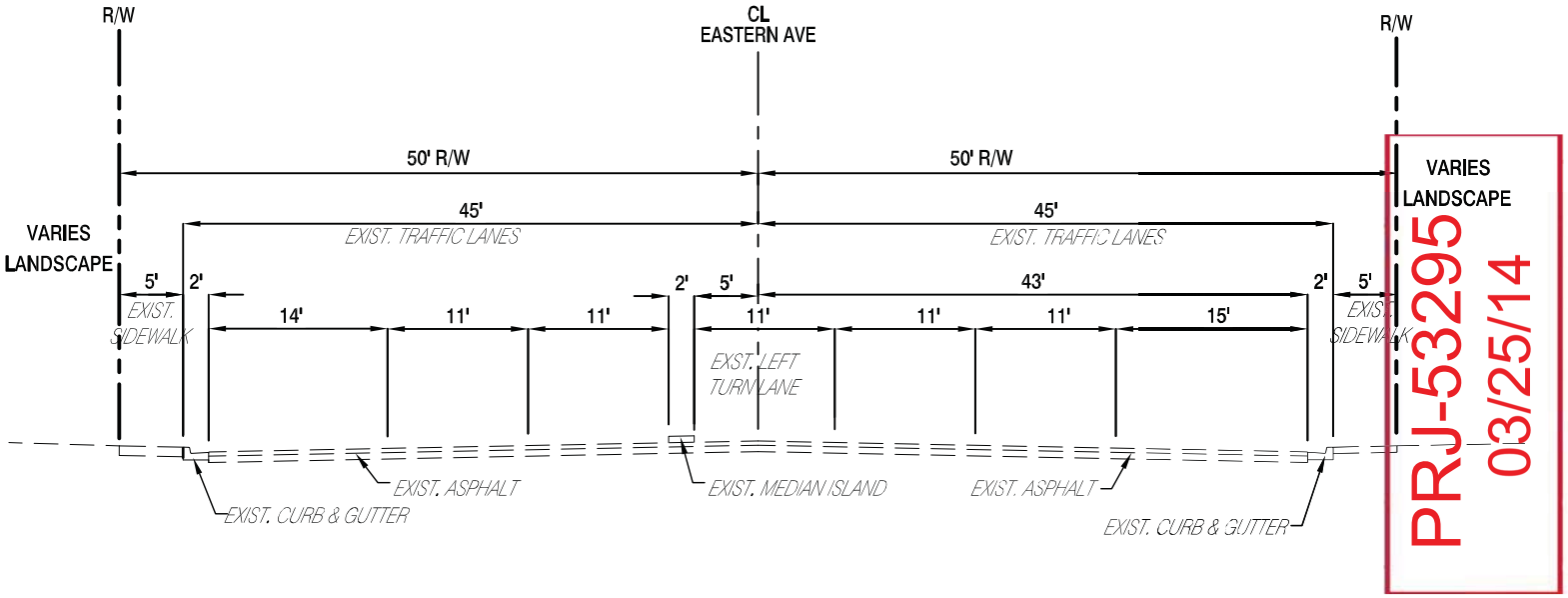
3060 E. POST ROAD, #110
LAS VEGAS, NEVADA 89120
PH: 702.521.3355
FX: 702.212.3963

PRJ-53295
03/25/14

TMP-53409

SHEET

E2



PRJ-53295
03/25/14

EASTERN AVENUE NTS

100' RIGHT-OF-WAY SECTION

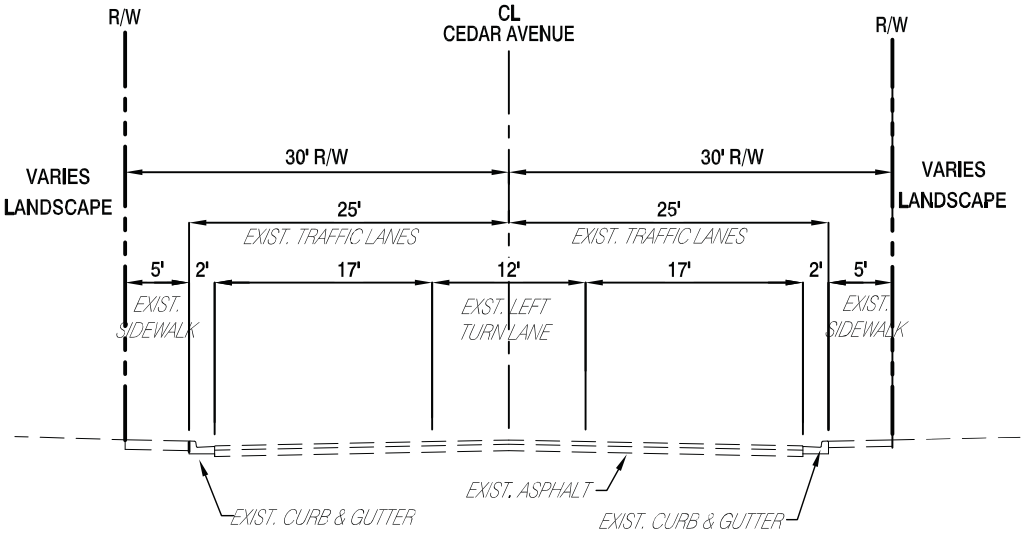
RIETZ
CONSULTING INC.

3060 E. POST ROAD, #110
LAS VEGAS, NEVADA 89120
PH: 702.521.3355
FX: 702.212.3963

TMP-53409

SHEET

E1



PRJ-53295
03/25/14

CEDAR AVENUE NTS

60' RIGHT-OF-WAY SECTION

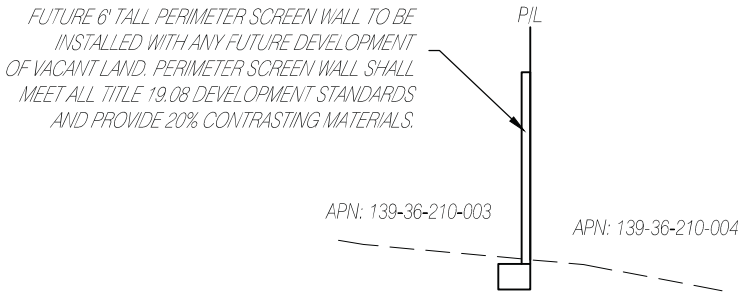
RIETZ
CONSULTING INC.

3060 E. POST ROAD, #110
LAS VEGAS, NEVADA 89120
PH: 702.521.3355
FX: 702.212.3963

TMP-53409

SHEET

E2



EAST PROPERTY LINE NTS

PROPERTY CROSS SECTION

PRJ-53295
04/07/14

RIETZ
CONSULTING INC.

3060 E. POST ROAD, #110
LAS VEGAS, NEVADA 89120
PH: 702.521.3355
FX: 702.212.3963

TMP-53409 - REVISED

SHEET

E3

TMP-53409 [PRJ-53295] - APPLICANT/OWNER: EASTERN 95, LLC
400 NORTH EASTERN AVENUE

04/03/2014

TMP-53409 [PRJ-53295] - APPLICANT/OWNER: EASTERN 95, LLC
400 NORTH EASTERN AVENUE

04/03/2014

TMP-53409 [PRJ-53295] - APPLICANT/OWNER: EASTERN 95, LLC
400 NORTH EASTERN AVENUE

04/03/2014

TMP-53409 [PRJ-53295] - APPLICANT/OWNER: EASTERN 95, LLC
400 NORTH EASTERN AVENUE

04/03/2014

TMP-53409 [PRJ-53295] - APPLICANT/OWNER: EASTERN 95, LLC
400 NORTH EASTERN AVENUE

04/03/2014

City of Las Vegas Planning Department
RE: Justification Letter for Tentative Map
APN # 139-36-210-003

Dear City Planner,

Please accept this application for the Tentative Map on the above referenced parcel of land.

The subject parcel is 4.65 acres and is located on Eastern Avenue and Cedar Avenue and adjacent to the US 95 north bound off ramp for Eastern Avenue. The property is existing as partially developed and partially vacant land. There is an existing 4189 SF C-Store with a Fuel Canopy / Fuel Dispensers and a self-service Car Wash that was permitted and constructed in 1997. The future development is to be determined at a later date. All of the off-site streets adjacent to the parcel are existing. The entire parcel that fronts any Public R-O-W is landscaped with ground cover and mature trees as shown on the Map. The vacant portion is protected from any disturbance with a fence as required by Clark County Air Quality.

The desire of this property owner is to Record a Commercial Subdivision Map to allow the subdivision of the existing development from the vacant land to allow for future development on the vacant portion. This will be a 1 Lot Commercial Subdivision.

This development does not have any existing or proposed perimeter walls.

It is understood that any future development of the parcel will require site plan approval and permits from the City.

If you have any questions, please give me a call on my cell at 521-3355.

Sincerely,

Eric Rietz PE, PLS
Rietz Consulting, Inc.

TMP-53409

3060 E Post Rd # 110 Las Vegas, NV 89120
(702) 521-3355

PRJ-53295
03/25/14

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: MAY 13, 2014

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

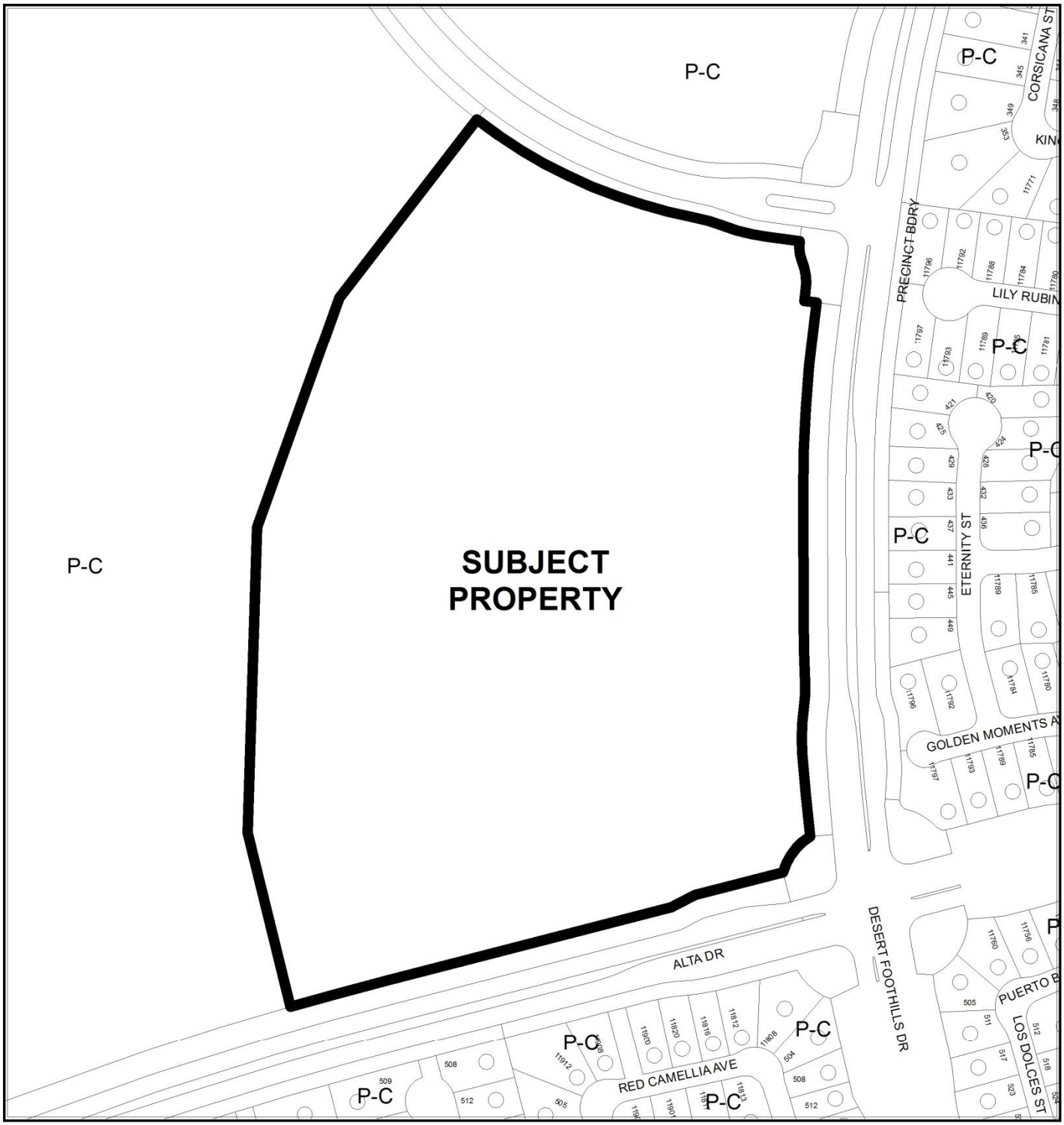
SUBJECT:
TMP-53505 - TENTATIVE MAP - SUMMERLIN VILLAGE 23B PARCEL P SARASOTA - APPLICANT: RYLAND HOMES NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Tentative Map FOR A 149-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 24.01 acres on the northwest corner of Desert Foothills and Alta Drive (APN 137-34-519-002), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin Special Land Use Designation], Ward 2 (Beers) [PRJ-53357]. Staff recommends APPROVAL.

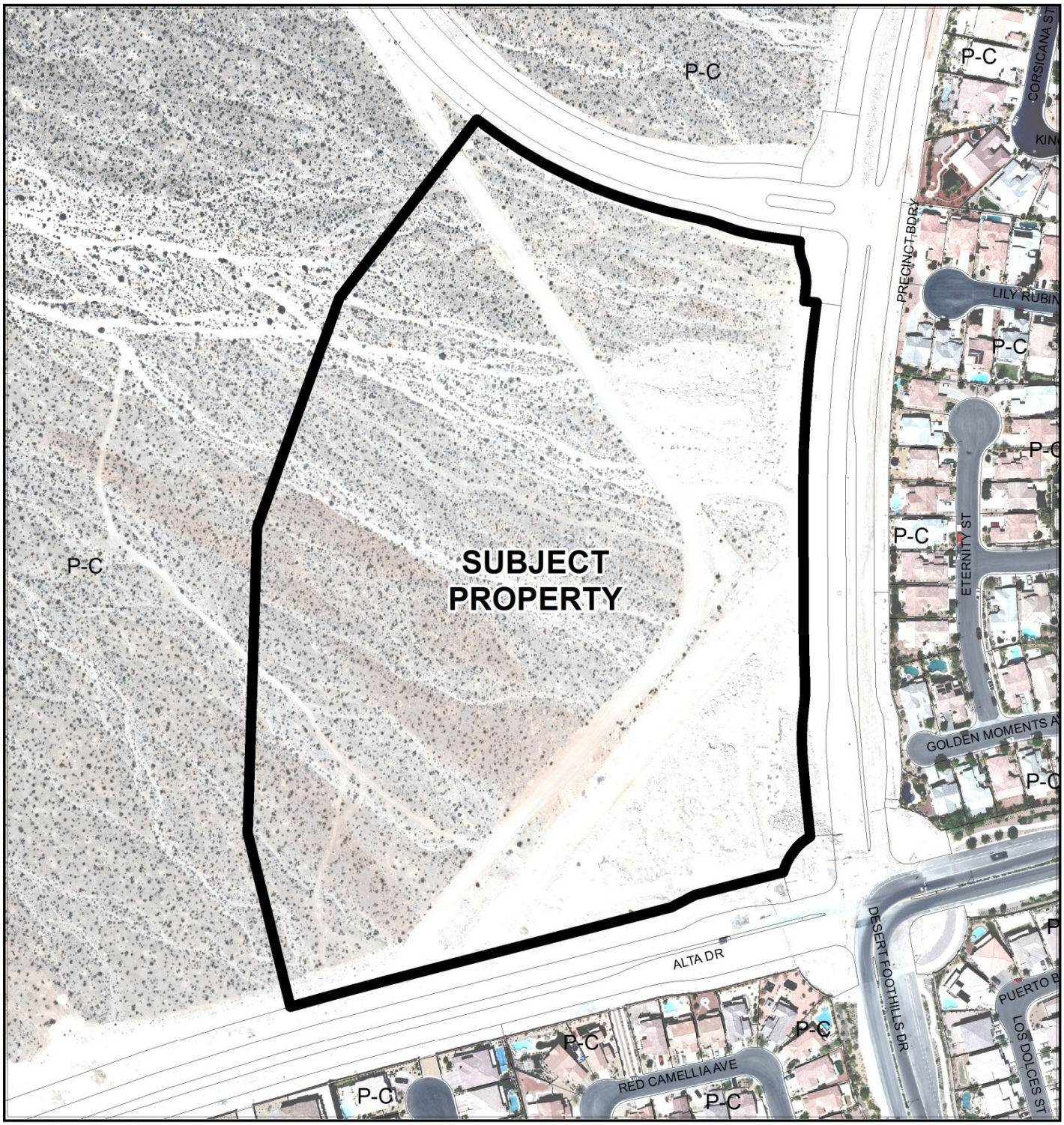
MAY GO TO CITY COUNCIL ON 6/18/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 7 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Letter from The Howard Hughes Corporation


P-C
SUBJECT PROPERTY
P-C
P-C
P-C



CASE: **TMP-53505 (PRJ-53357)**

0 200 400 Feet

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY) [SF3 (SINGLE FAMILY DETACHED) SUMMERLIN SPECIAL LAND USE DESIGNATION]

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 13, 2014
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: RYLAND HOMES NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
TMP-53505	Staff recommends APPROVAL, subject to conditions:	

**** CONDITIONS ****

TMP-53505 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map with four (4) years of the approval of the Tentative Map, this action is void.

2. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions "CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components.

The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

3. All development shall conform to the Conditions of Approval of Rezoning (Z-0119-96), the Summerlin West Development Agreement and the Summerlin Development Standards.

4. Street names must be provided in accordance with the City's Street Naming Regulations.

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

6. All development is subject to the conditions of City Departments and State Subdivision Statues.

Fire & Rescue

7. Additional detail (cross-sectional views) shall be provided for the secondary access from Pontevedra street to Alta Drive meeting the requirements of 2009 IFC § 503.2.7 & 503.2.8 with the SNFCA#6124. The grade from the back of C.E. Lot C to Alta Drive is to steep and shall be modified to meet code requirements.

Public Works

8. Unless already constructed or guaranteed by the adjacent developer to the northwest (Parcel Q), construct the full width of the private entry street adjacent to this site concurrent with development of this site. If this site develops prior to the site to the northwest (Parcel Q), appropriate easements outside the bounds of this Tentative Map for full construction of the entry street and for complete access from the entry street shall be granted by separate document prior to the approval of construction drawings for this site or the recordation of a map, whichever may occur first. Extend all required underground infrastructure past the limits of the fully constructed entry if this site develops before the site to the south.

9. Private streets must be granted and labeled on the Final Map for this site as Public Utility Easements (P.U.E.), Public Sewer Easements, and Public Drainage Easements with private maintenance by the Homeowner's Association.

10. Appropriate public easements (Sewer, Drainage, Emergency Access, etc) over the adjacent Common Lots 4, 6 and 8 of the Summerlin Village 23B Unit No. 2 Final Map (book 145 page 83) and over the adjacent Common Open Space COS-3 of the Summerlin Village 23B Unit 1 Final Map (book 145 page 28) shall be granted to the City of Las Vegas by separate document as determined by the Department of Public Works prior to the recordation of a Final Map for this site requiring these easements. These easements are outside the boundary of this Tentative Map and are to be privately maintained.

11. Common Element "D" shall be a Public Sewer and Public Drainage Easement to be privately maintained. No structures, and no trees or vegetation taller than three feet, shall be allowed within the Public Sewer Easement.

12. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for this Site Plan Prior to submittal of construction drawings for this site.

13. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

14. Prior to the release of a Final Map for recordation on this site, the property owner must contact the Special Improvement District Section of the Department of Public Works (229-2136) and sign a notarized affidavit acknowledging and agreeing to a per lot assessment of all lots that will be created through a Final Map for this site. The City shall prepare an apportionment report following recordation of the Final Map and this apportionment report must be signed by the property owner prior to the release of any building permits for this site.

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

16. Site development to comply with all applicable conditions of approval for Summerlin Village 23B, SV-0018-01, Z-0119-96 and all other applicable site-related actions.

17. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing a 149-lot single-family residential subdivision on a 24.01-acre undeveloped site within Summerlin Village 23B, specifically located to the northwest corner of Desert Foothills Drive and Alta Drive. The map has been reviewed and tentatively approved by the Summerlin Design Review Committee and conforms to the Summerlin Development Standards, applicable NRS statutes and Title 19 requirements; therefore, staff recommends approval with conditions. If denied, a final map subdividing the subject property cannot be accepted or approved.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
01/27/97	The City Council approved a Rezoning (Z-0119-96) from N-U (Non-Urban) to P-C (Planned Community) on 8,318 acres along the west side of Clark County 215, between Charleston Boulevard and Lake Mead Boulevard. The Planning Commission and staff recommended approval.
	The City Council approved a Development Agreement (DA-0001-96) for the area known as Summerlin West, which includes the subject site. The Planning Commission and staff recommended approval.
01/16/02	The City Council approved a Master Development Plan Review (SV-0018-01) establishing land use designations within Summerlin Villages 23A and 23B (The Paseos). The Planning Commission and staff recommended approval.
07/16/12	Department of Planning staff approved a Minor Modification (MOD-45960) to the Master Development Plan Review (SV-0018-01) for Village 23A and 23B.
09/11/12	The Planning Commission approved a Tentative Map (TMP-46270) for a 20-lot subdivision on 440 acres at the northwest corner of Alta Drive and Desert Foothills Drive. Staff recommended approval.
03/12/13	A Parcel Map (PMP-47903) for a three-lot subdivision on 5,920 acres at the southwest corner of Lake Mead Boulevard and Clark County 215 was recorded.
03/26/13	An application was approved for a Final Map (FMP-48545) for a five-pod single family residential subdivision with one Community Open Space parcel, one private open space parcel and one school parcel on 289.58 acres at the northwest corner of Desert Foothills Drive and Alta Drive. This map defines the boundaries of the subject Parcel. The Final Map was recorded 08/28/13.

Related Relevant City Actions by P&D, Fire, Bldg., etc	
04/16/13	A parent Final Map (FMP-48049) for a six-pod single family residential subdivision on 427.72 acres at the northwest corner of Desert Foothills Drive and Alta Drive that established the boundaries of this site was recorded.
04/11/14	The Summerlin Design Review Committee tentatively approved the applicant's request for the subject map with conditions.

Most Recent Change of Ownership	
12/18/97	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no building permits or business licenses relevant to the subject proposal.

Pre-Application Meeting	
03/19/14	A pre-application meeting was held with the applicant to discuss submittal requirements for a Tentative Map.

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

Field Check	
04/03/14	The site is undeveloped and in the process of being cleared and grubbed.

Details of Application Request	
Site Area	
Net Acres	24.01

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Undeveloped	SF3 (Single Family Detached)	P-C (Planned Community)
North	Undeveloped	SF3 (Single Family Detached)	P-C (Planned Community)

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
South	Single Family, Detached	SF3 (Single Family Detached)	P-C (Planned Community)
East	Single Family, Detached	SF3 (Single Family Detached)	P-C (Planned Community)
West	Undeveloped	SF3 (Single Family Detached)	P-C (Planned Community)

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

DEVELOPMENT STANDARDS

Pursuant to the Summerlin Development Standards, the following standards apply:

Existing Zoning	***Permitted Density***	***Units Allowed***
P-C [SF3]	10 du/ac	240

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Setbacks:			
• Front (garage)	18 Feet	19 Feet	Y
• Side Load (garage)	18 Feet	14 Feet	Y
• Side	5 Feet	6 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	15 Feet	15 Feet	Y
• Maximum Height	45 Feet	N/A	N/A

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Desert Foothill Drive	N/A	N/A	100	N/A
Alta Drive	N/A	N/A	80	N/A

19.04.040 Connectivity			
Transportation Network Element		***# Links***	***# Nodes***
Internal Street		15	
Intersection – Internal			11
Cul-de-sac Terminus			1
Intersection – External Street or Stub Terminus			
Intersection – Stub Terminus w/ Temporary Turn Around Easements			
Non-Vehicular Path - Unrestricted		.5	
Total		15.5	12
	Required	***Provided***	
Connectivity Ratio (Links / Nodes):	**N/A**	**1.29**	

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Single Family Detached	149 du	2 spaces per du	298				
TOTAL SPACES REQUIRED			298		298		Y
Regular and Handicap Spaces Required			298	0	298	0	Y

ANALYSIS

The subject property is part of Summerlin West, which is governed by a Development Agreement between the Master Developer and the City of Las Vegas, as well as the Summerlin Development Standards. The proposed Tentative Map, as well as the specific residential product to be constructed on the site, was reviewed and conditionally approved by the Summerlin Design Review Committee on 04/11/14, prior to submittal to the City for review.

The Summerlin Development Standards designate the subject property as SF3 (Single Family Detached), which allows up to 10 residential units per gross acre. The proposed density of 6.20 dwelling units per net acre falls well within the maximum allowed. As this site is part of a master plan with its own improvement standards, it is not subject to Title 19.04 street section requirements. Although it is not subject to connectivity requirements, the design of the subdivision has a Connectivity Score of 1.29, which is slightly below the preferred ratio of 1.30.

The proposed lots range in size from 4,070 square feet to 12,595 square feet. Site access is proposed from the west end of the site from an unnamed private street. This unnamed street will have access to Alta Drive. Interior circulation is provided by 39-foot wide private streets with sidewalks and roll curbs on one side of the street and roll curbs on the other side. No required trails are adjacent to the site. One 30-foot wide pedestrian easement is provided from north to south connecting the connecting to the common lot strip (paseo) running along the north side of Alta Drive on the south side of the development. No neighborhood parks are proposed.

The submitted north/south cross sections depict maximum natural grade less than 2% across this site. Per the Summerlin Development Standards, all development is allowed a maximum exposure of 10 feet. The north/south cross section shows a maximum retaining wall of approximately 5 feet interior to the site.

The submitted east/west cross section depicts maximum natural grade greater than 2% across this site. Per the Summerlin Development Standards, all development is allowed a maximum exposure of 10-feet. The east/west cross section shows retaining walls of 5-feet and 4-feet along the west and east property lines, respectively.

The Clark County School District projects that approximately 64 primary and secondary school students will be generated by the proposed development on this site. Of the three schools serving the area (Givens Elementary School, Rogich Middle School and Palo Verde High School), the District notes that only Palo Verde was not over capacity for the 2013-14 school year, and no new schools are planned in this area at this time.

FINDINGS (TMP-53505)

The proposed Tentative Map conforms to Nevada Revised Statutes, Title 19 and the Summerlin Development Standards, and has been approved by the Summerlin Design Review Committee. Therefore, staff recommends approval with conditions.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

YK

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-53505 APN: 137-34-519-002

Name of Property Owner: Howard Hughes Company LLC

Name of Applicant: Ryland Homes

Name of Representative: VTN Nevada

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: Kevin T. Orrock

Subscribed and sworn before me

This 12th day of March, 2014

Stella Clark

Notary Public in and for said County and State

STELLA CLARK
Notary Public-State of Nevada
APPT. NO. 06-107247-1
My App. Expires June 07, 2014

PRJ-53357
03/27/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) NWC of Alta Drive and Desert Foothills Drive

Project Name Sarasota **Proposed Use** Residential

Assessor's Parcel #(s) 137-34-519-002 **Ward #** 2

General Plan: existing SF3 proposed SF3 **Zoning:** existing PC proposed PC

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

Gross Acres 24.0 **Lots/Units** 149 **Density** 6.21

Additional Information

PROPERTY OWNER Howard Hughes Company LLC **Contact** Elizabeth Molina

Address 10801 W. Charleston Blvd. 3rd Floor **Phone:** (702) 791-4266 **Fax:**

City Las Vegas **State** NV **Zip** 89135

E-mail Address

APPLICANT Ryland Homes **Contact** Jeff Stevens

Address 8925 W. Russell Road Suite 200 **Phone:** (702) 360-7500 **Fax:**

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

E-mail Address jstevens@ryland.com

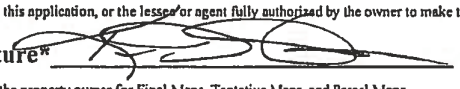
REPRESENTATIVE VTN Nevada **Contact** Sue Marshall

Address 2727 S. Rainbow Blvd. **Phone:** (702) 873-7550 **Fax:** (702) 362-2597

City Las Vegas **State** NV **Zip** 89146-5148

E-mail Address suem@vtnnv.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 KEVIN T. ORROCK

Subscribed and sworn before me

This 12th day of March, 20 14.

Stella Clark

Notary Public in and for said County and State

STELLA CLARK
Notary Public-State of Nevada
APPT. NO. 06-107247-1
My App. Expires June 07, 2014

Revised 10/27/08

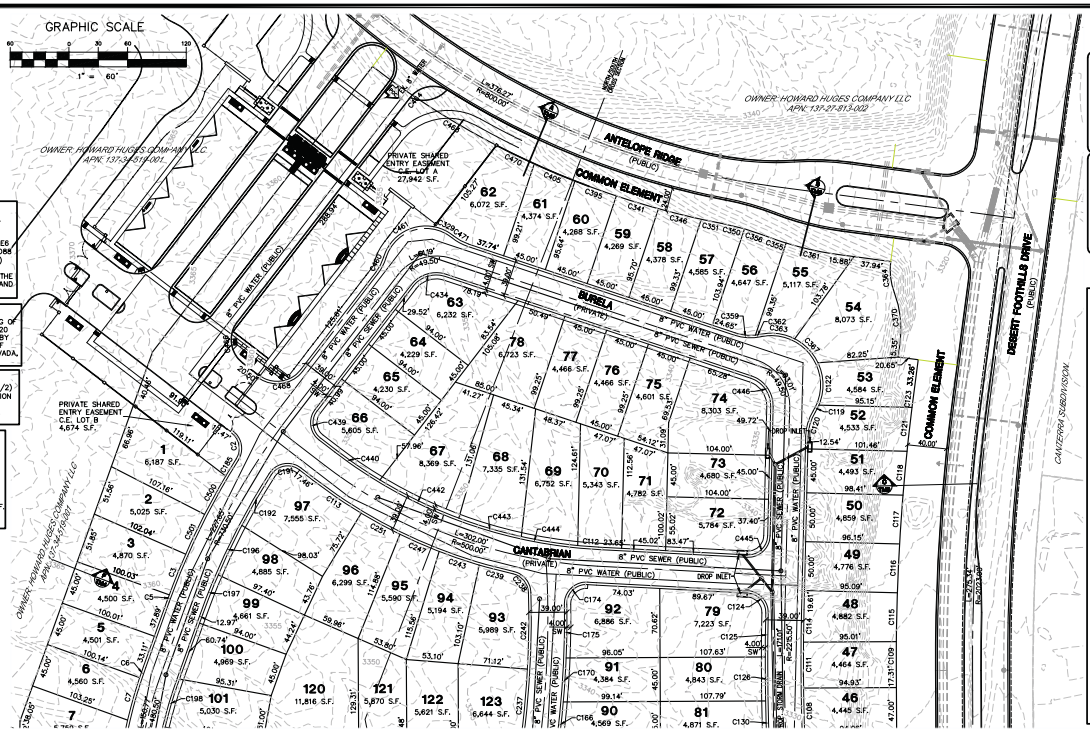
FOR DEPARTMENT USE ONLY

Case #	TMP-53505
Meeting Date:	05/13/14 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-53357
03/27/14



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

CITY OF LAS VEGAS BENCHMARK: SLVD9-34NE8 2008 ADJUSTMENT (UPDATED 5/24/10) NAVD88 ELEVATION: 1007.197 METERS (3304.45 FEET)

RIVET AND PLATE IN TOP OF CURB AT THE NORTHEAST CORNER OF DESERT FOOTHILLS AND ALTA.

BASIS OF BEARINGS
NORTH 89°46'49" EAST – BEING THE BEARING OF THE NORTH LINE OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN BY THAT PARCEL MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN FILE 118 OF PARCEL MAPS, AT PAGE 100.

LEGAL DESCRIPTION:
BEING A PORTION OF THE NORTH HALF (N 1/2) OF NORTHWEST QUARTER (NW 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

OVERALL SITE DATA

CURRENT ZONING :	P–C
PROPOSED ZONING :	P–C
GROSS AREA :	24.0 AC
NUMBER OF LOTS :	149
PROPOSED DENSITY :	6.21 DUA
NUMBER OF COMMON ELEMENTS :	4 EA
OPEN SPACE REQUIRED :	0 S.F.
USABLE OPEN SPACE PROVIDED :	42,590 S.F.

APN#: 137–34–519–002

LOT DATA

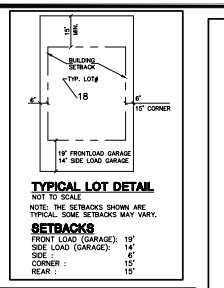
CURRENT ZONING :	P–C
PROPOSED ZONING :	P–C
GROSS AREA :	24.0 AC
NUMBER OF LOTS :	149
PROPOSED DENSITY :	6.21 DUA

OWNER
HOWARD HUGHES COMPANY LLC
10801 W. CHARLESTON BLVD., 3RD FLOOR
LAS VEGAS, NV. 89135
(702) 791–4266
CONTACT : ELIZABETH MOLINA

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

Call before you Dig 1-800-227-2600

Call before you Overhead 1-702-227-2929

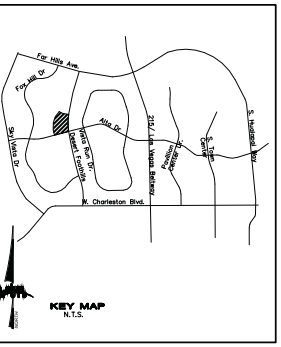


TYPICAL LOT DETAIL
NOT TO SCALE
NOTE: THE SETBACKS SHOWN ARE TYPICAL. SOME SETBACKS MAY VARY.

SETBACKS

FRONT LOAD (GARAGE):	19'
SIDE LOAD (GARAGE):	14'
SIDE :	6'
CORNER :	15'
REAR :	15'

GENERAL NOTES
1. ALL IMPROVEMENTS SHALL CONFORM TO THE UNIFORM STANDARDS AND SPECIFICATIONS OF CLARK COUNTY, NEVADA AND THE PASEOS – A SUMMERLIN VILLAGE, RESIDENTIAL DESIGN CRITERIA.
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 = 0.03725 MGD
   PEAK FLOW (3.6)= 0.1341 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 32003C2150 E MAP REVISED ON SEPTEMBER 27, 2002.
8. ALL INTERIOR SEWER AND WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
9. ALL INTERIOR STREETS ARE 39' 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. COMMON ELEMENTS AND LANDSCAPING PER ZONE CHANGE CONDITIONS.
13. THERE ARE NO OBSERVABLE FAULTS OR FISSURES ON OR NEAR THIS SITE.
14. SEEPS, SPRINGS, OR OTHER INDICATIONS OR HIGH GROUND WATER LEVELS WERE NOT NOTED ON THE SUBJECT PROPERTY.
15. THERE ARE NO EXISTING STRUCTURES & OTHER PHYSICAL FEATURES.
16. THERE ARE NO PROPOSED RESERVATIONS OR DEDICATIONS FOR PARKS, SCHOOLS, OR OTHER PUBLIC OR QUASI–PUBLIC USES.
17. PERIMETER WALLS ARE TO BE CONSTRUCTED WITH 6" HIGH DESERT TAN SLUMP BLOCK WITH A LIGHT MORTAR WASH FINISH AND PAINTED 423 IC WORSTED TAN, WITH A 2X10 CONCRETE TERRA COTTA CAP.
18. THE SEASONAL HIGH GROUNDWATER DEPTH IS GREATER THAN 20 FEET BELOW THE GROUND SURFACE.
19. THIS DEVELOPMENT IS WITHIN THE SUMMERLIN MASTER PLAN.



KEY MAP
N.T.S.

LEGEND
- STREET CENTERLINE
- PARCEL BOUNDARY
- LOT LINE
- Z 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

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	TANGENT
C2	20.38'	82°36'22"	29.39'	17.91'
C3	750.00'	3°25'34"	44.85'	22.43'
C5	838.77'	0°29'09"	7.11'	3.56'
C6	500.00'	1°21'45"	11.89'	5.94'
C7	500.00'	5°10'15"	45.12'	22.58'
C8	500.00'	5°03'18"	44.11'	22.07'
C9	500.00'	5°09'49"	45.06'	22.55'
C11	541.84'	4°45'51"	45.05'	22.54'
C12	543.00'	4°35'12"	43.47'	21.75'
C13	543.00'	4°44'55"	45.00'	22.51'
C14	543.00'	4°09'00"	39.33'	19.67'
C15	50.00'	21°06'07"	18.41'	9.31'
C16	53.00'	30°16'03"	28.00'	14.33'
C17	53.00'	43°15'45"	40.02'	21.02'
C18	53.00'	43°44'59"	40.47'	21.28'
C19	50.00'	6°30'47"	5.68'	2.84'
C27	5407.21'	1°02'03"	97.59'	48.80'
C31	7901.75'	0°22'49"	52.46'	26.23'
C33	1039.00'	0°05'11"	1.57'	0.78'
C34	50.00'	28°49'46"	25.16'	12.85'
C35	53.00'	21°00'40"	19.44'	9.83'
C36	1039.00'	2°29'18"	45.12'	22.57'
C40	1039.00'	2°28'58"	45.02'	22.52'
C44	1039.00'	2°28'55"	45.01'	22.51'
C48	1039.00'	2°29'09"	45.08'	22.54'
C52	1039.00'	2°29'39"	45.23'	22.62'
C56	1039.00'	2°30'28"	45.48'	22.74'
C60	500.00'	4°25'09"	38.56'	19.29'
C61	1039.00'	0°22'48"	6.89'	3.45'

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	TANGENT
C65	500.00'	4°57'16"	43.23'	21.63'
C66	53.00'	3°37'03"	3.35'	1.67'
C67	20.00'	36°04'40"	12.59'	6.51'
C68	53.00'	46°57'30"	43.44'	23.02'
C71	53.00'	40°20'29"	37.32'	19.47'
C72	53.00'	37°21'16"	34.55'	17.92'
C73	3237.83'	1°22'55"	78.10'	39.05'
C74	100.00'	40°38'46"	70.94'	37.04'
C75	9066.07'	0°12'54"	34.01'	17.01'
C76	50.00'	17°57'38"	15.67'	7.90'
C77	3237.83'	1°00'44"	57.21'	28.61'
C78	500.00'	1°03'13"	9.20'	4.60'
C79	100.00'	2°44'28"	4.78'	2.39'
C80	500.00'	4°54'08"	42.78'	21.40'
C81	341.23'	7°33'42"	45.03'	22.55'
C82	339.85'	4°35'04"	27.19'	13.60'
C83	1750.00'	1°28'48"	45.20'	22.60'
C88	260.50'	3°58'22"	18.06'	9.04'
C94	3227.00'	0°17'22"	16.30'	8.15'
C96	1750.00'	1°28'37"	45.11'	22.56'
C98	193.44'	8°30'41"	28.74'	14.39'
C99	1750.00'	1°28'29"	45.04'	22.52'
C100	3227.00'	0°47'57"	45.01'	22.51'
C101	1750.00'	1°28'25"	45.01'	22.51'
C103	1750.00'	1°28'24"	45.00'	22.50'
C105	1750.00'	1°28'27"	45.03'	22.51'
C106	2196.00'	1°06'18"	42.36'	21.18'
C107	1001.49'	0°09'12"	2.68'	1.34'
C108	2196.00'	1°13'35"	47.01'	23.51'

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	TANGENT
C109	2101.00'	0°48'35"	29.69'	14.85'
C110	3227.00'	0°41'33"	39.00'	19.50'
C111	2196.00'	1°13'35"	47.00'	23.50'
C112	480.50'	2°33'00"	21.39'	10.69'
C113	519.50'	6°34'45"	59.65'	29.86'
C114	2196.00'	0°51'52"	33.13'	16.57'
C115	2101.00'	1°21'51"	50.02'	25.01'
C116	2101.00'	1°21'50"	50.01'	25.01'
C117	2101.00'	1°21'54"	50.05'	25.03'
C118	2101.00'	1°13'48"	45.10'	22.55'
C119	53.00'	8°46'08"	8.11'	4.06'
C120	50.00'	30°13'21"	26.37'	13.50'
C121	2101.00'	1°13'56"	45.18'	22.59'
C122	53.00'	48°18'51"	44.69'	23.77'
C123	2101.00'	0°26'01"	15.90'	7.95'
C124	20.00'	88°15'43"	30.81'	19.40'
C125	2235.00'	1°09'15"	45.02'	22.51'
C126	2235.00'	1°09'13"	45.00'	22.50'
C130	2235.00'	1°09'14"	45.01'	22.51'
C134	6710.22'	0°23'04"	45.04'	22.52'
C138	1711.00'	1°30'27"	45.02'	22.51'
C142	1711.00'	1°30'25"	45.00'	22.50'
C146	319.50'	15°41'41"	87.52'	44.04'
C147	20.00'	89°31'47"	31.25'	19.84'
C148	1808.28'	1°19'44"	41.94'	20.97'
C151	20.08'	90°36'44"	31.75'	20.29'
C152	1004.00'	4°19'34"	75.81'	37.92'
C153	977.54'	2°38'35"	45.09'	22.55'
C157	504.00'	5°07'03"	45.02'	22.52'

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	TANGENT
C161	504.00'	4°51'52"	42.79'	21.41'
C162	996.00'	0°08'27"	2.45'	1.22'
C166	996.00'	2°36'21"	45.30'	22.65'
C170	996.00'	2°35'42"	45.11'	22.56'
C174	20.00'	93°47'24"	32.74'	21.37'
C175	996.00'	3°08'50"	54.71'	27.36'
C185	674.57'	1°44'34"	20.52'	10.26'
C191	20.00'	95°02'00"	33.17'	21.84'
C192	1168.74'	2°55'17"	59.59'	29.80'
C196	711.00'	4°31'50"	56.22'	28.13'
C197	711.00'	3°13'42"	40.06'	20.04'
C198	461.00'	6°22'53"	51.34'	25.70'
C199	461.00'	6°37'34"	53.31'	26.69'
C200	461.00'	5°02'18"	40.54'	20.28'
C202	20.00'	93°22'04"	32.59'	21.21'
C205	1039.00'	2°29'01"	45.04'	22.52'
C206	1039.00'	1°00'29"	18.28'	9.14'
C207	20.00'	85°24'48"	29.81'	18.46'
C208	1043.00'	4°04'10"	74.08'	37.05'
C209	543.00'	2°05'37"	19.84'	9.92'
C210	20.00'	89°24'59"	31.21'	19.80'
C214	1043.00'	2°46'28"	50.50'	25.26'
C215	20.00'	20°55'59"	7.31'	3.69'
C216	20.00'	28°18'24"	9.88'	5.04'
C217	40.50'	65°28'14"	46.28'	26.04'
C222	40.50'	69°40'57"	49.26'	28.19'
C232	40.50'	143°19'37"	101.31'	122.20'
C233	20.00'	31°37'17"	11.04'	5.66'
C234	20.00'	17°37'06"	6.15'	3.10'

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	TANGENT
C235	20.00'	82°31'21"	28.81'	17.55'
C236	543.00'	0°30'48"	4.86'	2.43'
C237	957.00'	4°33'41"	76.19'	38.11'
C238	20.00'	75°56'00"	26.51'	15.61'
C239	519.50'	3°57'28"	35.89'	17.95'
C242	1026.94'	4°22'52"	78.52'	39.28'
C243	519.50'	4°45'54"	43.20'	21.61'
C247	519.50'	4°50'10"	43.85'	21.94'
C251	519.50'	4°57'57"	45.03'	22.53'
C279	500.00'	4°00'10"	34.93'	17.47'
C280	20.00'	88°51'06"	31.02'	19.60'
C281	504.00'	10°33'18"	92.85'	46.56'
C284	500.00'	5°11'38"	45.32'	22.68'
C288	500.00'	5°09'37"	45.03'	22.53'
C292	500.00'	5°10'08"	45.11'	22.57'
C297	1000.00'	2°35'15"	45.16'	22.58'
C301	1000.00'	2°34'49"	45.04'	22.52'
C305	1000.00'	0°52'34"	15.29'	7.64'
C306	20.00'	93°41'53"	32.71'	21.33'
C307	280.50'	15°08'44"	74.15'	37.29'
C311	539.00'	1°32'31"	14.51'	7.25'
C312	1711.00'	1°31'21"	45.46'	22.73'
C313	30.00'	76°42'07"	40.16'	23.74'
C314	539.00'	5°31'35"	51.99'	26.01'
C315	539.00'	2°09'17"	20.27'	10.14'
C316	539.00'	4°48'00"	45.16'	22.59'
C317	1000.00'	1°18'11"	22.74'	11.37'
C318	539.00'	2°25'07"	22.75'	11.38'
C319	1000.00'	2°35'48"	45.32'	22.66'

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	TANGENT
C320	1000.00'	2°35'07"	45.12'	22.57'
C321	1000.00'	2°34'46"	45.02'	22.51'
C322	1000.00'	2°34'44"	45.01'	22.51'
C323	1000.00'	2°35'01"	45.09'	22.55'
C324	504.00'	8°42'58"	76.67'	38.41'
C325	30.00'	77°38'38"	40.65'	24.14'
C326	1000.00'	2°40'26"	46.67'	23.34'
C329	45.00'	28°25'25"	22.32'	11.40'
C341	844.84'	3°03'12"	45.02'	22.52'
C346	846.00'	3°03'29"	45.15'	22.58'
C350	276.00'	5°05'01"	24.49'	12.25'
C351	846.00'	1°24'22"	20.76'	10.38'
C355	324.00'	3°42'06"	20.93'	10.47'
C356	276.00'	4°59'57"	24.08'	12.05'
C359	50.00'	24°01'05"	20.96'	10.64'
C361	324.00'	9°44'01"	55.04'	27.59'
C362	50.00'	6°12'16"	5.41'	2.71'
C363	53.00'	38°39'48"	35.76'	18.59'
C364	66.00'	28°19'13"	32.62'	16.65'
C367	53.00'	37°38'06"	34.81'	18.06'
C370	104.00'	28°19'13"	51.41'	26.24'
C373	461.00'	11°17'21"	90.83'	45.56'
C386	1039.00'	2°29'25"	45.16'	22.58'
C395	846.00'	3°02'57"	45.02'	22.52'
C397	1039.00'	0°07'28"	2.26'	1.13'
C398	461.00'	7°37'25"	61.34'	30.72'
C405	846.00'	3°03'27"	45.15'	22.58'
C434	30.00'	70°49'38"	37.08'	21.33'

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	TANGENT
C440	480.50'	8°50'24"	74.14'	37.14'
C442	480.50'	10°41'50"	89.71'	44.99'
C443	480.50'	7°57'14"	66.70'	33.41'
C444	480.50'	6°58'03"	58.43'	29.25'
C445	20.00'	91°37'41"	31.98'	20.58'
C446	30.00'	72°56'12"	38.19'	22.17'
C460	50.00'	20°28'20"	17.87'	9.03'
C461	45.00'	83°20'52"	65.46'	40.06'
C463	846.00'	6°49'54"	100.87'	50.50'
C464	30.00'	7°07'40"	3.73'	1.87'
C466	30.00'	90°00'00"	47.12'	30.00'
C468	30.50'	90°00'00"	47.91'	30.50'
C470	846.00'	2°51'25"	42.19'	21.10'
C471	50.00'	20°28'20"	17.87'	9.03'
C476	500.00'	1°13'35"	10.70'	5.35'
C487	1750.00'	0°04'36"	2.34'	1.17'
C500	750.00'	3°25'37"	44.86'	22.44'
C501	750.00'	3°26'26"	45.04'	22.52'

APPROVAL

HOWARD HUGHES CORPORATION DATE

PRJ-53357
03/31/14

NO.	REVISION	BY	DATE
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) 873–7550 FAX (702) 362–2597 WEB WWW.LTINNV.COM
CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

TENTATIVE MAP

SUMMERLIN VILLAGE 23B
PARCEL P–SARASOTA

DRAWN BY: MH — FEB 2014
DESIGNED BY:
CHECKED BY: JC — FEB 2014
PROJECT NO: 7652 — SCALE: 1"=60' HORIZ. NA VERT.

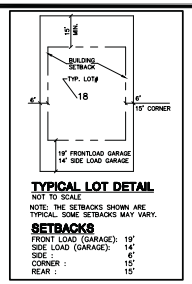
EXPIRES 06–30–14
PROFESSIONAL ENGINEER, STATE OF NEVADA
AARON M. YAMACHIKA
No. 16079
CIVIL

SHEET
TM1
1 OF 4 SHEETS
DRAWING NO.

TMP-53505

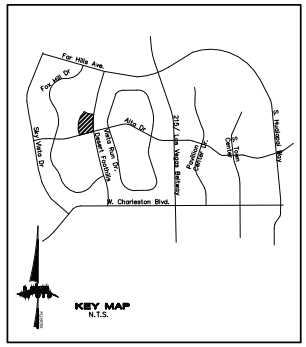
Call before you Dig
1-800-227-2600

Call before you Overhead
1-702-227-2929



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

SETBACKS
FRONT LOAD (GARAGE): 19'
SIDE LOAD (GARAGE): 14'
SIDE : 6'
CORNER : 15'
REAR : 15'



KEY MAP
N.T.S.

NORTH

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

LEGEND
- STREET CENTERLINE
- PARCEL BOUNDARY
- LOT LINE
- Z 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
- 4 — 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

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

CITY OF LAS VEGAS BENCHMARK: SLV09:34NE6
2008 ADJUSTMENT (UPDATED 5/24/10) NAVD88
ELEVATION: 1007.197 METERS (3304.45 FEET)

RIVET AND PLATE IN TOP OF CURB AT THE NORTHEAST CORNER OF DESERT FOOTHILLS AND ALTA.

BASIS OF BEARINGS
NORTH 89°46'47" EAST — BEING THE BEARING OF THE NORTH LINE OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN BY THAT PARCEL MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN FILE 118 OF PARCEL MAPS, AT PAGE 100.

LEGAL DESCRIPTION:
BEING A PORTION OF THE NORTH HALF (N 1/2) OF NORTHWEST QUARTER (NW 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

OVERALL SITE DATA

CURRENT ZONING :	PCD
PROPOSED ZONING :	PD
GROSS AREA :	24.0 AC
NUMBER OF LOTS :	149
PROPOSED DENSITY :	6.21 DUA
NUMBER OF COMMON ELEMENTS :	4 EA
OPEN SPACE REQUIRED :	0 S.F.
USABLE OPEN SPACE PROVIDED :	42,590 S.F.

APN#: 137-34-519-002

LOT DATA

CURRENT ZONING :	PCD
PROPOSED ZONING :	PD
GROSS AREA :	24.0 AC
NUMBER OF LOTS :	149
PROPOSED DENSITY :	6.21 DUA

OWNER
HOWARD HUGHES COMPANY LLC
10801 W. CHARLESTON BLVD, 3RD FLOOR
LAS VEGAS, NV. 89135
(702) 791-4266
CONTACT : ELIZABETH MOLINA

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

GENERAL NOTES
1. ALL IMPROVEMENTS SHALL CONFORM TO THE UNIFORM STANDARDS AND SPECIFICATIONS OF CLARK COUNTY, NEVADA AND THE PASEOS – A SUMMERLIN VILLAGE, RESIDENTIAL DESIGN CRITERIA.
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 = 0.03725 MGD
   PEAK FLOW (3.6)= 0.1341 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. 32003C2150 E, MAP REVISED ON SEPTEMBER 27, 2007).
8. ALL INTERIOR SEWER AND WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
9. ALL INTERIOR STREETS ARE 39' 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. COMMON ELEMENTS AND LANDSCAPING PER ZONE CHANGE CONDITIONS.
13. THERE ARE NO OBSERVABLE FAULTS OR FISSURES ON OR NEAR THIS SITE.
14. SEEPS, SPRINGS, OR OTHER INDICATIONS OR HIGH GROUND WATER LEVELS WERE NOT NOTED ON THE SUBJECT PROPERTY.
15. THERE ARE NO EXISTING STRUCTURES & OTHER PHYSICAL FEATURES.
16. THERE ARE NO PROPOSED RESERVATIONS OR DEDICATIONS FOR PARKS, SCHOOLS, OR OTHER PUBLIC OR QUASI-PUBLIC USES.
17. PERIMETER WALLS ARE TO BE CONSTRUCTED WITH 6" HIGH DESERT TAN SLUMP BLOCK WITH A LIGHT MORTAR WASH FINISH AND PAINTED 423 IC WORSTED TAN, WITH A 2X10 CONCRETE TERRA COTTA CAP.
18. THE SEASONAL HIGH GROUNDWATER DEPTH IS GREATER THAN 20 FEET BELOW THE GROUND SURFACE.
19. THIS DEVELOPMENT IS WITHIN THE SUMMERLIN MASTER PLAN.

PRJ-53357
03/31/14

APPROVAL

HOWARD HUGHES CORPORATION DATE

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

CITY OF LAS VEGAS

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

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

TENTATIVE MAP

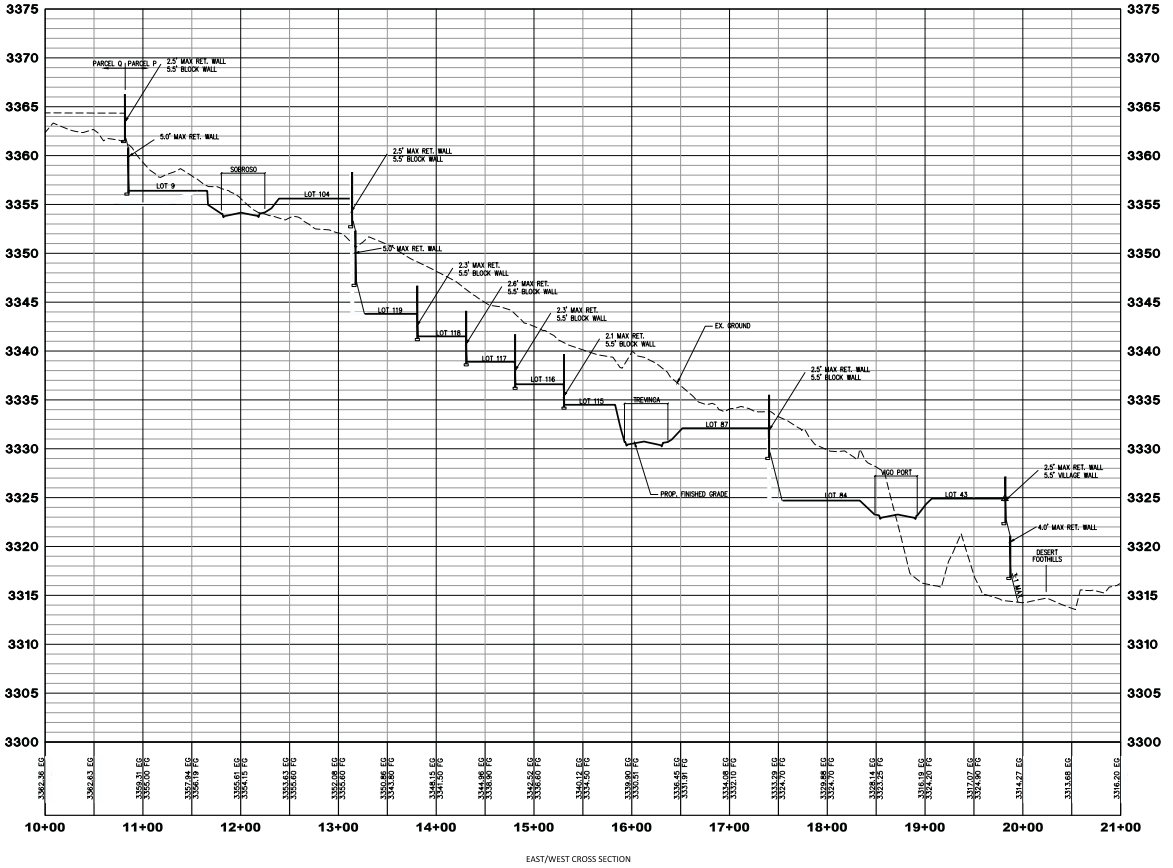
SUMMERLIN VILLAGE 23B
PARCEL P-SARASOTA

DRAWN BY: MH — FEB 2014
DESIGNED BY: — FEB 2014
CHECKED BY: AY
SCALE: 1"=60' HORIZ. NA VERT.
PROJECT NO: 7652

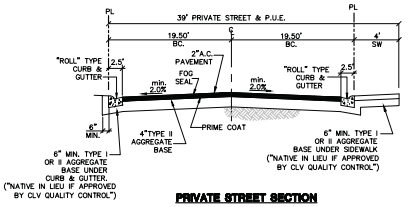
EXPIRES 06-30-14
PROFESSIONAL ENGINEER STATE OF NEVADA
AARON M. YAMACHIKA
No. 16079
CIVIL

SHEET
TM2
2 OF 4 SHEETS
DRAWING NO.

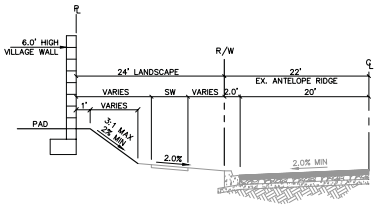
TMP-53505



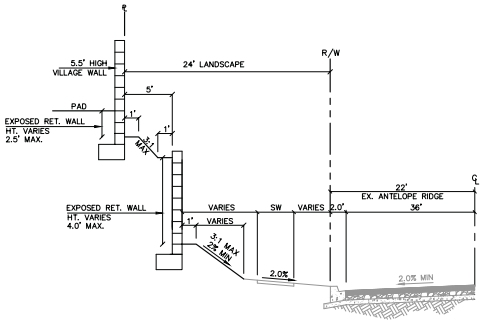
EAST/WEST CROSS SECTION



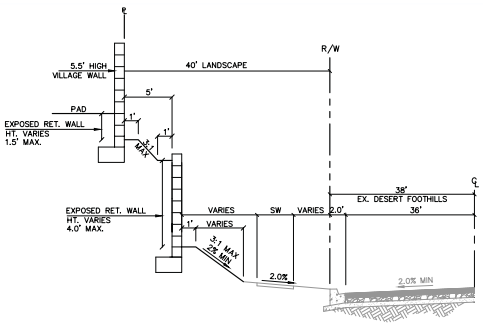
PRIVATE STREET SECTION
N.T.S.



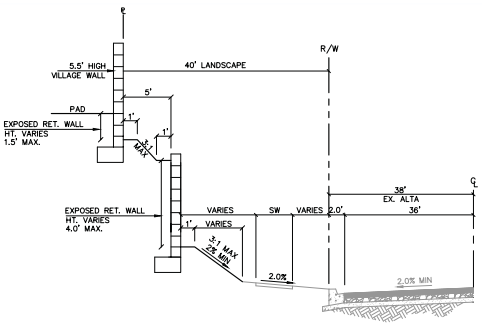
A NORTH PERIMETER SECTION 1
N.T.S.



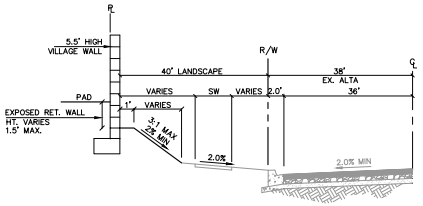
B NORTH PERIMETER SECTION 2
N.T.S.



C EAST PERIMETER SECTION
N.T.S.



D SOUTH PERIMETER SECTION 1
N.T.S.



E SOUTH PERIMETER SECTION 2
N.T.S.

Call before you Dig
1-800-227-2600

Call before you Overhead
1-702-227-2929

APPROVAL

PRJ-53357
03/31/14

HOWARD HUGHES CORPORATION DATE

REV	DATE	BY	REVISION
7			
6			
5			
4			
3			
2			
1			

RYLAND HOMES
9625 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.LTINV.COM
CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

TENTATIVE MAP

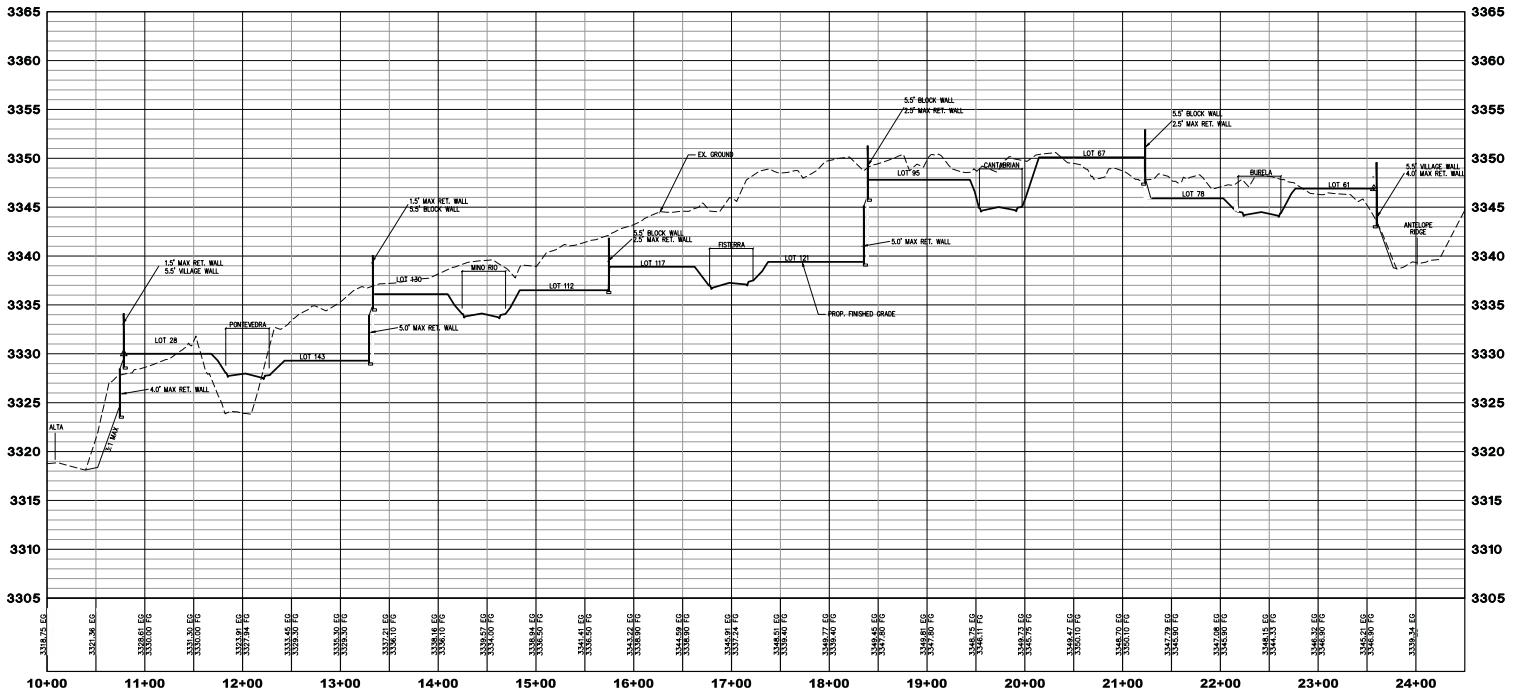
SUMMERLIN VILLAGE 23B
PARCEL P-SARASOTA

DRAWN BY: MH FEB 2014
DESIGNED BY:
CHECKED BY: AY FEB 2014
PROJECT NO: 7632
SCALE: HORIZ. 1"=60' VERT. 1"=6'

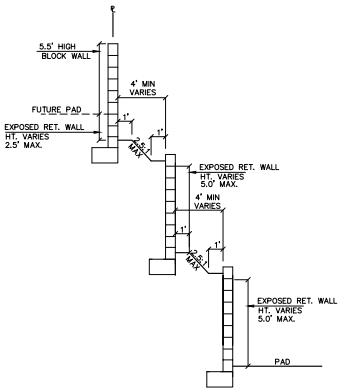
EXPIRES 06-30-14
PROFESSIONAL ENGINEER STATE OF NEVADA
AARON M. YAMACHIKA
CIVIL
No. 16079

SHEET TM3
3 OF 4 SHEETS
DRAWING NO.

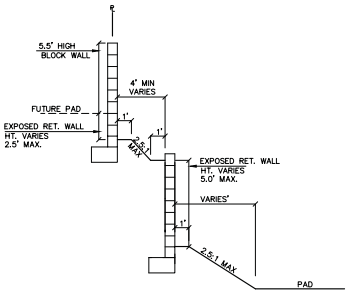
TMP-53505



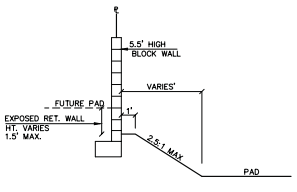
NORTH/SOUTH CROSS SECTION



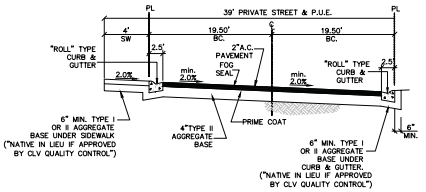
F WEST PERIMETER SECTION 1
N.T.S.



G WEST PERIMETER SECTION 1
N.T.S.



H WEST PERIMETER SECTION 4
N.T.S.



CROSS FALL STREET SECTION
N.T.S.

Call before you Dig 1-800-227-2600

Call before you Overhead 1-702-227-2929

APPROVAL

HOWARD HUGHES CORPORATION DATE

PRJ-53357
03/31/14

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

RYLAND HOMES
8925 W. RUSSELL ROAD, SUITE 220
LAS VEGAS, NV. 89148
(702) 360-7500

CITY OF LAS VEGAS
2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-7550 FAX (702) 362-2597 WEB WWW.VTNNV.COM
CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

TENTATIVE MAP

SUMMERLIN VILLAGE 23B
PARCEL P-SARASOTA

DRAWN BY: MH FEB 2014
DESIGNED BY:
CHECKED BY: AY FEB 2014
PROJECT NO: 7622
SCALE: HORIZ. 1"=60' VERT. 1"=6'

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

SHEET TM4
4 OF 4 SHEETS
DRAWING NO.

TMP-53505

PROVIDING QUALITY PROFESSIONAL
SERVICES SINCE 1960

March 27, 2014

W.O. 7623

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

Attention: Planning Staff

SUBJECT: TENTATIVE MAP REQUEST FOR SUMMERLIN VILLAGE 23B PARCEL P-SARASOTA
APN 137-34-519-002

On behalf of our client, Ryland Homes Nevada LLC, VTN Nevada respectfully requests the City of Las Vegas consider this tentative map application. The location of the site is the northwest corner of Alta Drive and Desert Foothills Drive.

A Single Family Residential Subdivision is being proposed with 149 lots. A Final Map will be submitted after the approval of this tentative map.

Should you have any questions regarding the project please do not hesitate to contact our office at (702) 873-7550.

Sincerely,

VTN Nevada

Sue Marshall AICP
Planner

TMP-53505

PRJ-53357
03/27/14

PROVIDING QUALITY PROFESSIONAL
SERVICES SINCE 1960

March 27, 2014

W.O. 7623

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

Attention: Planning Staff

SUBJECT: TENTATIVE MAP REQUEST FOR SUMMERLIN VILLAGE 23B PARCEL P-SARASOTA
APN 137-34-519-002

On behalf of our client, Ryland Homes Nevada LLC, VTN Nevada respectfully requests the City of Las Vegas consider this tentative map application. The location of the site is the northwest corner of Alta Drive and Desert Foothills Drive.

A Single Family Residential Subdivision is being proposed with 149 lots. A Final Map will be submitted after the approval of this tentative map.

Should you have any questions regarding the project please do not hesitate to contact our office at (702) 873-7550.

Sincerely,

VTN Nevada

Sue Marshall AICP
Planner

TMP-53505

PRJ-53357
03/27/14

TMP-53505 [PRJ-53357] - APPLICANT: RYLAND HOMES NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC

NORTHWEST CORNER OF DESERT FOOTHILLS AND ALTA DRIVE

04/03/2014

Howard Hughes.
THE HOWARD HUGHES CORPORATION

April 11, 2014

Jeff Stevens
Land Acquisition and Development Manager
Ryland Homes
8925 W. Russell Rd., Suite 200
Las Vegas, NV 89148

Re: **SDRC Tentative Map Conditional Approval** – Parcel P (Sarasota/Ryland Homes), Summerlin Village 23B (The Paseos)

Dear Mr. Stevens,

The Summerlin Design Review Committee (SDRC) has conditionally approved your revised Tentative Map for Parcel P. Please address the following items in your next submittal.

Sheet TM3

1) Private Street Section:
   - The 39' Private Street Section is measure to the back of Rolled Curb. Revise accordingly.
   - Indicate the required Public Pedestrian Access Corridor Easement over the 4' sidewalk in accordance with Summerlin Design Standards.

2) A-North Perimeter Section 1 (Antelope Ridge):
   - Move the property line to the back face of the Village Wall in accordance with Summerlin Design Criteria Exhibit 4-I.
   - Dimension the sidewalk (SW) width.

3) B-North Perimeter Section 2 (Antelope Ridge):
   - Move the property line to the back face of the Village Wall in accordance with Summerlin Design Criteria Exhibit 4-I.
   - Dimension the sidewalk (SW) width.
   - The upper Village Wall exceeds the maximum wall exposure of 7'. Currently shows 9'.

4) C-East Perimeter Section (Desert Foothills):
   - Move the property line to the back face of the Village Wall in accordance with Summerlin Design Criteria Exhibit 4-I.
   - Dimension the sidewalk (SW) width.

5) D–South Perimeter Section 1 (Alta):
   - Move the property line to the back face of the Village Wall in accordance with Summerlin Design Criteria Exhibit 4-I.
   - Dimension the sidewalk (SW) width.

The Howard Hughes Corporation - Summerlin
10801 W. Charleston Boulevard, Suite 300
Las Vegas, Nevada 89135
702.791.4000

TMP-53505

PRJ-53357
04/14/14

6) E–South Perimeter Section 2 (Alta):
   - Dimension the sidewalk (SW) width.

Sheet TM4

1) F–West Perimeter Section 1:
   - The rear yard upper product wall exceeds the allowable 7' maximum of exposed masonry. 8' maximum with a view fence is allowable. Revise accordingly.

2) G–West Perimeter Section 2:
   - The rear yard upper product wall exceeds the allowable 7' maximum of exposed masonry. 8' maximum wall with a view fence is allowable. Revise accordingly.

3) Cross Fall Street Section:
   - The 39' Private Street Section is measure to the back of Rolled Curb. Revise accordingly.
   - Indicate the required Public Pedestrian Access Corridor Easement over the 4' sidewalk in accordance with Summerlin Design Standards.
   - The Street Section is not in accordance with the Summerlin Design Standards. Special approval and consideration is required. As an alternate, the section could be revised to match Drawing S-16 "Residential Street (Private) Off-Set Crown".

General Comment

The Tentative Map is missing several cross sections in critical areas. In particular there are no cross sections shown for the Corner Lot conditions. The project should comply with "Typical Corner Lot Grading / Wall Sections" Exhibit 4-M, unless otherwise agreed upon. Additionally, no typical sections for the Rear Lot grading and walls are provided. The project should comply with "Rear Yard Retaining Walls" Exhibit 7-G unless otherwise agreed upon.

Please contact us if you have any questions or need clarification.

Sincerely,

Elizabeth Molina
Design Review Administrator
SDRC

CC: Julie Cleaver, THHC
Aaron Yamachika, VTN

TMP-53505

PRJ-53357
04/14/14

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 13, 2014

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

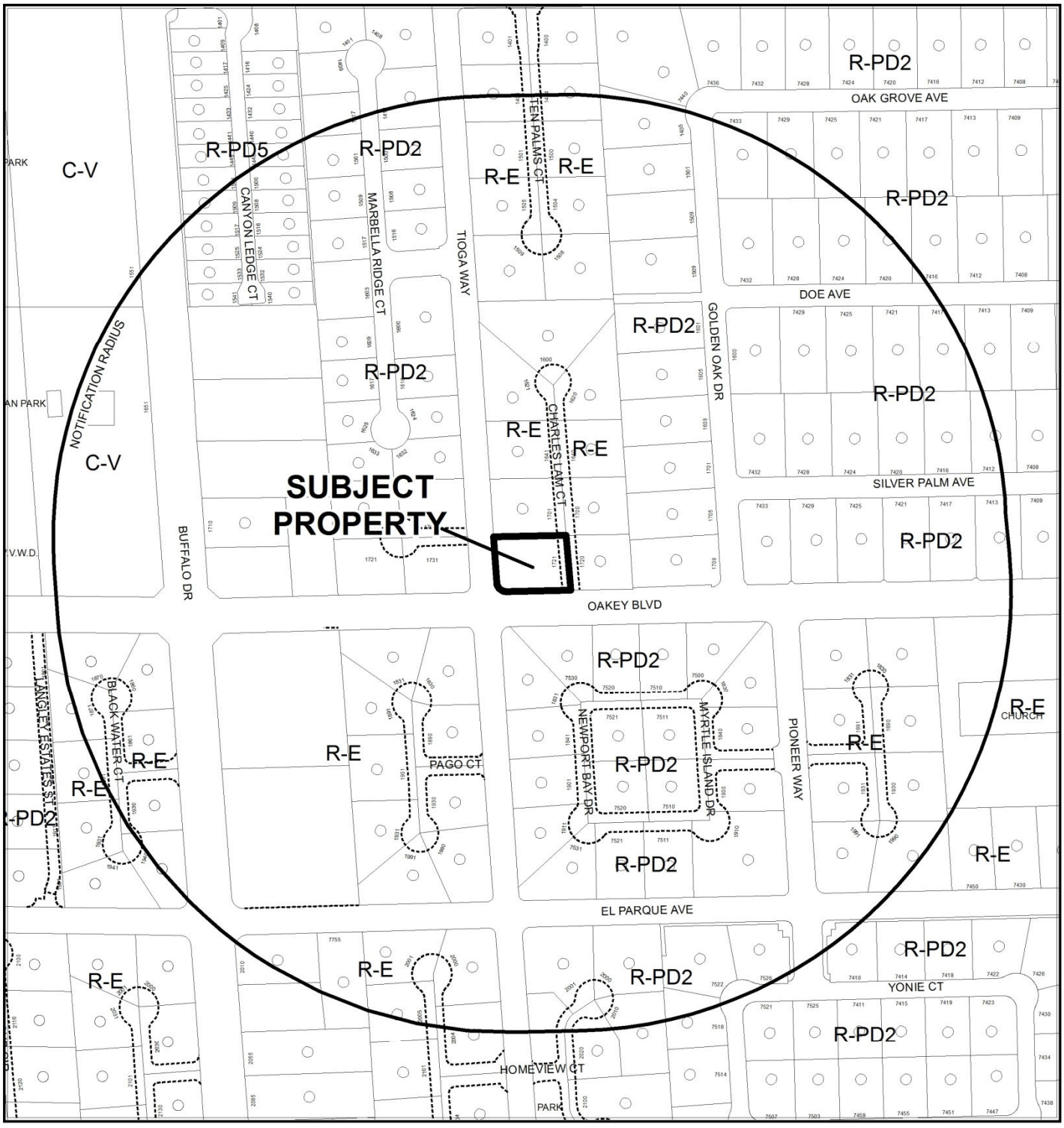
SUBJECT:
VAR-53536 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SALVATORE & ANTOINETTE CASTROGIOVANNI - For possible action on a request for a Variance TO ALLOW A 20-FOOT REAR YARD SETBACK WHERE 35 FEET IS THE MINIMUM REQUIRED AND A 12-FOOT SIDE YARD PATIO COVER SETBACK WHERE 15 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED SINGLE FAMILY RESIDENCE on 0.46 acres at 1721 Charles Lam Court (APN 163-03-202-002), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-53531]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 6/18/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



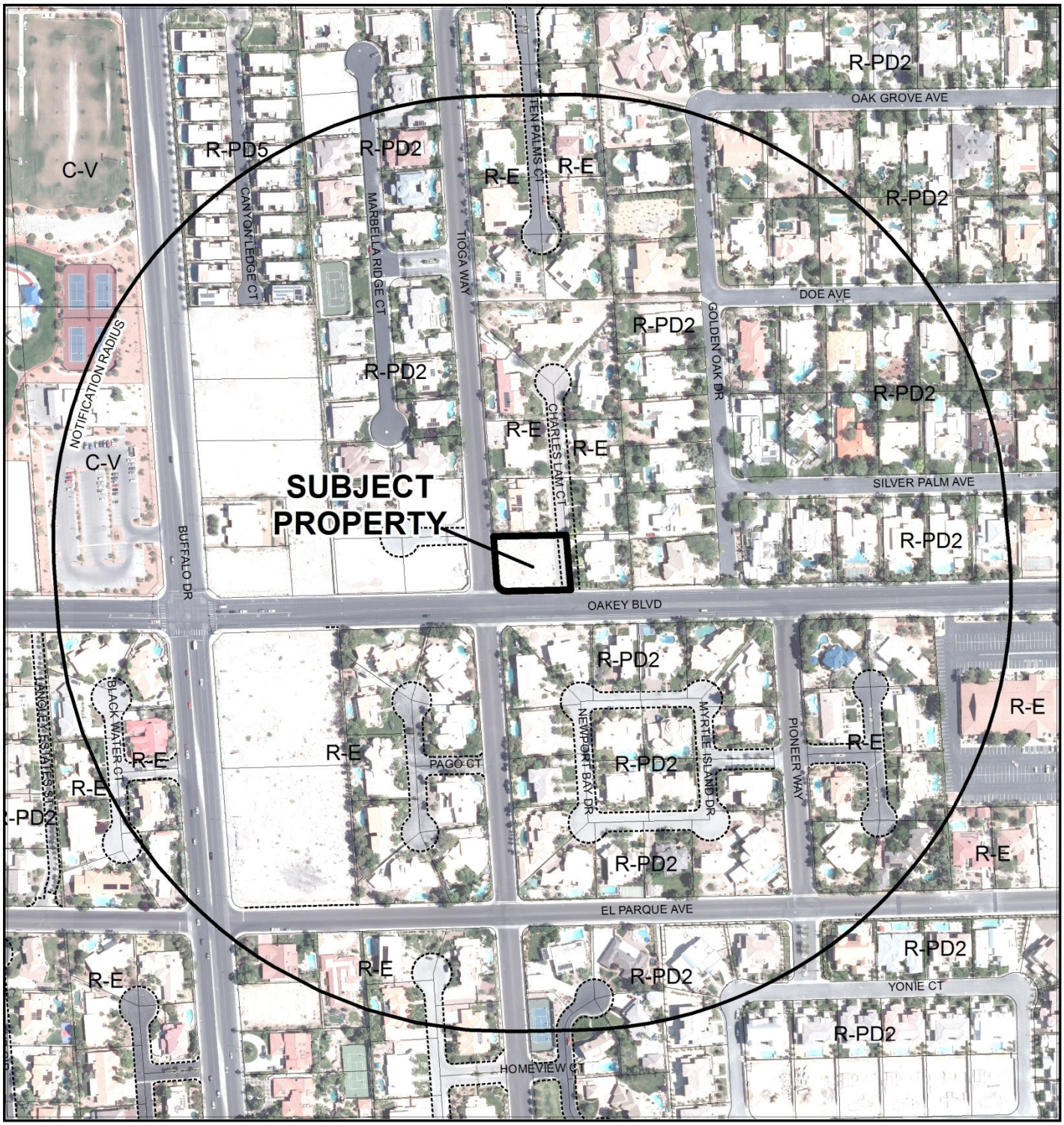
CASE: **VAR-53536 (PRJ-53531)**

RADIUS: 1000 FEET

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

0 200 400 Feet

N



CASE: **VAR-53536 (PRJ-53531)**

RADIUS: 1000 FEET

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

0 200 400 Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 13, 2014
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: SALVATORE & ANTOINETTE CASTROGIOVANNI

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-53536	Staff recommends APPROVAL, subject to conditions:	

**** CONDITIONS ****

VAR-53536 CONDITIONS

Planning

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

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Variance to allow a single-family detached dwelling with a 20-foot rear yard setback where 35 feet is required, and a 12-foot side yard patio cover setback where 15 feet is the minimum required by Title 19.06.060 development standards. The site is located at 1721 Charles Lam Court, within an R-E (Residence Estates) zoning district. The rear property line of the site is adjacent to South Tioga Way; and the patio cover on the north side of the property is consistent with the setback for the principle dwelling. No negative impacts to surrounding development are anticipated with this proposal. Unique evidence has been presented to warrant the requested Variance; therefore, staff recommends approval of the request

ISSUES

- A Variance is required to allow a principal dwelling within an R-E (Residence Estates) zone to have a 20-foot rear yard setback where 35 feet is required, and a 12-foot side yard patio cover setback where 15 feet is the minimum required by code.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
03/25/86	The City Council approved a request for an Annexation (A-0009-85) for approximately 1,400 acres generally located south of Charleston Boulevard between Torrey Pines Drive and Fort Apache Road.
11/23/98	The City Council approved a General Plan Amendment (GPA-0027-98) to Amend a portion of the Southwest Sector of the General Plan on properties bounded by Holmby Avenue Drainage Alignment, Via Olivero Avenue, Rainbow Boulevard, and Durango Drive from R (Rural Density Residential) to DR (Desert Rural Density Residential). The Planning Commission and Planning staff each recommended approval.
11/07/07	The City Council approved a request for a Variance (VAR-24260) to allow for a 20-foot front yard setback where 30 feet is required, a 30-foot rear yard setback where 35 feet is required, and a seven-foot side yard setback where 10 feet is the minimum required at 1721 Charles Lam Court. The Planning Commission and Staff recommended denial of the request.

Most Recent Change of Ownership	
09/11/12	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
01/11/08	A building permit (#105782) was processed for a single family dwelling. The permit was never issued and was expired on 09/27/08.
05/14/13	A building permit (#235947) was issued to pre-pay sewer connection fee for future single family dwelling. The permit was finalized on 05/14/13.
02/12/14	A building permit (#105782) was processed for a single family dwelling. The permit was not yet been issued and is still under review.

Pre-Application Meeting	
N/A	No pre-application meeting was conducted for this application. This was a re-submittal of a previously approved Variance (VAR-24260).

Neighborhood Meeting
A neighborhood meeting is not required for this type of request nor was one held.

Field Check	
04/03/14	A site visit was conducted and the project parcel is a vacant lot with an approximately six to eight-foot high block wall along the north, west, and south property lines.

Details of Application Request	
Site Area	
Net Acres	0.47 acres

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	DR (Desert Rural Density Residential)	R-E (Residence Estates)
North	Single-Family Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
South	Single-Family Detached	DR (Desert Rural Density Residential)	R-PD2 (Residential Planned Development -2 Units per Acre)

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
East	Single-Family Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
West	Undeveloped	DR (Desert Rural Density Residential)	R-E (Residence Estates)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.060, the following R-E (Residence Estates) standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	20,000 square feet	20,583 square feet	Y
Min. Lot Width	100 feet	124 feet	Y
Min. Setbacks			
• Front	30 feet	30 feet	Y
• Side	10 feet	10 feet	Y
• Corner	15 feet	15 feet	Y
• Rear	35 feet	20 feet	N
Patio Covers	15 feet from the rear and side property line	12 feet	N
Min. Distance Between Buildings	NA	NA	NA
Max. Lot Coverage	NA	NA	NA
Max. Building Height	Two Stories	One Story	Y
Mech. Equipment	Not on Roof	Not on Roof	Y

ANALYSIS

This is a request for a Variance to allow a single-family detached dwelling with a 20 foot rear yard setback where 35 feet is required, and a 12-foot side yard patio cover setback where 15 feet is the minimum required by Title 19.06.060 development standards.

The site plan proposes development of a 7,600 square-foot one-story detached single-family house on a flat undeveloped half-acre dirt lot surrounded by existing developed and undeveloped rural residential property. The subject property is located on a site with a land use designation of DR (Desert Rural Density Residential), and an underlying zone designation of R-E (Residence Estates). Per Title 19.06.060, R-E zoned parcels require a 35-foot setback from the rear property line and the project proposes to be setback 20 feet. The rear property line of the site is adjacent to South Tioga Way and will not negatively impact surrounding development. Furthermore, the structure proposes a 12-foot setback for the patio cover on the north side of the property, which will encroach 3 feet into the required 15-foot side yard patio cover setback. However, the proposed patio cover is consistent with the minimum side yard setback for the principle dwelling which is 10 feet.

No negative impacts to surrounding development are anticipated with this proposal. Unique evidence has been presented to warrant the requested Variance; therefore, staff recommends approval of the request

FINDINGS (VAR-53536)

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

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

Additionally, Title 19.16.140(L) states:

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

Evidence of a unique circumstance has been presented; the rear property line of the site is adjacent to South Tioga Way and will not negatively impact surrounding development. Furthermore, the proposed patio cover is consistent with the minimum side yard setback for the principle dwelling which is 10 feet. Since there are unique circumstances, pursuant to NRS 278.315 of the Variance there is grounds for the approval; therefore staff request approval of this application.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 22

NOTICES MAILED 152

APPROVALS 0

PROTESTS 2

PRJ-53531
04/03/14

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

VAR-53536

Case Number: VAR 53536 APN: 163-03-202-002

Name of Property Owner: SALVATORE CASTROGIOVANNI

Name of Applicant: SALVATORE CASTROGIOVANNI

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: SALVATORE CASTROGIOVANNI

Subscribed and sworn before me

This 3 day of April, 2014

_____

Notary Public in and for said County and State

State of Nevada County of Clark

Subscribed and sworn before me on 04/03/2014 (Date)

_____

DENA GRATZ
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 12/05/2016
Certificate No: 12-9599-1

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE #53536

Project Address (Location) 1721 CHARLES LAM CT L.V. NV 89117

Project Name CASTROGIOVANNI RESIDENCE **Proposed Use** _____

Assessor's Parcel #(s) 163-03-202-002 **Ward #** _____

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

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

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

Additional Information _____

PROPERTY OWNER SALVATORE CASTROGIOVANNI **Contact** SALVATORE CASTROGIOVANNI

Address 3411 DECATUR BLVD **Phone:** 702 303-1075 **Fax:** 702 240-9992

City L.V. **State** NV **Zip** 89102

E-mail Address HAMMER13@YAHOO.COM

APPLICANT SALVATORE CASTROGIOVANNI **Contact** SALVATORE CASTROGIOVANNI

Address 3411 DECATUR BLVD **Phone:** 702 303-1075 **Fax:** 702 240-9992

City L.V. NV 89102 **State** NV **Zip** 89102

E-mail Address HAMMER13@YAHOO.COM

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

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

Property Owner Signature* _____

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

Print Name SALVATORE CASTROGIOVANNI

Subscribed and sworn before me

This 1 day of April, 20 14.

_____

Notary Public in and for said County and State

THOMAS R. SEUBERT
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 12-29-16
Certificate No: 05-95400-1

FOR DEPARTMENT USE ONLY

Case #	VAR-53536
Meeting Date:	05/13/14 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-53531
04/02/14

Revised 10/27/08

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

SAM CASTROGIOVANNI
3198 MONACO SHORES DR
LAS VEGAS, NV 89117
(702) 303-1075

MR. AND MRS. SAM CASTROGIOVANNI
1721 CHARLES LAM CT.
LAS VEGAS, NEVADA
Las Vegas, Nv 89117

Project:

Revisions:
1

Sheet Title:
SITE PLAN,
SHEET INDEX,
VICINITY MAP

Drawn By
D. ZACHARY

Date
MARCH 20, 2014

Project Number
14-106

Sheet Number
A1

SHEET INDEX

ARCHITECTURAL
A-1 SITE PLAN
A-2 FLOOR PLAN
A-3 ROOF PLAN
A-4.1 EXTERIOR ELEVATIONS
A-4.2 EXTERIOR ELEVATIONS
A-5.1 BUILDING SECTIONS
A-5.2 BUILDING SECTIONS

STRUCTURAL
S-11 GENERAL STRUCTURAL NOTES
S-12 TYPICAL DETAILS
S-2 FOUNDATION PLAN
S-3 ROOF FRAMING PLAN
S-4 FOUNDATION DETAILS
S-5.1 FRAMING DETAILS
S-5.2 FRAMING DETAILS

ELECTRICAL
E-1 ELECTRICAL PLAN FIRST FLOOR

BUILDING CODE REQUIREMENTS

CONSTRUCTION SHALL COMPLY WITH CURRENT ADOPTED CODES

2009	INTERNATIONAL BUILDING CODE
2009	INTERNATIONAL MECHANICAL CODE
2009	UNIFORM PLUMBING CODE
2008	NATIONAL ELECTRICAL CODE
2009	ENERGY CODE
2009	INTERNATIONAL FIRE CODE
2009	ICC/ANSI a-117

CURRENT ADOPTED CODE AMENDMENTS

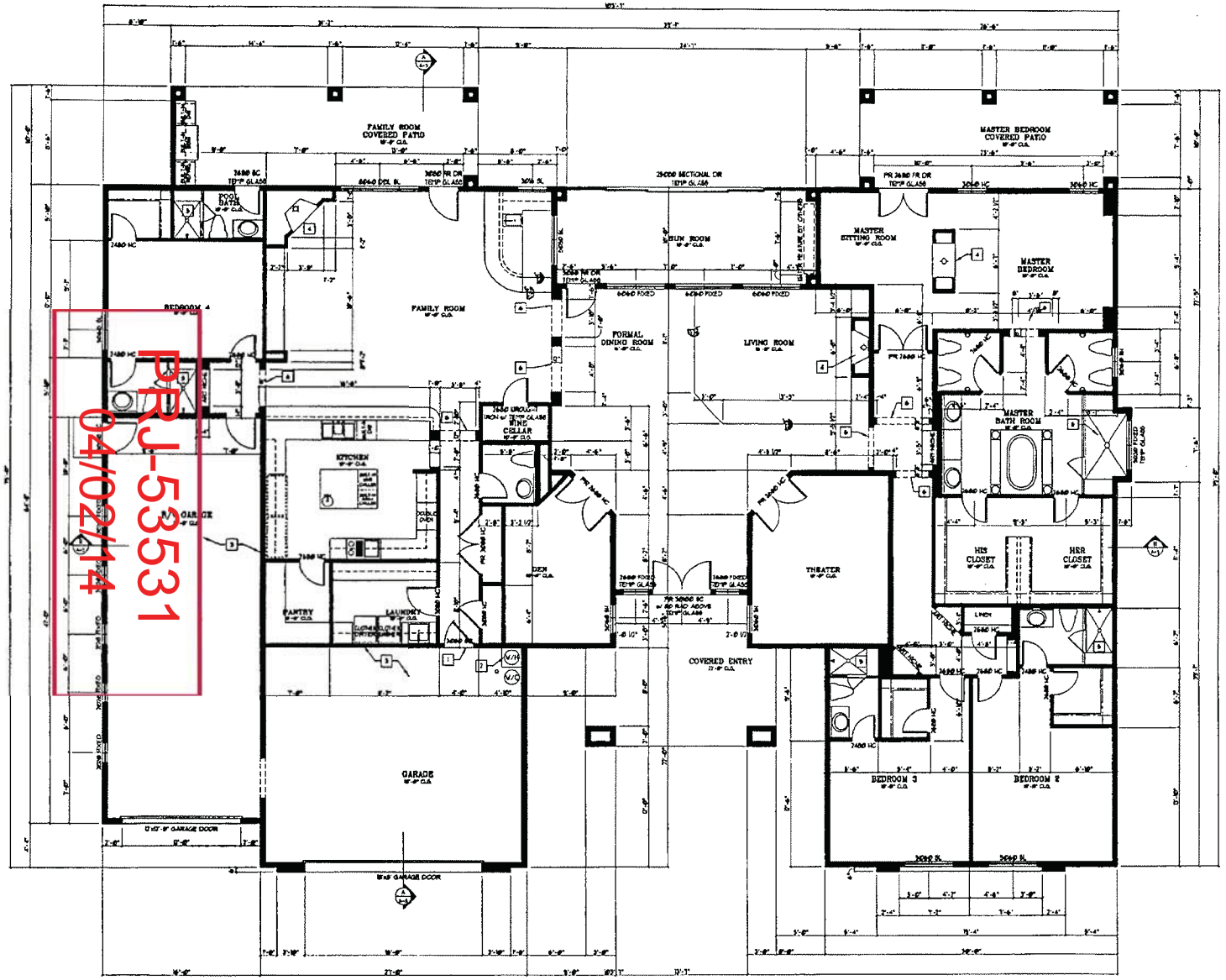
VICINITY MAP

SITE PLAN

SCALE: 1" = 20'-0"

PRJ-53531
04/29/14

VAR-53536 - REVISED



FIRST FLOOR PLAN

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

PRJ-53531
04/02/14

VAR-53536

FINISH SCHEDULE:

- USE BULL NOSE METAL CORNER BEADS
- TEXTURE WALL w/ LIGHT KNOCK DOWN ORANGE PEEL
- TEXTURE CEILING w/ LIGHT KNOCK DOWN ORANGE PEEL
- VERIFY ALL FLOOR COVERING WITH OWNER
- ALL WORK SHALL CONFORM TO THE 1991 UNIFORM BUILDING CODE, 1991 UNIFORM PLUMBING CODE, 1991 UNIFORM MECHANICAL CODE, 1993 NATIONAL ELECTRICAL CODE, 1993 MODEL ENERGY CODE AND THE SOUTHERN NEVADA CODE AMENDMENTS.
- (2) LAYERS OF GRADE D PAPER REQUIRED UNDER STUCCO APPLIED OVER WOOD SHEATHING.

NOTE:

- SEAL ALL BOTTOM SILL PLATES w/ ROPE CAULKING OR SIGNAL
- PROVIDE R-19 INSULATION AT ALL EXTERIOR WALLS, UNO.
- PROVIDE MINIMUM OF R-30 INSULATION IN ROOF, UNO.

WALL SCHEDULE:

EXTERIOR WALLS 2 X 6 FRAMED WALLS 6 1/2" O.C.
INTERIOR PLUMBING WALLS 2 X 6 FRAMED WALLS 6 1/2" O.C.

INTERIOR NON-BEARING WALLS 2 X 4 FRAMED WALLS 6 1/2" O.C. UNLESS NOTED OTHERWISE

NOTE: ALL DIMENSIONS ARE TO FACE OF STUD. SALL FINISHED NOT REFLECTED.

- EXTERIOR WALL FINISH 2 COAT STUCCO INSTALLED PER I.C.B.O. 74884
- INTERIOR WALL FINISH 10" GYP BOARD
- USE 5/8" TYPE "X" AT GARAGE WALL COMMON TO LIVING AREA
- USE WATER PROOF (GREEN BOARD) AT ALL AREAS WHERE WATER IS PRESENT

KEY NOTES:

1. 15 GALLON WATER HEATER WITH RELEASE VALVE AND EXHAUST DRAIN VENTED TO EXTERIOR ATOP 18" HIGH PLYWOOD PLATFORM WITH 5/8" TYPE "X" DRYWALL OVER
2. 1 3/8" METAL DOOR - AUTO CLOSE WITH FIRSTED DEAD BOLT LOCK - 30 MIN RATED
3. PROVIDE 5/8" TYPE "X" DRYWALL AT CEILING AND ALL WALLS IN GARAGE
4. FIREPLACE "TEMPCO" ICBO 1998 FOR SQUALL INSTALL PER MFR. RECOMENDATIONS AND SPECIFICATIONS - PROVIDE 18" CERAMIC TILE SURROUND AND 16" DEEP CERAMIC TILE HEARTH EXTENDING 8" BEYOND EACH SIDE OF OPENING TEMPLIFY - UNITS LOCATED IN BEDROOMS TO BE VENTED TO EXTERIOR FOR COMBUSTIBLE AIR
5. TEMP GLASS SHOWER ENCLOSURE
6. ARCH - SPRINGLINE AT 1'-6" AFF, TOP OF ARCH AT 8'-6"

SQUARE FOOTAGE

LIVING:	4,836 SQ. FT.
FAMILY ROOM COVERED PATIO	30 SQ. FT.
MASTER BEDROOM COVERED PATIO	379 SQ. FT.
RV GARAGE:	666 SQ. FT.
2 CAR GARAGE:	548 SQ. FT.
COVERED ENTRY:	365 SQ. FT.
BIN ROOM:	751 SQ. FT.
TOTAL SQ. FT.	7,716 SQ. FT.

SAM CASTROGIOVANI
3198 MONACO SHORES DR.
LAS VEGAS, NEVADA 89117
(702) 303-1075

MR. AND MRS. SAM CASTROGIOVANNI
1721 CHARLES LAM CT,
LAS VEGAS, NEVADA

Revision

Sheet Contents

First Floor Plan

Sheet No.

A-2

VAR-53536 [PRJ-53531] - APPLICANT/OWNER: SALVATORE & ANTOINETTE CASTROGIOVANNI
1721 CHARLES LAM COURT

04/03/2014

VAR-53536 [PRJ-53531] - APPLICANT/OWNER: SALVATORE & ANTOINETTE CASTROGIOVANNI
1721 CHARLES LAM COURT

04/03/2014

City of Las Vegas
Planning Department
Las Vegas, Nevada

APN. # 163-03-202-002

To Whom It May Concern:

I am writing this letter in order to apply for a variance for setbacks on the Northwest side of this parcel from 7'-0" where 10' is required and from 9'-0" where 10' is required on the Southwest side.

This parcel is located in an R-E Residential Estate Zone and my client wishes to build a one story home with approx. 7,600 Sq.Ft. which is permitted in this type of zone. The property owners on the West side and East side of the property support this application. We respectfully ask for your approval of this variance.

Thank you for your time.

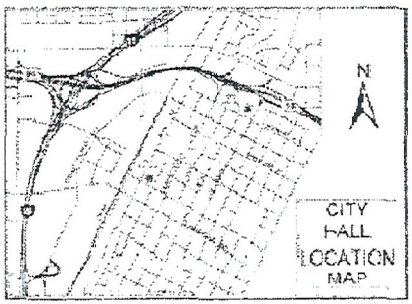
VAR-53536

PRJ-53531
04/02/14

Rick Ramirez (805) 735-6018 p.1

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-53536 [PRJ-53531]

Planning Commission Meeting of 5/13/2014

2 DRDFN11 93436

XX05-02-14 LV NV 891XX

RECEIVED
MAY 5 2014
City of Las Vegas
Dept. of Planning

Case: VAR-53536

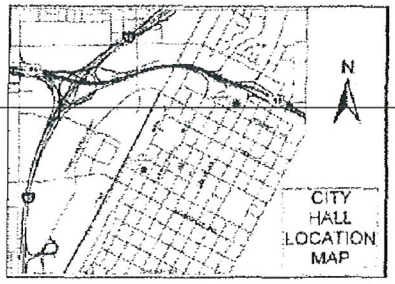
16303216017
RAMIREZ RICHARD J SR
1337 GLEN ELLEN LN
LOMPOC CA 93436-8243

#9 P

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

Return Service Requested
Official Notice of Public Hearing

RECEIVED
MAY - 5 2014
City of Las Vegas
Dept. of Planning



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-53536 [PRJ-53531]
Planning Commission Meeting of 5/13/2014

Lois & believe the laws should be followed, or change the law. Bill Wilson

Case: VAR-53536
16303301008
WILSON FAMILY TRUST
1931 PAGO CT
LAS VEGAS NV 89117-2041

#9 P

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 13, 2014

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

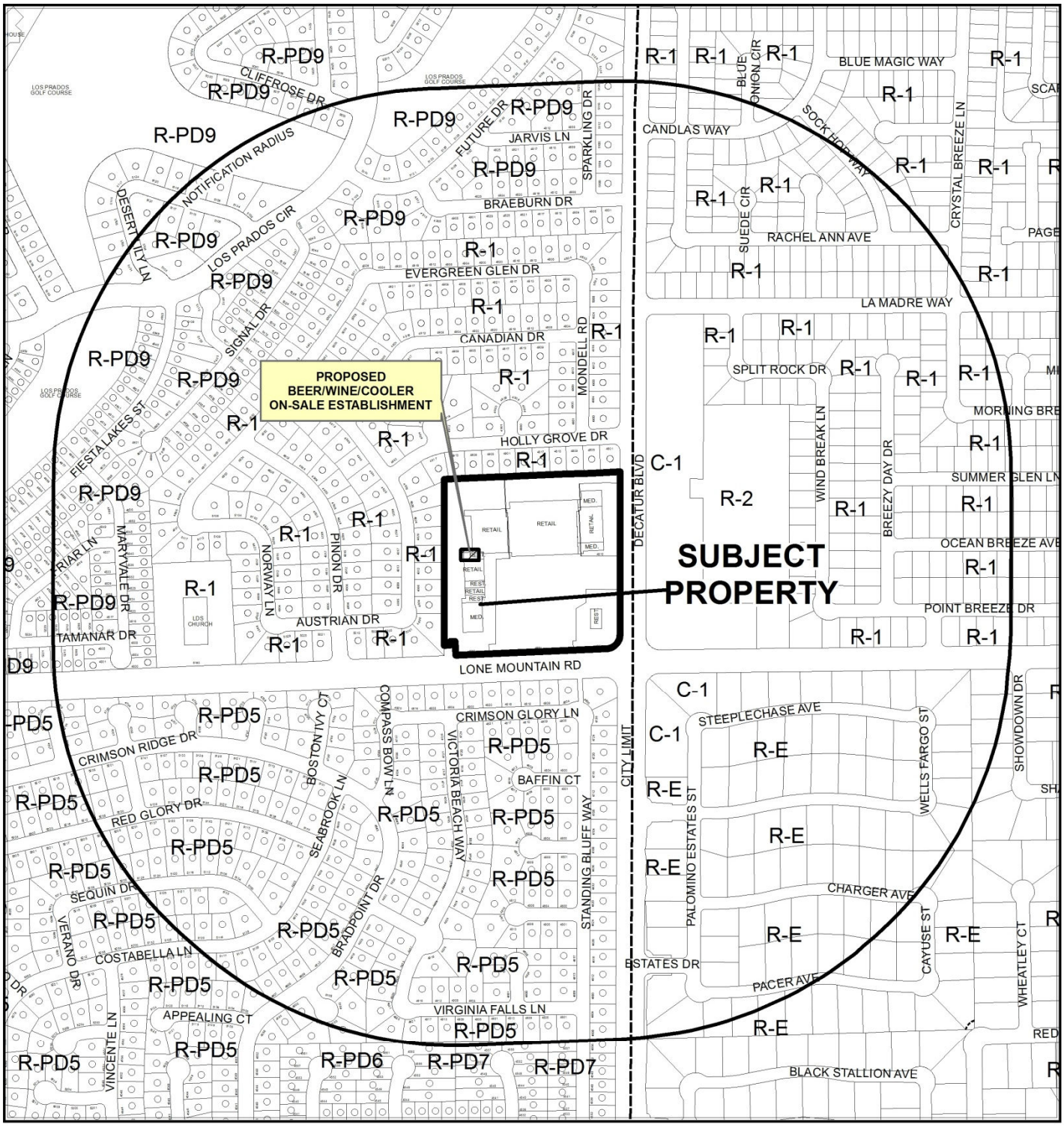
SUBJECT:
SUP-53174 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DONALD RITZ - OWNER: BURNS FAMILY, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITHIN AN EXISTING 1,495 SQUARE-FOOT RESTAURANT at 4864 West Lone Mountain Road (APN 125-36-818-003), C-1 (Limited Commercial) Zone, Ward 6 (Ross). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 6/18/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**7**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



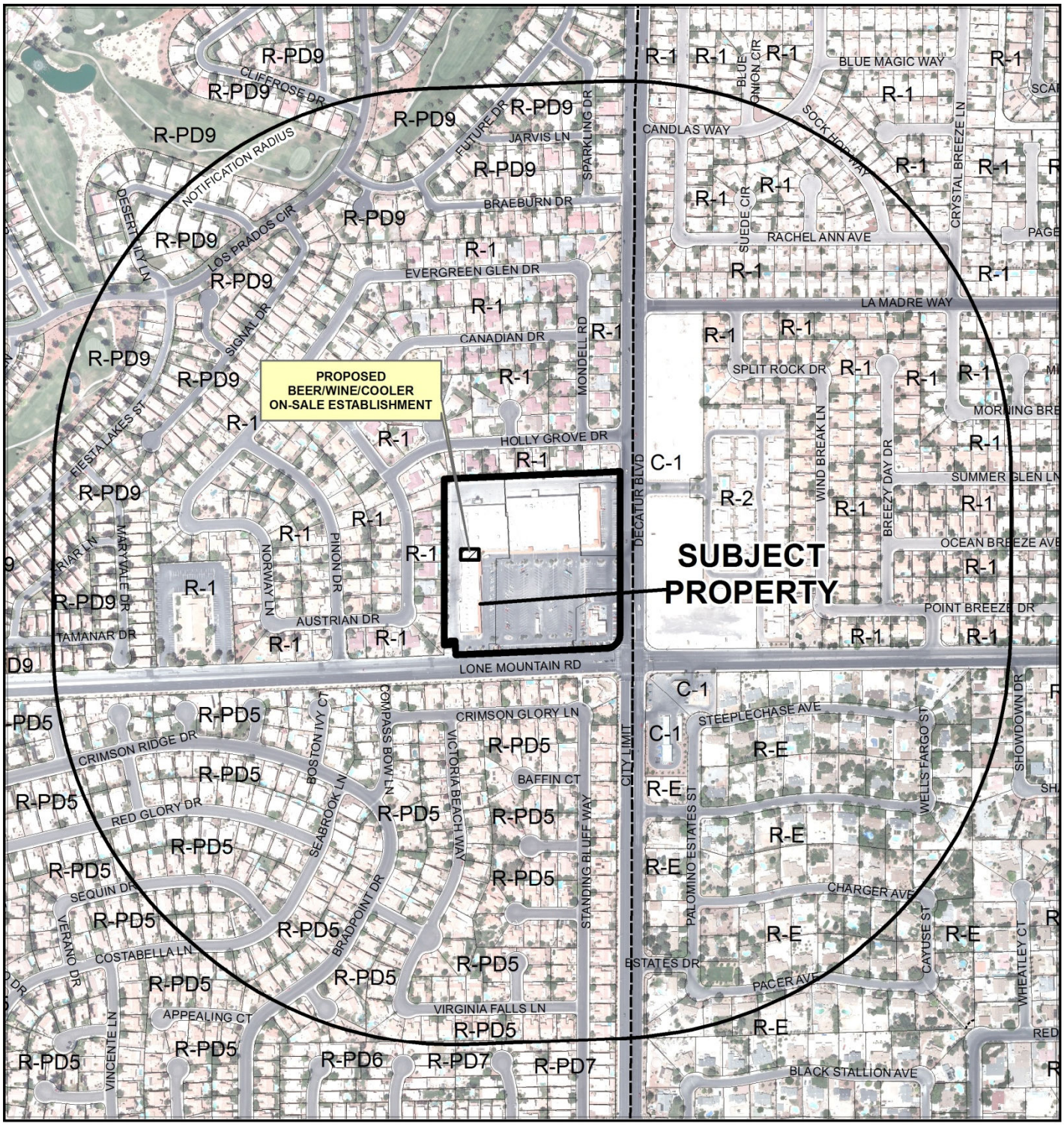
0 400 800 Feet

CASE: **SUP-53174**

RADIUS: 1500 FEET

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

N



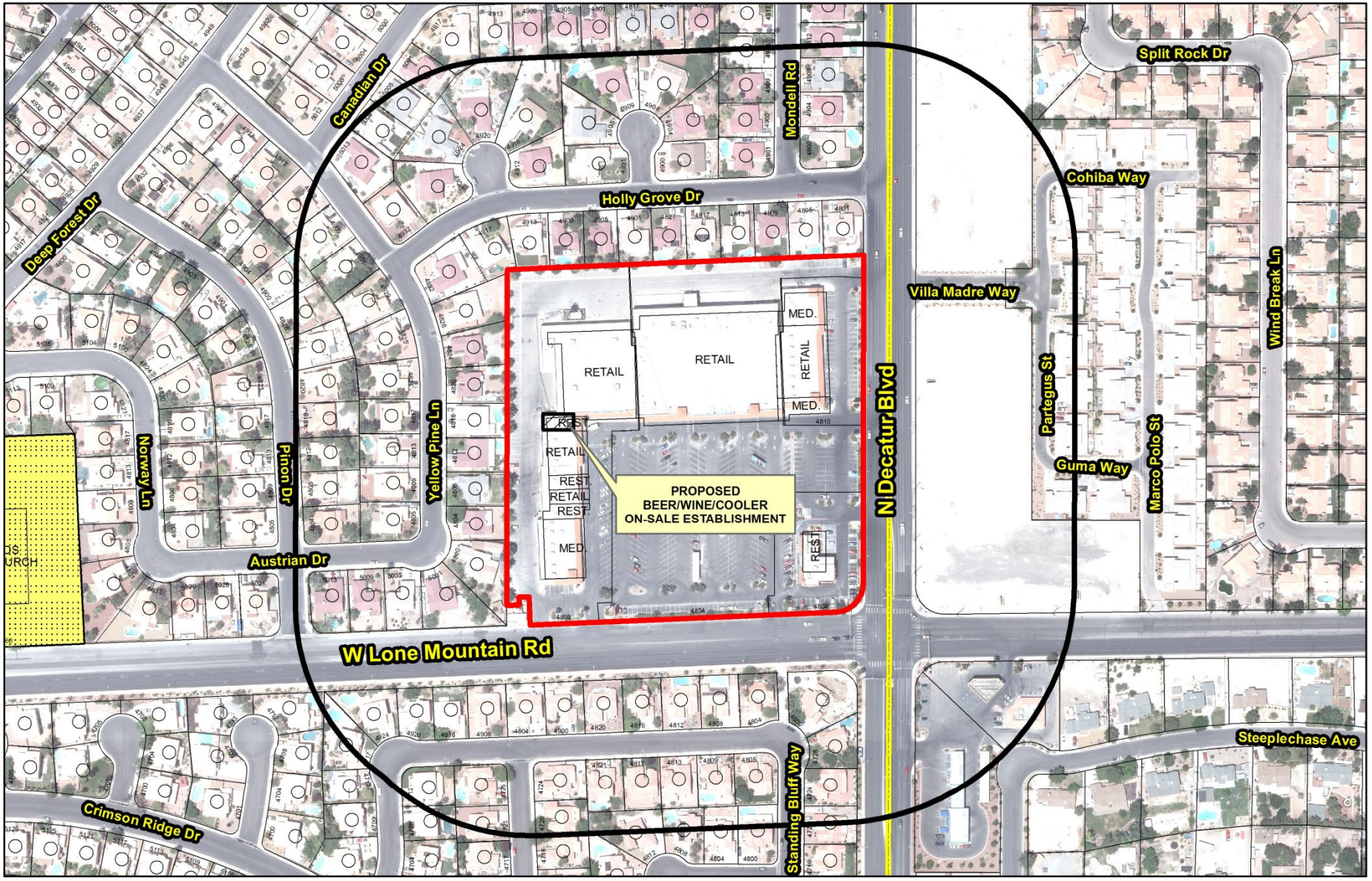
0 400 800 Feet

CASE: **SUP-53174**

RADIUS: 1500 FEET

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

N



SUP-53174

Beer/Wine/Cooler On-Sale

Business Licenses

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

Protected Uses

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

N

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

Date: Wednesday, March 26, 2014

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 13, 2014
DEPARTMENT: PLANNING
ITEM DESCRIPTION:

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-53174	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-53174 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Beer/Wine/Cooler On-Sale use.

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

3. All signage shall be permitted and meet minimum code requirements within 30 days of final approval.

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

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

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed Beer/Wine/Cooler On-Sale Establishment within an existing restaurant at 4864 West Lone Mountain Road. The restaurant is 1,495 square feet in size with seating for 44 people. The Beer/Wine/Cooler On-Sale use will be ancillary to the existing restaurant. As this request meets all the minimum Special Use requirements and can be conducted in a compatible and harmonious manner within the existing shopping center, staff recommends approval of this application. If denied, the applicant will not be allowed to conduct the Beer/Wine/Cooler On-Sale establishment at this location.

ISSUES

- The Beer/Wine/Cooler On-Sale use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
01/02/85	The City Council approved a Rezoning [(Z-0085-84(1)] from R-E (Residence Estates) to R-D (Single Family Residence - Restricted), R-CL (Single Family Compact-Lot), R-1 (Single Family Residence), R-PD9 (Residential Planned Development – 9 Units per Acre) and C-1 (Limited Commercial) with the proposed use of low to medium density residential and a shopping center. The Planning Commission recommended approval.
02/13/92	The Planning Commission approved a Plot Plan and Elevation Review [Z-0085-84(8) for a shopping center.
04/14/94	The Planning Commission approved a Final Map (FM-0003-94 for the Lone Mountain Plaza commercial subdivision.
01/22/97	The City Council approved a Special Use Permit (U-0134-96) to allow the on-premise sale of beer and wine in conjunction with an existing 1,455 square-foot restaurant at 8464 West Lone Mountain Road. The Board of Zoning Adjustment recommended approval.
02/20/02	The City Council approved a Special Use Permit (U-0154-01) request to allow a Restaurant Service Bar in conjunction with a restaurant located at 4864 West Lone Mountain Road. The Planning Commission and staff recommended approval.

Related Relevant City Actions by P&D, Fire, Bldg., etc	
06/15/05	The City Council approved a Special Use Permit (SUP-6394) request for a Restaurant with Service Bar use at 4864 West lone Mountain Road. The Planning Commission and staff recommended approval. This Special Use Permit was expired prior to '09.
06/02/05	The Planning Department administratively approved a Site Development Plan Review (SDR-19847) to allow a proposed 65-foot wireless communication facility, stealth at 4878 West Lone Mountain Road.
01/10/08	The Planning Department administratively approved a Site Development Plan Review (SDR-25913) to allow a proposed co-location of antennas on an existing 70-foot wireless communication facility, stealth at 4878 West Lone Mountain Road.
1203/09	The Planning Department administratively approved a Site Development Plan Review (SDR-36420) for co-location of three antennas at the 62-foot centerline of an existing 65-foot wireless communication facility, stealth at 4878 West Lone Mountain Road.

Most Recent Change of Ownership	
11/27/02	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
09/03/09	A building permit (#146825) for a hood extinguishing system was issued (Dragon Bowl). The permit was finalized on 11/17/09.
09/16/09	A building permit (#147461) for a sign was issued (Dragon Bowl). The permit was not finalized.
09/24/09	A business license (#R10-00972) was issued for a restaurant use (Dragon Bowl) at 4864 West Lone Mountain Road. The license was marked inactive on 01/27/11.
01/30/14	A building permit (#253406) to install a grease interceptor with lines and drain system was issued (Don Michael). The permit has not been finalized.
04/08/14	A business license (#G62-02470) was issued for a restaurant use at 4864 West Lone Mountain Road. The license is still active.

Pre-Application Meeting	
02/04/14	A pre-application meeting was conducted with the applicant to go over the application materials and submittal requirements for a Special Use Permit for a proposed Beer/Wine/Cooler On-Sale establishment use.

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

Field Check	
04/03/14	A routine field check was conducted by staff and found a well maintained shopping center. The subject suite had an illegal banner sign above the entrance which indicated that the restaurant was open.

Details of Application Request	
Site Area	
Net Acres	10.39 acres

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Single-Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
South	Single-Family Residential	ML (Medium Low Density Residential)	R-PD5 (Residential Planned Development – 5 Units per Acre)
East	Undeveloped	NC (Neighborhood Commercial) – City of North Las Vegas	C-1 (Neighborhood Commercial District) – City of North Las Vegas
West	Single-Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)

Master Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (140 Feet)	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	Y*

**The commercial shopping center is located approximately 100 feet away from the City's boundary with the City of North Las Vegas*

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
North Decatur Boulevard	Primary Arterial	Planned Streets and Highways Map	100 Feet	Y
West Lone Mountain Road	Primary Arterial	Planned Streets and Highways Map	100 Feet	Y

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	124,475 SF	1:250 SF	498				
TOTAL SPACES REQUIRED			498		653		Y
Regular and Handicap Spaces Required			489	9	632	21	Y

ANALYSIS

The applicant is proposing to establish a Beer/Wine/Cooler On-Sale use within an existing 1,495 square-foot restaurant at 4864 West Lone Mountain Road. The subject site is located with the C-1 (Limited Commercial) zoning district. The restaurant is 1,495 square feet in size with seating for 44 people. The Beer/Wine/Cooler On-Sale use will be ancillary to the existing restaurant.

The subject site is located in an existing 124,475 square-foot shopping center. The existing commercial subdivision provides shared access and parking throughout the subject site. The proposal adheres to all minimum parking requirements.

A Beer/Wine/Cooler On-Sale use is described in Tile 19.12 as: “An establishment whose license to sell alcoholic beverages is limited to the sale of beer, wine and coolers only for consumption on the premises where the same is sold.”

Minimum Special Use Permit Requirements:
1. Except as otherwise provided, no beer/wine/cooler on-sale establishment (hereinafter “establishment”) shall be located within 400 feet of any church/house of worship, school, individual care center licensed for more than 12 children, or City park.

The subject site is not located within 400 feet of any church/house of worship, school, individual care center licensed for more than 12 children, or City park.

2. Except as otherwise provided in Requirement 3 below, the distances referred to in Requirement 1 shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed establishment which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed establishment. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:
a. Any leasehold parcel; or
b. Any parcel which lacks access to a public street or has no area for on-site parking and which has been created so as to avoid the distance limitation described in Requirement 1.

Distances have been measured from Commercial Subdivision "Lone Mountain Plaza" Book 62, Page 48.

3. In the case of an establishment proposed to be located on a parcel of at least 80 acres in size, the minimum distances referred to in Requirement 1 shall be measured in a straight line:
a. From the nearest property line of the existing use to the nearest portion of the structure in which the establishment will be located, without regard to intervening obstacles; or
b. In the case of a proposed establishment which will be located within a shopping center or other multiple tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the establishment will be located, without regard to intervening obstacles.

Not applicable, the subject site is not located on a parcel of at least 80 acres of size.

4. When considering a Special Use Permit application for an establishment which also requires a waiver of the distance limitation in Requirement 1, the Planning Commission shall take into consideration the distance policy and shall, as part of its recommendation to the City Council, state whether the distance requirement should be waived and the reasons in support of the decision.

No distance separation Waivers from any church/house of worship, school, individual care center licensed for more than 12 children, or City park associated with this proposal.

5. The minimum distance requirements in Requirement 1 do not apply to:
a. An establishment which has a non-restricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992 or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992; or
b. A proposed establishment having more than 50,000 square feet of retail floor space.

This condition is not applicable as the subject site is not located within a an establishment which has a non-restricted gaming license in connection with a hotel having 200 or more guest rooms or a proposed establishment having more than 50,000 square feet of retail floor space.

* 6. All businesses which sell alcoholic beverages shall conform to the provisions of LVMC Chapter 6.50.

The proposed use will be subject to all business licensing requirements outlined in LVMC Chapter 6.50 if approved.

According to the submitted justification letter and floor plan, the proposed use meets the definition outlined above. The proposed Beer/Wine/Cooler On-Sale use adheres to all minimum special use permit requirements as outlined by Title 19.12. The subject site is not located within 400 feet of any church/house of worship, school, individual care center licensed for more than twelve children, or City Park. In addition, staff has added a condition of approval requiring the business conform to all provisions of LVMC Chapter 6.50 with regards to running a restaurant and alcohol license. It has been determined that the proposed Beer/Wine/Cooler On-Sale use can be conducted in a manner that is compatible with the surrounding land uses, therefore, staff is recommending approval, as the use is considered appropriate for the surrounding area.

FINDINGS (SUP-53174)

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

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

   The subject site was previously approved to operate as a Restaurant with Service Bar. The proposed Beer/Wine/Cooler On-Sale use will be ancillary to the existing restaurant use at the subject site. The proposed use is compatible with the surrounding land uses and can be conducted in a manner that is harmonious with surrounding land uses.

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

   The subject site currently operates as a restaurant and is located within an existing commercial shopping center that is physically suitable for the intensity of the proposed land use.

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

   Access to the site will not change. Vehicles may enter the property from Decatur Boulevard or Lone Mountain Road, both 100-foot Primary Arterials, as classified by the Master Plan of Streets and Highways

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

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

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

   The proposed use meets all applicable conditions of approval for a Beer/Wine/Cooler On-Sale use per Title 19.12.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

NOTICES MAILED 992

APPROVALS 7

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-53174** APN: 125-36-818-003

Name of Property Owner: Burns family LLC

Name of Applicant: Donald F. Ritz SR.

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: Cynthia M Caughey

Print Name: Cynthia M. Caughey, Atty In Fact for Martin Burns, Manager

Subscribed and sworn before me

This _____ day of _____, 20_____

SEE ATTACHED

Notary Public in and for said County and State

Revised 11-14-06

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

RECEIVED
MAR 4 2014
City of Las Vegas
Department of Planning

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT
CIVIL CODE § 1189

State of California
County of Los Angeles }

On 1/31/2014 (Date) before me, M McCaughey Jr (Here Insert Name and Title of the Officer)

personally appeared Cynthia McCaughey (Name(s) of Signer(s))

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

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

WITNESS my hand and official seal.

Signature: M McCaughey Jr (Signature of Notary Public)

M. MCCAUGHEY JR.
Commission # 2021701
Notary Public - California
Los Angeles County
My Comm. Expires Apr 25, 2017

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Statement of Financial Interest Document Date: 1/27/2014

Number of Pages: 1 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Cynthia McCaughey	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☒ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: Martin Burns	Signer Is Representing: _____

© 2013 National Notary Association • www.NationalNotary.org • 1-800-US NOTARY (1-800-876-6827) Item #5907

RECEIVED
MAR 4 2014
City of Las Vegas
Department of Planning

SUP-53174

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

owner Donald Ritz

Application/Petition For: Don Michaels Restaurant

Project Address (Location) 4864 Lone Mountain

Project Name _____ **Proposed Use** Restaurant

Assessor's Parcel #(s) 125-36-818-003 **Ward #** _____

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

Commercial Square Footage 1452 Sq Feet **Floor Area Ratio** _____

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

Additional Information Sit down Restaurant

PROPERTY OWNER Burns Family LLC **Contact** Cindy McCaughey *

Address 24910 John Fremont Rd **Phone:** (818) 888 2511 **Fax:** (818) 3345177

City Hidden Hills **State** CA **Zip** 91302

E-mail Address _____

APPLICANT Donald Ritz **Contact** _____

Address 4412 La Riewa Cir. 89130 **Phone:** 702 395528 **Fax:** 3955288

City Las Vegas NV. **State** N.V **Zip** 89130

E-mail Address DonaldRitz@cox.net

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* Cynthia McCaughey

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

Print Name Cynthia McCaughey, Attorney in Fact for Martin Burns, Manager

Subscribed and sworn before me

This _____ **day of** _____, 20 _____.

SEE ATTACHED

Notary Public in and for said County and State

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-53174
Meeting Date:	5/13/14
Total Fee:	$1280.00
Date Received:*	3/4/14
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

Called 2-25-14
ok'd by Julia

TO send authorization re: Cynthia McCaughey.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT
CIVIL CODE § 1189

State of California
County of Los Angeles }

On 1/31/2014 (Date) before me, M McCaughey Jr (Here Insert Name and Title of the Officer)

personally appeared Cynthia McCaughey (Name(s) of Signer(s))

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

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

WITNESS my hand and official seal.

M. MCCAUGHEY JR.
Commission # 2021701
Notary Public - California
Los Angeles County
My Comm. Expires Apr 25, 2017

Place Notary Seal Above

Signature: M McCaughey Jr
Signature of Notary Public

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Application/Petition Document Date: 1/27/2014

Number of Pages: 1 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

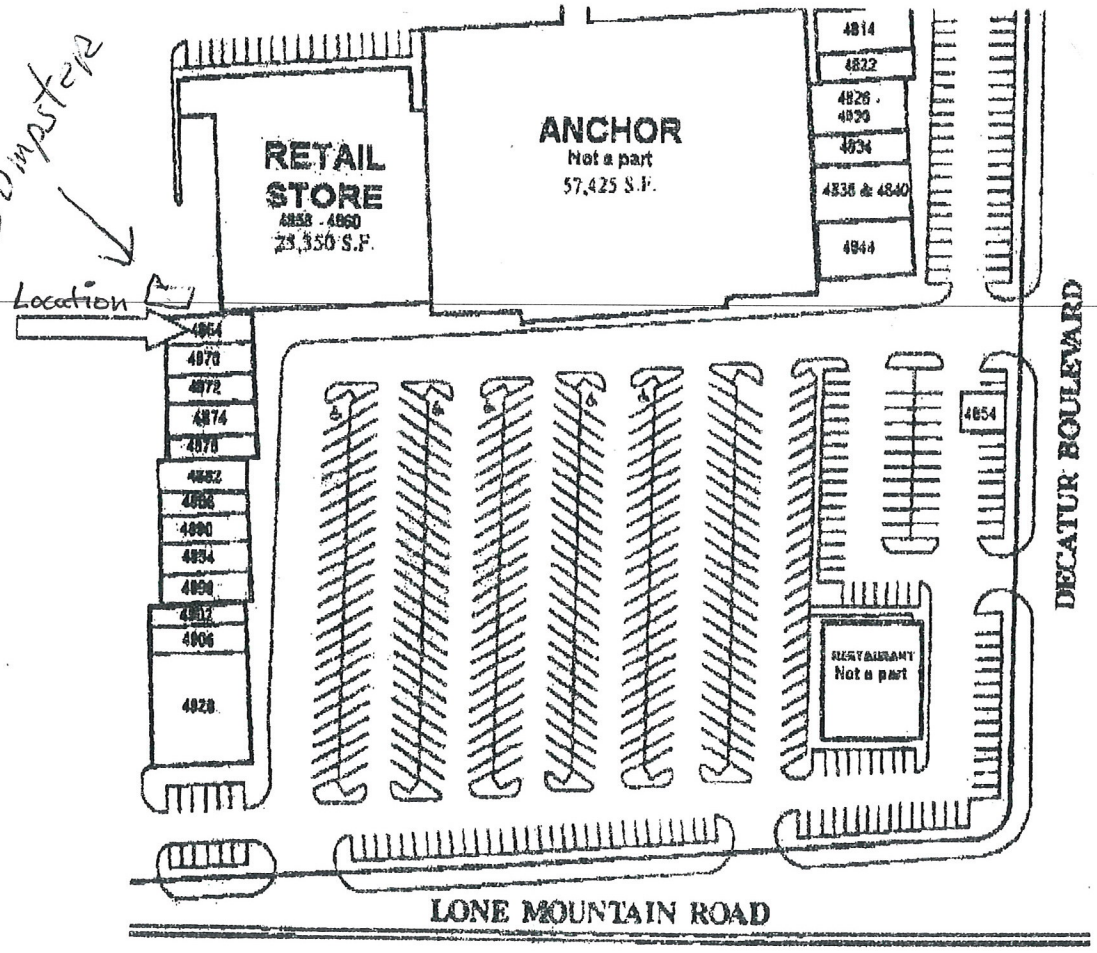
Signer's Name: Cynthia McCaughey	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☒ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: Martin Burns	Signer Is Representing: _____

© 2013 National Notary Association • www.NationalNotary.org • 1-800-US NOTARY (1-800-876-6827) Item #5907

RECEIVED
MAR 4 2014
City of Las Vegas
Department of Planning

SUP-53174

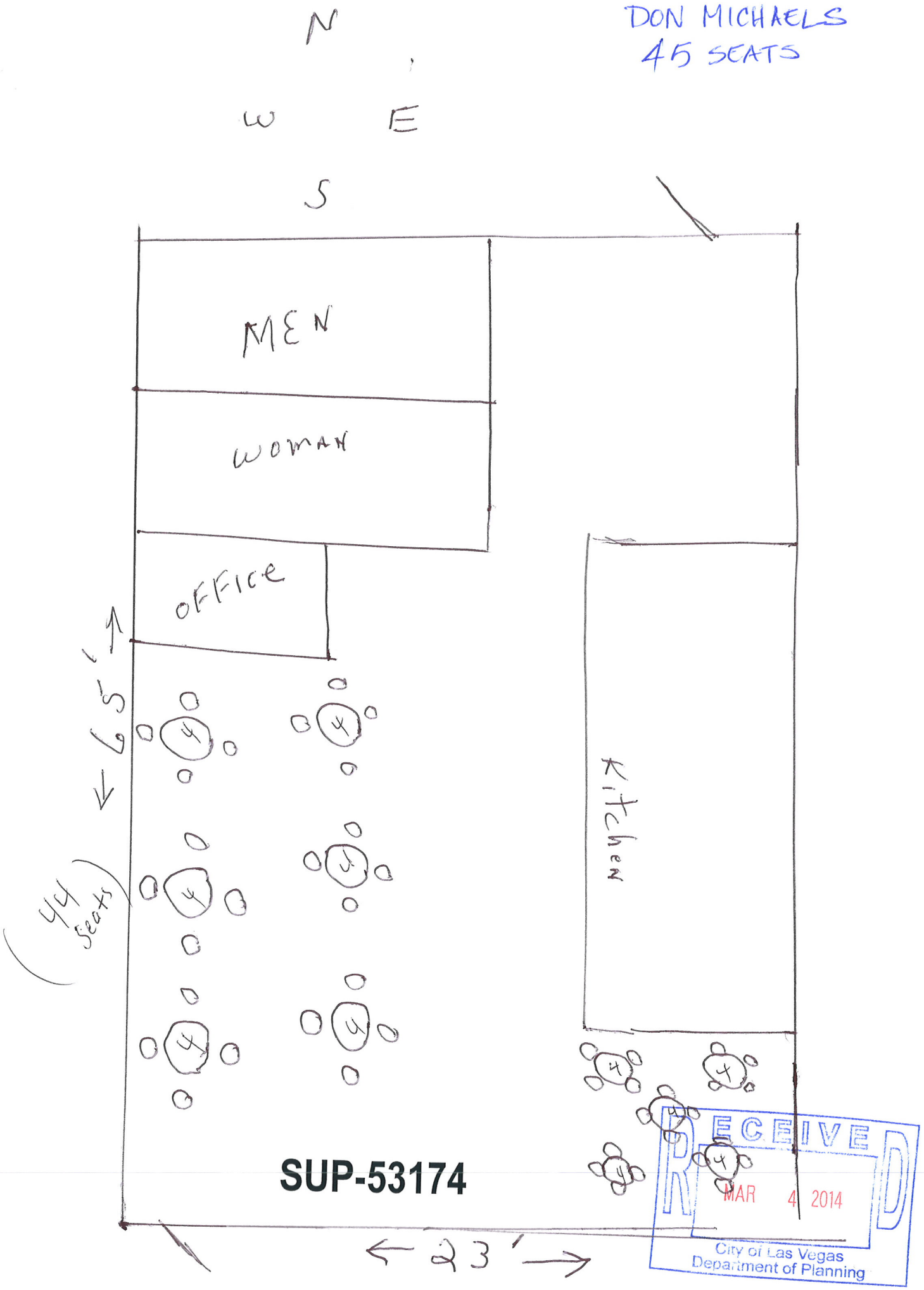
SITE PLAN



RECEIVED
MAR 4 2014
ing

SUP-53174

DON MICHAELS
45 SEATS



RECEIVED
MAR 4 2014
City of Las Vegas
Department of Planning

SUP-53174 - APPLICANT: DONALD RITZ - OWNER: BURNS FAMILY, LLC
4864 WEST LONE MOUNTAIN ROAD

04/03/2014

2-14-14

Justifacation Letter.

We intend to operate a family Italian Style Restaurant.
We are complying with all the Rules and Regulations the City, State, and County Requires.
We would Like to apply for a Special use Permit to Sell Beer and wine and coolers on premise. Our hours of operation will be 11:30 AM until 8:30 PM 6 Days a week.
Our family has been in the Restaurant Business for over thirty five years. including having a Beer and wine license. We have an Excellent Reputation from our past Business financial and Legal.
We are now Located on two main City Streets ie W-Lone Mountain Rd and Decator. Las Vegas NV 89130.

Donald T Kitz

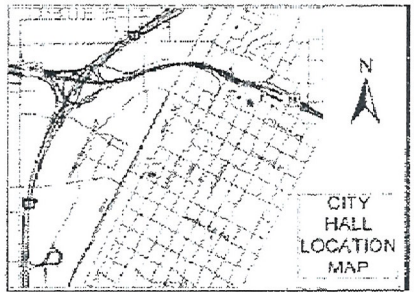
SUP-53174

RECEIVED
MAR 4 2014
City of Las Vegas
Department of Planning

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

Return Service Requested

Official Notice of Public Hearing



RECEIVED
MAY 6 2014
City of Las Vegas
Dept. of Planning

2205-02-14 LV NV 891XX

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

☒ I SUPPORT this Request

☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-53174

Planning Commission Meeting of 5/13/2014

Case: SUP-53174
12536711039
GONCE WILLIAM D & LAURA L REV TR
4901 BRAEBURN DR
LAS VEGAS NV 89130-0147

89130 NV VEGAS LAS
702-656-9472
p.1

Laura Gonce

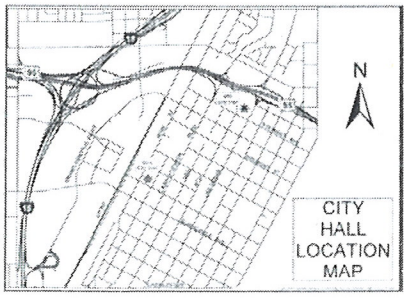
#10A

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.46⁰
0004279218 MAY 01 2014
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-53174
Planning Commission Meeting of 5/13/2014

RECEIVED
MAY 5 2014
City of Las Vegas
Dept. of Planning

Case: SUP-53174
12536711062
GOLDEN JAMES A & RUTH MCGUYRT
5128 FUTURE DR
LAS VEGAS NV 89130-0148

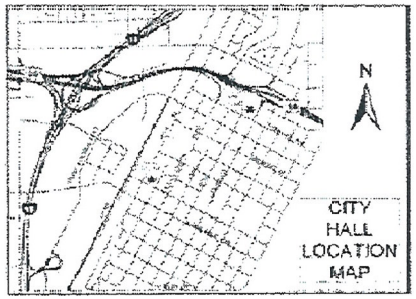
95 DRDFN11 89130

#10A

May 02 14 03:59p C & K Weiss 702-645-2133 p.1

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

Return Service Requested
Official Notice of Public Hearing



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

[X] I SUPPORT this Request

[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-53174

Planning Commission Meeting of 5/13/2014

95 DRDFN11 89130

XX05-02-14 LV NV 891XX

RECEIVED
MAY 5 2014
City of Las Vegas
Dept. of Planning

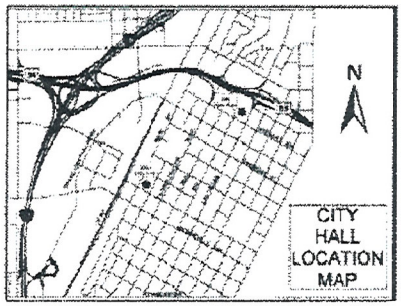
Case: SUP-53174
12536717056
WEISS CHARLES H JR & KATHRYN R
5108 THOUSAND PALMS LN
LAS VEGAS NV 89130-3605

#10A

7022672687

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

Return Service Requested
Official Notice of Public Hearing



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

☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-53174

Planning Commission Meeting of 5/13/2014

01:59:57 a.m. 05-05-2014 1 /1

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.46⁰
0004279218 MAY 01 2014
MAILED FROM ZIP CODE 89101

05-02-14 LV NV 891

RECEIVED
MAY 5 2014
City of Las Vegas
Dept. of Planning

Case: SUP-53174

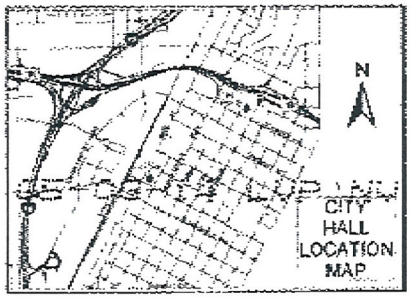
12431415046
RENWICK JEFFREY R
4876 PARTEGUS ST
NO LAS VEGAS NV 89031-0265

27 DRDFN11 89031

#10A

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

Return Service Requested
Official Notice of Public Hearing



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

☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-53174

Planning Commission Meeting of 5/13/2014

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES $ 00.46⁰ MAILED FROM ZIP CODE 89101

RECEIVED

MAY 5 2014

City of Las Vegas
Dept. of Planning

Case: SUP-53174

12536815026
PALLARES CARLOS
2418 E ANAHEIM ST
LONG BEACH CA 90804-3537

SB DRDCNMP 90804

#104

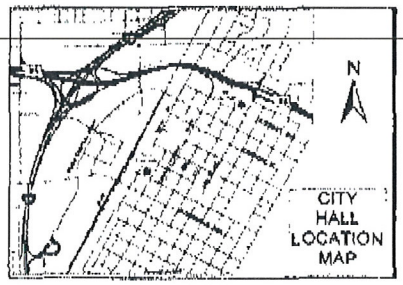
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

UNITED STATES POSTAGE

02 1M $ 00.46⁰
000427921 6 MAY 01 2014
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-53174
Planning Commission Meeting of 5/13/2014

XX05-02-14 LV NV 891XX

RECEIVED
MAY 5 2014
City of Las Vegas
Dept. of Planning

Case: SUP-53174
12536713007
ENVALL PROPERTIES III L L C
54 ANCIENT HILLS LN
HENDERSON NV 89074-1748

#10 A

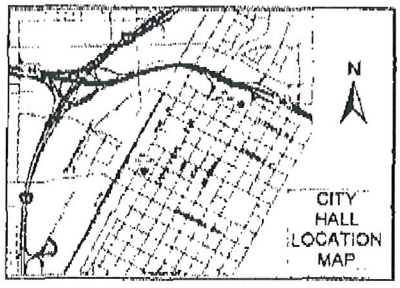
37 ORDFN11 89074

Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

02 1M $ 00.46⁰
000427921 6 MAY 01 2014
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-53174
Planning Commission Meeting of 5/13/2014

RECEIVED
MAY 5 2014
City of Las Vegas
Dept. of Planning

Case: SUP-53174
12536713006
ENVALL PROPERTIES L L C
54 ANCIENT HILLS LN
HENDERSON NV 89074-1748

37 ORDFN11 89074

#10 A

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 13, 2014

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

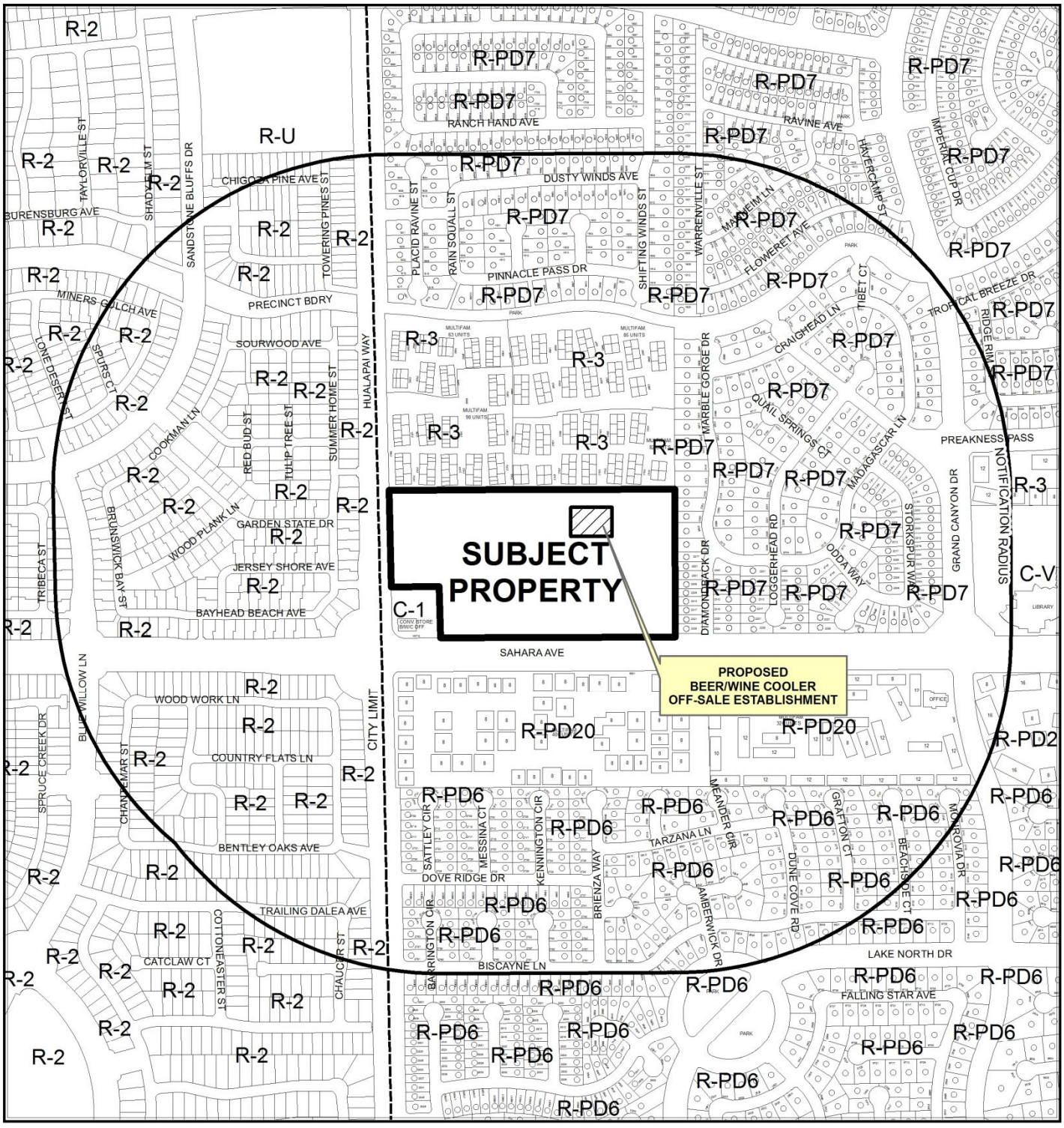
SUBJECT:
SUP-53399 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SF MARKETS, LLC - OWNER: SAHARA CENTER, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN A PROPOSED 26,907 SQUARE-FOOT GENERAL RETAIL STORE OTHER THAN LISTED at 10000 West Sahara Avenue, Suite #180 (APN 163-06-416-006), C-1 (Limited Commercial) Zone, Ward 2 (Beers) [PRJ-53168]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 6/18/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**Planning Commission Mtg.**	**6**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



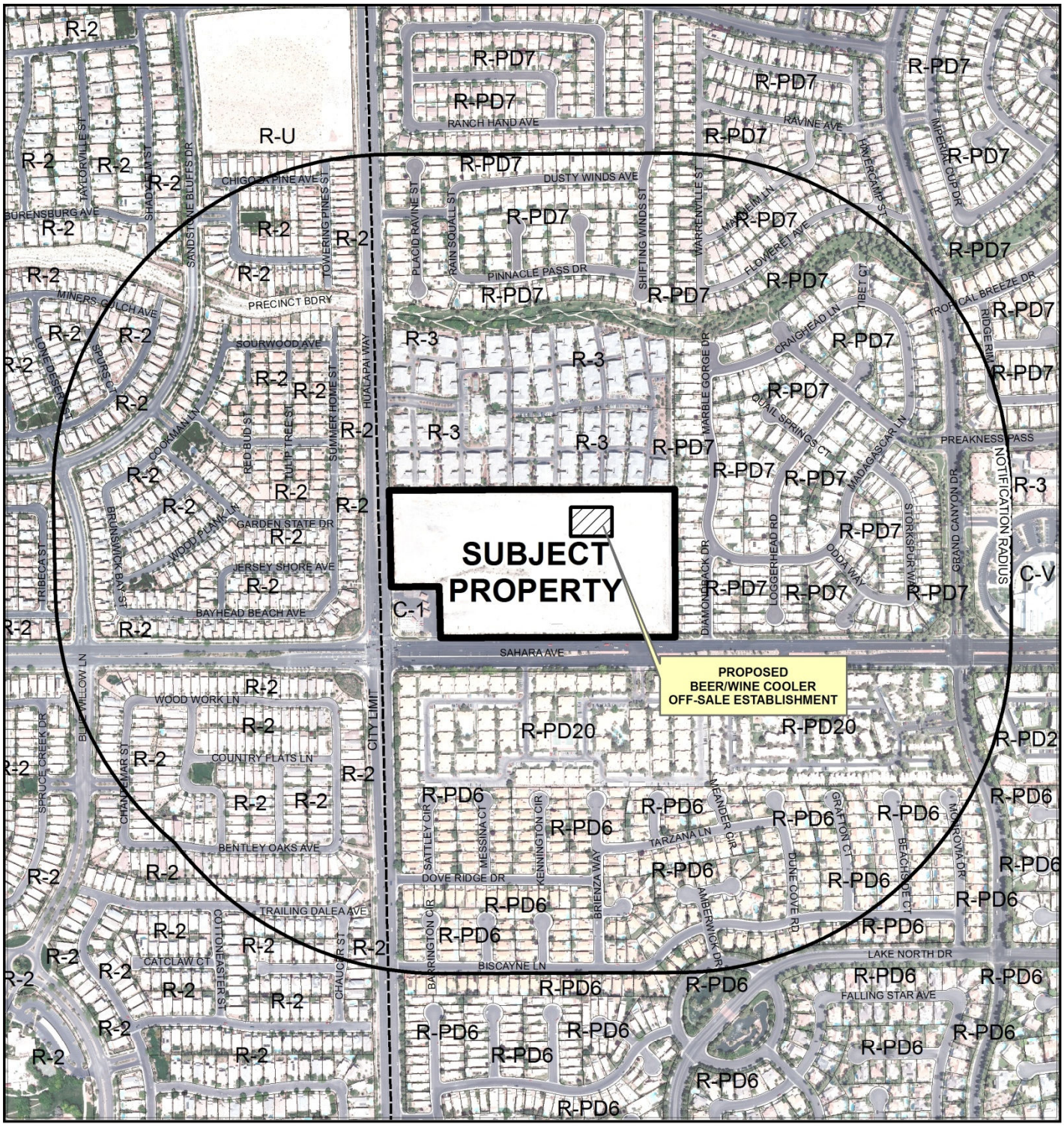
CASE: **SUP-53399 (PRJ-53168)**

RADIUS: 1500 FEET

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

0 500 1,000 Feet

N



0 500 1,000 Feet

CASE: **SUP-53399 (PRJ-53168)**

RADIUS: 1500 FEET

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

N

SUP-53399 (PRJ-53168)

Beer/Wine/Cooler Off-Sale

Business Licenses

- Beer/Wine/Cooler On-Sale
- Beer/Wine/Cooler Off-Sale
- Beer/Wine/Cooler On- and Off-Sale
- Package Liquor Off-Sale
- Restaurant With Alcohol/ Restaurant Service Bar
- Tavern

Protected Uses

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

- Subject Property
- 400 foot buffer

N

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

Date: Monday, April 07, 2014

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 13, 2014
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: SF MARKETS, LLC – OWNER: G SPRINGS, LLC

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-53399	Staff recommends APPROVAL, subject to conditions:	N/A

**** CONDITIONS ****

SUP-53399 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Beer/Wine/Cooler Off-Sale Establishment use.

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

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

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

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

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

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

MR

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting approval of a Special Use Permit to sell beer, wind and wine coller in a proposed 26,907 square-foot General Retail Store Other Than Listed within a proposed Shopping Center at 10000 West Sahara Avenue, Suite# 180. This use meets all Title 19.12 requirements for the Beer/Wine/Cooler Off-Sale Establishment use and is compatible with the other proposed retail and office uses within the shopping center. For these reasons, staff recommends approval of the requested Special Use Permit, with conditions. If denied, no alcohol may be sold at this location.

ISSUES

- A Beer/Wine/Cooler Off-Sale Establishment use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
02/15/89	The City Council approved the Peccole Ranch Master Plan. The subject site is included in Phase 2 of the Master Plan and is designated for neighborhood commercial uses.
04/04/90	The City Council approved a Rezoning (Z-0017-90) request from N-U (Non-Urban) to C-1 (Limited Commercial) on this site as part of a larger request. The Planning Commission and staff recommended approval.
08/21/02	The City Council accepted a request to Withdraw With Prejudice a Site Development Plan Review [Z-0017-90(38)] for a proposed 202,722 square-foot retail building (Super Walmart) on 18.30 acres adjacent to the northeast corner of Sahara Avenue and Hualapai Way. The Planning Commission and staff recommended denial.
07/16/03	The City Council approved a Special Use Permit (SUP-2288) request for a Liquor Establishment (Off-Premise Consumption, Beer and Wine) in conjunction with a proposed Convenience Store at the northeast corner of Hualapai Way and Sahara Avenue. The Planning Commission and staff recommended approval.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
09/04/03	A two-lot Parcel Map (PMP-1902) on 19.22 acres at the northeast corner of Hualapai Way and Sahara Avenue was recorded.
04/09/13	The Planning Commission approved a Site Development Plan Review (SDR-48469) for a proposed Shopping Center with a waiver to allow a zero-foot perimeter landscape buffer along a portion of the west and south property lines where eight feet is required and a Master Sign Plan (MSP-48470) request for a proposed 219,100 square-foot Shopping Center on 18.11 acres adjacent to the north side of Sahara Avenue, approximately 220 feet east of Hualapai Way. Staff recommended approval.
07/09/13	The Planning Commission approved a Tentative Map Request for a One-Lot Commercial Subdivision on 18.11 acres adjacent to the north side of Sahara Avenue, approximately 220 feet east of Hualapai Way. Staff recommended approval. A Final Map has not been submitted.
03/11/14	The Department of Planning Administratively approved a Minor Amendment to Site Development Plan Review (SDR-48469) for a proposed 5,400 square-foot addition.

Most Recent Change of Ownership	
11/13/12	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
11/07/03	A building permit (#242913) was issued for a building shell at 10000 West Sahara Avenue. The permit has not been finalized.
11/13/13	A building permit (#245367) for a tenant improvement was issued at 10000 West Sahara Avenue, Suite #180. The permit has not been finalized.
There are no business license applications associated with this address.	

Pre-Application Meeting	
03/30/14	A pre-application meeting was held with the applicant's designated representative to discuss the Special Use Permit submittal requirements for a Beer/Wine/Cooler Off-Sale Establishment use.

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

Field Check	
04/03/14	A field check was conducted on the subject property revealed that the entire shopping center is being constructed.

Details of Application Request	
Site Area	
Net Acres	18.11

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
North	Multi-Family Residential (Condominiums)	M (Medium Density Residential)	R-3 (Medium Density Residential)
South	Beer/Wine/Cooler Off-Sale Establishment (Convenience Store)	SC (Service Commercial)	C-1 (Limited Commercial)
	Multi-Family Residential (Apartments)	M (Medium Density Residential)	R-PD20 (Residential Planned Development – 20 Units per Acre)
East	Single Family, Detached	ML (Medium Low Density Residential)	R-PD7 (Residential Planned Development – 7 Units per Acre)
West	Beer/Wine/Cooler Off-Sale Establishment (Convenience Store)	SC (Service Commercial)	C-1 (Limited Commercial)
	Single Family, Detached	SF (Single Family – Summerlin South)	R-2 (Medium Density Residential) - Clark County

Master Plan Areas	***Compliance***
Peccole Ranch Master Plan Area (Phase 2)	Y
Special Purpose and Overlay Districts	***Compliance***
No Applicable Special Purpose or Overlay Districts	N/A

Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	Y
Project of Regional Significance	N/A

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	219,100 SF	1:250	877				
TOTAL SPACES REQUIRED			877		906		Y
Regular and Handicap Spaces Required			859	18	873	33	Y

ANALYSIS

This application is for Beer/Wine/Cooler Off-Sale Establishment use within a proposed 26,907 square-foot General Retail Store Other, Than Listed (a grocery store) located at 10000 West Sahara Avenue, Suite #180. Upon completion of construction of the 219,100 square-foot shopping center, the use will exist in a multi-tenant building. The sale of alcohol in a grocery store is a compatible use throughout the valley. The shopping center will provide shared parking and access throughout the 18.1-acre site. The proposed use is permissible in the C-1 (Limited Commercial) zoning district with approval of a Special Use Permit and is consistent with the objectives of the Peccole Ranch Master Plan Area (Phase 2) development objectives.

The Beer/Wine/Cooler Off-Sale use is defined in Title 19.18 as:

> "A retail establishment whose license to sell alcoholic beverage is limited to the sale of beer, wine, and coolers to consumers only and not for resale, in original sealed or corked containers, for consumption off the premises where the same are sold, and is operated in connection with a grocery store, drug store, convenience store or specialty merchandise store."

Per the submitted justification letter and floor plan, the proposed use meets the definition outlined above. The justification letter states the applicant's intent to sell the beer, wine and cooler for off-sale consumption at this grocery store location.

The Minimum Special Use Permit Requirements for this use include:

*1. Except as otherwise provided, no retail beer/wine/cooler off-sale (hereinafter "establishment") shall be located within 400 feet of any church, synagogue, school, child care facility licensed for more than 12 children, or City park.

The proposed use meets this requirement; there are no protected uses within 400 feet of the proposed use.

2. Except as otherwise provided in Requirement 3 below, the distances referred to in Requirement 1 shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed establishment which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed establishment. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:

    a. Any leasehold parcel; or
    b. Any parcel which lacks access to a public street or has no area for on-site parking and which has been created so as to avoid the distance limitation described in Requirement 1.

    The proposed use meets this requirement; measurement is taken from the existing property line of Lot 1 of Parcel Map File 105 Page 53, located at the northeast corner of Hualapai Way and Sahara Avenue.

3. In the case of an establishment proposed to be located on a parcel of at least 80 acres in size, the minimum distances referred to in Requirement 1 shall be measured in a straight line:
    a. From the nearest property line of the existing use to the nearest portion of the structure in which the establishment will be located, without regard to intervening obstacles; or
    b. In the case of a proposed establishment which will be located within a shopping center or other multiple tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the establishment will be located, without regard to intervening obstacles.

    This requirement does not apply to the proposed use, as the parcel on which it is proposed is less than 80 acres in size.

4. When considering a Special Use Permit application for an establishment which also requires a waiver of the distance limitation in Requirement 1, the Planning Commission shall take into consideration the distance policy and shall, as part of its recommendation to the City Council, state whether the distance requirement should be waived and the reasons in support of the decision.

   This requirement does not apply to the proposed use, as no distance separation Waiver is necessary.

5. The minimum distance requirements in Requirement 1 do not apply to:
   a. An establishment which has a nonrestricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992 or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992; or
   b. A proposed establishment having more than 50,000 square feet of retail floor space.

   Neither of the above conditions apply to the proposed use.

6. All businesses which sell alcoholic beverages shall conform to the provisions of LVMC Chapter 6.50 [Non-Waivable].

   The proposed use meets this requirement, as beer, wine, and spirited alcohol will be sold for off-premises consumption only. Also, conformance to LVMC Chapter 6.50 is a standard condition of approval that cannot be waived.

The proposed use will be located within a shopping center with retail and other restaurant uses along Sahara Avenue and on the site interior. No additional parking is required for this use, as it is ancillary to the primary use of General Retail Store, Other Than Listed. All of the minimum Beer/Wine/Cooler Off-Sale use requirements in Title 19.12 are met and there no special development requirements pertaining to this site. There are no protected uses are located within 400 feet of the subject property. For these reasons, the proposed use is compatible with the surrounding uses; therefore, staff recommends approval with conditions.

FINDINGS (SUP-53399)

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

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

The subject location consists of a proposed shopping center. This use and other retail uses are generally located in shopping centers throughout the valley. There are no waivers of minimum distance separation requirements from protected uses and the use can be conducted in a harmonious and compatible manner with surrounding land uses.

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

The proposed 219,100 square-foot Shopping Center is designed to accommodate a variety of retail, restaurant and office uses. This site will have adequate parking for all uses, and the proposed use does not generate the need for any additional parking spaces.

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

The proposed Beer/Wine/Cooler Off-Sale Establishment use can be accessed from Sahara Avenue and Hualapai Way (both are 120-foot Parkway Arterials). Both streets have adequate capacity to serve the needs of the proposed development.

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

The proposed Beer/Wine/Cooler Off-Sale Establishment will be subject to regular inspections by regulatory agencies for business licensing and will therefore not compromise the public health, safety and welfare, or the overall objectives of the General Plan.

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

The proposed use meets all the minimum Special Use Permit requirements detailed in Title 19.12.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

NOTICES MAILED 1549

APPROVALS 6

PROTESTS 1

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-53399 APN: 163-06-416-006

Name of Property Owner: Sahara Center LLC

Name of Applicant: SF Markets LLC

Name of Representative: Kolesar & Leatham / Benjamin J. Volmer, Esq.

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

SAHARA CENTER LLC, BY SHNORTHEAST LAND COMPANY LLC, ITS MANAGER, BY SH NE DEVELOPMENT LLC, ITS MANAGER

Signature of Property Owner: V DeHart

Print Name: VICKIE DEHART AS MANAGER

Subscribed and sworn before me

This 19th day of FEBRUARY, 20 14

Cynthia Callegaro

Notary Public in and for said County and State

NOTARY PUBLIC
CYNTHIA CALLEGARO
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. MAR. 22, 2015
No: 07-2542-1

PRJ-53168
03/24/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 10000 W. Sahara Ave., Suite 180, Las Vegas, NV 89117

Project Name Sprouts Farmers Market **Proposed Use** Beer/Wine/Cooler Off-Sale Establishment

Assessor's Parcel #(s) 163-06-416-006 **Ward #** 2

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

Commercial Square Footage 26,907 **Floor Area Ratio**

Gross Acres 18.11 **Lots/Units** **Density**

Additional Information

PROPERTY OWNER Sahara Center LLC **Contact** Vickie DeHart

Address 9755 W. Charleston Blvd. **Phone:** 702-940-6930 **Fax:** 702-940-6931

City Las Vegas **State** NV **Zip** 89117-7536

E-mail Address vickie@ehbcompanies.com

APPLICANT SF Markets LLC **Contact** Tina Redfern

Address 11811 N. Tatum Blvd., Suite 2400, Phoenix, AZ 85028 **Phone:** 480-814-8016 **Fax:**

City Phoenix **State** AZ **Zip** 85028

E-mail Address licensing@sprouts.com

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

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

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

E-mail Address bvolmer@klnevada.com

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

SAHARA CENTER LLC, BY SHNORTHEAST LAND COMPANY LLC, ITS MANAGER, BY SH NE DEVELOPMENT LLC, ITS MANAGER

Property Owner Signature* [signature]

AS MANAGER

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

Print Name Vickie DeHart

Subscribed and sworn before me

This 19th day of February, 20 14.

Cynthia Callegaro

Notary Public in and for said County and State

NOTARY PUBLIC
CYNTHIA CALLEGARO
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. MAR. 22, 2015
No: 07-2542-1

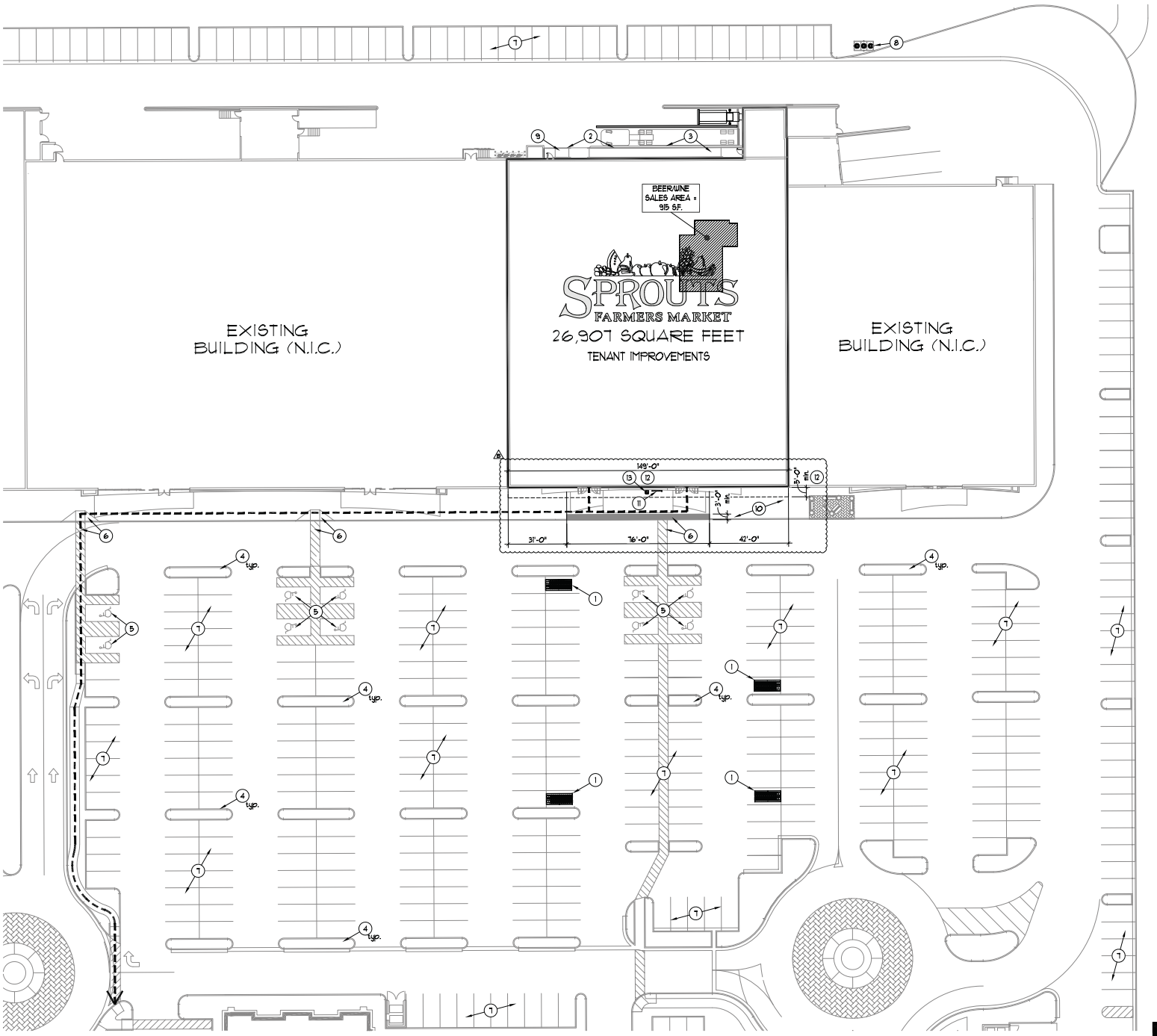
FOR DEPARTMENT USE ONLY

Case #	SUP-53399
Meeting Date:	05/13/14 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-53168
03/24/14

Revised 10/27/08



PARKING COUNT FOR ENTIRE SHOPPING CENTER = 906 total provided (877 + 33 H/C)

SITE PLAN (FOR REFERENCE ONLY)

SCALE 1" = 30'-0" | 1

KEYED NOTES

1. CART CORAL BY SPROUTS AND INSTALLED BY GENERAL CONTRACTOR. SEE DETAIL 16/A6.0.
2. EXISTING GUARDRAIL.
3. EXISTING CONCRETE CURB AND RAMP.
4. EXISTING LANDSCAPE AREA.
5. EXISTING ACCESSIBLE PARKING SPACES N.I.C.
6. EXISTING CROSSWALK AND ZERO CURB RAMP WITH GROOVED TACTILE WARNING.
7. EXISTING PARKING N.I.C.
8. EXISTING GREASE INTERCEPTOR.
9. EXISTING ACCESSIBLE EMERGENCY EXIT RAMP.
10. EXISTING HARDSCAPE.
11. BIKE RACK 31/A6.0.
12. SEALED CONCRETE. SEE EXTERIOR NOTES BELOW.
13. ABN AND TRASH RECEPTACLE. PROVIDED BY SPROUTS. INSTALLED BY GENERAL CONTRACTOR.

EXTERIOR NOTES:

EXTERIOR CONCRETE AREAS TO BE SEALED ARE ONLY AT:

1. TRASH COMPACTOR. 3'-0" BEYOND PERIMETER OF COMPACTOR (3 SIDES).
2. FRONT OF STORE DISPLAY AREAS. 5'-0" PAST FRONT WALL MINIMUM TO NEAREST EXISTING HARDSCAPE JOINT.

* COORDINATE EXACT LOCATIONS WITH SPROUTS REPRESENTATIVE.

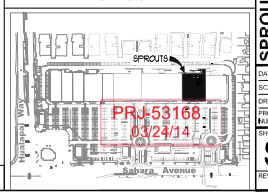
GENERAL NOTES

1. GENERAL CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF CURRENT SOILS REPORT. (COMPLETED WITHIN THE PAST 6 MONTHS).
2. NO STRUCTURE OF ANY KIND TO BE CONSTRUCTED ON, OR PLACED WITHIN PUBLIC UTILITY EASEMENTS EXCEPT WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING AND / OR PAVING NOR ANY PLANTING EXCEPT GRASS. GENERAL CONTRACTOR SHALL BE REQUIRED TO REPLACE ANY OBSTRUCTIONS OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION OF THE PUBLIC UTILITIES.
3. COORDINATE WATER (DOMESTIC AND FIRELINE) AND GAS METER LOCATIONS WITH PLUMBING DRAWINGS.
4. COORDINATE TRANSFORMER LOCATION AND SECONDARY POWER FEEDER CONDUITS (FROM MAIN BUILDING SEES) PER LANDLORD, AND ELECTRICAL DRAWINGS.
5. ANY DAMAGE BY GENERAL CONTRACTOR OR SUBCONTRACTOR TO EXISTING ASPHALTIC PAVEMENT, SIDEWALKS AND / OR EXISTING LANDSCAPING SHALL BE REPAIRED AT NO COST TO THE OWNER.
6. GENERAL CONTRACTOR SHALL VERIFY ALL ON SITE CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR OMISSIONS PRIOR TO CONSTRUCTION.
7. FIRE LANES SHALL REMAIN OPEN / ACCESSIBLE AT ALL TIMES DURING CONSTRUCTION.
8. GENERAL CONTRACTOR SHALL FIELD VERIFY ALL INVERT POINTS AND UNDER GROUND POINTS OF CONNECTIONS BEFORE ANY CONSTRUCTION ACTIVITIES.

NOTE :

1. EMERGENCY VEHICLE ACCESS LANES SHALL REMAIN OPEN / ACCESSIBLE AT ALL TIMES DURING CONSTRUCTION.
2. GENERAL CONTRACTOR TO PROVIDE SITE IDENTIFICATION SIGN. SEPARATE PERMIT. SEE DETAILS 11, 18, 19 AND 21/A6.4.

KEY PLAN



320102139

COPYRIGHT NOTICE:
These drawings and specifications are copyrighted and subject to copyright protection as an "architectural work" under sec. 102 of the copyright act. 17 U.S.C. As amended January 2003, the protection includes, without limitation, the overall form, arrangement and composition of spaces, and elements of the design. Under such protection, unauthorized use of these drawings and specifications may result in cessation of construction, disability of work, and / or monetary liability.

AADF ARCHITECTURE
3401 Centrelake Drive, Suite 670
Ontario, California 91761
T: 909.390.4200 F: 909.390.4201
www.aadf.com

SPROUTS FARMERS MARKET
SPROUTS SUMMERLIN
LAS VEGAS, NEVADA

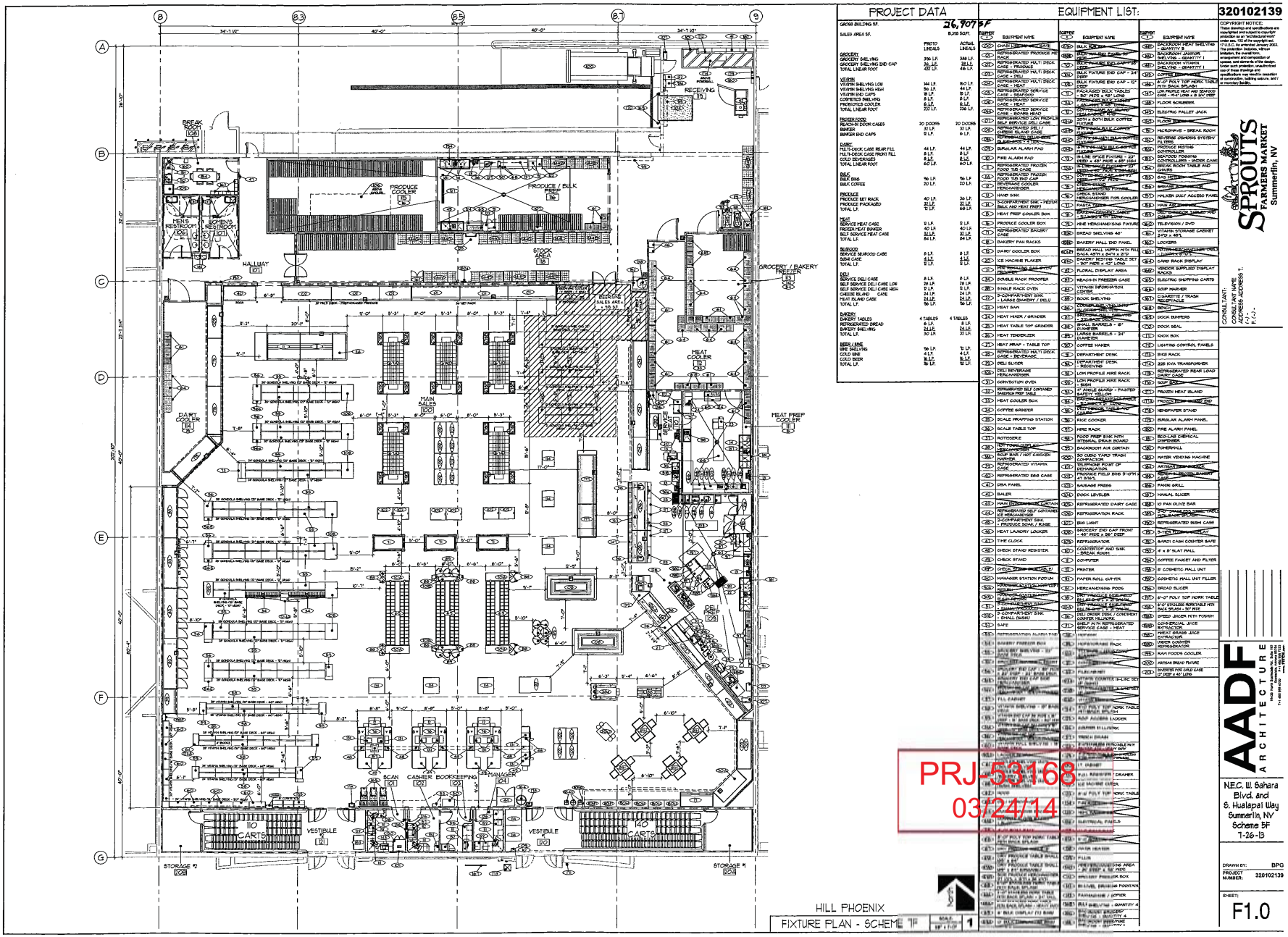
SPROUTS FARMERS MARKET
10000 WEST SAHARA AVENUE, SUITE 180
LAS VEGAS, NEVADA 89117

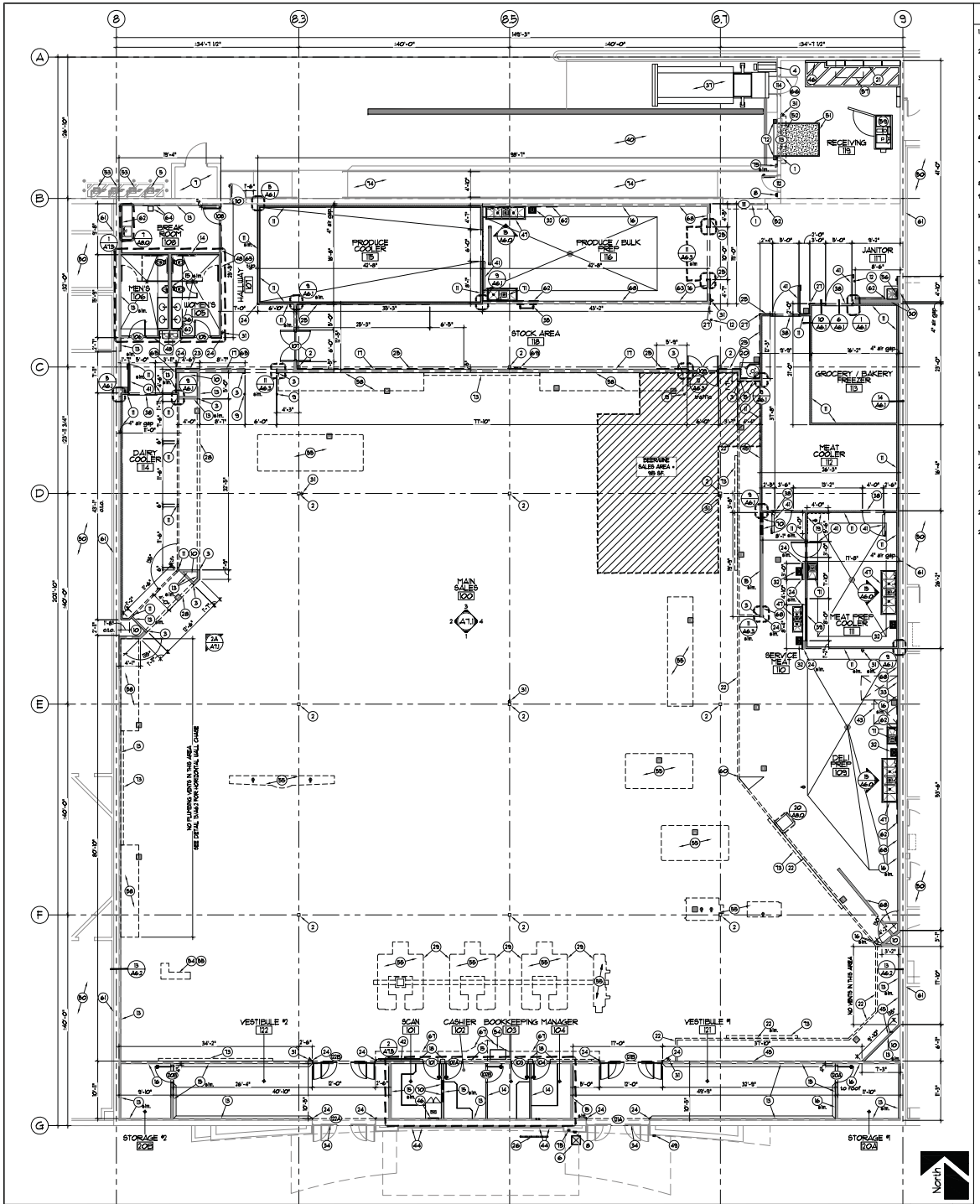
* SITE PLAN (FOR REFERENCE ONLY)

DATE: 07-09-13
SCALE: AS NOTED
DRAWN BY: BPG
PROJECT NUMBER: 320102139
SHEET: SD1.0
REV:

PRJ-53168
03/24/14

SUP-53399


PROJECT DATA
GROSS BUILDING SF 26,907 SF
SALES AREA SF. 8,358 SQFT.
EQUIPMENT LIST:
320102139
SPROUTS FARMERS MARKET
Summerlin, NV
AADF ARCHITECTURE
N.E.C. W. Sahara Blvd. and S. Hualapai Way Summerlin, NV Scheme 5F 1-26-13
PRJ-53168
03/24/14
SUP-53399
HILL PHOENIX
FIXTURE PLAN - SCHEME 5F
SCALE 1/8" = 1'-0"
DRAWN BY: BPG
PROJECT NUMBER: 320102139
SHEET: F1.0



ACCESSIBILITY NOTES:

1. A.D.A. ACCESS TO THESE FACILITIES SHALL BE PROVIDED AT PRIMARY ENTRANCE.
2. THE SLOPE OF PUBLIC WALKS SHALL NOT EXCEED MAXIMUM CROSS SLOPE 2% WALKING SURFACE SLOPING GREATER THAN 2% SHALL BE SLIP RESISTANT.
3. PROVIDE A 60" x 60" MINIMUM LANDING WITH 24" OF THE LANDING BEYOND STRIKE SIDE OF DOOR WITH 44" MINIMUM WIDTH IN DIRECTION OF TRAVEL.
4. WALKS SHALL EXTEND 24" TO THE SIDE OF THE STRIKE EDGE OF A DOOR OR GATE THAT SWINGS TOWARD THE WALK.
5. RAMPS SHALL HAVE A NON-SLIP SURFACES WITH TACTILE WARNING SURFACE. RAMPS SHALL BE 36" WIDE MINIMUM UNO. AND 48" WIDE WITH HANDRAILS.
6. EVERY REQUIRED EXIT DOORWAY SHALL BE SIZED FOR A DOOR NOT LESS THAN 3 FEET SIDE BY NOT LESS THAN 6'-8" HIGH CAPABLE OF OPENING 90° AND MOUNTED SO THAT THE CLEAR WIDTH OF THE EXIT WAY IS 32" MINIMUM.
7. ALUMINUM THRESHOLD TO BE A MAXIMUM 1/2" ABOVE ADJACENT FINISH FLOOR.
8. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LBS.
9. THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE.
10. PROVIDE LEVER TYPE HARDWARE, PANIC BARS, PUSH / PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. (30" TO 44" ABOVE FINISH FLOOR).
11. SELF CLOSING DOORS TO REMAIN OPEN FOR MINIMUM OF 10 SECONDS.
12. LOCATE WATER CLOSETS IN A 60" x 60" MINIMUM AREA, 18" FROM WALL TO CENTER LINE OF WATER CLOSET.
13. PROVIDE 48" x 48" SPACE AT PUSH SIDE OF DOOR AND 54" x 60" DEEP SPACE AT PULL SIDE OF DOOR INTO TOILET ROOM AND WATER CLOSET STALL.
14. PROVIDE 1 1/2"Ø GRAB BARS AT 33" ABOVE FINISH FLOOR AT REAR AND SIDE OF WATER CLOSET GRAB BAR AT SIDE TO BE 42" LONG AND EXTEND 39" FROM BACK WALL OF TOILET. GRAB BAR TO BE 36" LONG AT BACK, WITH 1 1/2" CLEAR FROM WALL. BAR FASTENERS AND MOUNTING SUPPORTS TO WITHSTAND A MINIMUM 250 LBS. PER FOOT IN BENDING, SHEER STRESS AND SHEAR FORCE.
15. WATER CLOSETS SHALL HAVE A SEAT HEIGHT OF 17" TO 19" ABOVE FINISH FLOOR FLUSH VALVES TO HAVE A MAXIMUM 5 LBS. OPERATING FORCE.
16. URINAL TO HAVE AN ELONGATED RIM AT 17" ABOVE FINISH FLOOR MAXIMUM AND A CLEAR SPACE OF 30" x 48" IN FRONT. FLUSH VALVES TO BE MOUNTED 44" ABOVE FINISH FLOOR AND HAVE MAXIMUM 5 LBS. OPERATING FORCE.
17. PROVIDE 30" x 48" CLEAR SPACE IN FRONT OF LAVATORY AND 29" CLEAR FROM FLOOR TO BOTTOM OF APRON FOR KNEE SPACE.
18. PROVIDE A CLEARANCE 27" HIGH x 9" DEEP BEHIND FRONT OF LAVATORY AND A TOE CLEARANCE OF 9" FROM THE FLOOR AND 17" DEEP FROM THE FRONT OF THE LAVATORY.
19. INSULATE HOT WATER AND DRAIN PIPES AT SINKS.
20. FAUCET CONTROLS SHALL BE OPERABLE WITH ONE HAND AND NOT REQUIRE GRASPING, PINCHING, OR TWISTING. FAUCET TO HAVE A MAXIMUM 5 LBS. OPERATING FORCE.
21. LOCATE TOILET, SANITARY NAPKIN, AND WASTE RECEPTACLES WITH ALL OPERABLE PARTS WITHIN 40" OF FINISHED FLOOR.
22. LOCATE TOILET PAPER DISPENSERS ON THE WALL WITHIN 7" OF THE FRONT EDGE OF THE TOILET SEAT AND 19" ABOVE FINISH FLOOR.
23. WATER CLOSET FLUSH LEVER TO BE ON OPEN SIDE OF TANK AWAY FROM WALL.

⊗KEYED NOTES CONTINUED:

62. DASHED LINE INDICATES LOCATION OF MOISTURE RESISTANT GYPSUM BOARD 4'-0" MINIMUM PAST SINK IN ALL WET AREAS. ALL WALLS IN RESTROOMS.
63. EXTEND WALL STUDS TO ROOF DECK. PROVIDE 5/8" GYPSUM BOARD FULL HEIGHT ON STORAGE / RECEIVING SIDE OF WALL ONLY.
64. TRASH RECEPTACLE. PROVIDED BY SPROUTS. 30" WIDE x 48" HIGH FRP, PANEL AT TRASH RECEPTACLE, 24" FROM COUNTER.
65. 1" x 6" SYNTHETIC LUMBER CHAIR RAIL. SEE DETAIL 16/A6.2 - DO NOT PAINT.
66. EXISTING TRASH COMPACTOR DOOR.
67. BARN FEATURE. SEE DETAIL 2/A11.
68. FRP. (TEXTURED) FLOOR TO CEILING.
69. PRODUCE CASE MISTING SYSTEM CONTROLLER. COORDINATE LOCATION WITH REFRIGERATION, PLUMBING AND ELECTRICAL AND FIXTURE PLAN.
70. ELECTRICAL PANELS.
71. STAINLESS STEEL PREP SINK.
72. TRUCK DOCK BUMPERS AND SEALS - DIRECT BUY - RITE HITE.
73. WALL MOUNTED DECOR FEATURE. SEE SHEETS A11, A12, A13, AND A14.
74. EXISTING RAMP.
75. RECESSED HOSE BIB WITH COVER. SURFACE MOUNTED AT 69". CONDITION. CAULK PERIMETER

GENERAL NOTES:

1. DIMENSIONS ARE TO FACE OF EXISTING TILT PANEL WALL, STUDS, AND / OR CENTERLINE OF COLUMNS UNLESS OTHERWISE INDICATED.
2. PROVIDE PAINTED METAL ACCESS PANELS IN WALLS AND CEILINGS AT CONCEALED ITEMS SUCH AS VALVES, BACKFLOW PREVENTERS, CONTROLS, SWITCHES, ETC. AND ANY ITEMS WHICH MAY REQUIRE ACCESS NOT OTHERWISE PROVIDED.
3. GENERAL CONTRACTOR SHALL VERIFY GOVERNMENTAL REQUIREMENTS PRIOR TO BID AND INCLUDE IN BID ALL COSTS ASSOCIATED WITH FIRE ALARM SYSTEM INCLUDING AUDIO/VISUAL DEVICES AND PULL STATIONS WHERE REQUIRED.
4. GENERAL CONTRACTOR WILL FURNISH AND INSTALL 5 LBS. MULTIPURPOSE DRY CHEMICAL (2A:10BC) RATED FIRE EXTINGUISHERS WITH MOUNTING BRACKETS AND ACCESSORIES AT 4'-0" ABOVE FINISH FLOOR AS REQUIRED BY GOVERNMENTAL AUTHORITIES. MAXIMUM TRAVEL DISTANCE OF 75'-0" FOR PLACEMENT.
5. IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO COORDINATE LOCATION OF COOLER AND FREEZER FLOOR SINK, UNDERGROUND / OVERHEAD PLUMBING AND ELECTRICAL STUB-UPS.
6. ALL FINISHES AND FINISH MATERIALS, COLORS OR TEXTURES SHALL BE VERIFIED WITH ARCHITECT PRIOR TO INSTALLATION, FABRICATION OR ORDERING.
7. THE ARCHITECT ASSUMES THE GENERAL CONTRACTOR HAS INCLUDED IN HIS BID THE HIGHEST QUALITY AND GREATEST QUANTITY FOR THE PURPOSE OF REVELATIONS AND CONFLICTS IN THE CONSTRUCTION DOCUMENTS WHICH ARE IMPLIED OR UNDERMED.
8. * ASSUMED PLAN FINISH FLOOR ELEVATION = 100.00'.
9. UNLESS NOTED OTHERWISE, PARTITION WALLS SHALL BE CONSTRUCTED OF 5/8" GYPSUM BOARD, BOTH SIDES TO 6" ABOVE FINISH CEILING, OVER 3 5/8" METAL STUDS AT 24" O.C., (SPACE TO STRUCTURE ABOVE OR AT MASONRY WALL UNDER ADJACENT) AT 48" O.C. TYPICAL THROUGHOUT - SEE SPECIFICATIONS.
10. GENERAL CONTRACTOR TO CAULK AND SEAL ALL EXPANSION AND SAW CUT JOINTS AT ALL EXTERIOR / INTERIOR CONCRETE. SEE JOINT SEALERS SPECIFICATIONS.
11. ALL ITEMS SUCH AS LIGHT SWITCHES, FIRE EXTINGUISHERS, FIRE ALARM PULLS AND OTHER ITEMS TO BE LOCATED AS CLOSE AS POSSIBLE TO THE ADJACENT DOOR FRAME.
12. ALL EXPOSED UNFINISHED METAL AND WOOD SHALL BE PAINTED AS PER SPECIFICATION, PAINT TO MATCH ADJACENT COLOR.
13. BUILDING SHALL BE PROVIDED WITH A CLASS IV AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT. GENERAL CONTRACTOR SHALL SUBMIT A COMPLETE SET OF SHOP DRAWINGS AS REQUIRED TO GOVERNMENTAL AUTHORITIES TO BE APPROVED PRIOR TO START OF INSTALLATION. GENERAL CONTRACTOR SHALL VERIFY GOVERNMENTAL REQUIREMENTS PRIOR TO BID AND ALL REQUIREMENTS FOR A COMPLETE FIRE SPRINKLER SYSTEM ARE TO BE INCLUDED IN BID (HOSE STREAM ALLOWANCE OF 250 GPM SHALL BE ADDED TO THE SPRINKLER SYSTEM WATER DEMAND WHERE LOCATED IN A RETAIL SHOPPING CENTER). FIRE SPRINKLER PLANS MUST BE APPROVED BY ARCHITECT, OWNER, AND CITY PRIOR TO FABRICATION. SYSTEM SHALL COMPLY WITH NFPA 13. MINIMUM FIRE FLOW RATES SHOULD BE VERIFIED AND SUBMITTED TO GOVERNMENTAL AUTHORITIES FOR A PRELIMINARY REVIEW OF THE AUTOMATIC FIRE SPRINKLER SYSTEM PRIOR TO DESIGN. SPRINKLERED CEILING AREAS ARE TO BE SEMI-RECESSED THROUGHOUT - SEE SPECIFICATIONS.
14. PRIOR TO ERECTION OF WALLS ABOVE FLOOR SLAB ELEVATION, GENERAL CONTRACTOR TO HAVE SURVEYOR PROVIDE BUILDING SQUARE FOOTAGE CERTIFICATION PLAN. SPECIFICATION SECTION 01000 FOR PLAN REQUIREMENTS. SURVEY TO BE SUBMITTED TO SPROUTS PROJECT MANAGER WITHIN 60 DAYS OF CONSTRUCTION START TIME.
15. PROVIDE SOLID BLOCKING AT ALL HARDWARE REQUIRED TO STUDS OF FURRED WALLS AT ALL COUNTERTOPS, SHELVING SUPPORTS, MIRRORS, METAL PARTITIONS, GRAB BARS, WALL MOUNTED SINKS AND LAVATORIES, AT EDGES OR FRP. PANELS AND WALL SUPPORTED AWNINGS.
16. ALL DRYWALL SURFACES VIEWABLE TO THE CUSTOMER (I.E. SALES FLOOR, WALL ETC.) MUST HAVE A LEVEL 4 DRYWALL FINISH. ALL ROOMS WITH RESILIENT FLOORING AND BREAK ROOM THAT ARE NOT VIEWABLE TO THE CUSTOMERS SHALL HAVE A LEVEL 3 DRYWALL FINISH (I.E. SCAN, CASHIER, ETC.) ALL OTHER DRYWALL SURFACES MAY ONLY RECEIVE FIRE TAPE FINISH.
17. AT PREP SINK AND 3-COMPARTMENT SINKS, PROVIDE DIO CLEANING SOLUTION DISPENSER ON HOSE BIB SIDE.
18. RED LIGHT IN KITCHEN AREAS TO BE MOUNTED 5 FEET AWAY FROM ANY HOOD OR OTHER EQUIPMENT.
19. PROVIDE 2 x 6 HORIZONTAL BLOCKING IN WALL AT VITAMIN SHELVING, LOCATE AT 6", 6'-0" AND 9'-0" ABOVE FINISH FLOOR.
20. GENERAL CONTRACTOR SHALL OBTAIN THE APPROVED COOLER BOX DRAWINGS FROM THE COOLER BOX MANUFACTURER PRIOR TO CONSTRUCTION.
21. GENERAL CONTRACTOR SHALL OBTAIN CUT SHEETS OF REFRIGERATION EQUIPMENT FROM MANUFACTURER PRIOR TO INSTALLING FLOOR SINKS.
22. REFER TO DETAIL 10/A6.2 FOR METAL STUD FRAMING

WALL TYPE LEGEND:

- NEW TILT PANEL WALL.
- NEW CMU WALL.
- EXISTING TILT PANEL OR CMU WALL.
- NEW 3 5/8", 6" OR 8" METAL STUD WALL OR FURRING FULL HEIGHT (3 5/8" STUDS TYPICAL UNO.)
- NEW 3 5/8" OR 6" METAL STUD WALL OR METAL FURRING TO 6" ABOVE FINISH CEILING (3 5/8" STUDS TYPICAL UNO.)
- NEW COOLER / FREEZER WALL N.I.C.
- DEMOLITION WALL OR FURRING.

⊗ KEYED NOTES:

1. NEW MANUAL LIFT OVERHEAD DOOR. SEE DETAILS 2 AND 3/A6.3. PROVIDED BY LANDLORD.
2. EXISTING STEEL COLUMN. PROVIDE 48" HIGH STAINLESS STEEL COLUMN GUARD. SEE DETAIL 9/A6.0. NO GRUMPS IN BACK ROOMS.
3. CLOSURE AT CASE END CAP. SEE DETAIL 31/A6.1 TOP CLOSURE ENTIRE LENGTH OF CASES AT PLENUM WALL
4. HYDRAULIC CONTROLS FOR COMPACTOR
5. LANDLORD PROVIDED GAS METER.
6. ASH AND TRASH RECEPTACLE. PROVIDED BY SPROUTS. INSTALLED BY GENERAL CONTRACTOR.
7. EXISTING FIRE RISER ROOM.
8. DOOR SILL IN ALUMINUM FRAME. INSTALL HUSH-ROOM BOTTOM AT 5'-0" ABOVE EXTERIOR GRADE / LANDING. PAINT TO MATCH ADJACENT FINISHES.
9. SALES FLOOR BOLLARDS. SEE DETAILS 14/A6.0.
10. PLUMBING VENT OR REFRIGERATION LINE CHASE.
11. PREFABRICATED COOLER / FREEZER WALL. AT 69". PROVIDE WHITE PANELS.
12. STOCK ROOM BOLLARDS. SEE DETAIL 15/A6.0.
13. 5/8" GYPSUM BOARD OVER 3 5/8" METAL STUD AT 16" O.C. WITH 3 1/2" BATT (R-13) INSULATION. EXTEND BATT INSULATION AND GYPSUM BOARD TO UNDERSIDE OF ROOF DECK. AT 69". CONDITION TO 6" ABOVE FINISH CEILING. SEE DETAILS 2, 5 AND 6/A6.2. NO GYPSUM BOARD AT VOID SIDE.
14. 5/8" GYPSUM BOARD OVER 3 5/8" METAL STUDS AT 16" O.C. WITH 3 1/2" BATT INSULATION (R-13) STUDS, BATT INSULATION AND GYPSUM BOARD (BOTH SIDES) TO UNDERSIDE OF ROOF DECK. SEE DETAILS 2, 5 AND 6/A6.2.
15. 5/8" GYPSUM BOARD OVER 6" METAL STUDS AT 16" O.C. WITH 6" BATT INSULATION (R-19) STUDS, BATT INSULATION AND GYPSUM BOARD (BOTH SIDES) TO UNDERSIDE OF ROOF DECK. AT 69". CONDITION TO 6" ABOVE FINISH CEILING. SEE DETAILS 2, 5 AND 6/A6.2.
16. 5/8" GYPSUM BOARD OVER 6" METAL STUD AT 16" O.C. WITH 6" BATT INSULATION (R-19) AND GYPSUM BOARD. AT 69". CONDITION EXTEND TO 6" ABOVE FINISH CEILING. SEE DETAILS 2, 5 AND 6/A6.2. NO GYPSUM BOARD AT VOID SIDE.
17. 5/8" GYPSUM BOARD OVER 6" METAL STUDS AT 16" O.C. STUDS AND GYPSUM BOARD (BOTH SIDES) TO UNDERSIDE OF ROOF DECK. SEE DETAILS 2, 5, 7 AND 11/A6.2 (MOISTURE RESISTANT GYPSUM BOARD ONLY REQUIRED AT RETURN AIR SHAFTS).
18. 7" x 10" KILN DRIED ROUGH SAWN WESTERN RED CEDAR WOOD PANELING (FLOOR TO UNDERSIDE OF METAL ROOFING) OVER 5/8" OSB, OVER 3 5/8" METAL STUDS AT 16" O.C. EXTEND TO UNDERSIDE OF BARN FEATURE ROOF OVERHANG. SEE SHEET A11.
19. DASHED LINE INDICATES 48" x 48" HIGH DIAMOND PLATE .08" ALUMINUM "TREAD RITE" STAIR PLATE AT TOP OF METAL COOLER EMBED AND INSTALL IN CORNER OF BOX ON BOTH WALLS BEHIND HEAT GRINDER. SECURE TO WALL WITH ADHESIVE AND STAINLESS STEEL PAN HEAD SCREWS AROUND PERIMETER ONLY (7" FROM EDGE OF PLATE). CAULK FULL PERIMETER OF PLATE.
20. REVERSE OSMOSIS SYSTEM. DEDICATED FORMED (3) 2" PVC CONDUITS BY ELECTRICAL FOR REVERSE OSMOSIS WATER, AND SPARE.
21. D.B.A. PANEL.
22. SOFFIT ABOVE. SEE DETAIL 4A/A6.2 AT 69". CONDITION.
23. 4" x 4" SLAT WALL BY SPROUTS. MOUNT ON TOP OF THE CHAIR RAIL
24. STAINLESS STEEL CORNER GUARD TO +48" ABOVE FINISH FLOOR. AT CORNER AND AT END OF WALLS. PROVIDE CAP GUARDS IN LIEU OF CORNER GUARDS. EXTEND GUARD FROM TOP OF BASE TO CEILING AT 69". CONDITION.
25. DASHED LINE INDICATES LOCATION OF 5/8" SEALED CLEAR ACX. PLYWOOD (A SIDE CUT) ON GYPSUM BOARD WALL OR COOLER PANEL WALL. SEE DETAIL 15/A6.2. DO NOT PROVIDE AT WALLS WITH SLATWALL UNITS.
26. BIKE RACK PROVIDED BY SPROUTS. INSTALLED BY GENERAL CONTRACTOR. SEE DETAIL 21/A6.0.
27. GALVANIZED STEEL CORNER GUARD 48" HIGH.
28. SOFFIT OVER COOLER BOX. SEE DETAIL 8/A6.2.
29. CHECKSTAND. ALL CHECK STANDS ARE ACCESSIBLE. SEE DETAILS B AND B1/A6.0. SALES AND SERVICE COUNTERS SHALL COMPLY 904.3 OR 904.5.2. THE ACCESSIBLE PORTION OF THE COUNTERTOP SHALL EXTEND THE SAME DEPTH AS THE SALES AND SERVICE COUNTERTOP.
30. TOP OF STUD WALL TO 5'-0" ABOVE FINISH FLOOR OR AT TOP OF ADJACENT COOLER WALL. 5/8" GYPSUM BOARD AT RETURNS AND TOP OF WALL. INSTALL SHEET METAL COVER AT ADJACENT COOLER WALL.
31. FIRE EXTINGUISHER. FINAL LOCATION TO BE COORDINATED WITH LOCAL FIRE AUTHORITY. PROVIDE 10 SERIES FIRE EXTINGUISHER AT 69". CONDITION.
32. HAND SINK WITH SPLASH GUARD.
33. STAINLESS STEEL FULL HEIGHT TO UNDERSIDE OF HOOD. EXTEND 18" BEYOND FACE OF HOOD AT SOFFIT SIDES.
34. AUTOMATIC ENTRY DOOR WITH SENSORS TO MATCH SPROUTS DOOR REQUIREMENTS AND MANUFACTURER, BY LANDLORD.
35. ROOF ACCESS LADDER. SEE DETAILS 2 AND 3/A6.4.
36. ACCESSIBLE DRINKING FOUNTAIN. SEE DETAIL 22/A6.0.
37. 30-YARD SELF CONTAINED TRASH COMPACTOR AND CHUTE. MAXIMUM SLOPE OF CONCRETE COMPACTOR PAD 15 8%.
38. STRIP CURTAINS HANG TIGHT TO CEILING AND ROLL-UP FOR PROTECTION DURING CONSTRUCTION.
39. OPENING IN COOLER WALL FOR UNDOUB BY COOLER BOX MANUFACTURER.
40. EXISTING LOADING DOCK.
41. COOLER / FREEZER DOOR BY COOLER MANUFACTURER.
42. AT ELECTRIC ADA CARTS, PROVIDE 1" x 6" SYNTHETIC LUMBER CHAIR RAIL 2'-0" ABOVE FINISH FLOOR AND EXTEND CHAIR RAIL 6" BEYOND CARTS. SEE DETAIL 8/A6.2.
43. STAINLESS STEEL CLOSURE AT HOOD BY GENERAL CONTRACTOR.
44. ALUMINUM AND GLASS STOREFRONT PROVIDED BY LANDLORD, N.I.C.
45. 7" x 10" KILN DRIED ROUGH SAWN WESTERN RED CEDAR WOOD PANELING TO CEILING OVER 5/8" GYPSUM BOARD. SEE SHEET A11.
46. TELEPHONE MOUNTING BOARD 4x8x3/4", PAINT, IN SCAN ROOM USE BACK OF CABINET.
47. 3-COMPARTMENT SINK. SEE DETAIL 11/A6.0.
48. EXTEND WALL STUDS TO ROOF DECK, PROVIDE 6'-0" HIGH WIRE MESH FABRIC ABOVE CEILING ON OUTSIDE FACE OF RESTROOM / BREAK ROOM WALLS.
49. KNOX BOX. LOCATE PER LOCAL FIRE DEPARTMENT REQUIREMENTS. GENERAL CONTRACTOR TO VERIFY INSTALLATION BY LANDLORD PRIOR TO BID.
50. ADJACENT TENANT.
51. DOCK LEVELER SEE DETAIL 2 AND 3/A6.0 PROVIDED BY LANDLORD. PAINT STEEL ANGLE FRAME AT FLOOR SAFETY YELLOW.
52. FLY FAN ABOVE. SEE DETAIL 20/A6.3.
53. EXISTING GAS METERS.
54. MILLWORK PROVIDED BY SPROUTS. SEE CUT SHEETS AND SPECIFICATIONS.
55. COORDINATE UNDER GROUND UTILITIES IN THIS LOCATION
56. JANITORS SINK WITH FRP. ON WALL. FROM FINISH FLOOR TO TOP OF STUD WALL. SEE FLOOR FINISH PLAN FOR BASE. SEE DETAILS 17, 18 AND 19/A6.0.
57. TRANSFORMER ABOVE.
58. INTERIOR DECOR AWNING ABOVE. SEE DETAIL 21/A7.4.
59. EASLER.
60. MILLWORK PILLER PROVIDED AND INSTALLED BY GENERAL CONTRACTOR.
61. EXISTING TENANT SEPARATION / DEMISING WALL.

320102139

COPYRIGHT NOTICE:
These drawings and specifications are copyrighted and subject to copyright protection as an "architectural work" under sec. 102 of the copyright act, 17 U.S.C.s. As amended January 2003. The protection includes, without limitation, the overall form, arrangement and composition of spaces, and elements of the design. Under such protection, unauthorized use of these drawings and specifications may result in cessation of construction, disgorgement of profits, statutory damages, and / or monetary damages.

AADF ARCHITECTURE
1401 Galleria Drive, Suite 200
Henderson, Nevada 89014
T: 702.263.2200 F: 702.263.2201

SPROUTS FARMERS MARKET
SPROUTS SUMMERLIN
LAS VEGAS, NEVADA

SPROUTS FARMERS MARKET
10000 WEST SAHARA AVENUE, SUITE 180
LAS VEGAS, NEVADA 89117

FLOOR PLAN

DATE:	07•09•13
SCALE:	AS NOTED
DRAWN BY:	BPG
PROJECT NUMBER:	320102139
SHEET:	A1.0
REV:	

PRJ-531681
03/21/14

SUP-53399

SUP-53399 [PRJ-53168] - APPLICANT: SF MARKETS, LLC - OWNER: SAHARA CENTER, LLC
10000 WEST SAHARA AVENUE, SUITE #180

04/03/2014

KOLESAR & LEATHAM

ATTORNEYS AT LAW

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

klnevada.com

March 20, 2014

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

Re: Special Use Permit Application

Applicant:	**SF Markets LLC**
Proposed Use:	**Beer/Wine/Cooler Off-Sale Establishment**
Project Name:	**Sprouts Farmers Market**
Project Address:	**10000 W. Sahara Ave., Ste. 180, Las Vegas, NV 89117**
APN:	**163-06-416-006**

Dear Sir/Madam:

This firm represents SF Markets LLC (the "Applicant") at the above-referenced Sprouts Farmers Market (the "Business") business location (the "Premises"). The Applicant is applying for a Special Use Permit to allow the Business to sell alcoholic beverages limited to beer, wine and coolers for off-premises consumption. The Applicant is a grocery store retailer with locations operating in 9 states, including Arizona, California, Colorado, Kansas, Nevada, New Mexico, Oklahoma, Texas and Utah.

The Applicant is proposing to open a new Business location within the shopping center currently being constructed at the Northeast Corner of West Sahara Ave. and S. Hualapai Way. The Premises consists of approximately 26,907 gross square feet of tenant space, of which 15,900 square feet will be designated as retail sales floor area. Among the grocery products to be sold, the Applicant desires to engage in the sale of package beer, wine and coolers as permitted with a Beer/Wine/Cooler Off-sale Alcoholic Beverage License pursuant to Las Vegas Municipal Code 6.50.040. It is anticipated that the Business will operate every day between the hours of 7:00 a.m. and 10:00 p.m. and will employ approximately 100 employees.

The Business will provide a benefit to the community and the neighboring businesses in the surrounding area. As an anchor tenant and national retail brand, the Business will draw customer traffic to the neighboring businesses in the community. The Business is committed to ensuring compliance with all local and State laws regarding the sale of alcoholic beverage products for off-premises consumption. The Business has implemented and will adhere to strict internal

PRJ-53168
03/24/14

SUP-53399

policies to prevent the sale of alcoholic beverage products to minors and to ensure that alcoholic beverage products are not consumed on the premises or in the parking area.

The Applicant has enclosed Floor and Site Plans which include an outline of the initial area dedicated for the display of beer, wine and cooler beverages. Further, the addition of beer, wine and cooler sales to the Applicant's Business would demonstrate a uniform presence for Sprouts Farmers Market in the community by providing similar goods.

The proposed beer, wine, cooler off-sale establishment use is harmonious and compatible with adjacent development and with existing land uses in the immediate vicinity. We do not believe that any additional public services, utilities or parking accommodations will be necessary to accommodate the proposed use at the Business. The site provides adequate pedestrian and vehicle ingress/egress to and from Sahara Avenue.

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

Very truly yours,

KOLESAR & LEATHAM

Benjamin J. Volmer, Esq.

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

SUP-53399

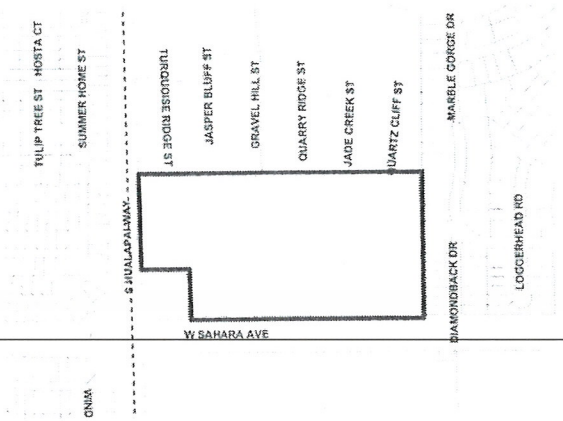
PRJ-53168
03/24/14

Application Information

SUP-53399 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SF MARKETS, LLC - OWNER: SAHARA CENTER, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN A PROPOSED 26,907 SQUARE-FOOT GENERAL RETAIL STORE OTHER THAN LISTED at 10000 West Sahara Avenue, Suite #180 (APN 163-06-416-006), C-1 (Limited Commercial) Zone, Ward 2 (Beers) [PRJ-53168].

There is a liquor store 1 mile away Hualapai & Desert Inn. 1 mile to Albertsons on W. Apache & Sahara sells liquor as does the CVS & Walgreens at same intersection. Also Smiths on Hualapai & Charleston — 1 mile away sells liquor & it's less than 1 mile to the Lutheran school

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	***May 13, 2014***
Time:	6:00 P.M.
Location:	City Council Chambers 495 South Main Street, 2nd Floor Las Vegas, Nevada 89101

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov.

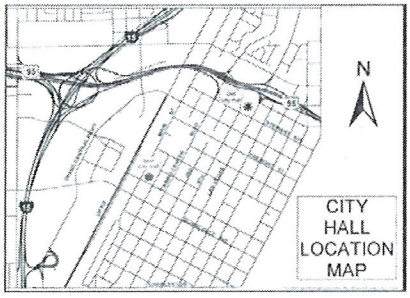
less than 1 mile to the Lutheran school

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.46⁰
0004279218 MAY 01 2014
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-53399 [PRJ-53168]
Planning Commission Meeting of 5/13/2014

See over

*05-02-14 LV NV 891**

RECEIVED
MAY 5 2014
City of Las Vegas
Dept. of Planning

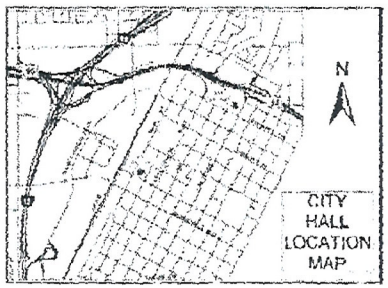
Case: SUP-53399
16307110001
LUCCHESI FAMILY TRUST
LUCCHESI ANTHONY J & SANDRA TRS
2729 SATTLEY CIR
LAS VEGAS NV 89117-0697

#11 P

71 ORDFNAT 89147

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

Return Service Requested
Official Notice of Public Hearing



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-53399 [PRJ-53168]
Planning Commission Meeting of 5/13/2014

3305-02-14 LV NV 891XX

RECEIVED
MAY 5 2014
City of Las Vegas
Dept. of Planning

Case: SUP-53399
16306318028
KOFFLER DAN J & BONNY S
1901 SIROCCO CT
LAS VEGAS NV 89117-6927

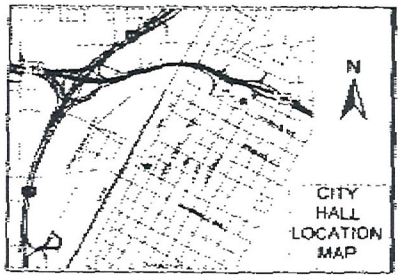
Koffler

#11

P 1/1

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

Return Service Requested
Official Notice of Public Hearing



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-53399 [PRJ-53168]

Planning Commission Meeting of 5/13/2014

RECEIVED
MAY 5 2014
City of Las Vegas
Dept. of Planning

Case SUP-53399
16412515016
LEDBETTER LAURA LEE
10210 WOOD WORK LN
LAS VEGAS NV 89135-2311

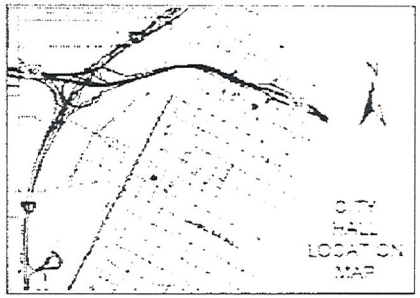
113 DRDFN11 89135

#114

2014-05-03 09:39 Laura Lee Ledbetter 702-255-1354 >> City of Las Vegas

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

Return Service Requested
Official Notice of Public Hearing



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

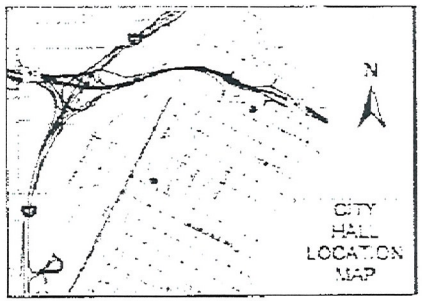
SUP-53399 [PRJ-53168]
Planning Commission Meeting of 5/13/2014

RECEIVED
MAY 5 2014
City of Las Vegas
Dept. of Planning

#114

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

Return Service Requested
Official Notice of Public Hearing



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-53399 [PRJ-53168]

Planning Commission Meeting of 5/13/2014

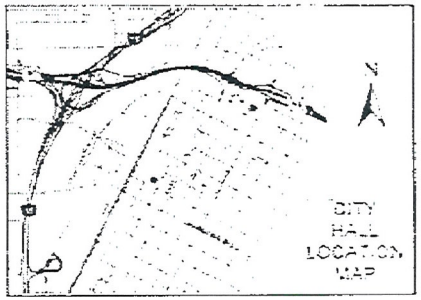
RECEIVED
MAY 5 2014
City of Las Vegas
Dept. of Planning

103 DRDFN11 89134

#11A

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

Return Service Requested
Official Notice of Public Hearing



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-53399 [PRJ-53168]
Planning Commission Meeting of 5/13/2014

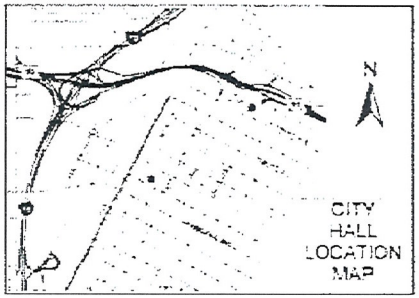
103 DRDFNMP 89134

RECEIVED
MAY 5 2014
City of Las Vegas
Dept. of Planning

#114

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

Return Service Requested
Official Notice of Public Hearing



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-53399 [PRJ-53168]

Planning Commission Meeting of 5/13/2014

RECEIVED
MAY 5 2014
City of Las Vegas
Dept. of Planning

#11A

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 13, 2014

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

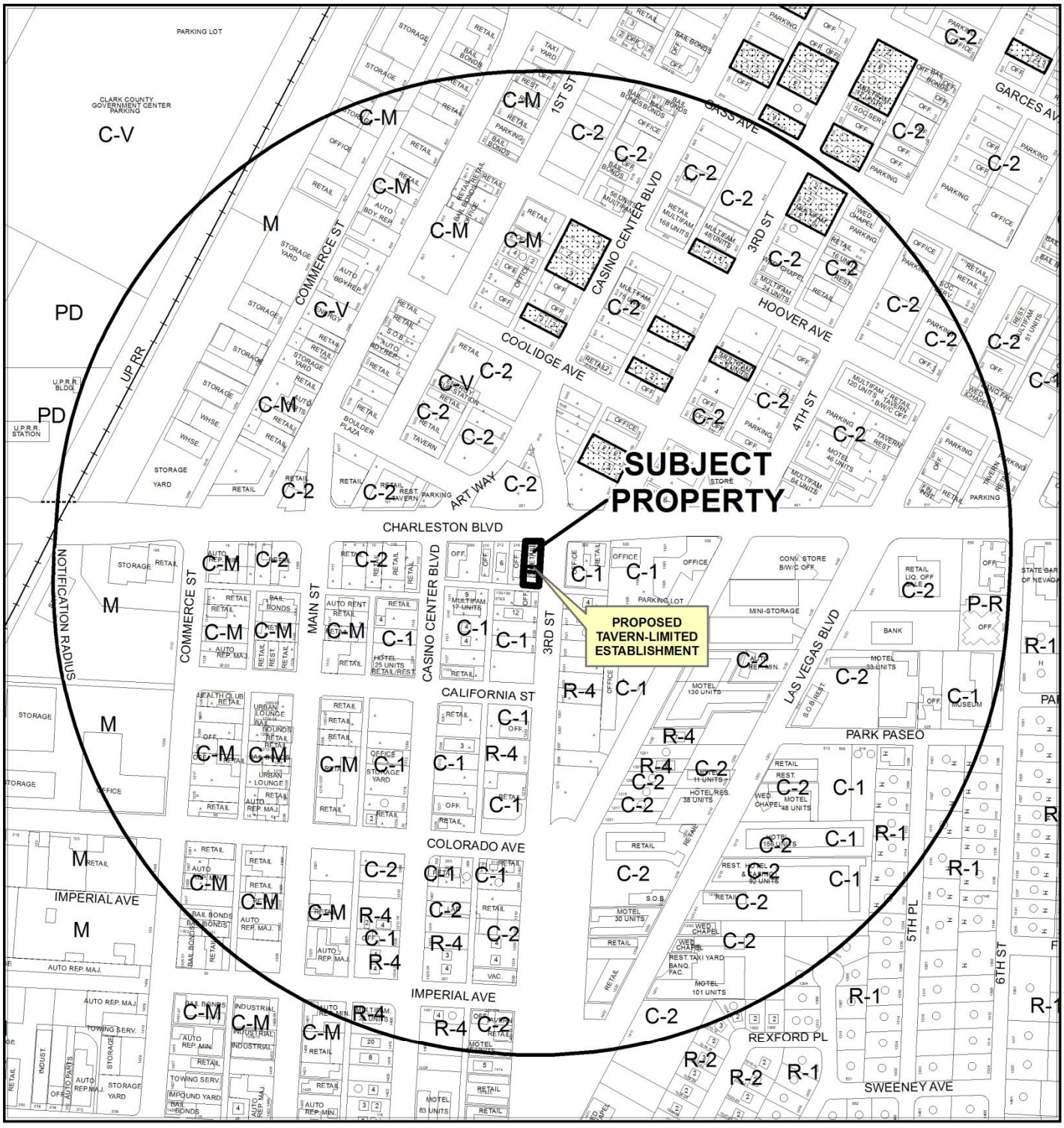
SUBJECT:
SUP-53414 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ROCK"N"OODLES - OWNER: 3RD & CHARLESTON, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 688 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH A 30 SQUARE-FOOT OUTSIDE SEATING AREA at 1108 South 3rd Street (APN 162-03-110-036), C-2 (General Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 6/18/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

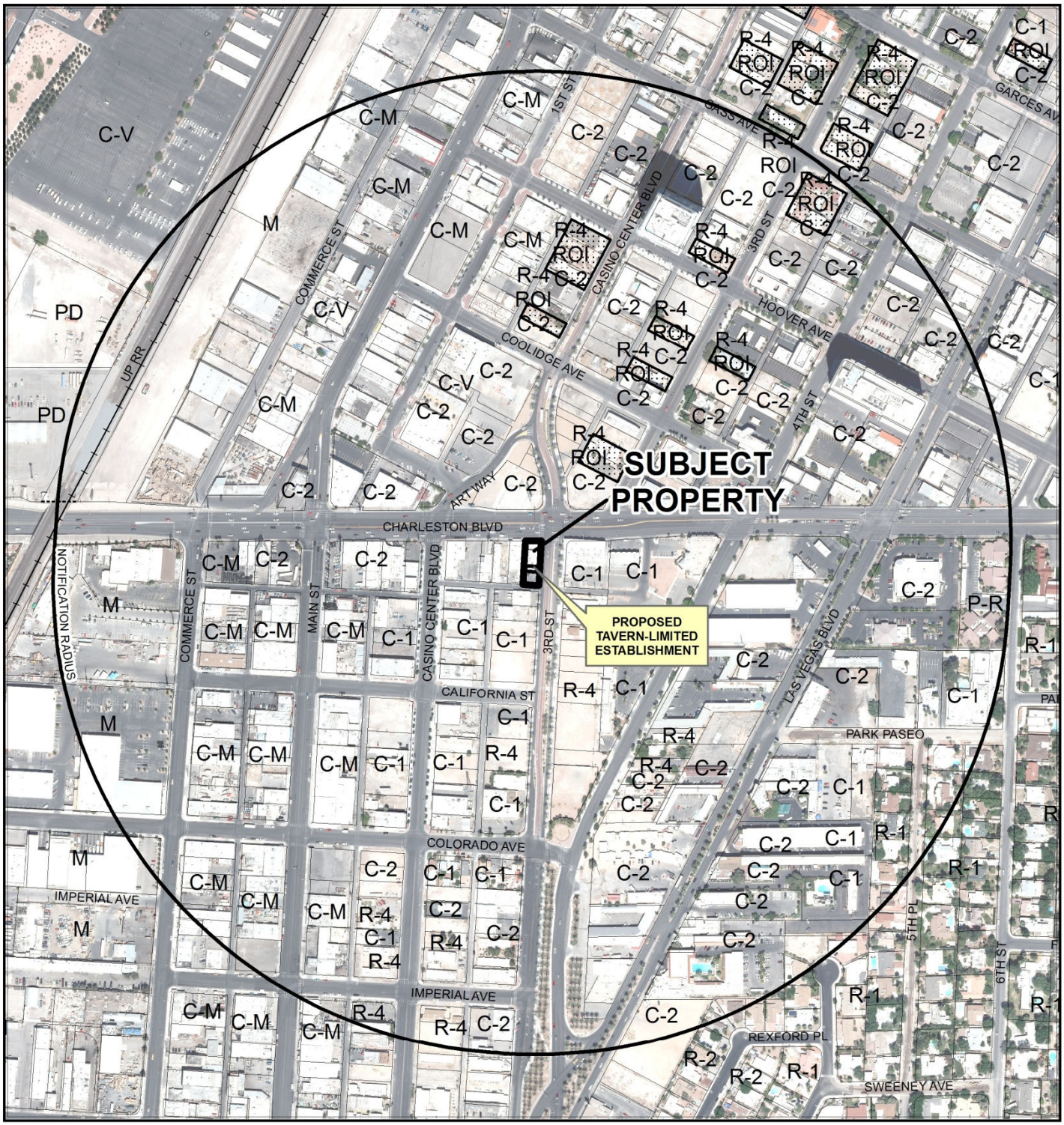
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support Postcards



CASE: **SUP-53414**

RADIUS: 1500 FEET

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



CASE: **SUP-53414**

RADIUS: 1500 FEET

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

0 310 620 Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 13, 2014
DEPARTMENT: PLANNING
ITEM DESCRIPTION:

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-53414	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-53414 CONDITIONS

Planning

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

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

3. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety. All issues concerning accessibility and compliance with ADA requirements shall be resolved prior to operation.

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

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

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

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

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

9. All signage shall be permitted and meet minimum code requirements within 30 days of final approval.

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

Public Works

11. Submit an Encroachment Agreement for private improvements, including outdoor dining, in the 3rd Street public right-of-way prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

Staff Report Page One
May 13, 2014 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed Tavern-Limited Establishment at 1108 South 3rd Street. The one-story establishment is made up of approximately 688 square feet gross floor with a 30 square-foot outdoor seating area adjacent to 3rd Street. The applicant has indicated that the proposed establishment will have a rock 'n roll theme. Staff recommends approval of this request as it directly meets the objectives of the Las Vegas Arts District and Downtown Centennial Plan by providing by adding to the interest of the pedestrian environment and encouraging commercial growth. If denied, the applicant will not be allowed to operate a Tavern Limited Establishment at this location.

ISSUES

- The Tavern-Limited use is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
3/25/82	The Board of Zoning Adjustment approved a request for a Variance (V-0019-82) to allow eight parking spaces for a proposed restaurant and other commercial uses where 22 parking spaces are required at 220 East Charleston Boulevard.
04/12/2011	The Planning Commission approved a Special Use Permit (SUP-41046) for an urban lounge at 1106 South 3rd Street. Staff recommended approval of the request.
06/19/2013	The City Council approved a request for a Special Use Permit (SUP-48861) for a tattoo parlor/body piercing studio at 1106 South 3rd Street. The Planning Commission recommended approval of the request.

Most Recent Change of Ownership	
04/06/07	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
05/2709	A business license (R10-00161) was issued for a Food Service (Sun's Beef Jerky Thai Style). This license was marked inactive on 11/19/12.
06/23/09	A building permit (#142110) was issued for a sign (Suns Beef Jerky). This permit was not finalized.
07/23/13	A building permit (#238878) was issued for a Tenant Improvement (Rock N'oodles). This permit was finalized 10/28/13.
08/20/13	A building permit (#243137) was processed for a sign (Rock N'oodles). This permit has not been finalized.
09/04/13	A building permit (#243261) was issued for Kitchen Hood Extinguishing System (Rock N'oodles). This permit was finalized 10/16/13.
10/30/13	A business license (#R10-01336) was issued for a Food Service (Rock 'N' oodles). This license is still active.

Pre-Application Meeting	
02/20/14	A Pre-Application meeting was conducted with the applicant to go over the application materials and submittal requirements for a Special use Permit for a proposed Tavern-Limited Establishment use.

Neighborhood Meeting
A neighborhood meeting is not required for this type of request, nor was one held.

Field Check	
04/03/14	Staff conducted a field check and found a total of two un-permitted wall mounted banner signs advertising Rock N'oodle Restaurant. One banner is located on the south side of the building and the other above the entrance on the east side of the building. There were also two tables and six stools set-up for outside dining on the sidewalk right-of-way.

Details of Application Request	
Site Area	
Net Acres	0.16

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Restaurant	C (Commercial)	C-2 (General Commercial)
North	Vacant	C (Commercial)	C-2 (General Commercial)
South	Office, Other than Listed	MXU (Mixed Use)	C-1 (Limited Commercial)
East	Office, Other than Listed	C (Commercial)	C-1 (Limited Commercial)
West	Office, Other than Listed	C (Commercial)	C-2 (General Commercial)

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

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
3rd Street	Secondary Collector	Master Plan of Street and Highways	80 Feet	Y

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Tavern-Limited Establishment	718 SF [177 SF public seating (147 SF indoors & 30 SF Outdoor Seating)] & 541SF remaining GFA)	1 space per 50 sq. ft. of public seating and waiting area (including outdoor areas for seating and waiting), plus 1 space for every 200 sq. ft. of the total remaining gross floor area	7				
General Retail	3,610 SF	1:175 SF	21				
TOTAL SPACES REQUIRED			28				N
Regular and Handicap Spaces Required			26	2	5	1	N*

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

ANALYSIS

A Tavern-Limited Establishment is described in Title 19.12 as: "An establishment that is licensed with a tavern-limited license in accordance with LVMC Chapter 6.50." There are no Minimum Special Use Permit Requirements for this use. This use is permitted in the C-2 (General Commercial) zoning district with an approved Special Use Permit and is required to provide

This project is located in the 18b Las Vegas Arts District within an existing 688 square-foot restaurant and proposes two, 15 square-foot outdoor seating areas adjacent to 3rd Street. The applicant has indicated that the proposed establishment will have a rock 'n roll theme, with iconic albums framed on the wall. In addition, all of the dishes served are named after different types of music throughout many decades. The proposed Tavern Limited Establishment will be open six days a week; operating from 7 a.m. to 9 p.m. Approval of an Encroachment Agreement is required in order to have outdoor seating within the 3rd Street right-of-way prior to occupancy.

This project is located on 3rd Street with ample parking for the proposed use provided by nearby public parking lots within one block of the establishment and public parking meters located on all surrounding streets. The project is located within the Downtown Centennial Plan area which allows for no automatic application of standard parking requirements.

Staff recommends approval of the proposed Special Use Permit, with conditions, as this proposed development specifically meets the goals of Las Vegas Downtown Centennial Plan-18b Las Vegas Arts District by promoting a pedestrian friendly environment with a diverse array of retail establishments.

FINDINGS (SUP-53414)

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

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

   The proposed Tavern-Limited Establishment use is located in the Downtown Centennial Plan – 18b Las Vegas Arts District and will serve as a themed restaurant venue that is complementary to the other restaurants and taverns in the neighborhood. This proposal will contribute to the enhancement of existing businesses specifically encouraged within the 18b Las Vegas Arts District.

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

   The subject site can physically accommodate the proposed Tavern-Limited Establishment use and is in close proximity other restaurants in the area.

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

Site access is provided from 3rd Street, an 80-foot Secondary Collector as designated in the Master Plan of Streets and Highways. This street is sufficient in size to accommodate the needs of the proposed use. The parking standards of Title 19 are not automatically applied for proposals within the Downtown Centennial Plan; however, the applicant anticipates utilizing nearby public parking-lots and on-street parking meters to satisfy the developments parking demand. Staff finds that a sufficient amount of available parking is located within a one-block radius of this proposal.

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

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

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

The proposed use meets all applicable conditions for a Tavern-Limited Establishment per Title 19.12.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 27

NOTICES MAILED 514

APPROVALS 2

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-53414** APN: 162-03-110-036

Name of Property Owner: _____

Name of Applicant: Rock 'N Noodles

Name of Representative: Susan E Kodt

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: Steven Fazel (Agent)

State of California, County of Los Angeles

Subscribed and sworn before me

This 6 day of March, 2014

Alexandra Kelsey

Notary Public in and for said County and State

ALEXANDRA KELSEY
NOTARY PUBLIC - CALIFORNIA
COMMISSION # 1946281
LOS ANGELES COUNTY
My Comm. Exp. Jul 31, 2015

RECEIVED
MAR 25 2014

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Limited Tavern License

Project Address (Location) 1108 S. 3rd Street LV NV 89104.

Project Name Rock' N' oodles. **Proposed Use** Limited Tavern.

Assessor's Parcel #(s) 162-03-110-036 **Ward #** 3-Coffin

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

Commercial Square Footage 780 **Floor Area Ratio** 100

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

Additional Information _____

PROPERTY OWNER Steven FAZEKAS **Contact** Roma Delin - Equity Group.

Address West Nevso Drive Suite 265 **Phone:** (702) 796-5500 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89103.

E-mail Address rdelin@teqlv.com - Property Mgmt.

APPLICANT Rock' N' oodles **Contact** Susan Kordt.

Address 1108 S. 3rd street. **Phone:** 702 522-9953 **Fax:** 702 522 9956.

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

E-mail Address Susank@rocknoodles.com

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

RECEIVED
MAR 25 2014

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* Steven Fazekas

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

Print Name Steven FAZEKAS

State of California, County of Los Angeles

Subscribed and sworn before me

This 6 day of March, 2014.

Alexandra Kelsey

Notary Public in and for said County and State

ALEXANDRA KELSEY
NOTARY PUBLIC - CALIFORNIA
COMMISSION # 1946291
LOS ANGELES COUNTY
My Comm. Exp. Jul 31, 2015

FOR DEPARTMENT USE ONLY

Case #	SUP-53414
Meeting Date:	5-13-14
Total Fee:	1280 00
Date Received:*	3-25-14
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

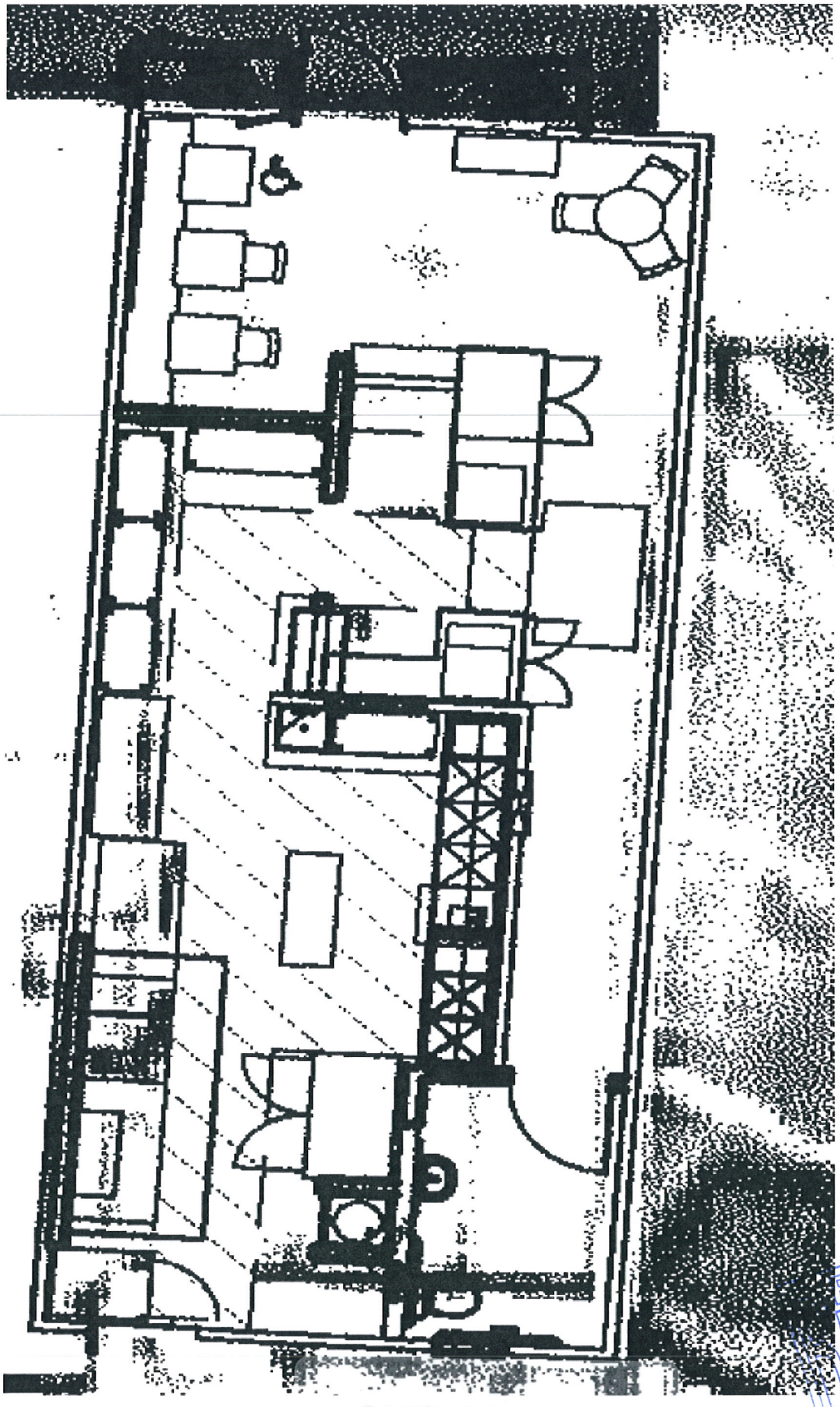
SUP-53414

SITE

1" = 20'

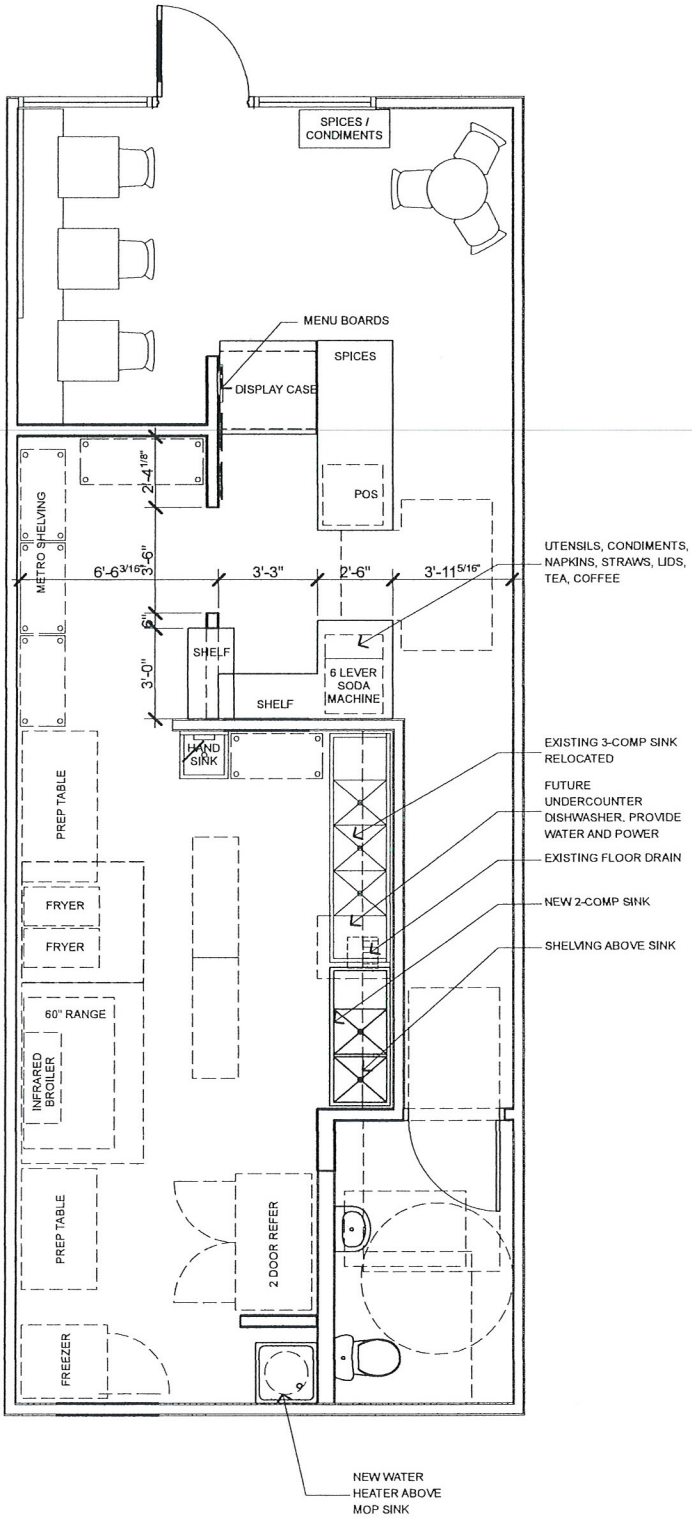
APTUS

02.11.14



RECEIVED
MAR 25 2014

SUP-53414



FLOOR PLAN

1/4" = 1'-0"

SUP-53414

Rock N'oodles
Conceptual Design

1108 South 3rd Street
Las Vegas, Nevada
89104

APTUS
COPYRIGHT 2013 © BY APTUS
1200 South 4th Street
Suite 206
Las Vegas, Nevada
89104
P 702.839.1200
F 702.839.1213

Conceptual Design (Rev)	05.15.13
Conceptual Design	05.08.13

RECEIVED
MAY 25 2014

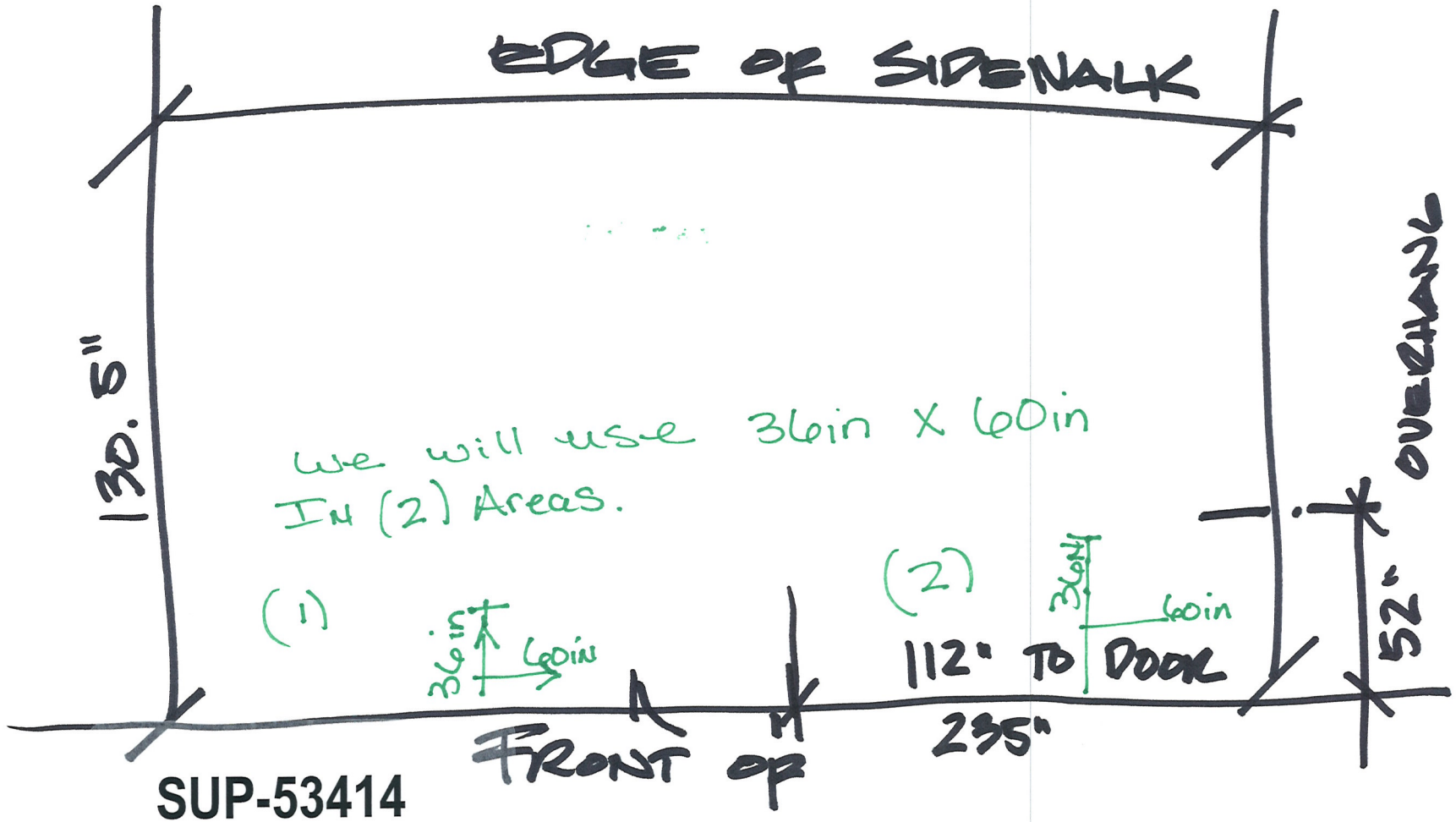
TITLE
FLOOR PLAN
DRAWING NO
A101

13.035 Rock N'oodles

Outside Measurments Rock'N'Doodles

NTS.

RECEIVED
MAR 23 2014



SUP-53414

SUP-53414 - APPLICANT: ROCK'N'OODLES - OWNER: 3RD & CHARLESTON, LLC
1108 SOUTH 3RD STREET

04/03/2014

02/13/2014

Rock'N'oodles
1108 S. 3rd Street
Las Vegas, NV 89104
(702)522-9953 Restaurant
(702) 219-4368 Direct

Regarding: Limited Tavern License

To whom it may concern,

We are seeking a Limited Tavern License for our small restaurant in the Art District of downtown Las Vegas. We are a Rock Roll themed restaurant with iconic albums framed on our all. All of our dishes are named after all types of great music from many decades. We serve fresh eclectic pasta dishes from all over and each dish has their own special twist on them.

Having the license is vital for our long term sustainability there. The evening experiences for our guest would greatly be enhanced. We want to make Rock'N'oodles a place where you can relax and have a glass of wine or beer.

Our Hours of operation currently are 7:00 am to 9:00 pm Monday through Friday and 8:00 am through 9:00 pm on Saturday and we are closed on Sundays.

We are looking forward to being a part of this community for many years to come.

Thank you,
Susan E. Kordt
Rock'N'oodles
1108 S. 3rd Street
Las Vegas, NV 89104
(702) 522-9953 Restaurant
(702)219-4368 Direct
susank@rocknoodles.com

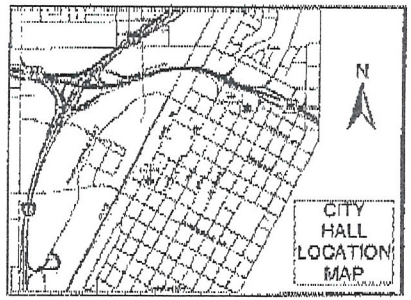
SUP-53414

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.46⁰
0004279218 MAY 01 2014
MAILED FROM ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
MAY 5 2014
City of Las Vegas
Dept. of Planning

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

Case: SUP-53414

13934410004
YELLOW BRICK PROPERTIES L L C
8709 RED REO #103
LAS VEGAS NV 89128-8433

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

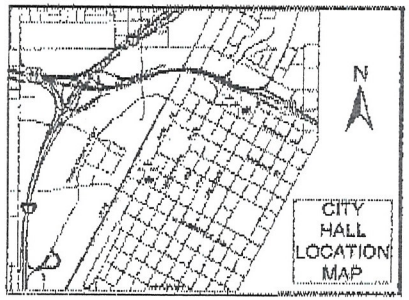
Please use available blank space on card for your comments.

SUP-53414
Planning Commission Meeting of 5/13/2014

#12A

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

Return Service Requested
Official Notice of Public Hearing



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

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

Please use available blank space on card for your comments.

SUP-53414
Planning Commission Meeting of 5/13/2014

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.46⁰
0004279218 MAY 01 2014
MAILED FROM ZIP CODE 89101

RECEIVED
MAY 5 2014
City of Las Vegas
Dept. of Planning

Case: SUP-53414
16203110107
ZANTAN PROPERTIES L L C
8709 RED RIO DR #103
LAS VEGAS NV 89128-8433

51 ORDINANCES

#12A

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 13, 2014

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

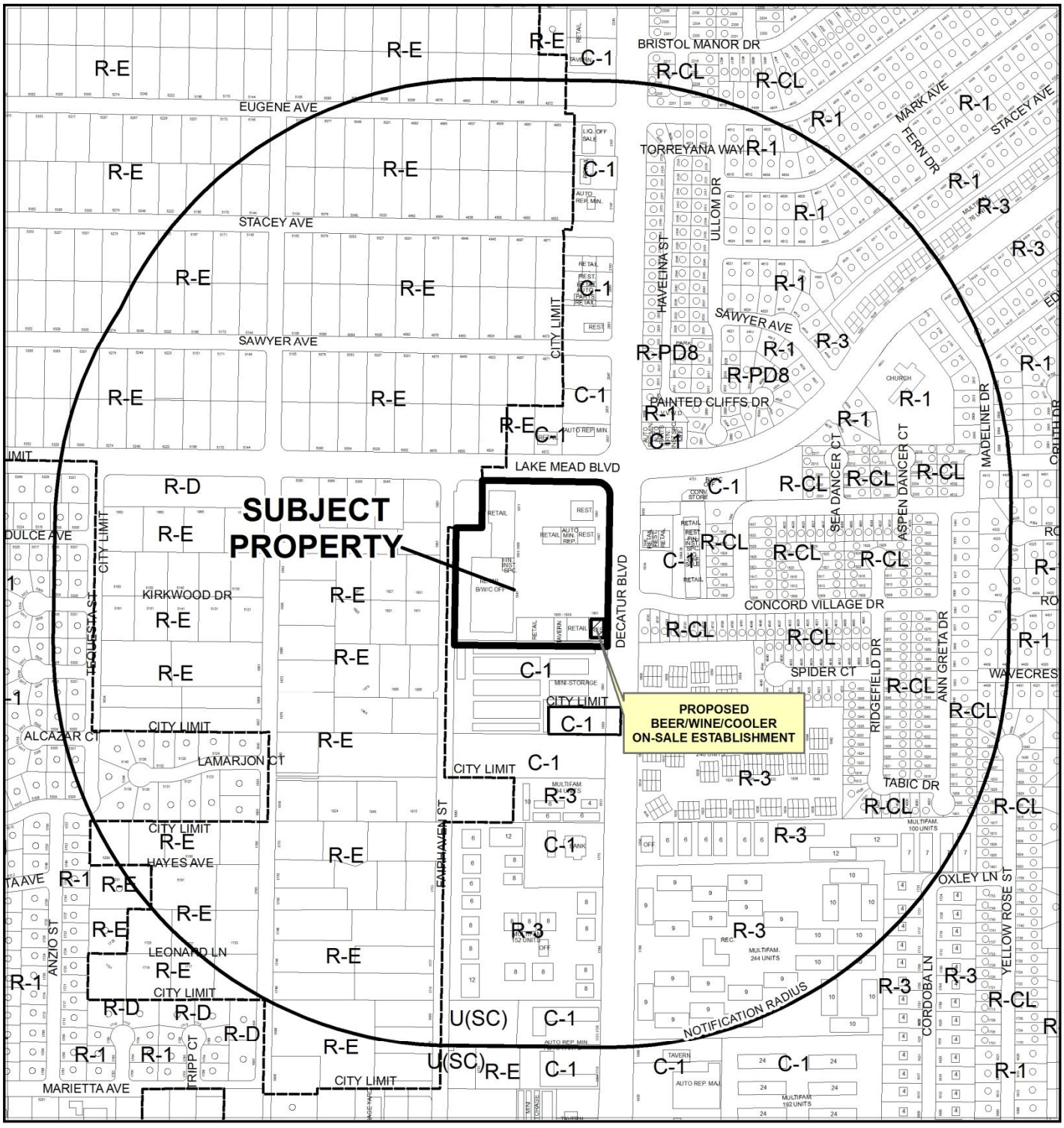
SUBJECT:
SUP-53436 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MARISCOS EL PUERTO, INC. - OWNER: LAKE MEAD DECATUR, LLP - For possible action on a request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN A PROPOSED 2,632 SQUARE-FOOT RESTAURANT WITH 434 SQUARE FEET OF OUTDOOR SEATING AREA at 1901 North Decatur Boulevard (APN 138-24-703-002), C-1 (Limited Commercial) Zone, Ward 5 (Barlow) [PRJ-53367]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 6/18/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



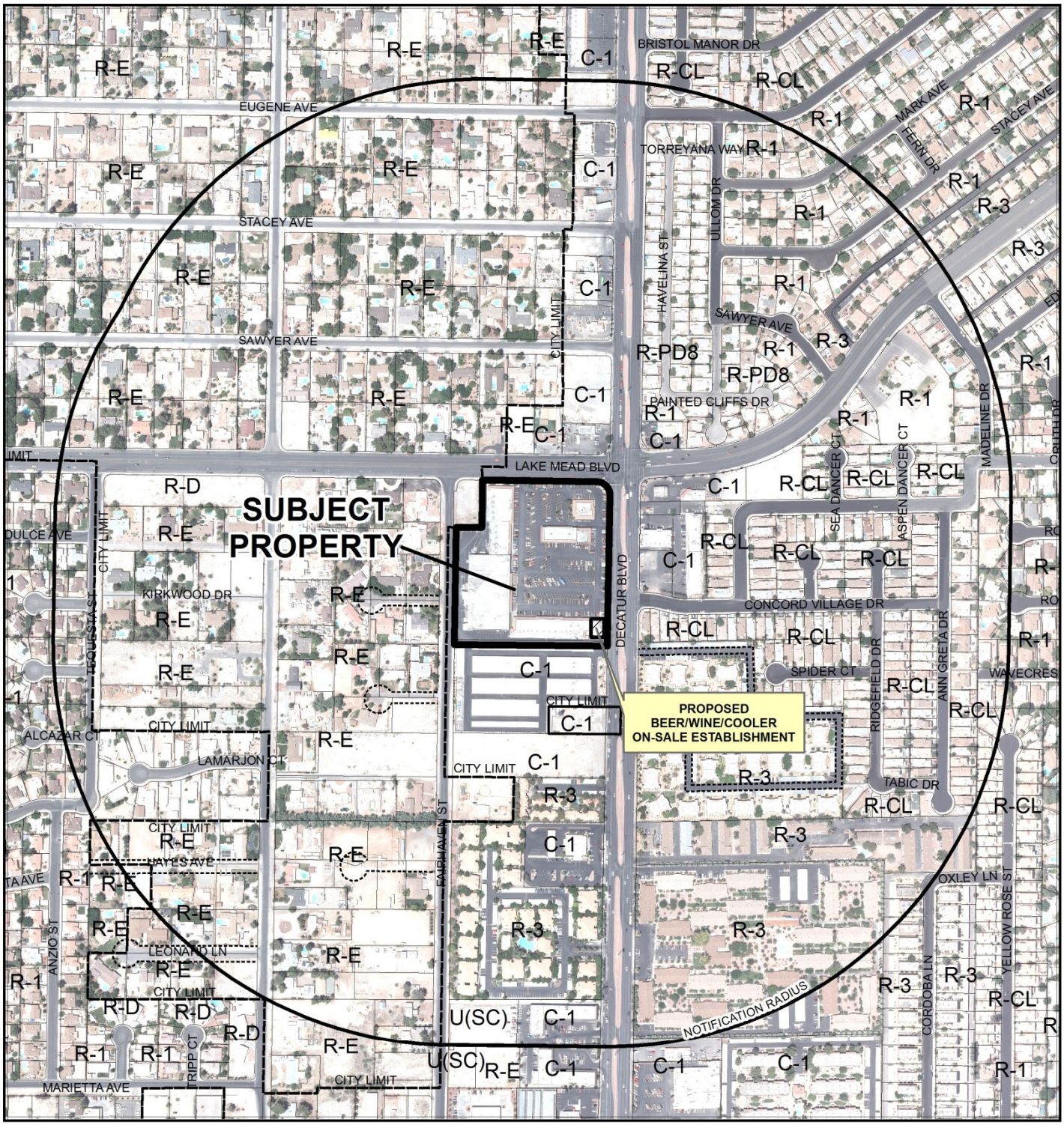
0 400 800 Feet

CASE: **SUP-53436 (PRJ-53367)**

RADIUS: 1500 FEET

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

N



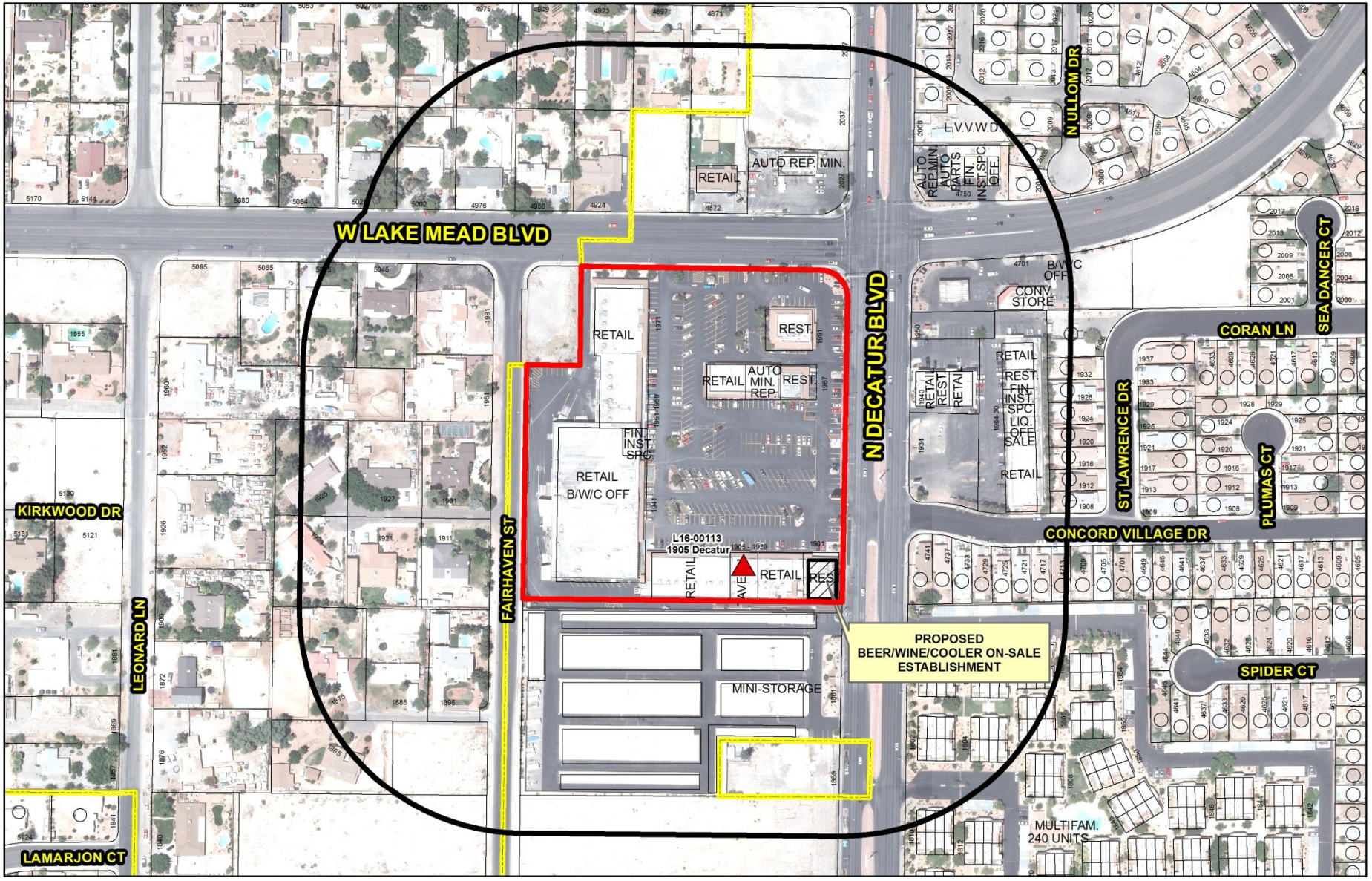
0 400 800 Feet

CASE: **SUP-53436 (PRJ-53367)**

RADIUS: 1500 FEET

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

N



SUP-53436 (PRJ-53367)

Business Licenses

Beer/Wine/Cooler On-Sale

- 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: Wednesday, March 26, 2014

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 13, 2014
DEPARTMENT: PLANNING
ITEM DESCRIPTION:

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-53436	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-53436 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Beer/Wine/Cooler On-Sale use.

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

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

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

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This application is a request for a Special Use Permit to add a Beer/Wine/Cooler On-Sale establishment to a proposed restaurant located at 1901 North Decatur Boulevard. The subject site is an existing shopping center, which provides cross-access and shared parking throughout the entire commercial center. The proposed use would be incorporated within a 2,632 square-foot restaurant and the adjoining 434 square-foot outdoor dining area, bringing the total square footage of the proposed Beer/Wine/Cooler On-Sale use to 3,066 square feet. The proposed use meets all Title 19.12 requirements and is compatible with the other restaurant, retail and office uses located within the existing shopping center. Staff recommends approval of the requested Special Use Permit, with conditions. If denied, no alcohol may be served on the premises.

ISSUES

- The Beer/Wine/Cooler On-Sale use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.
- There are no protected uses within 400 feet of the subject property.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
01/16/79	The Clark County Board of Commissioners approved a request for Rezoning (ZC-0323-78) from R-E (Rural Estates Residential) to C-C (Shopping Center) on property located at the southwest corner of Lake Mead Boulevard and Decatur Boulevard.
08/27/79	The subject property was effectively annexed into the City of Las Vegas (A-0001-79) and given an R-E (Residence Estates) zoning designation with a Resolution of Intent to C-1 (Limited Commercial) zone.
02/06/80	The Las Vegas Board of City Commissioners approved a request for an Extension of Time [ZC-0323-78(1)] for a previously approved Rezoning (ZC-0323-78)) from R-E (Rural Estates Residential) to C-C (Shopping Center) on property located at the southwest corner of Lake Mead Boulevard and Decatur Boulevard. The Planning Commission recommended approval.
09/17/03	The City Council approved a request for a Special Use Permit (SUP-2658) for a Financial Institution, Specified use at 1967 North Decatur Boulevard. The Planning Commission could not reach a recommendation. Staff recommended denial.

Most Recent Change of Ownership	
09/11/07	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
c. 1980	The existing 99,339 square-foot shopping center was constructed.
06/20/91	A building permit (#9110642) was issued for an interior remodel at 1901 North Decatur Boulevard. The permit was finalized on 09/16/91.
08/02/96	A business license (R09-00721) was issued for a restaurant at 1901 North Decatur Boulevard. The license was marked out of business on 09/03/13.

Pre-Application Meeting	
03/20/14	Staff met with the applicant to discuss the proposal to establish a Beer/Wine/Cooler On-Sale establishment in conjunction with a restaurant. Staff concluded that a Special Use Permit would be required to do so. The submittal requirements for a Special Use Permit were discussed.

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

Field Check	
04/03/14	A pre-application conference was held with the applicant to discuss the submittal requirements for a Special Use Permit to add a Beer/Wine/Cooler On-Sale use to a proposed restaurant.

Details of Application Request	
Site Area	
Gross Acres	7.35

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	General Retail	SC (Service Commercial)	C-1 (Limited Commercial)
	Auto Repair, Minor		
	Undeveloped	R (Rural Residential Residential)	R-E (Residence Estates)
South	Multi-Family Residential	SC (Service Commercial)	R-3 (Medium Density Residential)
East	General Retail	SC (Service Commercial)	C-1 (Limited Commercial)
	Restaurant		
	Single Family Residence	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
West	Single Family Residential	RN (Rural Neighborhood) Clark County	R-E (Rural Estates Residential) Clark County

Master Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (70 Feet)	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	Y

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Decatur Boulevard	Primary Arterial	Master Plan of Streets and Highways	100 Feet	Y
Lake Mead Boulevard	Primary Arterial	Master Plan of Streets and Highways	100 Feet	Y

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	99,339 SF	1:250	398				
TOTAL SPACES REQUIRED			398		410		Y
Regular and Handicap Spaces Required			390	8	398	12	Y

ANALYSIS

The Beer/Wine/Cooler On-Sale use is defined by Title 19.12 as "an establishment whose license to sell alcoholic beverages is limited to the sale of beer, wine and coolers only for consumption on the premises where the same is sold. The proposed use meets the definition above, as the provided floor plan and justification letter detail the sale of beer, wine and coolers in conjunction with a restaurant to be consumed on the premises only.

The Minimum Special Use Permit Requirements for this use include:

1. Except as otherwise provided, no beer/wine/cooler on-sale establishment (hereinafter "establishment") shall be located within 400 feet of any church/house of worship, school, individual care center licensed for more than 12 children, or City park.

   The proposed use meets this requirement, as there are no protected uses within 400 feet of the subject property.

2. Except as otherwise provided in Requirement 3 below, the distances referred to in Requirement 1 shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed establishment which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed establishment. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:
   a. Any leasehold parcel; or
   b. Any parcel which lacks access to a public street or has no area for on-site parking and which has been created so as to avoid the distance limitation described in Requirement 1.

   The proposed use meets this requirement; measurement is taken from the existing property line of the commercial subdivision located at the southwest corner of Lake Mead Boulevard and Decatur Boulevard.

3. In the case of an establishment proposed to be located on a parcel of at least 80 acres in size, the minimum distances referred to in Requirement 1 shall be measured in a straight line:

a. From the nearest property line of the existing use to the nearest portion of the structure in which the establishment will be located, without regard to intervening obstacles; or

b. In the case of a proposed establishment which will be located within a shopping center or other multiple tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the establishment will be located, without regard to intervening obstacles.

This requirement does not apply to the proposed use, as the parcel on which it is proposed is less than 80 acres in size.

4. When considering a Special Use Permit application for an establishment which also requires a waiver of the distance limitation in Requirement 1, the Planning Commission shall take into consideration the distance policy and shall, as part of its recommendation to the City Council, state whether the distance requirement should be waived and the reasons in support of the decision.

   This requirement does not apply to the proposed use, as no distance separation waiver is necessary.

5. The minimum distance requirements in Requirement 1 do not apply to:

   a. An establishment which has a nonrestricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992 or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992; or

   b. A proposed establishment having more than 50,000 square feet of retail floor space.

   Neither condition applies to the proposed use.

6. All businesses which sell alcoholic beverages shall conform to the provisions of LVMC Chapter 6.50.

   The proposed use will meet this requirement, as it is a condition of approval of the Special Use Permit.

The proposed use would be located within an established shopping center with retail and restaurant uses located on the site interior. The existing shopping center provides cross-access and shared parking throughout the entire commercial center. No additional parking is required beyond that which is required for the principal use on the site, as parking requirements were addressed during the original development of this site. The subject site is located within 500 feet of a city boundary with Clark County. As such, the applicant was required to provide a project of regional significance. The submitted document, date stamped 03/26/14 indicates the proposed use would have a negligible effect on the neighborhoods existing mass transit and emergency service's needs. Also, no protected uses are located within 400 feet of the subject property. For these reasons, the proposed use is deemed compatible with the surrounding uses; therefore, staff recommends approval with conditions.

FINDINGS (SUP-53436)

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

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

   The proposed location for the Beer/Wine/Cooler On-Sale Establishment is compatible with the surrounding land uses. No waiver of minimum distance separation requirements from protected uses is required.

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

   The proposed use will operate within a proposed 2,632 square-foot restaurant with associated 434 square-foot outdoor dining area within an existing shopping center. The proposed use will not increase parking demands of the site.

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

   Access to the site is from Decatur Boulevard and Lake Mead Boulevard. Both streets have been classified as 100-foot wide Primary Arterials by the Master Plan of Streets and Highways. The proposed use will be in addition to a proposed restaurant and will have negligible increase in traffic and parking to the site.

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

The proposed Beer/Wine/Cooler On-Sale Establishment will be subject to regular inspections by regulatory agencies for business licensing and will therefore not compromise the public health, safety and general welfare, or the overall objectives of the General Plan.

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

The proposed Beer/Wine/Cooler On-Sale Establishment meets all distance separation requirements per Title 19.12. Conditions of approval ensure conformance with all other minimum requirements for the use.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

NOTICES MAILED 897

APPROVALS 2

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-53436

Case Number: PRJ53367 APN: 138-24-703-002

Name of Property Owner: Lake Mead Decatur, LLP

Name of Applicant: Mariscos El Puerto, Inc.

Name of Representative: Keith A. Grimes

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: _____

Judd Abrams
Trustee of The Judd Steven Abrams Family Trust
General Partner

Signature of Property Owner: _____

Print Name: LAKE MEAD Decatur, LLLP

Subscribed and sworn before me

This _____ day of _____, 20____

See California Jurat attached

_____

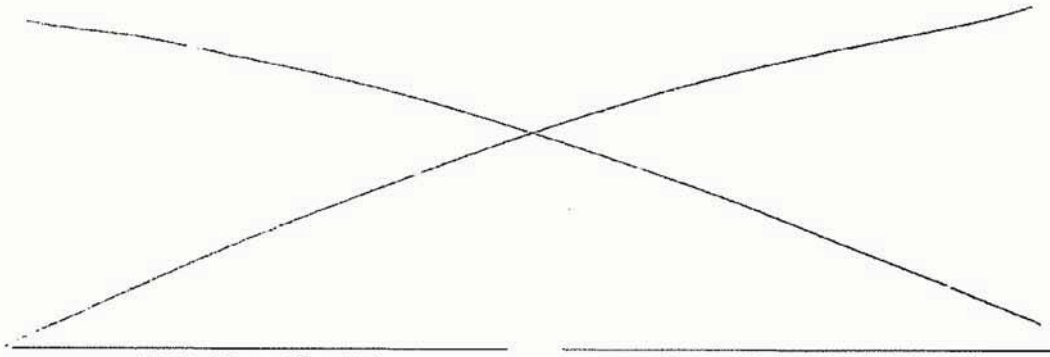
Notary Public in and for said County and State

PRJ-53367
03/26/14

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

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



Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me

on this 24th day of March, 2014,
Date Month Year

by

(1) Judi Abrams,
Name of Signer

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

(and

(2) _____,
Name of Signer

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

Signature _____
Signature of Notary Public

SHARON KENNEY
Commission # 1894305
Notary Public - California
Los Angeles County
My Comm. Expires Jul 29, 2014

Place Notary Seal Above

OPTIONAL

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

Further Description of Any Attached Document

Title or Type of Document: Statement of Financial Interest

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

RIGHT THUMBPRINT OF SIGNER #1	RIGHT THUMBPRINT OF SIGNER #2
Top of thumb here	Top of thumb here

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

Item #5910

SUP-53436

PRJ-53367
03/26/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Mariscos El Puerto Inc.

Project Address (Location) 1901 North Decatur Blvd., Las Vegas, NV 89108

Project Name Mariscos El Puerto Inc. **Proposed Use** Rest. w/Service Bar

Assessor's Parcel #(s) 138-24-703-002 **Ward #** 5

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

Commercial Square Footage 2632 Suite + 434 Patio **Floor Area Ratio** 28.2%

Gross Acres 7.42 **Lots/Units** _____ **Density** _____

Additional Information Location is an existing shopping center. Lot area is 323,152 Sq. Feet.

When calling Keith Grimes from Las Vegas the area code must be used.

PROPERTY OWNER Lake Mead Decatur LLLP **Contact** Judd Abrams

Address 26135 Mureau Road #200 **Phone:** (818) 880-1800 **Fax:** (818) 880-1801

City Calabasas **State** CA **Zip** 91302-3185

E-mail Address skenney@mallc.com

APPLICANT Mariscos El Puerto Inc. **Contact** Manuela Hernandez

Address 1901 N. Decatur Blvd. **Phone:** (702) 278-1765 **Fax:** _____

City Las Vegas **State** NV **Zip** 89108

E-mail Address _____

REPRESENTATIVE Keith A. Grimes & Assoc., LLC **Contact** Keith A. Grimes

Address 145 S. Moapa Valley Blvd, Ste. 4 **Phone:** (702) 397-6100 **Fax:** (702) 397-6101

City Overton **State** NV **Zip** 89040

E-mail Address keith@kagrimes.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* Manuela Hernandez

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

Print Name Manuela Hernandez for Mariscos El Puerto Inc.

Subscribed and sworn before me

This 25th day of March, 2014.

A Param

Notary Public in and for said County and State

ARU PARAM
Notary Public State of Nevada
No. 05-97384-1
My Appt. Exp. June 3, 2017

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-53436
Meeting Date:	05/13/14 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 Title 19 and Title 20.

PRJ-53367
03/26/14

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

Landlord's Approval of Special Use Permit to Install Service Bar

Case Number: PRJ53367

Property Address: 1901 North Decatur Blvd., Las Vegas, NV 89108

APN: 138-24-703-002

Name of Property Owner: Lake Mead Decatur, LLP

Address of Property Owner: C/of Maury Abrams, LLC
26135 Mureau Road, #200
Calabasas, CA 91302-3185

Name of Tenant: Mariscos El Puerto, Inc.

Name of Representative: Keith A. Grimes

The undersigned hereby approves the above named tenant's application for a special use permit to install a service bar in conjunction with a restaurant in the above named property.

Dated: 3.24.14

Signature of Property Owner: Judd Abrams
Trustee of The Judd Steven Abrams Family Trust
General Partner

Print name of Property Owner: Lake Mead Decatur, LLLP

Subscribed and sworn before me

this ____ day of _____, 20__,

See California Jurat attached

_____

Notary Public in an for _____ County, State of _____

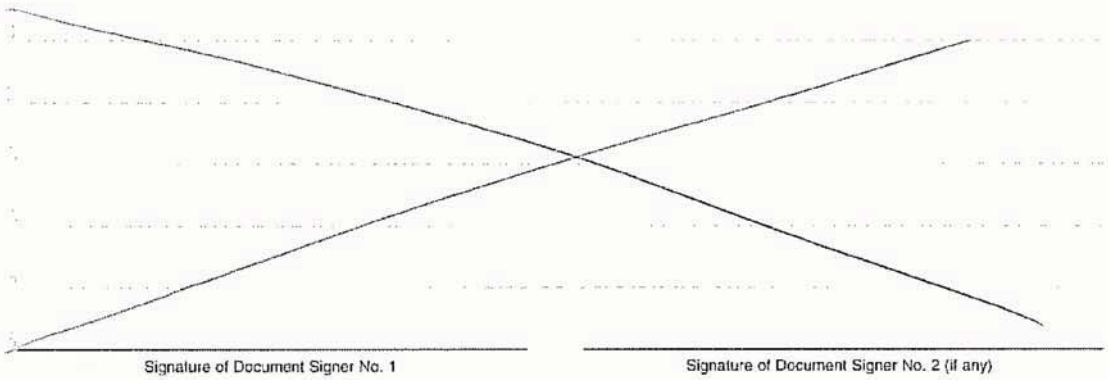
SUP-53436

PRJ-53367
03/26/14

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

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



Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me

on this 24th (Date) day of March (Month), 2014 (Year),

by

(1) Judd Abrams (Name of Signer),

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

(and

(2) _____ (Name of Signer),

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

SHARON KENNEY
Commission # 1894305
Notary Public - California
Los Angeles County
My Comm. Expires Jul 29, 2014

Place Notary Seal Above

Signature _____ (Signature of Notary Public)

OPTIONAL

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

RIGHT THUMBPRINT OF SIGNER #1	RIGHT THUMBPRINT OF SIGNER #2
Top of thumb here	Top of thumb here

Further Description of Any Attached Document

Title or Type of Document: Landlord's Approval of Special Use

Document Date: 3-24-14 Number of Pages: _____

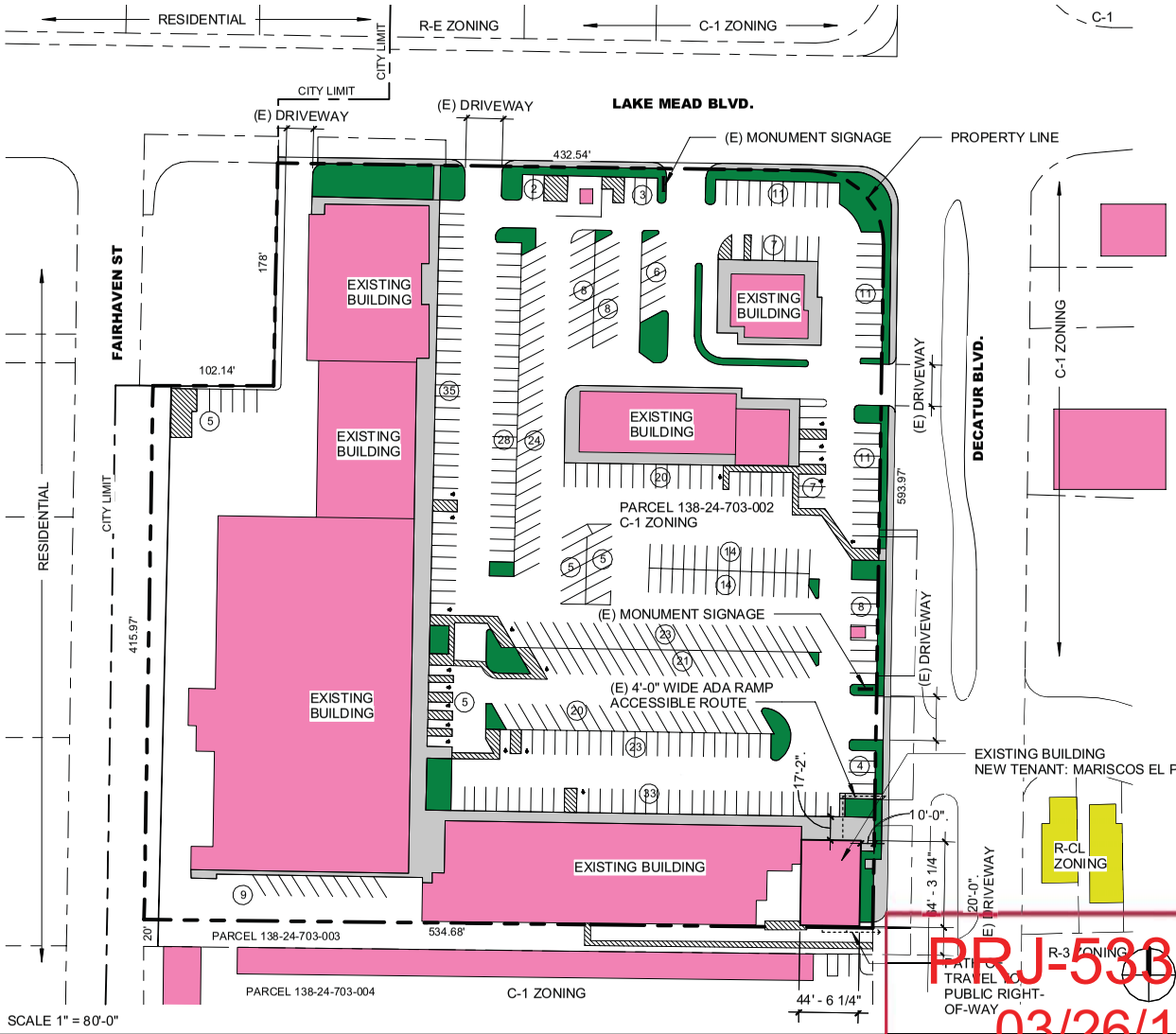
Signer(s) Other Than Named Above: _____

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

Item #5910

PRJ-53367
03/26/14

SUP-53436



SCALE 1" = 80'-0"

SITE DATA

PARCEL NO. 138-24-703-002
C-1 LIMITED COMMERCIAL
CONSTRUCTION YEAR 1980
LOT AREA 323,152 SQ. FT
LOT COVERAGE 28.2%

2,632 SQ. FT. SUITE (RESTAURANT)
434 SQ. FT. NEW PATIO

SITE PLAN USE: SHOPPING CENTER

PARKING REQUIREMENTS: 1 SPACE FOR EVERY 250 SQUARE FEET OF GROSS FLOOR AREA.

SIZE OF SHOPPING CENTER: 99,339 SQ. FT.

NUMBER OF REQUIRED PARKING SPACES: 398
NUMBER OF PROVIDED PARKING SPACES: 410 OF WHICH 12 ARE HANDICAP ACCESSIBLE.

VICINITY MAP

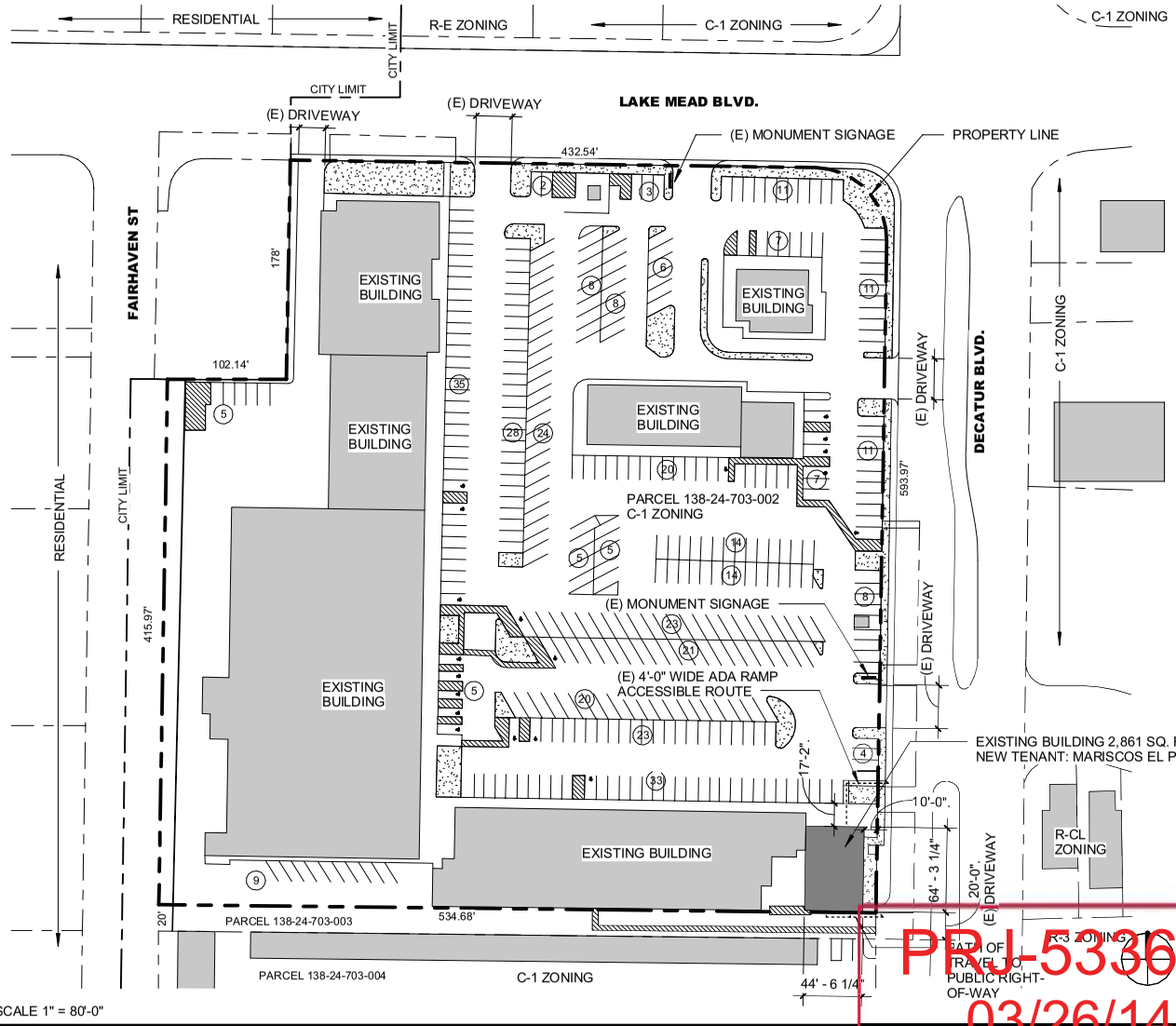
PRJ-53867
03/26/14

MARISCOS EL PUERTO
1901 N DECATUR BLVD, LAS VEGAS, NV
MARCH 21, 2014

SITE PLAN
As indicated

A102

SUP-53436



SCALE 1" = 80'-0"

SITE DATA

PARCEL NO. 138-24-703-002
C-1 LIMITED COMMERCIAL
CONSTRUCTION YEAR 1980
LOT AREA 323,152 SQ. FT
LOT COVERAGE 28.2%

2,632 SQ. FT. SUITE (RESTAURANT)
434 SQ. FT. NEW PATIO

SITE PLAN USE: SHOPPING CENTER

PARKING REQUIREMENTS: 1 SPACE FOR EVERY 250 SQUARE FEET OF GROSS FLOOR AREA.

SIZE OF SHOPPING CENTER: 99,339 SQ. FT.

NUMBER OF REQUIRED PARKING SPACES: 398
NUMBER OF PROVIDED PARKING SPACES: 410 OF WHICH 12 ARE HANDICAP ACCESSIBLE.

VICINITY MAP

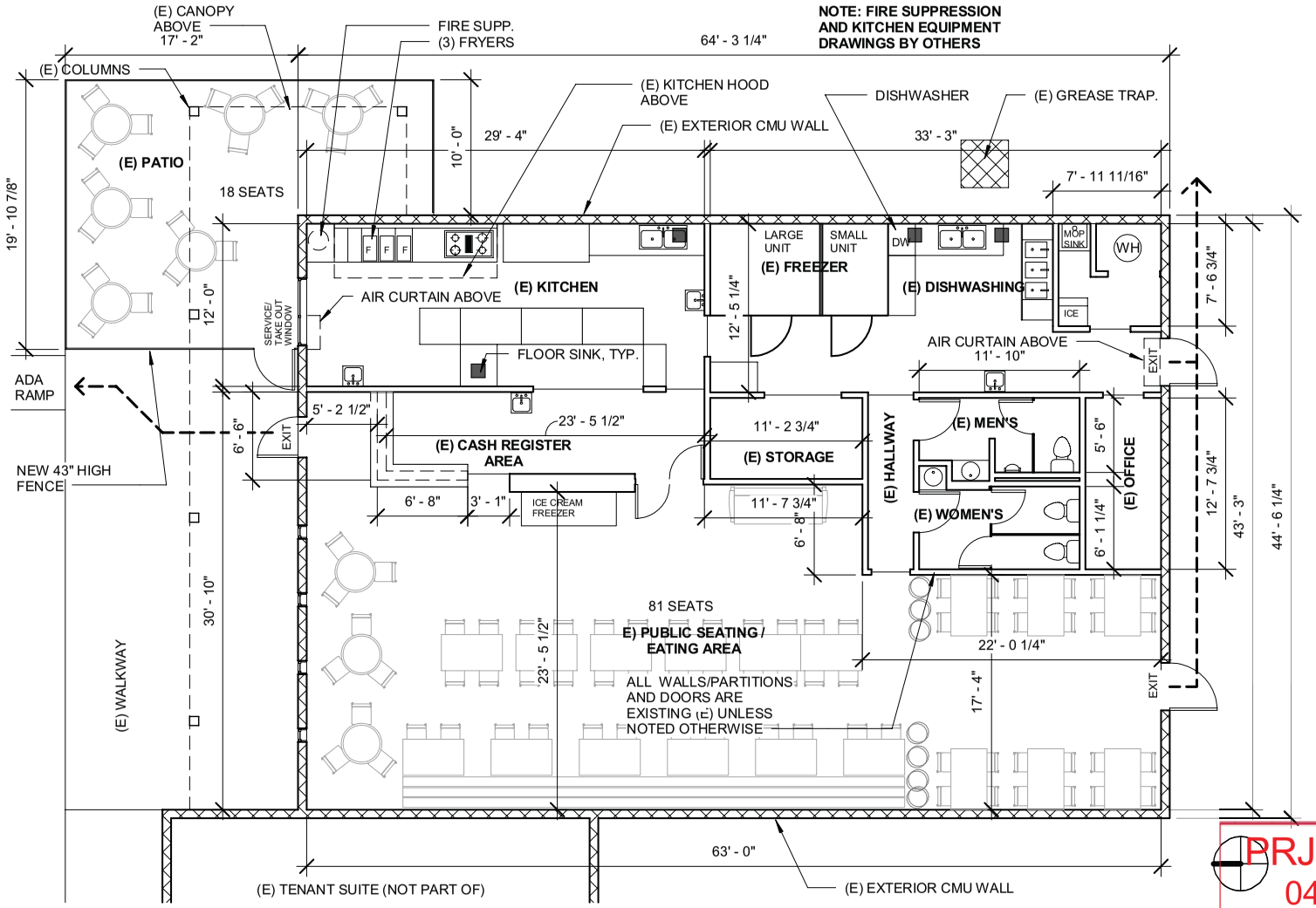
PBPJ-53367
03/26/14

MARISCOS EL PUERTO
1901 N DECATUR BLVD, LAS VEGAS, NV
MARCH 21, 2014

SITE PLAN
As indicated

A101

SUP-53436



PROJECT DATA
A-3 RESTAURANT (NO CHANGE IN OCCUPANCY)
PARCEL NO. 138-24-703-002
C-1 LIMITED COMMERCIAL ZONING
2,632 SQ. FT. SUITE (RESTAURANT)
434 SQ. FT. NEW PATIO

OCCUPANCY PER IBC				
ROOM	AREA	SQ. FT./OCCUPANT	OCCUPANT LOAD	SEATING CAPACITY PER PLAN
(E) MEN'S	64 SF			
(E) WOMEN'S	74 SF			
(E) HALLWAY	44 SF	15	2.93	
E) PUBLIC SEATING / EATING AREA	1401 SF	15	93.4	81
(E) PATIO	434 SF	15	28.93	18
(E) OFFICE	71 SF	100	0.71	
(E) CASH REGISTER AREA	145 SF	100	1.45	
(E) KITCHEN	355 SF	200	1.78	
(E) DISHWASHING	265 SF	200	1.33	
(E) STORAGE	68 SF	500	0.14	
(E) STORAGE	56 SF	500	0.11	
(E) FREEZER	89 SF	500	0.18	

ACTUAL OCCUPANT LOAD

PUBLIC AREA (HALLWAY, PUBLIC SEATING, PATIO):	99
OFFICE, CASH REGISTER:	3
KITCHEN, DISWASHING:	4
STORAGE, FREEZER:	1
MAX OCCUPANCY:	107

PRJ-53367
04/16/14

COMMON PATH OF TRAVEL TO PUBLIC RIGHT AWAY.
SEE SITE PLAN ON A101

MARISCOS EL PUERTO
1901 N DECATUR BLVD, LAS VEGAS, NV
APRIL 14, 2014

FLOOR PLAN
1/8" = 1'-0"

A103

SUP-53426

SUP-53436 [PRJ-53367] - APPLICANT: MARISCOS EL PUERTO, INC. - OWNER: LAKE MEAD DECATUR, LLP

1901 NORTH DECATUR BOULEVARD

04/03/2014

Mariscos El Puerto, Inc.

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

Re: **Justification Letter**
Property Address: 1901 North Decatur Blvd., Las Vegas, Nevada
Parcel No.: 138-24-703-002

This letter is written on behalf of Mariscos El Puerto Inc. (the Applicant) in support of a special use permit to operate a Mexican seafood restaurant with a service bar offering beer and wine to diners only. The facility previously housed a Thai restaurant that did not offer the sale of alcohol beverages.

Mariscos El Puerto will offer authentic, freshly prepared Mexican seafood dishes of the style typically served in the homes and restaurants of Baja California and the Northern Pacific Coast region of mainland Mexico. Beer and Wine will be offered to diners. Light entertainment, including various musical styles popular in Mexico will be offered. On weekends, entertainment will be live, as in the case of Ranchera (usually sung by one performer with a guitar), Corrido (narrative poetry, songs, or ballads), and Mariachi (folk ensembles offering a variety of music). During the week, recorded music will be provided. A dance floor will not be provided.

Mariscos El Puerto will immediately offer outside dining, and a take out window. In the future, the company also intends to offer delivery and catering services. However, these services will not be provided in the near future.

The facility is in Ward 5. Ricki Y. Barlow is the city councilman serving Ward 5. In a meeting with Councilman Barlow, the city councilman expressed qualified support for the project. Councilman Barlow's primary concern is that the primary use of the facility be for restaurant services, and that the sale of beer and wine be incidental to the operation of the restaurant. This use conforms completely to the owners' business plan.

ADDITIONAL INFORMATION REGARDING PROJECT

Subdivision Name: PT NE4 SE4 SEC 24 20 60

Applicant: Keith A. Grimes, COO (Operations)
Manuela Hernandez, President
Mariscos El Puerto Inc.
1901 N. Decatur Blvd.
Las Vegas, NV 89108

SUP-53436

PRJ-53367
03/26/14

Property Name: Lake Mead/Decatur Shopping Center

Property Location: Southwest corner of Lake Mead Blvd., and Decatur Blvd., Las Vegas, Nevada

Property Address: 1901 North Decatur Blvd., Las Vegas, Nevada 89108

Property Square Footage: 2,632 sq. ft. Suite
434 sq. ft. New Patio

Property Owner: Lake Mead Decatur LLLP
Maury Abrams LLC
26135 Mureau Rd #200
Calabasas, CA 91302-3185

No. of Employees: Management estimates there will be 8 employees on the day of opening, and that when fully operational, the project will employee 24 people.

No. of Residents: According to the property owner, approximately 51,000 cars pass the intersection of Decatur Blvd., and Lake Mead Blvd.

According to the Census Bureau, in 2010, Census Tract —NV003003420 had a population of 4,080. This area lies in an area bordered by Decatur Blvd. on the east, Lake Mead Blvd. on the south, Jones Blvd. on the west, and Carey Ave. on the north.

According to the Census Bureau, in 2010, Census Tract —NV003003423 had a population of 6,220. This area lies in an area bordered by Decatur Blvd., on the east, Vegas Drive on the south, Jones Blvd. on the west, and Lake Mead Blvd. on the north.

According to the Census Bureau, in 2010, Census Tract —NV003003428 had a population of 1,919. This area lies in an area bordered by Rancho Drive on the east, Lake Mead Blvd. on the south, Decatur Blvd. on the west, and Carey Ave. on the north.

According to the Census Bureau, in 2010, Census Tract —NV003003429 had a population of 5,076. This area lies

PRJ-53367
03/26/14

in an area bordered by Rancho Drive on the east, Vegas Drive on the south, Decatur Blvd. on the west, and Lake Mead Blvd., on the north.

The total population, in 2010, for the census tracts immediately surrounding the subject shopping center is 17,295.

According to the Census Bureau, in 2010, the population of Zip Code 89108 was 70,123.

Hours of Operation: Dining room: 10 a.m. to 11 p.m.
Take out window: 10 a.m. to 3 a.m.

Any existing similar uses owned or operated by the applicant and their location: None

Any required state licenses specific to the use requested: No

SUSTAINABILITY

Sustainability (if applicable – if yes, please explain)	Yes	No
Will this project participate in the City of Las Vegas Green Building Program? (Newly constructed buildings are eligible; find on the web at: http://www.lasvegasnevada.gov/sustaininglasvegas/default.htm.)	N/A	
Will this project be constructed to LEED or other equivalent standards?	N/A	
Will this project utilize alternative energy sources or water savings measures? (Examples: solar, wind, xeriscape)		✔
Is there connectivity to adjacent parcels? (Automobile or pedestrian)	✔	
Will the proposed project qualify as a walkable community (for Residential and Mixed Use projects only)? (Walkable communities allow residents to access community amenities needed to conduct routine activities of daily life within a ½ mile.)	✔	
Is the project using any means of sustainable construction? (Examples: Covered parking, light color palate, building orientation, etc.)		✔
Will this project meet the intent of the Urban Forestry Initiative? (Is there a landscape waiver requested that will result in the loss of tree canopy coverage?)	✔	

SUP-53436

PRJ-53367
03/26/14

Will the project provide any bicycle parking?	✔	
Will the project provide any electric vehicle recharging stations?		✔

Explanations relative to the above statement of sustainability are given below:

FINDINGS

(Please describe in detail how the project meets/supports existing City regulations for Determinations of Approval for applications per Title 19.18)

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

The above referenced property is in a shopping center. The current Land Uses in the shopping center pursuant to the General Plan include (a) retail (4), (b) tavern (1), (c) auto min. repair (1), (d) financial institution spc (1) , Retail B/W/C office (1), and restaurant (3).

Current tenants include (a) an office offering income tax services, (b) Five Star Tavern, (c) Dollar World, (d) Food 4 Less, (e) Hancock Fabrics, (f) Susie's Deals, (g) Little Ceasers, (h) Carl's Jr., and (i) a Panderia/Bakery. Numerous other businesses also occupy the site.

The property is zoned C-1, Limited Commercial, and the current Land Use pursuant to the General Plan is "Restaurant." The General Plan/Future Land Use is "Service Commercial."

The City of Las Vegas Bike Trail traverses Lake Mead Blvd. across Decatur Blvd., at the north end of the shopping center, less than 200 yards from the front entrance of the proposed restaurant facility. The company will install a permanent bike rack, and offer advertised weekly specials (i.e. free beverages and food) to patrons who arrive at the restaurant by bicycle.

Consistent with the Urban Forestry Initiative, the Company will plant two trees to replace two bushes removed from in front of a sign by previous tenants of the property. The bushes were removed from the south west side of the building. The canopy of the trees will be trimmed so as to be high enough to not unnecessarily obstruct the sign.

The property is in a mature neighborhood. Parking, including shared spaces, dedicated spaces, and handicapped spaces total 370 spaces. The number of parking spaces meets City Code requirements. Sidewalks are provided both at the street level, and in the shopping center proper. Pedestrians have easy access to the restaurant, and can be served through a pass through window, or in the restaurant's dining room. There is a transit stop less than 100 yards from the restaurant.

SUP-53436

PRJ-53367
03/26/14

This is not a mixed use facility, however, residents will have easy access to the restaurant, whether the arrive on foot, by bicycle, by bus, or by personal vehicle.

There is no established Neighborhood Association in this area.

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

The facility has previously contained a restaurant, and the shopping center currently provides similar services in a number of venues. The proposed use will not substantially change the type or intensity of the use of the center, or relative to the previous use of the facility.

3. The street or highway facilities proving access to the property are adequate in size to meet the requirements of the proposed use.

The subject shopping center is located at the southeast corner of Lake Mead Blvd., and Decatur Blvd, one of the busiest corners in the City of Las Vegas. There are two entrances to the shopping center from Lake Mead Blvd., and two additional entrances from Decatur Blvd.

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

The addition of beer and wine to the menu of the restaurant will not affect public health, the safety of the community or the welfare of the neighborhood in any significant way. Beer and wine will only be served in connection with the dining experience, and only by food servers.

Dated: 3-25-2014

Signed: Keith A Grimes

Keith A. Grimes, COO

SUP-53436

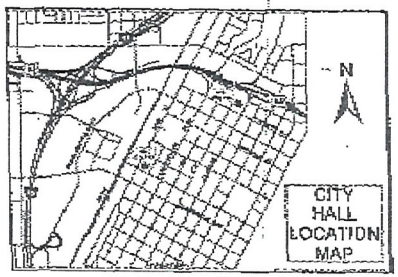
PRJ-53367
03/26/14

May. 2. 2014 2:30PM Management Office No. 8001 P. 2

#134

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

Return Service Requested
Official Notice of Public Hearing



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-53436 [PRJ-53367]
Planning Commission Meeting of 5/13/2014

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.46⁰
0004279218 MAY 01 2014
MAILED FROM ZIP CODE 89101

XXDE-02-14 LV NV 891XX

RECEIVED
MAY 5 2014
City of Las Vegas
Dept. of Planning

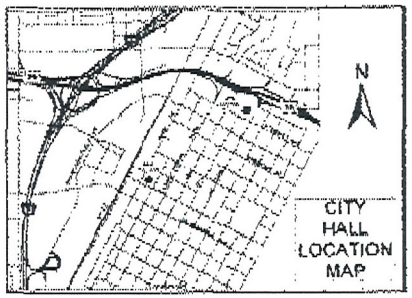
Case: SUP-53436
13824611060
2027 NORTH DECATUR L L C
2711 E SAHARA AVE
LAS VEGAS NV 89104-4119

45 DRDFN1 8814

05/03/2014 23:30 7026463243 JKCRITTENDEN PAGE 01

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

Return Service Requested
Official Notice of Public Hearing



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

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

Please use available blank space on card for your comments.

SUP-53436 [PRJ-53367]
Planning Commission Meeting of 5/13/2014

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.46⁰
0004279218 MAY 01 2014
MAILED FROM ZIP CODE 89101

RECEIVED
MAY 5 2014
City of Las Vegas
Dept. of Planning

Case: SUP-53436
13824710006
CRITTENDEN JACOB KEITH
6170 W LAKE MEAD BLVD
P M B 331
LAS VEGAS NV 89108-2661

53 DRDFN11 89108

#134

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: MAY 13, 2014

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

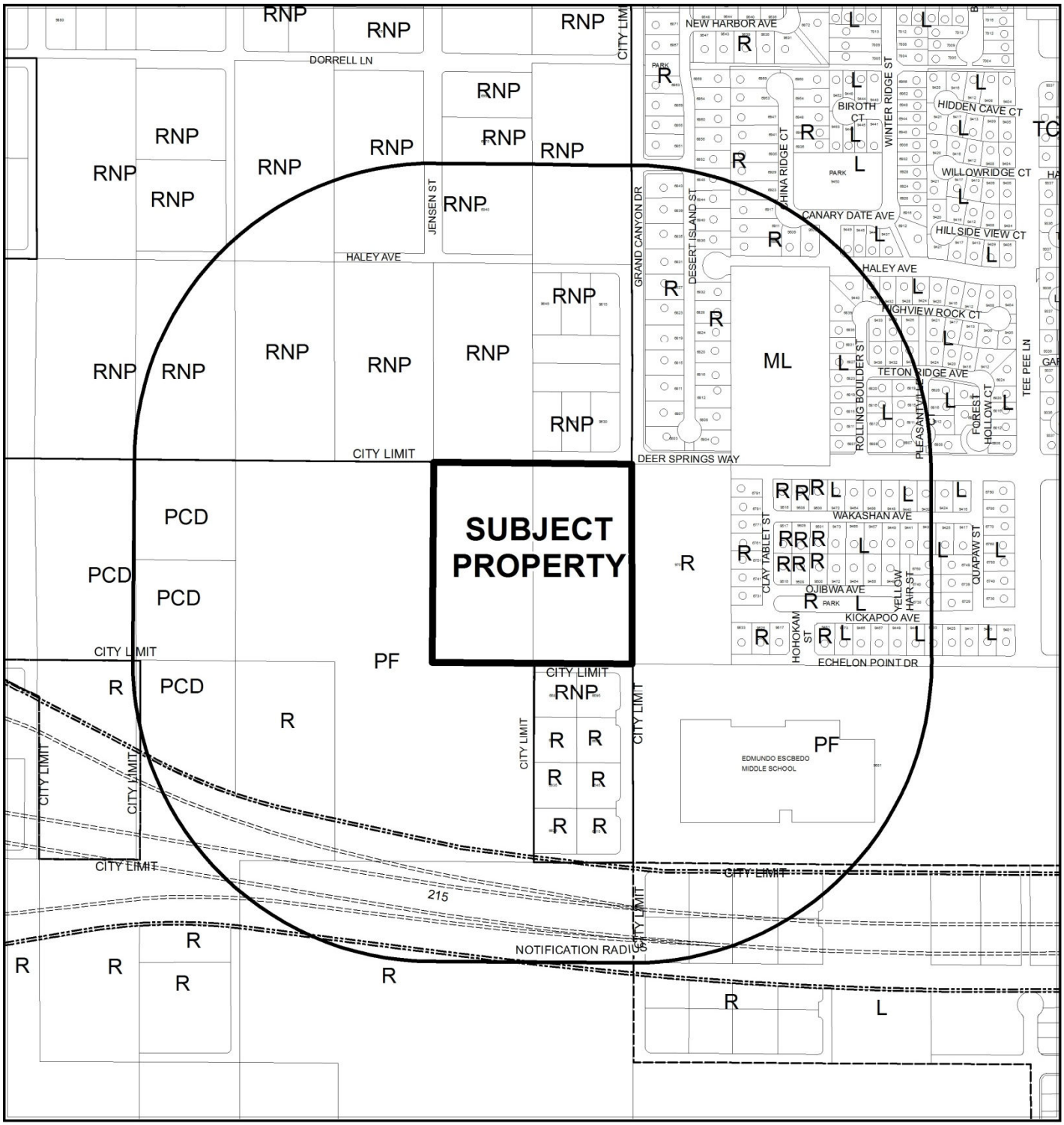
SUBJECT:
ABEYANCE - GPA-52116 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: G SPRING, LLC - For possible action on a request for a General Plan Amendment FROM: RNP (RURAL NEIGHBORHOOD PRESERVATION) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL) on 10.18 acres at the southwest corner of Deer Springs Way and Grand Canyon Drive (APNs 125-19-301-007 and 008), Ward 6 (Ross) [PRJ-52063]. Staff recommends DENIAL.

C.C.: 06/18/2014

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**6**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report - GPA-52116, ZON-52117, WVR-52169 and TMP-52119 [PRJ-52063]
3. Supporting Documentation - GPA-52116, ZON-52117, WVR-52169 and TMP-52119 [PRJ-52063]
4. Photos - GPA-52116, ZON-52117, WVR-52169 and TMP-52119 [PRJ-52063]
5. Justification Letter - GPA-52116, ZON-52117, WVR-52169 and TMP-52119 [PRJ-52063]
6. Protest Postcards - GPA-52116 and ZON-52117 [PRJ-52063]
7. Ecomments Received in Protest

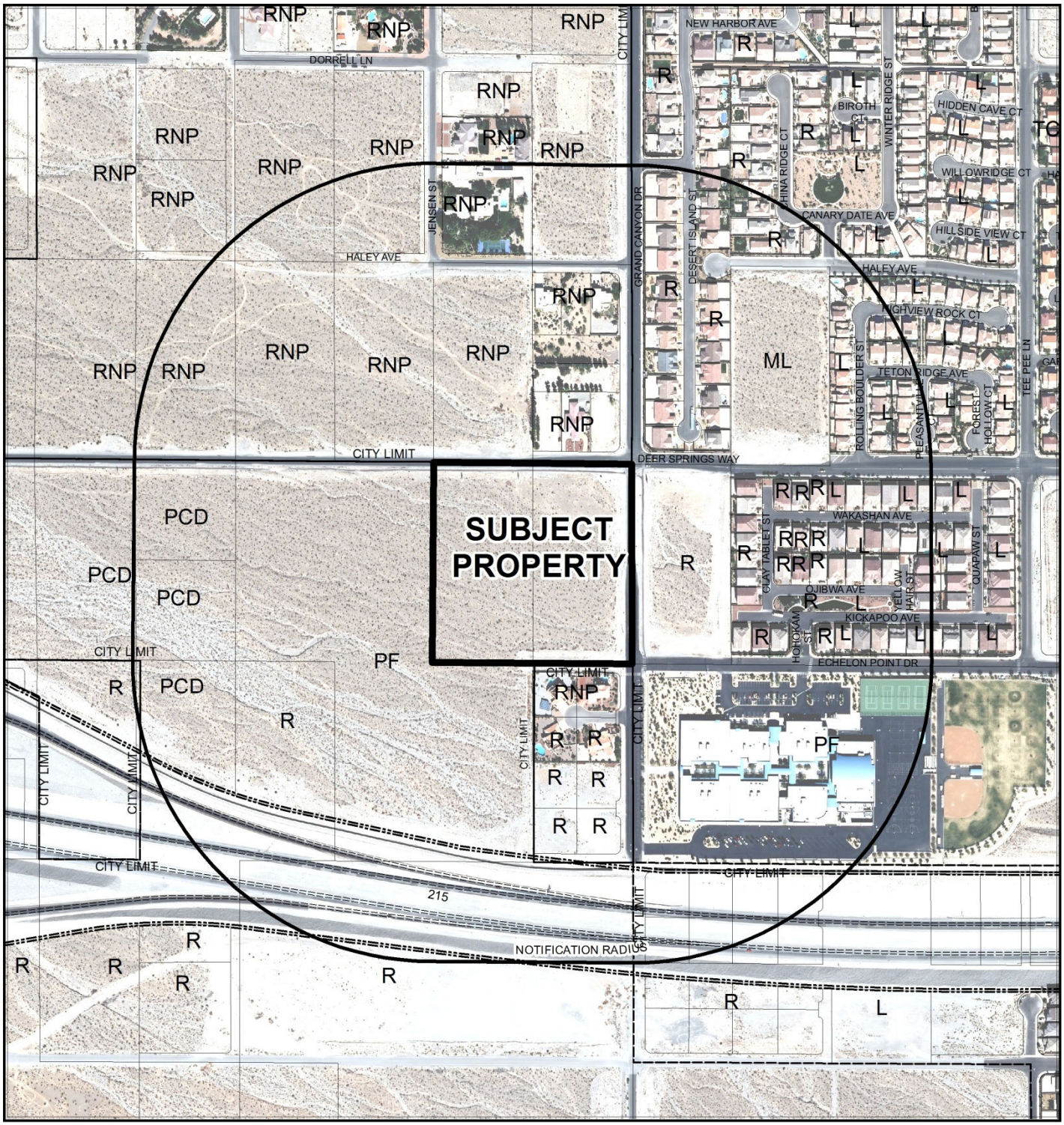


CASE: **GPA-52116 (PRJ-52063)**

RADIUS: 1000 FEET

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

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



0 400 800 Feet

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

RADIUS: 1000 FEET

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

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 13, 2014
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: RICHMOND AMERICAN HOMES - OWNER: G SPRING, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-52116	Staff recommends DENIAL.	
ZON-52117	Staff recommends DENIAL.	GPA-52116
WVR-52169	Staff recommends DENIAL, if approved subject to conditions:	GPA-52116 ZON-52169
TMP-52119	Staff recommends DENIAL, if approved subject to conditions:	GPA-52116 ZON-52169 WVR-52169

** CONDITIONS **

WVR-52169 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Tentative Map (TMP-52107) shall be required, if approved.

2. This approval shall be void four years from the date of final approval, unless a building permit has been issued for new construction. An Extension of Time may be filed for consideration by the City of Las Vegas.

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

Public Works

4. Vehicular movements at both residential streets intersecting Grand Canyon Drive may be limited in the future to right-in and right-out at the discretion of the City Traffic Engineer, if traffic patterns or accident histories develop that warrant the construction of a median island in Grand Canyon Drive.

TMP-52119 CONDITIONS

Planning

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

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

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

4. Special Use Permits (SUP-46572 and SUP-46573) and Site Development Plan Review (SDR-46570) are hereby expunged.

5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.

6. Installed landscaping shall not impede visibility of any traffic control device.

7. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

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

9. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions "CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

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

Public Works

11. Dedicate 40 feet of right-of-way adjacent to this site for Deer Springs Road, 40 feet for Grand Canyon Drive and 30 feet for Echelon Point Drive. Additionally, dedicate a 25 foot radius on the southwest corner of Deer Springs Road and Grand Canyon Drive and a 20 foot radius at the northwest corner of Grand Canyon Drive and Echelon Point Drive concurrent with the recordation of a Final Map for this site.

12. Construct half-street improvements on Deer Springs Road, Grand Canyon Drive and Echelon Point Drive, including appropriate transitions where legally able adjacent to this site concurrent with development of this site. In addition, If legally able, construct full width temporary pavement adjacent to the Grand Canyon Drive frontage of parcel 125-19-701-001 and the Deer Springs Way frontage of parcels 125-19-202-020, -021 and -022 unless already constructed

13. Unless otherwise allowed by the City Engineer, submit all required documentation and support materials to the Land Development Section of the Department of Building and Safety for a Bureau of Land Management (BLM) Grant application to obtain a grant (Sewer, Drainage, and Roadway) for the south side of Echelon Point Drive adjacent to this site on Assessor's Parcel # 125-19-301-006 prior to constructing improvements on the BLM parcel. Civil Plans may be approved without the grant being authorized; however no construction on Assessor's Parcel 125-19-301-006 may occur until the grant

is authorized by BLM and recorded by the Right-of-Way section of the Department of Operations and Maintenance. If the BLM Grant will be in the City's name, the City will submit the application to the BLM. If the BLM Grant will be I the developer's name, the developer must submit the BLM application to the City for review prior to submitting to BLM for authorization. If the BLM Grant application is submitted, but no activity has occurred toward obtaining the grant within one year of the submittal of the BLM application, the City will make best efforts to contact the applicant and request a project status report; however if a project status cannot be determined, the City may withdraw the grant application. If the City withdraws the application, a brand new grant application will be required when it is determined that efforts are being made toward obtaining the grant

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

15. Submit an Encroachment Agreement for landscaping and private improvements in the Deer Springs Way, Grand Canyon Drive, and Echelon Point Drive public rights-of-way prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

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

** STAFF REPORT **

PROJECT DESCRIPTION

The subject site contains 10.18 acres of undeveloped land and is located at the southwest corner of Deer Springs Way and Grand Canyon Drive. The application is for a General Plan Amendment, Rezoning and street intersection offset Waivers in conjunction with a proposed Tentative Map for a 40-lot single family residential subdivision. The General Plan Amendment will allow for a higher residential density than the two dwelling units per acre that is currently designated for this site. Since the last Planning Commission Meeting, the applicant has made a request to amend the General Plan Amendment and Rezoning application to reflect a change in the General Plan from RNP (Rural Neighborhood Preservation) land use designation to the L (Low Density Residential) land use designation and Rezoning from U (Undeveloped) [RNP (Rural Neighborhood Preservation) General Plan designation] to the R-1 (Single Family Residential). Consequently, the proposed subdivision has been redesigned and has resulted in a proposed 40-lot single family subdivision with two associated street intersection off-set Waivers. Staff is not in support of the proposed redesign, as it creates a street to nowhere or "orphan street." As such, staff recommends denial of the proposed Tentative Map and associated applications. If denied, the current zoning and land use designations will remain, and the site could not otherwise be developed except as currently designated.

ISSUES

- A General Plan Amendment is required to amend the Centennial Hills Sector Land Use Map from the RNP (Rural Neighborhood Preservation) land use designation to the L (Low Density Residential) land use designation.
- A Rezoning of the subject site from the U (Undeveloped) [RNP (Rural Neighborhood Preservation) General Plan designation] to the R-1 (Single Family Residential) zoning district is required.
- Approval of Waivers from Title 19.02.140 is required to allow the distance between street intersections to be 183 feet and 194 feet where 220 feet is the minimum required.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
02/07/07	The City Council approved an Annexation (ANX-12215) request of the property generally located north of Centennial Parkway between Shaumber Road and Fort Apache Road, including Centennial High School on the west side of Hualapai Way. The effective date was 02/16/07.

Related Relevant City Actions by P&D, Fire, Bldg., etc	
05/02/07	The City Council approved an Annexation (ANX-19561) request of the property generally located on the south side of Deer Springs Way approximately 290 feet west of Grand Canyon Drive. The effective date was 05/11/07.
10/25/07	The Planning Commission approved a request to Withdraw a General Plan Amendment (GPA-24352) from RNP (Rural Neighborhood Preservation) to L (Low Density Residential) on 10 acres at the southwest corner of Deer Springs Way and Grand Canyon Drive.
10/09/12	The Planning Commission approved a Special Use Permit (SUP-46572) request for a Private School, Secondary Use, a Special Use Permit (SUP-46573) request for a Private School, Primary Use and a Site Development Plan Review (SDR-46570) request for a 121,800 square-foot private school on 10.0 acres at the southwest corner of Deer Springs Way and Grand Canyon Drive. The land use entitlement expired on 10/9/14.
01/14/14	The Planning Commission voted to hold this item in abeyance to the 02/11/14 Planning Commission meeting at the request of the applicant.
02/11/14	The Planning Commission voted to hold this time in abeyance to the 03/11/14 Planning Commission meeting. The abeyance was requested by the Planning Commission.
03/11/14	The Planning Commission voted to hold this item in abeyance to the 04/08/14 Planning Commission meeting to allow for redesign of the site and to conduct a neighborhood meeting.
04/08/14	The Planning Commission voted to hold this item in abeyance to the 05/13/14 Planning Commission meeting to allow for redesign of the site.

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

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

Pre-Application Meeting	
11/20/13	A pre-application meeting was held with the applicant's designated representative and the points below were discussed. 1. Additional fire hydrants are needed at beginning of each street near along Grand Canyon Drive. 2. Private street signs in the proper color with the wording "privately maintained" are required on all private streets. 3. A flood control study is required. 4. A traffic study is needed to address the possible need for a bus turnout. 5. The development requirements for the R-CL (Single Family Compact-Lot) zoning district.

Neighborhood Meeting	
12/16/13	A neighborhood meeting was held at the Centennial Center Community Center located at 6601 North Buffalo Drive and the following concerns were noted: 1. That existing roads are not sufficient to handle additional traffic capacity. 2. The proposed lot sizes are too small. There was a request for minimum ½-acre lots. 3. The public questioned safety of the street off-set Waiver due proximity of and the traffic conditions created by the secondary school to the south of the site.
02/06/14	A neighborhood meeting was held at the Centennial Center Community Center located at 6601 North Buffalo Drive at 5:30 p.m. and the following concerns were noted: 1. That the proposed development has too many lots. 2. Overall, the attendee would support a zone change to R-1 (Single Family Residential) with a minimum lot size of 6,500 square feet. 3. There was opposition and support for direct vehicle access to Deer Springs Way. 4. There was a request that the site remain at two dwelling units per acre. 5. There was a request that no parking be allowed on the County side of Echelon Pointe Drive. 6. The public questioned safety of the street off-set Waiver due proximity of and the traffic conditions created by the secondary school to the south of the site.

Field Check	
12/05/13	A field check was conducted of the subject property, which revealed a vacant undeveloped lot.

Details of Application Request	
Site Area	
Gross Acres	10.18

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	RNP (Rural Neighborhood Preservation)	U (Undeveloped)
North	Undeveloped	RL (Residential Low) – Clark County	R-D [Suburban Estates Residential (3 Units per Acre)] – Clark County
South	Single Family, Detached	RNP (Rural Neighborhood Preservation) – Clark County	R-E [Rural Estates Residential (2 Units per Acre)] – Clark County
	Undeveloped	PF (Public Facilities)	U (Undeveloped)
East	Single Family, Detached	R (Rural Density Residential)	R-PD3 (Residential Planned Development – 3 Units per Acre)
West	Undeveloped	PF (Public Facilities)	U (Undeveloped)

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

DEVELOPMENT STANDARDS

Pursuant to 19.06.080, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	6,500 SF	6,628 SF	Y
Min. Lot Width	60 Feet	60 Feet	Y*

*The overall lot width of 60 feet is met, and the lots that fail to meet the 60-foot wide requirement are on cul-de-sacs or knuckles.

Standard	*Required/Allowed*	*Provided*	*Compliance*
Setbacks			
• Front	20 Feet	20 Feet	Y
• Side	5 Feet	5 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	15 Feet	10 Feet	Y
Min. Distance Between Buildings	10 Feet	15 Feet	Y
Max. Lot Coverage	50 %	N/A*	
Max. Building Height	2 Stories or 35 Feet		
Mech. Equipment	Screened		

*Lot coverage, building heights and equipment screening will be reviewed through the building permit process.

Existing Zoning	*Permitted Density*	*Units Allowed*
(Undeveloped) [RNP (Rural Neighborhood Preservation)]	2.0	5
Proposed Zoning	***Permitted Density***	***Units Proposed***
R-1 (Single Family Residential)	5.49	40

Existing General Plan	*Permitted Density*	*Units Allowed*
RNP (Rural Neighborhood Preservation)	2.0	5
Proposed General Plan	***Permitted Density***	***Units Allowed***
ML (Medium Low Density Residential)	5.49	55

Pursuant to Title 19.06.040 the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees: • North • East	 1 Tree / 30 Linear Feet 1 Tree / 30 Linear Feet	 21 Trees 16 Trees	 31Trees 18 Trees	 Y Y
TOTAL PERIMETER TREES		**37 Trees**	**49 Trees**	**Y**
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width • North • East	 6 Feet 6 Feet		 6 Feet 6 Feet	 Y Y
Wall Height	Maximum of 10 feet on perimeter		10 feet	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Deer Springs Way	Major Collector	Master Plan of Streets and Highways Map	38	N
Grand Canyon Drive	Major Collector	Master Plan of Streets and Highways Map	26	N

19.04.040 Connectivity			
Transportation Network Element		***# Links***	***# Nodes***
Internal Street		2	0
Intersection – Internal		0	0
Cul-de-sac Terminus		0	2
Intersection – External Street or Stub Terminus		0	0
Intersection – Stub Terminus w/ Temporary Turn Around Easements		0	0
Non-Vehicular Path - Unrestricted		1	0
Total		3	2
	Required	***Provided***	
Connectivity Ratio (Links / Nodes):	**1.30**	**1.5**	

Pursuant to Title 19.12 the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Single Family, Detached	40 units	2 spaces per unit	80				
TOTAL SPACES REQUIRED			80		80		80*
Regular and Handicap Spaces Required			80	0		N/A	

*The minimum parking requirement to be satisfied by garage and/or driveway parking.

Waivers		
Requirement	***Request***	***Staff Recommendation***
Any intersection of any street that provides external access from a subdivision to any existing or planned street abutting the subdivision which has a right-of-way sixty feet or more shall be offset from any other intersection by at least 220 feet.	Allow an intersection offset of 183-foot where 220 feet is the minimum required.	Denial
Any intersection of any street that provides external access from a subdivision to any existing or planned street abutting the subdivision which has a right-of-way sixty feet or more shall be offset from any other intersection by at least 220 feet.	Allow an intersection offset of 194-foot where 220 feet is the minimum required.	Denial

ANALYSIS

This development is designed in a manner consistent with the L (Low Density Residential) land use designation and development standards of Title 19.06.070 for the R-1 (Single Family Residential) zoning district; however, two Waivers from Title 19.02.140 street intersection offset standard are required. The requested Waivers will allow the northern and southern most external street to be offset 183 feet and 194 feet, respectively, from a street center line where 220 feet is the minimum required by code.

Public Works also expressed concern regarding the requested intersection offset Waiver. A Condition of Approval was added for the possible restriction of the ingress and egress on the northern most residential street on Grand Canyon Drive at the discretion of the City Traffic Engineer from the subdivision should any issue arise from the requested Waiver.

Additionally, staff has expressed concern that Echelon Point Drive, west of Grand Canyon Drive will become a nuisance street. Currently, the Las Vegas Valley Water District (LVVWD) has a perpetual Bureau of Land Management (BLM) grant over the area where Echelon Point Drive would normally continue west. Although, LVVWD plans are preliminary, Echelon Pointe Drive will not continue west when LVVWD's site is developed. There are several streets throughout the valley that fail to connect to a viable use or to the existing street grid. These orphan or nuisance streets can become an incubator for questionable behavior, as these streets do not serve any public purpose.

Public Works has noted that the revised Tentative Map does not utilize Echelon Point Drive for access nor are homes proposed to front along Echelon Point Drive. Due to issues the City has had with public streets that do not serve a public purpose, Public Works recommends the site be redesigned such that both residential streets could take access off Echelon; thereby, preventing Echelon Pint Drive from becoming an orphan street.

As revised, the project will have a density of 3.96 dwelling units per acre, which is a 98 percent density increase from what is currently allowed. A land use designation of R (Rural Density Residential) would be a better density transition from the existing RL (Residential Low) land use designated properties to the north, RNP (Rural Neighborhood Preservation) and PF (Public Facilities) land use designated properties to the south. In addition, R (Rural Density Residential) matches the land use designation of the property to the east and allows densities of up to 3.59 dwelling units per acre.

The proposed lot sizes and widths meet the minimum requirements for the R-1 (Single Family Residential) zoning district. Lot sizes range from 6,628 square feet to 8,933 square feet with lot width ranging from 60 feet to 67 feet. No comments will be made on the proposed residential structures, as no building models were submitted for public review. Should any proposed structure not comply with the minimum zoning requirements for the R-1 (Single Family Residential) zoning district said structure will require an approved variance, deviation or waiver prior to construction.

The Clark County School District expressed opposition to the increased density of the new development, as the existing public primary and secondary schools in the area are near or over capacity with no additional schools planned for the area. Bozarth Elementary is at 138 percent capacity, Escobedo Middle School is at 73 percent capacity and Centennial High School is at 116 percent of capacity.

Citizens that attended the required neighborhood meeting also expressed opposition to this project. Negative comments were expressed pertaining to the proposed lot size, and attendees questioned if existing roads have the ability to handle increased capacity. Additional safety concerns were also raised about the requested street offset Waiver with regard to proximity to the public primary school (Edmundo Escbedo Middle School) and the location of the offset street on Grand Canyon Drive.

There are no trails or other overlay districts that coincide with the site; however, there is a proposed Equestrian Trail that is located adjacent to the property. The trail runs along the north side of Deer Springs and the east side Grand Canyon Drive.

The submitted east/west cross sections depict maximum natural grade greater than 2% across this site. Per the Tables in Subdivision Code 19.06.070, a development with natural slope greater than 2% is allowed a maximum six-foot retaining wall. Two-foot retaining walls are shown in the east/west cross section and are proposed on the east and west property lines. The proposed wall meets the minimum requirements for Perimeter and Retaining Walls per Title 19.06.070.

The submitted north/south cross section depicts maximum natural grade that is less than 2% across this site. Per the Tables in Subdivision Code 19.06.070 a development with natural slope less than or equal to 2%, is allowed a maximum four-foot retaining wall. The north property line shows a two-foot retaining wall and the south property line does not show a retaining wall. The proposed wall meets the minimum requirements for Perimeter and Retaining Walls per Title 19.06.070.

In summation, the proposed project overbuilds the existing site, overburdens the neighboring sites and creates a nuisance street that fails to serve any public purpose. The unsuitability of this project is reinforced by the requested intersection street offset Waivers and the overcrowding of the existing public schools. This project will create an inconsistent land use density in the area. For these reasons, staff recommends denial of this project.

FINDINGS (GPA-52116)

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

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

The proposed L (Low Density Residential) land use designation is not compatible with the surrounding land uses. Reasons for non-compatibility are the existing properties to the north have a land use density [RL (Residential Low)] that allows three dwelling units to the acre, property to the south is [RPN (Rural Neighborhood Preservation)] that allows up to 2 dwelling units per acre and PF (Public Facilities). Properties to the east have the land use designation [R (Rural Density)] that allow up to 3.59 dwelling unit per acre and the property to the west has the land use designation of PF (Public Facilities).

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

The proposed Rezoning to the R-1 (Single Family Residential) zoning district will allow significantly smaller lots (approximately 1/6 of an acre) than any of the surrounding zoning districts. The zoning districts to the north and east allow lot sizes of about 1/3 of an acre and the zoning district to the south allows for lot sizes approximately ½ acre in size. This development is not compatible with the neighboring properties.

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

The site has direct access to Deer Springs Way (an 80-foot right-of-way) and Grand Canyon Drive (an 80-foot right of way), streets that are designed to handle volume of traffic associated with residential development. However, attendees at the neighborhood meeting had expressed concern that the existing roadways may not be able to handle the additional traffic resulting from the project. Echelon Point Drive is the southern street adjacent to this development; however, it does not connect the proposed subdivision to the existing street grid or another development, thus creating a nuisance street to nowhere.

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

4. **The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

The proposed development is not subject to any other plans and is in compliance with additional policies.

FINDINGS (ZON-52117)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. The proposal conforms to the General Plan.

The proposed Rezoning to the R-1 (Single Family Residential) zoning district is within the allowable density range of the proposed L (Low Density Residential) General Plan designation.

2. The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.

Although limited by the density restrictions of the General Plan, the higher densities allowed by the R-1 zoning district would not be compatible with the low and rural densities established on neighboring properties and has the potential of being a being an island of density.

3. Growth and development factors in the community indicate the need for or appropriateness of the rezoning.

This undeveloped property is appropriate for residential development, as it is surrounded by developed single-family homes or undeveloped parcels; however, the proposed development fails to meet the Las Vegas 2020 Master Plan Objective 3.2. "To ensure that rural preservation areas with distinctive rural residential character are preserved and buffered from surrounding higher density development, in accordance with the Nevada Revised Statutes." The proposed rezoning to R-1 (Single Family Residential) would not allow for the necessary transition from lower to higher densities in this area of the city.

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

The proposed development has access to Deer Springs Way (an 80-foot Major Collector) and Grand Canyon Drive (80-foot Major Collector). Both streets provide adequate capacity to easily accommodate the proposed development; however, should traffic issues arise in the future a condition of approval has been added by Public Works to restrict circulation patterns along Grand Canyon Drive. It should be noted that there is a concern for a number of streets being created that fail to connect to a use or back to the existing street grid like Echelon Point Drive.

FINDINGS (WVR-52169)

The proposed street intersection offset Waivers are too close to in proximity to Major Collectors that may result in future traffic conflicts. Staff recommends denial of the Waiver.

FINDINGS (TMP-52119)

The proposed Tentative Map conforms to Title 19.06.070 design standards for R-1 (Single Family Residential); however the proposed density and lot configuration is too intense for this location. Additionally, this design has made Echelon Pint Drive an orphan street, as this section of street is unlikely to connect to another use or the city's street grid. For these reasons, staff recommends denial of this application.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 26

NOTICES MAILED 128

APPROVALS 0

PROTESTS 6 [GPA-52116 & TMP-52119]
5 [ZON-52117]
6 [WVR-52169]

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: G Spring, LLC

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: K. T. Roohani

Print Name: KHUSROW ROOHANI

Subscribed and sworn before me

This 18th day of October, 2013

Dorothy Grace Shoen

Notary Public in and for said County and State

DOROTHY GRACE SHOEN
Notary Public State of Nevada
No. 96-5387-1
My Appt. Exp. Dec. 2, 2016

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) Deer Springs/Grand Canyon

Project Name Connor Hills **Proposed Use** _____

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

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

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

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

Additional Information _____

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

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

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

E-mail Address _____

APPLICANT Richmond American Homes **Contact** Brian Walsh

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

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

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

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

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

E-mail Address cpeltier@shg-inc.com

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

Property Owner Signature* _____

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

Print Name KHUSROW RAOHANI

Subscribed and sworn before me

This 18th day of October, 20 13.

Dorothy Grace Shoen

Notary Public in and for said County and State

DOROTHY GRACE SHOEN
Notary Public State of Nevada
No. 96-5387-1
My Appt. Exp. Dec. 2, 2016

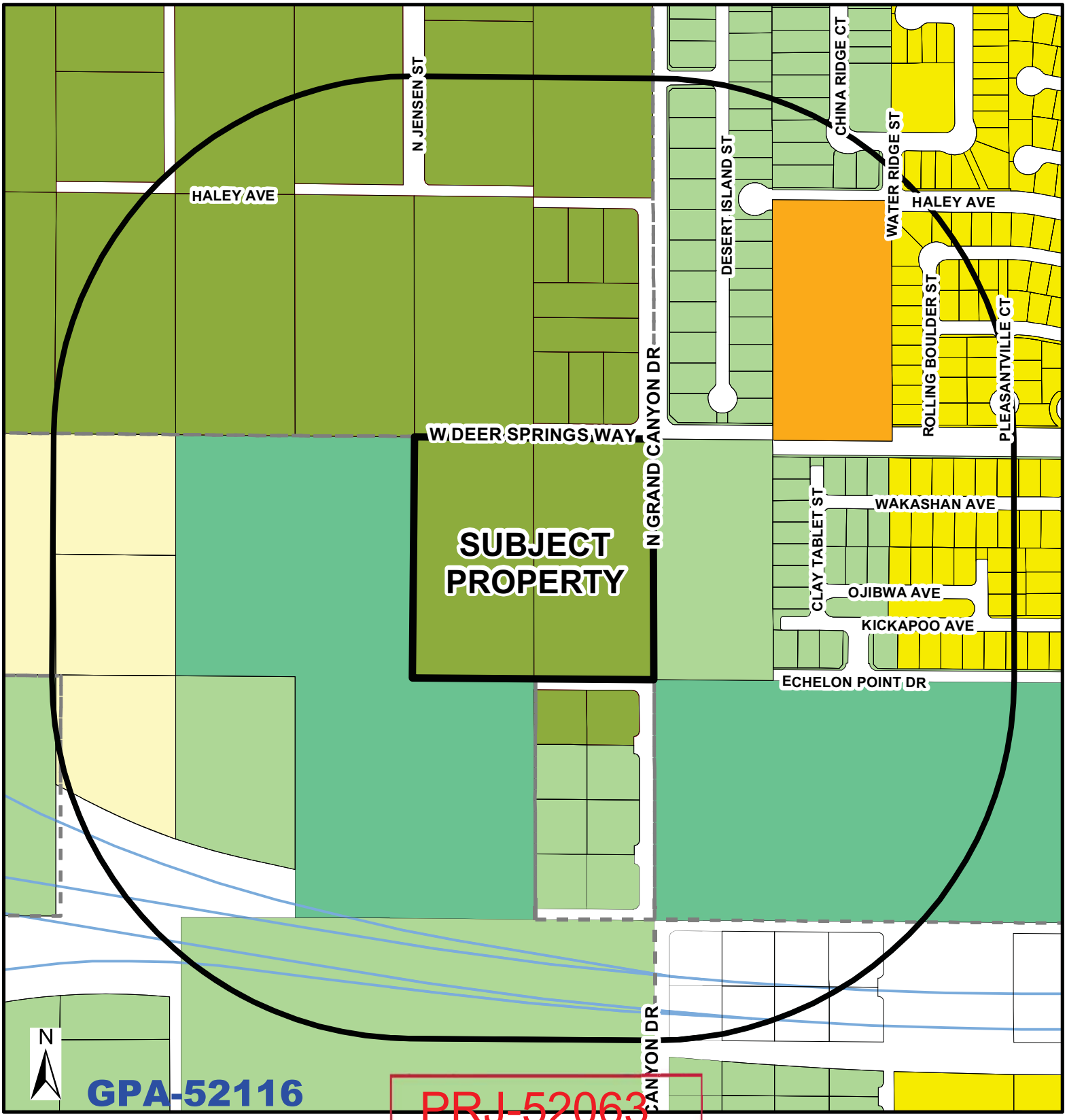
FOR DEPARTMENT USE ONLY

Case #	GPA-52116
Meeting Date:	01/14/14 PC
Total Fee:	
Date Received:*	
Received By:	

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

Revised 10/27/08

GPA-52116



PRJ-52063
05/05/14

General Plan Amendment

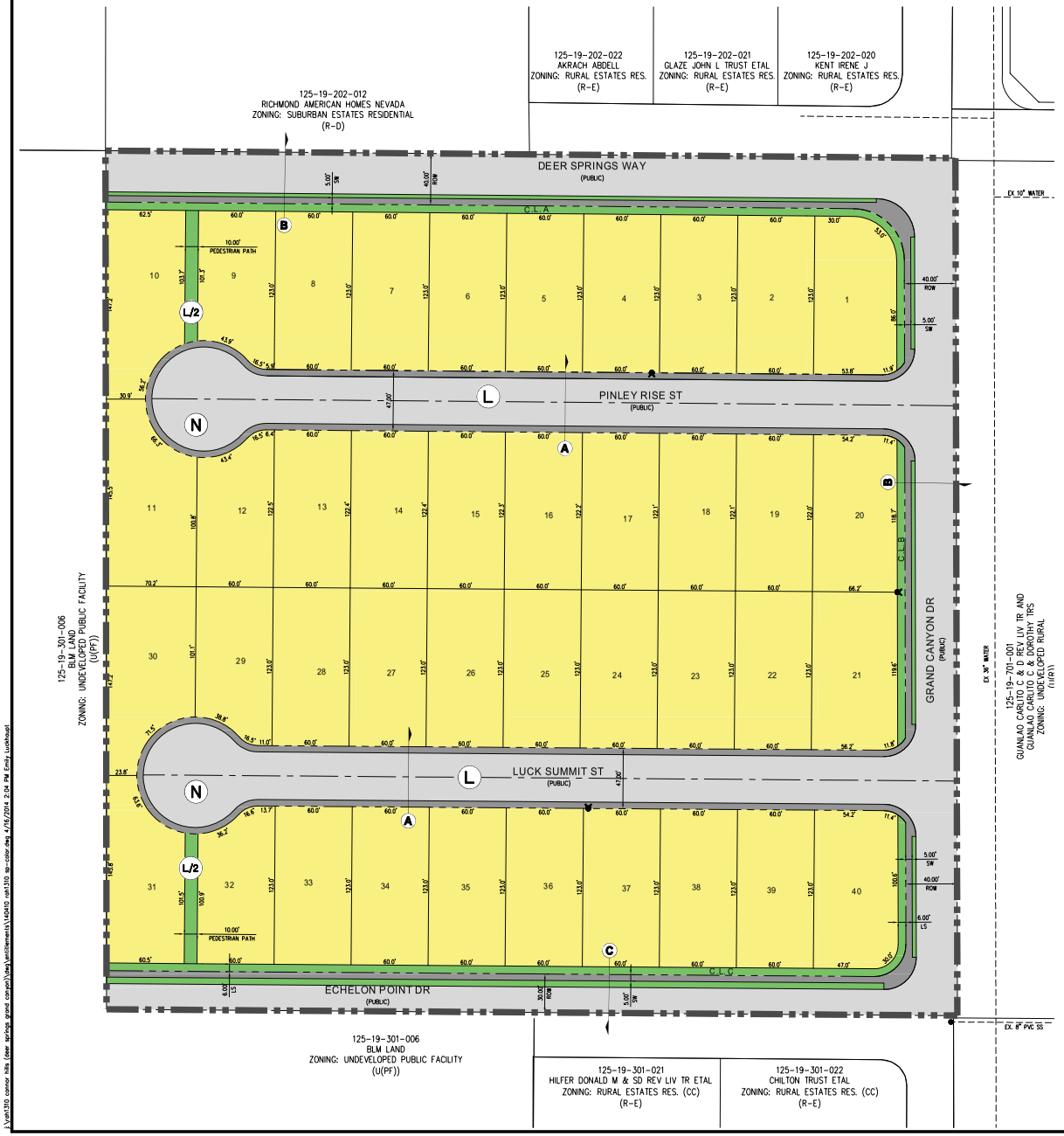
FROM RNP TO ML

- 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
- UMD - 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

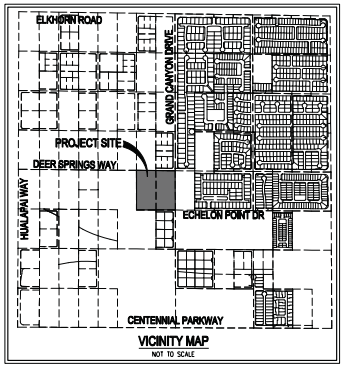
Date: Monday, May 05, 2014



RICHMOND AMERICAN HOMES

SITE PLAN FOR CONNOR HILLS

A SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-19-301-007 & 008

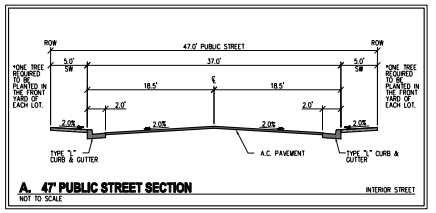


VICINITY MAP
NOT TO SCALE

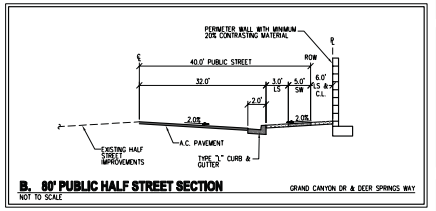
N

SCALE - 1"=40' 0 40 80 FEET

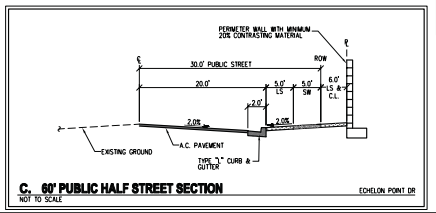
LEGEND
- BOUNDARY LINE
- ROADWAY CENTERLINE
- EASEMENT
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT (EP)
- EXISTING CONTOUR (5-FT)



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



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



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

PROJECT INFORMATION

EXISTING ZONING:	U
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	10.13 AC
ACREAGE (NET):	6.9 AC
TOTAL DWELLING UNITS:	40
TYP. LOT SIZE:	60' x 123'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	6,626 SQFT
MAX. LOT SQFT	8,933 SQFT
DENSITY (NET ACREAGE):	3.95 DU/AC
MAX. LOT COVERAGE:	52%

CONNECTIVITY

N NODES = 2
L LINKS = 2
LP LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1
MINIMUM CONNECTIVITY RATIO IN R-CL = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 3/2
CONNECTIVITY INDEX = 1.5

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS

40 UNITS X 250 GPD/UNITS = 10,000 GPD
TOTAL AVERAGE CONTRIBUTION = 10,000 GPD = 0.0100 MGD
TOTAL PEAK FLOW = 0.0100 MGD X 4.07 (PEAK FACTOR)
= 0.041 MGD

UTILITY SERVICES BY

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

OWNERS

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

DEVELOPER

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

ENGINEER

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

LEGAL DESCRIPTION

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

SETBACKS

R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT 20'
REAR 15'
SIDE 5' TO PLANE-OFFSET/OVERHANG
CORNER 15'

PRJ-52063
3/04/16/14

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

CONNOR HILLS

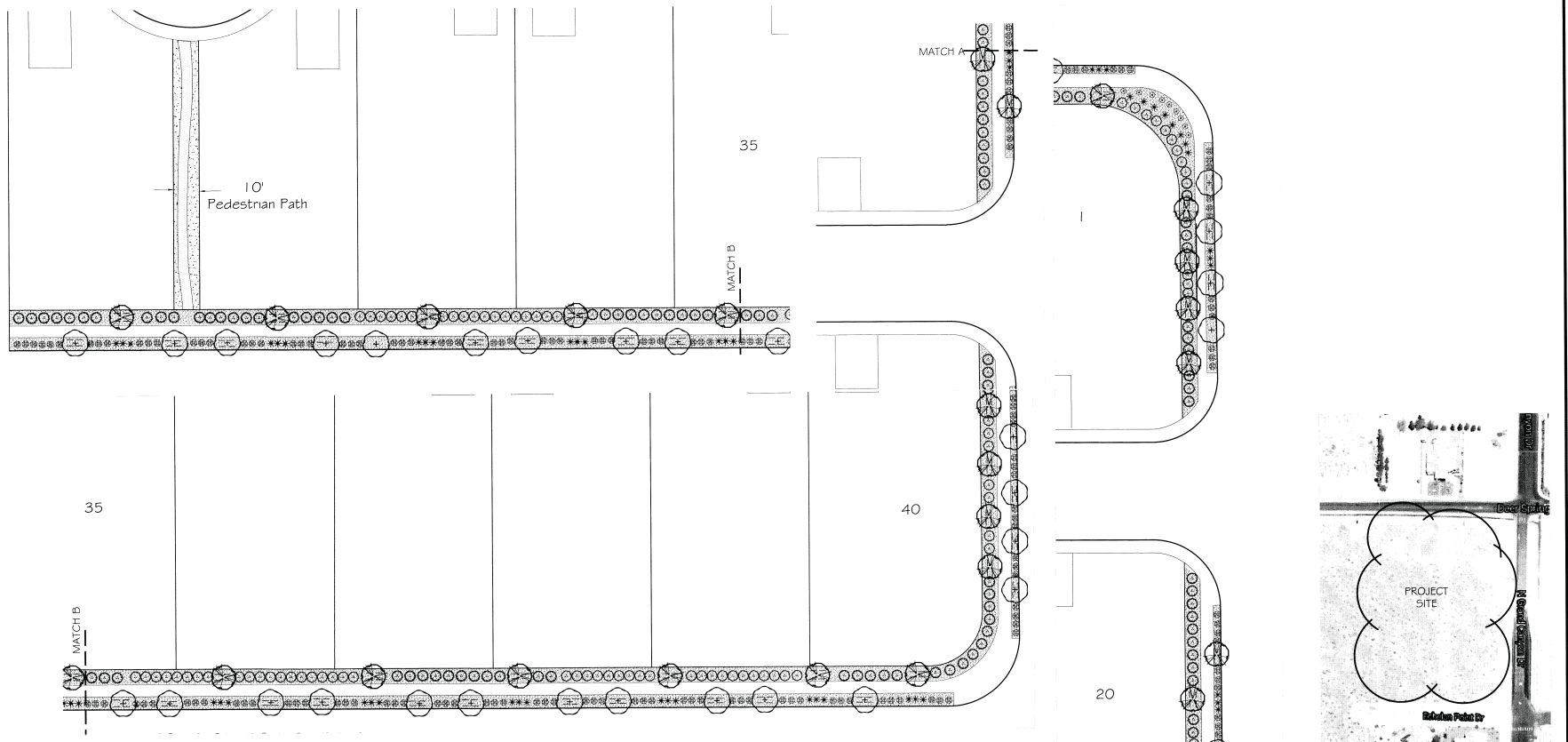
SITE PLAN

DATE: 4/15/14
DRAFTER: EML
DESIGNER: IG
CHECKED: TJS
PROJECT NO.
RAH1310

SP-1
SHEET 1 OF 1

J:\rah1310 connor hills (deer springs grand canyon)\dwg\entitlements\rah1310 sp-color.dwg 4/16/2014 2:04 PM Emily Luckhaupt

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



PLANT SCHEDULE ECHELON

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT
	11	Pistacia chinensis	Chinese Pistache	24"box
+	20	Robinia ambigua `Purple Robe`	Purple Robe Locust	24"box
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**
	56	Cassia artemisioides	Feathery Cassia	5 gal
	33	Hesperaloe parviflora	Red Yucca	5 gal
	58	Leucophyllum laevigatum	Chihuahuan Sage	5 gal
	99	Rosmarinus officinalis `Huntington Carpet`	Huntington Carpet Rosemary	5 gal

LEGEND NOTES - ECHELON POINT

3/4" Vista Gold Rock @ 2" depth (55 tons)	6610 sf
2" - 4" Vista Gold Cobble (10 tons)	620 sf
1/4" Vista Gold DG (3 tons)	415 sf
Root Barrier - box size +2' ea. side of tree within 5' of curb, walk or structures	62 ea

PLANT SCHEDULE GRAND CANYON

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT
	14	Pistacia chinensis	Chinese Pistache	24"box
+	12	Robinia ambigua `Purple Robe`	Purple Robe Locust	24"box
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**
	40	Cassia artemisioides	Feathery Cassia	5 gal
	15	Hesperaloe parviflora	Red Yucca	5 gal
	28	Leucophyllum laevigatum	Chihuahuan Sage	5 gal
	64	Rosmarinus officinalis `Huntington Carpet`	Huntington Carpet Rosemary	5 gal

LEGEND NOTES - GRAND CANYON

3/4" Vista Gold Rock @ 2" depth (31 tons)	3700 sf
Root Barrier - box size +2' ea. side of tree within 5' of curb, walk or structures	52 ea

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

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

CERTIFIED TRADE CONTRACTOR

PRJ-52063
04/16/14

Alpha Landscapes, LLC
4270 W. PATRICK LANE
LAS VEGAS, NV 89118
PH: (702) 214-8900 - FAX: (702) 214-8901
Copyright 2014 ALS - www.alphalandscapes.com

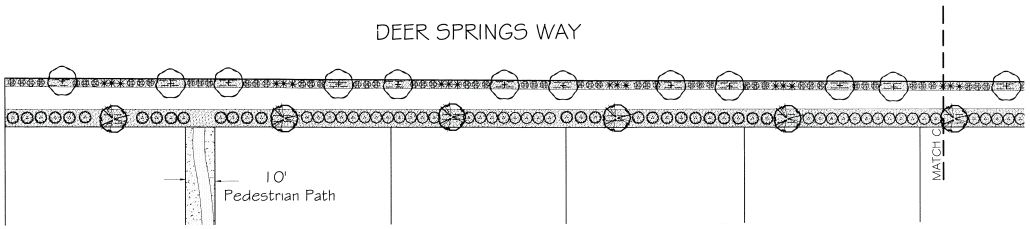
REVISIONS

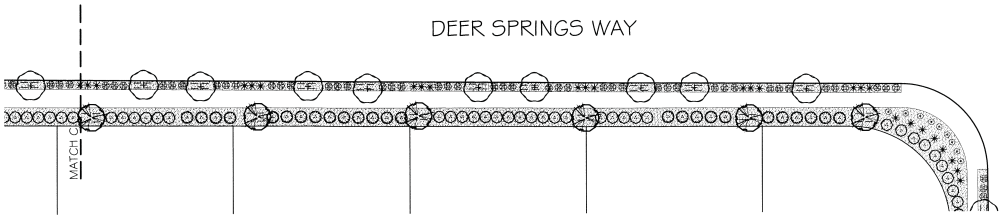
PROJECT
CONNER HILLS
COMMON LOTS

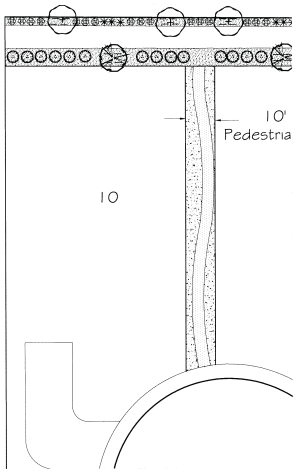
CLIENT
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DRIVE
LAS VEGAS, NV 89139

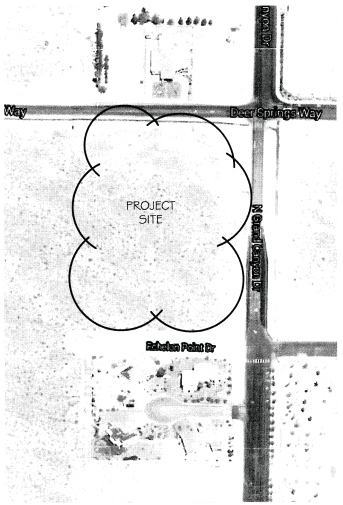
SHEET TITLE: STREETSCAPE
PROJECT NO.:
DRAWN BY: CK
CHECKED BY:
DATE: 11-26-13;4-16-14
L1.01
SHEET OF SHEETS

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

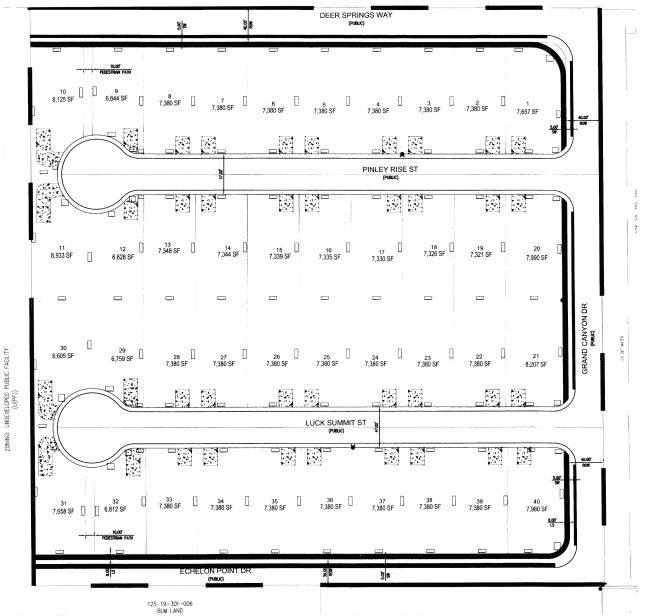


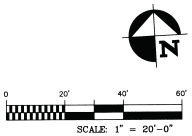






	11	Pistacia chinensis	Chinese Pistache	24"box
	20	Robinia ambigua `Purple Robe`	Purple Robe Locust	24"box
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT
	52	Cassia artemisioides	Feathery Cassia	5 gal
	41	Hesperaloe parviflora	Red Yucca	5 gal
	64	Leucophyllum laevigatum	Chihuahuan Sage	5 gal
	97	Rosmarinus officinalis `Huntington Carpet`	Huntington Carpet Rosemary	5 gal
	9	Teucrium chamaedrys	Germander	5 gal





LEGEND NOTES - DEER SPRINGS

	3/4" Vista Gold Rock @ 2" depth (50 tons)	5950 sf
	2" - 4" Vista Gold Cobble (10 tons)	620 sf
	1/4" Vista Gold DG (3 tons)	415 sf
	Root Barrier - box size +2' ea. side of tree within 5' of curb, walk or structures	62 ea

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

Alpha Landscapes, LLC
4230 W. Eagle Ave. Suite 100
Las Vegas, NV 89139
PH: (702) 214-8000 * FAX: (702) 214-8001
www.AlphaLandscapeLV.com
Copyright 2013 ALS

REVISIONS

PROJECT
CONNER HILLS
COMMON LOTS

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

SHEET TITLE:
STREETSCAPE

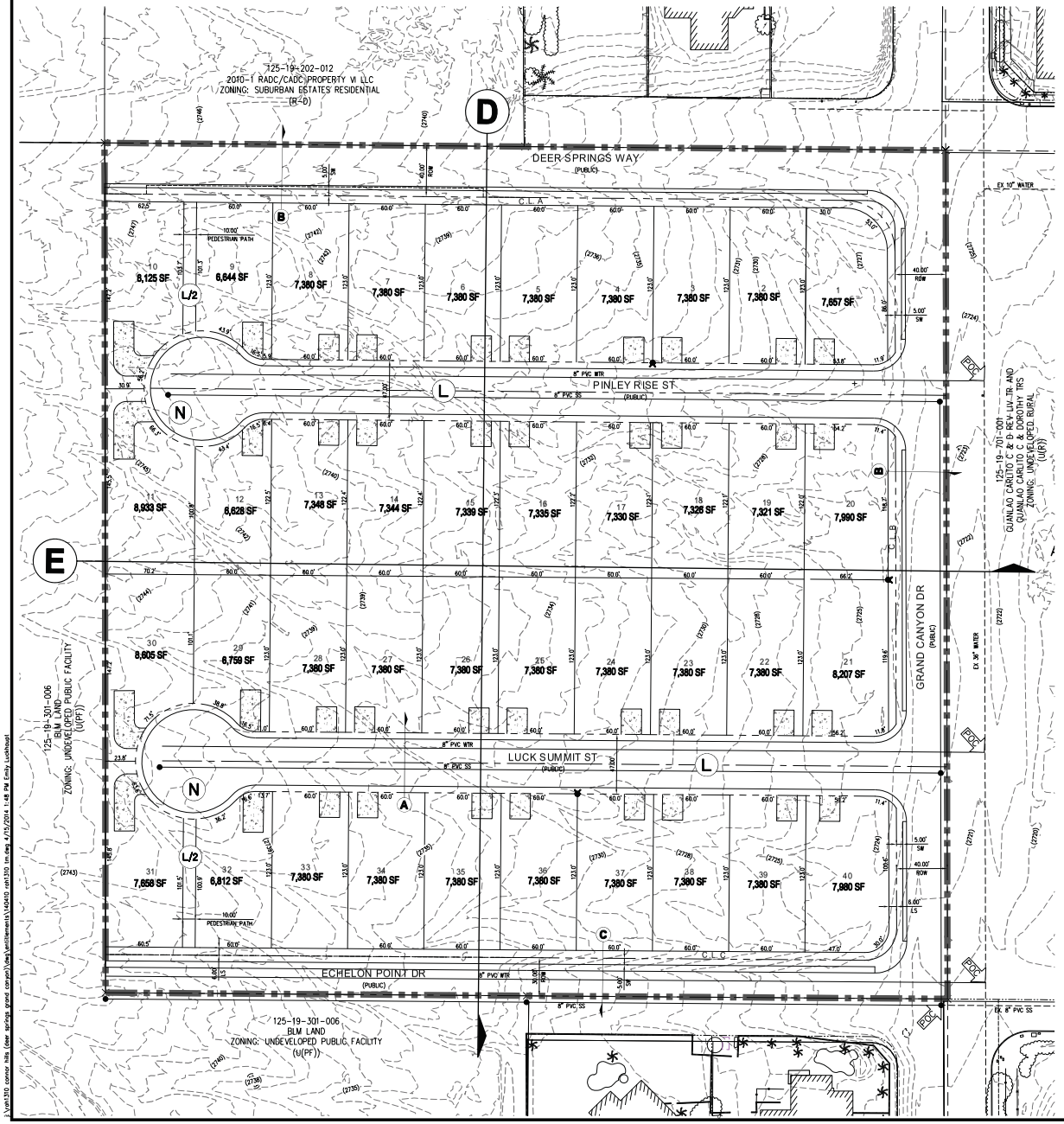
PROJECT NO.:
DRAWN BY:
CK
CHECKED BY:
DATE:
11-26-13;4-16-14

L1.02
SHEET OF SHEETS

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

PRJ-52063
04/16/14

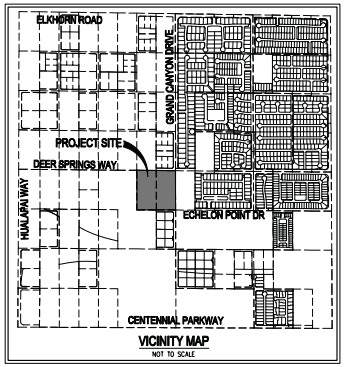
GPA-52116, ZON-52117, WVR-52169 & TMP-52119 - REVISED



RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
CONNOR HILLS

A SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-19-301-007 & 008



VICINITY MAP
NOT TO SCALE

N

0 40 80
SCALE - 1"=40' FEET

LEGEND

- BOUNDARY LINE
- ROADWAY CENTERLINE
- EASEMENT
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT (EP)
- 2850 EXISTING CONTOUR (5-FT)

PROJECT INFORMATION

EXISTING ZONING:	U
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	10.13 AC
ACREAGE (NET):	6.9 AC
TOTAL DWELLING UNITS:	40
TYP. LOT SIZE:	60' x 123'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	6,628 SQFT
MAX LOT SQFT	8,933 SQFT
DENSITY (NET ACREAGE):	3.95 DU/AC
MAX. LOT COVERAGE:	52%

CONNECTIVITY

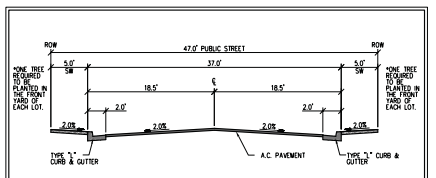
N NODES = 2
L LINKS = 2
LD LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 1
MINIMUM CONNECTIVITY RATIO IN R-CL = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 3/2
CONNECTIVITY INDEX = 1.5

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS

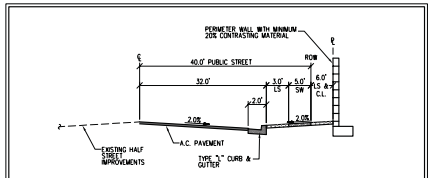
40 UNITS X 250 GPD/UNITS = 10,000 GPD
TOTAL AVERAGE CONTRIBUTION = 10,000 GPD = 0.0100 MGD
TOTAL PEAK FLOW = 0.0100 MGD X 4.07 (PEAK FACTOR)
= 0.041 MGD

UTILITY SERVICES BY

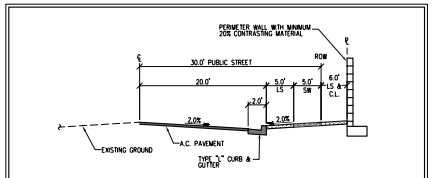
WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY



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



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



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

OWNERS

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

DEVELOPER

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

ENGINEER

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

LEGAL DESCRIPTION

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

SETBACKS

R-1 SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT 20'
REAR 15'
TO PAD COVER OVERHANG
SIDE 5'
CORNER 15'

PRT-52063
5/04/15/14

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

CONNOR HILLS
TENTATIVE MAP

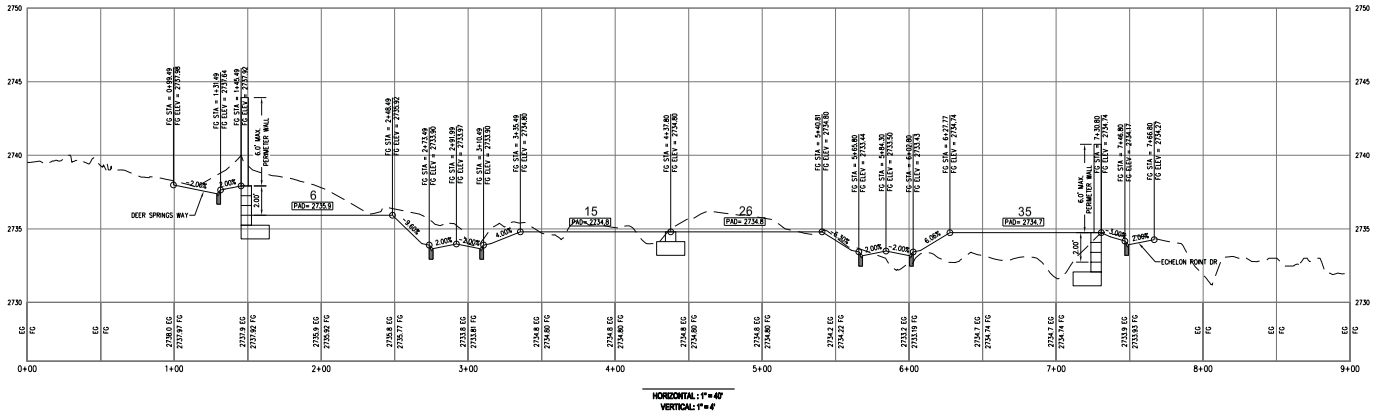
S 19
R 59
E 60

DATE: 4/15/14
DRAFTER: EML
DESIGNER: IG
CHECKED: TJS
PROJECT NO.
RAH1310

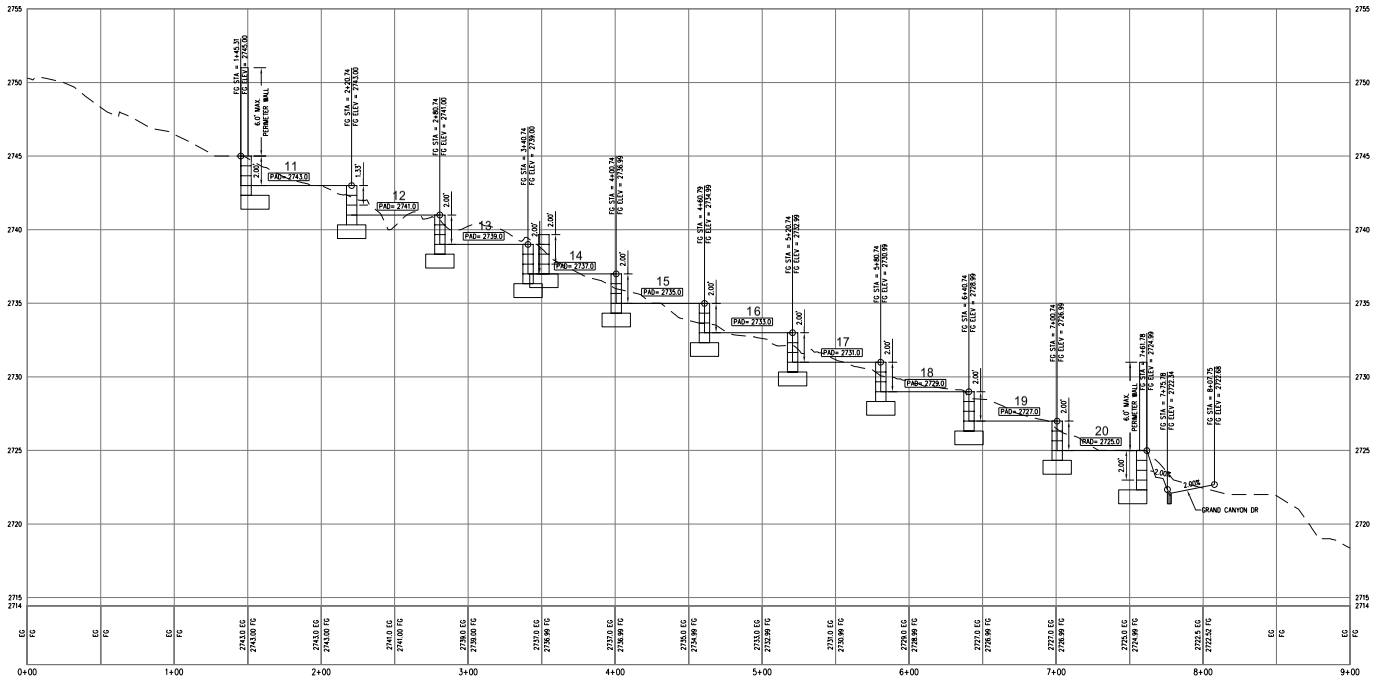
TM-1
SHEET 1 OF 2

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

D. NORTH-SOUTH PROFILE

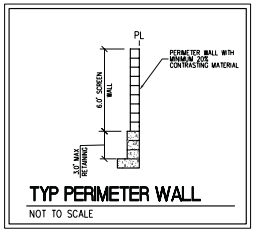


E. EAST-WEST PROFILE

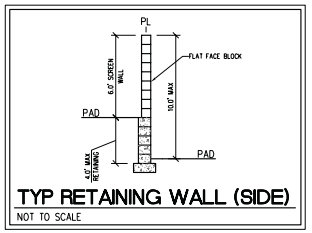


RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
CONNOR HILLS
A SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-19-301-007 & 008



TYP PERIMETER WALL
NOT TO SCALE



TYP RETAINING WALL (SIDE)
NOT TO SCALE

PRJ-52063
04/24/14

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

CONNOR HILLS
TENTATIVE MAP

S 19
T 19
R 60

DATE: 4/11/14
DRAFTER: EML
DESIGNER: IG
CHECKED: TJS
PROJECT NO.
RAH1310

TM-2
SHEET 2 OF 2

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

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

School Development Tracking Form

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

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

Company Name Richmond American Homes

Contact Name

Contact Mailing Address

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

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

Project Name Deer Springs & Grand Canyon

Project Description Deer Springs & Grand Canyon

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

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

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

** To be completed by CCSD*

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

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

☐ Approved ☐ Disapproved

GPA-52116, ZON-52117, WVR-52169, & TMP-52119 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: G SPRING, LLC

SOUTHWEST CORNER OF DEER SPRINGS WAY AND GRAND CANYON DRIVE

12/05/13

GPA-52116, ZON-52117, WVR-52169, & TMP-52119 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: G SPRING, LLC

SOUTHWEST CORNER OF DEER SPRINGS WAY AND GRAND CANYON DRIVE

12/05/13

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

RAH1310

April 15, 2014

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

RE: Justification Letter for a General Plan Amendment (GPA-52116), Zone Change (ZON-52117), Waiver (WVR-52169) and Tentative Map (TMP-52119) for Richmond American Homes Connor Hills (10.13 gross acres)

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

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

The purpose of the GPA request is to revise the General Plan from *Desert Rural (DR) which allows up to 2.49 (du/ac)* to *Low Density Residential* (L) which allows up to 5.49 dwelling units per acre. Note that the requested General Plan Amendment has been reduced from the original request of Medium Density Residential.

The requested zone change would be from *Undeveloped District* (U) to *Single Family Residential District* (R-1). Note that the requested zoning change has been reduced from the original request of Residential Compact Lots (R-CL).

The *revised* proposed development consists of 40 single family residential lots on 10.13 acres, which results in a density of 3.95 (du/ac). The minimum lot dimensions would be 60'x120'. The original zone change application was accompanied by a site plan with 63 lots at a minimum size of 45' x 95'.

The proposed General Plan Amendment will keep the site as a residential use which it is currently, but just at a higher density. The requested GPA to Low Density Residential requires the proposed development to maintain a density range that is not overbearing to the Rural and Residential Low adjacent properties. The proposed density of 3.95 (du/ac) falls within the range.

The proposed zoning of R-1 and minimum lot size of 60'x120' is compatible with other existing single family residential subdivisions in the area, especially the communities within the R-PD and TC zones to the east of Grand Canyon Drive.

5740 S. Arville Street #216, Las Vegas, NV 89118 ph (702) 284-5300 fax (702) 364-5399
REVISED
DR-52060
04/15/14

The requested Variances are to allow a reduced offset from the centerlines of Deer Springs Way and Echelon Point Drive to the internal adjacent roads to the proposed subdivision (Noted on the site plan as Variance 1 and Variance 2). The code requires a centerline to centerline offset of 220-ft. This project proposes an offset of 192-ft at Deer Springs Way to the internal road and an offset of 182-ft from Echelon Point Drive to the internal road. The offsets are a respectable distance away from Deer Springs Way for providing sufficient site visibility. Grand Canyon Drive south of Deer Springs Way terminates at the beltway, so traffic volumes will be lighter than typical sections of Grand Canyon Drive.

This project will come as a benefit to the surrounding community as it proposes to improve the adjacent public streets, Deer Springs Way, Grand Canyon Drive, and Echelon Point Drive, to City of Las Vegas standards. With the proposed improvements to the adjacent roadways, this area can support the additional traffic counts that the 40 proposed lots would bring.

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

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

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

Sincerely,

Slater Hanifan Group, Inc.

Angela Pinley

Angela Pinley, P.E.
Project Engineer

Cc: Brian Walsh, Richmond American Homes
Bob Gronauer, KC Law
Todd Steadham, Slater Hanifan Group
Chelsea Peltier, Slater Hanifan Group

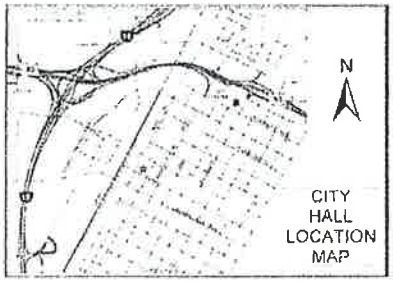
5740 S. Arville Street #216, Las Vegas, NV 89118 ph (702) 284-5300 fax (702) 284-5399

PR-52088
04/15/14

REVISED

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.
GPA-52116 & ZON-52117 [PRJ-52063]
Planning Commission Meeting of **1/14/2014**

RECEIVED
JAN 14 2014
City of Las Vegas
Department of Planning

Case: GPA-52116
12519615002
KERR JEFHRELL & THEARY
6839 DESERT ISLAND ST
LAS VEGAS NV 89149-0701

Submitted after final agenda

Date 1/14/14 Item 29 & 30

31 JRDFMP 89149

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

Return Service Requested
Official Notice of Public Hearing

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

☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.
WVR-52169 & TMP-52119 [PRJ-52063]
Planning Commission Meeting of **1/14/2014**

RECEIVED
JAN 14 2014
City of Las Vegas
Department of Planning

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

29-32 P

31 JRDFMP 89149

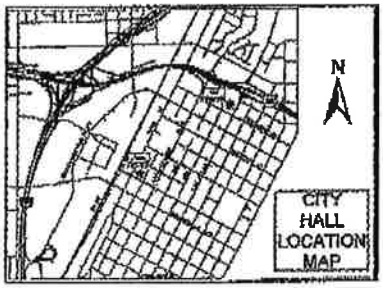
NO. 5061 P. 1

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.43³
0004279218 JAN 02 2014
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



CARD 1 OF 4

RECEIVED
JAN 14 2014
City of Las Vegas
Department of Planning
Case: WVR-52169

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

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

Please use available blank space on card for your comments.

WVR-52169 & TMP-52119 [PRJ-52063]
Planning Commission Meeting of **1/14/2014**

I OPPOSE 6 LOTS PER ACRE, I APROVE OF 4 LOTS PER ACRE.

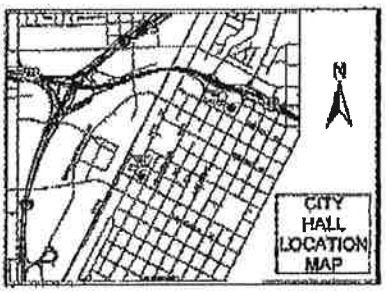
S1 JRDFNMP 89149

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.43³
0004279218 JAN 02 2014
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



Submitted after final agenda
Date 1/14/14 Item 29-30

CARD 2 OF 4

RECEIVED
JAN 14 2014
City of Las Vegas
Department of Planning
Case: GPA-52116

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

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

29-32 P

Please use available blank space on card for your comments.

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

I OPPOSE SINGLE FAMILY COMPACT-LOT, PLEASE HOLD TO RNP. RICHMOND OWNS THE LOTS ACROSS THE STREET, IF THIS GOES FORWARD THEY MAY WANT TO DO THE SAME OR THOSE.

S1 JRDFNMP 89149

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

PRESORTED FIRST CLASS

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

Return Service Requested
Official Notice of Public Hearing

RECEIVED
JAN 13 2014
City of Las Vegas
Department of Planning

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

☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

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

Case: GPA-52116
12519611038
CHOPRA VIVEK
1535 RIVER WOOD CT
SIMI VALLEY CA 93063-7406

29-30
P

107 JRDFMP 93063

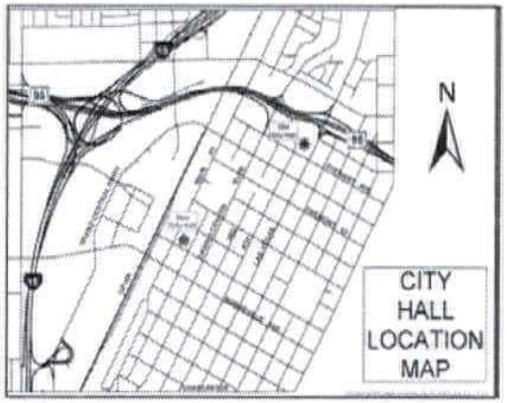
Submitted after final agenda
Date 1/14/14 Item 29 & 30

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.43[3]
0004279218 JAN02 2014
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JAN 6 2014
City of Las Vegas
Dept. of Planning

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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

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

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

31 JRDFMP 89149

AGENDA ITEMS 29-30 PROTEST

Public Comment Form

Item Subject GPA-52116 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: G SPRING, LLC - For possible action on a request for a General Plan Amendment FROM: RNP (RURAL NEIGHBORHOOD PRESERVATION) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL) on 10.18 acres at the southwest corner of Deer Springs Way and Grand Canyon Drive (APNs 125-19-301-007 and 008), Ward 6 (Ross) [PRJ-52063]. Staff recommends DENIAL.

Tracking Number

Name Brigitte Solvie

Address 7030 N Conquistador St

City Las Vegas

State Nevada

Zip 89149

Comment Please DENY this GPA 52116 and all subsequent related applications for parcels APN 125-19-301-007 and -008.

There exists minimal to no actual blending of density between adjacent homes and this proposed "Connor Hills" development. The waiver for reduced streets on both Deer Springs and Grand Canyon, not the least of which is the over-crowded traffic that currently occurs at this very intersection due to middle school activity and the through traffic seeking the high school to the southwest.

Over build in density is not being accounted for with the schools being at and over student capacities. Please DENY this application and the related applications as well.

Vote Against

Public Comment Form

Item Subject GPA-52116 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: G SPRING, LLC - For possible action on a request for a General Plan Amendment FROM: RNP (RURAL NEIGHBORHOOD PRESERVATION) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL) on 10.18 acres at the southwest corner of Deer Springs Way and Grand Canyon Drive (APNs 125-19-301-007 and 008), Ward 6 (Ross) [PRJ-52063]. Staff recommends DENIAL.

Tracking Number	PC01142014-29-2
Name	Patrick Chicas
Address	6940 N Jensen St
City	Las Vegas
State	Nevada
Zip	89149
Comment	This application violates the fundamentals if the RNP.
Vote	Against

Public Comment Form

Item Subject ABEYANCE - GPA-52116 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: G SPRING, LLC - For possible action on a request for a General Plan Amendment FROM: RNP (RURAL NEIGHBORHOOD PRESERVATION) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL) on 10.18 acres at the southwest corner of Deer Springs Way and Grand Canyon Drive (APNs 125-19-301-007 and 008), Ward 6 (Ross) [PRJ-52063]. Staff recommends DENIAL.

Tracking Number PC04082014-12-1

Name Brigitte Solvie

Address 7030 N Conquistador St

City Las Vegas

State Nevada

Zip 89149

Comment Please deny this GPA and the subsequent linked items to this applicant's request.

As noted in prior hearings and smaller neighborhood meetings, this density is not suitable for these 10 acres. The Site Design is indeed "goofy" and poorly designated for this neighborhood.

Please DENY this request.

Vote

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 13, 2014

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

SUBJECT:
ABEYANCE - ZON-52117 - REZONING RELATED TO GPA-52116 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: G SPRING, LLC - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [RNP (RURAL NEIGHBORHOOD PRESERVATION) GENERAL PLAN DESIGNATION] TO: R-CL (SINGLE FAMILY COMPACT-LOT) on 10.18 acres at the southwest corner of Deer Springs Way and Grand Canyon Drive (APNs 125-19-301-007 and 008), Ward 6 (Ross) [PRJ-52063]. Staff recommends DENIAL.

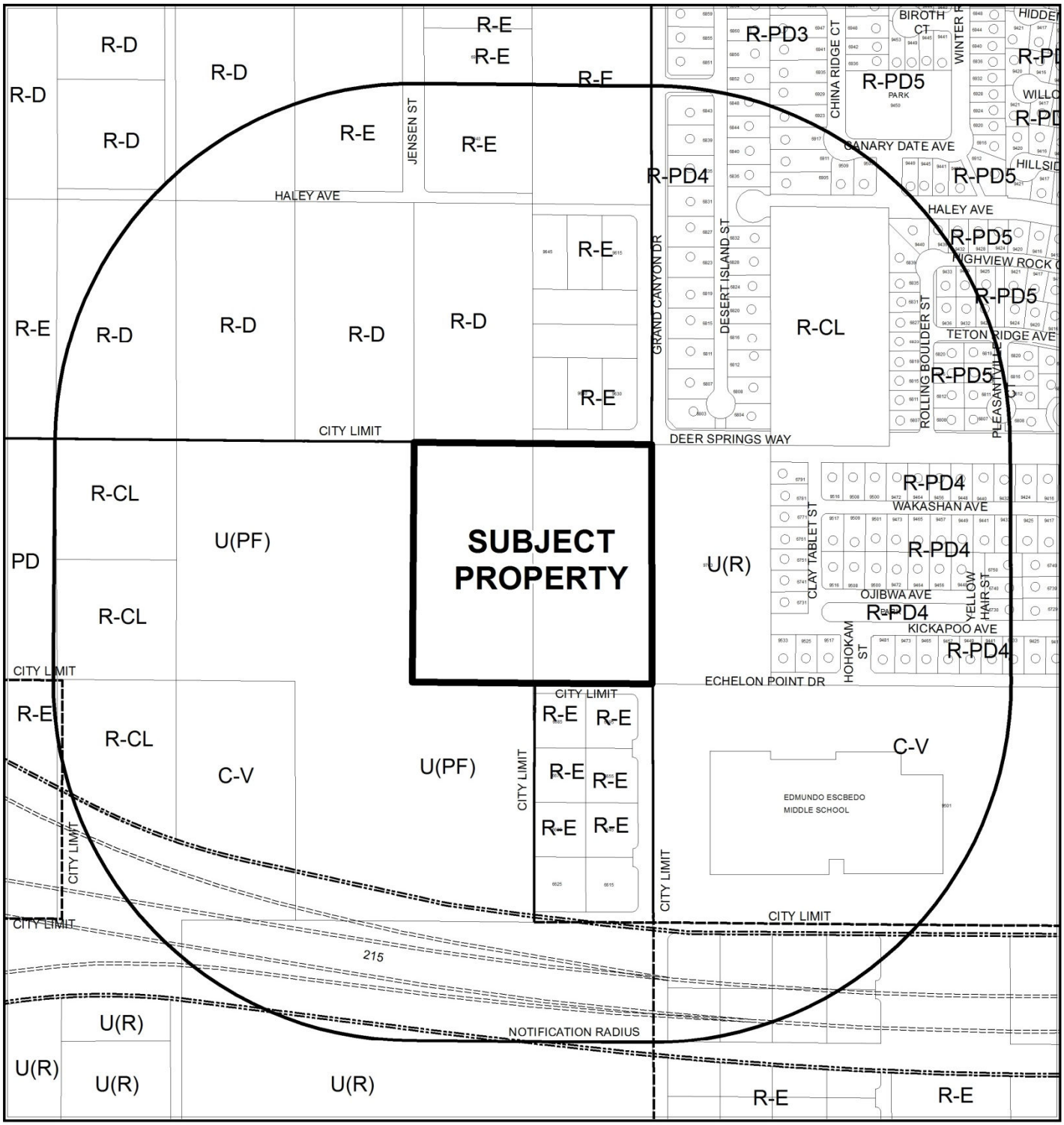
C.C.: 06/18/2014

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**6**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps - ZON-52117, VAR-52118 and TMP-52119 [PRJ-52063]
3. Supporting Documentation
4. Ecomment Received in Protest

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

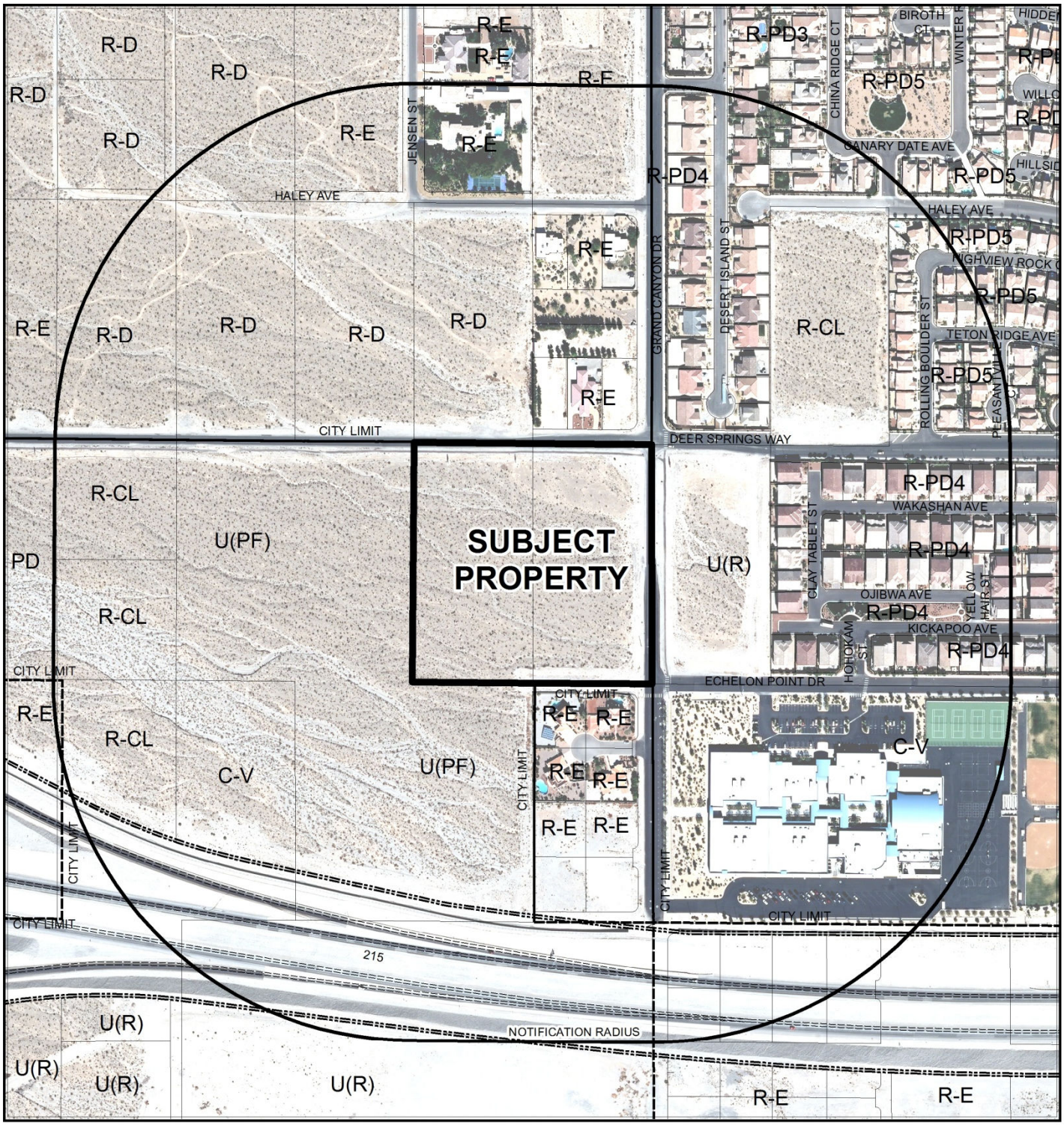


CASE: **ZON-52117, WVR-52169 & TMP-52119 (PRJ-52063)**

RADIUS: 1000 FEET

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

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



0 300 600 Feet

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

RADIUS: 1000 FEET

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

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: G Spring, LLC

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: KHUSROW ROOHANI

Subscribed and sworn before me

This 18th day of October, 2013

_____
Notary Public in and for said County and State

DOROTHY GRACE SHOEN
Notary Public State of Nevada
No. 96-5387-1
My Appt. Exp. Dec. 2, 2016

PRJ-52063
11/27/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Zone Change

Project Address (Location) Deer Springs/Grand Canyon

Project Name Connor Hills **Proposed Use** _____

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

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

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

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

Additional Information _____

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

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

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

E-mail Address _____

APPLICANT Richmond American Homes **Contact** Brian Walsh

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

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

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

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

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

E-mail Address cpeltier@shg-inc.com

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

Property Owner Signature* _____

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

Print Name KHUSROW ROOHANI

Subscribed and sworn before me

This 18th day of October, 20 13.

Dorothy Grace Shoen

Notary Public in and for said County and State

DOROTHY GRACE SHOEN
Notary Public State of Nevada
No. 96-5387-1
My Appt. Exp. Dec. 2, 2016

Revised 10/27/08

FOR DEPARTMENT USE ONLY

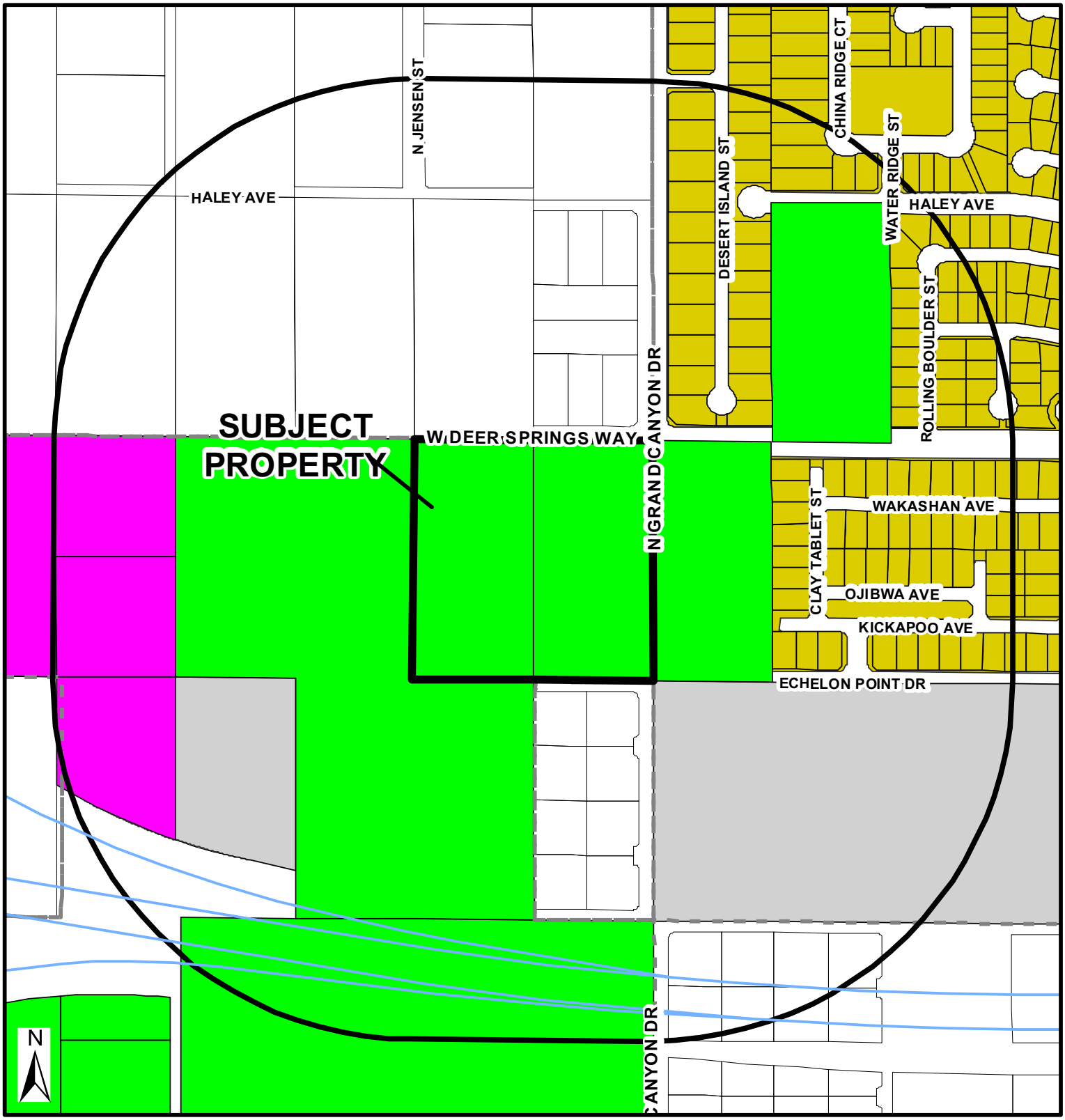
Case #	ZON-52117
Meeting Date:	01/14/14 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-52063
11/27/13

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

ZON-52117 (PRJ-52063)



Zoning

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

FROM UTO R-CL

Subject Property

PRJ-52063

12/03/13

1000ft Buffer

City Limits

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

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

Date: Monday, December 02, 2013

ZON-52117

Public Comment Form

Item Subject ZON-52117 - REZONING RELATED TO GPA-52116 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: G SPRING, LLC - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [RNP (RURAL NEIGHBORHOOD PRESERVATION) GENERAL PLAN DESIGNATION] TO: R-CL (SINGLE FAMILY COMPACT-LOT) on 10.18 acres at the southwest corner of Deer Springs Way and Grand Canyon Drive (APNs 125-19-301-007 and 008), Ward 6 (Ross) [PRJ-52063]. Staff recommends DENIAL.

Tracking Number PC01142014-30-1

Name Patrick Chicas

Address 6940 N Jensen St

City Las Vegas

State Nevada

Zip 89149

Comment Compact lots in the RNP ? NO WAY!!!!!!!

This application violates the fundamentals if the RNP.

Vote Against

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 13, 2014

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

SUBJECT:
ABEYANCE - RENOTIFICATION - WVR-52169 - WAIVER RELATED TO GPA-52116 AND ZON-52117 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: G SPRING, LLC - For possible action on a request for a Waiver TO ALLOW TWO INTERSECTIONS TO BE OFFSET AT 183 FEET AND 194 FEET WHERE THE MINIMUM OFFSET ALLOWED IS 220 FEET on 10.18 acres at the southwest corner of Deer Springs Way and Grand Canyon Drive (APNs 125-19-301-007 and 008), U (Undeveloped) Zone [RNP (Rural Neighborhood Preservation) General Plan Designation] [PROPOSED: R-CL (Single Family Compact-Lot)], Ward 6 (Ross) [PRJ-52063]. Staff recommends DENIAL.

C.C.: 06/18/2014

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**6**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Protest Postcards - WVR-52169 and TMP-52119 [PRJ-52063]
4. Ecomment Received in Protest
5. Protest Postcard - WVR-52169 [PRJ-52063]

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: WVR-52169 APN: 125-19-301-007 and 008

Name of Property Owner: G Spring, LLC

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: K. T. Roohani

Print Name: KHUSROW ROOHANI

Subscribed and sworn before me

This 18th day of October, 2013

Dorothy Grace Shoen

Notary Public in and for said County and State

DOROTHY GRACE SHOEN
Notary Public State of Nevada
No. 96-5387-1
My Appt. Exp. Dec. 2, 2016

PRJ-52063
12/02/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Waiver

Project Address (Location) Deer Springs/Grand Canyon

Project Name Connor Hills **Proposed Use**

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

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

Commercial Square Footage **Floor Area Ratio**

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

Additional Information

PROPERTY OWNER G Spring, LLC **Contact**

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

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

E-mail Address

APPLICANT Richmond American Homes **Contact** Brian Walsh

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

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

E-mail Address

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

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

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

E-mail Address cpeltier@shg-inc.com

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* K. T. Roohani

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

Print Name KHUSROW ROOHANI

Subscribed and sworn before me

This 18th day of October, 20 13.

Dorothy Grace Shoen

Notary Public in and for said County and State

DOROTHY GRACE SHOEN
Notary Public State of Nevada
No. 96-5387-1
My Appt. Exp. Dec. 2, 2016

FOR DEPARTMENT USE ONLY

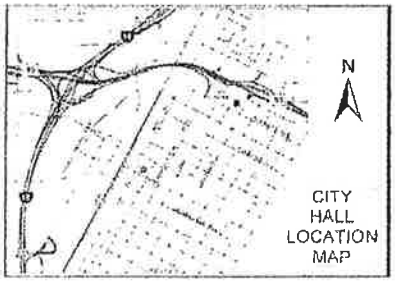
Case #	WVR-52169
Meeting Date:	01/14/14 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-52063
12/05/13

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.
GPA-52116 & ZON-52117 [PRJ-52063]
Planning Commission Meeting of **1/14/2014**

RECEIVED
JAN 14 2014
City of Las Vegas
Department of Planning

Case: GPA-52116
12519615002
KERR JEFHRELL & THEARY
6839 DESERT ISLAND ST
LAS VEGAS NV 89149-0701

31 JREOFMP 89149

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

Return Service Requested
Official Notice of Public Hearing

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

☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.
WVR-52169 & TMP-52119 [PRJ-52063]
Planning Commission Meeting of **1/14/2014**

RECEIVED
JAN 14 2014
City of Las Vegas
Department of Planning

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

Submitted after final agenda
Date 1/14/14 Item 31+32

29-32
P

31 JREOFMP 89149

NO. 5061 P. 1

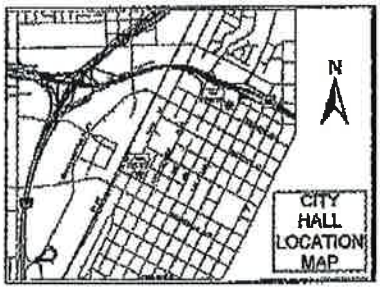
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.43[3]
0004279218 JAN 02 2014
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing

CARD 1 OF 4



Submitted after final agenda

RECEIVED

Date 1/14/14 Item 31-32

JAN 14 2014

City of Las Vegas
Department of Planning
Case: WVR-52169

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

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

Please use available blank space on card for your comments.

WVR-52169 & TMP-52119 [PRJ-52063]
Planning Commission Meeting of **1/14/2014**

I OPPOSE 6 LOTS PER ACRE, I APPROVE OF 4 LOTS PER ACRE.

SI JRDFMP 89149

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.43[3]
0004279216 JAN 02 2014
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing

CARD 2 OF 4

RECEIVED

JAN 14 2014

City of Las Vegas
Department of Planning
Case: GPA-52116

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

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

29-32 P

Please use available blank space on card for your comments.

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

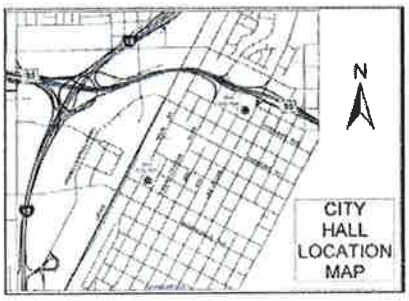
I OPPOSE SINGLE FAMILY COMPACT-LOT, PLEASE HOLD TO R-N-P.
RICHMOND OWNS THE LOTS ACROSS THE STREET, IF THIS GOES FORWARD
THEY MAY WANT TO SI JRDFMP 89149

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

PRESORTED FIRST CLASS

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

WVR-52169 & TMP-52119 [PRJ-52063]
Planning Commission Meeting of **1/14/2014**

RECEIVED
JAN 13 2014
City of Las Vegas
Department of Planning

Case: WVR-52169
12519611038
CHOPRA VIVEK
1535 RIVER WOOD CT
SIMI VALLEY CA 93063-7406

Submitted after the agenda

Date 1/14/14 Item 31-32

31-32 P

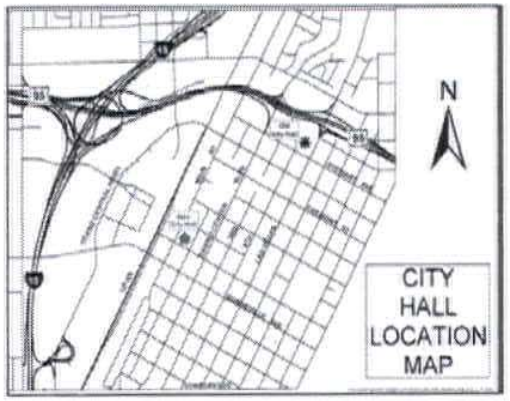
107 JRDFNMP 93063

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

PRESORTED FIRST CLASS

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

Return Service Requested
Official Notice of Public Hearing



Too high a density. The 5 acre parcel on the East side is bordered by 1/2 acre lots to the North & South and was approved for 10 lots several years ago.
The min. interaction offset is not enough when the middle school is letting out.

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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

WVR-52169 & TMP-52119 [PRJ-52063]
Planning Commission Meeting of **1/14/2014**

Case: WVR-52169
12519202015
LEMMON LIVING TRUST
LEMMON RICHARD E & KARIN R TRS
9645 HALEY AVE
LAS VEGAS NV 89149-1353

RECEIVED
JAN 6 2014
City of Las Vegas
Dept. of Planning

31 JRDFNMP 89149

AGENDA ITEMS 31-32 PROTEST

Public Comment Form

Item Subject WVR-52169 - WAIVER RELATED TO GPA-52116 AND ZON-52117 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: G SPRING, LLC - For possible action on a request for a Waiver TO ALLOW AN INTERSECTION TO BE OFFSET 164 FEET WHERE THE MINIMUM OFFSET ALLOWED IS 220 FEET on 10.18 acres at the southwest corner of Deer Springs Way and Grand Canyon Drive (APNs 125-19-301-007 and 008), U (Undeveloped) Zone [RNP (Rural Neighborhood Preservation) General Plan Designation] [PROPOSED: R-CL (Single Family Compact-Lot)], Ward 6 (Ross) [PRJ-52063]. Staff recommends DENIAL.

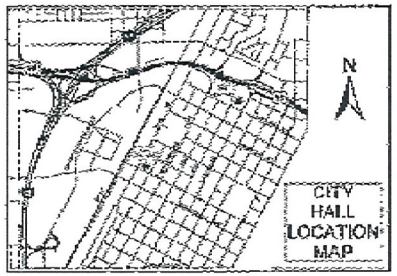
Tracking Number	PC01142014-31-1
Name	Patrick Chicas
Address	6940 N Jensen St
City	Las Vegas
State	Nevada
Zip	89149
Comment	This application violates the fundamentals if the RNP.
Vote	Against

MAY. 6. 2014 8:04AM Clark County Assessor NO. 5280 P. 1

#109

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
MAY 6 2014
City of Las Vegas
Dept. of Planning

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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

WVR-52169 [PRJ-52063]
Planning Commission Meeting of 5/13/2014

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.46⁰
0004279216 MAY 01 2014
MAILED FROM ZIPCODE 89101

XXOS-02-14 LV NV 891XX

Case: WVR-52169
12519710061
KING DAVID C & TIFFANY A
6750 YELLOW HAIR ST
LAS VEGAS NV 89149-2399

95 DRDFN1 89149

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 13, 2014

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

SUBJECT:
ABEYANCE - TMP-52119 - TENTATIVE MAP RELATED TO GPA-52116, ZON-52117 AND WVR-52169 - CONNOR HILLS - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: G SPRING, LLC - For possible action on a request for a Tentative Map FOR A PROPOSED 63-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 10.18 acres at the southwest corner of Deer Springs Way and Grand Canyon Drive (APNs 125-19-301-007 and 008), U (Undeveloped) Zone [RNP (Rural Neighborhood Preservation) General Plan Designation] [PROPOSED: R-CL (Single Family Compact-Lot)], Ward 6 (Ross) [PRJ-52063]. Staff recommends DENIAL.

C.C.: 06/18/2014

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**6**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Ecomments Received in Protest

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-52119 APN: 125-19-301-007 and 008

Name of Property Owner: G Spring, LLC

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: K. T. Roohani

Print Name: KHUSROW ROOHANI

Subscribed and sworn before me

This 18th day of October, 2013

Dorothy Grace Shoen

Notary Public in and for said County and State

DOROTHY GRACE SHOEN
Notary Public State of Nevada
No. 96-5387-1
My Appt. Exp. Dec. 2, 2016

PRJ-52063
11/27/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Deer Springs/Grand Canyon

Project Name Connor Hills **Proposed Use** _____

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

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

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

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

Additional Information _____

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

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

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

E-mail Address _____

APPLICANT Richmond American Homes **Contact** Brian Walsh

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

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

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

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

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

E-mail Address cpeltier@shg-inc.com

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

Property Owner Signature* _____

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

Print Name KHUSROW ROOHANI

Subscribed and sworn before me

This 18TH day of October, 20 13.

Dorothy Grace Shoen

Notary Public in and for said County and State

DOROTHY GRACE SHOEN
Notary Public State of Nevada
No. 96-5387-1
My Appt. Exp. Dec. 2, 2016

FOR DEPARTMENT USE ONLY

Case #	TMP-52119
Meeting Date:	01/14/14 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-52063 11/27/13

Revised 10/27/08

DEPARTMENT OF PLANNING

DATE:

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

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

To whom it may concern:

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

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

Sincerely,

(Signature)

Brian P. Walsh
(Print)

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

Subscribed and sworn before me

This 22nd day of November, 2013.

Brian P. Walsh, V.P. of Land

Notary Public in and for said County and State

PRJ-52063
11/27/13

TMP-52119

Public Comment Form

Item Subject TMP-52119 - TENTATIVE MAP RELATED TO GPA-52116, ZON-52117 AND WVR-52169 - CONNOR HILLS - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: G SPRING, LLC - For possible action on a request for a Tentative Map FOR A PROPOSED 63-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 10.18 acres at the southwest corner of Deer Springs Way and Grand Canyon Drive (APNs 125-19-301-007 and 008), U (Undeveloped) Zone [RNP (Rural Neighborhood Preservation) General Plan Designation] [PROPOSED: R-CL (Single Family Compact-Lot)], Ward 6 (Ross) [PRJ-52063]. Staff recommends DENIAL.

Tracking Number

Name Brigittte Solvie

Address 7030 N Conquistador St

City Las Vegas

State Nevada

Zip 89149

Comment This application should be DENIED.

This proposal for 63 lots on 10 acres is unacceptable, while directly adjacent to RNP at the immediate south and acroos to the north are existing half acre homes.

While the desire to fill in the empty land is commendable, the attempt to fill in with Medium Low density residential is not appropriate or complimentary to this selected property.

While much of the notification perimeter is CC215 Beltway, I am to the north and am responding to this applicant with a requested vote for DENIAL.

Thank you.

Vote Against

Public Comment Form

Item Subject TMP-52119 - TENTATIVE MAP RELATED TO GPA-52116, ZON-52117 AND WVR-52169 - CONNOR HILLS - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: G SPRING, LLC - For possible action on a request for a Tentative Map FOR A PROPOSED 63-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 10.18 acres at the southwest corner of Deer Springs Way and Grand Canyon Drive (APNs 125-19-301-007 and 008), U (Undeveloped) Zone [RNP (Rural Neighborhood Preservation) General Plan Designation] [PROPOSED: R-CL (Single Family Compact-Lot)], Ward 6 (Ross) [PRJ-52063]. Staff recommends DENIAL.

Tracking Number	PC01142014-32-2
Name	Patrick Chicas
Address	6940 N. Jensen St
City	Las Vegas
State	Nevada
Zip	89149
Comment	This application violates the fundamentals if the RNP.
Vote	Against

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 13, 2014

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

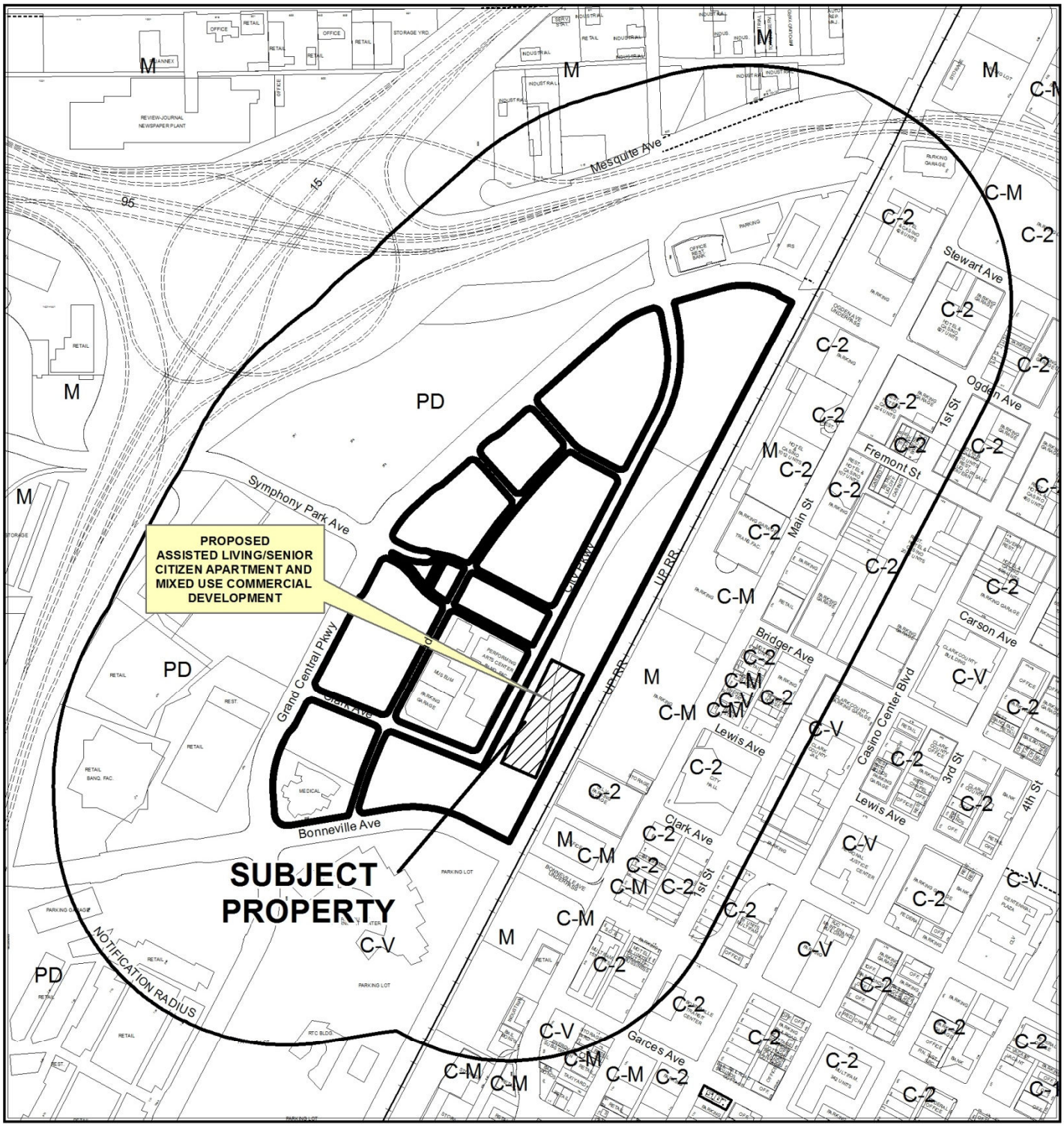
SUBJECT:
ABEYANCE - SDR-53067 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CITRA REAL ESTATE CAPITAL - OWNER: CITY PARKWAY V, INC., ET AL - For possible action on a request for a Site Development Plan Review FOR A PROPOSED THREE-BUILDING, 318,975 SQUARE-FOOT MIXED-USE DEVELOPMENT CONSISTING OF ASSISTED LIVING APARTMENTS, SENIOR CITIZEN APARTMENTS, GENERAL RETAIL AND OFFICE SPACE WITH A SIX-LEVEL PARKING FACILITY, WITH WAIVERS OF SYMPHONY PARK BUILDING DESIGN, SERVICE ACCESS AND STREETSCAPE STANDARDS 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]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 06/18/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

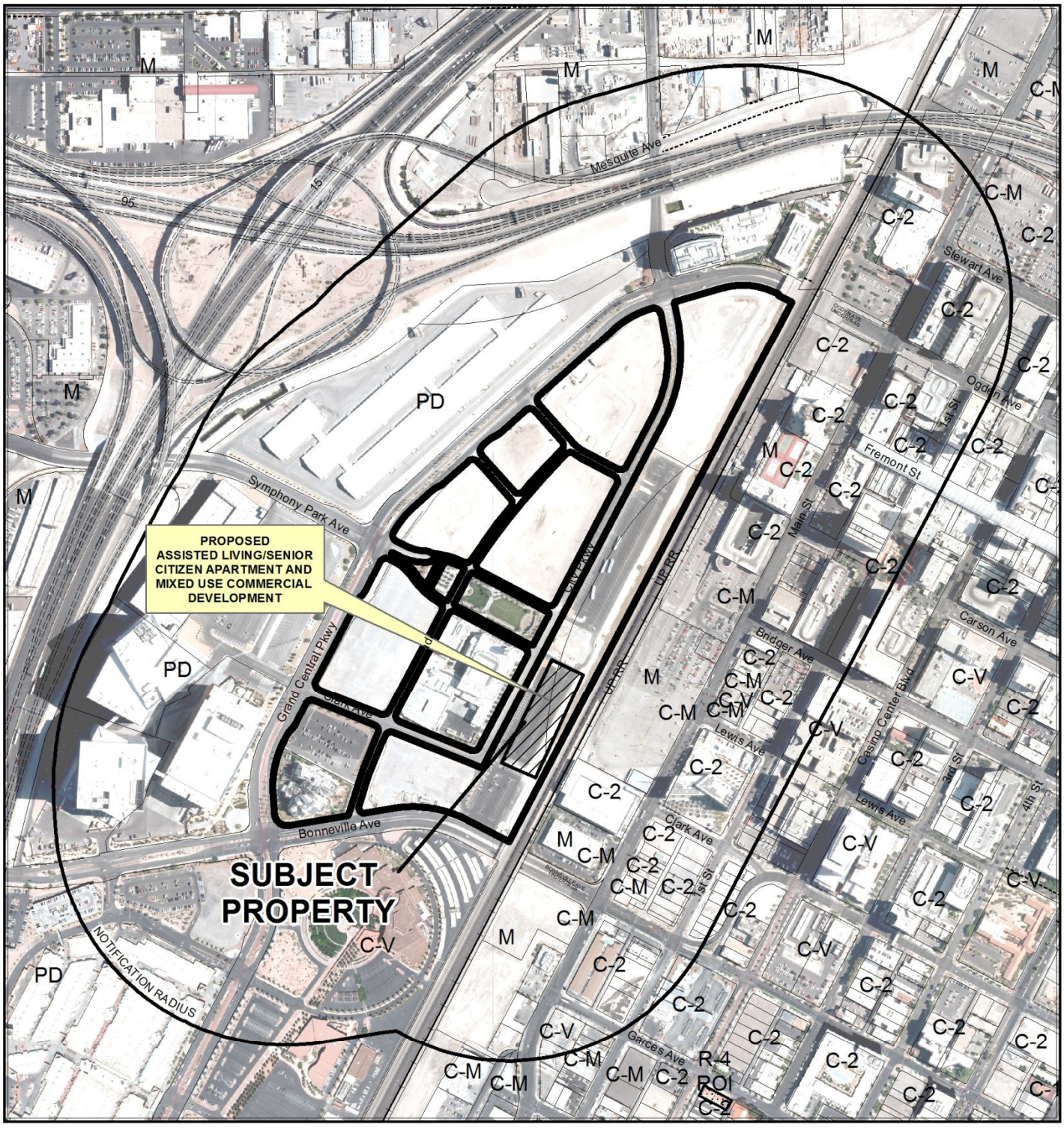
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Letter from Symphony Park Design Review Committee
7. Support Postcards



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)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 13, 2014
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: CITRA REAL ESTATE CAPITAL - OWNER: CITY PARKWAY V, INC., ET AL

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-53067	Staff recommends APPROVAL, subject to conditions:	

**** CONDITIONS ****

SDR-53067 CONDITIONS

Planning

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

2. All development shall be in conformance with the Symphony Park Development Standards and Downtown Centennial Plan as applicable, and shall also conform with the site plan and landscape plan, dated 04/21/14 and building elevations, date stamped 04/21/14, except as amended by conditions herein.

3. Conformance to the applicable conditions of approval for Site Development Plan Review (SDR-16267) and the conditions of approval listed in the action letter of the Symphony Park Design Review Committee (SPDRC) dated 03/31/14 pertaining to development of this site.

4. Prior to issuance of a certificate of occupancy for the parking facility, submit a valet parking program to the Department of Planning for review and approval.

5. Revised plans and elevations shall be submitted to and approved by the Symphony Park Design Review Committee as indicated on the SPDRC action letter dated 03/31/14. All revised conceptual plans approved by the SPDRC shall be submitted to the Department of Planning prior to submittal of an application for building permit.

6. Construction documents shall be submitted to the SPDRC for review and approval prior to the issuance of a building permit in accordance with Section 5.0 of the Symphony Park Design Standards Manual. The review shall be limited to the conditions of approval placed upon the project by the city of Las Vegas and the Symphony Park Design Standards. A letter of approval from the SPDRC must be submitted with the building permit application.

7. A Waiver from Symphony Park Design Standards Subsection 3.1 (B.4) is hereby approved to allow no setback (stepback) 80 feet from grade where a recognizable setback is required.

8. A Waiver from Symphony Park Design Standards Subsection 3.4.3 is hereby approved to allow two canopies along City Parkway and Symphony Park Avenue to project 15 feet into the tree and streetlight zones in the private sidewalk where projection into these zones is not allowed.

9. A Waiver from Symphony Park Design Standards Subsection 4.10 (L.4) is hereby approved in accordance with the SPDRC action letter dated 03/31/14.

10. The site plan shall be revised prior to application for a building permit to provide handicap accessible parking spaces demonstrating full compliance with Title 19.08.110 design requirements.

11. Outdoor dining areas shall be subject to the Outdoor Dining Standards contained within the Symphony Park Development Standards; a separate Minor Site Development Plan Review detailing these areas shall be required.

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

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

14. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing parcels. The mapping action shall be completed and recorded prior to the issuance of any building permits.

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

16. A Master Sign Plan shall be submitted for review and approval by the SPDRC prior to the issuance of any sign permits on Parcel L of Symphony Park.

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

18. A Comprehensive Construction Staging Plan shall be submitted to the Department of Planning for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.

19. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

20. Sign and record a deed restriction with language determined to be satisfactory by the City Attorney which restricts the use of the senior citizen apartments to an age-restricted community for those persons 55 years of age or older, to the full extent of the law.

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

Public Works

22. A Petition of Vacation, such as VAC-28094, shall record prior to the issuance of any building permits for this site.

23. Unless otherwise allowed by the City Engineer, dedicate drop off turn outs along City Parkway adjacent to this site prior to approval of construction drawings for this site.

24. If not already constructed by the master developer, construct all incomplete half-street improvements adjacent to this site concurrent with development of this site. Private drives adjacent to this site shall provide for two way traffic unless otherwise allowed by the City Traffic Engineer. If travel in only one direction is proposed, construction drawings for this site must meet the requirements of the City Traffic Engineer for temporary one way traffic.

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

26. Site Development to comply with all applicable conditions of approval for SDR-16267 and all other applicable site related actions.

Fire & Rescue

27. A complete fire protection report identifying specific hazards related to the proximity to the rail line shall be reflected and how such hazards will be addressed with systems and/or design.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting to construct a residential and commercial campus in Symphony Park consisting of a six-story, 114,000 square-foot Convalescent Care/Nursing Home (Skilled Nursing Facility) with a 9,000 square-foot ground-level retail component (Building "A"); a four-story, 49,975 square-foot building (Building "B") to include medical office uses and 11,850 square feet of speculative retail and general office space; an eight-story, 146,000 square-foot building (Building "C") containing assisted living apartments and senior apartments with a ground-level retail and office component; and an interior six-level parking garage. Courtyards connect the buildings to each other as well as the parking garage. A service area is located at the east end of the property adjacent to the railroad right-of-way. The ground level retail areas will provide opportunities for restaurants with outdoor dining along City Parkway.

Technical aspects of the development been reviewed and conditionally approved by the Symphony Park Design Review Committee (SPDRC), but the project is subject to further SPDRC review prior to final approval. Concerns over building and streetscape design will be addressed at that time. Staff follows the SPDRC's recommendation for approval, as the project as proposed is generally compatible with the surrounding development and uses. If denied, the development as proposed could not be constructed on the site.

ISSUES

- The Symphony Park Design Review Committee (SPDRC) has conditionally approved the proposed project, subject to further plan revisions due no later than 05/12/14. Unresolved issues with respect to the Design Standards that require waivers will require additional public hearings.
- A Waiver of the Symphony Park Design Standards to allow canopies to encroach into the tree and streetlight zones of the private sidewalks is required. This waiver is supported by the SPDRC and staff.
- A Waiver of the Symphony Park Design Standards to allow a reduced build-to line and greater setback along Symphony Park Avenue is required. This waiver is supported by the SPDRC and staff in accordance with the SPDRC approval letter dated 03/31/14.
- A Waiver of the Symphony Park Design Standards is required to allow no building setback (stepback) at the 80-foot level from grade where a recognizable setback is required. This waiver is supported by the SPDRC and staff.

- Waivers of Symphony Park Design Standards were requested to allow a reduced service drive setback adjacent to the railroad right-of-way, reduced glazing at ground level of the west elevation, and lowered storefront heights along City Parkway and Symphony Park Avenue. The SPDRC and staff do not support these waivers, and the proposed plans must be revised to indicate conformance with the design standards.
- An Order of Vacation to vacate a 60-foot wide public drainage easement (VAC-28094) west of the railroad right-of-way must record prior to issuance of permits. The approval will expire in August 2017 if no further extensions are approved.
- Remapping is required to define the site boundary and to consolidate the existing parcels coinciding with the site.
- A Master Sign Plan is required and must be submitted to and approved by the SPDRC prior to issuance of sign permits. Per Title 19.16, a separate master sign plan review by the Planning Commission is not required.
- A separate Minor Site Development Plan Review is required for approval of outdoor seating areas.
- A plan detailing valet operations in the parking facility must be submitted to staff prior to operation of the garage.
- Handicap accessible parking for new projects in the Downtown Centennial Plan Overlay District must conform to the city of Las Vegas standards found in Title 19.08.110. Revised plans must be submitted to staff showing conformance.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
11/15/06	The City Council approved a request for a Site Development Plan Review (SDR-16267) for a proposed Mixed Use Development on 61.57 acres located at the northeast corner of Grand Central Parkway and Bonneville Avenue. The Planning Commission and staff recommended approval.
01/03/07	The City Council adopted the Union Park Design Standards through Ordinance #5874.
05/20/09	The City Council approved the change in the name of the Union Park development to Symphony Park.
08/04/10	The City Council adopted the Symphony Park Design Standards and related design documents through Ordinance #6102. The subject site was labeled as Parcel L in this document.
08/30/11	Department of Planning staff approved a Minor Site Development Plan Review (SDR-42830) for a temporary parking lot on a portion of 14.62 acres at the northwest corner of Bonneville Avenue and the Union Pacific Railroad right-of-way. The approval expires three years after the date of the final offsite inspection.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
03/24/14	The Symphony Park Design Review Committee (SPDRC) conditionally approved a Design Development Review for the proposed development on Parcel L of Symphony Park.
02/27/14	The Symphony Park Design Review Committee conditionally approved the Block Plan for Symphony Park Parcel L.
04/02/14	The City Council adopted Bill 2014-18, which updates the Symphony Park Development Standards Manual. Part of this update would be to include Assisted Living Apartments and Convalescent Care Facility/Nursing Home to the list of permitted uses in Symphony Park.
04/08/14	The Planning Commission voted to hold this item (SDR-53067) in abeyance to the 05/13/14 Planning Commission meeting to allow the applicant to make revisions to the submitted plans.

Most Recent Change of Ownership	
04/29/04	A deed was recorded for a change in ownership on APN 139-34-211-002.
05/01/08	A deed was recorded for a change in ownership on APN 139-34-110-010.

Related Building Permits/Business Licenses	
07/12/12	A building permit (189053) was issued for a pedestrian bridge over the Union Pacific Railroad right-of-way at 394 South City Parkway. A final inspection was completed 09/03/13.
04/02/09	Staff approved civil improvement plans (#107V5199) for a performing arts center generally located at the northeast corner of Bonneville Avenue and Grand Central Parkway. The project was completed 04/02/12.
11/28/11	Staff approved a revision (#107V5199) of the civil improvement plans for the performing arts center to include a temporary parking lot on the subject site between City Parkway and the Union Pacific Railroad right-of-way.

Pre-Application Meeting	
02/18/14	A pre-application meeting was held with the applicant to discuss submittal requirements for a Site Development Plan Review application. It was noted that the proposed plan will require design review by the SPDRC prior to the first public hearing. If any waivers are needed, staff must be notified immediately, as they must be incorporated into the public notice. Las Vegas Fire and Rescue noted its opposition to the project based on potential problems caused by proximity to the railroad.

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

Field Check	
02/27/14	The subject site is located east of the Smith Center for the Performing Arts and currently contains a temporary paved parking lot with light standards. A chain link fence separates the site from the Union Pacific Railroad right-of-way.

Details of Application Request	
Site Area	
Net Acres	3.30

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Temporary Parking Lot	MXU (Mixed Use)	PD (Planned Development)
North	Undeveloped	MXU (Mixed Use)	PD (Planned Development)
South	Government Facility	PF (Public Facilities)	C-V (Civic)
East	Office, Other Than Listed	C (Commercial)	M (Industrial)
	Hotel & Casino (Parking)		
	Parking Facility		C-2 (General Commercial)
West	Performing Arts Center	MXU (Mixed Use)	PD (Planned Development)

Master Plan Areas	***Compliance***
Downtown Centennial Plan	Y
Special Purpose and Overlay Districts	***Compliance***
PD (Planned Development) District	Y
Downtown Centennial Plan Overlay District (Parkway Center District/Symphony Park Sub-District)	Y
G-O (Gaming Enterprise Overlay) District	N/A
A-O (Airport Overlay) District (200 Feet)	Y
Downtown Casino Overlay District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to the Symphony Park Development Standards, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	N/A	143,748 SF	N/A
Min. Lot Width	N/A	263 Feet	N/A

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Setbacks*			
• Front (City Pkwy)	80% of ground level at build-to line, with 10-foot allowable setback	100% of footprint at build-to line	Y
• Side	N/A	N/A	N/A
• Corner (Clark Ave/ Symphony Park Ave)	80% of ground level at build-to line, with 10-foot allowable setback	72% of footprint at build-to line, with max. 16-foot setback	N
• Rear	N/A	3 Feet	N/A
Max. Building Height	N/A	120 Feet	N/A
Trash Enclosure	Not visible from rights-of-way	North and south of rear parking entries	Y
Mech. Equipment	Screened	Screened	Y

*The Symphony Park Design Standards do not designate setback areas in the same manner as Title 19; rather, a percentage of the ground level of the building(s) must be built to the back of the private sidewalk along street frontages, with a maximum allowable setback for the remaining portion.

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Clark Avenue (east of City Pkwy)	N/A	Symphony Park Civil Plans	33	N/A
City Parkway	N/A	Symphony Park Civil Plans (#107V4816)	56	N/A
Symphony Park Avenue East	N/A	Symphony Park Civil Plans	25	N/A

Symphony Park Schematic Streetscape Design

Streetscape Standards	***Required***	***Provided***	***Compliance***
Clark Avenue *(East End/Neighborhood Street Detail)*	(3) 60" box Thornless Hybrid Mesquite (24' on center)	(3) 60" box Red Push Pistache (24' on center)	By condition
	4' square tree grates	4' square tree grates	Y
	5-gallon Thunder Cloud shrubs	Not indicated but noted to meet SP requirements	By condition
	Dwarf Rosemary groundcover (size varies)	5-gallon Dwarf Rosemary groundcover	Y
	Buffalo Grass in planters	Buffalo Grass in planters	Y
	Scored concrete	Scored concrete at corner	By condition
	Backless benches	2 per SP standards	Y
	Trash receptacles	1 per SP standards	Y
	Type A planter pots	8 per SP standards	Y
	Centennial street lights	1 per SP standards	Y
	Pedestrian lights	3 per SP standards	Y
Symphony Park Avenue *(East End/Neighborhood Street Detail)*	(7) 60" box Thornless Hybrid Mesquite (24' on center)	(6) 60" box Rio Grande Ash and (1) 22' CTH Medjool Date Palm	By condition
	4' square tree grates	4' square tree grates	Y
	5-gallon Thunder Cloud shrubs	Not indicated but noted to meet SP requirements	By condition
	Dwarf Rosemary groundcover (size varies)	5-gallon Dwarf Rosemary groundcover	Y
	Buffalo Grass in planters	Not indicated but noted to meet SP requirements	By condition
	Scored concrete	Scored concrete at corner	By condition
	Backless benches	3 per SP standards	Y
	Trash receptacles	3 per SP standards	Y
	Type A planter pots	6 per SP standards	Y
	Centennial street lights	2 per SP standards	Y
	Pedestrian lights	3 per SP standards	Y

Streetscape Standards	*Required*	*Provided*	*Compliance*
City Parkway	(15) 60" box Red Push Pistache (24' on center)	(15) 60" box Red Push Pistache (24' on center)	Y
	22' clear trunk height Medjool Date Palm	(8) 22' clear trunk height Medjool Date Palm	Y
	4' square tree grates	4' square tree grates	Y
	Dwarf Rosemary groundcover (size varies)	5-gallon Dwarf Rosemary groundcover	Y
	Scored concrete (50%) Special paving (25%) Plantings (25%)	Scored concrete (50%) to match Smith Center paving Special paving (25%) Plantings (25%)	Y
	Backless benches	5 per SP standards	Y
	Trash receptacles	4 per SP standards	Y
	Type A planter pots	6 per SP standards	Y
	Centennial street lights	2 per SP standards	By condition
	Pedestrian lights	8 lights per SP standards	Y

Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. However, the following tables show an alternative parking requirement for mixed-use developments as an indicator of peak hour usage.

Downtown Mixed Use Parking Calculations: Title 19.18.030				
Land Use Category	*Bldg A*	*Bldg B*	*Bldg C*	*TOTAL*
Office & Professional	---	38,025 SF	---	38,025 SF
Retail & Personal Services	9,000 SF	11,850 SF	12,000 SF	32,850 SF
Restaurant	---	---	---	0
Hotel (Skilled Nursing)	164 units	---	---	164 units
Residential (studio)	---	---	134 units	134 units

			Weekdays			Weekends		
General Use Category	**Ratio**	**Floor Area or Units**	**Midnight-7 a.m.**	**7 a.m.-6 p.m.**	**6 p.m.-Midnight**	**Midnight-7 a.m.**	**7 a.m.-6 p.m.**	**6 p.m.-Midnight**
Office & Professional	1/300 SF	38,025 SF	5%	100%	5%	0%	60%	10%
			6.34	126.75	6.34		76.05	12.68
Retail & Personal Service	1/250 SF	32,850 SF	0%	100%	80%	0%	100%	60%
				131.40	105.12		131.40	78.84
Hotel	1/unit	164 units	100%	65%	90%:	100%	65%	80%
			164	106.60	147.60	164	106.60	131.20
Residential (Studio)	1.25/unit	134 units	100%	55%	85%	100%	65%	75%
			167.50	92.13	142.38	167.50	108.88	85.76
		TOTAL	337.84	456.88	401.43	331.50	422.93	308.48
				457			**423**	

SS

Outside of Downtown, this project could expect to require 457 spaces during weekdays and 423 spaces on weekends.

Waivers of Symphony Park Design Standards		
Requirement	***Request***	***Staff Recommendation***
1.7.4 – Service access along railroad ROW shall be set back (from ROW) a min. of 12' to back of curb of service road	Service access back of curb set back 12' from railroad ROW	No longer needed
3.1 (B.4) – Building tower stepback at 80' from grade	No stepback at 80'	Approval
3.5.2 – Commercial building facades shall be no less than 70% glazing at storefront level	60% glazing at storefront level	Denial
3.4.3 – Canopy/awning projections shall not project into the tree/streetlight zones of the sidewalk	Canopies project 14.5' into the tree/streetlight zone of sidewalks on City Pkwy and Symphony Park Ave	Approval
3.7.1/3.4.2 – Street level storefront heights of min. 16'-20'. Canopies min. 16' clearance	Min. of 12' canopy height at storefronts	Denial
4.10 (L.4) – 80% build-to line at ground level and max. 10' setback from back of sidewalk	63% build-to line and 16' setback from back of sidewalk along Symphony Park Ave.	Approval at 72% as per SPDRC requirement

ANALYSIS

The request for a Site Development Plan Review was held in abeyance for 30 days by the Planning Commission to allow the applicant to further refine the conceptual plans to conform to Symphony Park Design Review Committee (SPDRC) discussions and conditions. In particular, the service drive setback from the railroad right-of-way was increased to 12 feet, eliminating the need for a waiver. Palm trees were removed from Symphony Park Avenue in accordance with the development standards and three-dimensional renderings were submitted showing design views from all sides of each building. Further revisions of the drawings are still necessary and will need to be reviewed again by the SPDRC for final approval prior to submittal of construction documents.

The Symphony Park Design Standards recommend approximately 500 residential units, 21,000 square feet of retail uses and 1,600 parking spaces in the development of Parcel L. The proposal has significantly modified this program to provide 298 units (counting the convalescent spaces), 32,850 square feet of retail and 456 above-ground parking spaces, while reducing the planned maximum height of the buildings from 31 stories to eight stories. The current proposal will require Site Development Plan Review approval per Subsection 4.10 of the Symphony Park Design Standards.

As part of the Downtown Centennial Plan Overlay District, the project is not subject to the automatic application of Title 19 parking standards. The applicant justifies the 465 spaces provided by stating that fewer spaces are required to accommodate the proposed skilled nursing and assisted living uses, and a significant number of spaces will remain open during non-peak hours of operation. As the development is replacing an existing temporary parking lot for the Smith Center for the Performing Arts, the developer intends to share parking resources with the Smith Center during scheduled events. A more detailed valet plan must be submitted to staff for approval prior to operation.

The applicant has requested several waivers of the Symphony Park Design Standards. Staff recommends that the request to allow one canopy each on City Parkway and Symphony Park Avenue to encroach into the tree and streetlight zones of the private sidewalk at specified vehicular drop-off points be approved, as the proposed design does not disrupt the streetlight or tree rhythm of the streetscape. Along Symphony Park Avenue, Building 'C' fails to meet the prescribed 80 percent build-to line and 10-foot setback requirement from the back of the private sidewalk. However, SPDRC has granted a waiver of the requirement, as it does not significantly detract from the street form. The west building elevation indicates no stepback at 80 feet above grade. A waiver of this requirement can be supported, as there is variation in building height across the elevation and the parking structure contains a strong horizontal rooftop element near the 80-foot level. The other requested waivers will be addressed through redesign of the site and will therefore not be needed.

In order to accommodate this project, the uses "Convalescent Care/Nursing Home" and "Assisted Living Apartments" as they are understood and defined in Title 19 are proposed to be added to the Symphony Park Design Standards under separate action. They correspond to the skilled nursing and assisted living uses, respectively, as referenced by the applicant. The Senior Citizen Apartments are permitted in Symphony Park as "Mid-Rise Housing" or "High-Rise Housing Apartments or Condominiums."

Las Vegas Fire and Rescue opposes the proposed concentration of uses involving physically ill or disabled residents near a railroad, as this would make evacuation of the premises during an emergency more difficult and require greater public service resources. LVFR recommended that the applicant continue to work with a fire safety engineer to eliminate or reduce potential hazards associated with this aspect of the project.

Several locations along City Parkway near the intersections of Clark Avenue and Symphony Park Avenue were indicated as candidates for seating for outdoor dining. This activity is encouraged along the storefronts, but more detail will be needed to show conformance with the Symphony Park Outdoor Dining Standards. A site plan must be submitted for approval through the city's Site Development Plan Review process.

The applicant intends to pursue LEED certification for the proposed project. At this time, the process is incomplete and more information will be forthcoming once revisions are submitted.

FINDINGS (SDR-53067)

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

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

   The proposed development generally follows the programmed objective of a high-rise mixed-use concept detailed in the Symphony Park Design Standards. Fire Safety Engineering is recommended to mitigate the impacts of potential railway accidents to the proposed assisted care uses.

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

   The proposed development is generally consistent with the General Plan, Title 19, the Downtown Centennial Plan and the Symphony Park Design Standards Manual. Further revision of the plans will be necessary to show full conformance with the Symphony Park Design Standards Manual, except for canopy projections into the tree area of the sidewalk, which SPDRC and staff supports. The development will be subject to further review by the SPDRC for building, site and landscape design, and for onsite signage and outdoor dining.

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

   Primary access to the site is provided from City Parkway into the parking facility. Secondary access is provided from eastbound Symphony Park Avenue and from Clark Avenue into the rear service drive. These access points will not negatively disrupt traffic flow on streets in the area. Circulation through the parking facility is logical.

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

   Stone patterned stucco exteriors, limestone at the building bases and decorative aluminum for accents are acceptable materials for Symphony Park and are responsive to the design of the adjacent Smith Center for the Performing Arts. One palm tree is still shown along Symphony Park Avenue where not allowed (this will be corrected through streetscape redesign), but otherwise the materials prescribed by the Symphony Park Design Standards are proposed.

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;**

   Generally the proposed design creates a pleasing environment suited to its uses. Massing of the buildings is varied, with a rooftop canopy element to tie them together. The residential portions of the development are designed to have similar visual characteristics to the Smith Center for the Performing Arts. Colors for the office building (Building "B") need revision to satisfy compatibility requirements of the SPDRC.

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

   The proposed development will be subject to permit review and inspections, thereby protecting the health, safety and general welfare of the public.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 41

NOTICES MAILED 95

APPROVALS 2

PROTESTS 0

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

Revised 11-14-06

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

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-58919
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.

John 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

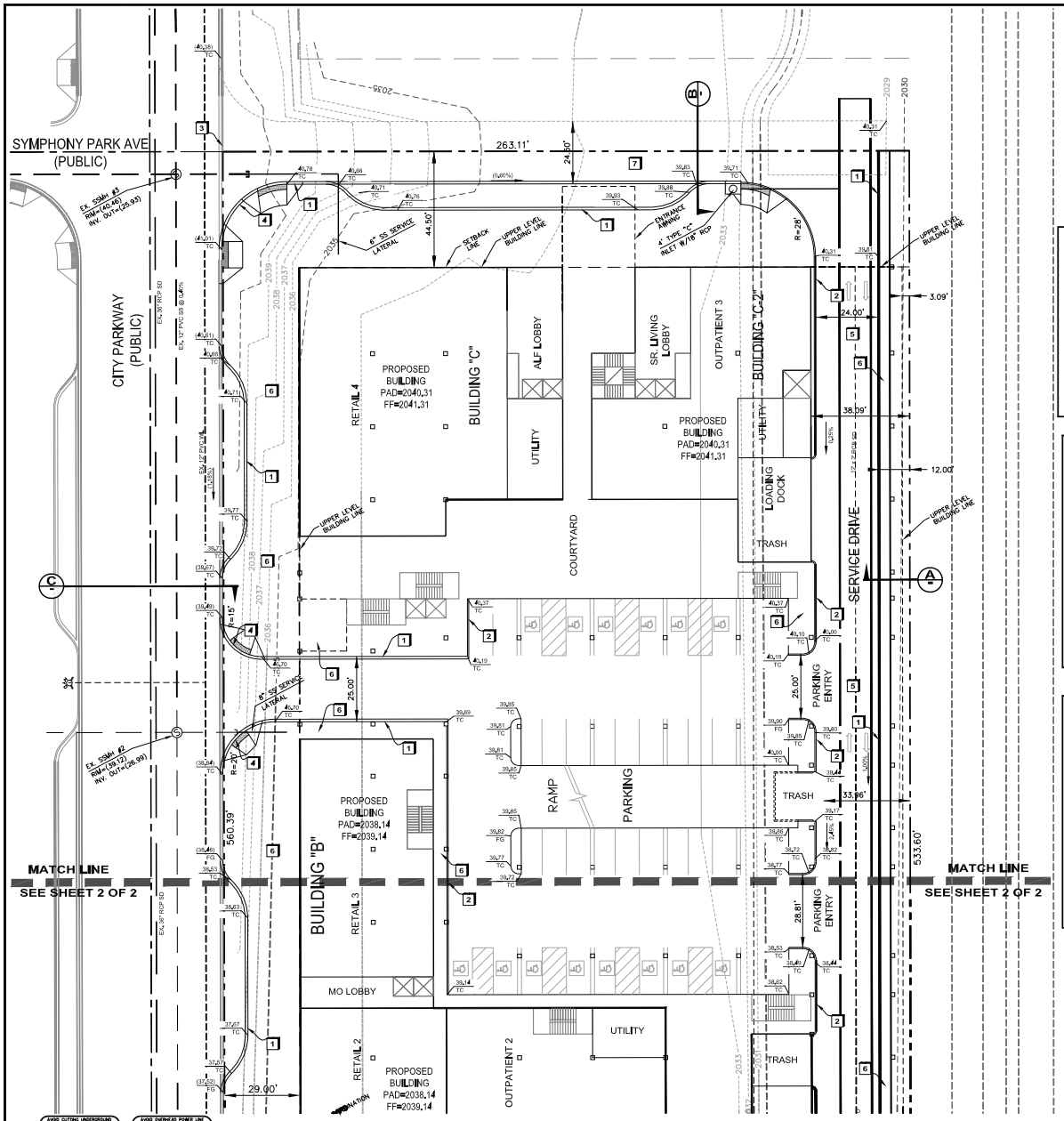
FOR DEPARTMENT USE ONLY

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

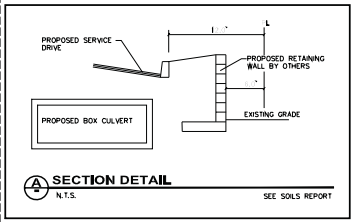


GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

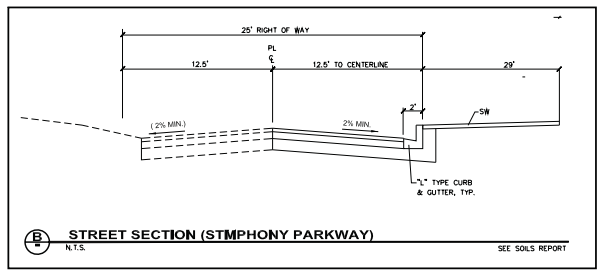
1 inch = 20 ft.



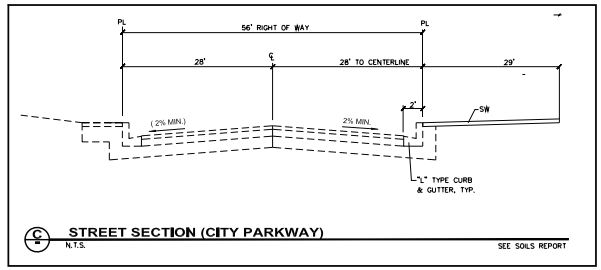
A SECTION DETAIL
N.T.S.
SEE SOILS REPORT

LEGEND

- EXISTING/ ADJACENT RIGHT-OF-WAY LINE
- EXISTING EDGE OF PAVEMENT
- 1915 — 5' EXISTING GROUND CONTOUR
- 1' EXISTING GROUND CONTOUR
- EXISTING WALL
- PROPERTY LINE
- CENTER LINE
- SAWCUT LINE
- A1 — DETAIL NUMBER / SHEET NUMBER
- 14.48 BOR — EXISTING ELEVATION DESCRIPTION
- 14.22 BOR — PROPOSED ELEVATION DESCRIPTION
- 14.22 TC — PROPOSED AC ELEVATION DESCRIPTION
- 14.47(+) — EXISTING RATE OF GRADE/ DIRECTION OF FLOW
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT



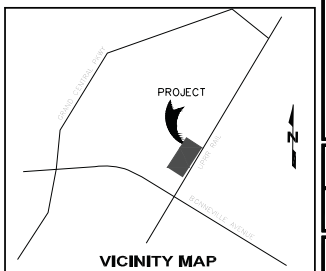
B STREET SECTION (STMPHONY PARKWAY)
N.T.S.
SEE SOILS REPORT



C STREET SECTION (CITY PARKWAY)
N.T.S.
SEE SOILS REPORT

GRADING CONSTRUCTION NOTES

1. CONSTRUCT "L" TYPE CURB & GUTTER PER C,C,A,U,S,D., STD, DWG, NO, 216.
2. CONSTRUCT ONSITE "A" CURB PER C,C,A,U,S,D., STD, DWG, NO, 215.
3. CONSTRUCT COMMERCIAL DRIVEWAY PER C,C,A,U,S,D., STD, DWG, NO, 229A.
4. CONSTRUCT CASE I SIDEWALK RAMP (AWLY, BWLY) PER C,C,A,U,S,D., STD, DWG, NO, 235.
5. CONSTRUCT 2" AC MIN. IN PARKING AREA REFER TO SOILS REPORT
6. CONSTRUCT SIDEWALK PER C,C,A,U,S,D., STD, DWG, NO, 234.
7. CONSTRUCT 3" AC MIN. IN STREET AREA REFER TO SOILS REPORT



NOT TO SCALE

GENERAL NOTES

1. ADD 2000 TO ALL PLAN ELEVATIONS.
2. CONTRACTOR TO FIELD VERIFY ALL EXISTING PLAN ELEVATIONS AND NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
3. THIS SITE IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN PER F.I.R.M. MAP No 32003C1769E REVISED NOVEMBER 16, 2011

EARTHWORKS

ESTIMATED CUT QUANTITY: 80 CY
ESTIMATED FILL QUANTITY: 3,025 CY

NOTE:
THIS GRADING PLAN COMPLIES WITH THE APPROVED DRAINAGE STUDY #

LEONARD L. CHRISTOPHERSON, P.E. No. 15257 DATE:

#	DATE / DESCRIPTION

APPROVED 1-5-15
EXPIRES 12-31-16

ENGINEER'S SEAL:
PROFESSIONAL ENGINEER
LEONARD L. CHRISTOPHERSON
EXP. 12/31/14
CIVIL
No. 15257
STATE OF NEVADA

ENGINEER:
CONSULTING
DEVELOPMENT | EARTHWORKS | CONSTRUCTION
2388 N. GREEN VALLEY PARKWAY, SUITE 218
HENDERSON, NEVADA 89014
PHONE# 702-427-0703

CLIENT:
CITRA REAL ESTATE CAPITAL

PROJECT:
CITRA SYMPHONY PARK
394 SOUTH CITY PARKWAY
LAS VEGAS, NV 89106
PORTION OF APN# 139-34-211-002 & 139-34-110-010

SHEET TITLE:
SITE/GRADING PLAN

DATE:
3-6-14

SCALE:
1" = 20'

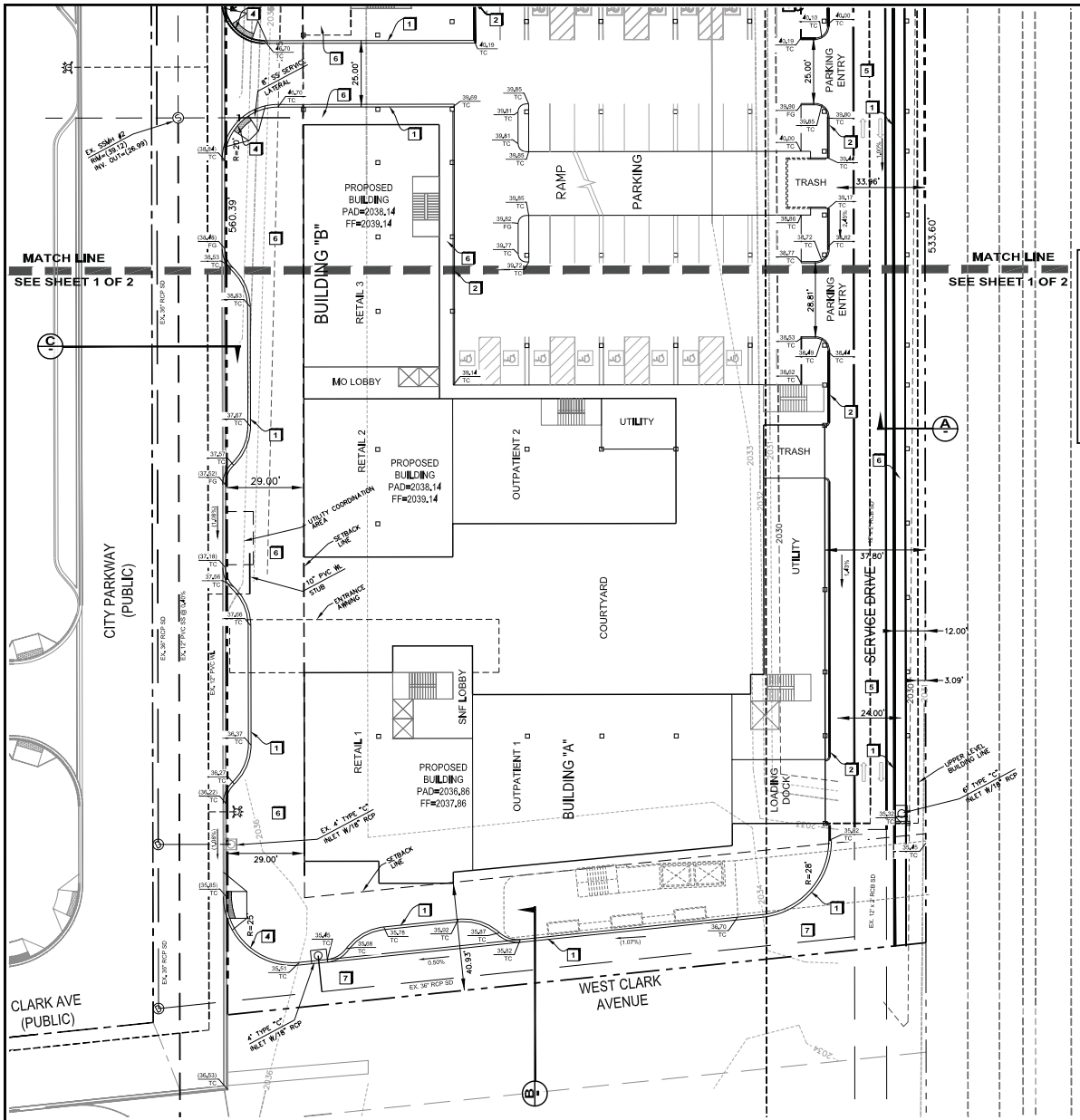
SHEET NUMBER:
1 OF 2

DRAWING:

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.
Call before you Dig.
1-800-227-2600
UNDERGROUND SERVICE ALERT (USA)

AVOID OVERHEAD POWER LINE CONTACT. IT'S COSTLY.
Call before you OVERHEAD
1-702-227-2929
NEVADA POWER COMPANY DBA NV ENERGY AND SIERRA PACIFIC POWER COMPANY DBA NV ENERGY

SDR-53067 - REVISED



GRAPHIC SCALE

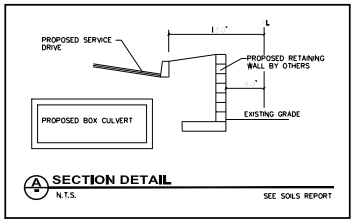
20 0 10 20 40 80

(IN FEET)

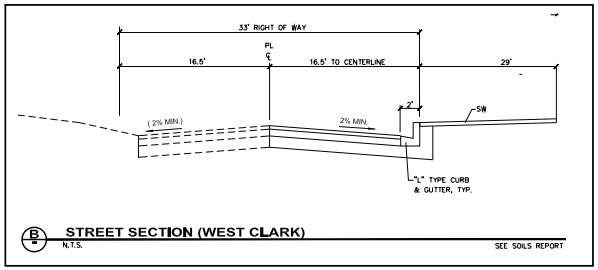
1 inch = 20 ft.

LEGEND

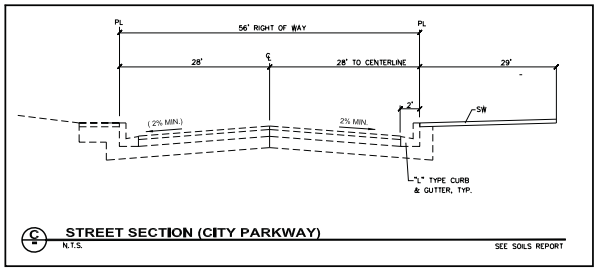
- EXISTING/ ADJACENT RIGHT-OF-WAY LINE
- EXISTING EDGE OF PAVEMENT
- 5' EXISTING GROUND CONTOUR
- 1' EXISTING GROUND CONTOUR
- EXISTING WALL
- PROPERTY LINE
- CENTER LINE
- SAWCUT LINE
- DETAIL NUMBER / SHEET NUMBER
- EXISTING ELEVATION DESCRIPTION
- PROPOSED ELEVATION DESCRIPTION
- PROPOSED AC ELEVATION DESCRIPTION
- EXISTING RATE OF GRADE/ DIRECTION OF FLOW
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT



A SECTION DETAIL
N.T.S. SEE SOILS REPORT



B STREET SECTION (WEST CLARK)
N.T.S. SEE SOILS REPORT



C STREET SECTION (CITY PARKWAY)
N.T.S. SEE SOILS REPORT

GRADING CONSTRUCTION NOTES

1. CONSTRUCT "L" TYPE CURB & GUTTER PER C/G,A/J,S/D, STD, DWG, NO. 216.
2. CONSTRUCT ON-SITE "A" CURB PER C/G,A/J,S/D, STD, DWG, NO. 215.
3. CONSTRUCT COMMERCIAL DRIVEWAY PER C/G,A/J,S/D, STD, DWG, NO. 222A.
4. CONSTRUCT CASE I SIDEWALK RAMP (MIN. 8'-0") PER C/G,A/J,S/D, STD, DWG, NO. 235.
5. CONSTRUCT 2" AC MIN. IN PARKING AREA REFER TO SOILS REPORT
6. CONSTRUCT SIDEWALK PER C/G,A/J,S/D, STD, DWG, NO. 234.
7. CONSTRUCT 3" AC MIN. IN STREET AREA REFER TO SOILS REPORT

GENERAL NOTES

1. ADD 2000 TO ALL PLAN ELEVATIONS.
2. CONTRACTOR TO FIELD VERIFY ALL EXISTING PLAN ELEVATIONS AND NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
3. THIS SITE IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN PER F.I.R.M. MAP No 32003C1769E REVISED NOVEMBER 16, 2011

EARTHWORKS

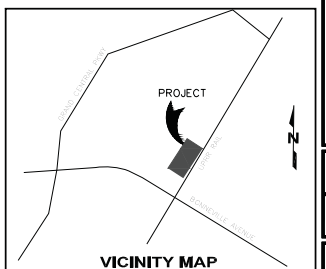
ESTIMATED CUT QUANTITY: 80 CY
ESTIMATED FILL QUANTITY: 3,025 CY

NOTE:
THIS GRADING PLAN COMPLIES WITH THE APPROVED DRAINAGE STUDY #

LEONARD L. CHRISTOPHERSON, P.E. No. 15257 DATE:

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.
Call before you Dig. 1-800-227-2600 UNDERGROUND SERVICE ALERT (USA)

AVOID OVERHEAD POWER LINE CONTACT. IT'S COSTLY.
Call before you OVERHEAD 1-702-227-2929 NEVADA POWER COMPANY dba NV ENERGY, NEVADA DEPARTMENT OF SAFETY, OCCUPATIONAL SAFETY & HEALTH, MINING SECTION



VICINITY MAP
NOT TO SCALE

#	DATE / DESCRIPTION

ENGINEER'S SEAL:
PROFESSIONAL ENGINEER
LEONARD L. CHRISTOPHERSON
EXP. 12/31/14
CIVIL
STATE OF NEVADA

ENGINEER:
CONSULTING
DEVELOPMENT | ENGINEERING | CONSTRUCTION
2388 N. GREEN VALLEY PARKWAY, SUITE 210
HENDERSON, NEVADA 89014
PHONE (702) 270-4700

CLIENT:
CITRA REAL ESTATE CAPITAL

PROJECT:
CITRA SYMPHONY PARK
394 SOUTH CITY PARKWAY
LAS VEGAS, NV 89106
PORTION OF APN# 139-34-211-002 & 139-34-110-010

SHEET TITLE:
SITE/GRADING PLAN

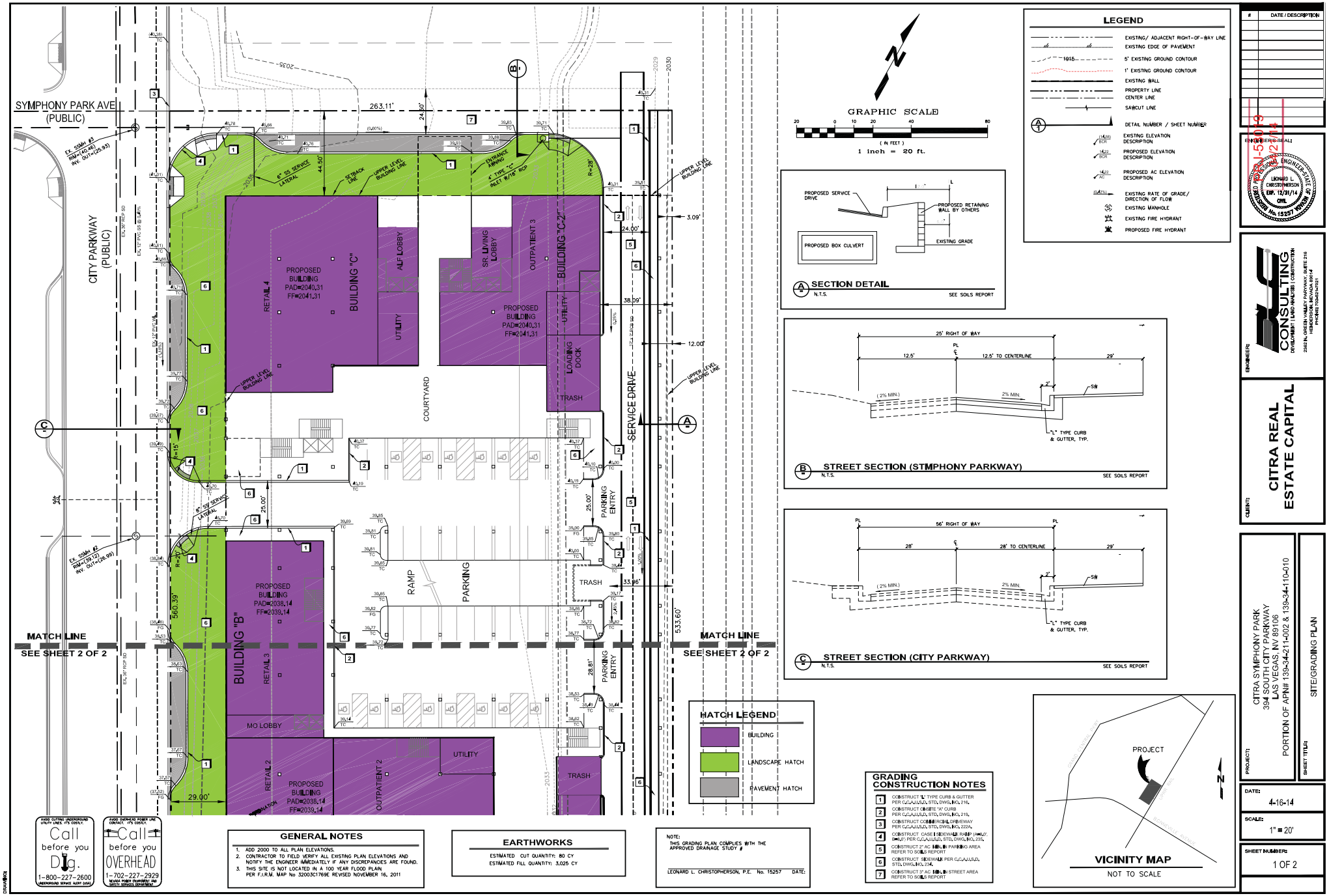
DATE: 3-6-14

SCALE: 1" = 20'

SHEET NUMBER: 2 OF 2

DRAWING

SDR-53067 - REVISED



#	DATE / DESCRIPTION

ENGINEER'S SEAL:
PROFESSIONAL ENGINEER
LEONARD L. CHRISTOPHERSON
EXP. 12/31/14
CIVIL
No. 15257
STATE OF NEVADA

ENGINEER:
CONSULTING
DEVELOPMENT | EARTHWORKS | CONSTRUCTION
2388 N. GREEN VALLEY PARKWAY, SUITE 218
HENDERSON, NEVADA 89014
PHONE (702) 427-4702

CLIENT:
CITRA REAL ESTATE CAPITAL

PROJECT:
CITRA SYMPHONY PARK
394 SOUTH CITY PARKWAY
LAS VEGAS, NV 89106
PORTION OF APN# 139-34-211-002 & 139-34-110-010

SHEET TITLE:
SITE/GRADING PLAN

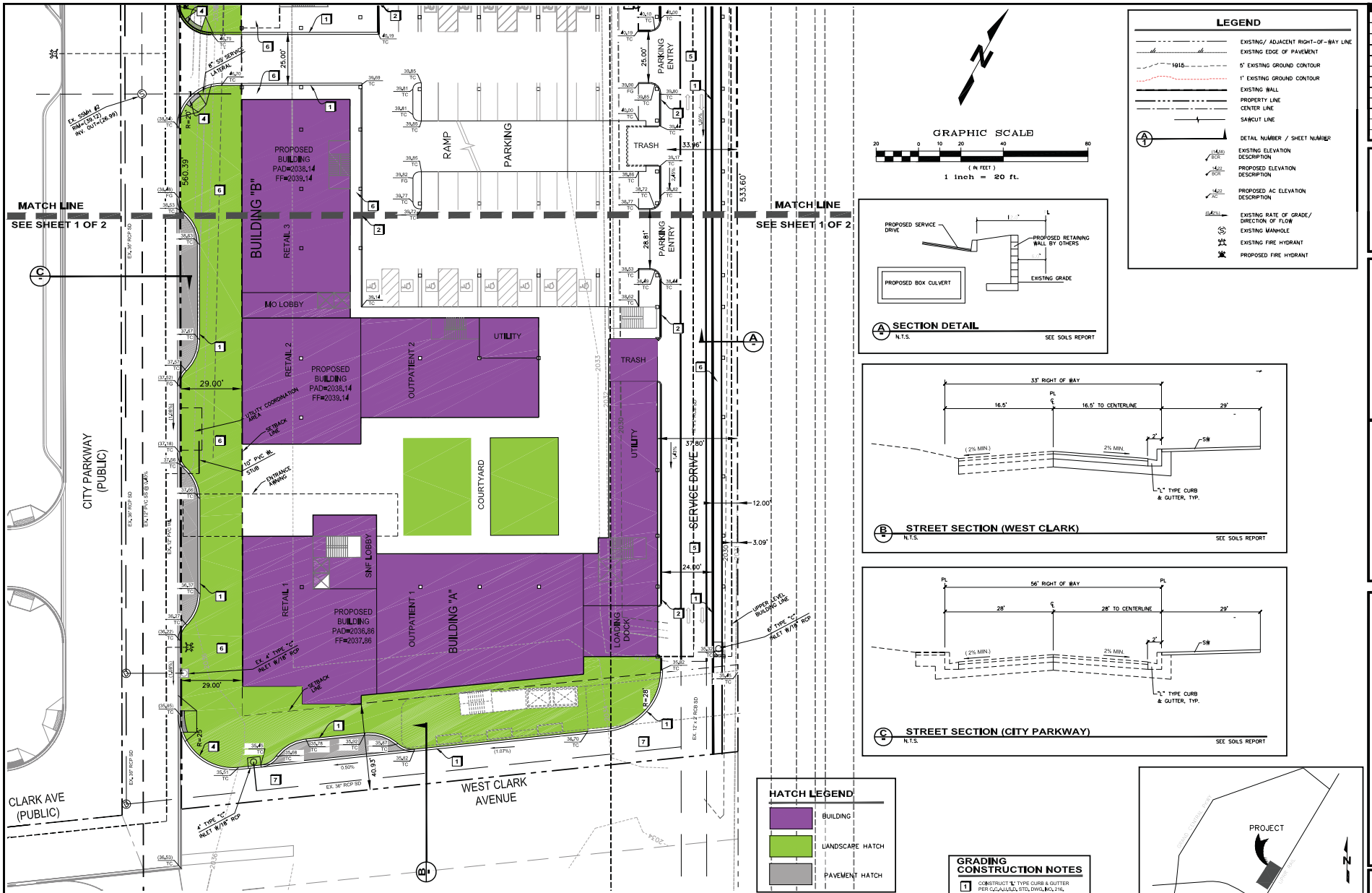
DATE:
4-16-14

SCALE:
1" = 20'

SHEET NUMBER:
1 OF 2

DRAWING:

SDR-53067 - REVISED



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

LEGEND

- EXISTING/ ADJACENT RIGHT-OF-WAY LINE
- EXISTING EDGE OF PAVEMENT
- 5' EXISTING GROUND CONTOUR
- 1' EXISTING GROUND CONTOUR
- EXISTING WALL
- PROPERTY LINE
- CENTER LINE
- SAWCUT LINE
- DETAIL NUMBER / SHEET NUMBER
- 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

SECTION DETAIL
N.T.S. SEE SOILS REPORT

STREET SECTION (WEST CLARK)
N.T.S. SEE SOILS REPORT

STREET SECTION (CITY PARKWAY)
N.T.S. SEE SOILS REPORT

HATCH LEGEND

- BUILDING
- LANDSCAPE HATCH
- PAVEMENT HATCH

GENERAL NOTES

1. ADD 2000 TO ALL PLAN ELEVATIONS.
2. CONTRACTOR TO FIELD VERIFY ALL EXISTING PLAN ELEVATIONS AND NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
3. THIS SITE IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN PER F.I.R.M. MAP No. 32003C1769E REVISED NOVEMBER 16, 2011

EARTHWORKS

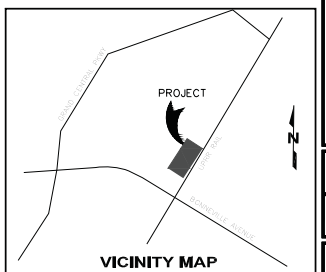
ESTIMATED CUT QUANTITY: 80 CY
ESTIMATED FILL QUANTITY: 3,025 CY

NOTE:
THIS GRADING PLAN COMPLIES WITH THE APPROVED DRAINAGE STUDY #

LEONARD L. CHRISTOPHERSON, P.E. No. 15257 DATE:

GRADING CONSTRUCTION NOTES

1. CONSTRUCT "L" TYPE CURB & GUTTER PER C/CA/LS/D, STD, DWG, NO. 216.
2. CONSTRUCT ONSITE "A" CURB PER C/CA/LS/D, STD, DWG, NO. 215.
3. CONSTRUCT COMMERCIAL DRIVEWAY PER C/CA/LS/D, STD, DWG, NO. 222A.
4. CONSTRUCT CASE I SIDEWALK RAMP (MIN. 8'-0") PER C/CA/LS/D, STD, DWG, NO. 235.
5. CONSTRUCT 2" AC MIN. IN PARKING AREA REFER TO SOILS REPORT
6. CONSTRUCT SIDEWALK PER C/CA/LS/D, STD, DWG, NO. 234.
7. CONSTRUCT 3" AC MIN. IN STREET AREA REFER TO SOILS REPORT



Call before you Dig. 1-800-227-2600 UNDERGROUND SERVICE ALERT (USA)

Call before you OVERHEAD 1-702-227-2929 NEVADA POWER COMPANY DBA NV ENERGY, REVENUES DEPARTMENT

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.

AVOID OVERHEAD POWER LINE CONTACT. IT'S COSTLY.

#	DATE / DESCRIPTION

ENGINEER'S SEAL:
PROFESSIONAL ENGINEER
LEONARD L. CHRISTOPHERSON
EXP. 12/31/14
CIVIL
STATE OF NEVADA
No. 15257

ENGINEER:
CONSULTING
DEVELOPMENT | EARTHWORKS | CONSTRUCTION
2388 N. GREEN VALLEY PARKWAY, SUITE 218
HENDERSON, NEVADA 89014
PHONE (702)270-0703

CLIENT:
CITRA REAL ESTATE CAPITAL

PROJECT:
CITRA SYMPHONY PARK
394 SOUTH CITY PARKWAY
LAS VEGAS, NV 89106
PORTION OF APN# 139-34-211-002 & 139-34-110-010

SHEET TITLE:
SITE/GRADING PLAN

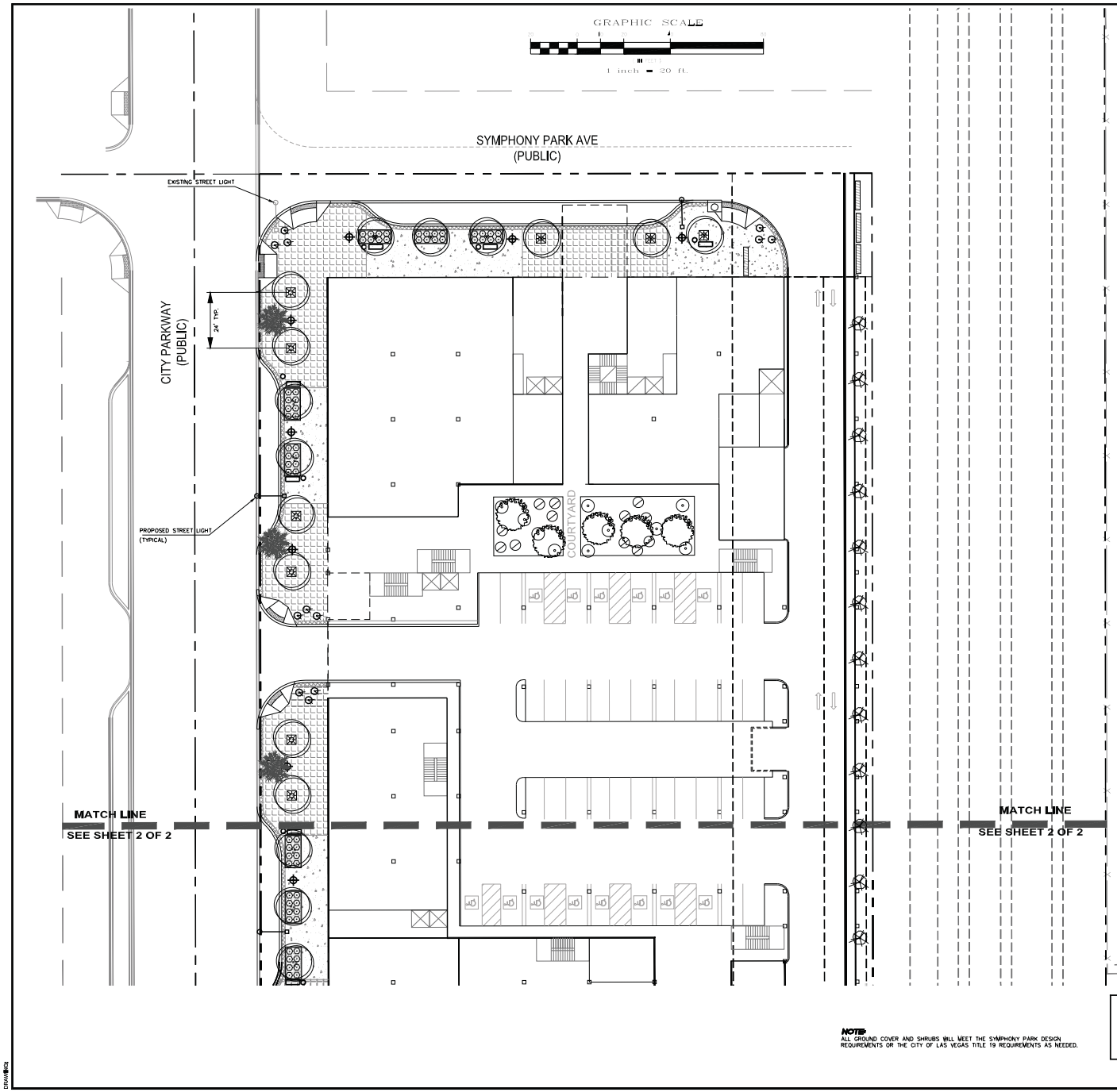
DATE:
4-16-14

SCALE:
1" = 20'

SHEET NUMBER:
2 OF 2

DRAWING:

SDR-53067 - REVISED



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:

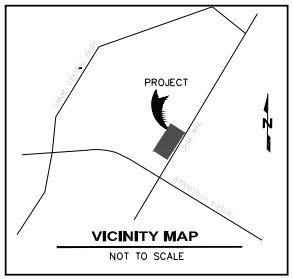
NUMBER OF PLANTS	SYMBOL	BOTANICAL NAME - COMMON NAME	SIZE
20		Chase Tree	15 GALLON
4		FRAXINUS VELUTINA "RIO GRANDE"	60" BOX
18		PISTACIA "RED PUSH"	60" BOX
12		PHOENIX dactylifera 'medjool'	22' CLEAR
18		Japonese Cleyera	15 GALLON
9		GREEN SCREEN PER SYMPHONY PARK DESIGN STANDARDDRAWING BF1	
11		LANDSCAPE PANEL BARRIER "A" PER DESIGN STANDARDS	
9		PARK BENCH PER DESIGN STANDARDS	
16		PEDESTRIAN LIGHT PER DESIGN STANDARDS	
10		TRASH CONTAINER PER DESIGN STANDARDS	
4		STREET LIGHT PER DESIGN STANDARDS	
18		PLANTER POT PER DESIGN STANDARDS	
11		TREE GRATE "B" PER DESIGN STANDARDS	
11		TREE GRATE "A" PER DESIGN STANDARDS	
72		ROSMARINUS OFFICINALLIS	5 GALLON
8		BUCHLOE DACTYLOIDES	5 GALLON
27		NANDINA DOMESTICA - Heavenly Bamboo	5 GALLON
22		LIGUSTRUM TEXANUM - Texas Privet	5 GALLON

HARDSCAPE LIST:

- 12"X12" CONCRETE PAVERS -DETAIL PV.1
- CAST IN PLACE CONCRETE-MATCH EXISTING ON OPPOSITE SIDE OF STREET
- 12" CONCRETE ACCESS STRIP-DETAIL PI.1

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



VICINITY MAP
NOT TO SCALE

#	DATE / DESCRIPTION

ENGINEER'S SEAL:
REGISTERED PROFESSIONAL ENGINEER-STATE OF NEVADA
LEONARD L. CHRISTOPHERSON
EXP. 12/31/14
CIVIL
No. 15257

ENGINEER:
CONSULTING
DEVELOPMENT | LAND ANALYSIS | CONSTRUCTION
2362 N. GREEN VALLEY PARKWAY, SUITE 218
HENDERSON, NEVADA 89014
PHONE: 702-624-7021

CLIENT:
CITRA REAL ESTATE CAPITAL

PROJECT:
SYMPHONY PARK SKILLED NURSING
394 SOUTH CITY PARKWAY
LAS VEGAS, NV 89106

SHEET TITLE:
LANDSCAPE PLAN

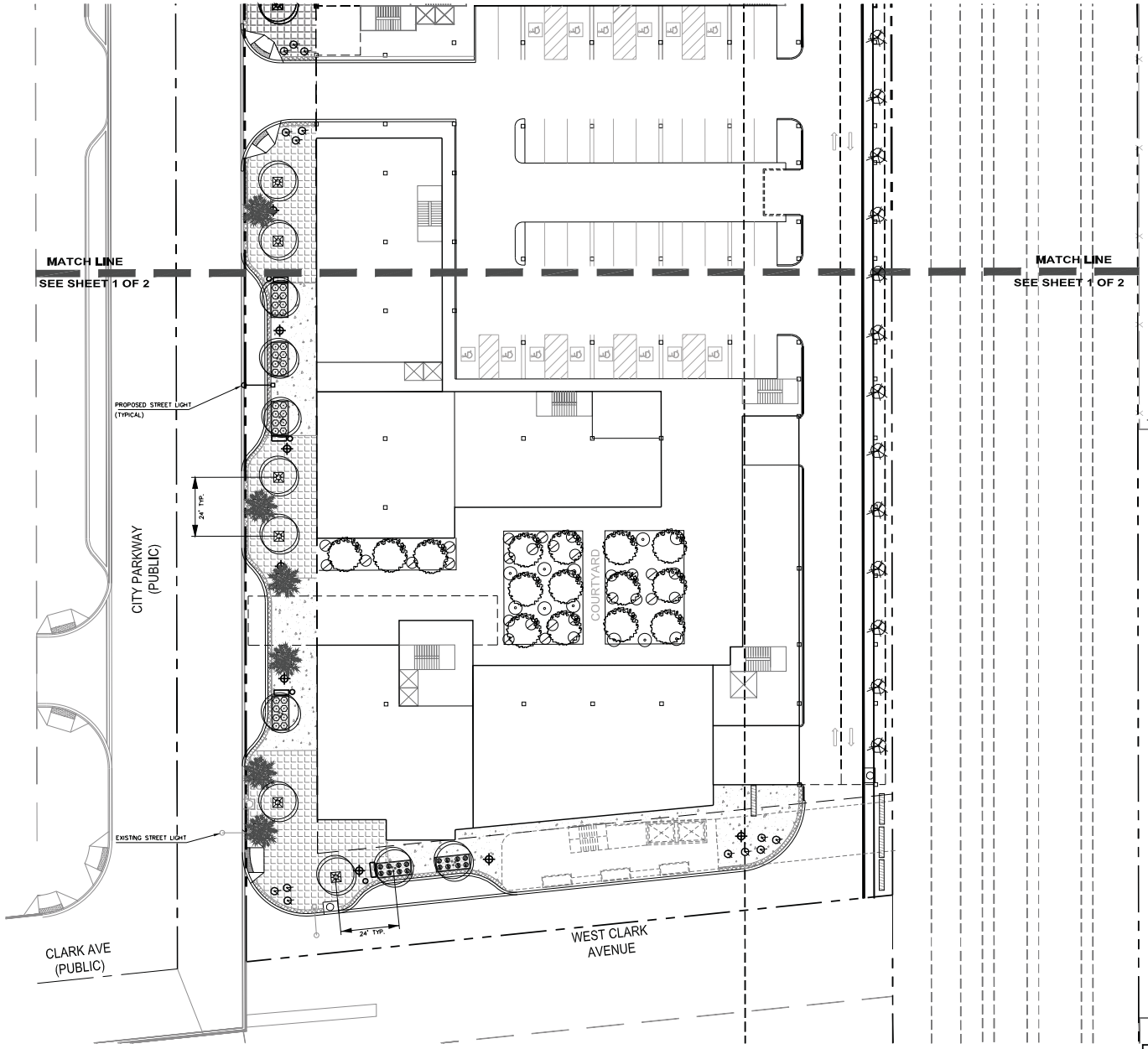
DATE:
FEB. 19, 2014

SCALE:
1"=20'

SHEET NUMBER:
1 OF 3

DRAWING:

SDR-53067 - REVISED



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

GRAPHIC SCALE

20 0 10 20 40 80

1 inch = 20 ft.

PLANT LIST:

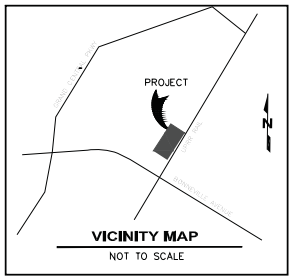
NUMBER OF PLANTS	SYMBOL	BOTANICAL NAME - COMMON NAME	SIZE
20		Chase Tree	15 GALLON
4		FRAXINUS VELUTINA "RIO GRANDE"	60" BOX
18		PISTACIA "RED PUSH"	60" BOX
12		PHOENIX dactylifera 'medjool'	22' CLEAR
18		Japanese Cleyera	15 GALLON
9		GREEN SCREEN PER SYMPHONY PARK DESIGN STANDARDDRAWING BF1	
11		LANDSCAPE PANEL BARRIER "A" PER DESIGN STANDARDS	
9		PARK BENCH PER DESIGN STANDARDS	
16		PEDESTRIAN LIGHT PER DESIGN STANDARDS	
10		TRASH CONTAINER PER DESIGN STANDARDS	
4		STREET LIGHT PER DESIGN STANDARDS	
18		PLANTER POT PER DESIGN STANDARDS	
11		TREE GRATE "B" PER DESIGN STANDARDS	
11		TREE GRATE "A" PER DESIGN STANDARDS	
72		ROSMARINUS OFFICINALLIS	5 GALLON
8		BUCHLOE DACTYLOIDES	5 GALLON
27		NANDINA DOMESTICA - Heavenly Bandoo	5 GALLON
22		LIGUSTRUM TEXANUM - Texas Privet	5 GALLON

HARDSCAPE LIST:

- 12"X12" CONCRETE PAVERS -DETAIL PV.1
- CAST IN PLACE CONCRETE-MATCH EXISTING ON OPPOSITE SIDE OF STREET
- 12" CONCRETE ACCESS STRIP-DETAIL PI.1

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



VICINITY MAP
NOT TO SCALE

#	DATE / DESCRIPTION

ENGINEER'S SEAL:
REGISTERED PROFESSIONAL ENGINEER STATE OF NEVADA
LEONARD L. CHRISTOPHERSON
EXP. 12/31/14
CIVIL
No. 15257

ENGINEER:
CONSULTING
DEVELOPMENT | LAND ANALYSIS | CONSTRUCTION
2362 N. GREEN VALLEY PARKWAY, SUITE 218
HENDERSON, NEVADA 89014
PHONE: 702-562-7021

CLIENT:
CITRA REAL ESTATE CAPITAL

PROJECT:
SYMPHONY PARK SKILLED NURSING
394 SOUTH CITY PARKWAY
LAS VEGAS, NV 89106

SHEET TITLE:
LANDSCAPE PLAN

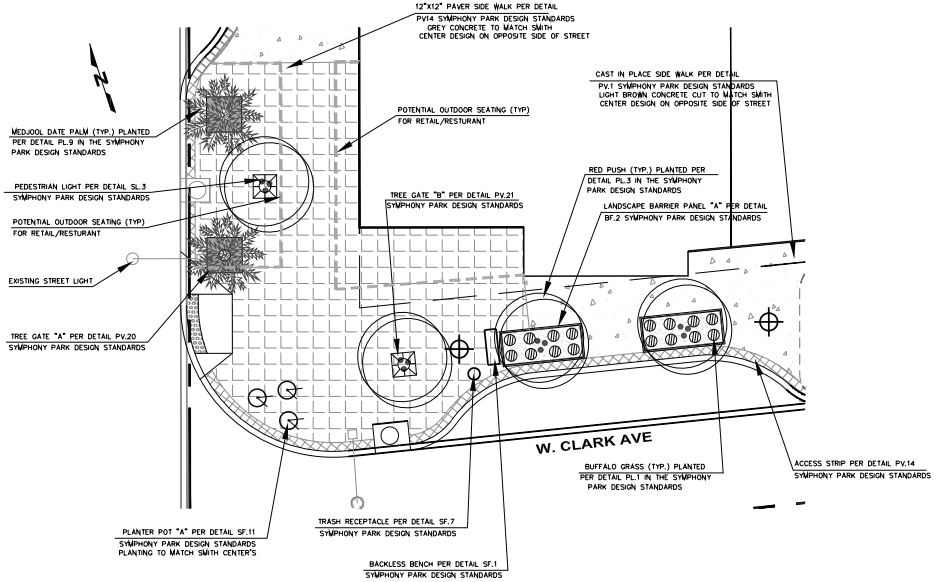
DATE:
FEB. 19, 2014

SCALE:
1"=20'

SHEET NUMBER:
2 OF 3

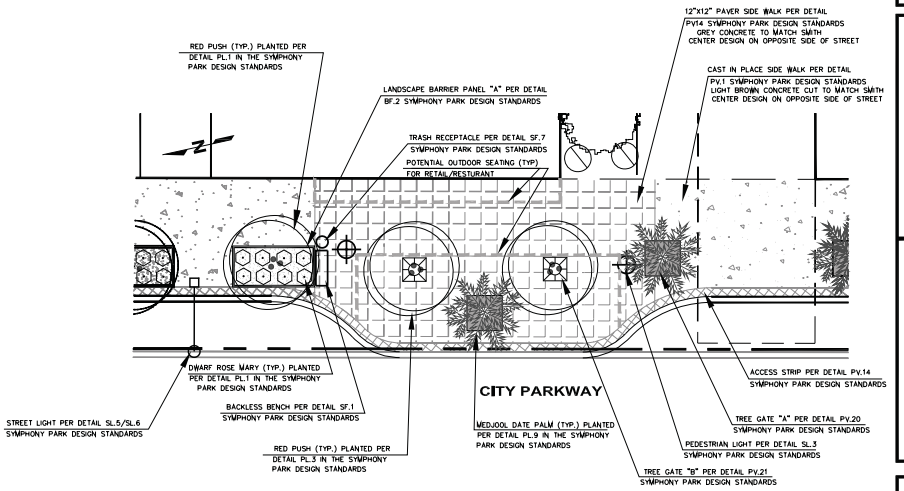
DRAWING:

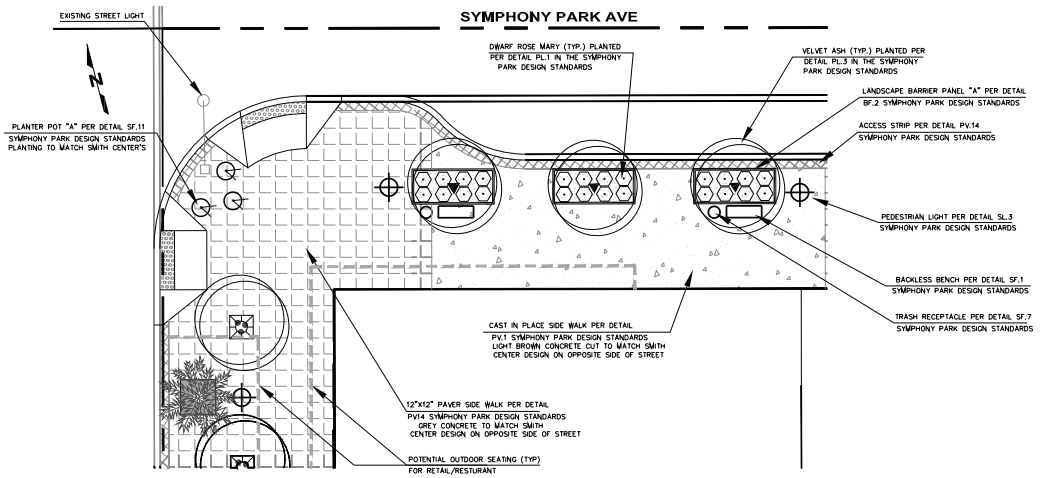
SDR-53067 - REVISED



GRAPHIC SCALE

1 inch = 10 ft.





#	DATE / DESCRIPTION

ENGINEER'S SEAL:

PROFESSIONAL ENGINEER STATE OF NEVADA LEONARD L. CHRISTOPHERSON EXP. 12/31/14 CIVIL No. 15257

ENGINEER:

CONSULTING
DEVELOPMENT | ENGINEERING | CONSTRUCTION
2365 N. GREEN VALLEY PARKWAY, SUITE 210
HENDERSON, NEVADA 89014
PHONE (702) 272-4702

CLIENT:

CITRA REAL ESTATE CAPITAL

PROJECT:

SYMPHONY PARK SKILLED NURSING
394 SOUTH CITY PARKWAY
LAS VEGAS, NV 89106

SHEET TITLE:

LANDSCAPE DETAIL SECTION PLAN

DATE:

FEB. 19, 2014

SCALE:

1"=10'

SHEET NUMBER:

3 OF 3

DRAWING

SDR-53067 - REVISED

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:

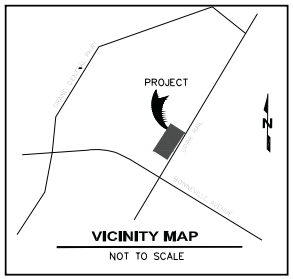
NUMBER OF PLANTS	SYMBOL	BOTANICAL NAME - COMMON NAME	SIZE
20		Chase Tree	15 GALLON
4		FRAXINUS VELUTINA "RIO GRANDE"	60" BOX
18		PISTACIA "RED PUSH"	60" BOX
12		PHOENIX dactylifera 'medjool'	22' CLEAR
18		Japanese Cleyera	15 GALLON
9		GREEN SCREEN PER DESIGN STANDARDS	
11		LANDSCAPE PANEL BARRIER "A" PER DESIGN STANDARDS	
9		PARK BENCH PER DESIGN STANDARDS	
16		PEDESTRIAN LIGHT PER DESIGN STANDARDS	
10		TRASH CONTAINER PER DESIGN STANDARDS	
4		STREET LIGHT PER DESIGN STANDARDS	
18		PLANTER POT PER DESIGN STANDARDS	
11		TREE GRATE "B" PER DESIGN STANDARDS	
11		TREE GRATE "A" PER DESIGN STANDARDS	
72		ROSMARINUS OFFICINALLIS	5 GALLON
8		BUCHLOE DACTYLOIDES	5 GALLON
27		NANDINA DOMESTICA - Heavenly Bamboo	5 GALLON
22		LIGUSTRUM TEXANUM - Texas Privet	5 GALLON

HARDSCAPE LIST:

- CAST IN PLACE CONCRETE-DETAIL PV.1
- CAST IN PLACE CONCRETE-MATCH EXISTING ON OPPOSITE SIDE OF STREET
- 12" CONCRETE ACCESS STRIP-DETAIL PI.1

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



VICINITY MAP
NOT TO SCALE

#	DATE / DESCRIPTION

ENGINEER'S SEAL:
REGISTERED PROFESSIONAL ENGINEER-STATE OF NEVADA
LEONARD L. CHRISTOPHERSON
EXP. 12/31/14
CIVIL
No. 15257

ENGINEER:
CONSULTING
DEVELOPMENT | LAND ANALYSIS | CONSTRUCTION
2362 N. GREEN VALLEY PARKWAY, SUITE 218
HENDERSON, NEVADA 89014
PHONE: 702-234-7021

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"=20'

SHEET NUMBER:
1 OF 3

DRAWING:

SDR-53067 - REVISED

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

GRAPHIC SCALE

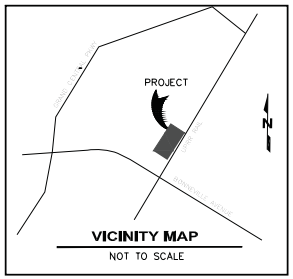
1 inch = 20 ft.

PLANT LIST:

NUMBER OF PLANTS	SYMBOL	BOTANICAL NAME - COMMON NAME	SIZE
20		Chase Tree	15 GALLON
4		FRAXINUS VELUTINA "RIO GRANDE"	60" BOX
18		PISTACIA "RED PUSH"	60" BOX
12		PHOENIX dactylifera 'medjool'	22' CLEAR
18		Japanese Cleyera	15 GALLON
9		GREEN SCREEN PER DESIGN STANDARDS	
11		LANDSCAPE PANEL BARRIER "A" PER DESIGN STANDARDS	
9		PARK BENCH PER DESIGN STANDARDS	
16		PEDESTRIAN LIGHT PER DESIGN STANDARDS	
10		TRASH CONTAINER PER DESIGN STANDARDS	
4		STREET LIGHT PER DESIGN STANDARDS	
18		PLANTER POT PER DESIGN STANDARDS	
11		TREE GRATE "B" PER DESIGN STANDARDS	
11		TREE GRATE "A" PER DESIGN STANDARDS	
72		ROSMARINUS OFFICINALLIS	5 GALLON
8		BUCHLOE DACTYLOIDES	5 GALLON
27		NANDINA DOMESTICA - Heavenly Bandoo	5 GALLON
22		LIGUSTRUM TEXANUM - Texas Privet	5 GALLON

HARDSCAPE LIST:

- CAST IN PLACE CONCRETE-DETAIL PV.1
- CAST IN PLACE CONCRETE-MATCH EXISTING ON OPPOSITE SIDE OF STREET
- 12" CONCRETE ACCESS STRIP-DETAIL PI.1



VICINITY MAP
NOT TO SCALE

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:
REGISTERED PROFESSIONAL ENGINEER-STATE OF NEVADA
LEONARD L. CHRISTOPHERSON
EXP. 12/31/14
CIVIL
No. 15257
REV. 12/31/14
PROJECT 5-5-019

ENGINEER:
CONSULTING
DEVELOPMENT | LAND ANALYSIS | CONSTRUCTION
2362 N. GREEN VALLEY PARKWAY, SUITE 218
HENDERSON, NEVADA 89014
PHONE: 702-562-7021

CLIENT:
CITRA REAL ESTATE CAPITAL

PROJECT:
SYMPHONY PARK SKILLED NURSING
394 SOUTH CITY PARKWAY
LAS VEGAS, NV 89106

SHEET TITLE:
LANDSCAPE PLAN

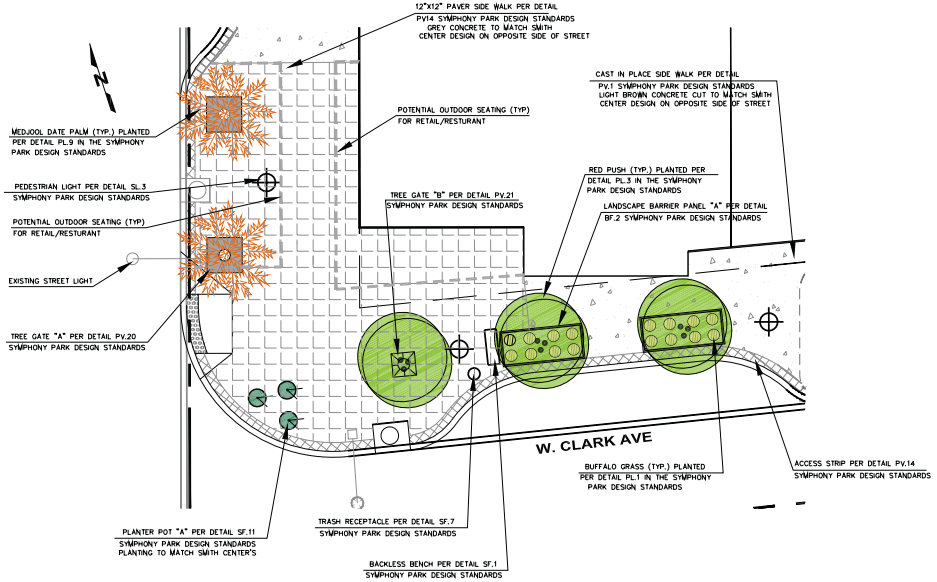
DATE:
FEB. 19, 2014

SCALE:
1"=20'

SHEET NUMBER:
2 OF 3

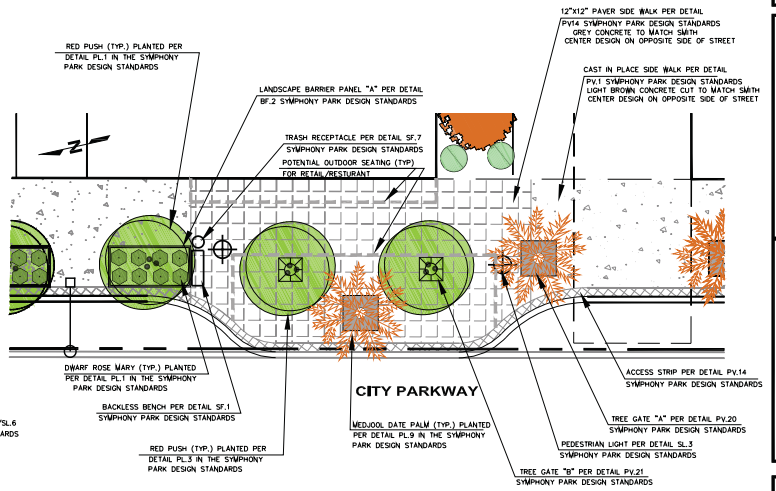
DRAWING:

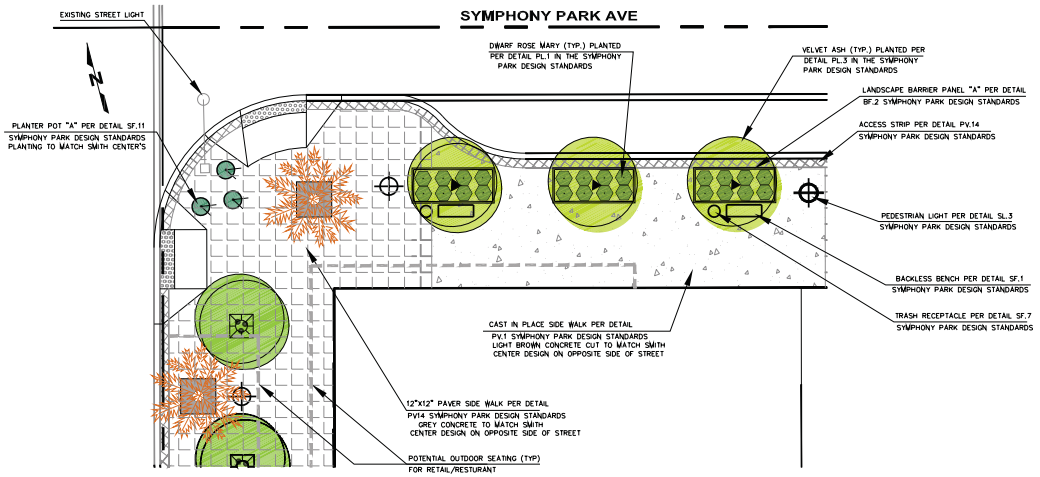
SDR-53067 - REVISED



GRAPHIC SCALE

1 inch = 10 ft.





#	DATE / DESCRIPTION

ENGINEER'S SEAL:

ENGINEER:

CONSULTING
DEVELOPMENT | PLANNING | CONSTRUCTION
2365 N. GREEN VALLEY PARKWAY, SUITE 210
HENDERSON, NEVADA 89014
PHONE (702) 270-7012

CLIENT:

CITRA REAL
ESTATE CAPITAL

PROJECT:

SYMPHONY PARK SKILLED NURSING
394 SOUTH CITY PARKWAY
LAS VEGAS, NV 89106

SHEET TITLE:

LANDSCAPE DETAIL SECTION PLAN

DATE:

FEB. 19, 2014

SCALE:

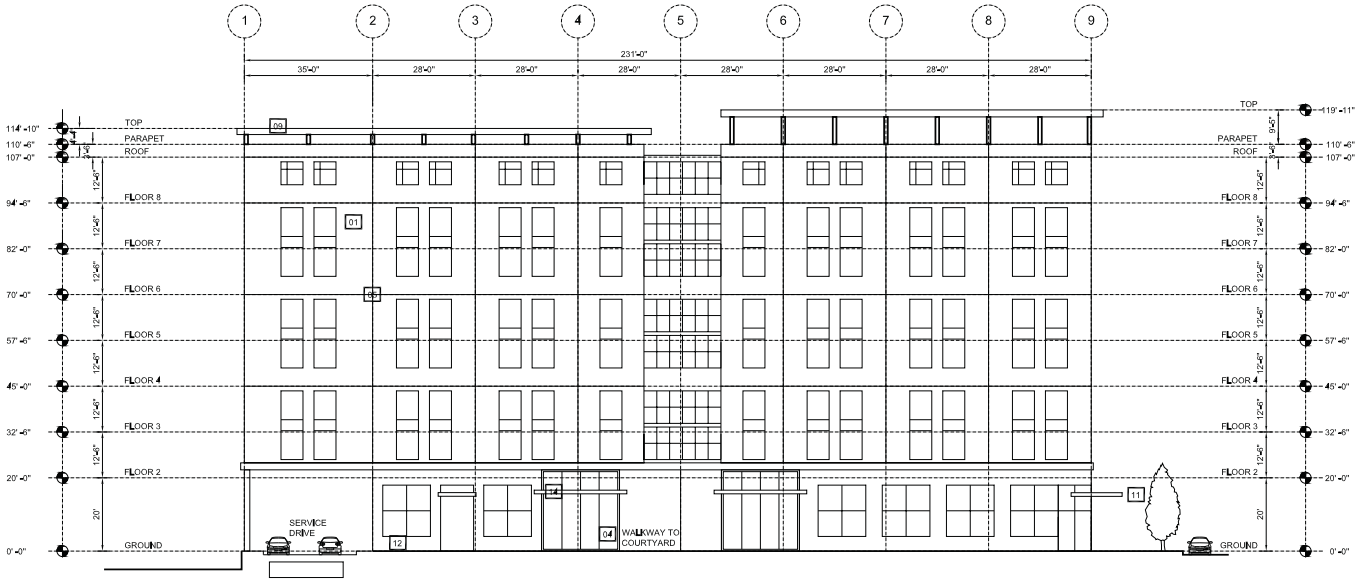
1"=10'

SHEET NUMBER:

3 OF 3

DRAWING

SDR-53067 - REVISED



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

ENGINEER'S SEAL:

REGISTERED PROFESSIONAL ENGINEER STATE OF NEVADA
LEONARD L. CHRISTOPHERSON
EXP. 12/31/14
CIVIL
No. 15257

ENGINEER:

CONSULTING
DEVELOPMENT | LAND ANALYSIS | CONSTRUCTION
2362 N. GREEN VALLEY PARKWAY, SUITE 218
HENDERSON, NEVADA 89014
PHONE: 702-562-7021

CLIENT:

CITRA REAL ESTATE CAPITAL

PROJECT:

SYMPHONY PARK SKILLED NURSING
394 SOUTH CITY PARKWAY
LAS VEGAS, NV 89106

SHEET TITLE:

NORTH ELEVATION

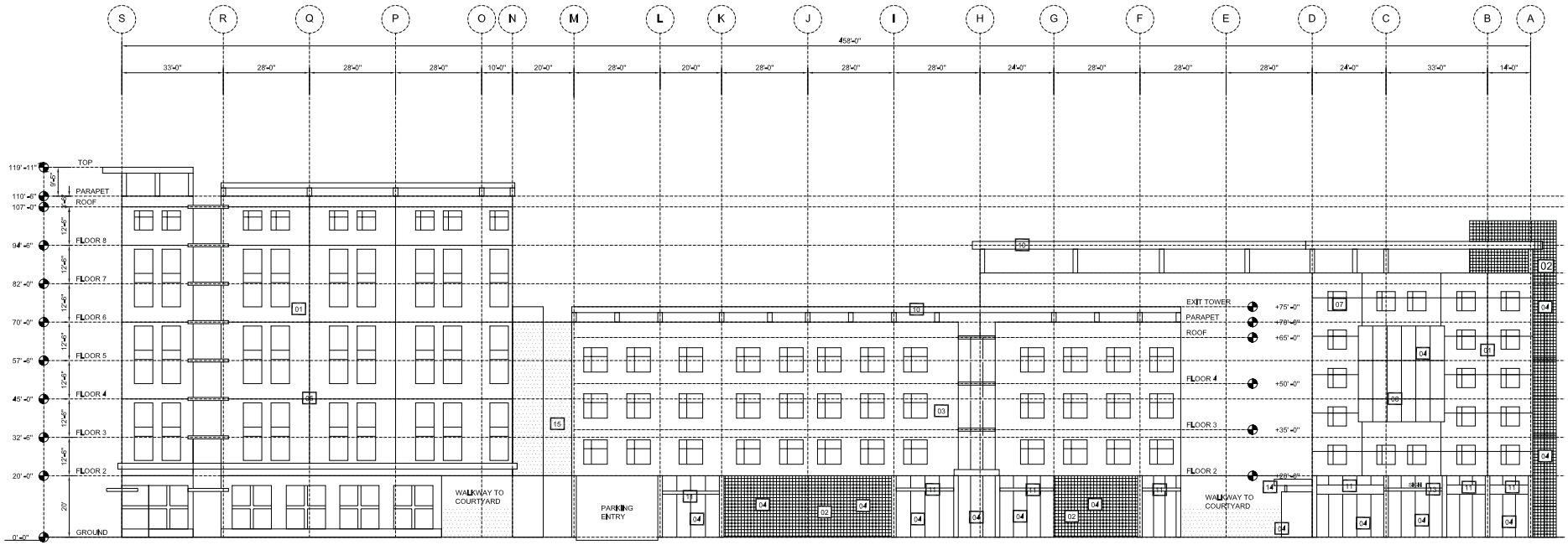
DATE:
FEB. 19, 2014

SCALE:
1/16" = 1'

SHEET NUMBER:
1 OF 4

DRAWING:

SDR-53067 - REVISED



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

ENGINEER'S SEAL:
REGISTERED PROFESSIONAL ENGINEER - STATE OF NEVADA
LEONARD L. CHRISTOPHERSON
EXP. 12/31/14
CIVIL
No. 15257

ENGINEER:
DLC CONSULTING
DEVELOPMENT | LAND ANALYSIS | CONSTRUCTION
2962 N. GREEN VALLEY PARKWAY, SUITE 218
HENDERSON, NEVADA 89014
PHONE: 702-32-7021

CLIENT:
CITRA REAL ESTATE CAPITAL

PROJECT:
SYMPHONY PARK SKILLED NURSING
394 SOUTH CITY PARKWAY
LAS VEGAS, NV 89106

SHEET TITLE:
WEST ELEVATION

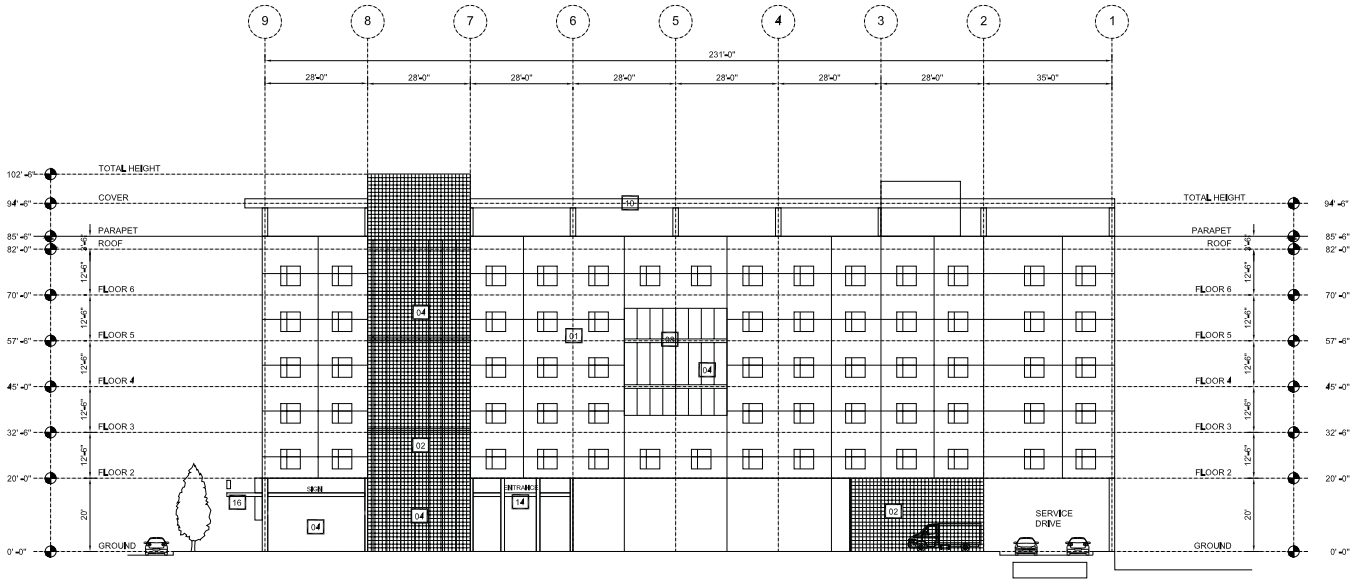
DATE:
FEB. 19, 2014

SCALE:
1/16" = 1'

SHEET NUMBER:
2 OF 4

DRAWING:

SDR-53067 - REVISED



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 - SOUTH ELEVATION

0 5 15 30 45 75 FEET
SCALE

#	DATE / DESCRIPTION

ENGINEER'S SEAL:

REGISTERED PROFESSIONAL ENGINEER - STATE OF NEVADA
LEONARD L. CHRISTOPHERSON
EXP. 12/31/14
CIVIL
No. 15257

ENGINEER:

CONSULTING
DEVELOPMENT | LAND ANALYSIS | CONSTRUCTION
2962 N. GREEN VALLEY PARKWAY, SUITE 218
HENDERSON, NEVADA 89014
PHONE: 702-521-7021

CLIENT:

CITRA REAL ESTATE CAPITAL

PROJECT:

SYMPHONY PARK SKILLED NURSING
394 SOUTH CITY PARKWAY
LAS VEGAS, NV 89106

SHEET TITLE:

SOUTH ELEVATION

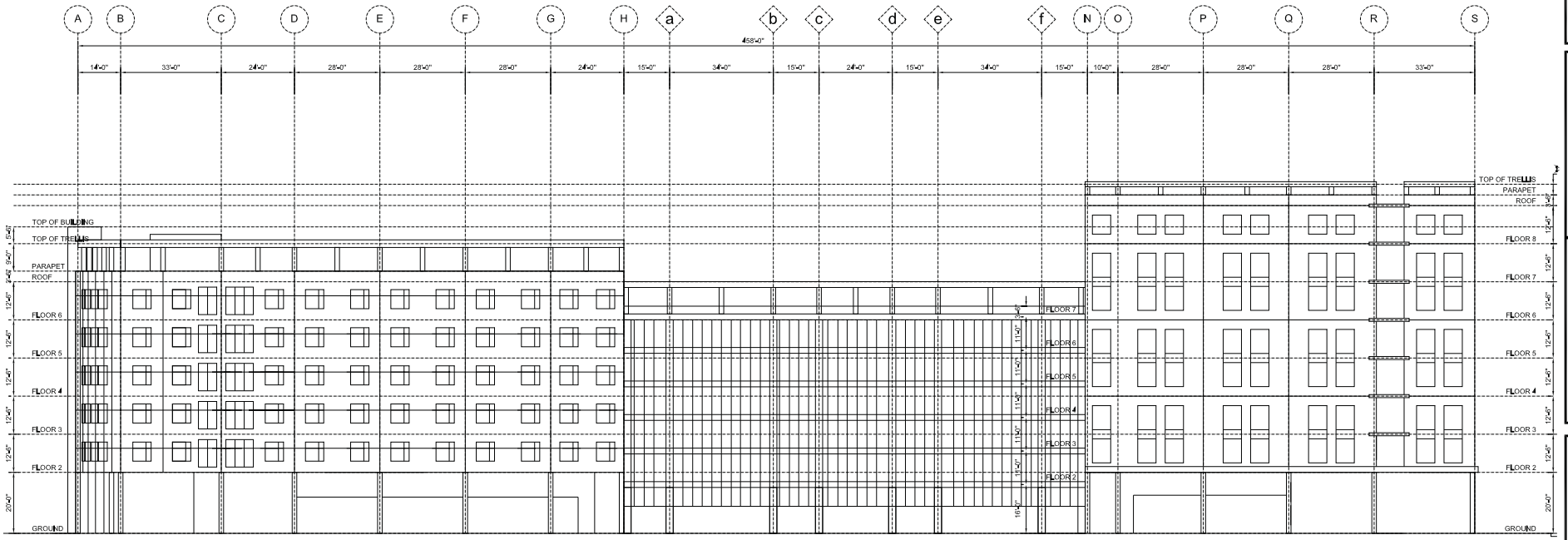
DATE:
FEB. 19, 2014

SCALE:
1/16" = 1'

SHEET NUMBER:
3 OF 4

DRAWING:

SDR-53067 - REVISED



SYMPHONY PARK SKILLED NURSING & ASSISTED LIVING - EAST ELEVATION

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

75 FEET

#	DATE / DESCRIPTION

ENGINEER'S SEAL:

REGISTERED PROFESSIONAL ENGINEER - STATE OF NEVADA
LEONARD L. CHRISTOPHERSON
EXP. 12/31/14
CIVIL
No. 15257

ENGINEER:

CONSULTING
DEVELOPMENT | LAND ANALYSIS | CONSTRUCTION
2362 N. GREEN VALLEY PARKWAY, SUITE 218
HENDERSON, NEVADA 89014
PHONE: 702-521-7021

CLIENT:

CITRA REAL ESTATE CAPITAL

PROJECT:

SYMPHONY PARK SKILLED NURSING
394 SOUTH CITY PARKWAY
LAS VEGAS, NV 89106

SHEET TITLE:

EAST ELEVATION

DATE:
FEB. 19, 2014

SCALE:
1/16" = 1'

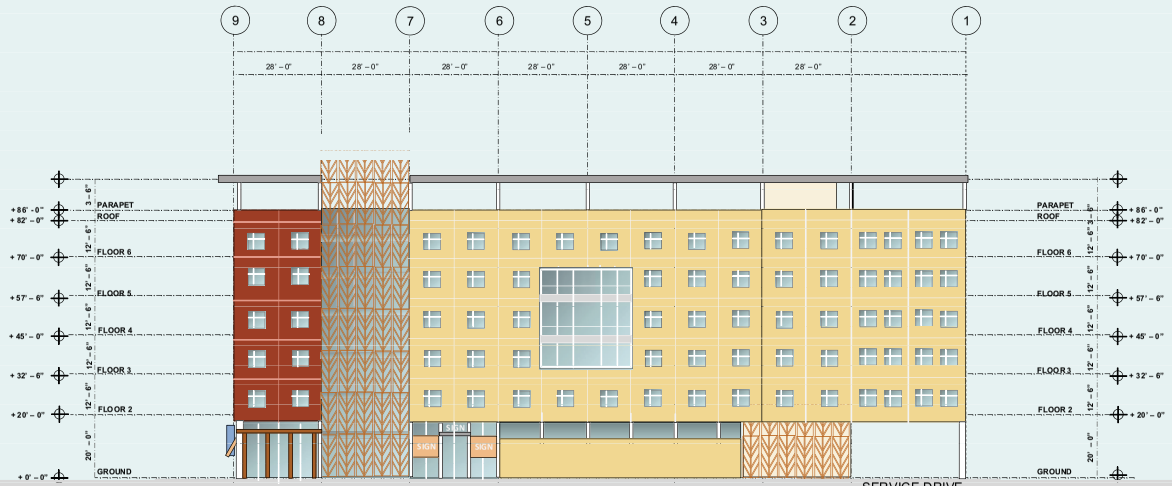
SHEET NUMBER:
4 OF 4

DRAWING:

SDR-53067 - REVISED

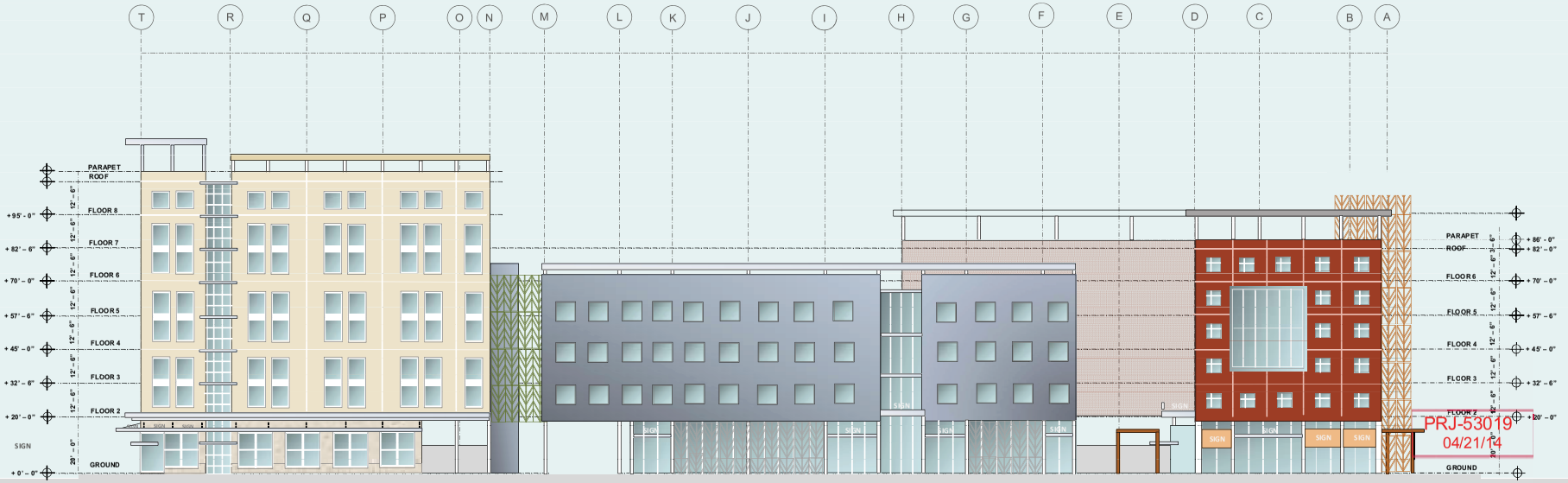
CITRA SYMPHONY PARK

SOUTH AND EAST ELEVATIONS



SOUTH ELEVATION

CITY PARKWAY — SKILLED NURSING FACILITY — SERVICE DRIVE



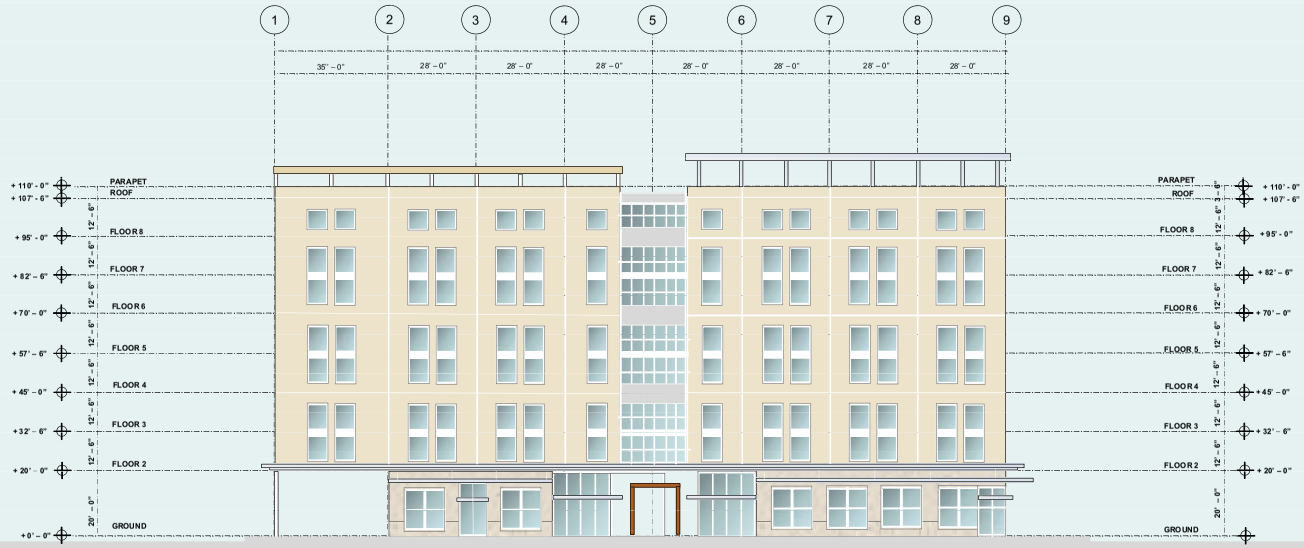
EAST ELEVATION

ASSISTED/SENIOR LIVING FACILITY — PARKING ENTRY — MEDICAL OFFICE BUILDING — SKILLED NURSING FACILITY — CLARK AVE

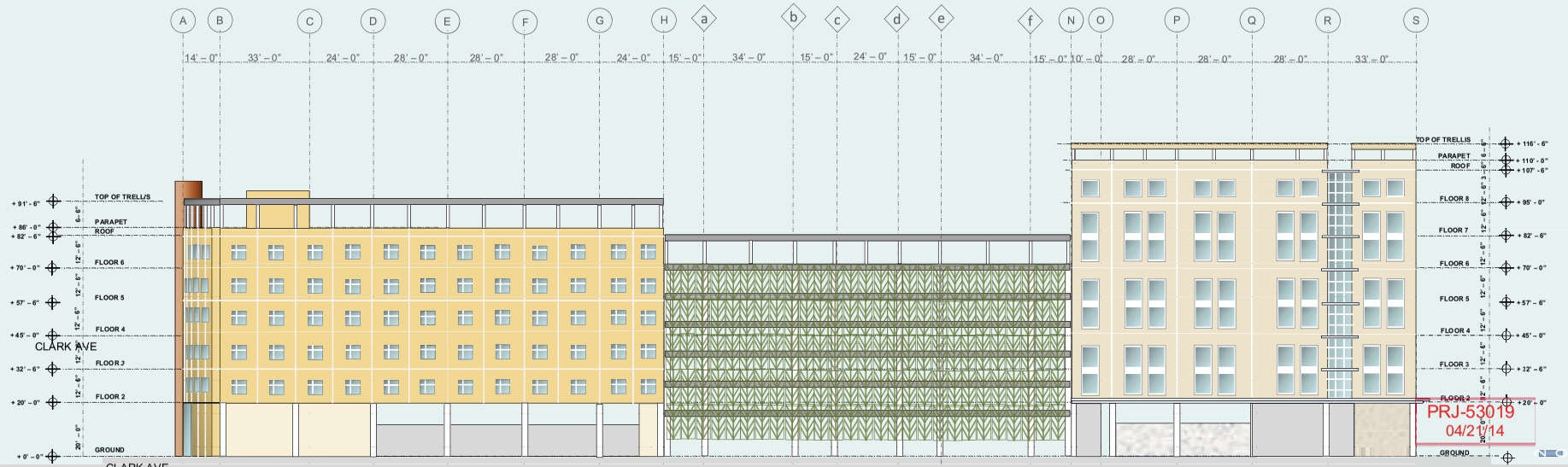
SDR-53067 - REVISED

CITRA SYMPHONY PARK

NORTH AND WEST ELEVATIONS



NORTH ELEVATION



WEST ELEVATION

PRJ-53019
04/21/14

SDR-53067 - REVISED

CITRA – SYMPHONY PARK – BUILDING A

SOUTH VIEW

SOUTHEAST VIEW

EAST VIEW

SDR-53067 - REVISED

CITRA – SYMPHONY PARK – BUILDING B

EAST VIEW

NORTHEAST VIEW

SOUTHEAST VIEW

SDR-53067 - REVISED

CITRA – SYMPHONY PARK – BUILDING C

NORTH VIEW

WEST VIEW

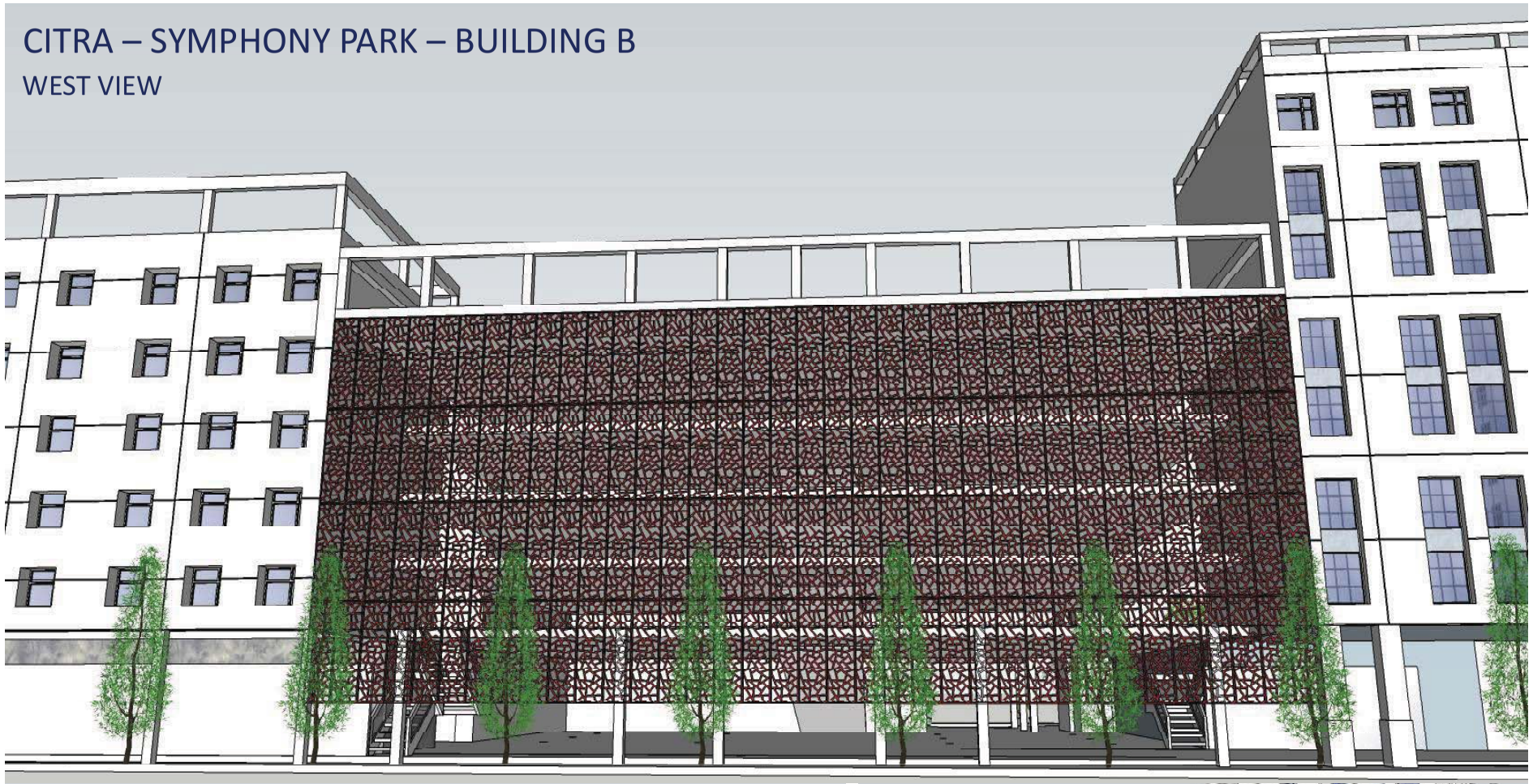
NORTHEAST VIEW

EAST VIEW

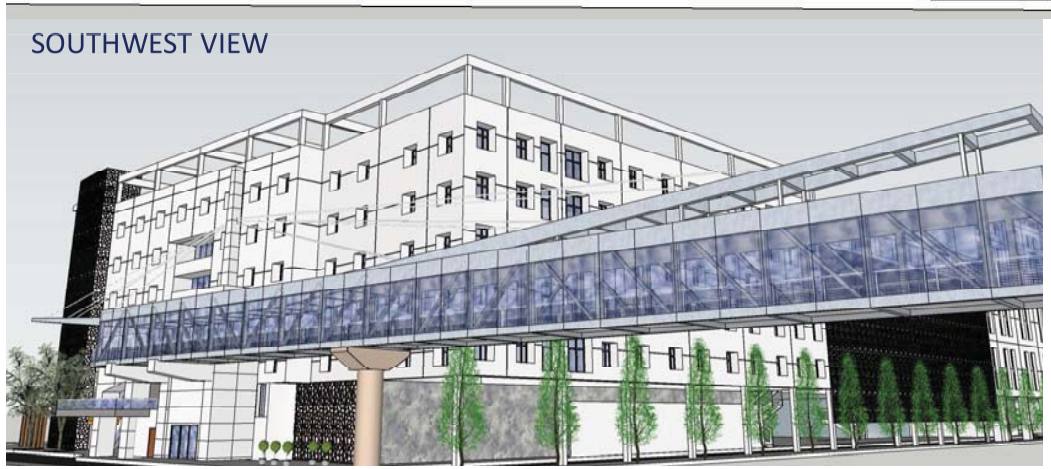
SDR-53067 - REVISED

CITRA – SYMPHONY PARK – BUILDING B

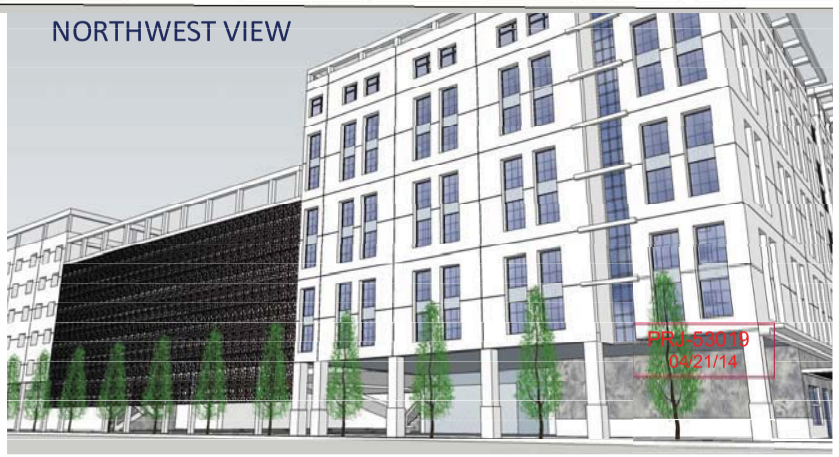
WEST VIEW



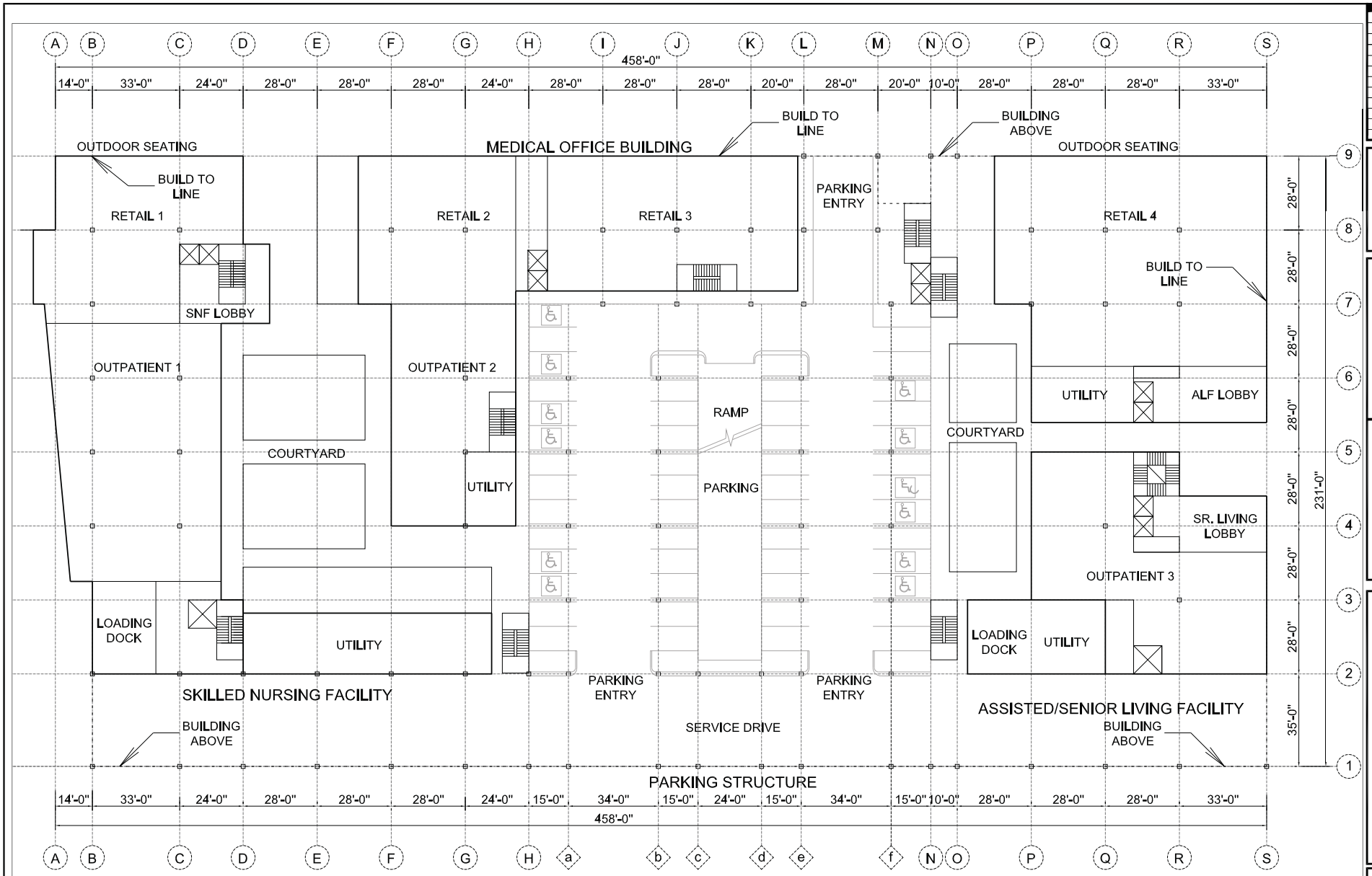
SOUTHWEST VIEW



NORTHWEST VIEW



SDR-53067 - REVISED



SYMPHONY PARK SKILLED NURSING & ASSISTED LIVING - GROUND FLOOR

0 5 15 30 45 75 FEET

#	DATE / DESCRIPTION

ENGINEER'S SEAL:
LEONARD L. CHRISTOPHERSON
EXP. 12/31/14
CIVIL
No. 15257
STATE OF NEVADA
PROFESSIONAL ENGINEER

ENGINEERS:
CONSULTING

CLIENT:
CITRA REAL ESTATE CAPITAL

PROJECT:
SYMPHONY PARK SKILLED NURSING
394 SOUTH CITY PARKWAY
LAS VEGAS, NV 89106

SHEET TITLE:
GROUND FLOOR

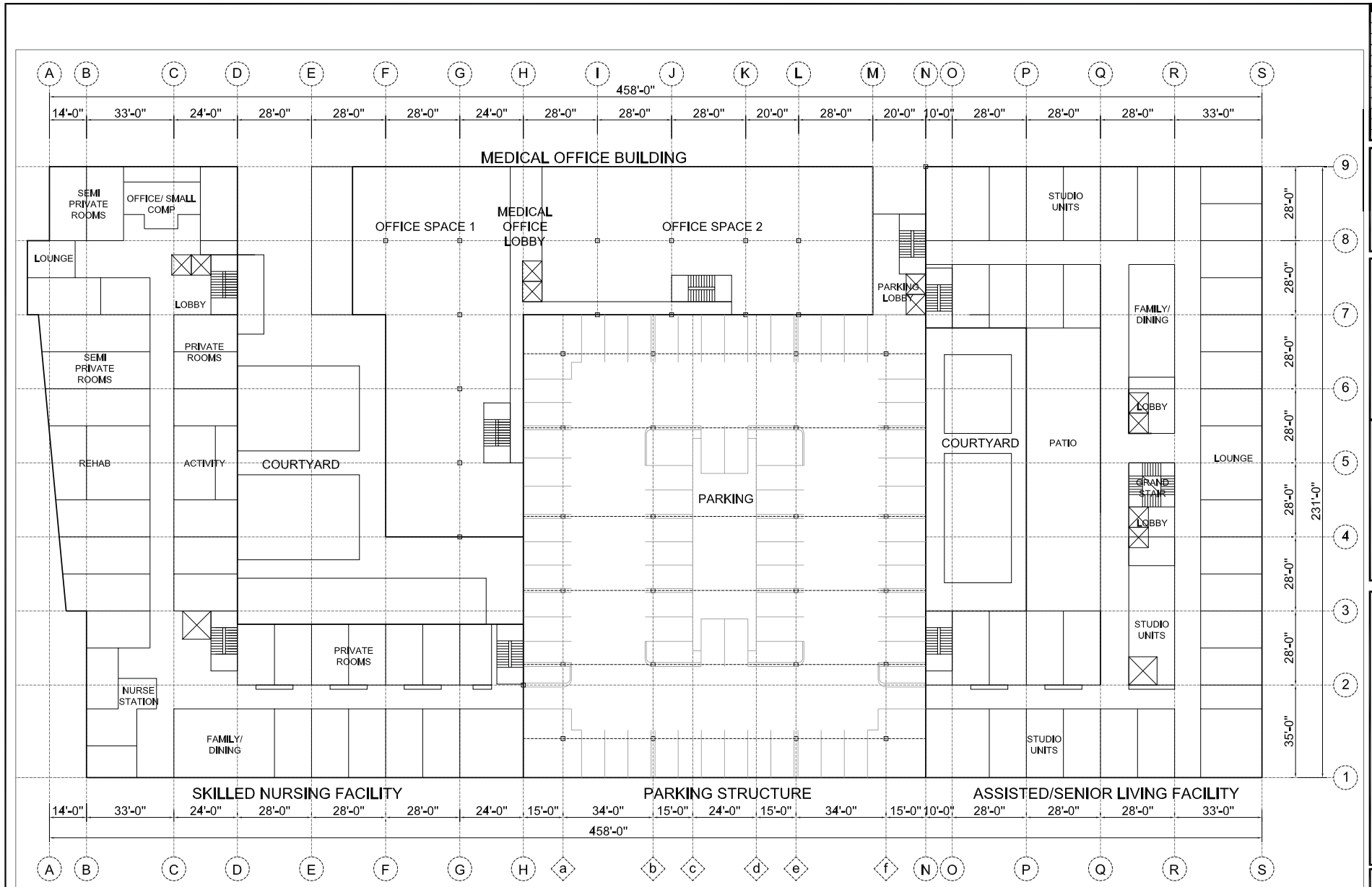
DATE:
MAR. 19, 2014

SCALE:
1/16" = 1'

SHEET NUMBER:
1 OF 1

DRAWING

SDR-53067 - REVISED



SYMPHONY PARK SKILLED NURSING & ASSISTED LIVING - TYPICAL UPPER FLOOR PLAN

0 5 15 30 45 75 FEET

#	DATE / DESCRIPTION

ENGINEER'S SEAL:

REGISTERED PROFESSIONAL ENGINEER STATE OF NEVADA
LEONARD L. CHRISTOPHERSON
EXP. 12/31/14
CIVIL
No. 15257

ENGINEER:

CONSULTING
DEVELOPMENT | LAND ANALYSIS | CONSTRUCTION
2362 N. GREEN VALLEY PARKWAY, SUITE 218
HENDERSON, NEVADA 89014
PHONE: 702-521-7021

CLIENT:

CITRA REAL ESTATE CAPITAL

PROJECT:

SYMPHONY PARK SKILLED NURSING
394 SOUTH CITY PARKWAY
LAS VEGAS, NV 89106

SHEET TITLE:

UPPER FLOORS

DATE: MAR. 19, 2014

SCALE: 1/16" = 1'

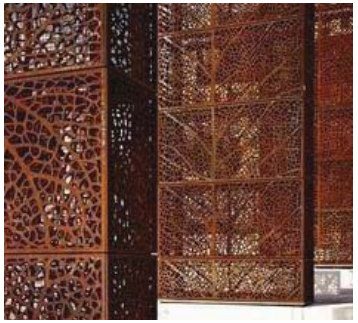
SHEET NUMBER: 1 OF 1

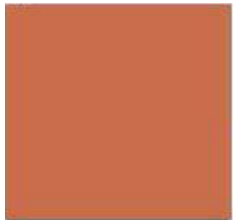
SDR-53067 - REVISED

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

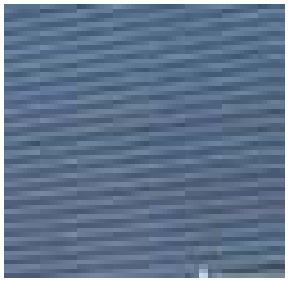
SDR-52067

PRJ-53019
02/20/14

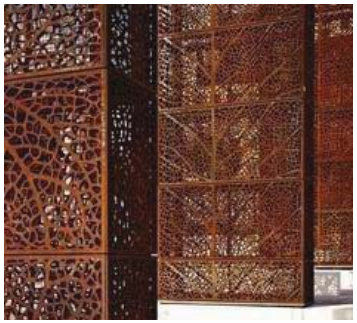
Building B

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

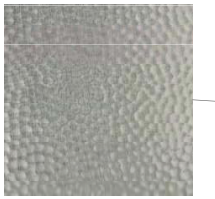
CITRA SYMPHONY PARK

BUILDING C - FAÇADE DETAIL & MATERIALS

ROOF TRELLIS & OVERHANG

STUCCO WALL FINISH W/ STONE PATTERN

DECORATIVE ALUMINUM



METAL AWNING

LIMESTONE BASE

SDR-53067

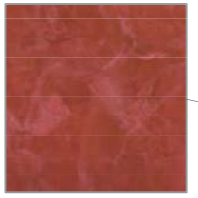
PRJ-53019
03/27/14

CITRA SYMPHONY PARK

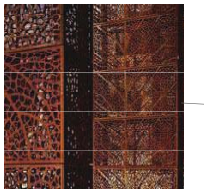
BUILDING A - FAÇADE DETAIL & MATERIALS

METAIL ROOF TRELLIS & OVERHANG

SMOOTH TROWEL STUCCO FINISH



DECORATIVE METAL SCREEN



SMOOTH TROWEL STUCCO FINISH

METAL AWNING

TRELLIS

PRJ-53019
03/27/14

SDR-53067

March 20, 2014

City of Las Vegas
Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106
702-229-6301

Re: Shared Parking Analysis for Symphony Park Parcel "L"

Dear Planner:

The Symphony Park Parcel "L" development is a proposed shared use development located at the northeast corner of South City Parkway and West Clark Avenue in the City of Las Vegas, Nevada. The associated APN's are 139-34-211-002 & 139-34-110-010. 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. These uses are listed in Figure 1 below per the Institute of Transportation Engineers (ITE) 4th Edition of "Parking Generation".

Figure 1: Parking Required

Land Use	Ind. Variable		Required Parking ITE Code	Required Parking Total
Retail	32,850	sq.ft.	820	84
Medical Office	38,025	sq. ft	720	121
Skilled Nursing	164	beds	620	58
Senior Living	134	units	252	80
		TOTAL		343

The difference in the required parking counts between the city and ITE is that ITE uses a lower parking count for the Skilled Nursing and Senior Living.

SDR-53067 - REVISED

PRJ-53019
03/24/14

In a mixed use development parking spaces can be shared by various land uses which operate at different times from one another throughout the day. Based on the proposed uses permitted figure 2 below is based on City of Las Vegas Table 2 "Mixed-use Developments-Alternative Parking Requirements" page 549 of Title 19 which uses percentages of the required parking at different times from one another.

Figure 2: Shared Parking Calculations

Land Use	Ind.		WEEKDAYS			WEEKENDS		
	Variable		Mid-7am	7am-6pm	6pm-Mid	Mid-7am	7am-6pm	6pm-Mid
Retail	32,850	sq.ft.	0	84	67	0	84	51
Medical Office	38,025	sq.ft.	7	121	7	0	73	13
Skilled Nursing	164	beds	6	58	6	6	42	6
Senior Living	134	units	80	44	72	80	52	60
		TOTAL	93	**307**	152	86	**251**	130

Based on the results shown in Figure 2 above the proposed mixed-use development will require a maximum of **307 parking spaces** during the weekday 7am to 6pm time period. The proposed project will consists of 465 parking spaces (using valet parking) leaving spaces available during the following times:

Weekday		Free Spaces
Mid-7am	-	372
7am-6pm	-	158
6pm-Mid	-	313

Weekend		Free Spaces
Mid-7am	-	379
7am-6pm	-	214
6pm-Mid	-	335

Please feel free to contact me with any questions or comments.

Sincerely,

Landon Christopherson, P.E.
Principal

SDR-53067 - REVISED

PRJ-53019
03/24/14

SDR-53067 [PRJ-53019] - APPLICANT: CITRA REAL ESTATE CAPITAL - OWNER: CITY PARKWAY V, INC., ET AL
SOUTHEAST CORNER OF CITY PARKWAY AND CLARK AVENUE

02/27/14

SDR-53067 [PRJ-53019] - APPLICANT: CITRA REAL ESTATE CAPITAL - OWNER: CITY PARKWAY V, INC., ET AL
SOUTHEAST CORNER OF CITY PARKWAY AND CLARK AVENUE

02/27/14

SDR-53067 [PRJ-53019] - APPLICANT: CITRA REAL ESTATE CAPITAL - OWNER: CITY PARKWAY V, INC., ET AL
SOUTHEAST CORNER OF CITY PARKWAY AND CLARK AVENUE

02/27/14

March 20, 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., with valet parking on the top level, the structure will hold 465 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, this number is lower than the City of Las Vegas number due to the low number of vehicles that ITE counts for in the Skilled Nursing and Senior Living categories. Even with these lower numbers the parking structure will accommodate 465 total spaces giving the project flexibility in parking. We will provide the required Handicap Parking stalls per Title 19.10.

We respectfully request the consideration of the following waivers:

1. A waiver of subsection 3.5.2 of the Symphony Park Design Standards requiring 70% glazing at street level.

   The Purpose of this waiver is to request the minimum be 60% as previously approved so that retailers can have the flexibility with the store fronts.

SDR-53067 - REVISED

PRJ-53019
04/21/14

2. A waiver of subsection 3.5.2 of the Symphony Park Design Standards requiring awning heights to be a minimum of 16 feet.

   The purpose of this waiver is to give the retail tenants the flexibility to have decorative canopies at a minimum of 12 feet.

3. A waiver of subsection 2.6 of the Symphony Park Design Standards for outdoor seating along South City Parkway.

   The purpose for this wavier is to allow outdoor dining along South City Parkway, where the Symphony Park Design Standards do not have a provision for this use.

4. A waiver of subsection 2.6 of the Symphony Park Design Standards for utility coordination zones along South City Parkway.

   The purpose for this wavier is to allow the coordination of utility equipment along South City Parkway where currently there is no provision for this in the Symphony Park Design Standards. Existing stubs for water and sewer are off South City Parkway which will require some coordination.

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-53067 - REVISED

PRJ-53019
04/21/14

SYMPHONY PARK℠

March 31, 2014

Mr. Michael Saltzman,
Citra Real Estate Capital
13428 Maxella Avenue #256
Marina Del Ray, CA 90292

by email to msaltzman@citrarecap.com

RE: Symphony Park Design Review Committee Design Development review of Block L Proposal - Revised letter

Dear Mr. Saltzman,

The Symphony Park Design Review Committee (SP-DRC) met on March 20, 2014 to review your revised Design Development submission for development on Parcel L consisting of a skilled nursing facility, medical office, assisted/senior living and parking garage, received on March 19 and 20, 2014, and dated February 19, and March 6, 2014. Your submission included the required items for a Design Development submission listed in our last letter of February 28, 2014, with the exception of a solar shading analysis for streetscape exposures, key facade and more in depth landscape details, a physical materials samples board, and a building signage package (which can come at a later time).

The Design Development submittal is preliminarily APPROVED subject to the following conditions which will need to be satisfied and approved by the SP-DRC by May 21, 2014. Therefore, we require that further refinement of the Design Development submittal with the additional information listed below be submitted for SP-DRC review by May 12, 2014 at the latest.

Conditions Required for Final Design Development Approval:

1. A letter from your commissioning agent or LEED-AP confirming the expanded checklist approach already submitted for your first phase skilled nursing facility and explaining your approach to LEED certifications for the rest of your project including the office building and assisted living components. The submitted checklist did not indicate who prepared it.

2. Compliance with all comments noted on the drawing sheets referenced below is required. **Please continue to provide a written response to these comments as part of the revised Design Development submission so we know that they have been addressed.**

SDR-53067

PRJ-53019
03/31/14

3. A revised **parking justification letter** incorporating the comments from the Planning Department review provided to your engineer March 20, 2014 during our SP-DRC review.

4. As previously stated and acknowledged, because the proposed program and parking is so much less than that proposed by the approved master plan the City Council will need to approve this program as part of your Site Development Plan Review approval.

Drawing Review Comments: to be incorporated (drawings dated February 19, and March 6, 2014)

1. Engineers Site Plan/Grading Plan:
   a. Show utility connections and above grade equipment. No utility connections are currently shown. In particular, existing storm drainage laterals and inlets need to be accommodated and connected to. Please see Las Vegas Department of Public Works drawing # 107V5199 for information on the West Clark storm drain and lateral, if not already in your possession. Show existing on-site connections to RCB (concrete box culvert).

   b. Show building finish floor elevations and site grade/top of curb elevations that are resolved for maximum ADA cross slope and one foot vertical separation from finished floor and flow-line elevations . The drawing currently shows inappropriate cross slope sidewalk grades up to over 7% in some locations. Show the existing pedestrian bridge grade elevations to make sure there is good coordination.

   c. Show required street light locations along City Parkway so they can be coordinated with other landscape and pedestrian lighting locations. Show any proposed or existing utility easements.

   d. Label "setback" references with "Build-to-line" reference. Correct the spelling of Symphony Park Avenue from the incorrect "Stmphony Parkway" on street section B.

   e. The drawing notes a 7.95 foot dimension from the east property line to the service drive curb. The Design Standards call for this dimension to be 12 feet to allow for retaining wall, a small concrete drainage channel at the base of the retaining wall to take drainage from the railroad R.O.W., building structure, and a small sidewalk for emergency purposes. The SP-DRC has determined that the 12 feet is required in order for this service drive to be continuous from parcel to parcel and not meander. **The SP-DRC does not support your waiver request and your request confuses the responsibility of the developer for the retaining wall. Please modify or withdraw your waiver request.** Part of your justification for the reduced dimension is moving the walkway to the west side of the service drive. Although the SP-DRC does not oppose an added walk here, please note that on the west side of the service drive the walk will conflict with multiple traffic points including parking entries and loading docks.

PRJ-53019
03/31/14

f. Correct the Grading Construction Notes to eliminate the "A" curb reference which, if a rolled curb, is not appropriate for this site, and modify any reference to the thickness of AC paving to be "AC paving section to be subject to soils report and calculations during permit review".

g. Correct Section Detail A to accurately reflect and note the property line which is not at the back of the retaining wall as shown, the required dimensions to the service drive, the small drainage channel at the base of the retaining wall which is this developers responsibility, and delete the note "Proposed retaining wall by others", since the retaining wall is the responsibility of this developer, as noted previously in multiple conversations. Please extend this section all the way across the service drive into the buildings on the east edge of your site.

h. Please show enough cross sections along the east property edge to confirm how buildings, walks, discharge points, storm drain connections, and retaining walls coordinate with existing grades.

i. The service drive is dimensioned as 26 feet in one location and 24 feet in another. Please clarify that it is 24 feet face-of-curb to face-of-curb..

j. Show internal site drainage and discharge points.

k. Existing and Proposed fire hydrants are shown on the drawing legend but not on the drawing. Please show on the drawing.

l. The north arrow is incorrect. Please correct.

2. Ground Floor Plan:

a. The location of active uses along City Parkway is to be applauded. Thank you.

b. The approximately 4 foot nuisance space next to the existing pedestrian bridge structure may be used as you describe but must be secured in some way to prevent misuse. Having some windows look onto this space directly may be part of the solution. Please respond as to how this space will be secured.

c. Your stated intention to service restaurants from loading docks on the north and south ends of the service drive is acceptable but may negatively impact your interior site spaces due to more intensive trash/garbage requirements traversing these spaces. Be advised.

d. The Design Standards (Section 4.10-L4) requires 80 per cent adherence to the build-to-line along Symphony Park Avenue on the north end of your site. Currently about 65 per cent of the building appears to be at the build-to-line. The Sp-DRC is willing to grant a waiver for this percentage to be 72%, however the refined design must add slightly more building frontage at the build-to-line to meet this percentage.

3. Landscape Plan:
   a. The plan must reflect the required Streetscape Schematic plan for the site including tree locations, paving design and street furniture, tree spacing, street light coordination, etc. Although the latest landscape plans are better than the first, they still do not accurately reflect the required palm tree locations, or paving design incorporating concrete unit pavers along City Parkway. Your consultant's interpretation of what he observed at the Smith Center was not correct. The walk incorporates the 12 by 12 inch concrete pavers per the Design Standards. Since not all street lights/signal poles are shown the SP-DRC is not sure if their locations have been coordinated with the landscape improvements.

   b. Palms are to be use on the City Parkway frontage not on the Symphony Park Avenue or West Clark Avenue private streets. Please modify.

   c. The 12 inch concrete access strip is not required on curb returns at driveways and intersection corners. Please modify.

   d. Please provide planting details, including the required tree trenches. Sheet 3 does not address the required tree trenches as stated in your response letter. Additional details would be helpful for your team as well as the SP-DRC to confirm compliance with the Design Standards.

   e. Sections 1.12.1 and 1.12.2 of the Design Standards require public art for the project. Please indicate in either drawing or letter form a bit more specificity for how the public art will be accomplished than stated in your last written response.

   f. The Design Standards show "Green Screen" landscape screening at the end of the private streets such as Symphony Park Avenue in order to not only alert drivers to the end of the street but provide a modest visual barrier to direct views of the railroad tracks and operations. Please provide. The permit review process may also require a more substantial vehicle barrier than a railing in this location due to the elevation change with the railroad property.

   g. Please revise the Hardscape List legend to reflect the paving comments above. In addition, please note that the 12 concrete strip is to referred to as PV14, it is illustrated on PL1.

   h. The "Potential Outdoor Seating" areas noted several times on sheet 3 are subject to the Outdoor Dining standards in the Design Standards and must meet several requirements including clear pedestrian space and barriers. **The SP-DRC does support the inclusion of these types of areas along City Parkway.**

   i. The north arrows on the drawings are incorrect and different from the vicinity plans. Please correct.

4. West Elevation
   a. This drawing and the accompanying 3-dimensional sketches show a project of varied massing, some slightly varied design treatment, and the use of a roof top

element to tie the entire project together, all of which is generally positive. However the elevations have not changed any since our last review where the SP-DRC noted that they were very flat and simplistic. Without facade details to help educate as to design development intent the elevations still seem to be at a schematic level of development and overall do not yet reflect a compatible quality with the Smith Center across the street. The SP-DRC appreciates the addition of information indicating some use of stone at grade level on the assisted living building, but the entire retail grade level of the project lacks a retail quality and pedestrian friendliness that we hope can be improved upon. The requirement for 70% of the frontage to be vision glazing is directly related to creating a positive retail environment. **Therefore we cannot support your waiver request for the reduction of the 70% requirement**. We would suggest that the street level receive added design effort and the incorporation of stone or stone-like treatment along the entire frontage in some manner. See Design Standard sections 3.3.1, 3.3.2, and 3.3.3 for requirements on material compatibility, visual amenity, and quality.

b The office building, while a very positive addition to the parking garage frontage, is not yet illustrated as a attractive office destination in Symphony Park. In particular the metal screening along the street frontage is not positive, and the small punched windows make the building look very residential or inexpensive hotel-like. The metal panels proposed for the facade are an unknown right now and the color shown on the colored elevation makes it look somewhat cartoon like. In addition, some additional detail, three dimensionality, or sun screening would help the building not appear so flat. Please clarify all of this in a more quality direction.

c. The skilled nursing building is relatively consistent with previously expressed intentions for this building. However, this building would also benefit from more attention to the street level. In addition, although smooth stucco above the street level may be acceptable, it should be augmented by some added detail such as the stone texture or scoring of the north building so that bright color does not have to try to carry the day for architectural interest. The color is not approved as is.

d. The north building is the most consistent with the Smith Center. However the northwest corner of the building still does not take advantage of its prominent location at the end of Symphony Park with its building form, window arrangement, or retail prominence. Please make more of this corner.

e. The roof top structures for all three buildings are not clear. On the original block plan approval you showed roof top uses, and possible solar generation. Are these still contemplated? Please clarify the roof top environments. Please be aware that all roof top mechanical equipment, if any, must be fully screened, so some indication of where that equipment is located would be desirable at this level of design.

f. Canopy heights are to be 16 foot minimum and 20 foot maximum height from sidewalk. This is an important overall design detail to provide both sidewalk shade and significant scale to the streetscape for Symphony Park and should not

be changed. You may use awnings which are not as high and do not project as far over the sidewalk for further lower height pedestrian or retail interest. **Therefore the SP-DRC cannot support your waiver request to lower the 16 foot height and request that you modify your waiver submittal.**

g. Section 3.1-B4 of the Design Standards requires a recognizable setback at the 80 foot level above grade. Because your project consists of three varied height buildings, and there is a strong horizontal element at about the 75 foot level with the center building roof top structure, the SP-DRC waives the specific 80 foot requirement for the rest of the elevation frontage.

h. Building signage intent is not clear. Please make sure you preserve enough opportunity for your retail uses. An overall approved signage package for the site will be required at a later date before any one sign application is approved.

5. South Elevation
   a. Please show the existing pedestrian bridge structure in relationship to this elevation. Our concern is that without showing this relationship you and the City may be surprised by inappropriate relationships between the bridge and patient windows or street frontage.

   b. The large vertical metal screen does not seem to be doing what you originally intended as a sun screen. Standard windows are now shown behind it instead of the two story lounge spaces originally shown. The large glazed areas on the west and south elevation might benefit from some of the original sun protection.

   c. The elevation shows an inappropriate scarp on the east side of the site rather than the required retaining wall. Please correct.

   d. Item #16 in the legend states "fabric banner". This banner is not approved as is. It must be better defined and approved as part of an overall signage package for the project. Please state this on the drawing if you still want to call out its use.

6. East Elevation:
   a. This site is not flat so the elevation should show some slope if perceptible. Please also show the required retaining wall.

   b. The use of a metal screen for the parking garage on this elevation seems very appropriate. The proposed window glazing on the east office building wall attached to the parking garage may not be feasible.

7. Perspective drawings:
   a. The added three dimensional views are helpful to understand your proposal. The Design Development submission requirements are for these views to be inserted into the SketchUp model of Symphony Park for overall massing review. This digital model is available from the City. The SP-DRC will accept these views in lieu of the required ones for the time being. We reserve the right to ask for the required views at a later time so that the overall model is kept up to date. It would

SDR-53067
PRJ-53019
03/31/14

be very useful for your team and for the City to see the existing pedestrian bridge on West Clark superimposed on the view of the southern face to confirm its relationship to your building.

8. LEED Expanded Analysis:
   a. Overall this is a good start at exploring the implication of LEED certification for your project, however much more information normally produced during design development is need to confirm the approach and points that are suggested. **Please provide this information with a supporting letter from the LEED-AP who prepared it or with attribution.** The point of requiring this information at this stage of approval is to make sure your team is incorporating aspects of the LEED process early enough to make a difference in your project and to save money, rather than adding items later when they are more costly to incorporate. Some of the points noted such as SScr4.2 bicycle storage and changing rooms seem a bit of a stretch for your type of facility, or not really possible at all such as the SScr5.1 restoring site habitat. As a reminder, the Symphony Park LEED-ND certification documentation included some information such as SScr2 that may aid your process. On the positive side it appears you may have enough points targeted to achieve a minimum standard certification, if not a higher level.

   b. Since this expanded analysis covers only the skilled nursing part of your project please provide a written description of how you plan to proceed with the LEED aspects of the other components of the overall project and what that timetable might be, as mentioned in point # 1 in this letter. Will you be using different criteria for the office and assisted living portions? Will you be seeking the same level of LEED certification, etc?

We look forward to your response to these comments and conditions, and the re-submittal of required and revised information by May 12, 2014

Sincerely,
Symphony Park Design Review Committee
Scott Carter, Chairman

cc. Courtney Mooney, City of Las Vegas Department of Planning
Mark Sorensen, City of Las Vegas Department of Public Works
Charles Kubat AIA,AICP,LEED-AP, Kubat Consulting
Tom Jurbala (jturbala@aol.com)
Landon Christopherson, DLC Consulting (lchristopherson@novusvi.com)
(all by email)

SDR-53067

PRJ-53019
03/31/14

P.1/1

TO:7024647499

7023825981

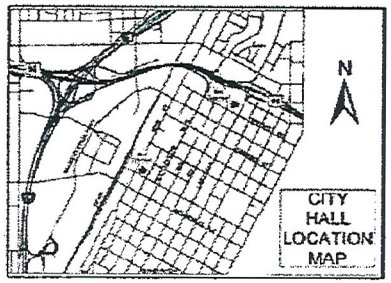
MAR-29-2014 12:56P FROM:

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.46⁰
0004279218 MAR 27 2014
MAILED FROM ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-53067 [PRJ-53019]

Planning Commission Meeting of 4/8/2014

Case: SDR-53067

13934310016
DECARO RUSSIANO
710 S 1ST ST
LAS VEGAS NV 89101-6411

41 8RDCNMP 89101

#234

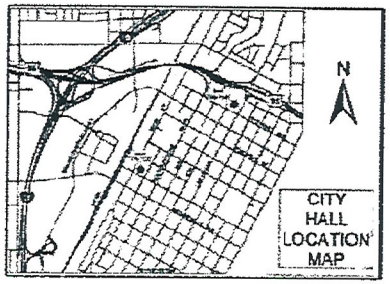
MAR-29-2014 12:53P FROM: 7023825981 TO:4647499 P.1

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.46⁰
0004279218 MAR 27 2014
MAILED FROM ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing



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

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

Please use available blank space on card for your comments.

SDR-53067 [PRJ-53019]
Planning Commission Meeting of 4/8/2014

Case: SDR-53067

13934310016
DECARO RUSSIANO
710 S 1ST ST
LAS VEGAS NV 89101-6411

41 BRDCNMP 89101

#33A

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 13, 2014

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

SUBJECT:
GPA-53501 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request TO ADOPT AN UPDATED PUBLIC FACILITIES AND BUILDING ELEMENT AND REVISE THE LAS VEGAS 2020 MASTER PLAN ACCORDINGLY, All Wards [PRJ-53499]. Staff recommends APPROVAL.

C.C.: 6/18/2014

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

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Staff Report
2. Supporting Documentation
3. Justification Letter
4. Public Facilities and Buildings Element
5. Public Facilities and Buildings Element Appendices
6. Public Facilities and Buildings Element Maps

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 13, 2014
DEPARTMENT: PLANNING
ITEM DESCRIPTION:

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-53501	Staff recommends APPROVAL.	

FS

** STAFF REPORT **

PROJECT DESCRIPTION

The request is for the adoption of an updated Las Vegas 2020 Master Plan Public Facilities and Services Element. As a component of the 2020 Master Plan, the Public Facilities and Services Element is intended to not only satisfy NRS requirements, but also to provide a comprehensive document that will assist with the long range planning efforts of future public facilities that are needed to maintain acceptable levels of services within the city of Las Vegas. This Public Facilities and Services element consolidates four separate elements into one as permitted by Senate Bill 55, which was adopted at the 2013 State Legislature. The prior elements included in this consolidation include the Economic, Public Facility and Services, Public Buildings, and School Facilities elements.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
04/01/1992	The City Council adopted the city of Las Vegas General Plan.
09/06/2000	The City Council adopted the city of Las Vegas 2020 Master Plan.
11/21/2007	The City Council adopted the Public Facilities and Services Element of the 2020 Master Plan.
07/16/2008	The City Council adopted the School Facilities Element of the 2020 Master Plan
08/20/2008	The City Council adopted the Public Buildings Element of the 2020 Master Plan.
08/05/2009	The City Council adopted the Economic Element of the 2020 Master Plan.

On September 6, 2000, the City Council adopted the Las Vegas 2020 Master Plan capstone document as the new long-range land use policy plan for the city of Las Vegas. The Las Vegas 2020 Master Plan capstone document contains policy direction covering a broad spectrum of land use and development issues. Following the development of the capstone document, tailored elements were created to address specific elements required by Nevada Revised Statues (NRS) 278.160. These elements were created to provide in-depth analyses and to recommend action plans stemming from the broader objectives, policies and goals of the Las Vegas 2020 Master Plan. Departmental Policy dictates that master plan elements be updated every five years. This element satisfies NRS requirements for a Public Facilities and Service Element and replaces the previous Economic, Public Facility and Services, Public Buildings and School Facilities elements.

Neighborhood Meeting	
04/30/2014	Issues discussed at the neighborhood meeting included the topic of grey water reuse and other general informational issues in relation to the overall document. Two members of city staff were in attendance.

ANALYSIS

The purpose of the Public Facilities and Services Element is twofold. First, this document is intended to fulfill the requirements of state law, as set forth in the Nevada Revised Statutes (NRS) 278.150 through 278.160, and second, to recommend strategies and actions to facilitate the implementation of the goals, objectives, and policies contained in the Las Vegas 2020 Master Plan related to public facilities and buildings.

Relationship to the Nevada Revised Statutes (NRS)

The Nevada Revised Statutes (NRS) Sections 278.150 through 278.160 outline the required components of an entity's master plan. State law requires that governing entities in counties with a population of over 700,000 people adopt a master plan to address a list of subjects set forth in section 278.160 of the Nevada Revised Statutes. In 2013, the Nevada State Legislature approved Senate Bill 55 which consolidated the 19 previously required plans into eight elements. One of the elements is a public facilities and services element, which may include:

(1) An economic plan showing recommended schedules for the allocation and expenditure of public money to provide for the economical and timely execution of the various components of the plan.
(2) A population plan setting forth an estimate of the total population which the natural resources of the city, county or region will support on a continuing basis without unreasonable impairment.
(3) Provisions concerning public buildings showing the locations and arrangement of civic centers and all other public buildings, including the architecture thereof and the landscape treatment of the grounds thereof.
(4) Provisions concerning public services and facilities showing general plans for sewage, drainage and utilities, and rights-of-way, easements and facilities therefore, including, without limitation, any utility projects required to be reported pursuant to NRS 278.145.
(5) A schools facilities plan showing the general locations of current and future school facilities based upon information furnished by the appropriate county school district.

Relationship to Las Vegas 2020 Master Plan

The Master Plan contains numerous goals, objectives and policies pertaining directly and indirectly to public facilities and services. As a component of the 2020 Master Plan, the Public Facilities and Services Element is intended to not only satisfy NRS requirements, but also to provide a comprehensive document that will assist with the long range planning efforts of future facilities such as buildings and infrastructure that are needed to maintain acceptable levels of services within the city of Las Vegas.

This document will address four of the five subject areas as recommended by NRS. The population plan will be addressed in conjunction with a future element update. While the general format of the previous elements are maintained, the consolidated portions of the element incorporates current data and analysis to provide an accurate view of current and future conditions within the city of Las Vegas.

Economic Element

The Economic Element discusses the Capital Improvement Plan and how it is used to fund capital projects within the City. One of the principal findings of the Las Vegas 2020 Master Plan policy document adopted in 2000 was the need to link capital improvement programming and operating and maintenance programming budgets with long range planning as contained in the Master Plan. This linkage is necessary to efficiently coordinate the planning and construction of infrastructure and the development of services in anticipation of new development or urban redevelopment. The Economic Element identifies current and future capital expenditures outlined in the five-year Capital Improvement Plan, as well the various funding sources that are at the city's disposal to use towards capital or other improvement projects.

Public Facilities Element

The purpose of the Public Facilities Element is to identify public facilities critical to the management of storm water, the treatment of sewage, the reclamation and reuse of treated water and placement of utilities. The element describes the City's role in facility planning on the local and regional levels, as well as provides recommendations to ensure that facility needs are met for future development and population growth.

Public Buildings Element

The Public Buildings Element inventories and assesses the present and future needs of public buildings and facilities given various population trends, level of service goals, and administrative space needs. All cultural, administrative, warehouse and public safety buildings that are owned or leased by the city are identified categorized. Several aspects of city buildings and facilities are analyzed and recommendations are provided based on the future needs and service requirements of various city functions.

School Facilities Element

Public schools and educational services for the city of Las Vegas and all other jurisdictions in Clark County are provided by the Clark County School District. The School Facilities Element identifies existing conditions and projections for schools in the city of Las Vegas. It is important for the city to closely collaborate in school planning by communicating with the Clark County School District prior to and during the planning process, encourage appropriate and compatible land uses surrounding school sites, and assist the District with informing the public of future proposed schools and site locations. A joint partnership between the District and the city is imperative during the planning of school facilities to ensure the best outcome for the community and its residents.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 33

NOTICES MAILED Newspaper Only

APPROVALS 0

PROTESTS 0

CLV Planning - Application Form

Application Number:	PRJ-53499
Application/Petition For:	PUBLIC FACILITY AND BUILDING ELEMENT
ProjectAddress (Location):	CITYWIDE
Project Name	PUBLIC FACILITY AND BUILDING ELEMENT
Assessors Parcel #(s):	13929801006
Ward #:	WARD 5 (RICKI Y. BARLOW)
Is the Application Information Correct:	No
If no, ...change what	Ward#: All Wards
General Plan Designation: Proposed:	OTHER
Zoning District: Proposed:	Select
Gross Acres:	n/a
Lots/Units:	n/a
Additional Information:	
Applicant First Name:	fred
Applicant Last Name:	solis
Applicant Address:	
Applicant City:	
Applicant State:	
Applicant Zip:	
Applicant Phone:	
Applicant Fax:	
Applicant Email:	fsolis@lasvegasnevada.gov
Rep First Name:	fred
Rep Last Name:	solis
Rep Address:	
Rep City:	
Rep State:	
Rep Zip:	
Rep Phone:	
Rep Fax:	
Rep Email:	fsolis@lasvegasnevada.gov

GPA-53501

CLV Planning - Application Form

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. I Accept:	Yes
Is the Owner Information Correct:	No
If no, ...change what	3rd floor

Owner(s)	ADDR1	ADDR2
CITY OF LAS VEGAS	333 N RANCHO DR 8TH FL	LAS VEGAS, NV 89106-3703

CLVEPLAN Applicant	Company	Title	Email
Alfredo Solis	City of Las Vegas	Sr. Planner	fsolis@lasvegasnevada.gov

GPA-53501

March 27, 2014

Peter Lowenstein, AICP
Planning Supervisor
City of Las Vegas Department of Planning
333 N. Rancho Drive
Las Vegas, NV 89101

RE: Public Facilities and Building Element Update

Mr. Lowenstein:

Please accept this letter as justification for a General Plan Amendment to adopt an updated Public Facilities and Building Element and amend the 2020 Master Plan.

The Public Facilities and Building Element will satisfy NRS requirements for an economic, public facility, public building and school element to the Master Plan. The plan recommends strategies and actions to facilitate the implementation of the goals, objectives, and policies contained in the Las Vegas 2020 Master Plan related to public buildings and facilities. This document will replace the previous Public Services and Facility, Public Building, Economic and School Facility elements.

Please do not hesitate to contact me should you have any questions.

Thanks,

Fred Solis, AICP
Senior Planner
Department of Planning

GPA-53501

Legislation 6
Relationship to the Master Plan 7
Downtown Reurbanization 7
Neighborhood Revitalization 8
Newly Developing Areas 9
Economic Development 10
Cultural 10
Fiscal Management 11
Regional Coordination 12
Funding Public Buildings and Facilities 13
CAPITAL IMPROVEMENT/ECONMIC ELEMENT 15
Capital Improvement Plan Purpose 15
The Capital Improvement Plan Process 16
Existing Conditions 17
Growth 17
Infrastructure Conditions 19
Capital Improvement Expenditures, FY09 – FY13 19
Capital Improvement Funding Sources, FY09 – FY 13 20
ANALYSIS 22
Five-Year Capital Improvement Plan, FY 2014 –2018 22
Capital Improvement Expenditures, FY 2014 –2018 23
Capital Improvement Funding Sources, FY 2014 –2018 24
CIP Project Schedule, FY 2014 –2018 25
Restricted Funds 25
Issues 30
IMPLEMENTATION 30
PUBLIC FACILITIES ELEMENT 32
Introduction 32
Federal Law 32
Las Vegas Valley Water District 33
Southern Nevada Water Authority Water Resource Plan 33
Las Vegas Wash Comprehensive Adaptive Management Plan 33
Las Vegas Valley 208 Water Quality Management Plan 33

State Law 33
Valley-Wide Reuse Plans 34
Existing Conditions 34
Re-use/Reclamation water 34
Water Treatment in Las Vegas 35
Centralized Reclamation 35
Decentralized Reclamation 35
The Role of the City 36
Projects 36
Treatment Facility Projects 37
Funding/Financing 39
SEWER SYSTEMS 39
Sanitary Sewer System 39
Role of the City of Las Vegas 40
Projects 40
Funding/Financing 42
Stormwater (Drainage) System 42
Northwest Neighborhood Flood Control Master Plan 43
Northwest Neighborhood Flood Control Master Plan Phase 2 43
Central Neighborhood Flood Control Master Plan 43
Municipal Separate Storm Sewer Permit 44
SIGNIFICANT DRAINAGE PROJECTS 45
Washington Avenue and Conveyance System 45
Freeway Channel System 46
Gowan South Detention Basin 46
Peccole Park & Pueblo Park 46
Las Vegas Wash Middle Branch – Elkhorn/Decatur Storm Drain 46
North and South Environmental Enhancement Areas at Floyd Lamb Park 47
PROPOSED PROJECTS 47
FLOOD CONTROL PROGRAMS 49
Role of the city of Las Vegas 49
Funding/Financing 50
UTILITIES 50
RIGHTS OF WAY/EASEMENTS 51

Role of the city of Las Vegas 52
IMPLEMENTATION 52
PUBLIC BUILDINGS ELEMENT 54
Public Buildings 54
Design 55
Sustainability in Public Buildings 55
Historic Buildings 58
Building Types 59
EXISTING CONDITIONS AND FUTURE NEEDS ANALYSIS 59
Cultural Facilities 59
New and Existing Cultural Facilities 59
Facility Needs 61
Proposed Facilities 61
Libraries 62
Administrative and Warehouse 63
Existing Facilities 63
Proposed Facilities 65
Detention and Enforcement 65
Existing Buildings 65
Proposed D&E Facilities 66
Fire and Rescue Department 67
Facility Needs 68
Proposed Facilities 70
Las Vegas Metropolitan Police Department 70
Existing Facilities 70
Municipal Court 71
Existing Facility 71
Other Building Types 71
IMPLEMENTATION 74
Cultural 74
Administrative & Warehouse 75
Sustainability 75
Detention & Enforcement 76
Fire & Rescue 77

SCHOOL FACILITIES ELEMENT 77
History 78
Population Growth 78
Structure of the District 79
District Services 79
Kindergarten 79
Magnet and Vocational Schools 79
Special Education 79
Alternative Education Programs 79
Federal Programs 80
CCSD Nevada Learning Academy 80
Vegas PBS 80
Charter Schools 80
OPEN SCHOOLS OPEN DOORS AGREEMENT 81
BUDGETARY PROCESS & CONTROL 81
SCHOOL LOCATIONS 82
PRIVATE SCHOOLS 90
FUTURE 92
CCSD School Openings 2008-2013 93
Implementation 94
Map 1: Water Pollution Control Facilities 95
Map 2: Northwest Neighborhood Study Phase 95
Map 3: Northwest Neighborhood Study Phase 2 Vicinity and Watershed 95
Map 4: Central Neighborhood Study Vicinity and Watershed 95
Map 5: Established Utility Corridors 95
Map 6: City of Las Vegas Cultural Facilities 95
Map 7: City of Las Vegas Libraries 95
Map 8: City of Las Vegas Administrative and Warehouse Space 95
Map 9: City of Las Vegas Detention and Enforcement Facilities 95
Map 10: City Fire Stations 95
Map 11: Fire Station and Population Density 95
Map 12: Future Fire Stations 95
Map13: Fire Facilities identified by the CIP Plan 95
Map 14: City of Las Vegas “Other” Building Types 95

GPA-53501 [PRJ-53499]

Map 15: School District Board of Trustees District Boundaries 95
Map 16: CCSD Magnet Schools 95
Map 17: CCSD Edison Schools 95
Map 18: CCSD Charter Schools 95
Maps 19: CCSD Centennial Hills Sector Schools 95
Map 20: CCSD Southeast Sector Schools 95
Map 21: CCSD Southwest Sector Schools 95
Map 22: Private Schools 95
Building Appendix 96

INTRODUCTION

The city of Las Vegas is dedicated to providing residents, visitors, and the business community the highest quality service possible. In order to administer these services, the city of Las Vegas operates 19 distinct departments geographically located throughout the city. With an increasing population, it is imperative that public facilities are well planned in order to meet the city's future service goals.

As a component of the 2020 Master Plan, the Public Facilities and Services Element is intended to not only satisfy NRS requirements, but also to provide a comprehensive document that will assist with the long range planning efforts of future facilities that are needed to maintain acceptable levels of services as the city continues to grow. This element provides a baseline of detailed information that will aid in the decision making process that determine the City's funding priorities for capital projects.

Ideally, this element will be used in conjunction with other existing elements to guide policy and funding decisions regarding future public facilities. While conditions are constantly changing, it is the intent of this element to identify future facility needs in order to maintain superior service to all Las Vegas citizens.

Legislation

The Nevada Revised Statutes (NRS) Sections 278.150 through 278.160 outline the required components of an entity's master plan. State law requires that governing entities in counties with a population of over 700,000 people adopt a master plan to address a list of subjects set forth in section 278.160 of the Nevada Revised Statutes. In 2013, the Nevada State Legislature approved Senate Bill 55 which consolidated the 19 previously required plans into eight elements. One of the elements is a public facilities and services element, which may include:

(1) An economic plan showing recommended schedules for the allocation and expenditure of public money to provide for the economical and timely execution of the various components of the plan.
(2) A population plan setting forth an estimate of the total population which the natural resources of the city, county or region will support on a continuing basis without unreasonable impairment.
(3) Provisions concerning public buildings showing the locations and arrangement of civic centers and all other public buildings, including the architecture thereof and the landscape treatment of the grounds thereof.
(4) Provisions concerning public services and facilities showing general plans for sewage, drainage and utilities, and rights-of-way, easements and facilities therefore, including, without limitation, any utility projects required to be reported pursuant to NRS 278.145.
(5) A schools facilities plan showing the general locations of current and future school facilities based upon information furnished by the appropriate county school district.

This document will address four of the five subject areas as recommended by NRS. The population plan identified in subsection two will be addressed in conjunction with a future element update.

Relationship to the Master Plan

The city of Las Vegas 2020 Master Plan consists of a series of goals, objectives and policies within its elements. The 2020 Master Plan was approved in September of 2001, and it provides a broad policy structure intended to direct the actions of the city regarding land use and development for the period from 2000 to 2020. The individual elements are intended to provide a more specific direction, through detailed analysis and recommended actions, as to how the city should respond to certain land use issues. The intent of the Public Facilities and Services Element is to identify the existing city facilities and infrastructure to determine future needs within the city of Las Vegas. This element can be used in conjunction with other elements to determine future needs and help guide policy in areas such as funding, land acquisition, and land use.

The three planning sectors identified by the 2020 Master Plan are referenced throughout this element and are as follows:

> *The Centennial Hills Sector* – This sector has the same geographic boundaries as the "Newly Developing" 2020 Master Plan Strategy Area. This area is bounded by the city limits to the north and Cheyenne Avenue to the south. This portion of the city has been experiencing rapid commercial and residential growth in recent years.
>
> *The Southeast Sector* - This sector includes the "Neighborhood Revitalization" and the "Downtown Reurbanization" 2020 Master Plan Strategy Areas. This sector is located along portions of Jones and Rainbow Boulevards to the west, Cheyenne Avenue to the north, and the city limit boundaries to south and east. The Southeast Sector is comprised of many of the city's more mature areas. Much of the Southeast Sector is built out, and future growth in the area will most likely consist of infill development and neighborhood revitalization.
>
> *The Southwest Sector* - Located along Cheyenne Avenue to the north, portions of Rainbow and Jones Boulevard to the east, and the city limit boundaries to the west and south. Many of the city's more recently developed areas such as Summerlin and the Lakes are located within the Southwest Sector Plan.

The 2020 Master Plan outlines broad policies, while each individual element builds on those policies and provides specific direction as to how the city should accommodate particular land use issues.

The Master Plan policies are organized into seven themes developed by the Master Plan Steering Committee. Realization of these policies requires long-term planning commitments integrated with the strategic plan and Capital Improvement Plan. The following goals, objectives, and policies from the Las Vegas 2020 Master Plan provide the policy framework and direction for the development of all publicly owned land and city facilities.

Downtown Reurbanization

GOAL 1: The Downtown area will emerge as the preeminent hub of business, residential, government, tourism and gaming activities in the City of Las Vegas and as a major hub of such activities in the Las Vegas Valley.

OBJECTIVE 1.3: To recognize the role of gaming, tourism and entertainment as a principal focus of Downtown Las Vegas, while at the same time to expand the role of other commercial, government and cultural activities in the Downtown core.

POLICY 1.3.3: That the role of the Downtown as the preeminent center of government activities in the Las Vegas Valley be continued and strengthened.

OBJECTIVE 1.4: To retain, where viable, historical structures which represent the architectural, cultural and social legacy of the City of Las Vegas.

POLICY 1.4.1: That the buildings within the greater Downtown area which have been identified on the City's inventory of historic structures be adaptively reused where financially viable. Flexibility in terms of the reuse of these buildings should be encouraged, provided that the reuse does not have undesirable impacts on surrounding sites.

POLICY 1.4.2: That the City develop guidelines for reuse of historical structures, including the scope of modifications and the use and extent of exterior business signage.

OBJECTIVE 1.5: To bring cultural, entertainment and sports facilities that will draw patrons from across the Las Vegas Valley to the Downtown area, to provide another dimension to the attraction of Downtown Las Vegas.

POLICY 1.5.2: That the City explore the potential viability of a major sports entertainment center for the City of Las Vegas.

POLICY 1.5.3: That an Arts District be promoted as a center of cultural and arts activities within the Downtown.

OBJECTIVE 1.7: To ensure that educational and training opportunities appropriate to the population and workforce in the Downtown are developed. Such educational opportunities are intended to apply to grades K-12, as well as colleges, universities, and trade and vocational schools.

POLICY 1.7.1: That the City cooperate with regional and private educational institutions to bring education providers, as well as other technical, vocational and other appropriate training providers into Downtown campus locations, while encouraging a diversity of higher education.

Neighborhood Revitalization

GOAL 2: Mature neighborhoods will be sustained and improved through appropriate and selective high quality redevelopment and preservation.

OBJECTIVE 2.3: To prepare, adopt and implement special area plans and neighborhood plans where more detailed planning is needed. These special area plans shall conform to and implement the Master Plan and address land use and other issues specific to that area. Neighborhood plans shall be prepared in conformance with the neighborhood planning process.

POLICY 2.3.7: That the Las Vegas Redevelopment Plan continue to be used as a means of promoting the development of commercial areas near the Downtown, as identified within the Redevelopment Area, in order to optimize the vitality of these areas, and to support the role of the Downtown as the regional center for finance, business, and governmental services, entertainment and recreation, while retaining gaming and tourism.

POLICY 2.3.8: That the Las Vegas Technology Park continue to provide opportunities for high technology and medical-related research and industry for the western part of Las Vegas.

POLICY 2.3.9: That the Spectrum Business Park continue to provide opportunities for light industrial and office activities supporting eastern Las Vegas.

OBJECTIVE 2.4: To ensure that the quality of existing residential neighborhoods within the City of Las Vegas is maintained and enhanced.

POLICY 2.4.7: That the City maintain and renovate its public infrastructure within existing residential neighborhoods as needed.

OBJECTIVE 2.5: To broaden and improve the range and types of professional and technical education and training to serve the citizens of Las Vegas and the Las Vegas Valley.

POLICY 2.5.1: That the City cooperate with regional and private educational institutions to bring higher educational opportunities to the city.

POLICY 2.5.2: That the City cooperate with regional and private educational institutions to bring vocational and technical training to the city.

Newly Developing Areas

GOAL 3: Newly developing areas of the city will contain adequate educational facilities, and recreational and open space and be linked to major employment centers by mass transit, including buses, and by trails.

OBJECTIVE 3.4: To ensure that adequate portions of the lands released for urban development by the Bureau of Land Management (BLM) are developed for recreational and educational public facilities, transit facilities and fire stations, that will benefit the city.

OBJECTIVE 3.7: To ensure that educational opportunities for the growing population and workforce in the newly developing areas of the city are developed.

POLICY 3.7.1: That the City cooperate with regional and private educational institutions to bring education providers, as well as other higher educational opportunities, and vocational and technical training, to these outlying areas.

Economic Development

GOAL 4: The economy of the city of Las Vegas, while continuing to be strongly based on the gaming and tourism industries, will broaden to include other business sectors that can take advantage of the locational, climatic and work force advantages offered by Las Vegas.

OBJECTIVE 4.1: To improve the economic resource base within the City by diversifying the range of business opportunities.

POLICY 4.1.9: That the City continue to encourage and promote a business retention strategy with regard to the business which currently operate within the city of Las Vegas.

Cultural

GOAL 5: A full range of cultural enrichment opportunities is available to all citizens of Las Vegas.

OBJECTIVE 5.1: To provide more cultural enrichment opportunities for all citizens of Las Vegas.

POLICY 5.1.2: That the City work with private interests and with other levels of government to develop museums.

POLICY 5.1.3: That existing programs which offer dance, ballet, symphony and other forms of artistic expression be encouraged to continue and to grow.

POLICY 5.1.4: That the City actively work with private and public interests to develop additional venues suitable for artistic expressions.

POLICY 5.1.5: That the City support the placement of, and establish and follow a policy to set aside funds for, art in public places.

OBJECTIVE 5.2: To promote cultural awareness and pride within the city.

POLICY 5.2.1: That the City assist with efforts to publicize artistic and cultural activities and events within the city and the City will provide public forums for these cultural activities and events, and where appropriate, in cooperation with entities such as the University of Nevada, Las Vegas, the Clark County Library District, and local arts groups.

OBJECTIVE 5.3: To support and encourage the creativity and innovation of our citizens.

POLICY 5.3.1: That the City support and assist in the development of new programs which provide incentives for the development and expansion of arts and cultural activities, particularly those which demonstrate an identifiable local context.

OBJECTIVE 5.4: To support and encourage civic pride and corporate responsibility through the use of public/private partnerships in the development of facilities and programs for public art and culture.

POLICY 5.4.1: That the City actively seek corporate involvement in the planning and development of venues for public art, the availability of land for arts and cultural activities, and the development of programming of displays and performances for these venues.

Fiscal Management

GOAL 6: The City of Las Vegas will link capital improvement programming and maintenance and operations programming with long range planning.

OBJECTIVE 6.1: To ensure that capital and operating expenditures are planned and scheduled in accordance with long range planning commitments.

POLICY 6.1.1: That the City monitor and coordinate capital improvement and operating/ maintenance expenditures with long range planning.

POLICY 6.1.2: That the City develop and maintain an approach to fiscal management that focuses on long term life cycle solutions.

POLICY 6.1.3: That additions of expenditure items to the annual budget be approved only with the deletion of items of corresponding value from the list of prioritized expenditures.

POLICY 6.1.4: That the City establish and follow a policy to set aside funds for public art and architecture.

POLICY 6.1.5: That the City repair and maintain its infrastructure in older areas at a pace which optimizes costs and benefits.

POLICY 6.1.6: That the City, where possible use public/private partnerships to pay for public capital improvements.

Regional Coordination

GOAL 7: Issues of regional significance, requiring the City of Las Vegas to coordinate with other government entities and agencies within the Valley, will be addressed in a timely fashion.

OBJECTIVE 7.1: To ensure that the natural resources of the City, particularly those that directly support an enhanced quality of life for its residents, are protected.

POLICY 7.1.3: That the City work with the Las Vegas Valley Water District to ensure that the quality of the city's drinking water remains high, while maintaining an adequate water supply at reasonable cost.

POLICY 7.1.4: That the City support initiatives for the recycling of gray water for non-potable uses and support efforts to maximize water reclamation and aquifer recharge efforts by both the public and private sectors, where such efforts are not likely to result in excessively high groundwater tables. The City shall support the protection of ground water by limiting the locations of potential pollution sources from areas of ground water recharge and pumping.

POLICY 7.1.5: That the City take the necessary steps to monitor and evaluate the quality of stormwater discharge, and ensure measures are taken to improve the quality where appropriate.

POLICY 7.1.6: That the City coordinate with utility companies and other involved agencies to plan routes and locations for future utilities and to upgrade infrastructure in older areas.

OBJECTIVE 7.2: To ensure that arroyos, washes and watercourses throughout the City are integrated with urban development in a manner that protects the integrity of the watershed and minimizes erosion.

POLICY 7.2.1: That the City work with the Clark County Regional Flood Control District and the local development industry to integrate natural stream channels and drainage courses into urban development in as natural a state as possible.

POLICY 7.2.2: That since arroyos, washes and watercourses in their natural state represent visual and possibly recreational amenities for adjacent neighborhoods, that such areas not be rechanneled or replaced with concrete structures except where required for bank stability or public safety.

POLICY 7.2.3: That the areas along the edges of hard-lined flood control facilities and along natural drainage courses be utilized as areas for public trails and walkways, with landscaping and other features which enhance the appearance of these areas.

POLICY 7.2.4: That the City ensure that development is designed to include measures to mitigate the impact of periodic flooding on those structures.

OBJECTIVE 7.3: To ensure that public safety problems are fully and adequately identified and that long term solutions are identified and implemented by the respective local government departments and agencies vested with those responsibilities.

POLICY 7.3.1: That the Las Vegas Metropolitan Police Department uphold its mandate in cooperation with the government of Clark County and the City.

POLICY 7.3.2: That the City continue to provide efficient and cost effective services and facilities for fire prevention, fire suppression, hazardous material control and emergency medical care for the City of Las Vegas and assist Clark County as deemed appropriate in the provision of these services for County islands and County areas north of Cheyenne Avenue and west of Decatur Boulevard.

OBJECTIVE 7.5: To ensure that educational opportunities are fully developed to meet the needs of the city's expanding population.

POLICY 7.5.1: That the City cooperate with the Clark County School District and other public and private institutions to provide appropriate education, including technical, vocational and other training opportunities for local residents.

OBJECTIVE 7.6: To ensure that joint use of public facilities is pursued to provide efficient and cost effective services and facilities.

POLICY 7.6.1: That the City coordinate with other public agencies in the Las Vegas Valley to pursue the design and construction of public facilities to have multiple uses.

Funding Public Buildings and Facilities

A capital improvement project is defined as a building, structure facility or physical improvement to any land, apparatus, or equipment for such an improvement; or any undertaking to construct, renovate, improve, equip, furnish, or acquire any of the foregoing, provided the title will rest with the city of Las Vegas. Improvements to existing structure are considered capital projects when there is an extension of useful life or change in the function of the structure. Sources of funding for public buildings and facilities in the five-year Capital Improvement Plan include the following:

Bonds- General obligation bonds and revenue bonds already issued, to be used for new parks and recreation projects, public safety facilities and city facility projects. New Clean Renewable Energy Bonds (NCREB) and Qualified Energy Conservation Bonds (QECB) are bonds issued in

conjunction with installment-purchase agreements for energy conservation and renewable energy projects to be secured by a security interest in the property.

Contributions - Businesses or individuals who either wish to fund special projects or want a particular benefit, e.g., road surfacing and drainage projects, may contribute to partially fund a project.

Clark County Regional Flood Control District (CCRFCD) – Reimbursement received from CCRFCD, funded from a voter approved ¼ cent increase in sales tax to repay bonds issued to design and construct flood control projects.

Fund Balance (FB) - Reserve monies accumulated from prior years' appropriations to pay for work-in-progress projects.

Grants – Grants and Federal monies received from (1) Community Development Block Grant programs, (2) HOME Grant programs and (3) American Recovery and Reinvestment Act (ARRA) grants.

Impact Fees – Fees that are imposed on new development to finance costs of capital improvements or facility expansions necessitated by new development.

Local Governments (GOVTS) – Project costs to be reimbursed by other governmental entities per any interlocal agreements as authorized by the Nevada Revised Statues.

Nevada Department of Transportation (NDOT) – Reimbursements received from NDOT paid from tax revenue for traffic safety programs and for federal programs such as Congestion Mitigation Air Quality (CMAQ) and Surface Transportation Program (STP).

Regional Transportation Commission (RTC) – Reimbursements for street construction projects received from RTC bond proceeds. The debt is repaid with gasoline the motor vehicle fuel and sales tax.

Residential Construction Tax (RCT) – A tax that is imposed on the construction of new apartment houses and residential dwelling units to pay for constructing capital improvements in certain park districts.

Room Tax – Monies received from the State of Nevada for a legislatively imposed 1% motel/hotel room tax to be used exclusively for transportation projects.

Service Fees – Charges that are assessed to individuals based on their usage of special services.

Southern Nevada Public Lands Management Act (SNPLMA) – Proceeds from public land sales to be used to fund the development of parks, trails, recreational facilities, and natural areas.

Special Assessments (Assessments) - Payments that are collected from property owners to repay bonds issued to pay for the cost of improvements to a property, such as pavement, curbs, gutters, streetlights, and driveways. These improvements are usually done at property owners' requests.

The CIP process begins early in the year when each department submits individual project requests to the Department of Public Works, who then develops a comprehensive list of projects and prepares estimates. The submittals are reviewed and balanced to the Department of Finance's five year funding forecast. Meetings are then held with the City Manager, Chiefs and senior staff to determine the final priority of the projects, which are then aligned with the five-year revenue plan.

CAPITAL IMPROVEMENT/ECONMIC ELEMENT

Capital Improvement Plan Purpose

The city of Las Vegas Capital Improvement Plan is the city's multiyear planning document that identifies and prioritizes expenditures for a variety of public improvements. The CIP identifies individual project scopes, schedules and funding, and provides order and continuity to the repair, replacement, construction or expansion of the city's capital assets. The CIP is funded on an annual basis and includes revenues from other government entities, bond issues, charges for services, and transfers from other city of Las Vegas funds.

The CIP process begins early each year when each department submits individual project requests to the Department of Finance's Budget and Finance Division. Each request is evaluated for completeness and accuracy, fiscal impact, and available funding sources. The CIP is then compared with the City's Master Plan, which is the primary document used to guide future growth and development. All projects must be previously adopted by the City Council as part of the City's Master Plan before receiving funding within the CIP committee. Recommendations are then submitted to the City Manager.

CIP Program Descriptions:

Public Safety – Improvements to the detention center, construction and acquisition of fire apparatus, training facilities and future fire stations, and traffic improvements.

Public Works – Infrastructure improvements to the City's street system, sidewalks, public landscape, special improvement districts and flood and sanitary sewer conveyance systems.

Culture and Recreation – Renovation to existing parks, recreation and senior citizen facilities, and construction of additional parks, trails and recreation centers to meet the public's increasing demand for recreational services and a performing arts center.

Economic Development – Projects aimed at attracting businesses and revitalizing specified areas of the City, and providing assistance to people with low to moderate incomes.

General Government – New facilities and major renovations and upgrades to the existing City Hall and satellite facilities.

Sanitation – Water Pollution Control Facility expansion, major sewer lines and interceptors.

The Capital Improvement Plan Process

One of the principal findings of the Las Vegas 2020 Master Plan policy document adopted in 2000 was the need to link capital improvement programming and operating and maintenance programming budgets with long range planning as contained in the Master Plan. This linkage is necessary to efficiently coordinate the planning and construction of infrastructure and the development of services in anticipation of new development, or in the future, of urban redevelopment. To achieve a high level of coordination, the Master Plan highlighted the need to have staff in place to provide a dedicated link between the Master Plan and the City departments and relevant agencies vested with developing this infrastructure and with providing these services.

To be included in the Capital Improvement Plan, a project must go through the city's Capital Improvement Project Committee and be reviewed based on priorities contained in the Master Plan. The purpose of this process is to reduce the number of submittals and allocate the limited resources available to the most worthy projects, making the CIP a valuable planning tool rather than a project wish list. Execution of the various components of the plan is the NRS stated purpose of the Economic Element of the Master Plan.

The basic steps in proposing a project for inclusion in the City's Five Year CIP in conformance with the Master Plan are as follows:

1. Identify Need and Project Sponsor – The project has been identified as the best alternative and the sponsor prepares the CIP Approval package.
2. Prepare Submittal – The project sponsor with the concurrence of their department management prepares the submittal package to Public Works for placement on the CIP Committee agenda and presents the project to the Committee. It is required of the applicant to identify the Master Plan elements where the proposed project is shown.
3. Present to the Committee – Upon review, the CIP Committee may approve, deny or return the proposal to the sponsor for re-submittal, possibly with advice to revise, supplement or shelve.
4. Approval – If approved by the CIP Committee, the project becomes eligible for: (All of these actions are pending final approval by the City Council.)
    a) inclusion in the Five Year CIP
    b) funding of the project from city revenue sources
    c) approval of project interlocal agreements for the project's development, and
    d) approval to apply for grant funding and other outside funding sources

The project sponsoring department is the city department whose mission will most be benefited or affected by the project, regardless of who first identified the need or who controls the funding. The sponsor is never an elected official even if they championed the project. The following is a list of the city departments and the projects they are eligible to sponsor:

- Department of Planning – Trails, trailheads, urban pathways, streetscapes, and sidewalk projects.
- Leisure Services – All parks and facilities they operate including recreation/community center, senior centers, pools, golf courses, community schools, track break centers, and museums.
- Public Works – All streets, storm drainage, right-of-way utilities, traffic improvements, sanitation projects, trails and trailheads.
- Field Operations – All facility maintenance, repair and scheduled upgrade or replacement projects.
- Fire and Rescue – Fire stations and emergency training and response facilities.
- Detention and Enforcement – Detention facilities and all security upgrade projects.
- Office of Business Development – Certain economic development projects.
- Neighborhood Services - Certain economic development projects.
- Information Technologies – IT infrastructure projects.
- City Manager's Office – Special projects.
- All Departments – New construction and remodels of facilities occupied by their staff, materials, or equipment.
- Other Organizations – Occasionally outside organizations, such as the Metropolitan Police Department for their substations.

Existing Conditions

Growth

Since 2002, the population of the city of Las Vegas has grown from 520,936 to 594,294, an increase of 14.1 percent. More than 95 percent of the population increase during the ten-year span has occurred west of Decatur Blvd. Overall, the City has added one new resident every 72 minutes, around the clock between July 2002 and July 2012. To accommodate the additional residents, a new housing unit was completed, on average, every 2 hours and 14 minutes, around the clock during the ten-year span. Between 2002 and 2012, the density per square mile of the City's population decreased from 4,539 persons per square mile to 4,459 persons per square mile. Conversely, dwelling units per acre increased, going from 1,760.5 per square mile to 1,809.3 per square mile. The reason for the conflicting changes in population and dwelling units is due to the increase in vacant units that occurred due to the economic recession. Population flattened while housing units under construction were being completed.

Table 1 – City of Las Vegas Population Density

Year	Population	Dwelling Units	Population per Sq Mile	Dwelling Units per Sq. Mile	Area (Sq.Miles)
2002	520,936	202,047	4,539.1	1,760.5	114.8
2012	594,294	241,150	4,459.0	1,809.3	133.3
Difference 2012-2002	73,358	39,103	(80.1)	48.9	18.5

Source: City of Las Vegas Department of Planning

When compared to cities of similar population, Las Vegas has substantially higher population density. Even when compared with the 10 most populous cities in the United States, Las Vegas' population density ranks sixth among them, ahead of cities such as San Diego, Houston and Phoenix. Within the Las Vegas Valley, the city of Las Vegas is easily the most densely populated incorporated city. When Unincorporated Townships are included, the City still ranks among the most densely populated areas in the Valley.

Table 2 – Population Density of Las Vegas Valley Cities and Towns

City/Town	State	Population	Area	Density (Sq. Mile)	% Difference from Las Vegas
Las Vegas	NV	594,294	133	4,459.0	
Henderson	NV	269,243	105	2,561.0	-42.6%
North Las Vegas	NV	224,003	98	2,285.3	-48.8%
Boulder City	NV	15,901	208	76.3	-98.3%
Enterprise	NV	164,335	66	2,477.5	-44.4%
Paradise	NV	186,405	42	4,408.8	-1.1%
Spring Valley	NV	186,571	35	5,276.3	18.3%
Winchester	NV	31,918	5	6,969.0	56.3%
Sunrise Manor	NV	198,336	31	6,414.5	43.8%
Whitney	NV	39,260	20	1,948.4	-56.3%

Source: CLV & Clark County Annual Population Estimate 2012

Las Vegas is expected to continue to grow in the future. The most recent projections showed Las Vegas as having a 2015 population of approximately 621,000 and a 2020 population of 675,000. The projections also showed Las Vegas absorbing an average of 825 vacant acres per year between 2010 – the base year – and 2015. That figure is slightly lower than the average amount of vacant acreage absorbed between 2002 and 2012.

Non-residential development has continued to see growth during the past ten years. Since 2002, 2,422 acres of land has been absorbed by commercial, industrial, utility and public uses. Non-residential land has been absorbed at a rate of 1.3 acres per day, every day, during the past ten years.

The city of Las Vegas has also grown physically since 2002, going from 114.8 square miles to its present size of 133.3 square miles, an increase of 16 percent. The overwhelming majority of the

added area due to annexations during the past ten years, 96.6 percent, has occurred in Centennial Hills.

Infrastructure Conditions

The city of Las Vegas will continue to see increases in population and the amount of vacant land absorbed. Vacant land is currently the single largest existing land use in the City with approximately 24,000 acres. The majority of the vacant land in the City (64.1%) is in Centennial Hills followed by the Southwest with 32.8 percent. Only 3.1% of the vacant land in the City is located in the Southeast area. The discrepancies in the amount of vacant land between the Planning Areas indicate areas with vastly different capital investment needs in the future.

To further illustrate this point, the age of structures, residential and non-residential, needs to be examined. The age of the structures can be an indicator of the age of the infrastructure in the area and/or a reflection of applicable standards at the time the infrastructure was put in place.

In Centennial Hills, 44 percent of the residential units were built in 2002 or after. Conversely, in the Southeast, 4.6 percent of the residential units have been built during the same time. It's a similar scenario for non-residential development. In Centennial Hills more than half of the non-residential units have been built since 2002. In the Southeast, 6.0 percent of the non-residential development has occurred during the past ten years.

Perhaps as important for capital planning as the development that has occurred during the past decade is the development that took place 25 or more years ago. In the Southeast, 86.5 percent of the residential structures are 25 years old or more. In Centennial Hills that number is 7.3 percent. For non-residential development, 86.7 percent of the structures in the Southeast were built in 1987 or earlier. In Centennial Hills that number is 13.2 percent. That seemingly high number is likely due to the presence of Floyd Lamb Park and Commercial/Industrial structures along Rancho Drive, which at one time was the main route to the Las Vegas Valley's northwest and points beyond.

Capital Improvement Expenditures, FY09 – FY13

As stated previously, the amount of CIP expenditures varies from year to year. Between FY 09 and FY13, the City averaged spending $600.6 million on CIP projects. The high mark for expenditures was $718.0 million in FY 11, the low was 388.1 million spent in FY 13. On average, $212.4 million was spent on Public Works programs during the five-year span. During the same time, an average of $177.7 million was spent on Culture and Recreation programs. The expenditures for CIP projects from FY09 through FY 13 are shown in Table 3.

Table 3 - CIP Expenditures FY 09 – FY 13 (in millions of dollars)

Program	FY 09	FY 10	FY 11	FY 12	FY 13	Total	Average
General Government	16.3	22.8	113.1	113.5	39.4	305.1	61.0
Public Safety	16.8	24.7	43.0	47.9	34.2	166.6	33.3

Sanitation	78.5	79.7	122.4	104.8	132.8	518.2	103.6
Public Works	311.2	293.5	192.0	154.1	111.1	1,061.9	212.4
Culture and Recreation	232.7	246.5	237.5	105.1	66.9	888.7	177.7
Economic Development and Assistance	17.6	20.6	10.0	10.7	3.7	62.6	12.5
Total	673.1	687.8	718.0	536.1	388.1	3,003.1	600.6

Table 4 – CIP Expenditures, Percent of Total FY 09 – FY 13

Program	FY 09	FY 10	FY 11	FY 12	FY 13	Average
General Government	2.42%	3.31%	15.75%	21.17%	10.15%	10.16%
Public Safety	2.50%	3.59%	5.99%	8.93%	8.81%	5.55%
Sanitation	11.66%	11.59%	17.05%	19.55%	34.22%	17.26%
Public Works	46.23%	42.67%	26.74%	28.74%	28.63%	35.36%
Culture and Recreation	34.57%	35.84%	33.08%	19.60%	17.24%	29.59%
Economic Development and Assistance	2.61%	3.00%	1.39%	2.00%	0.95%	2.08%
Total	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%

Capital Improvement Funding Sources, FY09 – FY 13

Similar to CIP expenditures, funding sources for CIP projects vary from year to year. During the five year span nearly 44 percent of the funds for programs came from "Other Governments" by far the largest source. Included within this source are funds from the RTC, CCRFCD, FHWA and SNPLMA. Various bonds and revenues from the fund balance account for the next largest sources of funds since FY 09. Funding sources for CIP projects within the city of Las Vegas between FY 09 and FY 13 are shown in Table 5.

Table 5 – CIP Projects Funding Sources, FY 09 – FY 13 (in millions of dollars)

Funding Sources	FY 09	FY 10	FY 11	FY 12	FY 13	Total	Average
Other Governments	390.2	354.0	256.5	176.0	145.7	1,322.4	264.5
Fees	80.1	80.5	123.2	105.0	133.2	522.0	104.4
Fund Balance	54.1	75.4	68.5	108.7	75.7	382.4	76.5
Bonds	61.0	134.8	110.6	86.1	5.9	398.4	79.7
Taxes	32.1	35.9	10.3	23.8	11.3	113.4	22.7
Special Assessments	5.6	6.4	4.6	4.4	4.6	25.6	5.1
Contributions	50.0	0.8	144.3	32.1	11.7	238.9	47.8
Unfunded	-	-	-	-	-	-	-

Total Funding Sources	673.1	687.8	718.0	536.1	388.1	3,003.1	600.6

Table 6 - CIP Funding Sources, Percent of Total FY 09 – FY 13

Funding Sources	FY 09	FY 10	FY 11	FY 12	FY 13	Average
Other Governments	57.97%	51.47%	35.72%	32.83%	37.54%	44.03%
Fees	11.90%	11.70%	17.16%	19.59%	34.32%	17.38%
Fund Balance	8.04%	10.96%	9.54%	20.28%	19.51%	12.73%
Bonds	9.06%	19.60%	15.40%	16.06%	1.52%	13.27%
Taxes	4.77%	5.22%	1.43%	4.44%	2.91%	3.78%
Special Assessments	0.83%	0.93%	0.64%	0.82%	1.19%	0.85%
Contributions	7.43%	0.12%	20.10%	5.99%	3.01%	7.96%
Total Funding Sources	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%

Within these sources are clearly defined resources for funding CIP projects. Many of the funding resources are dependent upon economic conditions and components of population growth and experience fluctuations as a result. Some existing resources for CIP funding, their purpose, and the average annual amount of funding FY 09 – FY 13, are as shown below. Some funding sources are not used every year and/or are new and did not exist for the entire six-year span.

- Bonds – General obligation bonds or revenue bonds already issued which are used for parks and recreation projects, public safety facilities and city facility projects. (FY09 –13, $158.2 million)
- Car Rental Tax – Two percent tax imposed on short-term passenger car rentals which must be used to construct, equip, operate and/or maintain a performing arts center. (FY09 –13, $4.8 $5.5 million)
- Contributions – Businesses or individuals who either wish to fund special projects or want a particular benefit, e.g., road surfacing and drainage projects are partially funded with contributions to have the project completed. (FY09 –13, $232.0 million)
- Clark County Regional Flood Control District (CCRFCD) – Reimbursement received from CCRFCD, funded from a voter approved ¼ cent increase in Sales Tax to repay bonds issued to design and construct flood control projects. (FY09 – 13, $290.6 million)
- Fund Balance (FB) – Reserve monies accumulated from prior years' appropriations for work-in-progress projects. (FY09 –13,$88.5 million)
- Future Bonds – General obligations bonds or revenue bonds to be issued in the future per the CIP recommendation. (FY09 –13, $145.0 million)
- Grants – Federal monies received from: (FY 09 – 13, $5.5 million)
    1. Community Development Block Grant (CDBG) programs.
    2. HOME Grant programs.
- Impact Fees – Imposed on new development to finance costs for constructing capital improvements or facility expansions necessitated by new development. (FY09 –13, $6.1 million)

- Land Sales – Sales of City-owned lots within industrial and business parks. (FY 09 –13, $40.0 million)
- Local Governments (GOVTS) – Reimbursements from other government entities per interlocal agreements. (FY 09 –13, $1.75 million)
- Nevada Department of Transportation (NDOT) – Reimbursements received from NDOT paid from tax revenue for traffic safety programs, as well as gasoline tax revenues for roadway maintenance. (FY 09 –13, $37.1 million)
- Regional Transportation Commission (RTC) – Reimbursements for street construction and flood control projects received from RTC bond proceeds. The debt is repaid with gasoline taxes. (FY 09 –13, $471.1 million)
- Residential Construction Tax (RCT) – Imposed on the construction of new apartment houses and residential dwelling units to pay for constructing capital improvements in particular districts. (FY09–13, $10.8 million)
- Room Tax – Monies received from the State of Nevada for a legislatively imposed 1% motel/hotel room tax to be used exclusively for transportation projects. (FY 09 –13, $11.4 million),
- Service Fees – Charges to individuals based on their usage on special services. (FY09–13, $201.6 million)
- Southern Nevada Public Lands Management Act (SNPLMA) – Public land sales to fund the development of parks, trails and natural areas. (FY09–13, $120.5 million)
- Special Assessments (Assessments) – Amounts received from certain property owners to defray all or part of the cost of capital improvement projects deemed to benefit those owners' properties. (FY09–13, $25.0 million)

According to the City's Five-Year Capital Improvement Plan FY2014 –2018, for Las Vegas to fund the necessary expansion of facilities over the next several years, management will need to consider future bond issues. The City has a legal debt limitation not to exceed 20% of the total assessed valuation of the taxable property within the City boundaries. Currently, the City debt is approximately 4.2% of assessed valuation. Bond issues can go to a vote of the people and, therefore, be repaid by an increase to property taxes or repaid by a designated revenue or user fee.

ANALYSIS

Five-Year Capital Improvement Plan, FY 2014 –2018

The City's Five Year CIP represents a compilation and analysis of capital needs anticipated between FY 2014 and FY 2018. This plan includes construction of new facilities and the renovation of existing facilities including city facilities, parks, transportation infrastructure, and flood control.

There is a demand for government services, facilities, and capital investments to keep current with existing challenges. Capital investments are critical in providing safe neighborhoods, acceptable transportation corridors, protection from flooding, sufficient waste water treatment capacity, adequate parks, and quality recreation facilities for Las Vegas residents. In addition,

the City must look forward to evaluate and identify facilities that serve the public, such as customer service offices and community centers.

The Five-Year CIP is a guide for future projects and improvements in the City. As such it is subject to change and revision as various council initiatives change. Years two through five represent the opinions of department heads and City management in determining identifiable long-term needs for the City. The Mayor and Council have prioritized the numerous projects proposed and only those with probable funding are reflected in the plan.

Capital Improvement Expenditures, FY 2014 –2018

Expenditures during the next five years are anticipated to average $236.4 million per year. Expenditures beyond the first fiscal year of the CIP are not appropriated or in any way obligated or assured. A more realistic figure would be the average expenditures over the first three Fiscal Years, FY14 through FY16, where the average expenditures will total about $348 million per year. CIP projects in the near-term are an existing known need and short-term funding is more easily determined and likely to occur. During the first three years of the CIP, Public Works and Culture and Recreation projects will account for just over 64 percent of the expenditures. The projected expenditures for CIP projects from FY 14 through FY18 are shown in Table 7.

Table 7 - CIP Expenditures FY 14 – FY 18 (in millions of dollars)

Program	FY 14	FY 15	FY 16	FY 17	FY 18	Total	Average
General Government	35.0	14.9	7.3	7.2	7.1	71.5	14.3
Public Safety	45.4	13.9	1.3	0.4	29.2	90.2	18.0
Sanitation	112.1	74.2	34.7	22.6	18.1	261.7	52.3
Public Works	105.5	67.1	26.0	35.5	17.3	251.4	50.3
Culture and Recreation	51.5	228.8	225.6	-	-	505.9	101.2
Economic Development and Assistance	1.3	-	-	-	-	1.3	0.3
Total	350.8	399.0	294.9	65.7	71.7	1,182.0	236.4

Table 8 – CIP Expenditures, Percent of Total FY 14 – FY 18

Program	FY 14	FY 15	FY 16	FY 17	FY 18	Average
General Government	9.98%	3.73%	2.48%	10.96%	9.90%	6.05%
Public Safety	12.94%	3.48%	0.44%	0.61%	40.73%	7.63%
Sanitation	31.96%	18.60%	11.77%	34.40%	25.24%	22.14%
Public Works	30.07%	16.82%	8.82%	54.03%	24.13%	21.27%
Culture and Recreation	14.68%	57.34%	76.50%	0.00%	0.00%	42.80%
Economic	0.37%	0.00%	0.00%	0.00%	0.00%	0.11%

Development and Assistance						
Total	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%

Capital Improvement Funding Sources, FY 2014 –2018

Expenditures for the five-year CIP are based upon existing sources of funds and their anticipated revenue. The funds generated vary due to fluctuations in activities such as residential construction, gas and sales tax collected, changes in assessments, and the services for which the City can charge a fee. At this point, the City is anticipating continued consistent funding from Service Fees, with average annual contributions of, $74.0 million during the next three years. CCRFCD is expected to fund an average of $27.2 million during the same time. Bonds and Future Bonds are not expected to have a major role in funding during the next five years, $5.3 million per year. This could change, however, as there are currently no bond issues beyond FY 15. As previously stated, the city of Las Vegas Public Works Department feels that for the City to meet its future need to expand facilities, it will need to issue additional bonds or identify alternate funding sources such as federal grants. Funding sources for CIP projects within the city of Las Vegas between FY 14 and FY 18 are shown in Table 9.

Table 9 – CIP Projects Funding Sources, FY 14 – FY 18 (in millions of dollars)

Funding Sources	FY 14	FY 15	FY 16	FY 17	FY 18	Total	Average
Other Governments	124.1	63.7	23.2	32.8	15.5	259.5	51.9
Fees	112.1	74.2	34.7	22.6	18.1	261.8	52.4
Fund Balance	67.3	4.8	1.0	0.3	0.2	73.6	14.7
Bonds	15.6	10.9	-	-	-	26.5	5.3
Taxes	17.3	1.5	0.4	0.1	-	19.3	3.9
Special Assessments	8.4	2.7	3.2	2.7	1.8	18.8	3.8
Contributions	5.8	13.8	7.4	7.2	7.1	41.3	8.3
Unfunded	0.2	227.2	225.0	-	29.0	481.3	96.3
Total Funding Sources	350.8	399.0	294.9	65.7	71.7	1,182.0	236.4

Table 10 - CIP Funding Sources, Percent of Total FY 14 – FY 18

Funding Sources	FY 14	FY 15	FY 16	FY 17	FY 18	Total
Other Governments	35.38%	15.98%	7.88%	50.00%	21.67%	21.95%
Fees	31.96%	18.61%	11.76%	34.39%	25.30%	22.15%
Fund Balance	19.18%	1.21%	0.35%	0.43%	0.26%	6.23%
Bonds	4.45%	2.74%	0.00%	0.00%	0.00%	2.25%
Taxes	4.93%	0.38%	0.12%	0.16%	0.00%	1.63%
Special Assessments	2.39%	0.69%	1.09%	4.05%	2.53%	1.59%
Contributions	1.65%	3.47%	2.51%	10.96%	9.84%	3.49%

Unfunded	0.06%	56.93%	76.29%	0.00%	40.39%	40.72%
Total Funding Sources	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%

CIP Project Schedule, FY 2014 –2018

There are approved requests for funding for projects within the 2014 – 2018 Capital Improvement Plan. Within those funding requests are separate projects. The difference between the number of requests and the number of projects is that some projects are on-going maintenance and/or renovations at City facilities and require a funding application for each year of activity. Others are projects that require more than one fiscal year to complete such as the public/private Performing Arts Center which also require multiple funding requests. Current requests for funds for a project total $1.18 billion. The majority of that funding, approximately $1.05 billion, is for the fiscal years 2014 through 2016. Beyond those years it is difficult to determine the amount of funding that will be available from sources that rely on activity to generate funds such as Service Fees, Residential Construction Tax, and Car Rental Tax.

Restricted Funds

Southern Nevada Public Lands Management Act (SNPLMA)

The SNPLMA was adopted by the 105th Congress in October of 1998 as Public Law 105-263 (PL 105-263). It allows the United States Department of the Interior's Bureau of Land Management (BLM) to sell public land within a specific disposal boundary around the Las Vegas Valley. The initial disposal boundary was established in 1998 and encompassed approximately 474.9 square miles. The original boundaries were expanded in 2002 and now cover 517.5 square miles. The revenue derived from land sales is split between the State of Nevada General Education Fund (5%), the Southern Nevada Water Authority (10%), and a special account available to the Secretary of the Interior for:

- Parks, Trails, and Natural Areas
- Capital Improvements
- Conservation Initiatives
- Multi-Species Habitat Conversation Plans (MSHCP)
- Environmentally Sensitive Land Acquisitions
- Lake Tahoe Restoration Act Projects
- Hazardous Fuels Reduction
- Eastern Nevada Landscape Restoration

SNPLMA funds are allocated annually in "rounds." The Department of Planning and Department of Public Works role in the SNPLMA process has been to identify projects and determine their worthiness for receiving a nomination for funds. If a project is deemed worthy, the departments initiate the application process and provide pertinent information and justification for receiving SNPLMA funds. The city of Las Vegas did not participate in the first round. In rounds two through thirteen, the City received approximately $247.8 million in funds. There were 39 projects and three planning studies receiving SNPLMA funds.

SNPLMA funds have been used for new construction, renovations and improvements for the City's parks, open space, and trail system. They have been used extensively in the City's trail system, particularly in the Downtown and eastside areas where the Cultural Corridor, Las Vegas Wash, and Cedar Avenue Trails have become examples of projects that have improved the quality of life, increased safety, and solidified infrastructure for Las Vegas residents. Funding received is identified on Table 11

Table 11. - City of Las Vegas SNPLMA Allocation by Round

	Number of Projects Funded	Funding Received
Round 1	-	-
Round 2	1	$ 2,200,000
Round 3	7	$ 26,286,000
Round 4	5	$ 16,684,000
Round 5	6	$ 91,998,720
Round 6	12	$ 84,115,000
Round 7	2	$ 18,040,000
Round 8	1	$ 2,860,000
Round 9	1	$ 2,497,000
Round 10	1	$ 1,540,000
Round 11	2	$ 550,000
Round 12	-	-
Round 13	1	$ 260,000
Round 14	-	-
Planning Studies	3	745,000
Total	39	$ 247,775,720

Tax Increment Finance (TIF) rebate

The city of Las Vegas Redevelopment Agency (RDA) offers Tax Increment Finance rebates for residential, retail, hotel and mixed-use projects located within the City's Redevelopment Area. The Redevelopment Area consists of approximately 3,800 acres that generally includes downtown Las Vegas, as well as portions of West Las Vegas and along Eastern Avenue. In 2012 RDA 2 was created encompassing areas along west Sahara Avenue and west Charleston Boulevard (both from I-15 to Decatur Boulevard) and Decatur Boulevard (from Sahara Avenue to US-95). RDA 2 is approximately 1,000 acres in size.

Tax Increment is defined as the increased property taxes generated due to new development on a site. The TIF program uses tax money from the difference in the originally assessed property value and the new, enhanced property value to pay for eligible qualified expenditures. Up to 41 percent of the Tax Increment can be rebated annually to a property developer for eligible

qualified expenditures to a construction project. Eligible expenditures may include constructing streets, curbs, gutters, water lines, storm drainage facilities, traffic signals, paving, sidewalks, flood control improvements, utilities, other infrastructure costs and more. While the term for TIF rebate assistance is negotiable, the rebate cannot extend past the life of the agency or more than 20 years. The RDA's maturity date, required by Nevada state law, is in the year 2031.

Visual Improvement Program (VIP)

The VIP was established to encourage the rehabilitation of Downtown Las Vegas' commercial, industrial and mixed-use properties which can enhance the physical appearance of the area and improve the overall economic viability of the City's downtown core. These goals and objectives of rehabilitation can be accomplished by encouraging commercial, industrial and mixed-use property owners along with long-term tenants to reinvest in and renovate their properties. The VIP is intended to improve the aesthetic nature of properties and to assist in bringing them up to current building and property code standards. In addition, the program intends to act as a catalyst for observers within the community to consider rehabilitation of their own properties with or without participation in the VIP.

To ensure that the city of Las Vegas Redevelopment Agencies investment in the project is maximized, the applicant is required to provide a 100% matching contribution to the granted funds. All qualified exterior improvements must be pre-approved and must be visible from the public right-of-way.

Qualified exterior improvements that will be considered include:

- Painting
- Doorways
- Signage
- Awnings
- Cleaning
- Lighting
- Landscaping
- Parking Lots
- Tuck Pointing
- Facade Repair
- Window Repair
- Window Tinting

The Visual Improvement Program is intended to provide a property owner and/or business owner financial assistance for undertaking the exterior rehabilitation and renovation of commercial, industrial or mixed-use properties located in the city of Las Vegas Redevelopment Areas. All commercial, industrial and mixed-use properties within one of the Redevelopment Areas are eligible for assistance. The city of Las Vegas Redevelopment Agency will rebate any pre-approved qualified exterior improvements undertaken by the applicant. Commercial VIP participants may qualify for a maximum of $50,000. Since the inception of the VIP in 2005 a total of $3,251,595 has been invested in projects.

Special Improvement Districts (SID)

A SID is a device whereby the City acts as the agent for property owners to construct streets, sidewalks, curbs and gutters, sewers, streetlights, and other local improvements. It is the only mechanism the law provides for having public improvements made in an area when 1) the property owners in the area desire the improvement, but some or all of them cannot pay in cash, or 2) when the majority of property owners in the area want an improvement and the minority does not want to pay its fair share. The basic purpose of a SID is to afford a property owner the opportunity of using their property as collateral for financing their prorated share of the proposed improvement and allows payment of this indebtedness at a low rate of interest which is based on the Bond Buyers Index of 20 Municipal Bonds most recent publication of rates. Property owners have the option of paying for the costs of the improvement within 30 days or may extend their payments over a period of 2 to 30 years.

Business Improvement District (BID)

A BID provides improvements and activities – such as sidewalk cleaning, trash collection, graffiti removal, security, marketing and events – to a commercial district. Its purpose is to supplement, not replace, government services. BIDS are based on a benefit assessment model whereby property owners in a given area agree to assess themselves additional revenues that will be used for services in that area. These revenues are not managed by the city but by property owners themselves. A BID is formed by the private sector, which in most cities must show that a majority of those who will pay the assessment are in support, usually through filing a positive petition with the city council. The BID board of directors is made up of district property and business owners who set the policies and oversee operations. The board hires professional staff to manage the district on a daily basis. Currently, Fremont Street East is the lone BID in the City.

Quick Start Program (QSP)

Under the Quick Start Program, qualified applicants will be reimbursed up to $50,000 toward the cost of rehabilitating older buildings in the city's Redevelopment Areas to bring them up to current building and fire code standards. Applicants will be reimbursed for costs associated with code compliance, infrastructure issues such as utility and structural upgrades and review fees in the city's two redevelopment areas. Matching funds from the business are required at a 4-to-1 private-to-public ratio.

Community Development Block Grant (CDBG)

CDBG is a grant program administered by the U.S. Department of Housing and Urban Development on a formula basis for entitlement communities. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development and allocations are illustrated on table 12.

Table 12. - Community Development Block Grant Allocations

Program	2009	2010	2011	2012	2013
Single Family	200,000	400,000	250,000	250,000	-

Rehabilitation					
East Las Vegas Community Center Bond Payment	1,044,731	1,046,875	1,041,009	-	-
Stupak Community Center Bond Payment	1,545,175	1,520,725	1,521,625	1,520,725	1,518,025
Rebuilding Together - Single Family Rehab	125,000	125,000	125,000	125,000	125,000
James Seastrand Helping Hands - Single Family Rehab	10,000	10,000	10,000	10,000	10,000
CLV Future CDBG Construction Projects	265,863	192,069	389,188	1,595,690	736,279
CDBG Administration and Fair Housing (20% Max)	1,013,744	1,013,744	1,026,714	1,108,128	827,478
Code Enforcement	-	-	-	100,000	300,000
Opportunity Village	72,000	-	-	-	-
WestCare	31,900	-	-	-	-
Total	4,308,413	4,308,413	4,363,536	4,709,543	3,516,782

The city of Las Vegas is an entitlement community grantee which utilizes its Community Development Block Grant (CDBG) funding to develop viable communities by providing decent housing, a suitable living environment, and opportunities to expand economic opportunities, principally for low- and moderate-income persons. HUD awards grants to entitlement community grantees to carry out a wide range of community development activities directed toward revitalizing neighborhoods, economic development, and providing improved community facilities and services.

Centennial History Grant

The Centennial History Grant program was established in 2005 as part of the celebration of the 100 anniversary of the founding of the city of Las Vegas. Grant monies come from the sale of a specialized license plate featuring the famous "Welcome to Fabulous Las Vegas" sign designed by Betty Willis in 1959. The plates were designed and prepared by the Nevada Department of Motor Vehicles in cooperation with the Nevada Department of Cultural Affairs. Since 2005 these funds helped pay for public events that celebrated the history of Las Vegas.

The grant program is administered by the Las Vegas Commission for the Centennial. Per NRS 482.37903 grant projects much "relate to the commemoration of the history of the City of Las Vegas, including, without limitation, historical markers, tours of historic sites and improvements to or restoration of historic buildings or structures." Projects may include: rehabilitation of historic sites, structures and archeological resources, cultural heritage and tourism, oral history, historic survey, documentation, museums and archives, and education. The rehabilitation of properties, including the historic downtown U.S. Post Office and Courthouse (now the Las

Vegas Museum of Organized Crime and Law Enforcement), La Concha Motel lobby, Floyd Lamb Park at Tule Springs, and the Historic Westside School have all received funding from the Centennial History Grant program.

Issues

The major issue with CIP projects for the City is the continued ability to fund them adequately. With the decrease of available funds from sources based upon activity or variable tax rates, alternative sources such as an increase in fees for services, increased tax rates, federal grants, or issuance of bonds must be considered. The following are issues pertinent to the City's ability to carry out the Five-Year Capital Improvement Plan Projects:

- Future revenue – Sources based on construction activity and population growth have slowed. Both have increased recently but are still nowhere near levels seen prior to the economic downturn.
- Fees – Fallout from the slowing construction is less available fee based revenue. Fees may need to be increased and/or assessed to a broader range of services.
- Taxes – Decrease in assessed valuation of property means less property tax revenue generated. Decreases in retail sales and gasoline consumption mean less tax revenue from these sources as well.
- Prioritization – Revenue shortages may require a reassessment of CIP project priorities. Projects that do not maintain public welfare and/or provide essential services may need to be reprioritized.
- Bonds – Revenue shortages and limitations on taxes may require the City to issue bonds to fund CIP projects.
- Debt Limitation - The City has a debt limitation of 20% of assessed valuation with current debt at 4.2% of assessed valuation. Assessed valuation has declined, causing the debt ratio to increase without incurring any additional obligations. However, even if assessed valuation were reduced by an additional 50%, the current debt would only increase to 8.4%.
- Fund Balance – As other revenue sources decline the Fund Balance is used increasingly and reduced, putting the future status of works in progress in jeopardy.

IMPLEMENTATION

The Master Plan outlines a vision for the City's future that can only be implemented incrementally over time. To remain relevant and useful throughout the planning period, long-range planning efforts must be integrated closely with the City's strategic plan and capital improvement programming. Linking long-range planning with the capital improvement program balances competing expenditures and coordinates scheduling to provide cost efficient and timely public improvements.

The appropriation, allocation, and scheduling of funds for infrastructure and improvement projects is of critical importance for the continued growth and vitality of the city of Las Vegas.

The prioritization of capital improvement projects establishes a hierarchy of need coordinated with the availability of funds. Sound infrastructure and public facilities are essential for the safety and convenience of residents and the provision of high quality services to residents and visitors alike. The recommendations set forth encourage decision makers to provide support for the maintenance and expansion of infrastructure and the continued improvements that will benefit the residents and businesses within the city of Las Vegas as well as visitors to the City.

CIP1. Consider issuing any and all available bonds to finance future CIP projects. Bonds may assure future revenue availability for projects in years four and five of the CIP and provide financial stability throughout the duration of the Five Year CIP.

CIP2. Utilize restricted funding such as CDBG and RDA in public improvements to the maximum extent possible so as to implement improvements, increase property values and encourage private investment.

CIP3. Assure projects that maintain public welfare and/or essential services, such as police & fire services and infrastructure such as roadways, flood control and sanitary sewer systems are given the highest priority and adequately funded.
plans, community or special area plans.

CIP4. Examine fees charged to determine if they adequately cover costs of services.

CIP5. Examine fees from other government agencies on an annual basis for applicability.

CIP6. Evaluate possibility of assigning fees to a broader range of services.

CIP7. Examine types of services where fees are applied from other government agencies.

CIP8. Audit existing services to determine if applying fees would be appropriate to cover labor and material costs.

CIP9. Seek public/private “sponsorships” for funding public art and activity nodes.

CIP10. Seek partnerships with developers and encourage them to donate land that the City can develop into parks, trails and open space, particularly in developing areas.

CIP11. Explore options to provide incentives to developers for including and developing open space in their residential projects.

CIP12. Continue to add parks and open space to City inventory as prioritized in the 2020 Master Plan Parks and Recreation Element

PUBLIC FACILITIES ELEMENT

Introduction

The existence and delivery of adequate infrastructure is the foundation of the lifestyle that Las Vegas residents and visitors enjoy. One of the most important functions of the city is to assure sufficient public facilities are provided to meet the needs of all people and developed lands within the city. Ensuring the highest quality of life mandates that existing facilities be maintained, improved, and expanded to accommodate urban development and economic growth. Recognizing the need for adequate public infrastructure is necessary for continued growth. It is critical to link development to infrastructure and to ensure new development doesn't overburden the existing infrastructure. Federal and state laws, as well as a series of planning and policy documents, guide the city of Las Vegas' activities related to stormwater and sanitary sewer issues.

Federal Law

Federal water quality legislation includes the Federal Water Pollution Control Act (FWPCA), also known as the Clean Water Act. In 1972, amendments to FWPCA prohibited the discharge of any pollutant to water within the United States from a source unless authorized by the National Pollutant Discharge Elimination System (NPDES) permit. The NPDES mandates that plans and programs for stormwater management be developed, adopted, and implemented to assure that municipalities "effectively prohibit non-stormwater discharge into the storm drain and require controls to reduce the discharge of pollutants from stormwater systems into waters of the United States to the maximum extent possible." The NPDES Municipal Separate Storm Sewer System (MS4) permit covers: discharges into receiving waters of the United States within the city of Henderson, city of Las Vegas, city of North Las Vegas, Clark County Regional Flood Control District (CCRFCD), and Clark County not including Boulder City, Laughlin, Mesquite, NDOT, and Nellis Air Force Base. The focus of the MS4 Permit for the Clark County Regional Flood Control District is on the discharge of municipal stormwater runoff into "Las Vegas Wash, its tributaries, and other waters of the United States." The permit is valid for five years, with annual updates provided (if necessary) to address changes either in proposed program elements, in conditions cited in the permit area, or both. The city of Las Vegas' compliance with federal requirements will be discussed in more detail in a later section.

Nevada State Engineer jurisdiction over all wells tapping into artesian water or water in definable underground aquifers. The 1939 Nevada Underground Water Act grants the State Engineer total jurisdiction over all groundwater in the state. Nevada water law follows the doctrine of prior appropriation, or "first in time, first in right," meaning the first person to file on a water resource for beneficial use is typically considered first for a permanent right to the water, subject to the Nevada State Engineer's determination of available unappropriated water. Obtaining a permit to develop groundwater or surface water consists of completing an application, having the Nevada State Engineer act on the application, and then issuing the permit or denying the application.

Las Vegas Valley Water District

The Las Vegas Valley Water District (LVVWD) delivers water to the city of Las Vegas through its distribution systems, which includes pumps, reservoirs, and pipelines. They construct and maintain the water distribution system for the city of Las Vegas and portions of unincorporated Clark County. A number of documents, developed with the cooperation of the city of Las Vegas and other local jurisdictions, help guide policy and outline current and future plans for provisions of water within the greater Las Vegas metropolitan area. These guiding documents are summarized below

Southern Nevada Water Authority Water Resource Plan

In 1996, the Southern Nevada Water Authority (SNWA) Water Resource Plan was first adopted. The plan addresses southern Nevada's current and future water resources, via demand forecasting, conservation measures and goals, and environmental issues that can influence the timing and delivery of available water resources. The plan is reviewed annually and updated as needed.

Las Vegas Wash Comprehensive Adaptive Management Plan

The Las Vegas Wash Comprehensive Adaptive Management Plan was developed in January 2000. The Plan focuses on the implementation of engineering solutions to address water quality, erosion control, and wetlands restoration concerns in the Las Vegas Wash.

Las Vegas Valley 208 Water Quality Management Plan

The Federal Water Pollution Control Act Amendments of 1972 and 1977 require control of all sources of water pollution in order to meet the goals of the Act. Section 208 of the Act

State Law

The Office of the State Engineer in the Nevada Division of Water Resources regulates all ground water and surface water resources (other than the federally regulated Colorado River) within the State. The General Water Law Act of 1913 gives therequires the development of an integrated regional water quality management program to deal with water pollution sources. In May of 1975, the Nevada State Legislature passed Assembly Bill 468 mandating certain duties and power to counties, thus designating the Clark County Board of Commissioners (BCC) as the Area-Wide Water Quality Management Planning Organization. In 1997, the BCC approved an amended plan, titled the Las Vegas Valley 208 Water Quality Management Plan Amendment (208 Plan). The main purposes of the amendment were:

- Revise the 1990 208 Plan Amendment
- Include effects of sustained regional growth and development
- Revise stormwater permitting to a more inclusive nonpoint section
- Provide water-quality planning to a horizon year of 2020

As a wastewater discharger within the Clark County, Nevada, the city of Las Vegas continues to work with other wastewater entities, including the Clark County Water Reclamation District, the city of Henderson, and city of North Las Vegas to ensure a proactive, integrated approach to water quality management.

Valley-Wide Reuse Plans

In addition to federal and state laws, Las Vegas uses separate policy approaches to implement water reclamation systems. The Las Vegas City Council adopted Ordinances 3502 (May 2, 1990), 3519 (July 18, 1990), and 3582 (June 5, 1991) to encourage the conservation of water by banning artificial lakes, restricting irrigation, limiting landscaped turf, and restricting the irrigation of golf course to reclaimed, non-potable water. All indoor wastewater that is directed to the sanitary sewer system is recycled on a community-wide basis, either as Reclamation Water or as return flow credits to Lake Mead.

Existing Conditions

Re-use/Reclamation water

Southern Nevada reclaims 100 percent of its collected wastewater, returning most of it to Lake Mead, thereby contributing to an increased water allotment for Nevada under the return flow credit scheme. This means wastewater that is collected from homes and business flowing into the public sewage system is "renewed", and therefore not contributing to a net water use. Only water that is used outdoors for irrigation purposes or wastewater generated on properties with an Individual Sewage Disposal System (ISDS, or septic tank), is not reclaimed and contributes to net water use.

1. Potable/non-potable: Potable water is fit for human consumption, while non-potable water cannot be safely consumed.
2. Direct/indirect: Direct reuse occurs when water leaving treatment facilities is transmitted without interruption to the end-user destination, while indirect reuse occurs when treated effluent is first released in a larger body of water or aquifer, from where it is later retrieved and retreated for use.
3. Though reclaimed water is not treated to the extent necessary for human consumption, it still has many uses such as:

    • Urban: landscape irrigation such as golf courses and parks, toilet flushing
    • Agricultural: irrigation of crops, both food and nonfood
    • Recreational: fishing and boating
    • Environmental: sustaining river flows or creating/maintaining wetlands
    • Industrial: power plants and cooling towers
    • Temporary applications: construction and dust control uses

Even though most recycled or reclamation water is used as non-potable water, it has the potential to fill most water demands, depending on the level of treatment to ensure the quality of water

meets federal and state requirements. The greater the chance the water will be used for human consumption, the greater the level of treatment required.

Water Treatment in Las Vegas

Wastewater treatment facilities in Las Vegas are ranked in the top seven percent in the nation (illustrated in Figure 1) because of the rigorous cleaning processes and quality of treatment utilized within these facilities.

Reclaimed water in Las Vegas is of high quality and goes through rigorous cleaning for several reasons: environmental protection, return flow credit, and potable water conservation. Naturally, the level of treatment and reclamation system used is based on the intended use. There are several ways to reclaim water in the city, which are broadly grouped into three separate categories and distinguished by size and location: centralized, decentralized, and on-site. These are illustrated in Figure 2 and described in more detail below.

Figure 1: Ranking
Figure 2: Las Vegas Water Systems

Centralized Reclamation

A centralized wastewater treatment plant is the largest reclamation approach that includes centralized waste water collection systems conveying wastewater for an entire urban area and may involve reclaiming and distributing effluent through the same region. Clark County Water Reclamation District (CCWRD), the city of Henderson, the city of North Las Vegas and the city of Las Vegas run centralized wastewater treatment and reclamation facilities for the Las Vegas Valley. The city's centralized facility is the Water Pollution and Control Facility (WPCF), located on Vegas Valley Drive on the Las Vegas Wash in unincorporated Clark County (Map 1).

Map 1: Water Pollution Control Facilities

The WPCF started operations in 1958, and can currently treat up to 91 MGD of wastewater generated by residents and businesses in the City of Las Vegas. Public Works Environmental Division staff continually monitors wastewater discharge from businesses to prevent toxic chemicals from entering the plant and possibly passing through it. Highly treated reclaimed water from the WPCF is either discharged to Lake Mead via the Las Vegas Wash or diverted for non-potable reuse for such uses as golf courses, parks, and power plants.

Decentralized Reclamation

Decentralized plants receive sewage from residences and businesses in their vicinity and deliver treated water for direct non-potable reuse to nearby customers and public facilities such as golf courses, schools, and parks. These types of facilities utilize small-scale dual-distribution systems to deliver the reclaimed water to potential users. Two such existing plants within the city of Las Vegas are the Bonanza Mojave Water Resource Center, and the Durango Hills Water Resource Center.

The Bonanza Mojave Water Resource Center is a one million gallon a day facility owned and operated by the city of Las Vegas. The facility became operational in May 1999 and has the capacity to produce approximately 11,120 AFY of reclaimed water that is currently used to irrigate the Desert Pines Golf Course and Park. The facility is expected to be taken out of service in the future as a cost-benefit analysis determined that the cost to pump reclaimed wastewater from the WPCF was significantly cheaper than the cost to operate the Bonanza Mojave facility.

The Durango Hills Water Resource Center (also known as the Northwest Water Resource Center) is a collaborated project between the city of Las Vegas and Las Vegas Valley Water District (LVVWD). The facility collects and treats wastewater flow from municipal sewer interceptors and produces recycled water as illustrated in Figure 3

Figure 3: Durango Hills Water Resource Center System

Built on 100 acres of city owned property between Gowan Road and Cheyenne Avenue, the 13-acre facility is surrounded by 87 acres of recreational amenities. The 10 MGD satellite reuse facility is capable of providing more than 11,200 AFY of reclaimed water for golf courses, schools, and parks. Every gallon of water recycled means one less gallon of drinking water pumped from the LVVWD's treatment plant. The facility became operational on July 6, 2001, and cost approximately $37 million, one of the largest public works projects ever undertaken by the city. The city of Las Vegas owns and operates the Durango Hills Water Resource Center, while the LVVWD constructed and operates the recycled water distribution system, comprised of one main pump station, a storage reservoir, some 17 miles of pipelines, two remote booster-pumping stations, and four recharge wells. The recycled water is used to irrigate Highland Falls, Eagle Crest, TPC at Summerlin, TPC at the Canyons, Badlands, Canyon Gate, and Angel Park golf courses.

The Role of the City

The development and management of water resources within Clark County, Nevada has been delegated to the Southern Nevada Water Authority. In 1991, seven local water agencies formed the Southern Nevada Water Authority (SNWA) to address water issues on a regional basis, rather than an individual water purveyor basis. This includes securing water resources via the Colorado River Compact, which was reworked as the Colorado River Basin Agreement and approved in December 2007. The city of Las Vegas plays an important role in water resource management through the operation of wastewater treatment plants, which contribute to return flow credits for Colorado River water use. Moreover, the city is in the process of developing a stormwater management program along with each of the cities within the Las Vegas Valley and the Clark County Regional Flood Control District as well as participates on regional planning committees. The city's involvement in water conservation efforts are discussed in the Conservation element of the 2020 Master Plan.

Projects

Some milestones in history pertaining to wastewater collection system projects are listed in Table 13 below.

Table13: Milestones in History

Year	Occurrence
1912	First sewage system in Las Vegas links the streets of Fremont, Main, Fifth Street, Clark, Lewis, and Stewart, and ends on the outskirts of town, with a pipe discharging into the desert near Bonanza and Ninth Street
1931	First wastewater treatment plant is built on 15th Street and Harris Avenue
1941	Plant moves further east to a site at Eastern Avenue and Harris Avenue
1948	New 7.5 MGD plant is built at Manning Street and Harris Avenue
1955	City of Las Vegas purchases 160 acres of land for a water treatment plant on Vegas Valley Drive
1958	First wastewater treatment unit at the city's new Water Pollution Control Facility goes into operation
1968	Second separate wastewater treatment unit comes on line, expanding capacity to 30 MGD
1981	Additional chemicals are introduced into the disinfection treatment mix. Plant capacity increases to 41 MGD
1991	The third and fourth plants come on line, increasing capacity to 66 MGD
1994	New infiltration facility comes online. Later this year, newly activated sludge plant is put into service to meet stricter permit limits as needs increase
1997	Sodium hypochlorite replaces chlorine gas for wastewater disinfection, eliminating the need to store gaseous chlorine on site
1999	Ferric chloride replaces alum as a flocculent, resulting in savings on chemicals while decreasing odors
2003	Began use of Biological Nutrient Removal methods, increasing capacity with fewer chemical costs
2004	Water Pollution Control facility treats an average of 63 MGD, with the capacity to treat up to 91 MGD
2008	Treatment plant effluent channels are covered and highly treated effluent is conveyed in pipelines.
2010	Treatment plant security project completed including additional electronic monitoring, fencing, and gate security.
2011	City of North Las Vegas completes their treatment plant and starts to treat their own sewage. City of Las Vegas treated sewer flows drop to 45 MGD.
2012	Odor Control upgrade project completed converting from a chemical odor treatment system to a more modern and environmentally friendly renewable technology, bark chip media odor scrubbing.
2013	Three megawatt solar power generating station adjacent to the sewer treatment plant completed that makes energy equivalent to 25% of the power consumed at the sewer treatment plant.

Treatment Facility Projects

Treatment Facility improvement projects are forecasted through the city's five-year Capital Improvement Plan and are identified in the city's Capital Improvement Plan FY 2013-17 (Table 14).

Table 14: Sewage Treatment Plant Projects

Project Title	Estimated Completion Date	Estimated Cost	Funding Source
Bonanza-Mojave WRC SCADA / Control System	06/30/2015	$400K	Service Fees
CLV-CCWRD Sludge Project	06/30/2014	$10M	Service Fees
CLV-CNLV Flow Control Gate	06/30/2015	$500K	Service Fees
Compliance Directed Projects	06/30/2017	$2.5M	Service Fees
Dewatering Building Equipment Rehab	06/30/2017	$10M	Service Fees
Reuse Facility Plan Projects	06/30/2013	$15.4M	Service Fees
SCADA / Control System Upgrades	06/30/2013	$10M	Service Fees
WPCF BNR Rehab	06/30/2013	$1.0M	Service Fees
WPCF Compressor Building	06/30/2013	$1.5M	Service Fees
WPCF Corrosion Control	06/30/2013	$8.0M	Service Fees
WPCF Digester Rehab	06/30/2014	$5.5M	Service Fees
WPCF Electrical Upgrades & Headworks Bypass	06/30/2015	$25.5M	Service Fees
WPCF Energy Efficiency & Equipment Replacement	06/30/2014	$2.0M	Service Fees
WPCF Flare	06/30/2013	$3.0M	Service Fees
WPCF Gas Scrubbing	06/30/2013	$3.2M	Service Fees
WPCF MC-CER	06/30/2013	$9.0M	Service Fees
WPCF Nitrification Dewatering Wells	06/30/2013	$2.0M	Service Fees
WPCF NTP Modifications	06/30/2013	$1.0M	Service Fees
WPCF Odor Control Project	06/30/2013	$20.1M	Service Fees
WPCF Plants 3&4 Primaries and Secondary's Rehab	06/30/2015	$1.0M	Service Fees
WPCF Plants 5&6 Primary Rehab	06/30/2014	$1.0M	Service Fees
WPCF Receiving Area Update	06/30/2013	$900K	Service Fees
WPCF Reduced Loading	06/30/2014	$18.6M	Service Fees
WPCF Sludge Blending and Pumping	06/30/2013	$2.65M	Service Fees
WPCF Solar Power	06/30/2013	$6.9M	Service Fees

GPA-53501 [PRJ-53499]

WPCF TWAS Rehab	06/30/2013	$5.0M	Service Fees

Funding/Financing

All costs associated with the water treatment plants are paid through service fees and a portion of a voter-approved one-quarter cent sales tax.

SEWER SYSTEMS

The city of Las Vegas has two types of sewer systems: sanitary and storm sewers (see Figure 4). Sanitary wastewater systems convey wastewater from toilets, showers, and sinks into the city's wastewater treatment facility. Once there, wastewater flows through three levels of filtration treatment before being discharged into the Las Vegas Wash and eventually Lake Mead. In contrast, the stormwater system is intended to route rainwater quickly off the streets during rainstorms. Unfortunately, it also carries all urban runoff including chemicals, trash, and other pollutants, which go straight into the Las Vegas Wash. Both types of sewer systems are discussed in subsequent sections

Figure 4: Two systems of Drainage

Sanitary Sewer System

The Department of Public Works developed the first sanitary sewer master plan in 1951. This report provided plans for the city limits of Las Vegas and for the newly developing area known as the "Strip." In 1959 the sanitary sewer master plan was updated via a report to reflect growth trends in southern Nevada. The report was updated in 1963 and represents the basis for how our current sanitary sewer system is built. In 1974, an amendment to the previous report addressed long-range system needs, including increasing line diameter sizes, identifying collection line locations, and deleting the collection system detail for North Las Vegas. Additionally, the report reflected EPA funding requirements and required a different analysis of the sewerage system, placing emphasis on industrial waste, inflow and infiltration, and rate studies. In 1980, an Action Plan was prepared that was similar to the 1974 report, which focused on regulatory and economic analysis of the city sewer system. The report included expected annexations and improvements to the system regardless of the number of annexations.

A 1982 report on the sanitary sewer system reflected changing technologies and sophistication associated with detailed collection systems analysis. This analysis included the process of relating land use designations to population and flow projections. There were two conclusions drawn from the prior master and action plans: First, the plans evolved from building a system capable of meeting projected populations to a perspective of monitoring and analyzing the system for its relationship to directions of growth, design criteria, and financing. Second, the system capacity is based upon projections far greater than actual growth because the city must also accept all sewage flows from North Las Vegas in addition to its own wastewater.

The most recent update to the Wastewater Collection System Master Plan was concluded in March 2013. Updates to this plan include additional service areas outside of the current city boundaries due to sewer service to unincorporated county islands. Flows from North Las Vegas have been removed from the study, because North Las Vegas opened its own Water Pollution Control Facility in 2011.

Role of the City of Las Vegas

The city of Las Vegas constructs, operates, and maintains the sewer collection system, along with treating and discharging treated water back into the Las Vegas Wash. Solid waste is managed and maintained through a franchise agreement with Republic Services of southern Nevada.

Projects

The city of Las Vegas updated its Wastewater Collection System Master Plan in March 2013. The Department of Public Works uses the plan to size sewer mains for new development and to forecast rehabilitation, replacement, and expansion of its sanitary sewers. The sanitary sewer system is also an important link in the ability of the SNWA to obtain return flow credits because the sanitary sewer system water is treated at the city's wastewater treatment facility where the water is returned to Lake Mead or the treated water is used for irrigation. Table 15 identifies the projects forecasted through the city's five-year Capital Improvement Plan.

Table 15: CIP projects 2013-2017

Project Title	Estimated Completion Date	Estimated Cost	Funding Source
Antelope – Westcliff Relief Sewer	06/30/2013	$623K	Service Fees
Bonneville Underpass Rehab	06/30/2015	$1.80M	Service Fees
Charleston Blvd Repair/ Replacement	06/20/2013	$2.68M	Service Fees
Downtown Interceptor Phase 2 Rehab	06/30/2015	$5.40M	Service Fees
Durango Hill WRC Relief Sewer	06/30/2013	$658K	Service Fees
Huntridge Sewer Rehab	12/31/2012	$142K	Service Fees
Main/Commerce Couplet	06/30/2013	$30K	Service Fees
Minor Sewer Modifications Related to RTC Projects	06/30/2017	$1.0M	Service Fees
Oakey Meadows Phase 2B	06/30/2013	$242K	Service Fees
Rampart Blvd Diversion – Alta/Cheyenne	06/30/2014	$3.30M	Service Fees
Sahara-Arden Sewer Repair/Replacement	06/30/2014	8.80M	Service Fees
Sahara/Oakey Interceptor	06/30/2017	$3.13M	Service Fees

Phase 3 Rehab			
Sandhill Relief Sewer-Owens Avenue Interceptor Rehab	06/30/2016	$5.44M	Service Fees
Sewer Over-sizing and Extension Agreements	06/30/2017	$2.5M	Service Fees
Sewer Rehab	06/30/2017	$4.0M	Service Fees
Sewer Rehab Group A: Sandhill/Lamb	06/30/2015	$5.39M	Service Fees
Sewer Rehab Group B: Grand Central, Main, Carson, Ogden, Cedar, Alleyways	06/30/2014	$3.21M	Service Fees
Sewer Rehab Group C: Foremaster, Charleston, 25th, 15th	06/30/2014	$2.86M	Service Fees
Sewer Rehab Group E: Alta-Valley View, Rancho-Tonopah	06/30/2014	$1.68M	Service Fees
Sewer Rehab Group F: Rancho, Smoke Ranch, Gowan, Craig, Alexander	06/30/2014	$2.07M	Service Fees
Sewer Rehab Group H: Lake Mead, Rancho to Rampart	06/30/2013	$8.73M	Service Fees
Sewer Rehab Group I: Oakey, Peccole, Summerlin	06/30/2016	$7.12M	Service Fees
Sewer Rehab Group J: Ann, Rio Vista, Bradley, Jones, Elkhorn	06/30/2016	$2.09M	Service Fees
Sewer Rehab Group K: Arville Street Relief Sewer	06/30/2017	$2.42M	Service Fees
Sewer Rehab Group L: Sahara, Durango, Peccole ranch, Charleston	06/30/2017	$6.28M	Service Fees
Sewer Rehab Group M: Desert Inn, the Lakes, Durango, Sahara	06/30/2017	$1.80M	Service Fees
Sewer Rehab Group N: Cheyenne, Buffalo, Sun City	06/30/2015	$4.55M	Service Fees
Valley View Sewer Rehab	12/31/2012	$510K	Service Fees
Vegas Drive – Rancho/I-15 Repair/Replacement	06/30/2013	$5.46M	Service Fees
Vegas Drive Relief Sewer Phase I – Shadow Mountain to Parkchester	06/30/2013	$2.11M	Service Fees

Vegas Drive Relief Sewer Phase II/Rehab Group G	06/30/2015	$5.36M	Service Fees

Funding/Financing

The sanitary sewer collection system serves Las Vegas, portions of unincorporated Clark County, and portions of North Las Vegas. All costs associated with the sanitation operation, including debt service on bonds, .are paid from the Sanitation Enterprise Fund, which is funded entirely through service fees and connection fees collected from properties connected to the public sewer

Stormwater (Drainage) System

Las Vegas is located in the Mojave Desert, an arid environment and notably one of the driest regions of the country, with an average of 4.49 inches of rainfall per year. Historically, Las Vegas has experienced destructive rainstorms between the months of July and September, when moist, unstable air from the Gulf of Mexico is exerted upward by the hot air currents. This meteorological phenomenon results in severe thunderstorms with intense rainfall. Steep mountain slopes and rockhard desert grounds repel rainwater, causing a rapid flow that amasses in the lower elevations of the urbanized valley. In the early days of Las Vegas, storm drains were nonexistent. Floodwaters from infrequent storms were allowed to run through the streets and desert with devastating results. Floods have been reported in the area as far back as 100 years. The U.S. Soil Conservation Service compiled a report titled, "History of Flooding, Clark County, Nevada 1905-1975," that documented 194 different flooding events resulting in damage to both private and public facilities. One such flood occurred on July 23, 1923, when floodwaters flowed through almost every building in the city, including those located on Fremont Street, resulting in damages estimated at $25,000. As the city grew, so did the problems with flooding and their associated costs. Since 1960, the Las Vegas area has experienced at least 12 floods totaling over one million dollars in damages each, 23 separate flash flood events, and 33 related deaths.

In May 1963, the city of Las Vegas prepared a master plan for the Stormwater Disposal, but insufficient funding prevented the plan from being implemented. After flooding from the storms of July 1975 and August 1983, the city recognized the need for detention basins. In 1985, the Nevada State Legislature passed a bill permitting the creation of local districts for the control of floods. The Clark County Regional Flood Control District (CCRFCD) was formed in early 1986 by county ordinance. The responsibilities charged to CCRFCD included developing a comprehensive flood control master plan to alleviate flooding in the valley, regulating land use in flood hazardous areas, and funding the construction of flood control facilities.

The CCRFCD Las Vegas Valley Master Plan Update (MPU) is the guiding document that sets the agenda for countywide stormwater drainage systems and facilities. The MPU is required by NRS 543.596 to be updated at a minimum every five years and the latest version was adopted by the Las Vegas City Council in 2013. The city has developed and adopted three subsidiary master plans (neighborhood studies) working in conjunction with the CCRFCD MPU. These studies concentrate on more localized and detailed comprehensive hydrologic analysis and storm drain

facility plans for specific areas within city limits. Specific and detailed technical information pertaining to flood control drainage systems can be accessed in the CCRFCD MPU and/or one of the city's three Neighborhood Studies. Below is a brief outline of the three neighborhood flood control master plans. It should be noted that these neighborhood flood control master plans have not been adopted by ordinance, but are used as a policy guideline for the Public Works Department.

Northwest Neighborhood Flood Control Master Plan

The Northwest Neighborhood Flood Control Master Plan, Volume I, was developed in December 1997. The purpose of the plan was to present a localized "comprehensive hydrologic analysis and storm drain facility plan for an approximately 30 square mile study area." The study area is bounded by Elkhorn Road to the north, Hualapai Way and U.S. 95 to the west, Alexander Road and Lake Mead Boulevard to the south, and Decatur Boulevard and Rancho Road to the east and can be viewed on Map 2. The study provided a detailed existing and future condition hydrology and neighborhood drainage plan.

Map 2: Northwest Neighborhood Study Phase 1

Northwest Neighborhood Flood Control Master Plan Phase 2

The Northwest Neighborhood Flood Control Master Plan Phase 2 was prepared by in June 1998. The purpose of the plan provided a comprehensive hydrologic analysis and storm drain facility plan that encompasses approximately 24 square miles bounded by Moccasin Road to the north, Sheep Mountain Road and Mainwal Boulevard to the west, Elkhorn Road and Horse Drive to the south, and Decatur Boulevard to the east and can be viewed on Map 3. The result of the drainage analysis is "a flood control collection and conveyance system incorporating a network of existing and proposed facilities to reduce the risk of flood hazards to both public and private property located within this developing neighborhood."

Map 3: Northwest Neighborhood Study Phase 2 Vicinity and Watershed

Central Neighborhood Flood Control Master Plan

The Central Neighborhood Flood Control Master Plan was prepared in March 2005. The study area encompasses approximately 28 square miles bounded by Lake Mead Boulevard to the north, Durango Drive to the east, Desert Inn Road to the south, and the Las Vegas Wash to the west and is illustrated on Map 4. The HEC-1 (Hydrologic Engineering Center) analysis (DOS program used to determine the runoff from a site during a rainfall) for the study conforms to the 2002 MPU models, but is more detailed, the sub-basins are generally smaller (for 10-year only), and the analysis includes numerous flow splits to more accurately estimate street and facility flows. These flows are then used to determine the need for local drainage facilities and collectors for the 2002 MPU facilities. The results of the analysis and conceptual design provide the city with a complete and comprehensive storm drainage analysis for the neighborhood.

Map 4: Central Neighborhood Study Vicinity and Watershed

Flood control has become more than just the protection of structures and the safe movement of water to a final discharge point. It has become a land use matter because many of the detention basins are being created as joint-use facilities. Detention basins are now being designed to provide open space with sports fields. These facilities can be used for recreational facilities the majority of the time and are closed to recreational uses during storm events. Ultimately, creating joint-use detention basins represents effective management of City resources through coordinated planning and fiscal management. Specific examples of using flood control facilities for recreation areas include soccer fields at Buckskin Basin Park and linear parks, which also provide access to larger open spaces and a framework for trails at Peccole Park and Pueblo Park.

The city of Las Vegas currently has a finite number of regional drainage channels and storm drains as well as 15 detention basins in and around the city. As demand continues to grow within the city, the Department of Public Works has programmed an additional 25 miles of channels and storm drains within the next 10 years, with the ultimate goal of expanding the system to 243 miles of regional channels and storm drains.

Municipal Separate Storm Sewer Permit

In accordance with National Pollutant Discharge Elimination System (NPDES) requirements under the Clean Water Act (CWA), a regional Municipal Separate Storm Sewer (MS4) permit has been issued to the Clark County Regional Flood Control District (the city of Las Vegas is a co-permittee) allowing for municipal discharges into federal listed impaired water bodies (waters of the United States). The permit is issued every five years and is scheduled to expire in February 2015.

Developed to address the MS4 permit requirements, the Las Vegas Valley Stormwater Management Plan (SWMP) sets forth a regional stormwater runoff plan. The key element of the SWMP is the implementation of Best Management Practices (BMPs) by each municipality to address stormwater quality and quantity within their area of jurisdiction through the reduction of stormwater contaminants prior to entering the public storm system. Principal concerns by EPA/NDEP are sedimentation and the potential for construction, industrial activities, and existing and new development to carry and release inorganic and organic material into the valley watershed.

In September 2005, the EPA conducted a program audit of the Las Vegas Valley Storm Water Management Program. The current MS4 permit requires temporary pollution prevention methods to reduce erosion and sediment transport during construction activities as well as the capture and treatment of sediments in detention basins throughout the Las Vegas Watershed. However, the EPA's audit findings determined the performance of these approaches to be deficient. The EPA also cited the following insufficiencies and inadequacies of other program requirements:

1. Construction site stormwater runoff management:
   • Inadequate construction site inspection and enforcement program
   • Lack of erosion and sediment control regulations

2. Post Construction stormwater runoff management:
   • Lack of ordinance to minimize water quality effects of new development

• No requirement for permanent Best Management Practices (BMP) for new development and redevelopment

3. Industrial site storm runoff management:
   • No list of industrial sites that could contribute significant pollution

4. Stormwater runoff management related to operation and maintenance of treatment systems and controls:
   • Inadequate plan for sediment removal from regional detention basins

To avoid potential penalties for noncompliance with the MS4 requirements, the city of Las Vegas Department of Public Works and the Building and Safety Department developed a new stormwater management program to more effectively lessen the potential release of pollutants into the Las Vegas watershed.

Modifications to the SWMP and individual municipality stormwater management programs required additional methods to improve water quality long-term. Several working groups were formed of which the city is represented [Stormwater Quality Management Committee (SQMC), Development Guidelines Working Group (DGWG), Stormwater Stakeholders Working Group (SSWG), Construction Guidelines Working Group (CGWG)] and identified new stormwater management goals and objectives as related to construction management, new and significant redevelopment, and existing detention basin facilities. Additionally, these groups developed a new stormwater management plan that is regional in approach and will serve as a policy and regulatory mechanism to identify appropriate BMPs for a desert environment, maintenance responsibilities, and public outreach efforts. An extension of the MS4 Permit was submitted to the EPA to allow for the completion and city council adoption of the stormwater management plan, which was issued February 2010. The EPA is scheduled to conduct another audit of the current MS4 permit in the spring of 2014.

SIGNIFICANT DRAINAGE PROJECTS

Significant projects completed by the city that have greatly contributed to reducing flood zone hazards and the potential of both property damage and loss of life are mentioned in the following paragraphs. Additionally, the city works with developers of master planned communities to integrate arroyos, washes, and watercourses with urban development that protects the integrity of the watershed in its most natural state, while incorporating recreational amenities within the areas. Examples of these cooperative measures can be found at the Buckskin Detention Basin, Peccole Park, Arbors Park, Pueblo Park, in Kyle Canyon, and other areas within the Summerlin master-planned community.

Washington Avenue and Conveyance System

In the 1990s, Washington Avenue east of I-15 had an open channel. When stormwaters filled the channel, residents anxiously watched as floodwater rose above the channel, draining into their neighborhoods. To eliminate the damage and risks associated with flooding, the city of Las Vegas Public Works Department constructed three (3) 12-foot by 8-foot reinforced concrete

boxes in 1998, to safely convey floodwaters and removed approximately 1,000 residents from the flood zone. Photos 1-4 depict before and after photos of Washington
Avenue.

Photos 1-4

Freeway Channel System

The Freeway Channel System was an extension of the Washington Avenue Conveyance System to protect Downtown Las Vegas and to assist in reducing flooding that historically affected the Charleston Boulevard Underpass (photos 5-10). The project began in April 2000 and was completed in 2002 at a cost of $36.2 million, the largest single project funded by the Regional Flood Control District and the largest ever built by the city. The project consists of large reinforced concrete boxes, extending over five (5) miles from Sahara Avenue to Bonneville Avenue. The trunk line includes triple 14-foot by 10-foot reinforced concrete boxes (Photo 10).

Photo 5-10

Gowan South Detention Basin

The Gowan South Detention Basin Expansion/Sports Complex project was completed in 2002. It combined the existing Gowan Detention Basin with the Buckskin Detention Basin and expanded it to include a park and baseball field complex. The project consisted of removing approximately 300,000 cubic yards (CY) of material from the basin. The excavation, earthwork, and major drainage improvements were funded through the Regional Flood Control District at a cost of $2.7 million. The detention basin capacity increased from 400 to 600 acre-feet, and nine ball fields were constructed with seven (7) being above the 25-year flow and the other two (2) above the 100-year flow (see Figures 15-16).

Peccole Park & Pueblo Park

Both Peccole Park and Pueblo Park are examples of drainage channels that also function as open space and parkland. These parks are able to be used the majority of the time and are only subject to flooding during rain events. Flood control channel parks have significantly increased the open space within master-planned communities like Peccole Ranch and Summerlin.

Photo 13-14

Las Vegas Wash Middle Branch – Elkhorn/Decatur Storm Drain

The Elkhorn/Decatur Storm Drain System was an extension of the Las Vegas Wash Middle Branch System which provides flood protection to the northwest portion of Las Vegas when entire systems are complete. This first phase of the system included 14,250-ft of storm drain along Decatur Boulevard and Elkhorn Road. The Decatur Boulevard system is from CC215 to Whispering Sands and the Elkhorn Road system is from Decatur Boulevard to Torrey Pines Drive. The second phase was completed and included an additional 3,000 ft of storm drain within Elkhorn Road from Torrey Pines Drive to Rainbow Boulevard. The third phase is now completed in Rainbow Boulevard from Elkhorn Road to Grand Teton Drive. The fourth phase

will construct storm drain in Grand Teton Drive from Rainbow Boulevard to Durango Drive. The fourth phase of the system is programmed to be completed by end of Fiscal Year 2015.

Photos 14-15

North and South Environmental Enhancement Areas at Floyd Lamb Park

The North and South Environmental Enhancement Areas at Floyd Lamb Park is a multi-use facility located in the northwest portion of Las Vegas. The main function of this facility is to provide flood protection to the northwest area by serving as detention basins but also to serve as a park with trails. This facility is constructed to have combined storage volume of 567 acre-feet for detention basins along with 17,000 feet of storm drain pipes. The trail and park portion of the detention basins included four miles of trail, 41 shade structures, 22 picnic tables, landscape features, 60 park benches and three pedestrian bridges. The project was completed in March of 2012 with total construction cost of $28.2 million.

Photos 16-18

PROPOSED PROJECTS

In cooperation with the Clark County Regional Flood Control District (CCRFCD), the city anticipates constructing several conveyance systems and water detention basins that are part of the CCRFCD master plan and are an integral part of the valley-wide flood control system. In order to meet the demands placed upon the city's stormwater drainage systems, the Department of Public Works has forecasted projects that are necessary for the expansion and proper operation of the city's stormwater systems. Through the city's 2013-2017 Capital Improvement Plan, anticipated stormwater system projects have been identified in Table 15.

Table 15: Storm Drainage Capital Improvement Projects

Project Title	Estimated Completion Date	Estimated Cost	Funding Source
Angel Park North – Detention Basin	06/30/2015	$9.1 M	CCRFCD
Ann Road Channel West-Rainbow Blvd	06/30/2015	$4.4 M	CCRFCD
Arville Storm Drain	06/30/2016	$281K	CCRFCD
Boulder Highway Sahara Avenue – Mojave to Boulder	06/30/2015	$271K	CCRFCD
Brent Drainage System – Floyd Lamb Park to Durango	06/30/2018	$4.1M	CCRFCD
Brent Drainage System – North and South Environmental Enhancement Area - Floyd Lamb Park to Durango	06/30/2015	$1.9M	CCRFCD
Buckskin Storm Drain	06/30/2015	$363K	CCRFCD
Centennial Parkway Channel	06/30/2018	$9.0M	CCRFCD

West – US95, CC215 to Deer Springs			
Centennial Parkway Channel West – US95, CC215 to Elkhorn	06/30/2018	$3.5M	CCRFCD
Centennial Parkway Channel West – US95, Elkhorn to Durango	06/30/2017	$685K	CCRFCD
Concord Storm Drain	06/30/2015	$481K	CCRFCD Contributions
Drainage Contribution Projects	06/30/2014	$500K	Fund Balance
Flamingo Wash - Boulder Highway North – Main Street	06/30/2014	$285K	CCRFCD
Freeway Channel – Washington – MLK to Rancho	06/30/2016	$8.2M	CCRFCD
Gowan Outfall – El Capitan branch, Lone Mountain to Washburn	06/30/2017	$347K	CCRFCD
Gowan Outfall – Lone Mountain – Rancho to Decatur	06/30/2014	$814K	CCRFCD
Gowan Outfall – Rancho, Craig to Alexander	06/30/2020	$471K	CCRFCD
Las Vegas Wash – Charleston to Cedar	06/30/2015	$40K	CCRFCD
Las Vegas Wash – Decatur & Elkhorn	06/30/2014	$3.9M	CCRFCD
Las Vegas Wash – Grand Teton System	06/30/2015	$15.8M	CCRFCD
Mesquite Storm Drain – Rancho Manor to US95	06/30/2017	$507K	CCRFCD
Nominal Drainage – Unallocated	06/30/2017	$500K	Fund Balance
Oakey – Meadows Storm Drain Design	06/30/2015	$606K	CCRFCD
Oakey – Meadows Strom Drain Phase 2	06/30/2014	$573K	CCRFCD
Oakey – Meadows Strom Drain Phase 3	06/30/2017	$11.8M	CCRFCD
Oakey Storm Drain – Cahlan to Barnard	06/30/2014	$260K	CCRFCD
Owens System (Vegas Dr. Storm Drain) – Michael/Rancho AKA Vegas Dr. Storm Drain Rancho to Shadow Mountain	06/30/2015	$9.9M	CCRFCD
Rancho Road System – Grand Canyon to Hualapai	06/30/2017	$257K	CCRFCD
Rancho System – CC215 to	06/30/2015	$8.5M	CCRFCD

Elkhorn			
Rancho System – Fort Apache to Grand Canyon	06/30/2016	$3.3M	CCRFCD
Sierra Trails Storm Drain - Rainbow to Oakey Detention Basin	06/30/2018	$410K	CCRFCD
Stewart Avenue Storm Drain – Marion Street	06/30/2015	$500K	CCRFCD

FLOOD CONTROL PROGRAMS

The National Flood Insurance Program (NFIP) is administered by the Federal Emergency Management Agency (FEMA), which establishes rules and requirements to deal with assorted issues involving flood insurance and hazard mitigation. All six local governments in Clark County currently participate in NFIP and apply revised uniform regulations for the control of drainage per state statute. Participating in NFIP requires that communities adopt flood hazard maps and flood plain regulations prepared by and in compliance with FEMA.

Initiated in 1990, the Community Rating System (CRS) is a voluntary program that recognizes community flood plan management activities that exceed FEMA requirements. The program objectives are to reward insured residents for their community's continued involvement, while providing an incentive for new flood protection activities. By participating in the program, flood insurance premium rates are reduced, thereby reflecting the reduced flood risk resulting from the community activities and goals of CRS. These goals include: (1) reducing flood losses; (2) facilitating accurate insurance rating; and (3) promoting awareness of flood insurance.

Nationwide, over 22,000 communities participate in NFIP, and nearly 1,273 communities have verified Community Rating System (CRS) Programs. A Class 1 rating requires the most credit points from 18 activities, and therefore gives the greatest premium discount, while a Class 10 identifies a community that does not participate in the CRS and, therefore, receives no discount. The city of Las Vegas holds a rating as a Class 5 community, placing them in the top eight percent (8%) of participating communities across the United States; nationally only 12 communities have a higher rating than the city of Las Vegas.

Role of the city of Las Vegas

The Department of Public Works reviews applications and plans to ensure new development and redevelopment contains infrastructure to control storm flows and integrates with regional flood control systems. Additionally, they manage the National Pollutant Discharge Elimination System (NPDES) program, which implements the 1990 Clean Water Act. The NPDES mandates that plans and programs for stormwater management be developed, adopted, and implemented to assure that municipalities "effectively prohibit nonstormwater discharge into the storm drain and require controls to reduce the discharge of pollutants from stormwater systems to waters of the United States to the maximum extent possible." The Department of Public Works Environmental Division ensures the city meets NPDES requirements.

Funding/Financing

The city has established a five-year capital improvement program for storm drainage projects that account for detention basins as well as collection and runoff systems to alleviate and/or prevent localized flooding.

Table 16: Capital Improvement Plan Expenditures for Flood Water Conveyance Systems

Five-Year Summary	
2013	$32,770,780
2014	$36,139,388
2015	$29,796,557
2016	$10,664,531
2017	$23,007,207
Total	**$132,382,463**

The quarter-cent sales tax is the primary revenue source for Clark County Regional Flood Control (CCRFCD). These funds are applied to projects contained in an approved master plan. The City is the "lead agency" in the design and construction of CCRFCD projects within its hydrographic area; the CCRFCD funds facilities at the regional level. Local flood control funding and priorities as well as development review fall within the purview of the city. The city coordinates its funding needs with those of the CCRFCD based on three levels of analysis:

- Nominal Drainage Projects represent scattered, inexpensive improvements, generally not exceeding $20,000.

- City-funded Flood Control projects target larger projects within planning areas up to two square miles.

Typically, these projects consists of smaller, but more numerous storm drains to safely convey flood waters through city neighborhoods to the Clark County Regional Flood Control master planned facilities. These types of storm drains are not available for Regional Flood Control District funding, but are specifically targeted for local flood control in five-year plans. Regionally funded projects are not funded by the city. These improvements are typically projects funded by the CCRFCD master plan, which affect the city, along with providing the large outfalls for the smaller city funded storm drains.

UTILITIES

The city of Las Vegas relies on the continual supply of affordable energy resources and telecommunications from private companies to maintain the standard of living to which our community is accustomed. The utility infrastructure continues to expand with growth and new development in the city and surrounding areas. Utilities such as power, gas, water, cable, and telecommunications within the city of Las Vegas are all supplied by either private or quasi-

public companies. The city of Las Vegas does not own the rights to any of these utilities, the city possesses franchise agreements for use of city rights-of way.

The city currently has franchise agreements with utility companies such as Nevada Power, Southwest Gas, Cox Communications, Las Vegas Valley Water District, and several telecommunication and cable companies to utilize city-owned right-of-way and easements located within the city of Las Vegas. The exact duration of the agreements vary, but normally have up to 15-year duration. Once an agreement is established, the city grants the franchisee the right to rent, use, and occupy right-of-way within the corporate limits of the city. The utility company must comply with applicable ordinances, rules, regulations, specifications, and be granted the appropriate permits and approvals prior to installing equipment within city right-of-way. In fiscal year 2011-2012, franchise fees collected for utilities totaled approximately $29 million, as illustrated in Table 17.

Table 17: City of Las Vegas Franchise Fees Collected – Fiscal Year 2011-2012

Franchise	**Fees Collected**
Gas utility	$5,700,000
Electric utility	$27.970,000
Sanitation utility	$3,911,775
Telephone utility	$9,000,000
Garbage collection	$3,100,000
Cable Television	$6,726,600
Ambulance	$402,919
Total	**$28,841,294**

Most utilities are located underground within the public right-of-way with the exception of various utility boxes (electrical, gas, water, phone, cable, mail) and overhead power transmission lines. With the exception of utility transmission line requests of 15,000 volts (15 kv) or larger (UMC 19.12), utilities are not required to go through a public hearing. At the 2013 legislative session, AB 239 passed which reduces a local entity's oversight on the location of utility transmission lines. The bill directs local entity's to approve all transmission lines located within an established utility corridor administratively, and all others through the approval of a Special Use Permit by the Planning Commission. The applicant may then appeal the Planning Commission's decision to the Public Utilities Commission of Nevada if the applicant believes that the Commission did not act in a timely manner, or if they feel aggrieved by conditions imposed with the use permit. Map 5 depicts the location of above transmission line corridors.

RIGHTS OF WAY/EASEMENTS

Right-of-way is the total width of the linear segment of land required for road paving and for placement of future utilities and infrastructure (gas, water, telephone, and electric facilities). The right-of-way also includes landscaping, sidewalks, and curb and gutter. Arterial roads (primary thoroughfares), in the city of Las Vegas, are generally located at one-mile intervals along

selection lines and major collector roads (secondary thoroughfares) are traditionally located at half-mile intervals along quarter-section lines.

The subdivision and site development plan review process provides for the dedication of right-of-way for all street system improvements by property owners. The property owner is responsible for "half-street" improvements of master planned, arterial streets that are located immediately adjacent to a proposed development. This includes the construction of travel lanes, parking lanes, sidewalks, curbs, gutters, and streetlights. Additionally, developers are required to construct, at minimum, 32-foot, two-way, paved roadways to link subdivisions to existing roadways if linkage is not already available per Regional Transportation Commission Uniform Standard Drawing 209 and 209.1 to comply with EPA requirements related to PM10 non-attainment areas for dust and other particulate matter. An easement is a right granted from a property owner to another for a portion of the owner's land for a specific use.

An easement is a right granted from a property owner to another for a portion of the owner's land for a specific use. Utility easements (gas, electric, sewer, water, telephone, etc) are strips of land used by utility companies for the purpose of installing and maintaining utility lines and structures. As with utility easements, storm drain easements are permanent and run with the land. Property designed as an easement still belongs to the property owner; however, the owner gives up certain rights, such as the right to build permanent structures (additions, decks, fences, etc.) within the easement, thereby permitting utility companies to have the right to access that portion of the land designated as a utility easement.

Role of the city of Las Vegas

The city coordinates with private utility companies to ensure the adequate provision of electricity, natural gas, water, and telecommunication infrastructure to existing and new development. The Public Works Department inspects work performed by utility companies to ensure compliance with Public Utilities Commission of Nevada rules and regulations, as well as the city's franchise agreements with the utility companies.

IMPLEMENTATION

Water reclamation/treatment, sanitary sewer planning, and storm water management fall under the purview of the Public Works Department. The recommendations below were developed from an analysis detailed in previous sections of this element and are intended to be comprehensive, taking into account the public service and facility needs of residents and visitors, current conditions, and future service and facility expenditures. As a vision of the future, it is recognized that the Master Plan must be flexible and adjustments made periodically to adapt to changing political, economic, and social conditions. Recommendations relating to services and facilities are provided below.

PF1. Align plans and policies to support public services and facilities to ensure that all stormwater conveyance systems, structures, and maintenance practices are consistent with the CCRFD 2008 Master Plan Update, federal mandates and NPDES Permit standards.

PF2. Incorporate those sections of the Clark County Regional Flood Control District (CCRFCD) Master Plan update into the city of Las Vegas Central and Northwest Neighborhood Flood Control Master Plans such that they complement each other and they reflect current drainage conditions and future facility locations.

PF3. Align local and regional practices with current NDEP water quality directives by adopting a revised stormwater management master plan that reflects the best management practices (BMPs) for a construction site and post construction program to reduce non-point source pollution as mandated by the Environmental Protection Agency and the Nevada Department of Environmental Protection in order for the city to maintain its Municipal Separate Storm Sewer System (MS4) Permit.

PF4. Provide a user-friendly document to guide staff, developers, and other entities through the MS4 permit process within the city of Las Vegas.

PF6. Title 19 to require compliance with the requirements of NRS 278.145.

PF7. Title 19 to require a special use permit for utility transmission lines and natural gas distribution lines not located within the public right-of-way

PF8. Develop a long-term and all-inclusive master plan to eliminate aerial utilities by relocating them underground within the city of Las Vegas, especially within the Downtown Centennial Plan area.

PF9. The city shall coordinate utility installations within the public right-of-way during pavement and utility rehabilitation projects and when new rights-of-way are developed.

PF10. Develop and adopt a master plan to relocate existing overhead utilities underground and amend Title 19 to require infill and redevelopment projects to relocate overhead utilities underground.

PF11. Develop methods to screen or locate other utility appurtenances underground or within an alley.

PF12. Continue to support and participate in public services and facilities planning through working groups as identified in Appendix 2 and committee membership.

PF13. The city comments on issues regarding public services and facilities through its membership on several committees and active participation in working groups. Strategies addressing key issues and concerns pertaining to water reclamation, treatment facilities, sanitary and storm drain systems, and utilities are paramount to shaping the city's future.

PF14. Cooperate with the SNWA, local entities, and developers to improve and/or expand water treatment facilities, sanitary and storm drain systems, and utility projects.

PF15. Support and promote the Stormwater Stakeholder Working Group initiatives, thereby ensuring recommended NDEP program enhancements are feasible, executable, and supported by the community.

PF16. Conduct site specific cost/benefit analysis that considers environmental, community, economic and financial factors associated with expanding the use of reclaimed water at new public facilities within the city of Las Vegas.

PF17. Maximize reclaimed water use by increasing the capacity and number of reclaimed water distribution systems on a community basis, instead of an individual property basis.

PF18. Provide reclaimed water for irrigation to public facilities such as parks and golf courses when a site-specific cost benefit analysis determines that it is the most financially feasible alternative.

PF19. Continue to coordinate the planning and development and development of water distribution facilities with other agencies.

PF20. Implement improvements to the sanitary sewer system as identified in the Wastewater Collection System Master Plan Update which will increase the capacity to deliver more wastewater to the existing water reclamation facilities, in order to provide an increased supply of reclaimed water for irrigation uses and an increased supply of reclaimed water to be returned to Lake Mead via return flow credits.

PF21. Maximize the amount of residential indoor wastewater that is reclaimed on a community basis by increasing the number of properties serviced by a community wastewater collection system (sanitary sewer) and reducing the number of properties serviced by individual sewage disposal systems (septic tanks). To achieve the desired results, the city will continue to enforce applicable sections of the Nevada Administrative Code as deemed appropriate by the Department of Public Works.

PF22. Maximize the amount of commercial/industrial indoor wastewater that is reclaimed on a community basis by supporting requirements for all commercial/industrial development to connect to the sanitary sewer system.

PUBLIC BUILDINGS ELEMENT

Public Buildings

The purpose of the Public Buildings section of the Public Facilities and Services Element is to inventory and assess the present and future needs of public buildings and facilities given various population trends, level of service goals, and administrative space needs. Several aspects of city buildings and facilities are analyzed and recommendations are provided based on the future needs and service requirements of particular city functions.

Design

The design concepts of public buildings are intended to exemplify the desired architectural elements within the community. Public buildings with civic stature, quality materials, and prominent settings project a sense of permanence and human scale that express the dignity and importance of public institutions. The designs of existing community buildings vary from Neo-Classical and Mission style cultural facilities to Contemporary and Post Modern police stations. As a result of this variety of styles, all public building projects require a case by case architectural review rather than adopting one generic architectural standard to encompass all public projects. Aside from meeting minimum zoning requirements (from which the City is typically exempt), the only citywide standards for public building design and landscaping are contained within the Public Works Capital Project Management Division's "Design Standards for Parks, Buildings, & Parking Facilities" document. While this document has design standards concerning matters varying from finish materials to flooring, it does not address aesthetic nuances of buildings other than to restrict inappropriate building materials. Rather than dictating architectural style, these standards are intended to provide for the evaluation of operating and material costs, replacement part stocking, insuring that features are included beyond what is required by existing and potential future building codes, and to insure safe, low maintenance, and sustainable public buildings.

In addition to the baseline standards noted above, the City adopted a Green Building Program resolution in 2006 (discussed in detail below) that will affect the way public buildings are designed. The City of Las Vegas expects all new projects to demonstrate innovative design that achieves increased levels of environmental sustainability, in addition to maintaining all standards currently in place.

Sustainability in Public Buildings

Sustainability is a way to ensure that future generations enjoy the same quality of life as is presently enjoyed. The City's Sustainability Initiative was created to support sustainable practices for energy, water, waste, and transportation in the City of Las Vegas and the region. Improvements that the City has taken already have increased the City's efficiency and productivity, and have improved quality of life better by reducing long-term costs and providing economic and environmental benefits.

The Las Vegas City Council has adopted numerous supporting policies, beginning with the 2006 U.S. Mayor's Climate Protection Resolution and Green Building Resolution, and culminating in the 2008 Sustainable Energy Strategy that set sustainability targets for City operations, City codes, and the community. Aided in part by leveraged investments from City funds and the American Recovery and Reinvestment Act the Office of Sustainability, multiple departments, contractors, consultants, and the community the City have achieved substantial cost savings and resource conservation:

• More than 5.5 megawatts of renewable energy, including creatively designed solar covered parking structures at 30 City facilities
• Energy improvements to more than 1 million square feet of public buildings

• Introduction of recycling at all parks and City facilities
• Over eight acres of water saving turf conversions

As a result of these improvements, the City has reduced annual energy consumption by more than 15%, saved 400 million gallons of water since 2008, increased recycling rates to more than 50%, and saved more than $9.6 million in energy costs since 2010. The cost savings are being reinvested into additional energy, water, and recycling upgrades to City.

One way the City can ensure sustainability can continue to be integrated into City operations is by incorporating it into the design of public facilities and buildings. "Green building" is a term referring to the concepts and approaches to the design and construction of buildings and facilities to utilize and conserve energy, water, and material resources more efficiently. Green buildings typically follow guidelines that:

- Consider of the impact of buildings and development projects on the local, regional, and global environment;
- Use natural and manmade resources efficiently;
- Protect the surrounding environment
- Conserve and reuse water;
- Maximize the use of local resources;
- Optimize energy performance with efficient equipment and systems;
- Incorporate natural daylighting and ventilation; and
- Minimize construction waste

Green building practices can ease the impact building construction and maintenance have on the natural environment, improve work and learning environments for occupants, and reduce energy consumption costs.

The United States Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED) program, is a point based green building rating system a national standard for measuring a project's sustainability with regard to design, construction, and operation. Points are given for green practices such as using less water and energy or providing natural daylight and views. Based on a building's total number of points, it will receive one of four ratings: Certified, Silver, Gold, or Platinum. While other similar rating systems exist, LEED is among the more nationally recognized green building system.

To show its commitment to sustainability and green building design and construction, the Las Vegas City Council approved the Green Building Program resolution in 2006. The resolution states that the City will "use its best efforts to ensure that all public buildings built by and for the City are built to USGBC's LEED-Silver level or other equivalent standard, as identified by the Director of the Nevada State Office of Energy." In addition, the City Council authorized the City Manager to dedicate a portion of franchise fees collected from providers of electricity, gas, and solid waste collection services (up to $2,500,000) "to fund any increased costs associated with the construction of new public buildings, costs for the renovation or maintenance of existing facilities to LEED-Silver level or other equivalent standard…." Since the adoption of the resolution, the City has built or renovated approximately twenty buildings and facilities, fire

stations, and community centers to LEED and other green standards, representing more than 1 million square feet. Among these are:

- City Hall (LEED Gold)
- Fire Station 106 (LEED Gold)
- Fire Station 107 (LEED Gold)
- The National Museum of Organized Crime and Law Enforcement (Mob) Museum (LEED Silver)
- The Smith Center for the Performing Arts (LEED Silver)
- Fire Station 6 (not certified, but built to LEED Silver)

Symphony Park has also been constructed to LEED Neighborhood Development and LEED New Construction standards. LEED certification of Fire Station 108 and the historic Westside School is expected in 2014.

For renovations of existing buildings, energy audits can be effective tools to evaluate energy consumption and recommend energy conservation measures to improve occupant comfort and decrease electricity, natural gas, and water consumption. Energy audits have been conducted since 2010 to study energy efficiency, lighting, windows, heating, cooling and ventilation, mechanical equipment, pool pumps, and other systems at approximately 20 City facilities where improvements have subsequently been made. In addition, solar panels have been installed at 30 facilities including parks, fire stations, community centers, and the wastewater treatment plant, totaling 5.5 megawatts of solar power with an additional 250 kilowatts under development. While renewable energy and energy efficient building practices typically requires large up-front capital investments, the savings from many energy conservation measures typically pay for themselves through reduced utility costs over an extended period of time.

Utility costs can vary over the years, requiring effective management and monitoring of energy and water consumption. The Office of Sustainability tracks the City's energy, water and waste consumption by monitoring and managing utility data and building management software applications, and is currently working with the Department of Finance to develop a more robust utility management database. These applications allow the City to establish consumption metrics at any city facility or site and compare them to past and current performance in order to set strategic conservation goals. The Office of Sustainability uses utility data to benchmark energy and water use through the ENERGY STAR Portfolio Manager Software application. This application allows the City to measure the energy intensity from City facilities and compare their energy use to national average. Buildings that perform efficiently will have higher scores and may ultimately be eligible for a certification.

NV Energy's addition of smart meters to buildings across the State is an effort to create a smart grid that will allow entities such as the City to monitor daily energy usage and participate in demand management programs and dynamic (tiered) pricing. Smart meters communicate with the utility on 15 minute increments to allow building users to observe energy patterns and billing in an effort to make them aware of their consumption and to reduce their overall energy costs. The addition of a smart grid within Las Vegas will allow the utility to improve its reliability and capacity and reduce the need to build new generation facilities. As a way to reduce costs on an

annual basis, the Office of Sustainability has been conducting a rate analysis to better understand utility billing mechanisms, and how different rate classes may impact annual utility costs. This analysis requires ongoing evaluation to get a better understanding of cost savings; the analysis should continue to be conducted on future utility and energy projects in all departments in order to optimize the return on investments.

More than 70% of the City's water consumption at City facilities and public buildings is for irrigation of exterior landscaping. To provide guidance on resource-efficient planting, the Southern Nevada Water Authority (SNWA) has introduced Water Smart standards that can be applied to all types of properties. This program includes guidelines for reducing water usage by incorporating new technology into both new and existing buildings. The Southern Nevada Regional Planning Coalition (SNRPC) has also published a regional plant list that identifies plants and shrubs that are best suited for our desert climate. By implementing these standards, the City has the opportunity to set the community-wide standard for water conservation and drought tolerant landscaping. The City has reduced more than 8 acres of turf at City facilities and has incorporated xeriscaping into new building and facility design or upgraded to xeric landscaping. Inside buildings, indoor water saving measures should be implemented, including water reuse, efficient coling systems, low flow fixtures, and employee education programs about these measures.

Across all City facilities, the City recycles approximately half of all materials that are disposed of and has optimized the collection of waste and recyclables, saving the City more than $300,000 annually. Recycling and composting should continue to be implemented at all buildings and facilities. Single stream recycling, where recyclable materials and comingled and disposed of, has the advantage of being easy for employees and is used throughout private gaming facilities that focus on sustainability.

Historic Buildings

One important exception to the typical process for funding public buildings is designated historic structures. The Mob Museum, the Fifth Street School, and the Westside School have been officially designated as historic, and are listed on either or all of the local, state, and National Registers of Historic Places. Listing a property as such can affect how the city uses and programs the building. For example, if the building is listed on the city of Las Vegas Historic Property Register, any work that requires a permit must be reviewed by the Historic Preservation Commission. In addition, projects that involve federal funds (as many renovations to historic properties do) are subject to environmental review to determine the impact on historic properties. This can add cost to a project and if it is determined that the project will have a negative effect, mitigation efforts must be considered in the budget process.

Historic buildings not only have intrinsic value as unique architectural gems in the community, but are well-documented contributors to economic development. For example, preservation projects can help create jobs, not only in construction, but also in the heritage tourism and hospitality industries. Preservation of public buildings also supports the city's commitment to conserving public money and encouraging sustainability initiatives by reducing the demand for new infrastructure and raw materials required for new construction. Preserving historic

buildings by making energy upgrades can also dramatically reduce an older building's energy and water usage, saving the city money and serving as an example to the community

Building Types

There are no formal definitions or criteria given to the various buildings types that the city utilizes, but for the purpose of this document, the following meanings will be assigned to the terms listed below:

- Cultural – A building used primarily for the display of visual or performing arts, literature, history, science, or other subject of local, regional, or national importance. Additionally, these buildings may be used for educating the public on the aforementioned subjects through classes, seminars, workshops, etc.

- Administrative – A building used primarily as office space for the execution of various City functions.

- Warehouse – A building used primarily for the storage of vehicles, supplies, or other equipment.

- Detention and Enforcement – A building used primarily for the detaining of criminals and associated activities thereof.

- Fire – A building providing fire protective services twenty-four hours a day.

- Other – A building that does not fit into another category. Often, these buildings are accessory to the uses listed above.

EXISTING CONDITIONS AND FUTURE NEEDS ANALYSIS

Cultural Facilities

Public buildings that are home to functions such as art centers, museums, community cultural centers, performing arts spaces, and libraries are the types of buildings that comprise the cultural category. One of the City Council's visioning priorities for Las Vegas includes *Community Pride*, which encourages public art and other cultural opportunities that provide a source of community pride and enrichment. Cultural buildings play an important role in community life and have been a valued component of Las Vegas for many years. This section will identify existing and proposed cultural buildings within the city of Las Vegas.

New and Existing Cultural Facilities

Since 2008, the City has been able to add several significant cultural facilities for the residents and visitors of the city of Las Vegas. Centrally located in downtown's 61-acre Symphony Park, the Smith Center for the Performing Arts opened its doors in 2012 and fulfilled a long-term need for a world class performing arts facility within the Las Vegas valley. The five-acre cultural

campus features three performance spaces: the 2,050-seat main hall, a 3,700 square-foot Cabaret Jazz and the 3,000 square-foot Troesh Studio Theatre. In addition, a park, which is privately owned but accessible to the public, can be used for outdoor concerts, festivals, community events and private gatherings.

In 2013, the Discovery Children's Museum opened its doors adjacent to The Smith Center in Symphony Park. Once located within the Reed Whipple Cultural Center, the new museum helps redefine Las Vegas as a city that values culture and the arts, an urban lifestyle and its children. The museum is located within a 58,000-square-foot building which is home to nine-themed exhibition halls totaling 26,000 square feet of interactive hands-on core exhibits. The new location is a safe, easily accessible, family-oriented and energetic educational destination that offers visitors extraordinary learning experiences and enhanced school, public and extended programs.

In 2012, the National Museum of Organized Crime and Law Enforcement opened in downtown Las Vegas. Informally known as "Mob Museum," the 41,000 square-foot building includes approximately 17,000 square feet of exhibition space on three floors. The Museum is housed within the historic former federal courthouse and U.S. Post Office.

Just north of downtown along both sides of Las Vegas Boulevard, there are numerous public buildings containing civic and cultural uses which are located in an area known as the Cultural Corridor. Currently, the corridor contains the Cashman Field Center, Las Vegas Library, Old Las Vegas Mormon Fort and State Historic Park, Las Vegas Natural History Museum, and the Neon Museum.

The city of Las Vegas currently operates, is a partner with, or leases land to 17 museums and facilities that house performing and visual arts. Performing and visual arts is a term that encompasses performances, art exhibits, workshops, dance studios, art classes, festivals, and special events. Map 4 and Table 18 displays the inventory of existing museums and performing arts centers within the city of Las Vegas.

Table 18: Existing Cultural Facilities

Existing Museums, Performing, and Visual Arts Facilities				
Name	**Location**	**Land Ownership**	**Const. Year**	**Facility Size (S.F.)**
West Las Vegas Arts Center	947 W. Lake Mead Ave.	CLV	1994	7,601
Natural History Museum	900 N. Las Vegas Blvd.	CLV – Leased to Natural History Museum	1963	38,080
Lied Discovery Children's Museum	360 Promenade Place.	CLV	2013	58,000
Neon Museum / Boneyard	731 N. 9th St.	CLV	N/A	2.53 acres

Park				
Lorenzi Park Community Exhibition Studio	720 Twin Lakes Dr.	CLV	1950	6,642
Hills Park Outdoor Amphitheatre	9100 Hillpointe Rd	CLV	1991	Lawn Seating for 2,500
Reed Whipple Cultural Center	821 N. Las Vegas Blvd.	CLV	1963	32,510
Sammy Davis Jr. Festival Plaza	720 Twin Lakes Dr.	CLV	1951	6,346
LVA Lowden Theatre	315 S. 7th St.	CCSD	2004	40,000
Cashman Center Theater	850 N. Las Vegas Blvd	LVCA	1983	39,500 SF
Historic 5th Street School	401 S. 4th Street	CLV	1936	
Springs Preserve Amphitheater	333 S Valley View Dr	LVVWD	2007	Seating for 2,000
Old Las Vegas Mormon Fort	500 E Washington Ave	State of Nevada	Renovated in 1995	N/A
Charleston Heights Art Center	800 S. Brush Street	CLV	1968	Seating up to 400
Centennial Hills Amphitheater	7107 N Buffalo Dr.	CLV	2008	Lawn Seating for 3,000
Boulder Plaza	1047 S. Main St	CLV	2010	7,140 SF

Facility Needs

One of the hallmarks of a world-class city is the extent of its opportunities for cultural expressions. While the city of Las Vegas has made great strides in recent years regarding cultural facilities, the 2020 Master Plan policy document indicates that the city must continue to expand its cultural role if it intends to aspire to "world-class" status. Cultural enrichment facilities should be available to all citizens and visitors of Las Vegas, and they should be designed to bring cultural awareness and pride to the city.

Desired cultural facilities identified in the 2020 Master Plan policy document include a performing arts center, a major sports entertainment center, museums, and venues for public art and culture.

Proposed Facilities

Proposed cultural facilities are shown on the following per the 2013-2017 CIP plan are identified on Table 18.

Table 18: Proposed Cultural Facilities

Proposed Cultural Facilities					
Proposed Facility	**Budget Year**	**Estimated Square-footage**	**Location**	**Funding Source**	**Estimated Completion Date**
Neon Museum Visitor Center	2013-2014	TBD	SE Corner of McWilliams Ave and Las Vegas Blvd	Grants	2014

There is one funded cultural facility proposed to be built into the existing Neon Museum. The project consists of renovating the old La Concha motel structure into a new visitor's center for the museum.

While not a capital improvement project, The Las Vegas Shakespeare Company is currently sponsoring a capital fund drive for a $45 million renovation of the Reed Whipple Cultural Center. Located in the Cultural Corridor, the expansion/revitalization plans for the 50-year-old structure include a 499-seat theatre, a bar and lounge, a communal terrace and gardens and the return of the popular Rosemary's Café.

Libraries

Through a cooperative effort, Las Vegas and Clark County have established libraries throughout the Las Vegas Valley. This combined effort is called the Las Vegas-Clark County Library District. All eight libraries in the city are designed to host a variety of programs including art classes, concerts, theatre, author appearances, lecture series, book discussions, and workshops. Libraries have exhibition spaces that display the work of local artists. Map 7 and Table 19 indicates the eight libraries located within the city limits of Las Vegas, excluding all others in Clark County.

Table 19: Existing city of Las Vegas Libraries

Existing Libraries Within city of Las Vegas				
Name	**Location**	**Land Ownership**	**Const. Year**	**Facility Size (S.F.)**
Las Vegas Library	833 Las Vegas Blvd North	CLV	1990	100,400
Rainbow Library	3150 N. Buffalo Dr.	CLV	1994	25,000
Meadows Library	251 W. Boston Ave.	CLV	2010	813
Centennial Hills Library	6711 N. Buffalo Dr.	CLV	2009	32,431
Sahara West Library	9600 West Sahara Ave.	Clark County	1997	122,000

Summerlin Library	1771 Inner Circle Dr.	Clark County	1993	40,195
West Charleston Library	6301 W. Charleston Blvd	University Board of Regents	1993	38,900
West Las Vegas Library	951 W. Lake Mead Blvd.	CLV	1989	38,866
Totals				**398,605**

The Centennial Hills and Meadows Libraries were the first new facilities to be funded in the City since the Sahara West Library opened in 1997. The Centennial Hills Library serves the Centennial Hills Sector and was opened in 2009. The 32,431 square-foot LEED gold certified facility is equipped with state of the art technology and free Wi-Fi. The Meadows Library is an 813 square-foot facility located inside the Stupak Community Center in downtown Las Vegas. The center opened in 2010 and provides books, DVD's and various study materials in both English and Spanish. There are no other library facilities planned at this time.

Administrative and Warehouse

Many of the City's employees use public buildings in some capacity, either as office, warehousing, or other space. Public Works and the Operations and Maintenance departments are directly responsible for constructing and maintaining these buildings. They also set standards for the space needs of employees.

The City's existing building stock is currently maintained by the Operations and Maintenance Department. Operations and Maintenance is responsible for routine maintenance of public buildings, renovation work, and general upkeep of the building stock. In addition to facilities maintenance, Operations and Maintenance handles custodial services, remodeling, and real estate and utilities. A list of the City's real estate assets is kept by Operations and Maintenance, and this list includes all types of public buildings ranging from recreation centers to modular units to park restrooms.

The construction of new public buildings within the City is overseen by the Department of Public Works Capital Project Management (CPM) division. CMP manages the design and construction of public buildings, including pre-planning conceptual design, design development, project management and construction support.

Existing Facilities

The city of Las Vegas currently has approximately 632,562 square feet of administrative and warehouse space located throughout the city. The new City Hall complex and the Development Services Center are the two largest administrative buildings in the city's inventory. It is anticipated that these two new buildings in the City's inventory will fulfill the City's office space needs for the foreseeable future. The West Service Center and the City East Maintenance and Storage Yard are the two largest warehouse facilities and store or house many of the city's vehicles, equipment, and repair facilities. The city's state of the art Emergency Management

Facility is also located at the West Service Center. Map 8 and Table 19 identifies the City's administrative and warehousing facilities.

Table 19: Existing Administrative/Warehouse Facilities

Existing Administrative and Warehouse Facilities			
Facility	**Address**	**Square-footage**	**Type**
City Hall	495 S. Main St.	268,588	Admin
Development Services Center	333 N. Rancho Drive	144,411	Admin
Traffic Signal Repair	2804 E. Charleston Blvd.	3,343	Warehouse
7th Street building and Modular	416 N. 7th St	13,342	Admin
East Maintenance and Storage Yard			
Facilities Management /TEFO	3104 E. Bonanza Rd.	16,034	Admin
Parks & Open Spaces Admin	3124 E. Bonanza Rd.	2,880	Admin
Fire Equipment Services Center	3140 E. Bonanza Rd.	12,563	Warehouse
Fire Warehouse	3116 E. Bonanza Rd.	3,186	Warehouse
Carpenter/Paint Shop	3108 E. Bonanza Rd.	10,000	Warehouse
Maintenance Storage Bldg. (Million $ Shed)	3112 E. Bonanza Rd.	2,400	Warehouse
T/E Supply Building	3160 E. Bonanza Rd.	1,200	Warehouse
Vehicle Services - Bldg B	3128 E. Bonanza Rd.	15,946	Warehouse
Vehicle Services - Modular	3128 E. Bonanza Rd.	160	Warehouse
Garage & Storage	3128 E. Bonanza Rd.	1,044	Warehouse
East Yard Transfer Station	3144 E. Bonanza Rd.	12,397	Warehouse
East Satellite Yard			
Rapid Response Trailer	4361 Vegas Dr	720	Admin
Streets Modular	4349 Vegas Dr	1,200	Admin
Vehicle Services Satellite Garage	4357 Vegas Dr	3,261	Warehouse
West Service Center			
Emergency Management	7751 Sauer	8,394	Admin

Building			
TEM/IOT Lab	3001 Ronemus Dr	12,521	Admin
Field Operations	2875 Ronemus Dr	12,690	Admin
Field Operations-Maintenance	2880 Ronemus Dr	5,567	Warehouse
Records Storage Facility	2825 Ronemus Dr	27,282	Warehouse
Sanitation Maintenance	2900 Ronemus Dr	4,238	Warehouse
IT Addition	2900 Ronemus Dr	1,075	Admin
Welding Shop	2900 Ronemus Dr	2,052	Warehouse
TEM Maintenance	2985 Ronemus Dr	4,737	Warehouse
Transfer Station	2870 Ronemus Dr	18,000	Warehouse
Vehicle Services	2950 Ronemus Dr	14,605	Warehouse
Totals		632,562	

Proposed Facilities

With the completion of the new city hall complex and the Development Services Center tenant improvements, there are few new general government capital improvement projects identified in the 2013-2017 Capital Improvement Plan that relate to new facilities or buildings. Only one project is identified within the 2013-2017 Capital Improvement Plan.

Table 20: Proposed Administrative/Warehousing Facilities

Proposed Administrative Facilities					
Proposed Facility	**Budget Year**	**Estimated Square-footage**	**Location**	**Funding Source**	**Estimated Completion Date**
Overflow DSC Parking Lot	2013	117 spaces	Dike and Bonanza	Fund Balance	2013

Detention and Enforcement

A public building used as a detention center houses people charged with criminal offenses who are awaiting trial, who have been sentenced in court, or who have been sentenced in family court. Other buildings in this category are used as City Marshall and Animal Control Facilities. This section identifies and locates each public building used for detention purposes within the Las Vegas city limits. Detention buildings play an important role in the overall safety of Las Vegas citizens. The Detention and Enforcement Department forges working partnerships with the local community and other public safety agencies to reduce the growth of the offender population and strives for excellence with a highly trained, ethical and dynamic work force.

Existing Buildings

The Detention and Enforcement Department consists of three divisions: Detention Center Division, Field Services Division, and Support Services Division. The Detention Services Division is tasked primarily with detaining offenders and running the day-to-day operations of the custody units. The Field Services Division is the law enforcement branch of the department and is responsible for the maintenance and deployment of the City Marshal, Animal Control, and Parking Enforcement workforce. The Support Services Division specializes in departmental administrative functions, control center operations, and staff training and education. Detention and Enforcement personnel occupy various administrative buildings and custody units located at the northeast corner of Stewart Avenue and Mojave Road. Map 9 and Table 20 identifies the existing city of Las Vegas Detention and Enforcement facilities.

Table 20: Existing Detention and Enforcing Facilities

Existing Detention and Enforcement Facilities		
Facility	**Address**	**Total Bldg. SF**
Administration Building	3300 E. Stewart Ave	7,760
Briefing and Lockers	3150 E. Stewart Ave	7,000
Culinary	3300 E. Stewart Ave	7,817
Field Services	3200 E. Stewart Ave	1,282
Housing Unit 1&2	3300 E. Stewart Ave	20,000
Housing Unit 3&4	3300 E. Stewart Ave	20,000
Housing Unit 5&6	3300 E. Stewart Ave	33,223
Housing Unit 7&8	3300 E. Stewart Ave	12,504
Visitation/Programs	3300 E. Stewart Ave	7,076
Lockers/Gym	417&419 N. 7th St.	2,957
D&E Lock Shop	143 N. 7th St	1,440
Northwest Marshal Substation	6841 Lone Mountain Rd	4,411
Totals		**125,470**

Proposed D&E Facilities

In 2011, the cities of North Las Vegas and Las Vegas formed a partnership to house inmates of both entities within the City's detention facilities. This mutually beneficial relationship reduces costs for the city of North Las Vegas while providing revenue for the city of Las Vegas. While this relationship has worked well, it is important that the City continually monitor space needs in the coming years. As of the current 2013-2017 Capital Improvement Program, there are no new Detention and Enforcement buildings scheduled to be constructed.

The city of Las Vegas, in cooperation with other local agencies and a private vender, operates a regional animal shelter that is located on city-owned land. The long term master plan for the facility has identified a need for upgrades to maintain quality services while maximizing the lifespan of the existing buildings. It has been determined that the City's share for the proposed upgrades equates to $3 million. Recognizing funding limitations, the project is being approached in phases. While the priorities for the project have not been identified at this time, the Capital

Improving Plan has allocated $1 million for the 2013-2014 year with a re-evaluation of funding feasibility for each of the next two years for future facility upgrades.

Table 21: Proposed Detention and Enforcing Facilities

Proposed Detention and Enforcement Facilities				
Project	**Budget Year**	**Estimated Square-footage**	**Funding Source**	**Estimated Completion Date**
Animal Shelter Retrofit Phase I	2013-14	N/A	Fund Balance	2015

Fire and Rescue Department

The Las Vegas Fire and Rescue department is comprised of four divisions: Administration, Emergency Services, Fire Prevention, and Support Services. These divisions are responsible for planning and programming for fire prevention and life safety, maintaining fire safety standards, fighting fires and responding to emergencies, mitigating hazardous materials releases, and investigating fire cause and origin. The Department is the primary provider of prehospital emergency medical services, responds to trapped victims, and staffs the only FBI certified bomb squad in southern Nevada.

The Fire and Rescue Department has 670 authorized employees who work in a variety of capacities and locations. Occupations range from firefighters and emergency medical technicians to fire prevention inspectors and communication specialists. Currently, Fire and Rescue employees are located within nineteen fire stations, two maintenance buildings, one training center, and one administrative building within the city of Las Vegas. The following table identifies the location and type of each fire facility:

Table 22: Existing Fire and Rescue Facilities

Existing Fire and Rescue Facilities		
Facility	**Address**	**Planning Sector**
Fire Station 1 and Fire Administration	500 N Casino Center Blvd	Southeast Sector
Fire Station 2	900 S Durango Dr	Southwest Sector
Fire Station 3	2645 W Washington Av	Southeast Sector
Fire Station 4	421 S 15th St	Southeast Sector
Fire Station 5	1020 Hinson St	Southeast Sector
Fire Station 6	1680 South Torrey Pines Rd	Southeast Sector
Fire Station 7	10101 Banburry Cross Dr	Southwest

GPA-53501 [PRJ-53499]

		Sector
Fire Station 8	805 N Mojave Rd	Southeast Sector
Fire Station 9	4747 N Rainbow Blvd	Centennial Hills
Fire Station 10	1501 S Martin L King Blvd	Southeast Sector
Fire Station 41	6989 N Buffalo Dr	Centennial Hills
Fire Station 42	7331 W Cheyenne Av	Southwest Sector
Fire Station 43	6420 Smoke Ranch Rd	Southwest Sector
Fire Station 44	7701 W Washington Av	Southwest Sector
Fire Station 45	3821 N Fort Apache Rd	Centennial Hills
Fire Station 47	91 Pine Ridge	Southwest
Fire Station 48	9133 W. Elkhorn Rd	Centennial Hills
Support Station 102 (Fire Investigation)	633 N. Mojave	Southeast Sector
Support Station 103 (Warehouse)	190 Upland Blvd	Southeast Sector
Fire Station 106	1888 Stella Lake Dr	Southeast Sector
Fire Station 107	9398 Sundial Dr	Southwest Sector
Fire Training Center	633 N Mojave Rd	Southeast Sector
Fire Equipment Service Center	3140 E Bonanza Rd	Southeast Sector
Fire Warehouse	3116 E Bonanza Rd	Southeast Sector

The city of Las Vegas has opened four new fire stations since 2008. These new stations include Fire Station 6, 48, 106 and 107. The location of each fire station can be viewed on Map 10. In a unique partnership with the College of Southern Nevada (CSN), the Fire Department was able to build Fire Station 6 on its West Charleston campus, which serves as a teaching campus for the college's fire science and EMT students. The four-bay 10,000 square-foot station provides fire coverage in an area with typically high call volumes without the city having to expend money on the purchase of property.

Facility Needs

The Las Vegas Fire and Rescue Department addresses community risk and strives to meet community expectations by providing the best possible customer service. Two established standards of the Department are to maintain accredited agency status through the Commission on Fire Accreditation International (CFAI) and an Insurance Service Office (ISO) Class One Public Protection Classification (PPC).

Fire Service Accreditation is a comprehensive self-assessment process that requires Las Vegas Fire & Rescue examine past, current, and future service levels and compare them to industry best practices. As of November 2013, there were 187 accredited fire departments worldwide. The ISO collects information on municipal fire-protection efforts in communities throughout the United States and assigns a PPC from one to ten. Class One represents exemplary public protection and Class Ten indicates that the area's fire-suppression program doesn't meet ISO's minimum criteria. In an evaluation of 49,010 fire departments nationwide, the city of Las Vegas was one of only 60 cities receiving a Class One designation.

The Las Vegas Fire and Rescue Department has established benchmark performance expectations levels of service provided. For high-risk fire incidents in populated areas of the City of Las Vegas, the first company will arrive within seven minutes forty seconds total response time, 90 percent of the time. For high-risk life threatening medical incidents in populated areas of the City of Las Vegas, the first advanced life support (ALS) unit will arrive within eight minutes total response time 90 percent of the time.

The density of the population also affects the department's ability to service an area effectively. Higher density areas require more equipment and personnel to service a greater number of residents, tourists, and structures. The higher density areas also represent a greater risk for fire spreading due to the close proximity of buildings. As seen on Map 11, fire stations are generally distributed so that more stations are located in the areas of greatest density.

Over the past several years, the majority of the city's population growth occurred in historically suburban and rural areas in the northwest and west portions of the city. Substantial growth in the city's northwest area has affected Fire & Rescue services with the addition of major retail facilities, single and multi-family residences, businesses, office and industrial parks, gaming, entertainment and recreational facilities. Applying the CFAI population density definition, Las Vegas is predominately a metropolitan community, though population is not dispersed evenly. Recent completion of Fire Stations 47, 48 and 107 helps provide emergency medical and fire response services to these expanding parts of the city.

The fire department's 2013Standards of Cover indicates that there is currently a shortage of fire stations, apparatus and personnel given the current population, call volume and identified performance gaps. The Fire and Rescue Department has compiled a list of planned fire stations that may be built at sometime in the future if and when funds become available. The proposed sites identified by the 2013 Standards of Cover Manual are listed on Table 23 and can be found on Map 12.

Table 23: Future Fire Stations

Station	Location	Ward
Fire Station 142	Grand Teton and Hualapai	6
Fire Station 148	Durango and Grand Montecito	6
Fire Station I	Kyle Canyon Road	6

Fire Station J	Durango and Red Coach	4
Fire Station 49	Fort Apache and Log Cabin Way	6
Fire Station 149	Iron Mountain and Jones	6
Fire Station 109	Ann and Calverts	6
Fire Station G	El Campo Grande and Hualapai	6
Fire Station 145	Cliff Shadows and Hickam	4
Fire Station 147	CC-215 and Lake Mead Blvd	2
Fire Station 101	Bonneville and Union Pacific Railroad	3

Proposed Facilities

There is one new fire station, Fire Station 108, identified within the 2013-2017 Capital Improvement Plan. It is proposed to replace existing Fire Station 3 with a four-bay full service fire station, to include an attached warehouse for storing and managing of medical supplies. The station is designed as a three bay station for staffing; the fourth bay will house the Hazardous Materials unit staffed by existing station crews. An emergency management facility, the Regional Public Safety Complex – Building One, is also proposed within the Fire section of the Capital Improvement Plan. Proposed facilities identified by the CIP plan are identified on Map13 and Table 24.

Table 24: Proposed Fire Facilities in CIP 2013-2017 Plan

Proposed Fire Facilities				
Proposed Station	**Estimated Square-footage**	**Approximate Location**	**Funding Source**	**Estimated Completion Date**
Fire Station 108	7,600 SF	Bonanza/Page	Fund Balance / Bonds	2014
Fire Station 3 replacement with Warehouse	11,600 SF; 6,100 SF	Washington/ Rancho	Unfunded	2017
Regional Public Safety Complex – Building One	Not Specified	Not Specified	Fund Balance	Not Specified

Las Vegas Metropolitan Police Department

Existing Facilities

In 1973, Clark County and the city of Las Vegas consolidated their law enforcement branches to create the Las Vegas Metropolitan Police Department (LVMPD). Fiscal oversight of all LVMPD budget and financial matters is provided by a committee of five representatives; two from the city of Las Vegas City Council, two from the Clark County Commission and an additional member from the general public. There are three city owned facilities that were previously or currently being utilized by LVMPD.

Table 25: Existing Metro Facilities

Existing Metro Facilities		
Facility	**Address**	**Square-footage**
Downtown Area Command	621 N. 9th Street	17,235
Former Northeast Area Command	831 N. Mojave Rd.	11,855
Training Center	861 N. Mojave Rd.	12,664
Totals		**41,754**

Municipal Court

The entire Municipal Court Department is located at the Regional Justice Center, 200 Lewis Avenue. The court occupies space on the lower level, floors 1, 2, 4, 5, and 6. The City of Las Vegas Municipal Court is a trial court with limited jurisdiction over criminal misdemeanor offenses, traffic violations, municipal code ordinance infractions and civil ordinance actions that occur within Las Vegas city limits.

Existing Facility

Opened in October 2005, the 18-story Regional Justice Center contains 717,000 square feet of space housing four different court systems: Municipal, Justice, District and Supreme. Of the 717,000 square feet of space within the RJC, approximately 75,000 square feet are occupied by the Las Vegas Municipal Court.

Other Building Types

The "other" public building category includes buildings that do not fall under any of the other defined categories. "Other" buildings include: facilities owned by the city of Las Vegas and leased to a second party; buildings leased directly to the City of Las Vegas from a public or private entity and Municipal Court. The "Non-categorized" table includes all the remaining buildings in the City's inventory including community/recreation centers, parking structures and water treatment facilities. Table 26 and Map 14 identify all "other" building types within the city's inventory.

Table 26: "Other" Building Types

City Owned Property Leased to Another Party			
Facility	**Lessee**	**Location**	**Sq. Ft. or acreage**
Andre Aggasi Foundation	Charter School Development Foundation	1201 W. Lake Mead Blvd.	84,269
Buffalo House at All American Park	Private Tennis Club	1651 S. Buffalo Dr	7,286
Carson Parking Garage	TLC Gaming	202 E. Carson Ave.	1,740 spaces

City Centre	30 Spaces to Bridger & Associates	455 S. 3rd Street	133,400
Crisis Intervention Center: Salvation Army	Salvation Army	1581 N. Main St.	15,322
Darling Tennis Pro Shop	Darling Tennis Pro Shop	7901 W. Washington Ave	6,685
Desert Pines Golf Course	Southwest Golf LTD	3415 E. Bonanza Rd.	98 acres
Downtown Transportation Center	Downtown Farmers Market	300 N. Casino Center Blvd.	10,066
Durango Hills Golf Course	Evergreen Alliance Golf	3501 N. Durango Dr.	17,811
Durango Hills YMCA	YMCA	3521 N. Durango Rd.	45,329
Finger Print Building	Backstage Bar and Billiards	601 Fremont St	18,916
Former Post Office Building	Mob Museum	301 Stewart Ave	34,573
Firefighter Lounge	West Las Vegas Pride	1201 Miller Ave	3,158
Garden Club Building	Nevada State Garden Clubs	800 Twin Lakes Dr	4,246
Johnson Track Break	Red Rock Fire and Rescue	330 Villa Monterrey	2,400
Johnson Modular	Red Rock Fire and Rescue	340 Villa Monterrey	1,440
Las Vegas Enterprise Business Park	Urban Chamber of Commerce	1951 Stella Lake St.	24,000
Las Vegas Indian Center	Las Vegas Indian Center, Inc.	2300 W. Bonanza Rd.	4,029
Las Vegas Sports Park	Great American Capital	1400 N. Rampart Rd.	69 acres
Municipal Golf Club	Las Vegas Golf Club joint venture under management agreement	4300 Vegas Dr.	18,734
Natural History Museum	Museum of Natural History	900 N. Las Vegas Blvd.	38,080
Nucleus Plaza	State of Nevada department of General Services	1040 W. Owens Ave.	30,840
Rafael Rivera Community Center	City leases portions of the building to Boricua Association of Las Vegas and Hable	2850 Stewart Ave.	190

Reed Whipple Cultural Center	City leases a portion of property to Neon Museum for office space	821 N. Las Vegas Blvd.	32,510
Variety Daycare	Variety Club of Southern Nevada	990 N. D St.	12,100
Westside School	Economic Opportunity Board	330 W. Washington Ave.	18,951
Woodlawn Cemetery	Carriage Services Inc.	1500 N. Las Vegas Blvd.	4,455
Totals			296,411

Facilities Leased by City of Las Vegas			
Facility	**Owner**	**Location**	**Sq. Ft.**
Regional Justice Center (portion)	Clark County	210 Clark Ave.	94,000

City Owned Non-Categorized Facilities			
Facility	**Use**	**Location**	**Sq. Ft.**
Bonanza Mojave Water Resource Center	Water Treatment	650 N. Mojave Rd.	1,925
Centennial Hills Community Center	Recreation/Adult Active Center	6601 N. Buffalo Dr	98,385
Chuck Minker Sports Complex	Sports Park	275 N. Mojave Rd	36,365
Cimarron Rose Community Center	Community Center	5591 N. Cimarron Rd	3,693
City Hall Parking Garage	Parking	500 S. Main St	313,877
Doolittle Center	Community/Senior Center	1950 & 1930 N. J St	62,663
DSC Parking Structure	Parking	333 N. Rancho Dr.	231,280
Dula Gym	Gym	430 E. Bonanza	18,916
Durango Hills Water Resource Center	Water Treatment	3271 N. Durango Dr	2,856
East Las Vegas Community Center	Community Center	250 N. Eastern Ave	40,000
Lieburn Senior	Senior Center	6230 Garwood Ave	7,733

Center			
Mirabelli Community Center	Community Center	6200 Hargrove Ave	31,000
Neonopolis Parking Structure	Parking	Las Vegas Blvd/Fremont St.	225,120
Former Outreach Services	Vacant Modular	1100 E. St. Louis Ave	1,440
Stupak Community Center		Community Center	34,000
Totals			**1,109,253**

IMPLEMENTATION

It is critically important that the expenditure of public funds on local infrastructure improvements and public buildings and facilities be closely coordinated with various elements of the Master Plan, particularly the land use, population and public safety elements to meet the continuing demands of anticipated growth and development throughout the city.

As part of the City's vision for the future, it is acknowledged that the Master Plan must be flexible and that adjustments will be required over time to adapt to changing political, economic and social conditions. To further advance implementation of the goals, objectives and policies of the Master Plan related to provision of public buildings and facilities, recommendations and corresponding actions for the various building categories are provided as follows:

Cultural

Cultural buildings and facilities are an important part of the urban fabric of the City of Las Vegas. These structures play an integral role in community and civic life and have been a valued component of the City for many years. One of the hallmarks of a "world-class" city is the extent and quality of its opportunities and venues for cultural expression. While the City has made great strides in recent years with respect to cultural facilities, the 2020 Master Plan calls for the City to expand its cultural role to achieve its aspiration of attaining world-class status.

Provide visitors and citizens of Las Vegas with access to a range of arts and cultural facilities, programs, and opportunities, and to promote and foster arts and culture within the City.

C1. Promote and foster arts and culture within the City of Las Vegas.

C2. Ensure that the city contain appropriate public arts and culture facilities, museums, libraries and other supportive uses.

C3. Support efforts to expand the number and quality of arts and entertainment opportunities within the community.

C4. Encourage the location of family-oriented arts, cultural, and entertainment facilities and venues in areas where appropriate and accessible to all citizens.

C5. Actively work with public, non-profit organizations and private interests to develop art galleries, museums, performing arts centers, sports and entertainment arenas, and other cultural facilities.

C6. Cooperate with the Clark County Library District and continue to promote the goals of the most recent Clark County Library District Strategic Plan.

Administrative & Warehouse

AW1. Many of the City's employees use public buildings in some capacity related to their work, either as office, warehousing or other space. Administrative and warehousing functions require different types and amounts of space per employee. To maintain adequate levels of customer service as the City continues to grow, it is critical to identify and plan for future public building needs in this category, including renovation and expansion of existing facilities, land acquisition, and new construction.

AW2. Re-evaluate administrative and warehousing space needs periodically to help establish priorities in the annual capital improvement budgeting process.

AW3. Provide excellent customer service through provision of adequate administrative and warehousing buildings and facilities to meet the needs of a growing population.

AW4. Justify expansion and renovation of public buildings using the City's Office of Architectural Services standards as a guide.

AW5. Research and consider land acquisition opportunities in advance of programming capital improvements to take advantage of potential opportunities to expand future service delivery.

Sustainability

Green building is a national design and construction initiative that integrates natural resources more proficiently into the built environment to create more efficient and environmentally sustainable structures. Conservation of energy, water and material resources are features of green building. The Las Vegas City Council approved a local Green Building Program resolution on October 18, 2006. This program establishes sustainability as a City priority.

S1. Continue to adhere to the recommendations contained in the Conservation Element of the 2020 master Plan and meet the goals established under the Sustainable Energy Strategy (R-50-2008).

S2. The Office of Sustainability shall continue to coordinate with all City departments, including the Planning Department, Public Works Department, and Operations and Maintenance Departments, as well as applicable external agencies and utilities to ensure

sustainability measures and implemented in the design, construction, operation, and upkeep of all City public facilities and buildings.

S3. During the design of new or renovations of existing cultural, administrative, warehouse, detention, fire, and other public buildings, evaluate and determine the costs and benefits of the project to ensure projects can meet United States Green Building Council's (USGBC) LEED-Silver or equivalent standard, as identified by the Nevada Governor's Office of Energy, at a minimum.

S4. Utilize the City's Green Building Fund to fund any increased costs on a new public building or renovation to meet LEED certification requirements.

S5. During the design of all new construction or renovations of public facilities and buildings, evaluate and determine the cost and feasibility of renewable generation systems (thermal and photovoltaic solar, wind, ground source geothermal, or other) to offset a portion of the building's annual utility costs.

S6. Encourage and support the renovation and re-use of historic buildings.

S7. Benchmark the energy, water, and waste consumption of all public buildings and facilities to determine energy efficiency, renewable energy, water conservation, and waste management projects in successive capital improvement planning cycles.

S8. Continue implementation of comingled recycling programs at city buildings and facilities and investigate opportunities for composting.

Detention & Enforcement

DE1. Buildings and facilities used by the City's Detention and Enforcement Department are important to the safety and well-being of both citizens and visitors. The Department should continue to partner with the local community and other public safety agencies to reduce the offender population, but recognizes the need to plan for facilities capable of accommodating future detention needs as the numbers of residents and visitors continue to rise.

DE2. Provide clean and safe facilities for Detention and Enforcement staff, criminal offenders, and the general public.

DE3. Provide adequate facility space to accommodate current and forecasted staffing needs of the Detention and Enforcement Department, as well as the current and future inmate populations.

DE4. Continue Interlocal cooperation and shared services if those relationships continue to be beneficial to all entities involved.

Fire & Rescue

The Las Vegas Fire and Rescue department is comprised of four divisions: Administration, Emergency Services, Fire Prevention, and Support Services. These divisions are responsible for planning and programming for fire prevention and life safety, maintaining fire safety standards, fighting fires and responding to emergencies, mitigating hazardous materials releases, and investigating fire cause and origin. The Department is the primary provider of prehospital emergency medical services, responds to trapped victims, and staffs the only FBI certified bomb squad in southern Nevada. Long term public safety and the protection of public and private property is dependent on the ability of the City to continue to provide fire and rescue services, particularly in newly developing areas where there are currently no facilities.

FR1. Strive toward meeting the Fire and Rescue Department benchmarks for all service levels, as established in the most recent Las Vegas Fire & Rescue Standards of Cover.

FR2. Review existing fire stations and determine if new locations are required to meet the established response time goal.

FR3. Strive to maintain CFAI accredited agency status and retain an ISO Class 1 designation.

FR4 Follow the recommendations for the Fire and Rescue Department outlined in the 2020 Master Plan Public Safety Element.

FR5. Continue to follow the performance recommendations of the most recent Las Vegas Fire & Rescue Standards of Cover.

SCHOOL FACILITIES ELEMENT

Public schools and educational services for the city of Las Vegas and all other jurisdictions in Clark County are provided by the Clark County School District (CCSD or the "District"). Planning for the provision of schools has been a challenging task with the rapid growth that took place within the District. Based on future population forecasts for the next 20 years, planning for the location and construction of public schools will continue to be a challenge for the District and the city.

The School Facilities Element addresses existing conditions and projections for schools in the city of Las Vegas, and criteria used for site selection for schools in both the city and Clark County. In addition, service standards provided are used for planning and to determine site suitability and selection for providing public schools and services. Schools within the District are planned for the county as a whole and are not determined by jurisdictional boundaries. The attendance zone where a student resides determines the school he or she is assigned. As such, an attendance zone boundary may incorporate students from more than one jurisdictional boundary.

It is important for the city to closely collaborate in school planning by communicating with the District prior to and during the planning process, encourage appropriate and compatible land uses surrounding school sites, and assist the District with informing the public of future proposed

schools and site locations. A joint partnership between the District and the city is imperative during the planning of school facilities to ensure the best outcome for the community and its residents.

History

In 1956, Nevada's various school districts were consolidated under terms of state legislation creating countywide school districts. As such, all public educational services provided by the District are restricted to the boundaries of Clark County. Clark County covers approximately 7,900 square miles, includes a 2013 countywide population of over 2 million people, and is located in the most southern part of the state. The largest cities within Clark County served by the District include Las Vegas, Henderson, and North Las Vegas. Other cities and rural areas served are located as far north as Indian Springs and Mesquite, and as far south as Laughlin, Searchlight and Sandy Valley. The District is a political subdivision of the state of Nevada, thereby the state determines the majority of its funding. In addition to state authorized revenues, the District receives funding from federal and local sources and must comply with the associated requirements of these funding entities.

Population Growth

The official enrollment for the 2012-2013 school year was 311,238. According to the Clark County School District Demographics Department, the enrollment for the 2013-2014 school year was 314,643 students, an increase of approximately one percent over the previous year. The District's enrollment has been relatively stable over the past several years and has not experienced the rapid three to five percent year-over-year growth it experienced in the early 2000's. Table 26 shows the official enrollment of the District between 2007 and 2014.

Table 26: Official Enrollment and Projected Growth

2007-2014 School Enrollment			
Year	Enrollment	Increase	Percent
2007-2008	308,783	6,220	1.99%
2008-2009	311,240	2,457	.80%
2009-2010	309,476	(1,764)	(.57%)
2010-2011	309,893	417	.13%
2011-2012	308,373	(1,520)	(.49%)
2012-2013	311,238	2,865	.93%
2013-2014	314,643	3,405	1.09%

Table 27: City of Las Vegas Total School age Population

Year	Population	School Age Population	Percent School Age
1990	258,295	43,135	16.70%
2000	478,630	87,111	18.20%
2005	575,973	110,011	19.10%
2007	603,093	115,794	19.20%
2012	587,899	105,970	18.03%
2015*	620,939	112,328	18.09%
2025*	730,274	129,177	17.68%

*Projected

GPA-53501 [PRJ-53499]

Structure of the District

The District is governed by an elected, seven-member Board of Trustees ("Board"). The Board members represent specific geographic areas and are elected by the public for four year overlapping terms. The Board is vested with the authority to adopt and administer budgets as well as establish District policy. A professional superintendent serves as top administrator for the day-to-day operations of the District. These elected officials provide representation for Las Vegas residents. The Board of Trustees District boundaries, along with jurisdictional boundaries are shown on Map 15.

District Services

By state mandate, the District is responsible for providing public education in Clark County, Nevada from pre-kindergarten through twelfth grade. The District offers a variety of additional educational resources in order to meet the needs of the children and adults of Clark County.

Kindergarten

Nevada State law requires that children must attend a state-approved kindergarten or take a developmental assessment test in order to enter the first grade. Currently, the District offers a half-day kindergarten program for all students and a full-day program at selected schools.

Magnet and Vocational Schools

The District offers magnet and vocational schools with programs for students at any grade level who are seeking a more focused area of study than the general curriculum offers. Students may apply for entrance into one of these programs based on their own interests and abilities. The District offers program emphasis in areas such as science, mathematics, performing arts, technology, aerospace and medical professions. There are 13 magnet and vocational schools within the city's jurisdiction, ranging from kindergarten through high school. These schools are depicted on Map 16.

Special Education

Special services are provided for students with disabilities. Trained District employees work with families to offer educational services, along with preparing them for life after school. Both direct and support services are offered for students from ages 3 to 21.

Alternative Education Programs

The District provides alternative education programs designed to provide students who are credit deficient and/or require a non-traditional approach to education an opportunity to complete their course requirements. Programs also are designed to provide an alternative setting for students experiencing chronic behavioral problems. Juvenile Court School programs are offered for students who are no longer eligible for enrollment in comprehensive schools, as well as the adjudicated youth of Clark County.

GPA-53501 [PRJ-53499]

Federal Programs

The District works with the state and federal government to take advantage of grants offered to help meet the supplemental needs of its students. With the help of these grants, the District is able to offer programs such as Indian Education, Safe and Drug-Free Schools, Adult Education and Math and Science Enhancement. The District also offers a food service program subsidized by the federal government to help guarantee a nutritious meal at a nominal price for its students.

CCSD Nevada Learning Academy

Evolved from the former Distance Education program, the District's Nevada Learning Academy provides full-time or concurrent students educational opportunities through interactive online courses. The high school began accepting both full-time and part-time students in the fall of 2004. Students enroll at no cost, and may complete all necessary coursework to earn a high school diploma. More than 1,500 students enroll each semester in core, elective, and Advanced Placement (AP) courses at Virtual High School.

Vegas PBS

The District is licensee for this Public Broadcasting System affiliate that also provides services for school, collegiate and professional education. KLVX, Channel 10 uses its satellite uplink to service a statewide downlink network with over 135 sites in educational institutions. Vegas PBS also operates two educational channels for a local consortium, and twenty closed circuit TV channels serving schools within both Clark and Nye Counties. In addition, a video lending library and a fiber optic video-on-demand service with over 20,000 titles are available to public and private schools.

Charter Schools

Charter Schools within Clark County operate as independent public schools to provide unique education opportunities under the sponsorship of the District. These schools have fewer state regulations imposed upon them than public schools, which allows charter schools to offer an alternative educational environment. To operate within Clark County, charter schools must meet mandated sponsorship requirements and are monitored by the Nevada Department of Education and the District. Currently ten charter schools sponsored by either the District or the Nevada State Public Charter School Authority are located within the city of Las Vegas jurisdiction:

- Andre Agassi College Preparatory Academy (K-12)
- Discovery Charter School (K-8)
- Innovations International Charter School of Nevada (K-12)
- Odyssey Charter Schools (K-12)
- Quest Academy (1-8)
- Quest Academy (K)
- Quest Preparatory High School (8-12)
- Rainbow Dreams Academy (K-5)
- Somerset Academy of Las Vegas - Skypointe (K-8)

- Somerset Academy of Las Vegas -Oakey Campus (K-6)
- The Delta Academy (7-12)

All Charter schools within the city's jurisdiction are depicted on Map 18.

OPEN SCHOOLS OPEN DOORS AGREEMENT

The joint "Open Schools Open Doors" (OSOD) policy was executed by the Clark County School District and the city of Las Vegas on September 6th 1995. The agreement provides that school facilities such as gymnasiums, playing fields, classrooms and auditoriums may be utilized by the city during non-school hours. The District has priority use of existing grounds during school hours. In cases where the city and District have joint use of a city park, the District has priority use during school hours. The City and each respective school principal are responsible for coordinating any joint use of the District's facilities with the city or for the general public.

This agreement is applicable to all schools within the Clark County School District. As part of the agreement, each entity is responsible for returning the facilities in the condition they were in prior to use. Any damage to a facility, city or district, by the other will be repaired or replaced by the party responsible for the damage; however, normal wear and tear is excluded.

The agreement also requires the District and the city to jointly establish a planning team which will review and recommend the cooperative potential for design, development, location, operating and funding for new and established joint use sites in the city area. As of March 2014, a planning team has not yet been formed.

BUDGETARY PROCESS & CONTROL

Budgeting in the District is on a July 1 - June 30 fiscal year basis and is a year-round process. The cycle begins in the fall of the prior school year and continues until a final budget is filed with the Nevada Department of Education and the Nevada Department of Taxation in the spring of the following year. After the actual enrollment counts are taken in the fall, the District is required to adopt an amended final budget on or before January 1, reflecting any adjustments necessary as a result of the completed count of actual students. The general operating fund budget for the 2013-2014 school year is $2.177 billion, with basic per-pupil state funding at $5,457.00 and per-pupil expenditures at $7,082.00. Per-pupil expenditures include funding from federal programs, special education, and class size reduction. The district receives revenue from various sources including:

• 37.3% Local school support s taxes
• 34.8% State aid
• 18.1% Property taxes
• 6.5% Government services franchise taxes, other revenues and sources, transfers • 3.3% Opening fund balance

SCHOOL LOCATIONS

The Centennial Hills Sector – This sector has the same geographic boundaries as the "Newly Developing" 2020 Master Plan Strategy Area. This area is bounded by the city limits to the north and Cheyenne Avenue to the south. This portion of the city has been experiencing rapid commercial and residential growth in recent years.

The Southeast Sector – This sector includes the "Neighborhood Revitalization" and the "Downtown Reurbanization" 2020 Master Plan Strategy Areas. This sector is located along portions of Jones and Rainbow Boulevards to the west, Cheyenne Avenue to the north, and the city limit boundaries to south and east. The Southeast Sector is comprised of many of the city's more mature areas. Much of the Southeast Sector is predominately built out, and future growth in the area will most likely consist of infill development and redevelopment.

The Southwest Sector – This sector is located along Cheyenne Avenue to the north, portions of Rainbow and Jones Boulevard to the east, and the city limit boundaries to the west and south. Many of the city's more recently developed areas such as Summerlin and the Lakes are located within the Southwest Sector Plan.

The school locations for the Southwest, Southeast and Centennial Sector's can be found on Maps 19-21. The following tables display all public schools operated by the District within the boundaries of the city of Las Vegas by geographic sector. School enrollments for the 2013-2014 school years are included.

Table 28: Centennial Hills Sector Elementary Schools (K-5)

Elementary School	2013-2014 Calendar	2013-2014 9 Month Program Capacity	2013-2014 YR Maximum Population	2013-2014 Count Day Enrollment 9/20/13	Over/Under 9 Month Capacity	Over/Under YR Max Population Capacity	Open Doors Open Schools Joint Use Facilities*	Ward
Bilbray	9 Month	788	967	684	-13%	-29%	BBC,CPA, GSF, SBF	6
Carl	9 Month	802	965	738	-8%	-24%	BBC, CPA, GSF, SBF	6
Conners	9 Month	772	968	826	7%	-15%	BBC, CPA	4
Deskin	9 Month	592	718	582	-2%	-19%	BBC, CPA, GSF	4
Eisenberg	9 Month	550	644	562	2%	-13%	BBC, CPA, GSF	4
Garehime	9 Month	645	848	655	2%	-23%	BBC, CPA, GSF	4
Heckethorn	9 Month	772	968	694	-10%	-28%	BBC, CPA,	6

GPA-53501 [PRJ-53499]

							GSF, SBF	
Kahre	9 Month	550	640	482	-12%	-25%	BBC, CPA, GSF	4
May	9 Month	578	698	648	12%	-7%	BBC, CPA, GSF	4
Neal	9 Month	645	848	641	-1%	-24%	BBC, CPA, GSF	6
Parson	9 Month	548	643	442	-19%	-31%	BBC, CPA, GSF	5
Rhodes	9 Month	659	850	663	1%	-22%	BBC, CPA, GSF, SBF	6
Scherkenbach	9 Month	802	965	607	-24%	-37%	BBC, CPA, GSF, SBF	6
Tarr	9 Month	772	968	644	-17%	-33%	BBC, CPA, GSF, SBF	4
Thompson	9 Month	788	967	747	-5%	-23%	BBC, CPA, GSF	6
Tobler	9 Month	578	698	556	-4%	-20%	BBC, CPA, GSF	5

*Facilities Legend: BBC=Basketball Courts; CPA = Covered Playground Area; FBF = Football Field; G=Gymnasium; GSF = General Sports Field; P=Pool; SBF=Softball Field; TC=Tennis Courts; TR=Track; VC=Volleyball Court

Table 29: Centennial Hills Sector Middle Schools (6-8)

Middle/Junior High Schools	2013-2014 Calendar	2013-2014 9 Month Program Capacity	2013-2014 YR Maximum Population	2013-2014 Count Day Enrollment 9/20/13	Over/Under 9 Month Capacity	Open Doors Open Schools Joint Use Facilities*	Ward
Cadwallader	9 Month	1,631	N/A	1,521	-7%	BBC, BBF, FBF, G, GSF, SBF, TC,TR	6
Lied	9 Month	1,614	N/A	1,246	-23%	BBC, BBF, FBF, G, GSF, SBF, TC,TR	6
Molasky	9 Month	1,631	N/A	1,271	-22%	BBC, BBF, FBF, G, GSF, SBF, TC,TR	4

Table 30: Centennial Hills High Schools (9-12)

Senior High Schools	2013-2014 Calendar	2013-2014 9 Month Program	2013-2014 YR Maximu	2013-2014 Count Day	Over/Under 9 Month Capacity	Open Doors Open Schools Joint Use	Ward

		Capacity	m Populati on	Enrollme nt 9/20/13		Facilities*	
Arbor View	9 Month	2,626	N/A	2,847	8%	BBC, BBF, FBF, G, GSF, SBF,TC, TR	6
Centennial	9 Month	2,596	N/A	3,030	17%	BBC, BBF, FBF, G, GSF, SBF,TC, TR	6
Northwest CTA	9 Month	1,933	N/A	1,869	-3%	BBC, GSF, SBF,TC,	6
Shadow Ridge	9 Month	2,609	N/A	2,520	-3%	BBC, BBF, FBF, G, GSF, SBF,TC, TR	6

*Facilities Legend: BBC=Basketball Courts; CPA = Covered Playground Area; FBF = Football Field; G=Gymnasium; GSF = General Sports Field; P=Pool; SBF=Softball Field; TC=Tennis Courts; TR=Track; VC=Volleyball Court

Table 31: Southeast Sector Elementary Schools (K-5)

Elementary School	2013-2014 Calend ar	2013-2014 9 Month Program Capacity	2013-2014 YR Maximum Population	2013-2014 Count Day Enrollme nt 9/20/13	Over/Und er 9 Month Capacity	Over/Und er YR Max Population Capacity	Open Doors Open Schools Joint Use Facilities *	Ward
Adcock	9 Month	731	896	627	-14%	-30%	BBC, CPA, GSF, SBF	1
Bell	9 Month	568	658	832	46%	26%	BBC, CPA,GS F	1
Booker	9 Month	572	659	524	-8%	-20%	BBC, CPA, GSF, SBF	5
Bracken	9 Month	597	713	521	-13%	-27%	BBC, CPA, GSF, SBF	3
Bunker	9	568	751	689	21%	-8%	BBC,	5

	Month						CPA,GSF	
Cambeiro	9 Month	532	734	599	13%	-18%	BBC, CPA,GSF	3
Carson	9 Month	436	436	438	0%	0%	BBC, CPA,GSF	5
Crestwood	9 Month	454	614	730	61%	19%	BBC, CPA,GSF	3
Culley	9 Month	550	640	872	59%	36%	BBC, CPA,GSF	5
Earl	9 Month	568	658	886	56%	35%	BBC, CPA,GSF	3
Edwards	9 Month	548	638	666	22%	4%	BBC, CPA,GSF	3
Fong	9 Month	519	615	835	61%	36%	BBC, CPA,GSF	5
Fyfe	9 Month	417	417	512	23%	23%	BBC, CPA,GSF	5
Gragson	9 Month	631	752	825	31%	10%	BBC, CPA, GSF, SBF	3
Griffith	9 Month	464	607	612	32%	1%	BBC, CPA,GSF	1
Hancock	9 Month	578	677	504	-13%	-26%	BBC, CPA,GSF	1
Hewetson	9 Month	692	831	955	38%	15%	BBC, CPA,GSF	3
Hoggard	9 Month	469	570	462	-1%	-19%	BBC, GSF	5
Hollingsworth	9 Month	728	915	678	-7%	-26%	BBC, CPA,GSF	3
Kelly	9 Month	391	391	294	-25%	-25%	BBC, CPA	5

Lunt	9 Month	504	720	614	22%	-15%	BBC, CPA,GSF	3
McWilliams	9 Month	568	663	689	21%	4%	BBC, CPA,GSF	5
Moore	9 Month	565	753	656	16%	-13%	BBC, CPA,GSF, SBF	3
Park	9 Month	728	867	876	20%	1%	BBC, CPA,GSF, SBF	3
Pittman	9 Month	576	671	620	8%	-8%	BBC, CPA,GSF	1
Red Rock	9 Month	651	772	748	15%	-3%	BBC, CPA,GSF	1
Reed	9 Month	566	661	629	11%	-5%	BBC, CPA,GSF	5
Ronnow	9 Month	641	762	816	27%	7%	BBC, CPA,GSF	3
Ronzone	11 Month	544	738	955	76%	29%	CPA, GSF	5
Sunrise Acres	9 Month	734	923	778	6%	-16%	CPA	3
Twin Lakes	9 Month	543	648	682	26%	5%	BBC, CPA,GSF	5
Vegas Verdes	9 Month	552	641	485	-12%	-24%	BBC, CPA,GSF	1
Ward	9 Month	762	958	850	12%	-11%	BBC, CPA,GSF	6
Warren	9 Month	576	737	675	17%	-8%	BBC, CPA,GSF	1
Wasden	9 Month	594	694	634	7%	-9%	BBC, CPA,GSF, SBF, TC	1
Williams	9 Month	587	691	326	-44%	-53%	BBC, CPA,	5

							GSF, SBF	

*Facilities Legend: BBC=Basketball Courts; CPA = Covered Playground Area; FBF = Football Field; G=Gymnasium; GSF = General Sports Field; P=Pool; SBF=Softball Field; TC=Tennis Courts; TR=Track; VC=Volleyball Court

Table 32: **Southeast Sector Middle Schools (6-8)**

Middle/Junior High Schools	2013-2014 Calendar	2013-2014 9 Month Program Capacity	2013-2014 YR Maximum Population	2013-2014 Count Day Enrollment 9/20/13	Over/Under 9 Month Capacity	Open Doors Open Schools Joint Use Facilities*	Ward
Brinley	9 Month	964	N/A	911	-5%	BBC, G, GSF, TC	5
Escobedo	9 Month	1,646	N/A	1,205	-27%	BBC, G, GSF, SBF, TC, VB	6
Fremont	9 Month	1,336	N/A	866	-35%	BBC, G, GSF, P, SBF, TC	3
Garside	9 Month	1,321	N/A	1,210	-8%	BBC, BBF, G, GSF, SBF, TC, VB	1
Hyde Park	9 Month	1,462	N/A	1,706	17%	BBC, G, GSF, SBF, TC	1
Johnson	9 Month	1,541	N/A	1,153	-25%	BBC, G, GSF, SBF, TC, VB	2
Knudson	9 month	1,354	N/A	1,309	-3%	BBC, G, GSF, SBF, TC	3
Martin	9 Month	1,587	N/A	1,501	-5%	BBF, G, GSF, P, SBF	3
Robison	9 Month	1,304	N/A	1,133	-13%	BBC, G, GSF, SBF, TC, VB	3
West Prep Secondary	9 Month	1,363	N/A	1,302	-4%	BBC, G, GSF, SBF, TC, VB	5

*Facilities Legend: BBC=Basketball Courts; CPA = Covered Playground Area; FBF = Football Field; G=Gymnasium; GSF = General Sports Field; P=Pool; SBF=Softball Field; TC=Tennis Courts; TR=Track; VC=Volleyball Court

Table 33: **Southeast Sector High Schools (9-12)**

Senior High Schools	2013-2014 Calendar	2013-2014 9 Month Program Capacity	2013-2014 YR Maximum Population	2013-2014 Count Day Enrollment 9/20/13	Over/Under 9 Month Capacity	Open Doors Open Schools Joint Use Facilities*	Ward
Advanced Technologies Academy	9 Month	1,003	N/A	1,090	9%	BBC, GSF, TC, TR	5
Clark	9 Month	2,612	N/A	3,013	15%	BBC, BBF, FBF, G, GSF, SBF, TC, TR	1
Desert Pines	9 Month	2,546	N/A	2,215	-13%	BBC, BBF, FBF, G, GSF, SBF, TC, TR	3
Las Vegas Academy	9 Month	1,619	N/A	1,703	5%	BBC, GSF, TC	3
Miley Achievement Alternative School	9 Month	210	210	73	-65%	BBC, GSF, TC, TR	3
Morris Sunset	9 Month	0	0	61	N/A	BBC, BBF, FBF, G, GSF, SBF, TC, TR	3
Variety Secondary		0	0	102	N/A	CPA	3
Western	9 Month	2,794	N/A	2,513	-10%	BBF, FBF, G, GSF, SBF, TC, TR	5

*Facilities Legend: BBC=Basketball Courts; CPA = Covered Playground Area; FBF = Football Field; G=Gymnasium; GSF = General Sports Field; P=Pool; SBF=Softball Field; TC=Tennis Courts; TR=Track; VC=Volleyball Court

Table 34: **Southwest Sector Elementary Schools (K-5)**

Elementary School	2013-2014 Calendar	2013-2014 9 Month Program Capacity	2013-2014 YR Maximum Population	2013-2014 Count Day Enrollment 9/20/13	Over/Under 9 Month Capacity	Over/Under YR Max Population Capacity	Open Doors Open Schools Joint Use Facilities*	Ward
Bonner	9 Month	677	854	878	30%	3%	BBC, CPA, GSF, SBF	2
Bryan	9 Month	645	848	581	-10%	-32%	BBC, CPA, GSF, SBF	4

Christensen	9 Month	568	688	616	9%	-10%	BBC, CPA, GSF	2
Derfelt	9 Month	578	698	664	15%	-5%	BBC, CPA, GSF	1
Givens	9 Month	788	967	1,103	40%	14%	BBC, CPA, GSF, SBF	2
Jacobson	9 Month	578	698	640	11%	-8%	BBC, CPA, GSF	2
Katz	9 Month	534	688	697	31%	1%	BBC, CPA, GSF, SBF	1
Lummis	9 Month	627	845	529	-16%	-37%	BBC, CPA, GSF, SBF	4
McMillan	9 Month	699	835	636	-9%	-24%	BBC, CPA, GSF, SBF	1
Piggott	9 Month	617	813	556	-10%	-32%	BBC, CPA, GSF	2
Smith	9 Month	510	680	487	-5%	-28%	BBC, CPA, GSF	1
Staton	9 Month	772	968	856	11%	-12%	BBC, CPA, GSF, SBF	2

*Facilities Legend: BBC=Basketball Courts; CPA = Covered Playground Area; FBF = Football Field; G=Gymnasium; GSF = General Sports Field; P=Pool; SBF=Softball Field; TC=Tennis Courts; TR=Track; VC=Volleyball Court

Table 35: **Southwest Sector Middle Schools**

Middle/Junior High Schools	2013-2014 Calendar	2013-2014 9 Month Program Capacity	2013-2014 YR Maximum Population	2013-2014 Count Day Enrollment 9/20/13	Over/Under 9 Month Capacity	Open Doors Open Schools Joint Use Facilities*	Ward
Becker, Ernest	9 Month	1,496	N/A	1,326	-11%	BBC, G, GSF, SBF, TC, VB	4
Gibson, Robert	9 Month	1,177	N/A	1,233	5%	BBC, G, GSF, SBF, TC, VB	5
Rogich, Sig	9 Month	1,664	N/A	1,833	10%	BBC, G, GSF, SBF, TC, VB	2

*Facilities Legend: BBC=Basketball Courts; CPA = Covered Playground Area; FBF = Football Field; G=Gymnasium; GSF = General Sports Field; P=Pool; SBF=Softball Field; TC=Tennis Courts; TR=Track; VC=Volleyball Court

Table 36: **Southwest Sector High Schools**

Senior High Schools	2013-2014 Calendar	2013-2014 9 Month Program Capacity	2013-2014 YR Maximum Population	2013-2014 Count Day Enrollment 9/20/13	Over/Under 9 Month Capacity	Open Doors Open Schools Joint Use Facilities*	Ward
Bonanza	9 Month	2,452	N/A	1,994	-19%	BBC, BBF, FBF, G, GSF,SBF, TC, TR	1
Cimarron/M	9 Month	2,579	N/A	2,312	-10%	BBC, BBF, FBF,	4

emorial						G, GSF,SBF, TC, TR	
Palo Verde	9 Month	2,944	N/A	2,886	-2%	BBC, BBF, FBF, G, GSF, P, SBF, TC,TR, VB	2

*Facilities Legend: BBC=Basketball Courts; CPA = Covered Playground Area; FBF = Football Field; G=Gymnasium; GSF = General Sports Field; P=Pool; SBF=Softball Field; TC=Tennis Courts; TR=Track; VC=Volleyball Court

Capacity levels serve as a primary trigger for the development of new schools, along with redrawing district zone boundaries lines to allow for optimum capacity. To assist with planning future school locations and needs, the District developed maps reflecting overcrowding, named the Hot Spot Maps. The maps are created comparing the total "Count Day" enrollment of each school with the capacity and displays the number of portable classrooms required to accommodate that enrollment. This map is subject to change on an annual basis as attendance boundaries, enrollments, and school programs fluctuate.

As of the 2012-2013 school year, eight elementary schools were operating over capacity within the city of Las Vegas, with five schools located in the Southeast Sector and three in the Southwest Sector. There were no middle or high schools were operating over capacity. Priority is given to those schools which are operating capacity and in most instances this will serve as a trigger to redraw district zone boundary lines to redistribute students to adjust capacity levels..

PRIVATE SCHOOLS

The city currently has a number of primary and secondary private schools, which require a Special Use Permit per Unified Development Code Title 19.12. Several private schools on record with the State Department of Education serve the city of Las Vegas and the surrounding area. Table 37 lists all private schools, not including preschools, within the city of Las Vegas. All private schools are shown on Map 22.

Table 37: City of Las Vegas Private Schools

School	Address	Zip	2013 Enrollment	Grade
9thBridge School	310 S. 9th Street	89101	1	K
Abundant Life Christian Academy	1720 N. J Street	89106	40	K - 8
All Saints Day School	4201 W. Washington Ave	89107	2	K
Bright Horizons Family Center	10100 Banburry Cross Drive	89144	13	K
Calvary Christian Learning Academy	2900 N. Torrey Pines Drive	89108	580	K - 8
Candil Hall Academy	5348 N. Rainbow Blvd	89130	43	K - 5

GPA-53501 [PRJ-53499]

Challenger School at Lone Mountain	9900 Isaac Newton Way	89129	378	K - 8
Crossroads Christian Academy	124 N.Tenaya Way	89145	14	K
Desert Torah Academy	1312 Vista Drive	89102	141	K - 8
Dr. Miriam & Sheldon G. Adelson Educational Campus, The	9700 W. Hillpointe	89134	480	K - 12
First Christian Montessori Children's World	101 S. Rancho Road	89106	2	K
First Good Shepard Lutheran School	301 S. Maryland Parkway	89101	169	K - 6
Griffith Methodist Day School	1701 E. Oakey Blvd	89104	0	K
Imagination Plus Child Development Center	1617 Alta Drive	89106	9	K
International Christian Academy	8100 Westcliff Drive	89145	305	K - 8
Kids' Co-op	4316 N. Decatur Blvd.	89130	13	K
Kinder Prep Academy	5695 N. Rainbow Boulevard	89130	17	K
KinderCare Learning Center	3570 N. Buffalo Drive	89129	10	K
La Petite Academy	4270 S. Rainbow Blvd.	89103	4	K
La Petite Academy	2121 Harbor Island Drive	89128	9	K - 1
Las Vegas Day School	3275 Red Rock Street	89146	699	K - 8
Las Vegas Jr. Academy	6059 W. Oakey Blvd.	89146	99	K - 9
Liberty Baptist Academy	6501 W. Lake Mead Blvd.	89108	157	K - 12
Lit'l Scholar Rainbow	1951 S. Rainbow Blvd.	89146	0	K
Lit'l Scholar Summerlin	8961 Hillpointe Road	89134	0	K
Lone Mountain Academy	4295 North Rancho Drive	89130	26	K - 12
LVVWD School's Out Program	1001 S. Valley View Boulevard	89107	4	K
Merryhill School at Peccole Ranch	10050 Alta Drive	89145	11	K

Merryhill School at Summerlin	2160 Snow Trail	89134	152	K - 6
Mountain Heights Montessori	3412 S. Decatur Boulevard	89102	7	K - 3
Mountain View Lutheran School	9550 W. Cheyenne	89129	140	K - 5
New Horizons Academy	6701 W. Charleston	89146	70	1 - 12
Our Lady of Las Vegas Catholic School	3046 Alta Drive	89107	561	K - 8
Redeemer Lutheran Elementary School	1730 N. Pecos Road	89115	12	K - 2
Shadow Hills Baptist Church Preschool	7811 Vegas Drive	89128	25	K
Shenker Academy	9001 Hillpointe Road	89134	13	K
St. Anne Catholic School	1813 S. Maryland Parkway	89104	312	K - 8
St. Elizabeth Ann Seton Catholic School	1807 Pueblo Vista Drive	89128	488	K - 8
The Meadows School	8601 Scholar Lane	89128	804	K - 12
Trinity International Schools	700 East St. Louis	89104	75	K - 12
West Charleston Enrichment Academy	3216 W. Charleston, Suite B	89102	11	K - 8

FUTURE

The relationship between residential growth and existing and future schools is extremely important. It is essential that planning the location of future schools and facilities be coordinated with the future plans for the city of Las Vegas.

The District and the city depend on each other. As the city continues to develop and expand, the demand for schools will continue to grow; these facilities will play a vital role in the community. A growing community places greater demands on the school system, thereby creating a need for more or expanded schools. Likewise, a new school often stimulates significant traffic as well as residential development near the new school site. Thus, the actions of one entity affect the interests of the other. Given this fact, it is imperative that the District and the city of Las Vegas work together to site schools and facilities. In order for the two entities to communicate during the development process, the city requires that the District apply for land use entitlements in standard zoning districts and recommends the submittal of a Site Development Plan Review to allow for all city departments along with the Planning Commission and City Council to review the proposed project.

The building, planning and design for all schools are prepared by the District. The District analyzes a wide range of historical, actual, and projected demographic and housing data to determine the demand for new schools and facilities, as well as their optimal locations and timelines for development. The city will continue to assist the District in related land uses decisions; however, the principle responsibility for planning, financing and developing future school facilities and expanded services will continue to lie with the District.

New, remodeled and/or replacement schools are beneficial to a neighborhood and are many times viewed as a community center of an area. In order for the District to determine locations for future schools, a buildable lands inventory must be compiled to identify parcels where schools and facilities are permitted and where residential growth is occurring. All development of schools and facilities requires a full range of public services including fire, police, water and sewer, and are significant items to take into consideration when planning for future schools. The District utilizes best practices in the design of school sites to avoid vehicular access along arterial streets, and to locate parking areas and pick-up and drop-off locations on the site in a manner that would not be detrimental to adjacent residential neighborhoods.

A majority of land acquired by the District to develop new school sites is obtained from the Bureau of Land Management (BLM) through an application process. The District must first file a reservation of intent on the prospective parcel(s) intended for new schools. Once the reservation of intent has been approved by the BLM, a lease application must be submitted along with notification of the area residents. The BLM reviews the application and any letters of opposition prior to lease approval. This process typically takes approximately 18 to 24 months.

The number of acres required for a school site varies by the type of school. A typical elementary school is sited on approximately 12 ½ acres, a middle school on 20.0 acres, and a high school requires 40.0 acres. The following tables display the District's site selection criteria for school capacity, lot size, building square footage and cost.

Table 38: Prototypical School Criteria

Type	Elementary School	Middle School	High School
Bldg size	62,568 square feet	148,569 square feet	274,700 square feet
Design capacity	725 students	1,750 students	2,700 students
Suitable Lot size	12 ½ acres	20 acres	40 acres
Approx. Construction Cost	$27M	$40M	$105M

CCSD School Openings 2008-2013

During the past five years, there has been a gradual reduction in the amount of new, remodeled and/or replacement school openings per year. Table 40 depicts the number of new schools opened, remodeled and/or replaced since 2008. There were no new Clark County schools opened during the 2012-2013 school year.

Table 40: CCSD School Openings 2008-2013

School	**Elementary**	**Middle**	**High**	**Remodeled**	**Special**	**Total New**

Year		School	Schools	Schools	Schools	Schools
2008-2009	4	0	2	5	1	12
2009-2010	3	0	3	0	0	6
2010-2011	4	0	1	0	0	5
2011-2012	0	0	0	2	0	2
2012-2013	0	0	0	0	0	0

Implementation

It is important for the growth and vitality of the city for residents of all ages to gain a basic education and to expand their intellectual, social and career horizons through quality educational and cultural resources. Schools are important venues for community, social, and cultural events and play a role in enhancing community cohesiveness. The following recommendations encourage decision-makers to provide support for these facilities and ensure that they are easily accessible to the public.

SC1. Coordinate with the District through SNRPC to create a master plan of schools within each local jurisdiction and apply the plan to each entity's comprehensive plan, as per the SNRPC Regional Policy Plan 2012.

SC3. Coordinate with the District through SNRPC to identify and project future development and population trends.

SC4. Utilize future land-use maps to assist in strategically locating school facilities on a regional level.

SC5. Continue to work with the District and SNRPC to investigate co-location of schools and other public facilities where feasible.

SC6. Facilitate SNRPC in developing alternative school site and building designs for elementary and middle schools.

SC7. Establish joint planning team(s) per the Open Schools Open Doors Agreement between the District and the city of Las Vegas.

SC8. Promote the design of Community Schools which incorporate the joint use of facilities between the city's Leisure Services Department and the District to provide neighborhoods with additional recreational and open space facilities.

SC9. The Planning Team(s) shall coordinate neighborhood notifications and meetings prior to design and development of schools to ensure community involvement.

SC10. The city shall continue to enforce and monitor the Open Schools-Open Doors Agreement to ensure participation of all schools.

Map 1: Water Pollution Control Facilities

Map 2: Northwest Neighborhood Study Phase

Map 3: Northwest Neighborhood Study Phase 2 Vicinity and Watershed

Map 4: Central Neighborhood Study Vicinity and Watershed

Map 5: Established Utility Corridors

Map 6: City of Las Vegas Cultural Facilities

Map 7: City of Las Vegas Libraries

Map 8: City of Las Vegas Administrative and Warehouse Space

Map 9: City of Las Vegas Detention and Enforcement Facilities

Map 10: City Fire Stations

Map 11: Fire Station and Population Density

Map 12: Future Fire Stations

Map13: Fire Facilities identified by the CIP Plan

Map 14: City of Las Vegas "Other" Building Types

Map 15: School District Board of Trustees District Boundaries

Map 16: CCSD Magnet Schools

Map 17: CCSD Edison Schools

Map 18: CCSD Charter Schools

Maps 19: CCSD Centennial Hills Sector Schools

Map 20: CCSD Southeast Sector Schools

Map 21: CCSD Southwest Sector Schools

Map 22: Private Schools

Building Appendix

PUBLIC BUILDINGS ELEMENT APPENDICES

APPENDIX A

The appendix section of this document identifies the fol- lowing categories to describe the existing conditions of each public facility within the City of Las Vegas:

Address – Identifies the physical address of the subject site.

Location – Identifies general street or cross-street location. If the facility is located on a cross streets, it is identified as being at the SE (Southeast), NE (Northeast), SW (Southwest), or NW (Northwest) corner of the intersection.

Ownership – Indicates the present owner of the land and any lease information.

Category – Indicates the building category that the facility falls under. The existing categories are 24-Hour, Administrative and Warehouse, Detention & Enforcement (D&E), or Other.

The Office of Real Estate and Utilities of the Field Operations Department divides public buildings into several categories. No formal definitions or criteria are given to these buildings by Real Estate and Utilities. However, for the purpose of this document, the following meanings will be assigned to the terms listed below:

- **Cultural** – A building used primarily for the display of visual or performing arts, literature, history, science, or other subject of local, regional, or national impor- tance. Additionally, these buildings may be used for educating the public on the aforementioned subjects through classes, seminars, workshops, etc.

- **Administrative** – A building used primarily as office space for the execution of various City functions.

- **Warehouse** – A building used primarily for the storage of vehicles, supplies, or other equipment.

- **Detention** – A building used primarily for the detaining of criminals and associated activities thereof.

- **Twenty-Four Hour** – A building providing protective services such as fire and police services twenty-four hours a day.

- **Other** – A building that does not fit into another category. Often, these buildings are accessory to the uses listed above.

Use – Indicates the type of uses or activities conducted at the facility.

Building Size – Indicates the building square-footage.

Construction Year – Indicates the construction year of the facility.

Architecture – Each public facility's existing architectural style has been inventoried. The following architectural cat- egories have been identified and are used within the Appendix section.

- **Contemporary (1980 – present):** This eclectic style encompasses most of what is being built at the pres- ent time, as well as what has been built within the last few decades, from the 1980s to the present. A contemporary building can display Post Modern,
Bungalow, and Colonial Revival styles, all in the same building. Although the Neoeclectic style became popular in the 1960s, the philosophy of incorporat- ing traditional architectural elements influences Contemporary architecture as well. Neoeclectic in-
cludes the Neocolonial, Neo-French, Neo-Tudor, Neo- Mediterranean, Neo-Victorian and Neoclassical Revival styles. The fire stations built within the last decade in Las Vegas are good examples of the Contemporary style.

- **Modern (1930 – 1975):** Modernism in architecture grew out of an avant-guard art movement centered around an art and architecture school in Germany that operated from 1919 to 1933. The style grew in popularity in the United States in the decade after WWI. It was based on the "rational" use of modern materials and the principles of functionalist planning. Buildings are characterized by the stark simplification of form and the rejection of historical precedent and ornament. Later architects took Modernist principals and updated them, experimenting with curves and colors that would not be seen in the pure Modern buildings.

The Modern style can also include Structuralism, Formalism, Brutalism, Minimalism, and the International, Mid-Century, Ranch and Late Modern styles. Each of these styles present specific variations on the strictly Modern style, but for the purpose of this document, they have all been included under Modern. Las Vegas has a large inventory of Modern buildings, mostly residential; however, a good exam- ple of the Late Modern style is the City Hall Complex at 400 Stewart Avenue.

- **Post Modern (1960s – 1990s):** Postmodernism, unlike Modernism, embraced historical styles but took these ideas out of their physical scale and historical context. In the most extreme cases, this resulted
in exaggerated and almost cartoon-like buildings. Where Modernism rejected applied ornamentation, Postmodernism uses ornament and color to suggest gables, openings, columns, and other structural elements. Many of the contemporary buildings in Las Vegas have some Post Modern elements, but lack the sense of irony that is fundamental to this style. A good example of this style is the Las Vegas Library and Lied Discovery Children's Museum at 833 Las Vegas Boulevard North.

- **Mission (1890 – 1920):** The Mission Style was heavily influenced by regional vernacular architecture in California, romanticizing the simple Spanish churches of colonial America. The style is characterized by tile roofs, arches, balconies and decorative parapets. The roof shape is typically hipped, often with pyramidal roofs over towers. The exteriors are typically stucco. The main difference between this style and Spanish Eclectic style is the decorative parapet. There are not many Mission style buildings left in the Las Vegas area, but one good example is the 1922 portion of the Westside School complex, located at 330 Washington Avenue.

- **Spanish Eclectic (1915 – 1940):** In many ways this style resembles the earlier California Mission Style houses, but the twentieth century Spanish inspired styles proved to be more far reaching. Wild and expressive, this new fashion borrowed from the entire history of Spanish architecture, from Moorish to Byzantine to Renaissance. Typical style elements include a low-pitched roof which could be either hipped or gabled with little or no eave overhang, one or more prominent arches at the openings, and stucco exterior. Entry doors are sometimes ornately carved in the Spanish style. A good example of the Spanish Eclectic style in Las Vegas is the Downtown Senior Services Center at 310 S. Ninth Street.

- **Neoclassical (1895 – 1950):** Neoclassical was a dominant style for residential and government build- ings throughout the country during the first half of the 20th century. The style was heavily inspired by
the classical architecture of ancient Greece and Rome.

  A Neoclassical building is likely to have a symmetri- cal shape, tall columns that rise the full height of the building, a triangular pediment and domed roof. Examples in Las Vegas tend to have flat roofs with a decorative balustrade on the parapet. Exterior ma- terials include brick, cast iron, terra cotta, and some concrete. A good example of this style in Las Vegas
is the U.S. Post Office and Courthouse at 300 Stewart
Avenue.

- **Industrial:** For the purpose of this document, the term “Industrial” is used to describe utilitarian build- ings such as garages, warehouses, maintenance and storage buildings, etc.

- **Modular:** For the purpose of this document, the term “Modular” is used to describe buildings that are 60 to 100 percent factory built, and are assembled in one location and moved to another.

Landscaping – Each public facility's existing landscaping type has been inventoried. The following landscape categories have been identified and are used within the Appendix section.

- **None** – No existing plant life exists on the subject site.

- **Urban Landscaping** – May consist of one or all of the following: Vegetation, hardscapes, urban plazas, and public amenities.

  Urban Minimal – Having Urban Landscape qualities with minimal amounts of vegetation.
  Urban Informal – Having Urban Landscape qualities with arbitrary planting patterns and no apparent symmetry.
  Urban Formal – Having Urban Landscape qualities with a planned, symmetrical planting pattern.

- **Desert Landscaping** – Landscaping that generally consists of drought tolerant species.

  Desert Minimal – Having Desert Landscape qualities with minimal amounts of vegetation.
  Desert Informal – Having Desert Landscape qualities with arbitrary planting patterns and no apparent symmetry.
  Desert Formal – Having Desert Landscape qualities with a planned, symmetrical planting pattern.

- **Gardenesque Landscaping** – Lush landscaping that consists of grass (turf) and/or broad-leaf vegetation and trees.

  Gardenesque Minimal – Having Gardenesque Landscape qualities with minimal amounts of vegetation.
  Gardenesque Informal – Having Gardenesque Landscape qualities with arbitrary planting pat- terns and no apparent symmetry.
  Gardenesque Formal – Having Gardenesque Landscape qualities with a planned, symmetrical planting pattern.

GPA-53501 [PRJ-53499]

APPENDEX INDEX

7th Street Modular: D&E Staff Office .....
Andre Aggasi Foundation .....
Bonanza-Mojave Water Resource Center .....
Buffalo House at All America Park
Carson Parking Garage .....
Centennial Hills Amphitheater
Centennial Hills Library
Charleston Heights Art Center .....
City Center (Paul's Building Garage).....
City Hall.....
Crisis Intervention Center.....
Detention Center .....
Detention & Enforcement Administrative Building.....
Development Services Center .....
Downtown Transportation Center.....
Durango Hills Water Resource Center .....
East City Service Center: TEFO .....
East City Service Center: Carpenter/Paint Shops .....
East City Service Center: Maintenance .....
East City Service Center .....
East City Service Center: Fleet Services .....
East City Service Center: Fire Equipment Service.....
East City Service Center: Waste Transfer Station.....
East City Service Center: Traffic Engineers Supply.....
Ed Fountain Park Maintenance .....
Fifth Street School and Gymnasium .....
Fingerprint Building .....
Fire Administration And Station #1.....
Fire Station #2.....
Fire Station #3.....
Fire Station #4.....
Fire Station #5.....
Fire Station #6.....
Old Fire Station #6
Fire Station #7.....
Fire Station #8.....
Fire Training Center.....
Fire Station #9.....
Fire Station #10 .....
Fire Station #41 .....
Fire Station #42 .....
Fire Station #43 .....
Fire Station #44.....
Fire Station #45.....

Fire Station #47
Fire Station #102
Fire Station #103
Fire Station #106
Fire Station #107
HELP: Las Vegas
Hill Park Amphitheater
Las Vegas Enterprise Business Park: LVMP
Las Vegas Enterprise Business Park: Business Center
Las Vegas Enterprise Business Park: Clark County
Las Vegas Indian Center
Las Vegas Library
Leisure Services Staff / Oracle Office
Lied Animal Foundation
Lied Discovery Children's Museum
Lorenzi Park: Community Art Exhibition Studio
Lorenzi Park:Sammy Davis Jr. Festival Plaza
Metro Substation: Downtown Area Command
Metro Substation: Northwest Area Command
Metro Substation: Training Center
Natural History Museum
Neonopolis Parking Structure ...
Neon Museum Visitor Center
Nucleus Plaza: State Welfare Office
Ogden Parking Garage
Outreach Services
Downtown Post Office
Rainbow Library
Reed Whipple Cultural Center
Regional Justice Center
Sahara West Library
Southern Nevada Law Enforcement Academy (SNLEA)
Stupak Community Center
Summerlin Library
Traffic Signal Repair
Vehicle Services Satellite Garage #1
West Charleston Library
West City Service Center: Records Storage
West City Service Center: Field Ops / Maintenance
West City Service Center: Transfer Station
West City Service Center: TEFO Maintenance
West City Service Center: Field Operations
West City Service Center: TEFO
West City Service Center: Vehicle Services
West City Service Center: Construction Services
West City Service Center: Emergency Management Building
West Las Vegas Arts Center
West Las Vegas Library
Westside School (EOB)
Westside School (EOB)

GPA-53501 [PRJ-53499]

7TH STREET MODULAR

Address:	413 N 7th Street
Location:	Northeast corner of E Mesquite Ave and N 7th Street (under
freeway) Ownership:	City of Las Vegas
Category:	Detention & Enforcement
Use:	Staff offices for Detention and/or Enforcement
Building Size:	13,342 sq ft
Construction year:	1996
Architecture:	Modular
Landscaping:	None

GPA-53501 [PRJ-53499]

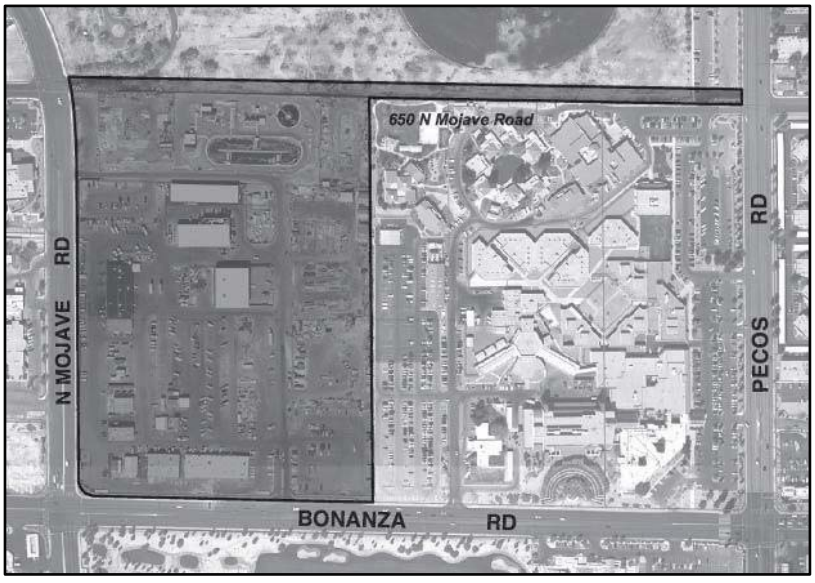
ANDRE AGGASI FOUNDATION

Address:	1201 W Lake Mead Boulevard
Location:	Southwest corner of W Lake Mead Blvd and J Street
Ownership:	City of Las Vegas leases the land to Charter School Development Foundation
Category:	Other
Use:	Learning center, school activities,
sports Building Size:	84,269 sq ft; 78,181 sq ft expansion
Construction year:	2001
Architecture:	Contemporary
Landscaping:	Desert Formal

GPA-53501 [PRJ-53499]

BONANZA-MOJAVE WATER RESOURCE CENTER

Address:	650 N Mojave Road
Location:	NE corner of N Mojave Rd and E Bonanza Rd (part of the East City Service Center)
Ownership:	City of Las Vegas
Category:	Other
Use:	Small building used for storage, main location is a water treatment location
Building Size:	≈ 1,000 sq ft
Construction year:	≈ 1995
Architecture:	Contemporary
Landscaping:	Desert Informal

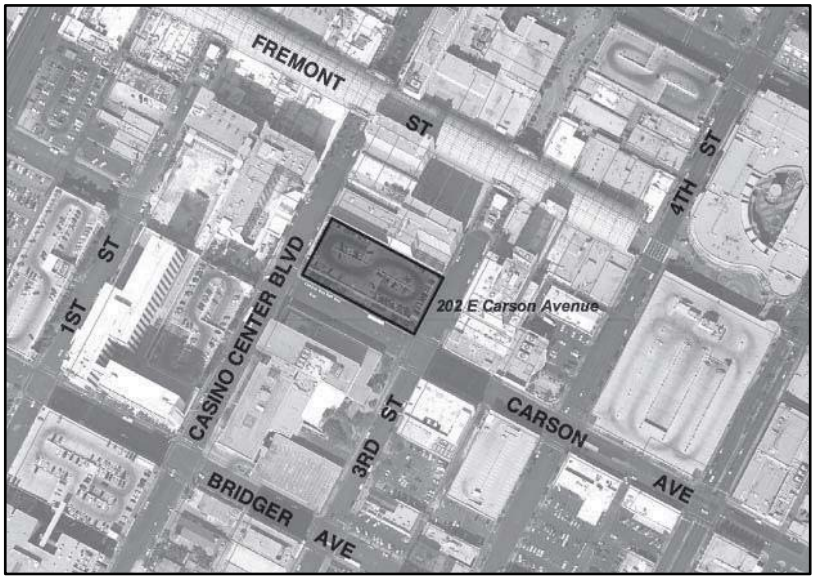


Buffalo House at All America Park

Address:	1651 S. Buffalo Dr
Location:	Buffalo Dr, south of Charleston Ave
Ownership:	CLV
Category:	Administrative
Use:	Leased to All America Tennis Academy
Building Size:	1,400
Construction Year:	N/A
Architecture:	
Landscaping:	Desert Landscaping

CARSON PARKING GARAGE

Address:	202 E Carson Avenue
Location:	NE corner of S Casino Center Blvd and E Carson Ave
Ownership:	CLV leases the garage portion to TLC Gaming/Four Queens
Category:	Other
Use:	Carson Ramp Meter Shop is located in basement of CLV owned garage: used for maintenance of city parking meters
Building Size:	1,740 sq ft
Construction year:	1967
Architecture:	Modern
Landscaping:	Urban Formal



GPA-53501 [PRJ-53499]

PublicBldgsElemAPPENDIX;MPlans;indd;rs02/20/08

Centennial Hills Amphitheater

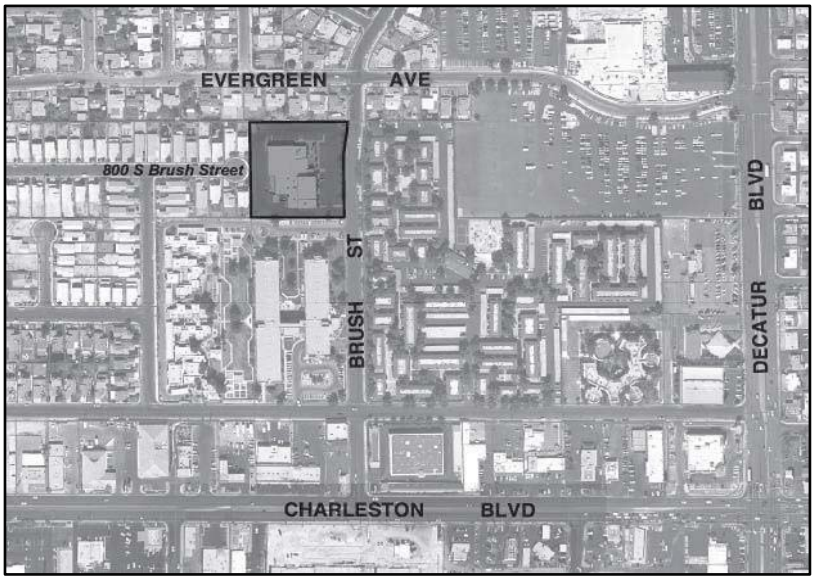
Address:	7107 North Buffalo Dr
Location:	Southwest corner of Buffalo Dr and Deer Springs Way
Ownership:	CLV
Category:	Cultural
Use:	Performing Arts
Building Size:	N/A
Construction Year:	2010
Architecture:	N/A
Landscaping:	Gardenesque Landscaping

Centennial Hills Library

Address:	6711 Buffalo Dr.
Location:	Buffalo Dr and Deer Springs Way
Ownership:	CLV
Category:	Cultural
Use:	Library
Building Size:	32,312 sf
Construction Year:	2009
Architecture:	Contemporary
Landscaping:	Desert Landscaping

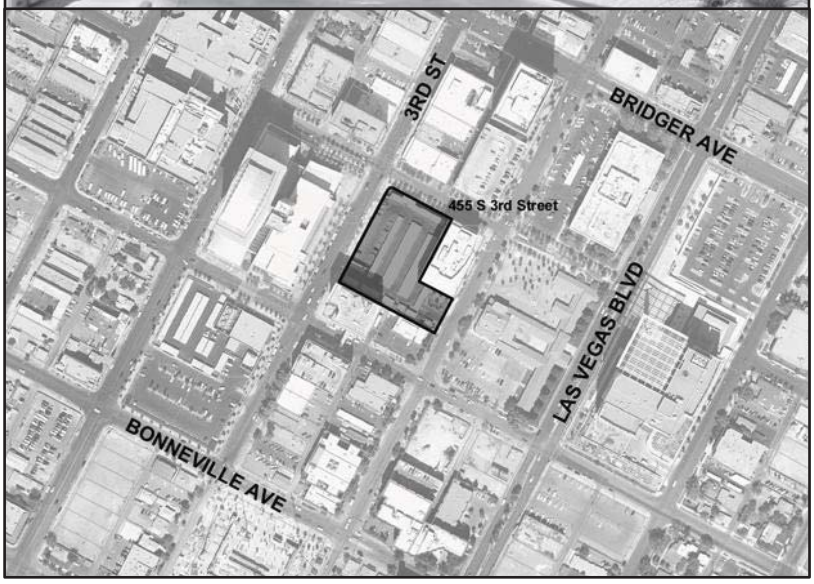
CHARLESTON HEIGHTS ARTS CENTER

Address:	800 S Brush Street
Location:	West of Decatur Blvd/south of Evergreen
Avenue Ownership:	City of Las Vegas
Category:	Cultural
Use:	Art exhibits, Children's Summer Concert Series, classes in performing arts for all ages, performances, big band dances, live theatre, etc
Building Size:	25,540 sq ft
Construction year:	1978
Architecture:	Contemporary
Landscaping:	Desert Informal



CITY CENTER (PAULS BUILDING GARAGE)

Address: 455 S 3rd Street
Location: Southwest corner of Lewis and 4th Street
Ownership: CLV leases to 30 spaces to Bridger & Associates (Law Firm)
Category: Other
Use: Parking garage
Building Size: 133,400 sq ft
Construction year: 2002
Architecture: Contemporary
Landscaping: Desert Formal



GPA-53501 [PRJ-53499]

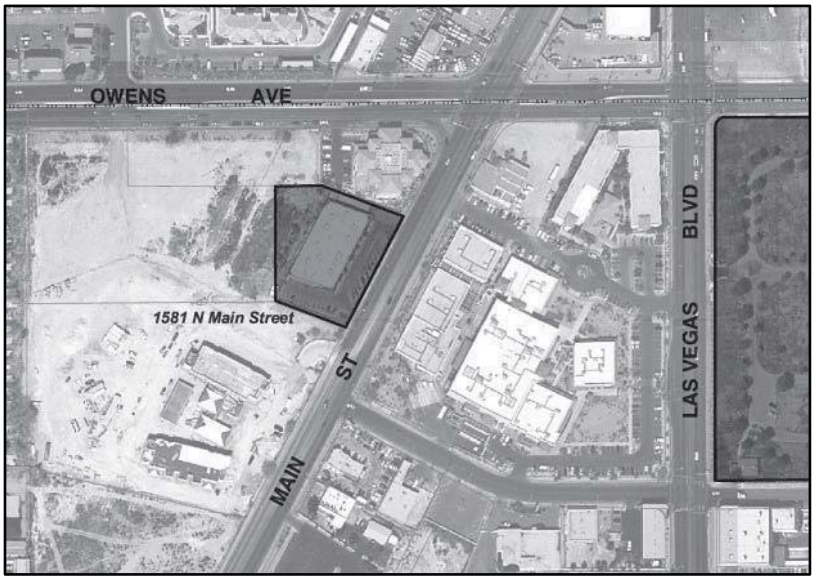
PublicBldgsElemAPPENDIX;MPlans;indd;rs02/20/08

CITY HALL COMPLEX

Address:	495 Main Street
Location:	Northeast Corner of Clark and Main
Ownership:	City of Las Vegas
Category:	Administrative
Use:	Government offices
Building Size:	268,588 sq ft
Construction year:	2012
Architecture:	Contemporary
Landscaping:	Urban

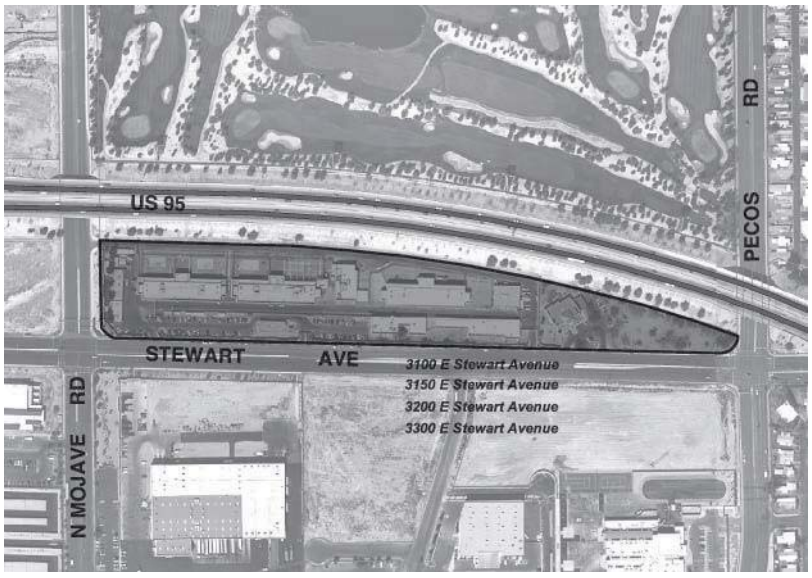
CRISIS INTERVENTION CENTER

Address:	1581 N Main Street
Location:	West side of Main Street/south of Owens Avenue
Ownership:	City of Las Vegas leases the property to the Salvation Army
Category:	Other
Use:	Crisis Intervention Center
Building Size:	15,322 sq ft
Construction year:	1971
Architecture:	Industrial
Landscaping:	Desert Minimal



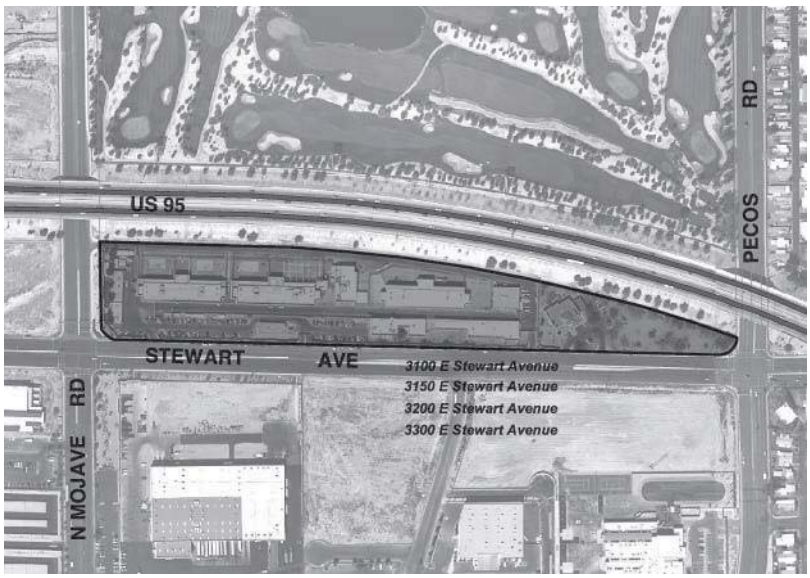
DETENTION CENTER

Address:	3200 E. Stewart Avenue
Location:	NE corner of Mojave Rd and Stewart Avenue Ownership: City of Las Vegas
Category:	Detention & Enforcement
Use:	Inmate Detention, Visitation, Close Custody Unit Building
Size:	113,299 sq ft
Construction year:	1992, expanded in 1997
Architecture:	Contemporary
Landscaping:	None



DETENTION & ENFORCEMENT ADMINISTRATIVE BUILDING

Address: 3300 E. Stewart Avenue
Location: NW corner of Pecos Rd and Stewart Avenue Ownership: City of Las Vegas Category: Detention & Enforcement Use: Administrative
Building Size: 7,760 sq ft
Construction year: 1992
Architecture: Contemporary
Landscaping: Desert Informal

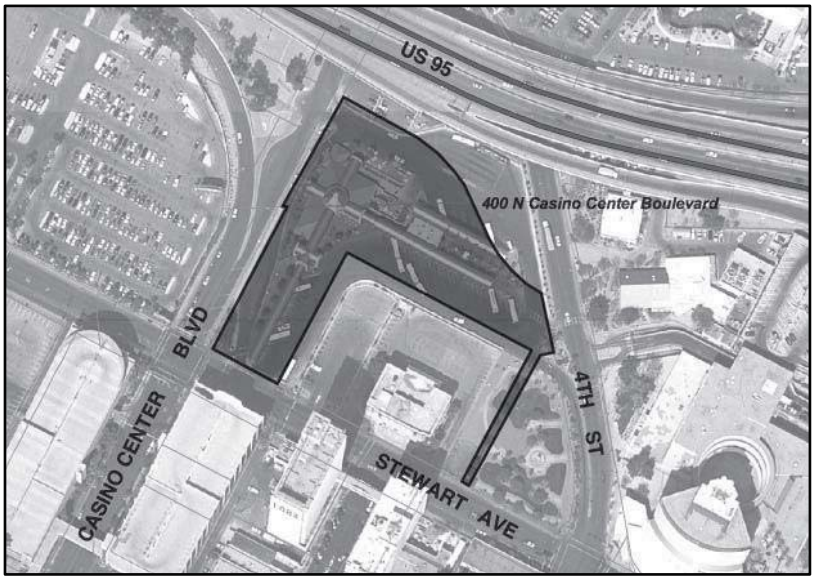


Development Services Center and Parking Garage

Address:	333. N Rancho Drive
Location:	Northeast corner of US 95 and Rancho Drive
Ownership:	CLV
Category:	Administrative
Use:	Government Office
Building Size:	144,411
Construction Year:	1982
Architecture:	Post Modern
Landscaping:	Urban Landscaping

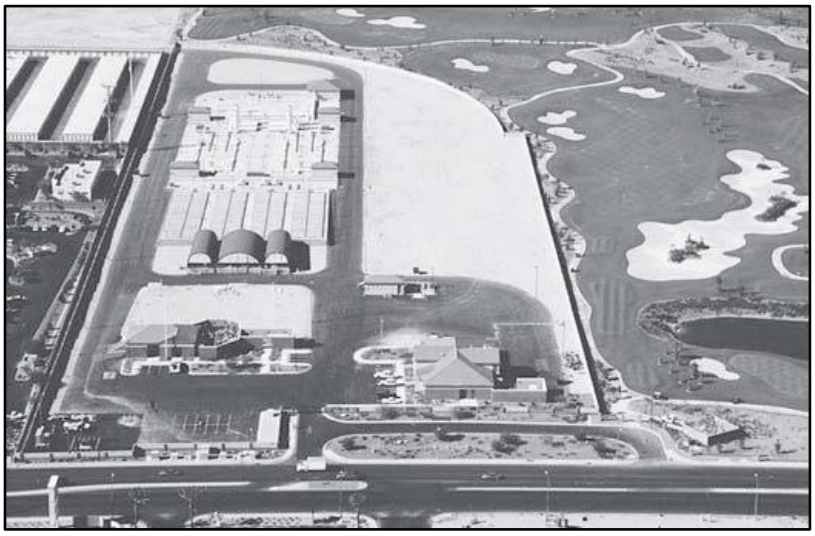
DOWNTOWN TRANSPORTATION CENTER

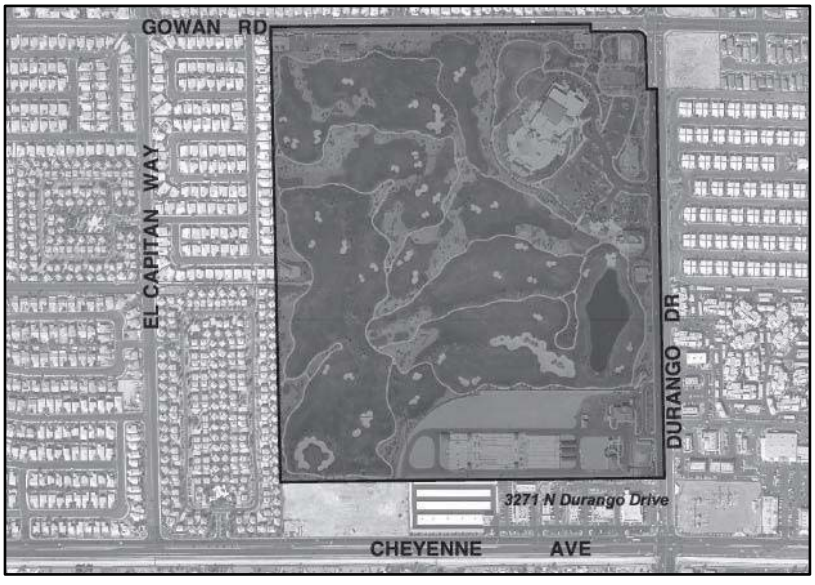
Address:	400 N Casino Center Boulevard Location: Northeast corner of N Casino Center Dr and Stewart Ave, just south of US-95
Ownership:	City of Las Vegas leases the property to the Downtown Farmers Market
Category:	Other
Use:	Retail
Building Size:	10,066 sq ft
Construction year:	1987
Architecture:	Contemporary
Landscaping:	Urban Formal



DURANGO HILLS WATER RESOURCE CENTER

Address:	3271 N Durango Drive
Location:	West side of N Durango/north of W Cheyenne Ave
Ownership:	City of Las Vegas
Category:	Administrative
Use:	Water Resource Center
Building Size:	Admin: 1,932 sq ft; Lab: 924 sq ft
Construction year:	2002
Architecture:	Industrial
Landscaping:	Desert Informal

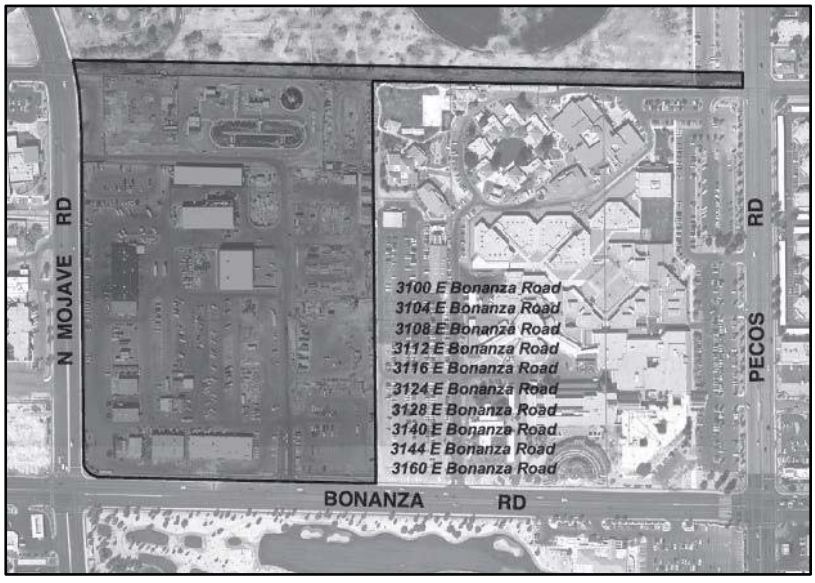




GPA-53501 [PRJ-53499]

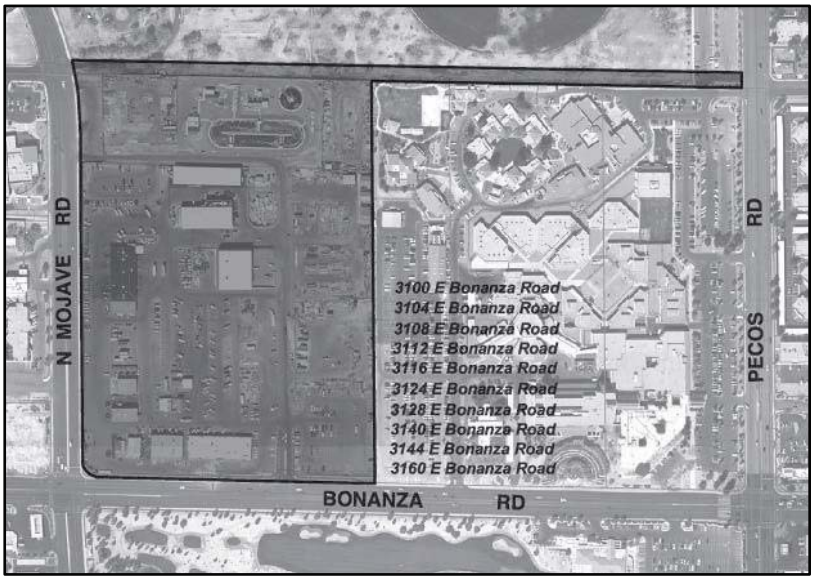
EAST CITY SERVICE CENTER: TEFO

Address: 3104 E Bonanza Road
Location: NE corner of N Mojave and E Bonanza Roads
Ownership: City of Las Vegas
Category: Administrative
Use: Building Services/Traffic Electrical Field Operations (TEFO)
Building Size: 16,034
Construction year: ≈ 1976
Architecture: Industrial
Landscaping: None



EAST CITY SERVICE CENTER: CARPENTER/ PAINT SHOPS

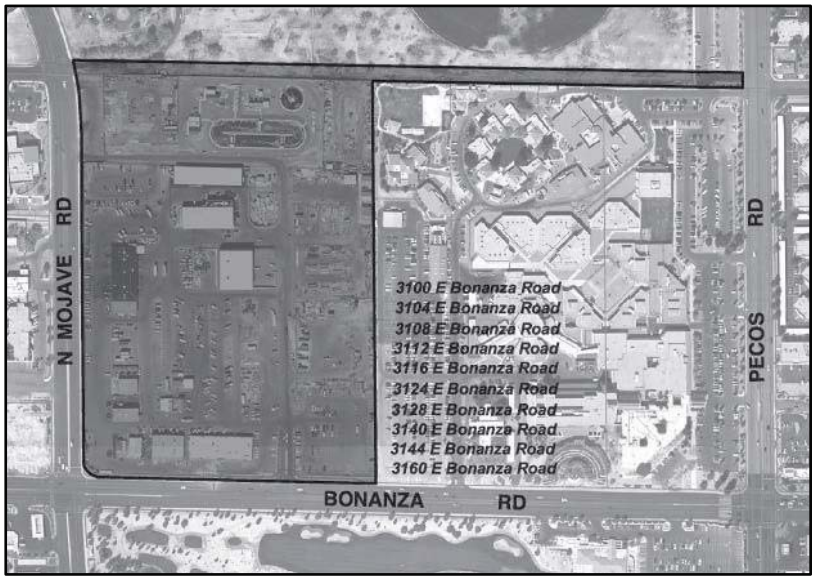
Address:	3108 E Bonanza Road
Location:	NE corner of N Mojave and E Bonanza Roads
Ownership:	City of Las
Vegas Category:	Warehouse
Use:	Carpenter/paint shops
Building Size:	10,000 sq ft
Construction year:	≈ 1974
Architecture:	Industrial
Landscaping:	None



GPA-53501 [PRJ-53499]

EAST CITY SERVICE CENTER: MAINTENANCE

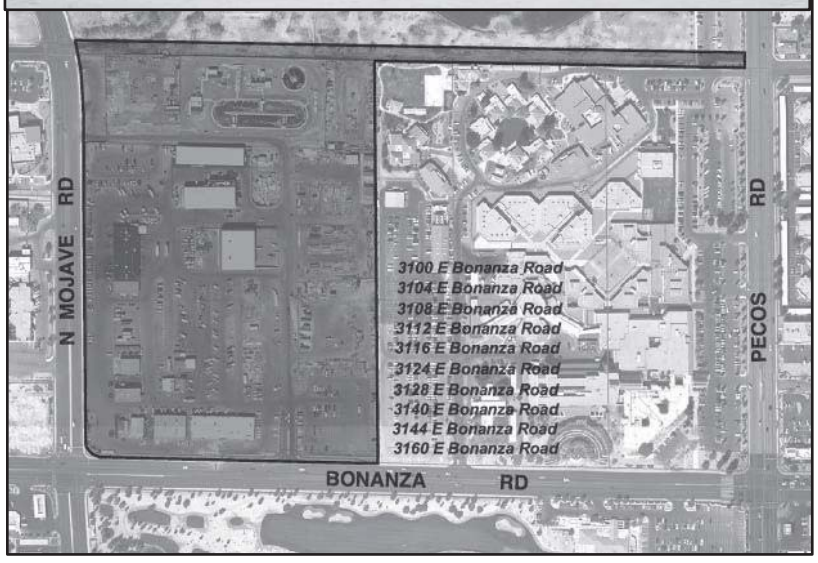
Address:	3112 E Bonanza Road
Location:	NE corner of N Mojave and E Bonanza Roads
Ownership:	City of Las
Vegas Category:	Warehouse
Use:	Maintenance supply/storage building
Building Size:	2,400 sq ft
Construction year:	1990
Architecture:	Industrial
Landscaping:	None



EAST CITY SERVICE CENTER

Fire Warehouse

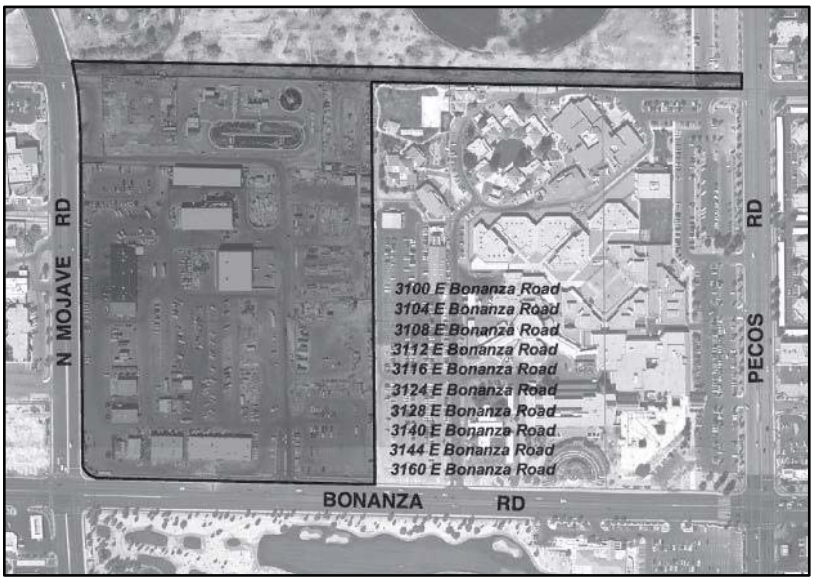
Address:	3116 E Bonanza Road
Location:	NE corner of N Mojave and E Bonanza Roads
Ownership:	City of Las
Vegas Category:	Warehouse
Use:	Fire Equipment Service Center (old) – fire truck maintenance garages
Building Size:	3,186 sq ft
Construction year:	≈ 1980
Architecture:	Industrial
Landscaping:	None



GPA-53501 [PRJ-53499]

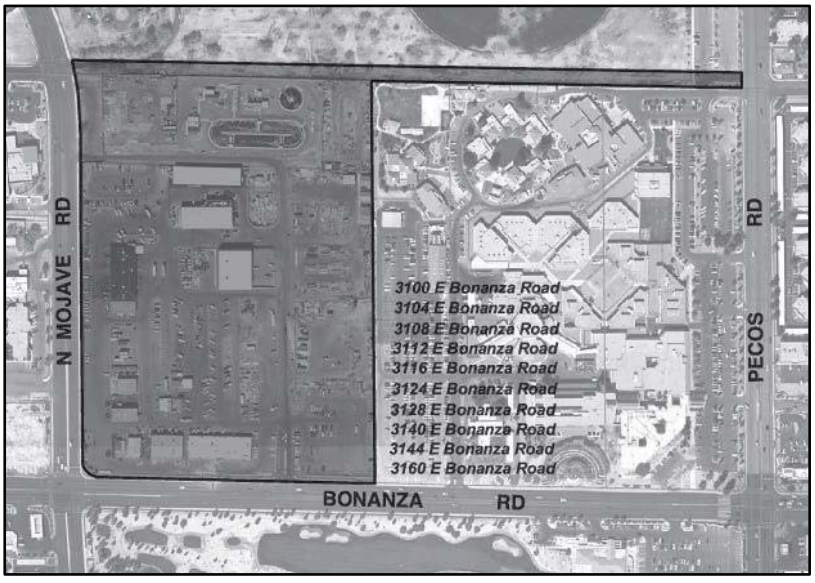
EAST CITY SERVICE CENTER: Vehicle Services Bldg B

Address:	3128 E Bonanza Road
Location:	NE corner of N Mojave and E Bonanza Roads
Ownership:	City of Las
Vegas Category:	Warehouse
Use:	Fleet Services including fuel island
Building Size:	15,946 sq ft
Construction year:	1964
Architecture:	Industrial
Landscaping:	None



EAST CITY SERVICE CENTER: FIRE EQUIPMENT SERVICE CENTER

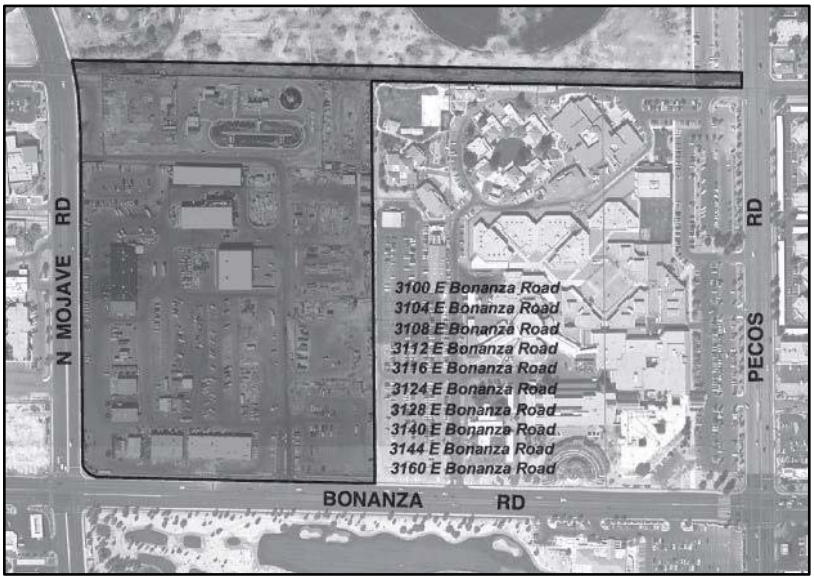
Address:	3140 E Bonanza Road
Location:	NE corner of N Mojave and E Bonanza Roads
Ownership:	City of Las
Vegas Category:	Warehouse
Use:	Fire Equipment Service Center garage
Building Size:	12,571 sq ft
Construction year:	1997
Architecture:	Industrial
Landscaping:	None



GPA-53501 [PRJ-53499]

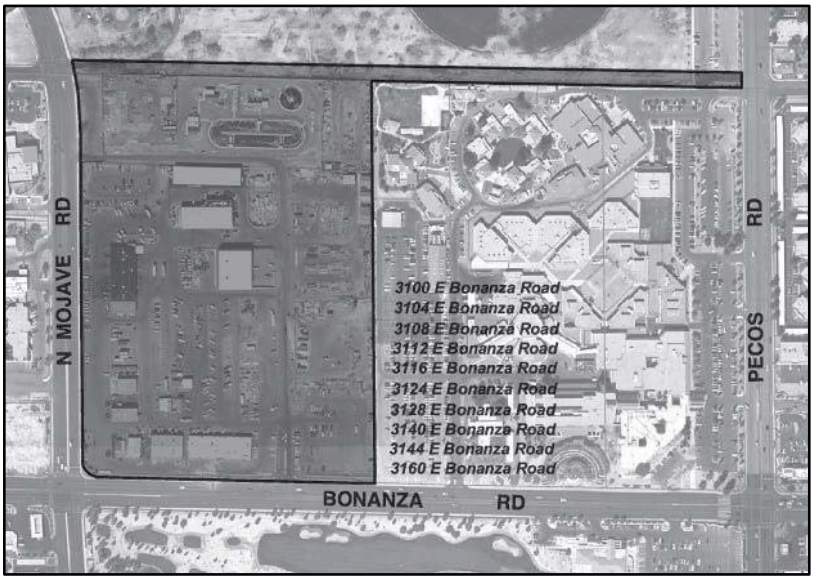
EAST CITY SERVICE CENTER: EAST YARD WASTE TRANSFER STATION

Address:	3144 E Bonanza Road
Location:	NE corner of N Mojave and E Bonanza Roads
Ownership:	City of Las
Vegas Category:	Warehouse
Use:	East Yard Waster Transfer Station
Building Size:	12,397 sq ft
Construction year:	2002
Architecture:	Industrial
Landscaping:	None



EAST CITY SERVICE CENTER: TRAFFIC ENGINEERS SUPPLY BUILDING

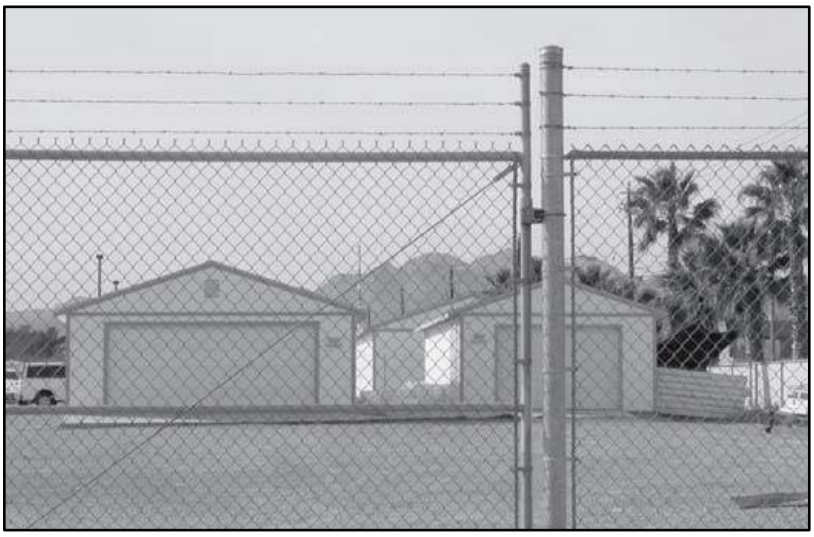
Address:	3160 E Bonanza Road
Location:	NE corner of N Mojave and E Bonanza Roads
Ownership:	City of Las
Vegas Category:	Warehouse
Use:	Traffic Engineers Supply Building
Building Size:	1,200 sq ft
Construction year:	≈ 1980
Architecture:	Industrial
Landscaping:	None

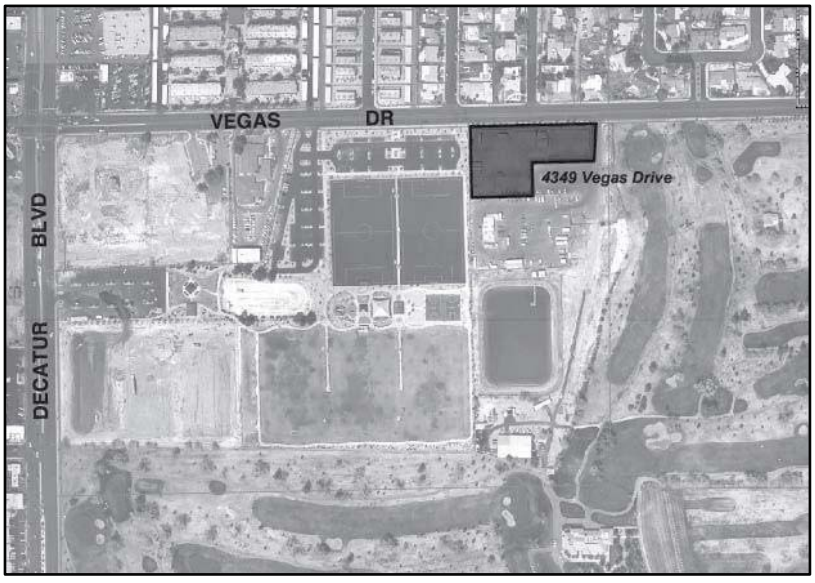


GPA-53501 [PRJ-53499]

RAPID RESPONSE TRAILER/STREETS MODULAR

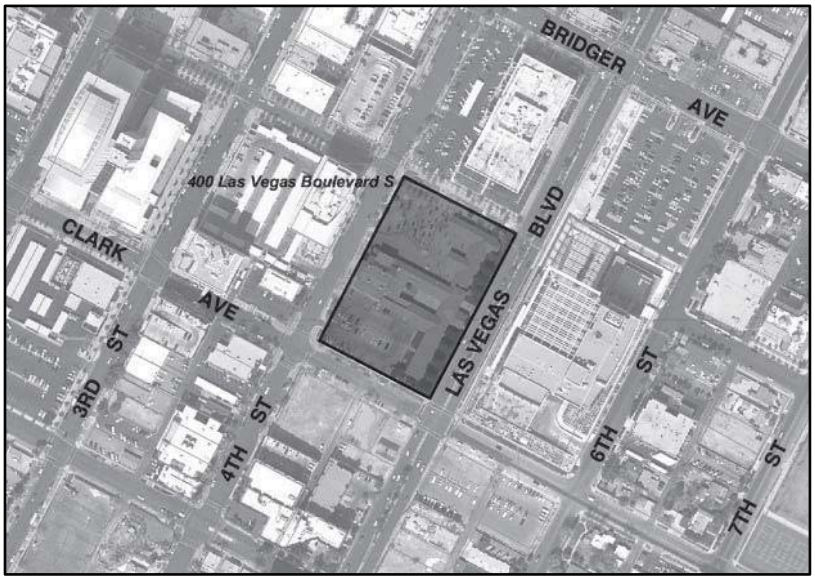
Address:	4361 Vegas Drive
Location:	South side of Vegas Drive/east of N Decatur Blvd
Ownership:	City of Las Vegas
Category:	Administrative
Use:	Neighborhood response/field operations
Building Size:	1970 sq ft
Construction year:	Unknown
Architecture:	Modular
Landscaping:	Urban Informal





FIFTH STREET SCHOOL & GYM

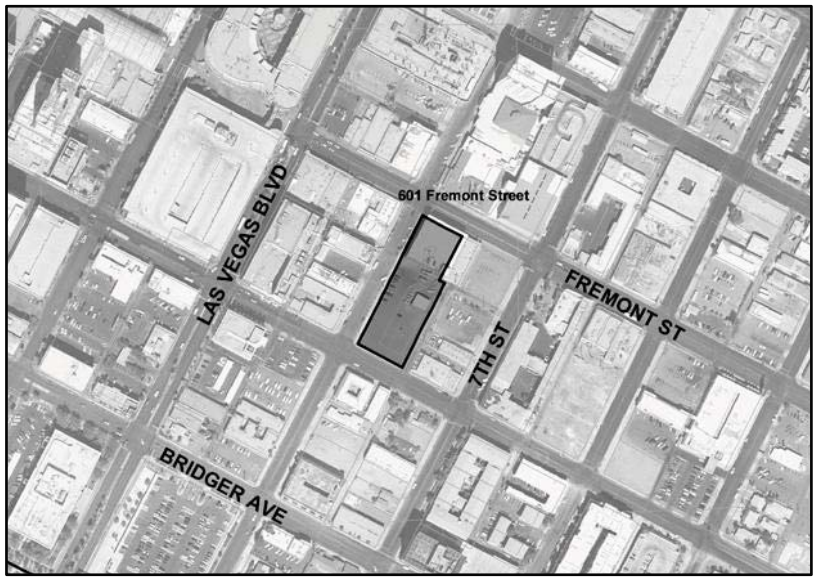
Address:	400 S Las Vegas Boulevard
Location:	Corner of S Las Vegas Blvd and Clark Street
Ownership:	City of Las
Vegas Category:	Cultural
Use:	Office of Business Development (OBD)
Building Size:	81,154 sq ft
Construction year:	1936
Architecture:	Spanish Eclectic
Landscaping:	Gardenesque Minimal
Historic Status:	Listed on the city of Las Vegas Historic Property Register, and the National Register of Historic Places



GPA-53501 [PRJ-53499]

FINGERPRINT BUILDING

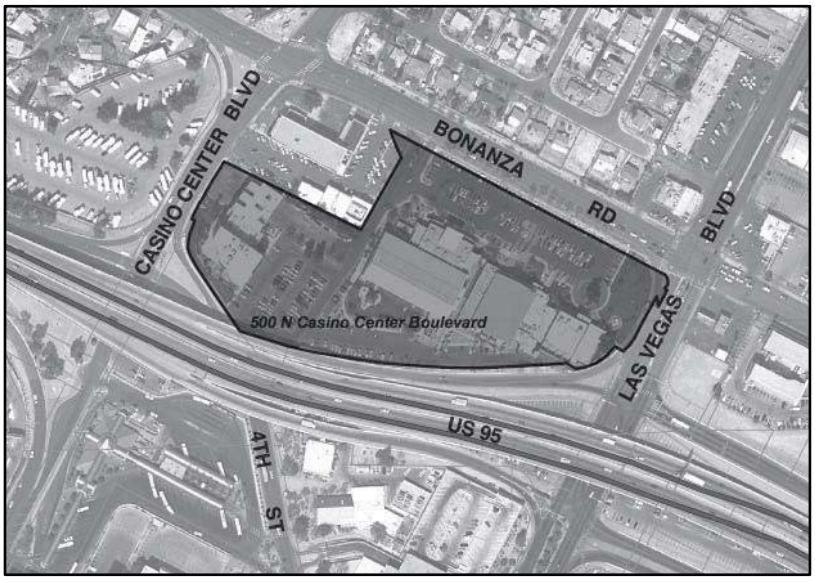
Address:	601 Fremont Street
Location:	South side of Fremont St/east of South 6th Street
Ownership:	City of Las Vegas. Ground lease to Backstage Bar and Billiards
Category:	Other
Use:	Tavern
Building Size:	18,916 sq ft
Construction year:	1957
Architecture:	Modern
Landscaping:	None



GPA-53501 [PRJ-53499]

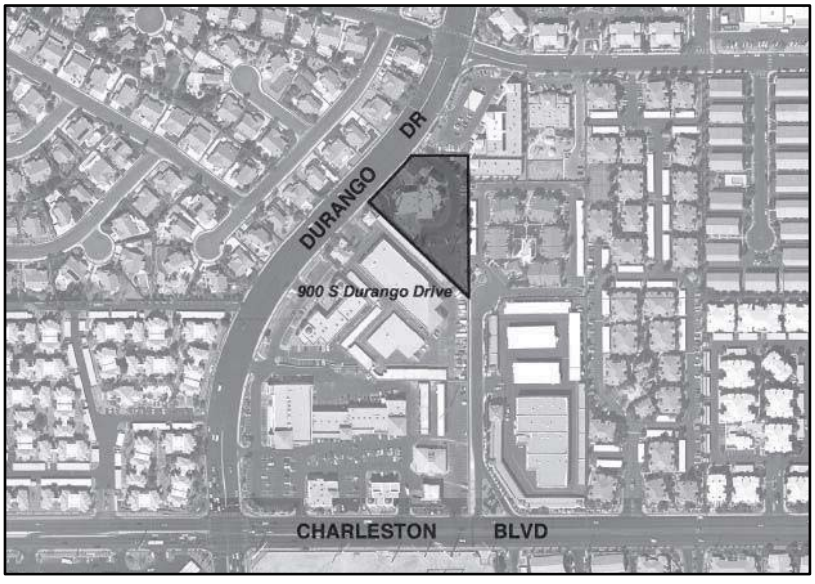
FIRE ADMINISTRATION AND STATION #1

Address:	500 N Casino Center Boulevard
Location:	SE corner Casino Center Blvd & E Bonanza Rd
Ownership:	City of Las Vegas
Category:	24-hour
Use:	Fire station and Administration
Building Size:	Fire station/Admin: 51,088 sq ft; 3rd floor addition: 8,310 sq ft
Construction year:	Station/Admin: 1984; 3rd floor addition: 1998
Architecture:	Contemporary
Landscaping:	Gardenesque Formal



FIRE STATION #2

Address:	900 S Durango Drive
Location:	East side of Durango/south of Boseck Dr
Ownership:	City of Las Vegas
Category:	24-hour
Use:	Fire station
Building Size:	8,717 sq ft
Construction year:	1989
Architecture:	Contemporary
Landscaping:	Desert Formal

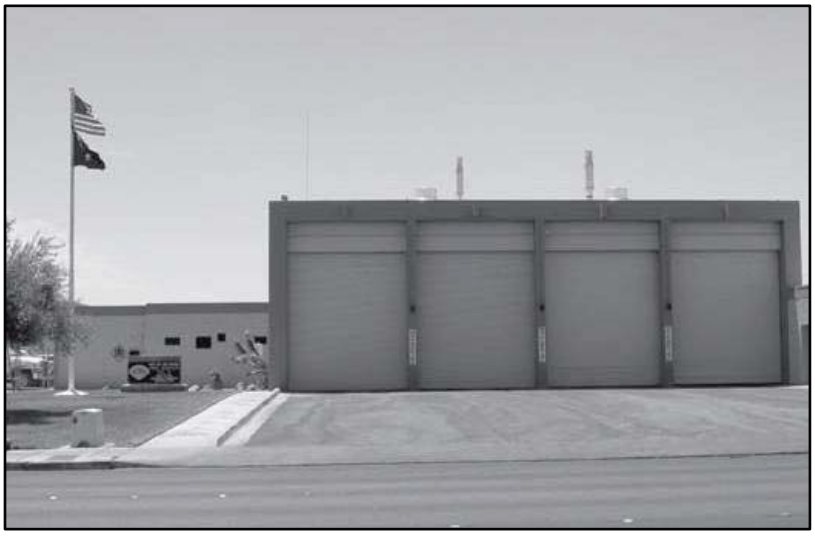


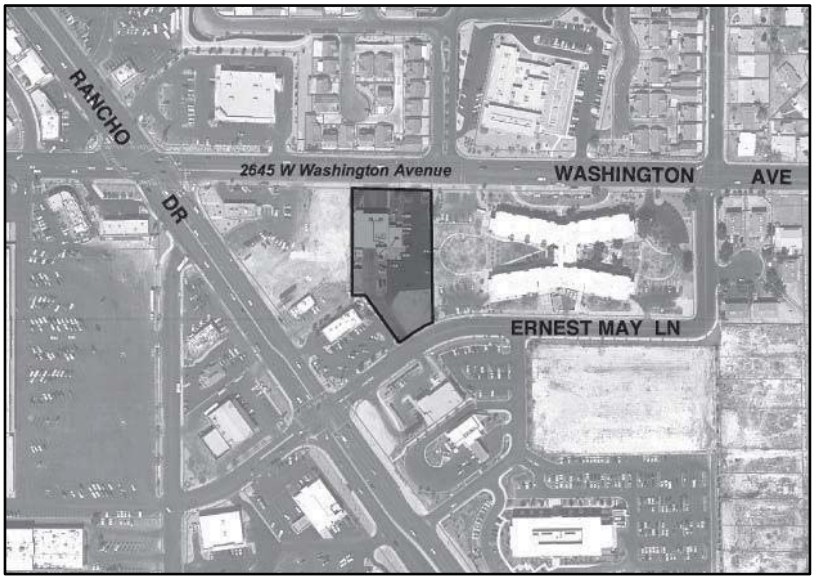
GPA-53501 [PRJ-53499]

PublicBldgsElemAPPENDIX;MPlans;indd;rs02/20/08

FIRE STATION #3

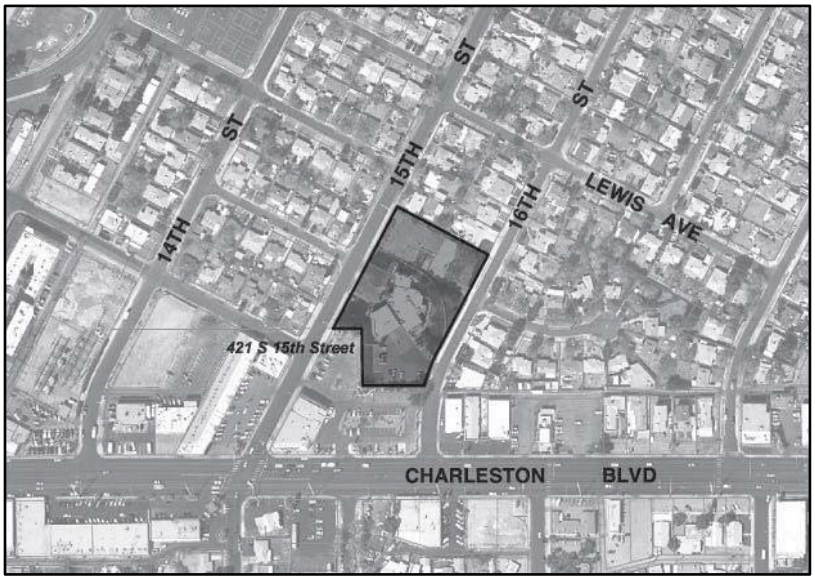
Address:	2645 W Washington Avenue
Location:	South side of W Washington Ave/east of Rancho Dr
Ownership:	City of Las
Vegas Category:	24-hour
Use:	Fire station
Building Size:	9,158 sq ft
Construction year:	1980
Architecture:	Contemporary
Landscaping:	Gardenesque Informal





FIRE STATION #4

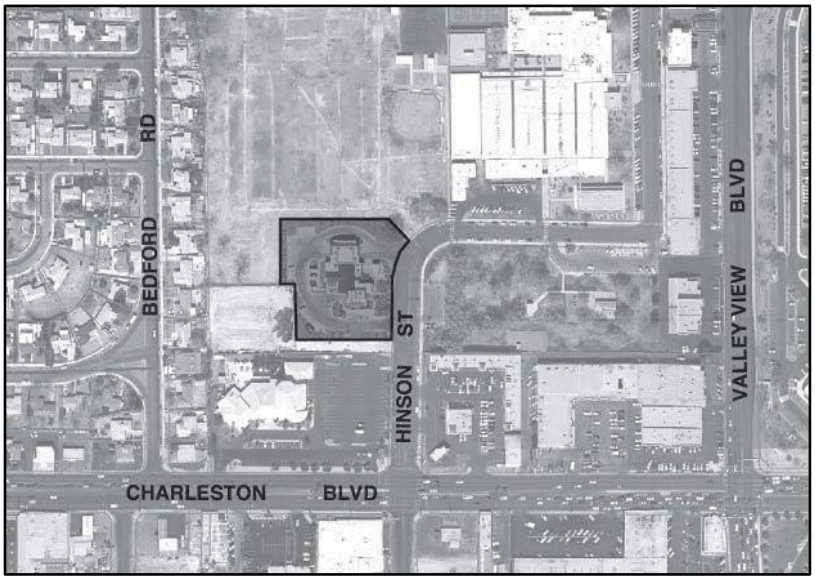
Address:	421 S 15th Street
Location:	N of Charleston
Blvd Ownership:	City of Las Vegas
Category:	24-hour
Use:	Fire Station
Building Size:	10,450 sq ft
Construction year:	1990
Architecture:	Contemporary
Landscaping:	Desert Minimal



GPA-53501 [PRJ-53499]

FIRE STATION #5

Address:	1020 Hinson Street
Location:	N of Charleston on Hinson Street
Ownership:	City of Las Vegas
Category:	24-hour
Use:	Fire Station
Building Size:	10,738 sq ft
Construction year:	2004 (1957 building demolished)
Architecture:	Contemporary
Landscaping:	Desert Informal



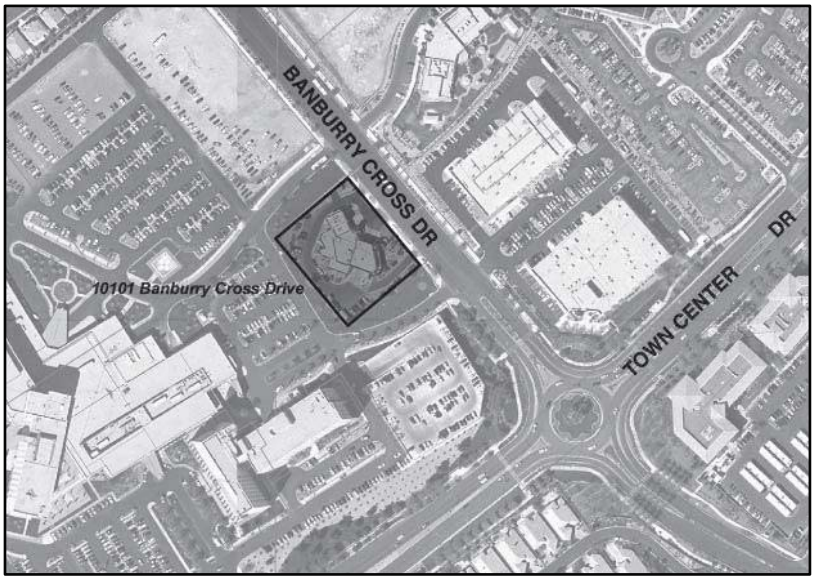
Fire Station 6

Address:	1680 S. Torrey Pines
Location:	Torrey Pines, north of Oakey Blvd
Ownership:	CLV
Category:	24-hour
Use:	Fire Station/Higher Education
Building Size:	10,500
Construction Year:	2008
Architecture:	Contemporary
Landscaping:	Desert Landscaping

GPA-53501 [PRJ-53499]

FIRE STATION #7

Address:	10101 Banburry Cross Drive
Location:	West of N Town Center/south side of Banburry Cross
Dr Ownership:	City of Las Vegas
Category:	24-hour
Use:	Fire Station
Building Size:	8,685 sq ft
Construction year:	1995
Architecture:	Contemporary
Landscaping:	Desert Informal

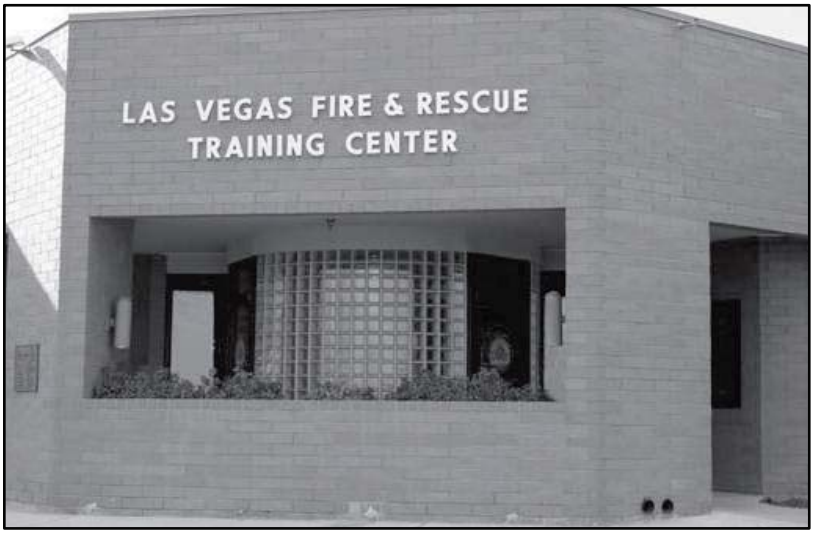


FIRE STATION #8

Address:	805 N Mojave Road
Location:	NW corner of Mojave Dr and Harris Ave
Ownership:	City of Las Vegas
Category:	24-hour
Use:	Fire Station
Building Size:	10,738 sq ft
Construction year:	2005
Architecture:	Contemporary
Landscaping:	Desert Formal

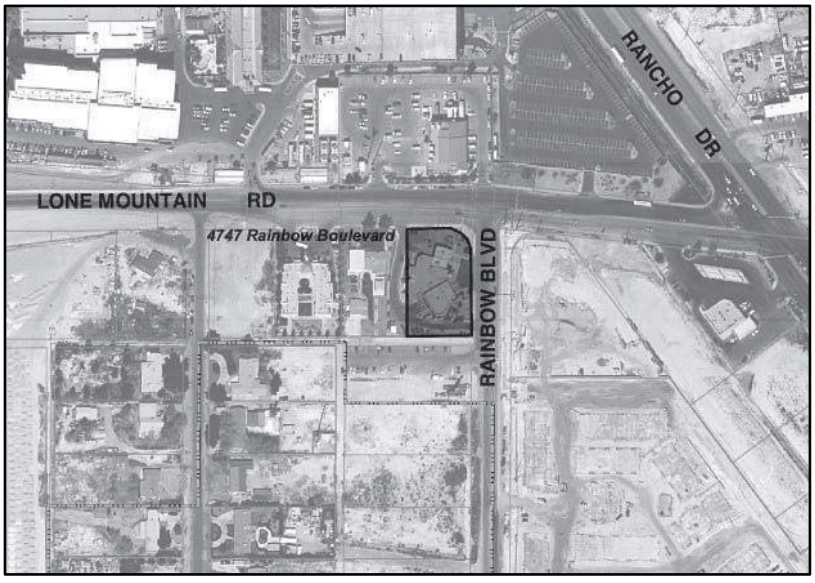
FIRE TRAINING CENTER (OLD FIRE STATION #8)

Address:	633 N Mojave Road
Location:	North of Bonanza Rd/west side of N Mojave Rd
Ownership:	City of Las Vegas
Category:	Administrative
Only Use:	Fire Training
Center	
Size:	Station: 6,178 sq ft; Center: 10,950 sq ft; Modular:1,440 sq ft
Construction year:	Early 1970's; Modular: 2002
Architecture:	Contemporary
Landscaping:	Urban Formal



FIRE STATION #9

Address:	4747 N Rainbow Boulevard
Location:	SW corner of Rainbow and W Lone Mtn Rd
Ownership:	CLV leases a portion of the roof to UNR Bureau of Mines and Geology for educational purposes
Category:	24-hour
Use:	Fire Station; UNR: installs GPS to roof
Building Size:	8,685 sq ft
Construction year:	1995
Architecture:	Contemporary
Landscaping:	Desert Formal

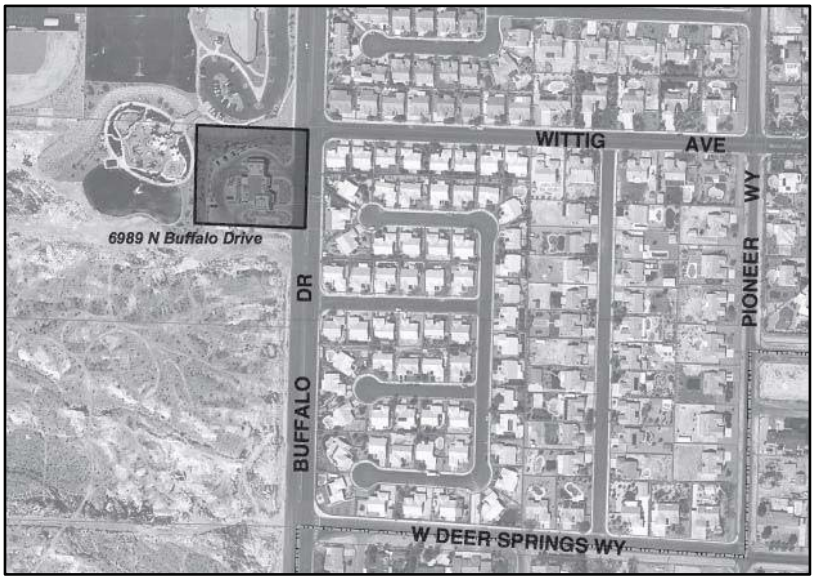


FIRE STATION #10

Address:	1501 S Martin Luther King Boulevard
Location:	North of Oakey Blvd/west side of S Martin Luther King Blvd
Ownership:	City of Las Vegas
Category:	24-hour
Use:	Fire Station
Building Size:	10,738 sq ft
Construction year:	2002 (1957 bldg demolished)
Architecture:	Contemporary
Landscaping:	Desert Formal

FIRE STATION #41

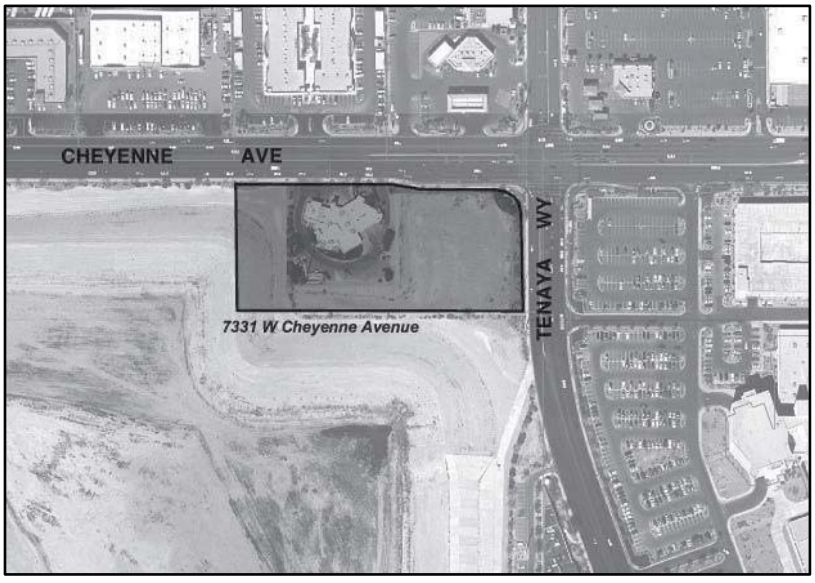
Address:	6989 N Buffalo Drive
Location:	West side of N Buffalo/south of Elkhorn Rd
Ownership:	City of Las Vegas
Category:	24-hour
Use:	Fire
Station Building Size:	8,700 sq ft
Construction year:	2000
Architecture:	Contemporary
Landscaping:	Desert Informal



GPA-53501 [PRJ-53499]

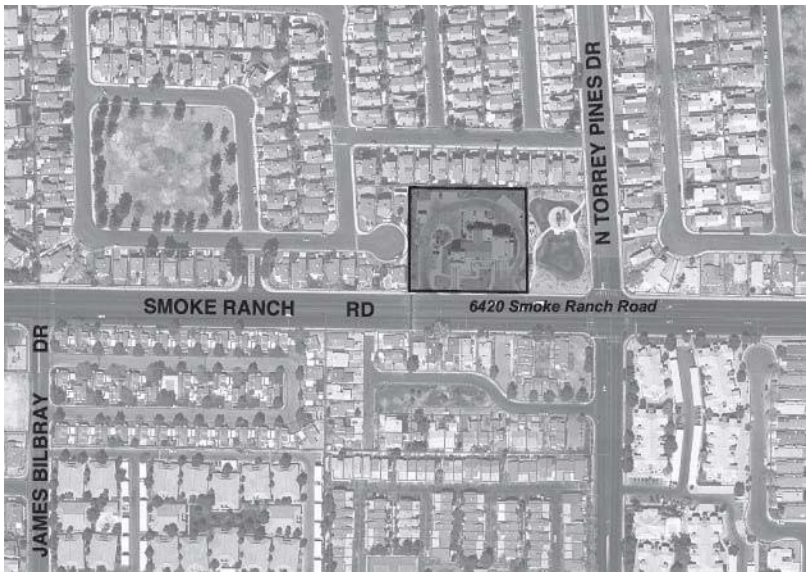
FIRE STATION #42

Address:	7331 W Cheyenne Avenue
Location:	SW corner of Cheyenne Ave and N Tenaya Way
Ownership:	City of Las Vegas
Category:	24-hour
Use:	Fire
Station Building Size:	8,711 sq ft
Construction year:	1990
Architecture:	Contemporary
Landscaping:	Desert Formal



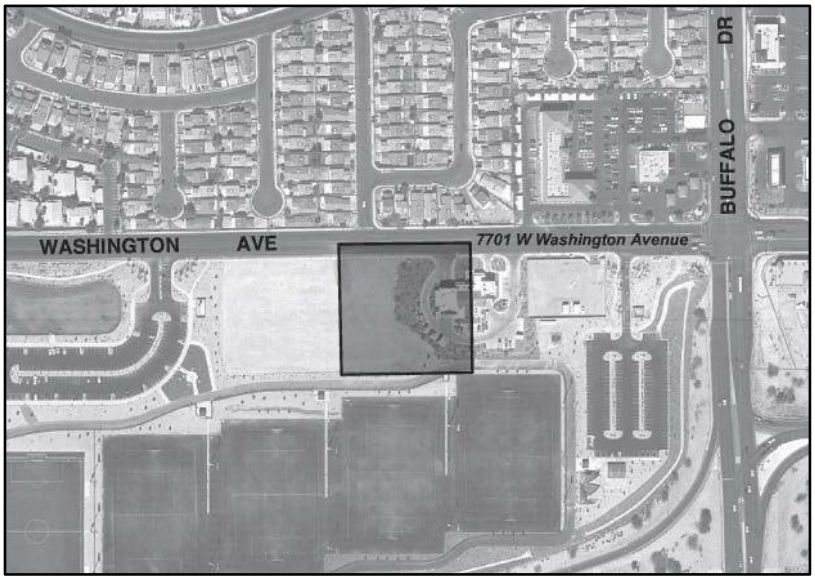
FIRE STATION #43

Address:	6420 Smoke Ranch Road
Location:	NW corner of Smoke Ranch Rd and N Torrey Pines Dr to the west of Cameron Community Park
Ownership:	City of Las Vegas
Category:	24-hour
Use:	Fire Station
Building Size:	10,738 sq ft
Construction year:	2003
Architecture:	Contemporary
Landscaping:	Desert Informal



FIRE STATION #44

Address:	7701 W Washington Avenue
Location:	SW corner of the Washington and Buffalo Park
Ownership:	City of Las
Vegas Category:	24-hour
Use:	Fire Station
Building Size:	10,738 sq ft
Construction year:	2003
Architecture:	Contemporary
Landscaping:	Desert Formal



FIRE STATION #45

Address:	3821 N Fort Apache Road
Location:	NW corner of Fort Apache and Gilmore Ave
Ownership:	City of Las Vegas
Category:	24-hour
Use:	Fire Station
Building Size:	10,738 sq ft
Construction year:	2003
Architecture:	Contemporary
Landscaping:	Desert Formal

FIRE STATION #47

Address:	911 Ridge Pine Street
Location:	Northwest corner of Ridge Pine Street and Far Hills Avenue
Ownership:	In process of transferring from Howard Hughes Co to the City of Las Vegas
Category:	24-hour
Use:	Fire Station
Building Size:	11,283 sq ft
Construction year:	2007
Architecture:	Contemporary
Landscaping:	Desert Formal

Fire Station 102

Address:	805 N. Mojave
Location:	Mojave, north of Bonanza Road
Ownership:	CLV
Category:	24-hour
Use:	Fire Station
Building Size:	5,876
Construction Year:	1968
Architecture:	Contemporary
Landscaping:	Desert Landscaping

FIRE STATION #103

Warehouse

Address:	190 Upland Boulevard
Location:	East of Jones/north side of Upland Blvd
Ownership:	City of Las Vegas
Category:	24-hour
Use:	Fire Station
Building Size:	6,259 sq ft
Construction year:	1963
Architecture:	Modern
Landscaping:	Desert Informal

GPA-53501 [PRJ-53499]

Fire Station 106

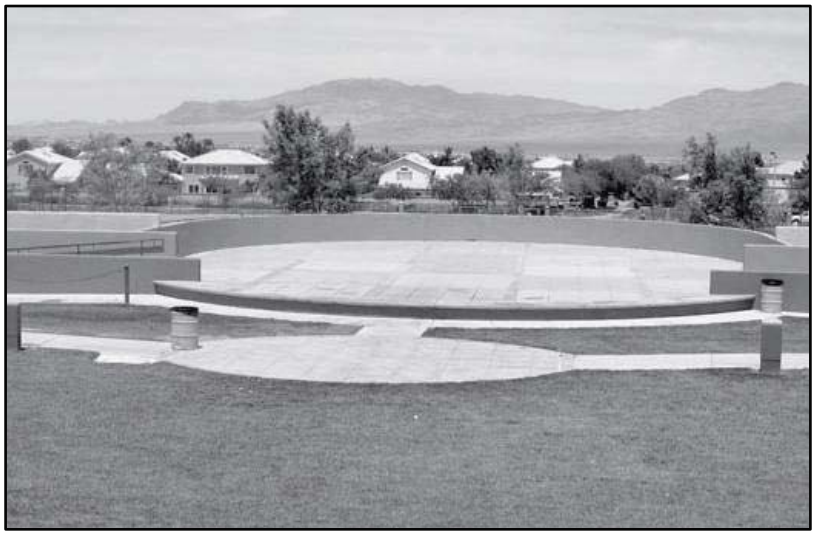
Address:	1888 Stella Lake
Location:	Stella Lake, south of Lake Mead Blvd
Ownership:	CLV
Category:	24-hour
Use:	Fire Station
Building Size:	7,640
Construction Year:	2012
Architecture:	Contemporary
Landscaping:	Desert Landscaping

Fire Station 107

Address:	9398 Sundial Drive
Location:	Sundial Drive, north of Lake Mead Blvd
Ownership:	CLV
Category:	24-hour
Use:	Fire Station
Building Size:	7,800
Construction Year:	2012
Architecture:	Contemporary
Landscaping:	Desert Landscaping

HILLS PARK AMPITHEATER

Address:	9100 Hillpoint Road
Location:	North side of Hillpoint Road/west of Glenside Dr.
Ownership:	City of Las
Vegas Category:	Cultural
Use:	Performances, festivals and cultural events
Building Size:	1,440 sq ft
Construction year:	1993
Architecture:	N/A
Landscaping:	Gardenesque Formal



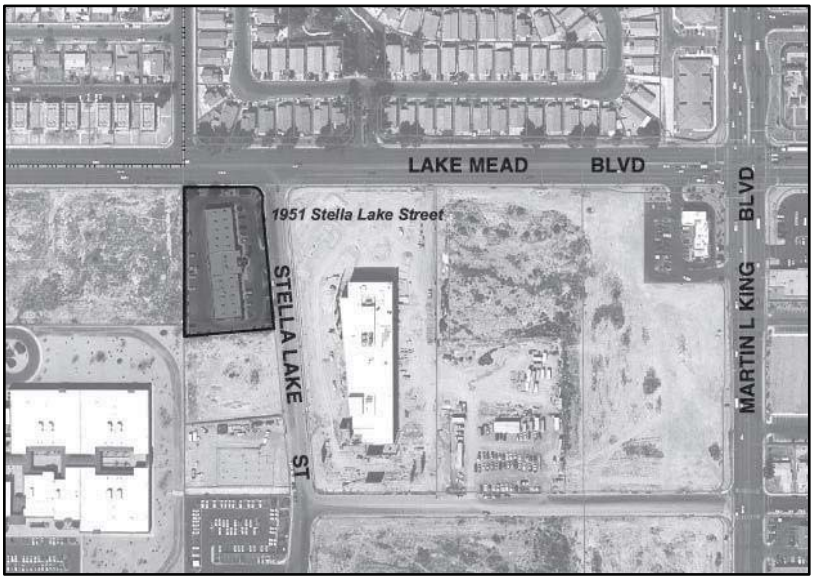
LAS VEGAS ENTERPRISE BUSINESS PARK: LVMPD

Address:	1851 Stella Lake Street
Location:	South of W Lake Mead Blvd/east side of Stella Lake St
Ownership:	City of Las Vegas leases the property to the Metropolitan Police Department
Category:	Other
Use:	General
offices Building Size:	≈ 20,000 sq ft
Construction year:	2002
Architecture:	Post-Modern
Landscaping:	Desert Formal

GPA-53501 [PRJ-53499]

LAS VEGAS ENTERPRISE BUSINESS PARK: BUSINESS CENTER

Address:	1951 Stella Lake Street
Location:	South of W Lake Mead Blvd/east side of Stella Lake St
Ownership:	City of Las Vegas leases a portion of the property for Incubator Suites
Category:	Other
Use:	Offices
Building Size:	17,100 sq ft
Construction year:	1997
Architecture:	Contemporary
Landscaping:	Desert Formal



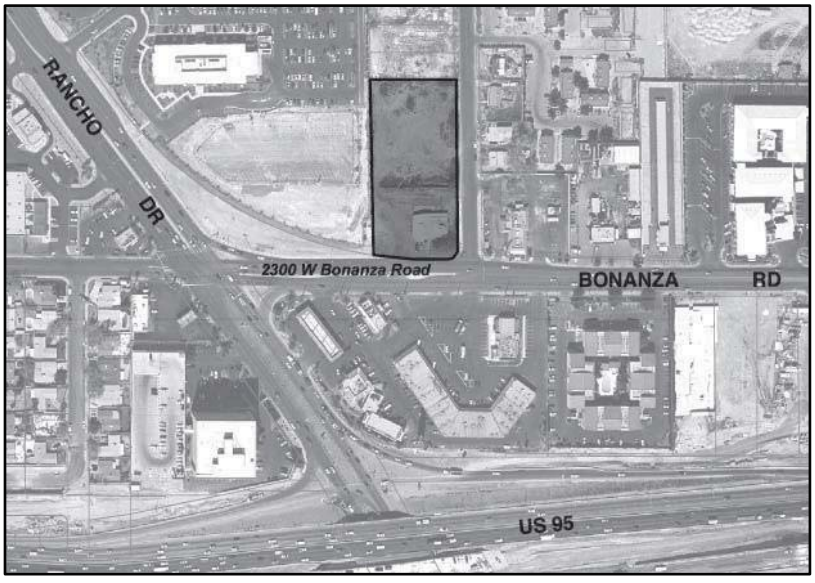
LAS VEGAS ENTERPRISE BUSINESS PARK:
Urban Chamber of Commerce

Address:	1951 Stella Lake Drive
Location:	North side of Wheeler Peak Drive/west of Martin Luther King Blvd
Ownership:	City of Las Vegas leases the Urban Chamber of Commerce
Category:	Other
Use:	Office
Building Size:	≈ 24,000 sq ft
Construction year:	2001
Architecture:	Post-Modern
Landscaping:	Urban Formal

GPA-53501 [PRJ-53499]

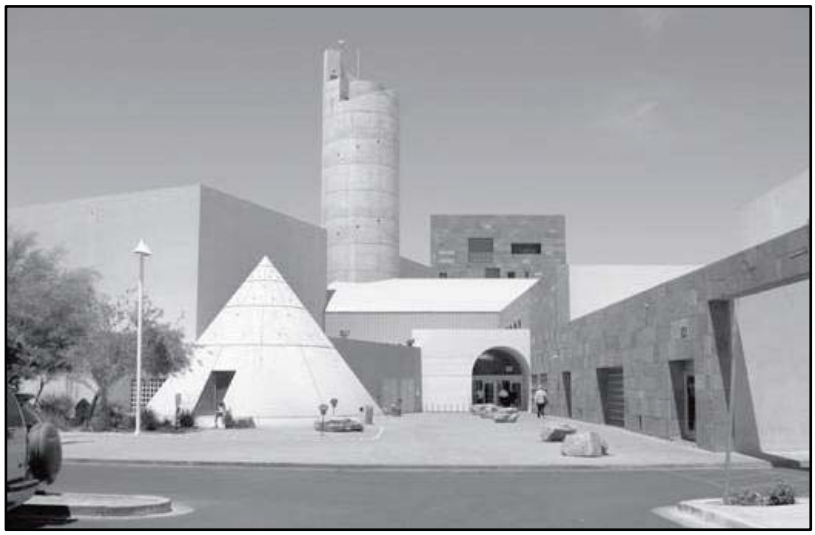
LAS VEGAS INDIAN CENTER

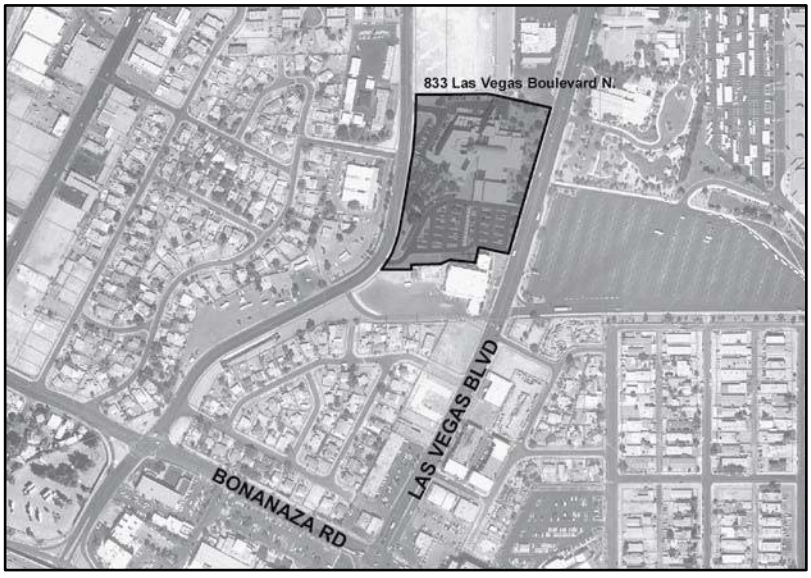
Address:	2300 W Bonanza Road
Location:	Northwest corner of W Bonanza Rd and Dike Lane
Ownership:	City of Las Vegas leases the property to the Las Vegas Indian Center, Inc
Category:	Other
Use:	Offices
Building Size:	4,029 sq ft
Construction year:	1957
Architecture:	Modern
Landscaping:	Desert Informal



LAS VEGAS LIBRARY

Address:	833 N Las Vegas Boulevard
Location:	East side of Las Vegas Blvd, south of Washington
Ownership:	City of Las Vegas, leased to Clark County Library District
Category:	Cultural Use: Library
Building Size:	100,400 sq ft
Construction year:	1990
Architecture:	Post-Modern
Landscaping:	Urban Formal





GPA-53501 [PRJ-53499]

PublicBldgsElemAPPENDIX;MPlans;indd;rs02/20/08

LIED ANIMAL FOUNDATION

Address:	655 N Mojave Road
Location:	Northwest corner of N Mojave Rd and E Bonanza Rd
Ownership:	City of Las Vegas leases the property to the Animal Foundation
Category:	Other
Use:	Operate and manage the Animal Shelter Facility for the care of animals and for veterinary education and training
Building Size:	≈ 90,175 sq ft
Construction year:	2001
Architecture:	Contemporary
Landscaping:	Desert Minimal

Need photo

GPA-53501 [PRJ-53499]

Lied Discovery Children's Museum

Address:	360 Promenade Place
Location:	Grand Central Parkway and Promenade Place
Ownership:	CLV
Category:	Cultural
Use:	Museum
Building Size:	58,000 sf
Construction Year:	2013
Architecture:	Contemporary
Landscaping:	Desert Landscaping

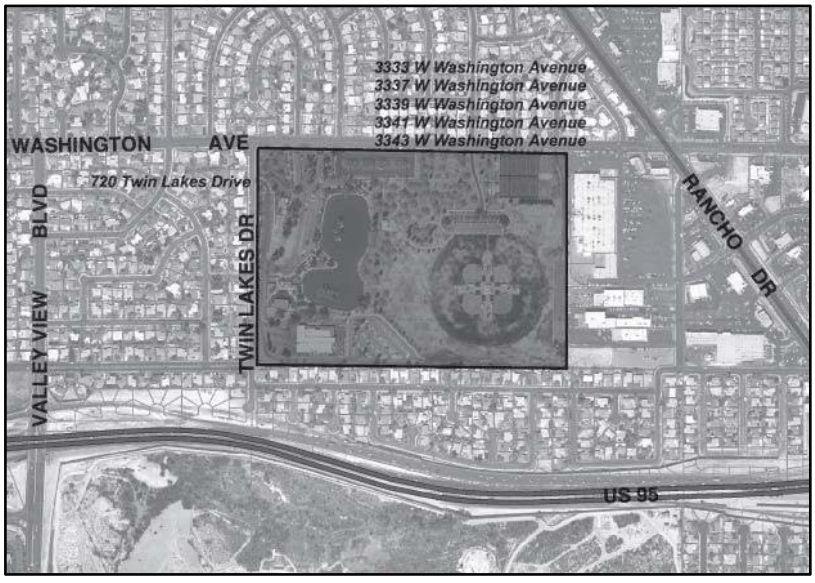
LORENZI PARK: COMMUNITY ART EXHIBITION STUDIO

Address:	3341 W Washington Avenue
Location:	SE corner of W Washington Ave and Twin Lakes
Drive Ownership:	City of Las
Vegas Category:	Cultural
Use:	Multi-purpose room with community art displayed
Building Size:	Bldg 1: 4,542 sq ft; Bldg 2: 2,100 sq ft; Bldg 3: 4,542 sq ft; Twin Lakes Bldg: 2,100 sq ft
Construction year:	1951
Architecture:	Modern
Landscaping:	Gardenesque

GPA-53501 [PRJ-53499]

LORENZI PARK: SAMMY DAVIS JR. FESTIVAL PLAZA

Address:	720 Twin Lakes Drive
Location:	SE corner of W Washington Ave and Twin Lakes
Drive Ownership:	City of Las
Vegas Category:	Cultural
Use:	Events such as concerts, dances, festivals, plays, and similar activities
Building Size:	6,346 sq ft
Construction year:	Circa 1995
Architecture:	Contemporary
Landscaping:	Urban Formal



METRO SUBSTATION: DOWNTOWN AREA

Address:	621 N 9th Street
Location:	Northwest corner of North 9th St and E Bonanza Rd
Ownership:	City of Las Vegas leases the property to the metropolitan Police Department. City traded a portion of the land with Clark County School District at Eastern Ave and Stewart for the Ninth Street School
Category:	24-hour
Use:	Downtown area command for Metro
Building Size:	17,235 sq ft
Construction year:	2004
Architecture:	Contemporary
Landscaping:	Desert Formal

GPA-53501 [PRJ-53499]

METRO SUBSTATION: NORTHWEST AREA COMMAND

Address:	9850 W Cheyenne Avenue
Location:	NE corner of Cheyenne Ave and Metro Academy Way
Ownership:	City of Las Vegas leases the property to the Metropolitan Police Department
Category:	24-hour
Use:	Northwest Metro substation
Building Size:	21,378 sq ft
Construction year:	2001
Architecture:	Contemporary
Landscaping:	Desert Formal

GPA-53501 [PRJ-53499]

METRO SUBSTATION: TRAINING CENTER

Address:	861 N Mojave Road
Location:	Southwest corner of E Washington Ave and N Mojave Road
Ownership:	City of Las Vegas leases the property to the Metropolitan Police Department
Category:	Administrative
Use:	Training Center for Metro
Building Size:	12,664 sq ft
Construction year:	1988
Architecture:	Contemporary
Landscaping:	Desert Informal

NATURAL HISTORY MUSEUM

Address:	900 N Las Vegas Boulevard
Location:	SE corner of Las Vegas Blvd and Washington Ave
Ownership:	CLV leases property to Museum of Natural History
Category:	Cultural
Use:	Museum
Building Size:	38,080 sq ft
Construction year:	1963
Architecture:	Modern
Landscaping:	Gardenesque Formal

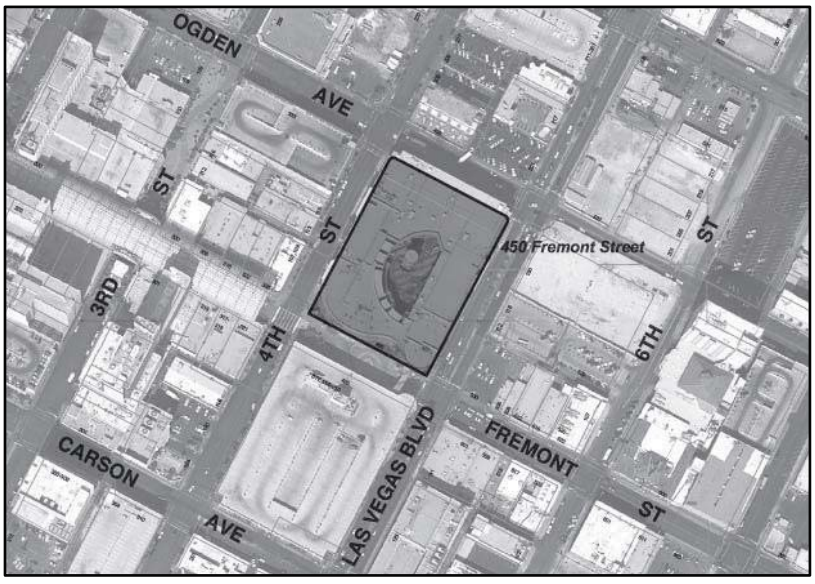
Neon Museum Visitor's Center

Address:	810 N. Las Vegas Blvd
Location:	Northeast Corner of Las Vegas Blvd and McWilliams Ave.
Ownership:	CLV
Category:	Cultural
Use:	Museum
Building Size:	2,500 sf
Construction Year:	1961
Architecture:	Post Modern
Landscaping:	Desert Landscaping

NEONOPOLIS AT FREMONT STREET EXPERIENCE PARKING STRUCTURE

Address: Northwest corner of Las Vegas Boulevard and Fremont
Street Location: Northwest corner of Las Vegas Boulevard and Fremont Street
Ownership: City of Las Vegas Redevelopment. Parking structure
Category: Other
Use:
Parking

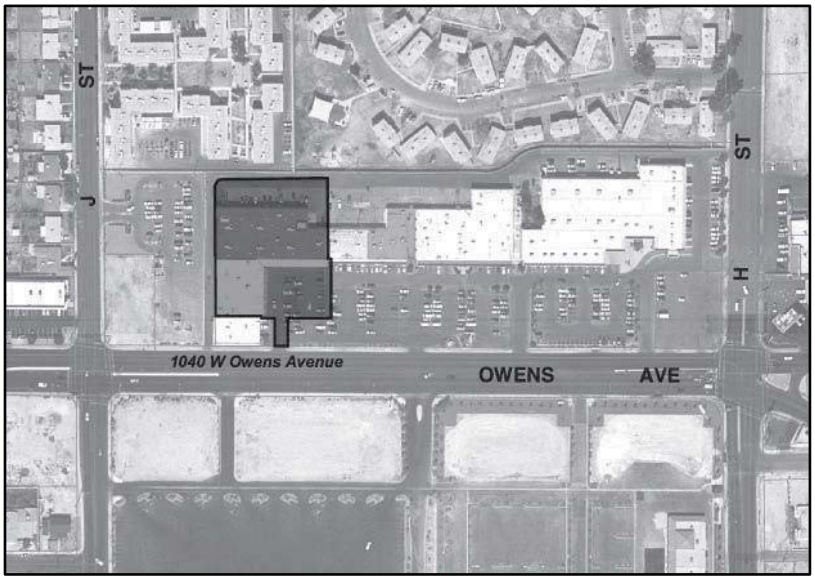
Building Size: Garage Site, P-1 level: 112,560; Garage Site, P-2;
Level
112,560
Construction year: 2000
Architecture: Contemporary
Landscaping: None



GPA-53501 [PRJ-53499]

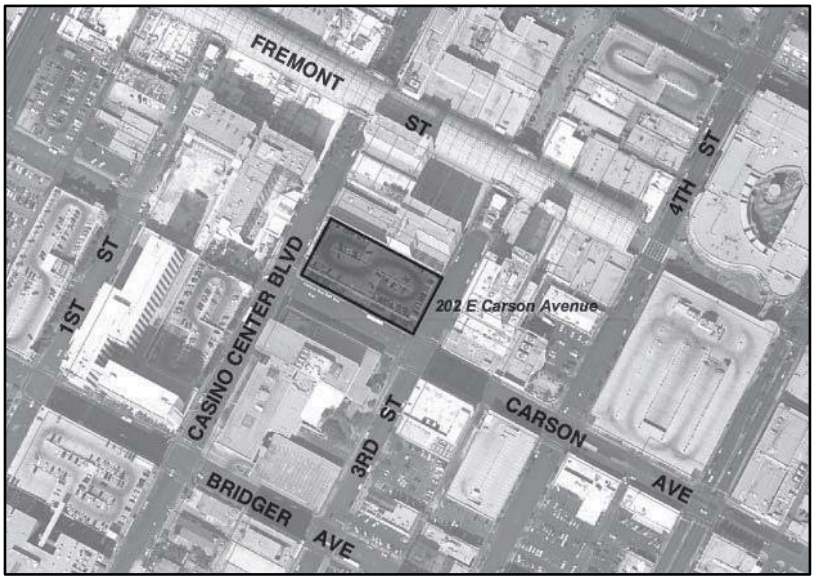
NUCLEUS PLAZA: STATE WELFARE OFFICE

Address:	1040 W Owens Avenue
Location:	North side of W Owens Ave/east of J Street
Ownership:	City of Las Vegas leases the property to the State of Nevada department of General Services
Category:	Other
Use:	State Welfare Office; Parking
Building Size:	30,840 sq ft
Construction year:	1964
Architecture:	Modern
Landscaping:	Desert Minimal



OGDEN PARKING GARAGE

Address:	222 E Carson Avenue
Location:	Neonopolis at Fremont Street Experience/NW corner of Las Vegas Blvd and Fremont Street
Ownership:	City of Las Vegas leases the property to Lady Luck Hotel and casino (578 parking spaces)
Category:	Other
Use:	Parking
Building Size:	Unknown
Construction year:	1967
Architecture:	Modern
Landscaping:	Urban Formal



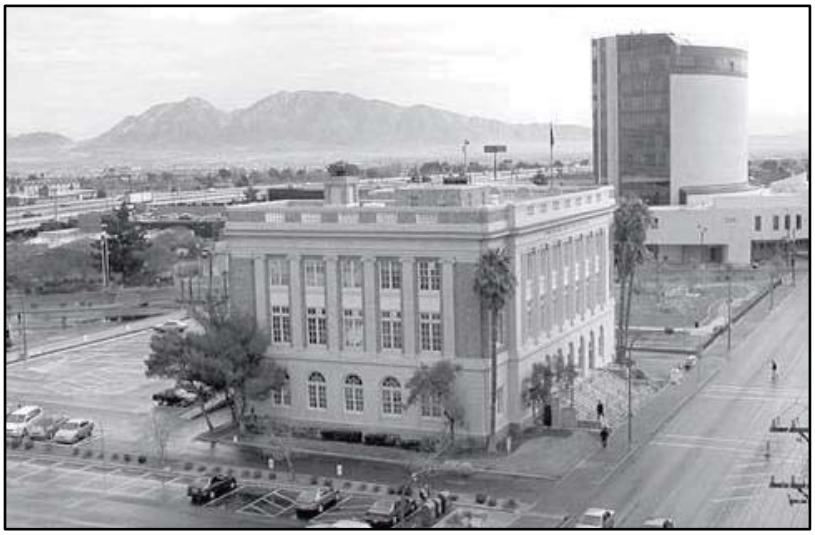
GPA-53501 [PRJ-53499]

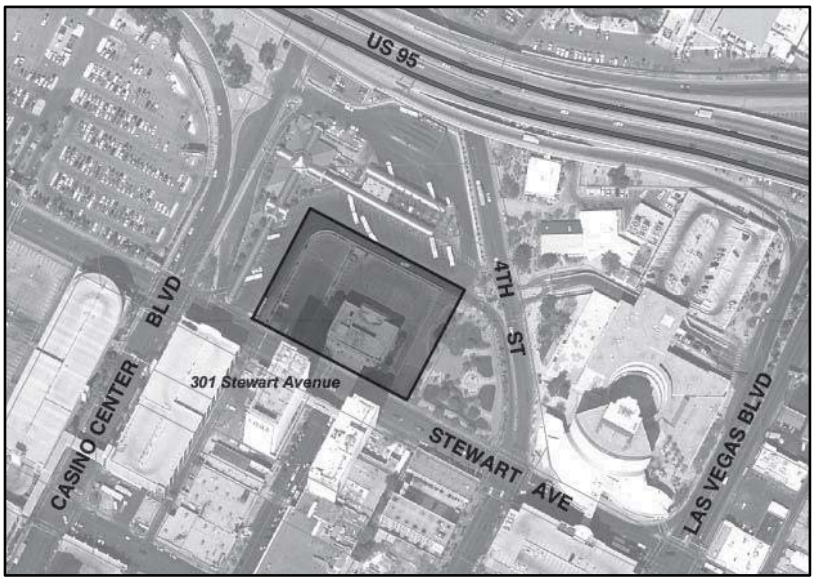
Outreach Services

Address:	1120 E. St. Louis Ave
Location:	St. Louis Ave, west of Maryland Parkway
Ownership:	CLV
Category:	Administrative
Use:	Government Office
Building Size:	1,400
Construction Year:	N/A
Architecture:	Modular
Landscaping:	Urban Landscaping

DOWNTOWN POST OFFICE

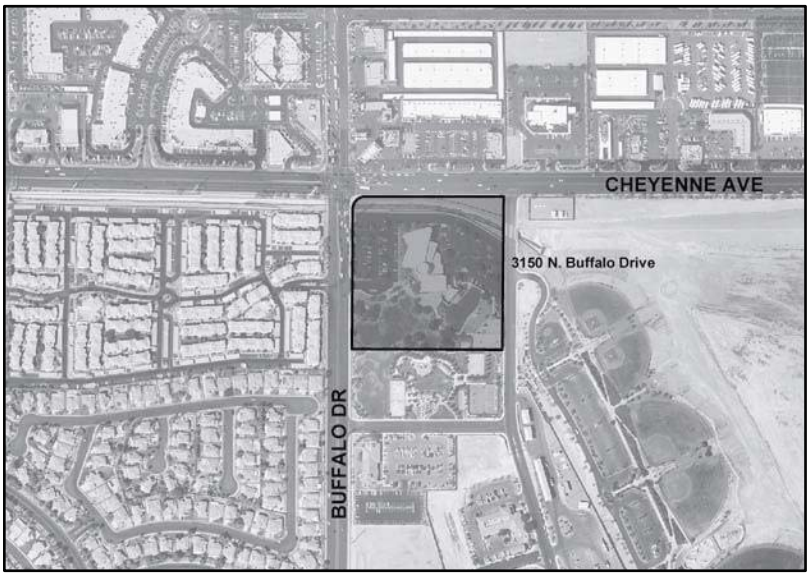
Address:	301 Stewart Avenue
Location:	North side of Stewart Ave/east of Casino Center Blvd
Ownership:	City of Las
Vegas Category:	Cultural
Use:	Mob Museum
Building Size:	34,573 sq ft
Construction year:	1933
Architecture:	Neoclassical
Landscaping:	Urban Formal
Historical Status:	Listed on the city of Las Vegas Property Register, the Nevada State Register of Historic Places, and the National Register of Historic Places





RAINBOW LIBRARY

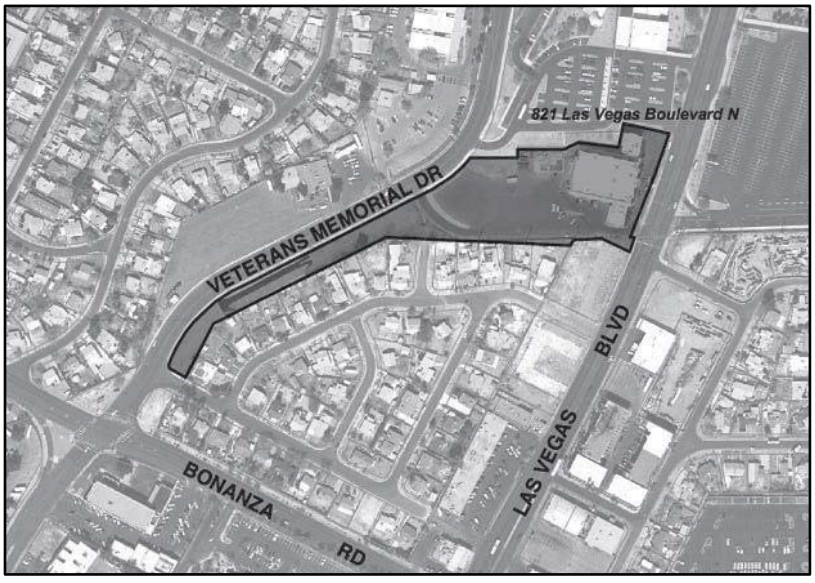
Address:	3150 N. Buffalo Drive
Location:	SE corner of Buffalo and W Cheyenne
Ownership:	City of Las Vegas
Category:	Cultural
Use:	Library
Building Size:	25,000 sq ft
Construction year:	1994
Architecture:	Contemporary
Landscaping:	Desert Formal



GPA-53501 [PRJ-53499]

REED WHIPPLE CULTURAL CENTER

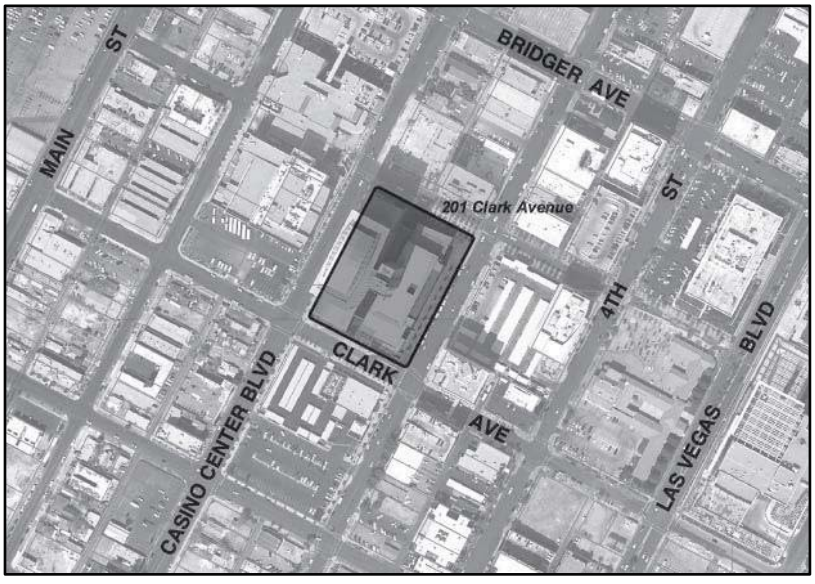
Address:	821 N Las Vegas Boulevard
Location:	North of E Bonanza Rd/west side of N Las Vegas Blvd
Ownership:	CLV leases a portion of property to Neon Museum for office space
Category:	Cultural
Use:	Art exhibits, children's summer concert series, classes, concerts, guest artists, lectures, live theatre, Arts Camp
Building Size:	32,510 sq ft
Construction year:	1963
Architecture:	Modern
Landscaping:	Gardenesque Informal



GPA-53501 [PRJ-53499]

REGIONAL JUSTICE CENTER

Address:	200 Clark Avenue
Location:	Northeast corner of S Casino Center Blvd and Clark Street
Ownership:	Clark County leases a portion of the property to the City of Las Vegas
Category:	Other
Use:	Municipal courtrooms, office space for the City's Attorney Criminal Division, support and work areas for court employees; filing, archive area
Building Size:	94,000 sq ft
Construction year:	2005
Architecture:	Contemporary
Landscaping:	Urban Formal



GPA-53501 [PRJ-53499]

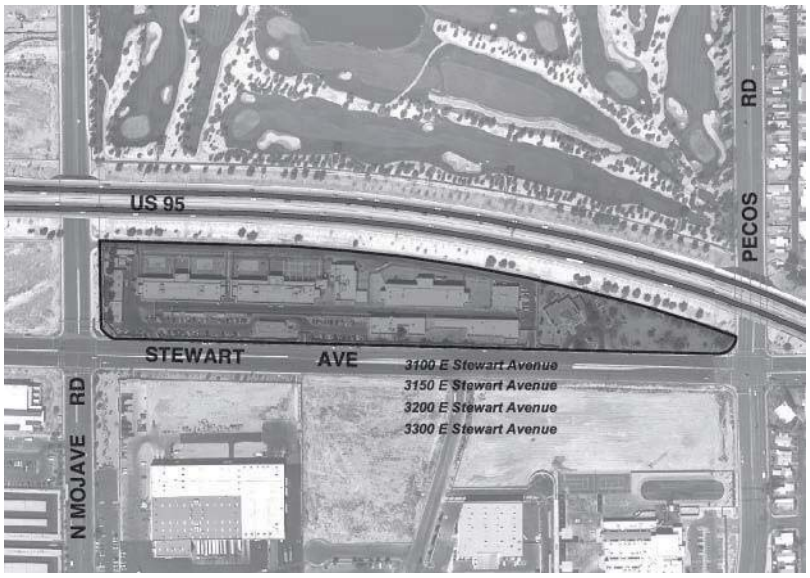
SAHARA WEST LIBRARY

Address:	9600 W Sahara Avenue
Location:	NE corner of Grand Canyon Dr and Sahara Ave
Ownership:	Clark County Library District
Category:	Cultural Use: Library
Building Size:	122,000 sq ft
Construction year:	1997
Architecture:	Contemporary
Landscaping:	Urban Formal

GPA-53501 [PRJ-53499]

SOUTHERN NEVADA LAW ENFORCEMENT ACADEMY (SNLEA)

Address: 3100 E. Stewart Avenue
Location: NE corner of Mojave Rd and Stewart Avenue Ownership: City of Las Vegas Category: Detention & Enforcement Use: Officer Training
Building Size: 5,388 sq ft
Construction year: 2003
Architecture: Contemporary
Landscaping: None

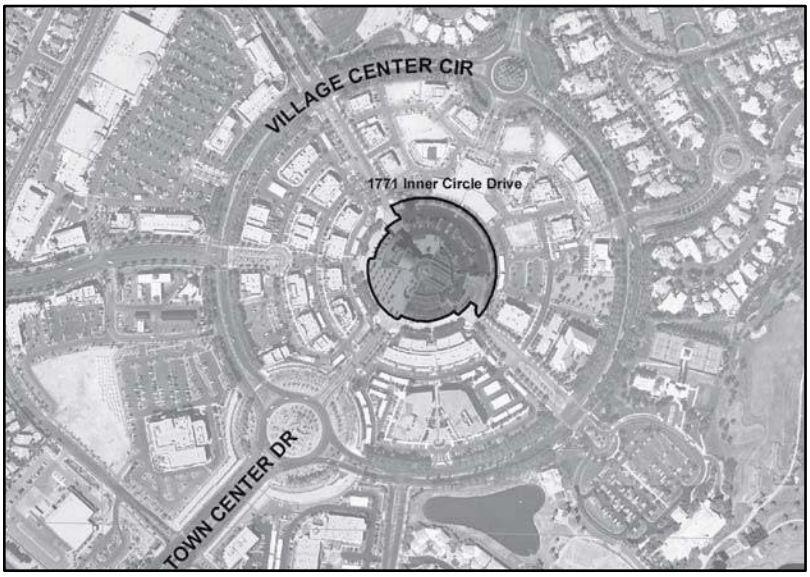


Stupak Community Center/Meadows Library

Address:	251 Boston Avenue
Location:	Boston Avenue, west of Fairfield Ave
Ownership:	CLV
Category:	Cultural
Use:	Community Center/Library
Building Size:	34,000 sf
Construction Year:	2011
Architecture:	Contemporary
Landscaping:	Urban Landscaping

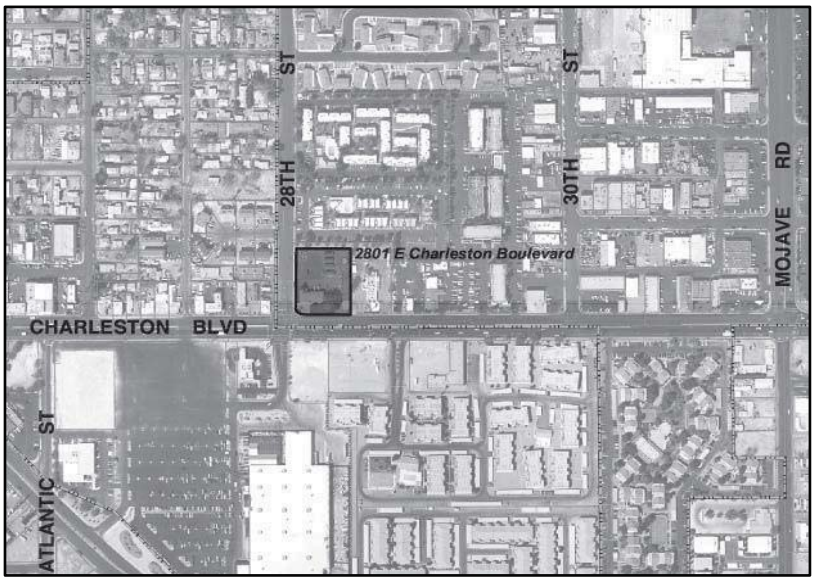
SUMMERLIN LIBRARY

Address:	1771 Inner Circle Drive
Location:	Inner Circle Dr and Library Hills
Dr Ownership:	Clark County Library District
Category:	Cultural
Use:	Library
Building Size:	40,195 sq ft
Construction year:	1993
Architecture:	Contemporary
Landscaping:	Desert Formal



TRAFFIC SIGNAL REPAIR

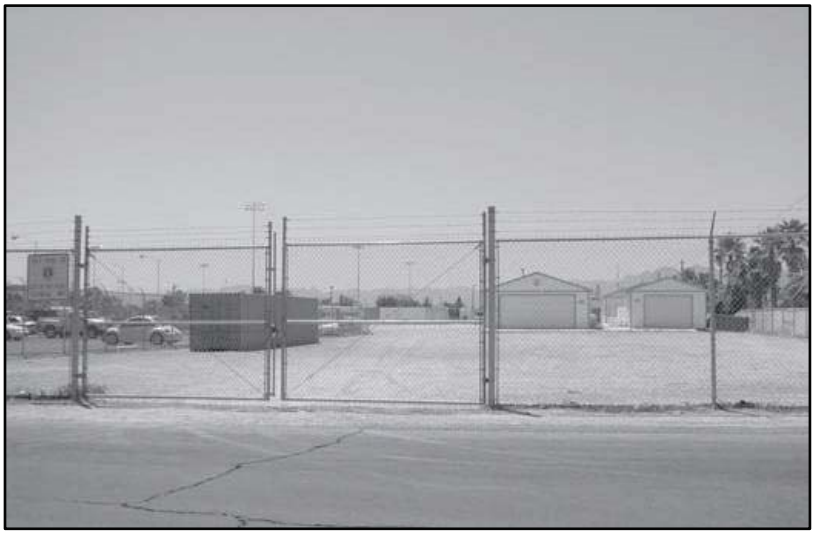
Address:	2804 E Charleston Boulevard
Location:	NE corner of E Charleston Blvd and N 28th Street
Ownership:	City of Las
Vegas Category:	Warehouse
Use:	Traffic equipment repair
Building Size:	3,343 sq ft
Construction year:	1963
Architecture:	Modern
Landscaping:	None



GPA-53501 [PRJ-53499]

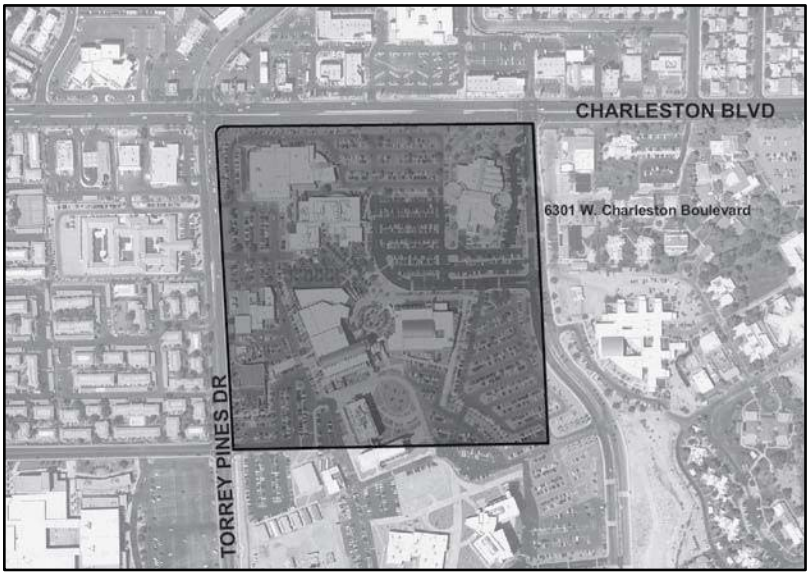
VEHICLE SERVICES SATELLITE GARAGE #I

Address:	4357 Vegas Drive
Location:	South side of Vegas Drive/east of N Decatur Blvd
Ownership:	City of Las Vegas
Category:	Warehouse
Use:	Storage of items for auction
Building Size:	3,261 sq ft
Construction year:	≈ 1970
Architecture:	Industrial
Landscaping:	None



WEST CHARLESTON LIBRARY

Address:	6301 W. Charleston Boulevard
Location:	SW corner W Charleston and Community College Dr
Ownership:	University Board of
Regents Category:	Cultural
Use:	Library
Building Size:	38,900 sq ft
Construction year:	1993
Architecture:	Post-Modern
Landscaping:	Urban Formal



GPA-53501 [PRJ-53499]

WEST CITY SERVICE CENTER: RECORDS STORAGE

Address:	2825 Ronemus Drive
Location:	SW corner of W Cheyenne and Ronemus Dr
Ownership:	City of Las
Vegas Category:	Warehouse
Use:	Records storage facility
Building Size:	27,282 sq ft
Construction year:	2006
Architecture:	Industrial
Landscaping:	None

WEST CITY SERVICE CENTER: FIELD OPERATIONS MAINTENANCE

Address:	2880 Ronemus Drive
Location:	SW corner of W Cheyenne and Ronemus Dr
Ownership:	City of Las
Vegas Category:	Warehouse
Use:	Field Operations-Maintenance
Building Size:	5,565 sq ft
Construction year:	2004
Architecture:	Industrial
Landscaping:	None

GPA-53501 [PRJ-53499]

WEST CITY SERVICE CENTER: TRANSFER STATION

Address: 2870 Ronemus Drive
Location: Southwest corner of W Cheyenne Ave and Ronemus Dr
Ownership: City of Las Vegas
Category: Other
Use: Transfer station (material handling) Building Size: 18,000 sq ft
Construction year: 2004
Architecture: Industrial
Landscaping: None

WEST CITY SERVICE CENTER: TEM MAINTENANCE

Address:	2985 Ronemus Drive
Location:	Southwest corner of W Cheyenne Ave and Ronemus Dr
Ownership:	City of Las Vegas
Category:	Warehouse
Use:	Traffic Electrical Field Operations Maintenance
facility Building Size:	4,737 sq ft
Construction year:	2004
Architecture:	Contemporary
Landscaping:	Desert Minimal

GPA-53501 [PRJ-53499]

WEST CITY SERVICE CENTER: FIELD OPERATIONS

Address:	2875 Ronemus Drive
Location:	Southwest corner of W Cheyenne Ave and Ronemus Dr
Ownership:	City of Las Vegas
Category:	Administrative
Use:	Field Operation
offices Building Size:	12,690 sq ft
Construction year:	2004
Architecture:	Contemporary
Landscaping:	Desert Formal

WEST CITY SERVICE CENTER: Sanitation Maintenance Building and IT Addition

Address:	2900 Ronemus Drive
Location:	Southwest corner of W Cheyenne Ave and Ronemus Dr
Ownership:	City of Las Vegas
Category:	Administrative; Warehouse
Use:	Traffic Electrical Field Operations Administration, Information technology staff,
Building Size:	TEFO: 1,075 sq ft; IT: 4,238sq ft;
Construction year:	TEFO: 1994; IT: 2004; Storage: 1994
Architecture:	Contemporary
Landscaping:	Desert Informal

GPA-53501 [PRJ-53499]

WEST CITY SERVICE CENTER: VEHICLE SERVICES

Address: 2950 Ronemus Drive
Location: Southwest corner of W Cheyenne Ave and Ronemus Dr
Ownership: City of Las Vegas
Category: Warehouse
Use: Vehicle
services Building Size: 14,605 sq ft Construction year: 1997
Architecture: Industrial
Landscaping: None

WEST CITY SERVICE CENTER: CONSTRUCTION SERVICES

Address:	3001 Ronemus Drive
Location:	Southwest corner of W Cheyenne Ave and Ronemus Dr
Ownership:	City of Las Vegas
Category:	Administrative
Use:	Construction Services offices
Building Size:	12,521 sq ft
Construction year:	1999
Architecture:	Contemporary
Landscaping:	Desert Informal

GPA-53501 [PRJ-53499]

PublicBldgsElemAPPENDIX;MPlans;indd;rs02/20/08

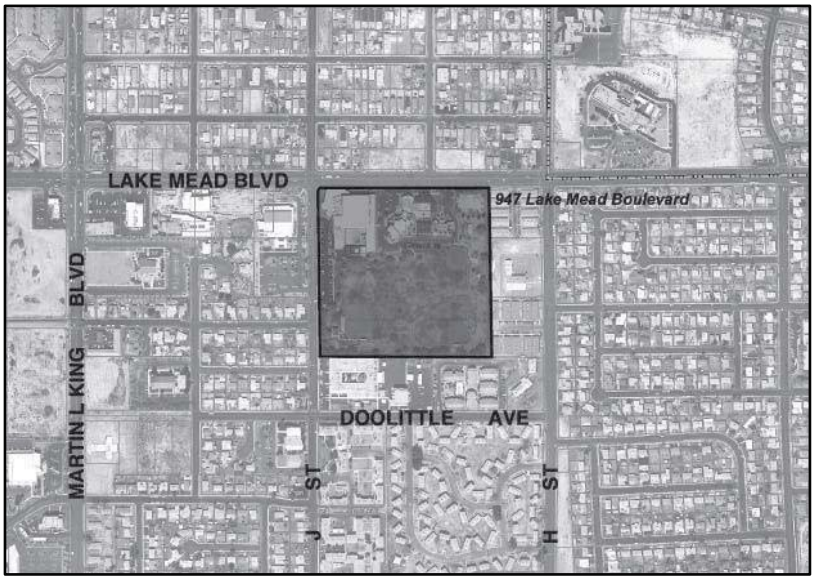
WEST CITY SERVICE CENTER: Emergency Management Building

Address:	7551 Sauer Street
Location:	Northeast corner of Sauer St and N Buffalo Dr
Ownership:	City of Las Vegas
Category:	Administrative
Use:	Building and Safety staff
Building Size:	8,394 sq ft
Construction year:	1994
Architecture:	Contemporary
Landscaping:	Desert Informal

GPA-53501 [PRJ-53499]

WEST LAS VEGAS ARTS CENTER

Address:	947 W Lake Mead Boulevard
Location:	SE corner of West Lake Mead Blvd and J Street
Ownership:	City of Las Vegas
Category:	Cultural
Use:	Visual art exhibitions, classes, performances, Performing Arts Camp
Building Size:	7,601 sq ft
Construction year:	1994
Architecture:	Post-Modern
Landscaping:	Desert Informal



GPA-53501 [PRJ-53499]

PublicBldgsElemAPPENDIX;MPlans;indd;rs02/20/08

WEST LAS VEGAS LIBRARY

Address:	951 W Lake Mead Drive
Location:	SE corner of W Lake Mead and J Street
Ownership:	City of Las Vegas
Category:	Cultural
Use:	Library
Building Size:	38,866 sq ft
Construction year:	1989
Architecture:	Contemporary
Landscaping:	Desert Informal

GPA-53501 [PRJ-53499]

WESTSIDE SCHOOL (EOB)

Address:	330 W Washington Avenue
Location:	Northeast corner of W Washington Ave and D Street
Ownership:	City of Las Vegas leases the property to the Economic Opportunity Board
Category:	Other
Use:	Offices Building
Size:	18,951
Construction year:	1922
Architecture:	Mission
Landscaping:	Desert Minimal
Historical Status:	Listed on the State and National Register of Historic Places.

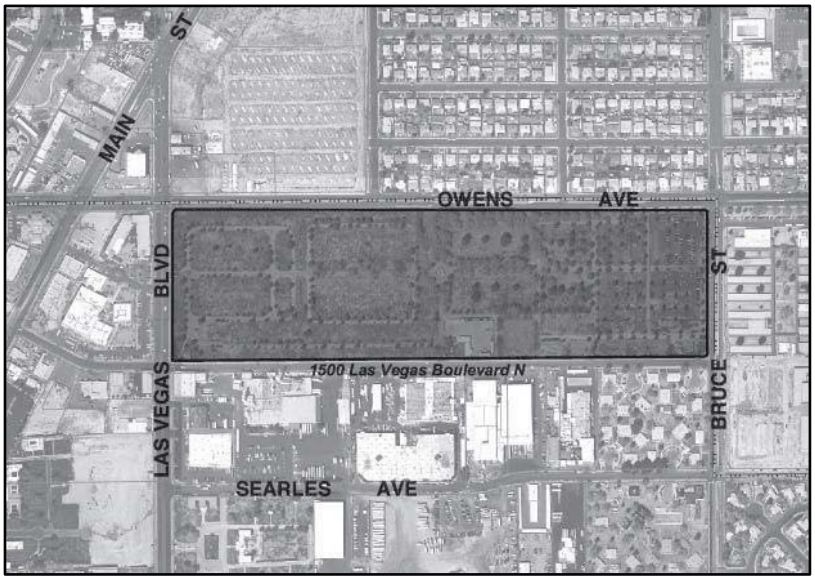
GPA-53501 [PRJ-53499]

WESTSIDE SCHOOL (EOB)

Address:	330 W Washington Avenue
Location:	Northeast corner of W Washington Ave and D Street
Ownership:	City of Las Vegas leases the property to the Economic Opportunity Board
Category:	Other
Use:	Offices
Building Size:	Office A: 2,364 ; Office B: 4,080; Office C: 6,924
Construction year:	Offices: 1948
Architecture:	Modern
Landscaping:	Desert Minimal

WOODLAWN CEMETARY

Address:	1500 N Las Vegas Boulevard
Location:	SE corner of Las Vegas Blvd and Owens Ave
Ownership:	CLV leases Woodlawn Cemetery to Carriage Services
Inc. Category:	Other
Use:	Cemetery, storage of equipment and tools, offices, restrooms, break room (for staff)
Building Size:	Office: 1,212; Storage:1,536; Break room/restrooms:231; Tool storage: 1,476
Construction year:	1950
Architecture:	Modern
Landscaping:	Gardenesque Formal



GPA-53501 [PRJ-53499]

PUBLIC BUILDINGS APPENDIX B

NAME	ADDRESS	LOCATION	OWNERSHIP	CATEGORY	USE	BUILDING SIZE	YEAR BUILT	ARCHITECTURAL STYLE	LANDSCAPING
7th Street Modular	413 N 7th Street	Northeast corner of E Mesquite Ave and N 7th Street (under freeway)	City of Las Vegas	Detention & Enforcement	Staff offices for Detention and/or Enforcement	1,440 sq ft	1996	Modular	N
	416 N 7th Street	Northwest corner of E Mesquite Ave and N 7th Street (under freeway)	City of Las Vegas	Detention & Enforcement / Neighborhood Services	Offices for Parking Enforcement/ ASED	Field Services: 7,500 Code Enforcement: 4,586	1991 1997	Modular	UM
	417/419 N 7th Street	Northeast corner of E Mesquite Ave and N 7th Street (under freeway)	City of Las Vegas	Detention & Enforcement	Detention/parking enforcement lockers/gym	2,957 sq ft	1998	Modular	N
Andre Aggasi Foundation	1201 W Lake Mead Boulevard	Southwest corner of W Lake Mead Blvd and J Street	City of Las Vegas leases the land to Charter School Development Foundation	Other	Learning center, school activities, sports	84,269 sq ft existing 78,181 sq ft expansion	2001	Contemporary	DIF
Bonanza/Mojave Water Resource Center	650 N Mojave Road	NE corner of N Mojave Rd and E Bonanza Rd (part of the East City Service Center)	City of Las Vegas	Other	Small building used for storage, main location is a water treatment location	≈ 1,000 sq ft	≈ 1995	Contemporary	DIF

NAME	ADDRESS	LOCATION	OWNERSHIP	CATEGORY	USE	BUILDING SIZE	YEAR BUILT	ARCHITECTURAL STYLE	LANDSCAPING
Carson Parking Garage	202 E Carson Avenue	NE corner of S Casino Center Blvd and E Carson Ave	CLV leases the garage portion to TLC Gaming/Four Queens	Other	Carson Ramp Meter Shop is located in basement of CLV owned garage: used for maintenance of city parking meters	1,740 sq ft	1967	Modern	UF
Charleston Heights Arts Center	800 S Brush Street	West of Decatur Blvd/south of Evergreen Avenue	City of Las Vegas	Cultural	Art exhibits, Children's Summer Concert Series, classes in performing arts for all ages, performances, big band dances, live theatre, etc.	25,540 sq ft	1978	Contemporary	DI
City Center (Pauls Garage)	455 S 3rd Street	Southwest corner of Lewis and 4th Street	CLV leases to 30 spaces to Bridger & Associates (Law Firm)	Other	Parking garage	≈ 133,400 sq ft	2002	Contemporary	DF
City Hall Annex	300 N Las Vegas Boulevard	NE corner of Stewart Ave and N Las Vegas Blvd	City of Las Vegas	Warehouse	Central Stores, along with Marshall's unit using an area for bike storage	13,054 sq ft	1948	Mission / Modern	N

UF	Urban Formal	**DF**	Desert Formal	**G**	Gardenesque	**GM**	Gardenesque Minimal
UIF	Urban Informal	**DIF**	Desert Informal	**GIF**	Gardenesque Informal	**N**	None
UM	Urban Minimal	**DM**	Desert Minimal	**GF**	Gardenesque Formal		

PublicBldgsElemAPPENDIX.MPlans.indd:rs02/20/08

NAME	ADDRESS	LOCATION	OWNERSHIP	CATEGORY	USE	BUILDING SIZE	YEAR BUILT	ARCHITECTURAL STYLE	LANDSCAPING
City Hall Complex (includes the Tower)	400 Stewart Avenue	Northwest corner of Stewart Ave and N Las Vegas Blvd	City of Las Vegas leases a portion of the basement, 1st, 2nd, 7th, and 8th floors to the Metropolitan Police Department. Remaining building space is occupied by Public Works, Print Shop, Council Chambers, Equipment Facility, Municipal Court and Jail, Human Resources. Business Development	Administrative	Government offices and parking facility	Original Bldg: 240,982 sq ft Addition: 32,442 sq ft	1973 2002	Modern	UF
City Hall Complex: City Engineer's Office	420 N 4th Street	South of US-95 and east of North 4th Street	City of Las Vegas	Administrative	Office of Architectural Services and City Engineer's Office	10,846 sq ft	1997	Post-Modern	DF
City Hall Tower II Land Assemblage	314 N Las Vegas Boulevard	North of Stewart Ave/ east side of N Las Vegas Blvd	City of Las Vegas, leases to UNLV School of Architecture	Other	Offices, classrooms	4,800 sq ft	1955	Modern	N

GPA-53501 [PRJ-53499]

NAME	ADDRESS	LOCATION	OWNERSHIP	CATEGORY	USE	BUILDING SIZE	YEAR BUILT	ARCHITECTURAL STYLE	LANDSCAPING
Crisis Intervention Center: Salvation Army	1581 N Main Street	West side of Main Street/south of Owens Avenue	City of Las Vegas leases the property to the Salvation Army	Other	Crisis Intervention Center	15,322 sq ft	1971	Industrial	DM
Detention Center	3200 E. Stewart Avenue	NE corner of Mojave Rd and Stewart Avenue	City of Las Vegas	Detention & Enforcement	Inmate Detention, Visitation, Close Custody Unit	138,210 sq ft	1992, expanded in 1997	Contemporary	N
Detention & Enforcement Administrative Building	3300 E. Stewart Avenue	NW corner of Pecos Rd and Stewart Avenue	City of Las Vegas	Detention & Enforcement	Administrative	5,441 sq ft	1992	Contemporary	DIF
Detention & Enforcement Lieutenant Building	3150 E. Stewart Avenue	NE corner of Mojave Rd and Stewart Avenue	City of Las Vegas	Detention & Enforcement	Administrative	2,822 sq ft	1982	Contemporary	N
Development Services Center	731 S 4th Street	Northeast corner of S 4th Street and Gass Avenue	City of Las Vegas leases the property from Schwartz Children 1993 Irrevocable Trust ETAL	Administrative	General office space for Land Development, Building and Safety, Planning & Development, and Fire Protection	40,019 sq ft	1963	Neoclassical	UM
Downtown Senior Services Center	310 S 9th Street	SW corner of Bridger Ave and 9th Street	City of Las Vegas leases a portion to Jude 22, Nevada Health Center, and Leisure Services for a Senior Law Project	Other	Jude 22: provide food and clothing assistance to community Nevada Health Center: provides medical assistance Leisure Services uses facility to work on Senior Law Projects	Jude 22: 1,460 NV Health Center: 2,355 Bldg II: 13,132 Bldg III: 7,376	1946	Spanish Eclectic	DF

GPA-53501 [PRJ-53499]

NAME	ADDRESS	LOCATION	OWNERSHIP	CATEGORY	USE	BUILDING SIZE	YEAR BUILT	ARCHITECTURAL STYLE	LANDSCAPING
Downtown Transportation Center	400 N Casino Center Boulevard	Northeast corner of N Casino Center Dr and Stewart Ave, just south of US-95	City of Las Vegas leases the property to the Regional Transportation Commission of Southern Nevada (RTC	Other	Transit Transfer Terminal for Citizen's Area Transit (CAT) bus system; security, bus pass sales, offices	10,066 sq ft	1987	Contemporary	UF
Durango Hills Water Resource Center	3271 N Durango Drive	West side of N Durango/north of W Cheyenne Ave	City of Las Vegas	Administrative	Water Resource Center	Admin: 1,932 sq ft Lab: 924 sq ft	2002	Industrial	DIF
East City Service Center (continued)	3104 E Bonanza Road	NE corner of N Mojave and E Bonanza Roads	City of Las Vegas	Administrative	Building Services/ Traffic Electrical Field Operations (TEFO)	Combined with 3100 E Bonanza	≈ 1976	Industrial	N
	3108 E Bonanza Road	NE corner of N Mojave and E Bonanza Roads	City of Las Vegas	Warehouse	Carpenter/paint shops	10,000 sq ft	≈ 1974	Industrial	N
	3112 E Bonanza Road	NE corner of N Mojave and E Bonanza Roads	City of Las Vegas	Warehouse	Maintenance supply/storage building	2,400 sq ft	1990	Industrial	N
	3116 E Bonanza Road	NE corner of N Mojave and E Bonanza Roads	City of Las Vegas	Warehouse	Fire Equipment Service Center (old) – fire truck maintenance garages	3,186 sq ft	≈ 1980	Industrial	N
	3128 E Bonanza Road	NE corner of N Mojave and E Bonanza Roads	City of Las Vegas	Warehouse	Fleet Services including fuel island	15,946 sq ft	1964	Industrial	N
	3140 E Bonanza Road	NE corner of N Mojave and E Bonanza Roads	City of Las Vegas	Warehouse	Fire Equipment Service Center garage	12,571 sq ft	1997	Industrial	N

NAME	ADDRESS	LOCATION	OWNERSHIP	CATEGORY	USE	BUILDING SIZE	YEAR BUILT	ARCHITECTURAL STYLE	LANDSCAPING
East City Service Center (continued)	3144 E Bonanza Road	NE corner of N Mojave and E Bonanza Roads	City of Las Vegas	Warehouse	East Yard Waster Transfer Station	12,397 sq ft	2002	Industrial	N
	3160 E Bonanza Road	NE corner of N Mojave and E Bonanza Roads	City of Las Vegas	Warehouse	Traffic Engineers Supply Building	1,200 sq ft	≈ 1980	Industrial	N
Ed Fountain Park Maintenance	4361 Vegas Drive	South side of Vegas Drive/east of North Decatur Blvd	City of Las Vegas	Administrative	Neighborhood response/field operations	720 sq ft	Unknown	Modular	UIF
Fifth Street School	400 S Las Vegas Boulevard	Corner of South Las Vegas Blvd and Clark Street	City of Las Vegas	Cultural	Office of Business Development (OBD)	61,753 sq ft	1936	Spanish Eclecti-caaaa	GM
	401 S 4th Street	Gymnasium building located east side of 4th Street/north of Clark Street	City of Las Vegas	Cultural	Office of Business Development (OBD)	19,401 sq ft	1936	Spanish Eclecti-caaaa	GM
Fingerprint Building	601 Fremont Street	South side of Fremont St/east of South 6th Street	City of Las Vegas. Ground lease and development agreement with option to purchase the building and parking area to 601 Fremont LLC	Administrative	General office use	18,916 sq ft	1957	Modern	N
Fire Station 1	500 N Casino Center Boulevard	SE corner Casino Center Blvd & E Bonanza Rd	City of Las Vegas	24-hour	Fire station and Administration	Fire station/Admin: 51,088 sq ft 3rd floor addition: 8,310 sq ft	Station/Admin: 1984 3rd floor addition: 1998	Contemporary	GF

UM Urban Minimal DM Desert Minimal GF Gardenesque Formal

GPA-53501 [PRJ-53499]

NAME	ADDRESS	LOCATION	OWNERSHIP	CATEGORY	USE	BUILDING SIZE	YEAR BUILT	ARCHITECTURAL STYLE	LANDSCAPING
Fire Station 2	900 S Durango Drive.	East side of Durango/south of Boseck Dr	City of Las Vegas	24-hour	Fire station	8,717 sq ft	1989	Contemporary	DF
Fire Station 3	2645 W Washington Avenue	South side of W Washington Ave/ east of Rancho Dr	City of Las Vegas	24-hour	Fire station	9,158 sq ft	1980	Contemporary	GIF
Fire Station 4	421 S 15th Street	N of Charleston Blvd/east of S 15th Street	City of Las Vegas	24-hour	Fire Station	10,450 sq ft	1990	Contemporary	DM
Fire Station 5	1020 Hinson Street	N of Charleston/ west of Hinson Street	City of Las Vegas	24-hour	Fire Station	10,738 sq ft	2004 (1957 building demolished)	Contemporary	DIF
Fire Station 6	190 Upland Boulevard	East of Jones/ north side of Upland Blvd	City of Las Vegas	24-hour	Fire Station	6,259 sq ft	1963	Modern	DIF
Fire Station 7	10101 Banburry Cross Drive	West of N Town Center/south side of Banburry Cross Dr	City of Las Vegas	24-hour	Fire Station	8,685 sq ft	1995	Contemporary	DIF
Fire Station 8	805 N Mojave Road	NW corner of Mojave Dr and Harris Ave	City of Las Vegas	24-hour	Fire Station	10,738 sq ft	2005	Contemporary	DF
Fire Training Center (Old Fire Station 8)	633 N Mojave Road	North of Bonanza Rd/west side of N Mojave Rd	City of Las Vegas	Administrative Only	Fire Training Center	Station: 6,178 sq ft Center: 10,950 sq ft Modular:1,440 sq ft	Early 1970's Modular: 2002	Contemporary	UF

NAME	ADDRESS	LOCATION	OWNERSHIP	CATEGORY	USE	BUILDING SIZE	YEAR BUILT	ARCHITECTURAL STYLE	LANDSCAPING
Fire Station 9	4747 N Rainbow Boulevard	SW corner of Rainbow and W Lone Mtn Rd	CLV leases a portion of the roof to UNR Bureau of Mines and Geology	24-hour	Fire Station UNR: installs GPS to roof	8,685 sq ft	1995	Contemporary	DF
Fire Station 10	1501 S Martin Luther King Boulevard	North of Oakey Blvd/west side of S Martin Luther King Blvd	City of Las Vegas	24-hour	Fire Station	10,738 sq ft	2002 (1957 bldg demolished)	Contemporary	DF
Fire Station 41	6989 N Buffalo Drive	West side of N Buffalo/south of Elkhorn Rd	City of Las Vegas	24-hour	Fire Station	8,700 sq ft	2000	Contemporary	DIF
Fire Station 42	7331 W Cheyenne Avenue	SW corner of Cheyenne Ave and N Tenaya Way	City of Las Vegas	24-hour	Fire Station	8,711 sq ft	1990	Contemporary	DF
Fire Station 43	6420 Smoke Ranch Road	NW corner of Smoke Ranch Rd and N Torrey Pines Dr to the west of Cameron Community Park	City of Las Vegas	24-hour	Fire Station	10,738 sq ft	2003	Contemporary	DIF
Fire Station 44	7701 W Washington Avenue	SW corner of the Washington and Buffalo Park	City of Las Vegas	24-hour	Fire Station	10,738 sq ft	2003	Contemporary	DF
Fire Station 45	3821 N Fort Apache Road	NW corner of Fort Apache and Gilmore Ave	City of Las Vegas	24-hour	Fire Station	10,738 sq ft	2003	Contemporary	DF
Fire Station 47	911 Ridge Pine Street	Northwest corner of Ridge Pine Street and Far Hills Avenue	In process of transferring from Howard Hughes Co to the City of Las Vegas	24-hour	Fire Station	11,283 sq ft	2007	Contemporary	DF

UF	Urban Formal	**DF**	Desert Formal	**G**	Gardenesque	**GM**	Gardenesque Minimal
UIF	Urban Informal	**DIF**	Desert Informal	**GIF**	Gardenesque Informal	**N**	None
UM	Urban Minimal	**DM**	Desert Minimal	**GF**	Gardenesque Formal		

NAME	ADDRESS	LOCATION	OWNERSHIP	CATEGORY	USE	BUILDING SIZE	YEAR BUILT	ARCHITECTURAL STYLE	LANDSCAPING
Fire Station 47	911 Ridge Pine Street	Northwest corner of Ridge Pine Street and Far Hills Avenue	In process of transferring from Howard Hughes Co to the City of Las Vegas	24-hour	Fire Station	11,283 sq ft	2007	Contemporary	DF
HELP: Las Vegas	1559 N Main Street	SW corner of E Owens Ave and N Main Street	City of Las Vegas deeded property to HELP Las Vegas	Warehouse/ Other	Shelter for the homeless and storage facility	Shelter: 40,599 Warehouse: 20,000	1996	Post-Modern	DM
Hills Park Ampitheater	9100 Hillpoint Road	North side of Hillpoint Road/west of Glenside Dr.	City of Las Vegas	Cultural	Performing arts and cultural events	1,440 sq ft	1993	N/A	GF
Las Vegas Enterprise Business Park	1851 Stella Lake Street	South of W Lake Mead Blvd/east side of Stella Lake St	City of Las Vegas leases the property to the Metropolitan Police Department	Other	General offices	≈20,000 sq ft	2002	Post-Modern	DF
	1951 Stella Lake Street	South of W Lake Mead Blvd/east side of Stella Lake St	City of Las Vegas leases a portion of the property to Incubator Suites	Other	Offices for the assorted businesses Star Gate Plumbing: Ste 1&3 Affleck Enterprises: Ste 5: Evolve(CLV): Ste 7, 9, 9A, 9B, 9C, and 34 Black Magic Pest Control: Ste 15 J&M Financial Svc: Ste 32	17,100 sq ft	1997	Contemporary	DF
	1700 Wheeler Peak Drive	North side of Wheeler Peak Drive/west of Martin Luther King Blvd	City of Las Vegas leases the property to Clark County	Other	UMC Quick Care (Medical and dental offices)	≈24,000 sq ft	2001	Post-Modern	UF

GPA-53501 [PRJ-53499]

NAME	ADDRESS	LOCATION	OWNERSHIP	CATEGORY	USE	BUILDING SIZE	YEAR BUILT	ARCHITECTURAL STYLE	LANDSCAPING
Las Vegas Indian Center	2300 West Bonanza Road	Northwest corner of W Bonanza Rd and Dike Lane	City of Las Vegas leases the property to the Las Vegas Indian Center, Inc.	Other	Offices	4,029 sq ft	1957	Modern	DIF
Las Vegas Library and Lied Childrens Discovery Museum	833 N Las Vegas Boulevard	E side of Las Vegas Blvd, S of E Washington	City of Las Vegas, leased to Clark County Library District	Cultural	Library	104,000 sq ft	1990	Post-Modern	UF
Leisure Services Administration	749 Veterans Memorial Drive	South of Sycamore Lane/west side of Veterans Memorial Dr	City of Las Vegas	Administrative	Administrative building for Leisure Services	17,517 sq ft	1971	Contemporary	DF
Leisure Services Staff / Oracle Office	440 N 4th Street	South of US-95 and east of N 4th Street in the Old Municipal Court Trailers	City of Las Vegas	Administrative	Offices	4,184 sq ft	1973	Modular	N
Lied Animal Foundation	655 N Mojave Road	Northwest corner of N Mojave Rd and E Bonanza Rd	City of Las Vegas leases the property to the Animal Foundation	Other	Operate and manage the Animal Shelter Facility for the care of animals and for veterinary education and training	≈ 90,175 sq ft	2001	Contemporary	DM
Lorenzi Park Community Art Exhibition Studio	3341 W Washington Avenue	SE corner of W Washington Ave and Twin Lakes Drive	City of Las Vegas	Cultural	Multi-purpose room with community art displayed	Bldg 1: 4,542 sq ft Bldg 2: 2,100 sq ft Bldg 3: 4,542 sq ft Twin Lakes Bldg: 2,100 sq ft	1951	Modern	G

NAME	ADDRESS	LOCATION	OWNERSHIP	CATEGORY	USE	BUILDING SIZE	YEAR BUILT	ARCHITECTURAL STYLE	LANDSCAPING
Lorenzi Park: Sammy Davis Jr. Festival Plaza	720 Twin Lakes Drive	SE corner of W Washington Ave and Twin Lakes Drive	City of Las Vegas	Cultural	Hosting events such as concerts, organizational events, plays, and similar activities	6,346 sq ft	Circa 1995	Contemporary	UF
Metro Substation: Downtown Area	621 N 9th Street	Northwest corner of North 9th St and E Bonanza Rd	City of Las Vegas leases the property to the metropolitan Police Department. City traded a portion of the land with Clark County School District at Eastern Ave and Stewart for the Ninth Street School	24-hour	Downtown area command for Metro	17,235 sq ft	2004	Contemporary	DF
Metro Substation: Northeast Area Command	831 N Mojave Road	Southwest corner of E Washington Ave and N Mojave Rd	City of Las Vegas leases the property to the Metropolitan Police Department	24-hour	Northeast Metro substation	11,855 sq ft	1988	Contemporary	DIF
Metro Substation: Northwest Area Command	9850 W Cheyenne Avenue	NE corner Cheyenne Ave and Metro Academy Way	City of Las Vegas	24-hour	NW Metro Substation	21,378 sq ft	2001	Contemporary	DF
Metro Substation: Training Center	861 N Mojave Road	Southwest corner of E Washington Ave and N Mojave Road	City of Las Vegas leases the property to the Metropolitan Police Department	Administrative	Training Center for Metro	12,664 sq ft	1988	Contemporary	DIF

NAME	ADDRESS	LOCATION	OWNERSHIP	CATEGORY	USE	BUILDING SIZE	YEAR BUILT	ARCHITECTURAL STYLE	LANDSCAPING
Metro Substation: Traffic Bureau (formerly SE Area Command)	2300 E St Louis Avenue	Southeast corner of Atlantic Street and E St Louis, across from Jaycee Park	State of Nevada building and grounds	Administrative	Metro Traffic Bureau	15,692 sq ft	1972	Contemporary	DM
Natural History Museum	900 N Las Vegas Boulevard	SE corner of Las Vegas Blvd and Washington Ave	CLV leases property to Museum of Natural History	Cultural	Museum	38,080 sq ft	1963	Modern	GF
Neonopolis at Fremont Street Experience Parking Structure	Northwest corner of Las Vegas Boulevard and Fremont Street	Northwest corner of Las Vegas Blvd and Fremont St	City of Las Vegas Redevelopment.	Other	Parking	Garage Site, P-1 level: 112,560 Garage Site, P-2 Level: 112,560	2000	Contemporary	N
Nucleus Plaza: State Welfare Office	1040 W Owens Avenue (Bldg) 1000 W Owens Avenue (parking)	North side of W Owens Ave/east of J Street	City of Las Vegas leases the property to the State of Nevada department of General Services	Other	State Welfare Office Parking	30,840 sq ft	1964	Modern	DM
Ogden Parking Garage	222 E Carson Avenue	Neonopolis at Fremont Street Experience/NW corner of Las Vegas Blvd and Fremont Street	City of Las Vegas leases the property to Lady Luck Hotel and casino (578 parking spaces)	Other	Parking	Unknown	1967	Modern	UF
Post Modern Museum	301 Stewart Avenue	North side of Stewart Ave/east of Casino Center Blvd	City of Las Vegas	Cultural	Downtown Post Office site	34,573 sq ft	1933	Neoclassical	UF

PublicBldgsElemAPPENDIX.MPlans.indd:rs02/20/08

NAME	ADDRESS	LOCATION	OWNERSHIP	CATEGORY	USE	BUILDING SIZE	YEAR BUILT	ARCHITECTURAL STYLE	LANDSCAPING
Rainbow Library	3150 N Buffalo Drive	SE corner of Buffalo and W Cheyenne	City of Las Vegas	Cultural	Library	25,000 sq ft	1994	Contemporary	DF
Reed Whipple Cultural Center	821 N Las Vegas Boulevard	North of E Bonanza Rd/west side of N Las Vegas Blvd	CLV leases a portion of property to Neon Museum for office space	Cultural	Art exhibits, children's summer concert series, classes, concerts, guest artists, lectures, live theatre, Arts Camp	32,510 sq ft	1963	Modern	GIF
Regional Justice Center	200 Clark Avenue	Northeast corner of S Casino Center Blvd and Clark Street	Clark County leases a portion of the property to the City of Las Vegas	Other	Municipal courtrooms, office space for the City's Attorney Criminal Division, support and work areas for court employees; filing, archive area	94,000 sq ft	2005	Contemporary	UF
Sahara West Library	9600 W Sahara Boulevard	NE corner of Grand Canyon Dr and Sahara Ave	Clark County Library District	Cultural	Library	122,000 sq ft	1997	Contemporary	UF
Senior Nutrition Center	531 N Mojave Road	West side of N Mojave Road/ south of E Bonanza Rd	City of Las Vegas leases the property to Nevada Catholic Welfare Bureau	Other	"Meals on Wheels"– provides meals to homebound senior citizens	≈ 11,509 sq ft	1982	Contemporary	DF
Southern Nevada Law Enforcement Academy (SNLEA)	3100 E. Stewart Avenue	NE corner of Mojave Rd and Stewart Avenue	City of Las Vegas	Detention & Enforcement	Officer Training	5,388 sq ft	2003	Contemporary	N

GPA-53501 [PRJ-53499]

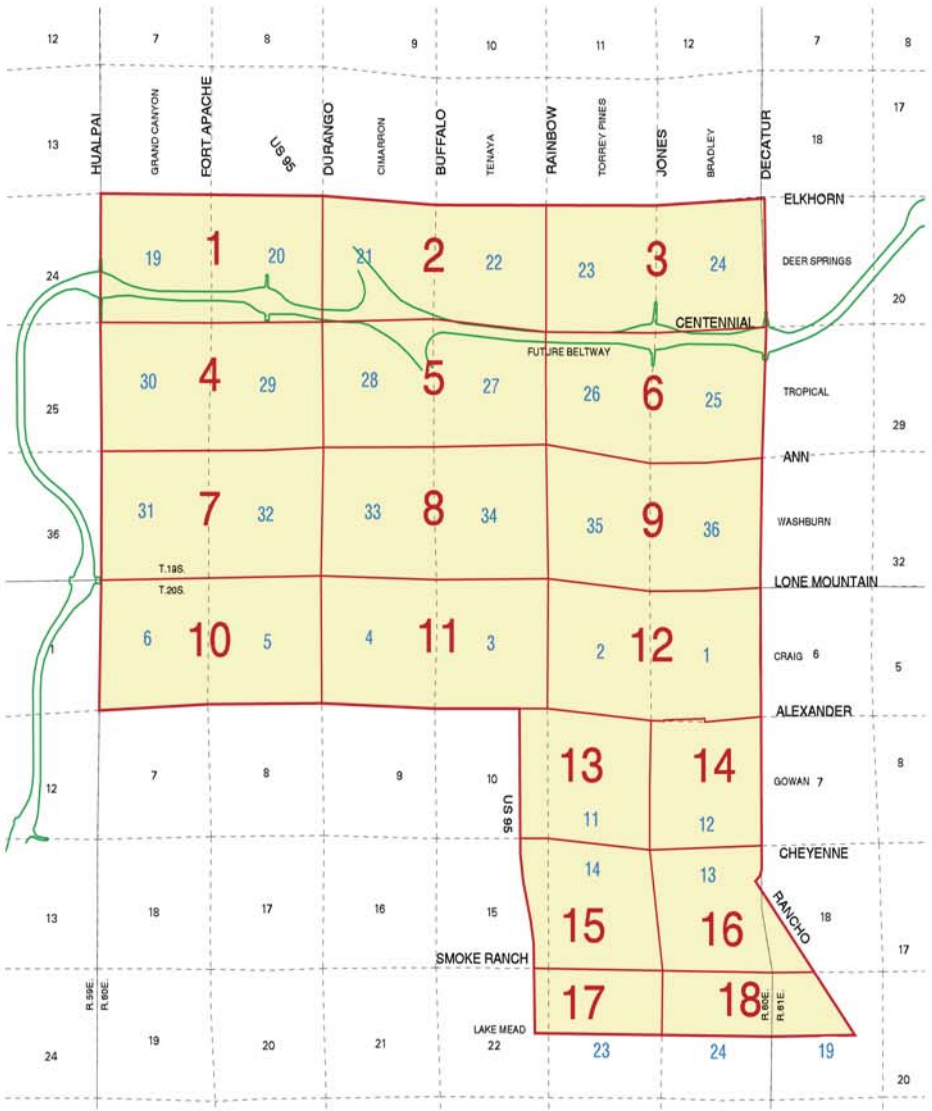
NAME	ADDRESS	LOCATION	OWNERSHIP	CATEGORY	USE	BUILDING SIZE	YEAR BUILT	ARCHITECTURAL STYLE	LANDSCAPING
Stewart Parking Garage	221 N Las Vegas Boulevard	Southwest corner of Stewart Ave and N Las Vegas Blvd	City of Las Vegas	Other	Television studio	7,750 sq ft	2002	Contemporary	N
	231 N Las Vegas Boulevard	Southwest corner of Stewart Ave and N Las Vegas Blvd	City of Las Vegas	Other	Parking	32,976 sq ft (includes bridge)	2002	Contemporary	UF
	261 N Las Vegas Boulevard	Southwest corner of Stewart Ave and N Las Vegas Blvd	City of Las Vegas leases a portion of the property to Port of Subs and a portion to US Bank National Assoc.	Other	Port of Subs utilizes the facility for the sale of food. US Bank utilizes the property for the operation of banking, insurance, securities brokerage, financial advisor and consulting business.	Port of Subs: 1,322 US Bank: 795	2002	Contemporary	UF
Summerlin Library	1771 Inner Circle Dr	Inner Circle Dr and Library Hills Dr	Clark County Library District	Cultural	Library	40,195 sq ft	1993	Contemporary	DF
Traffic Signal Repair	2801 E Charleston Boulevard	NE corner of E Charleston Blvd and N 28th Street	City of Las Vegas	Warehouse	Traffic equipment repair	3,343 sq ft	1963	Modern	N
Vehicle Services Satellite Garage #1	4357 Vegas Drive	South side of Vegas Drive/east of N Decatur Blvd	City of Las Vegas	Warehouse	Storage of items for auction	3,261 sq ft	≈ 1970	Industrial	N
West Charleston Library	6301 W Charleston Boulevard	SW corner of W Charleston and Community College Dr	University Board of Regents	Cultural	Library	38,900 sq ft	1993	Post-Modern	UF

GPA-53501 [PRJ-53499]

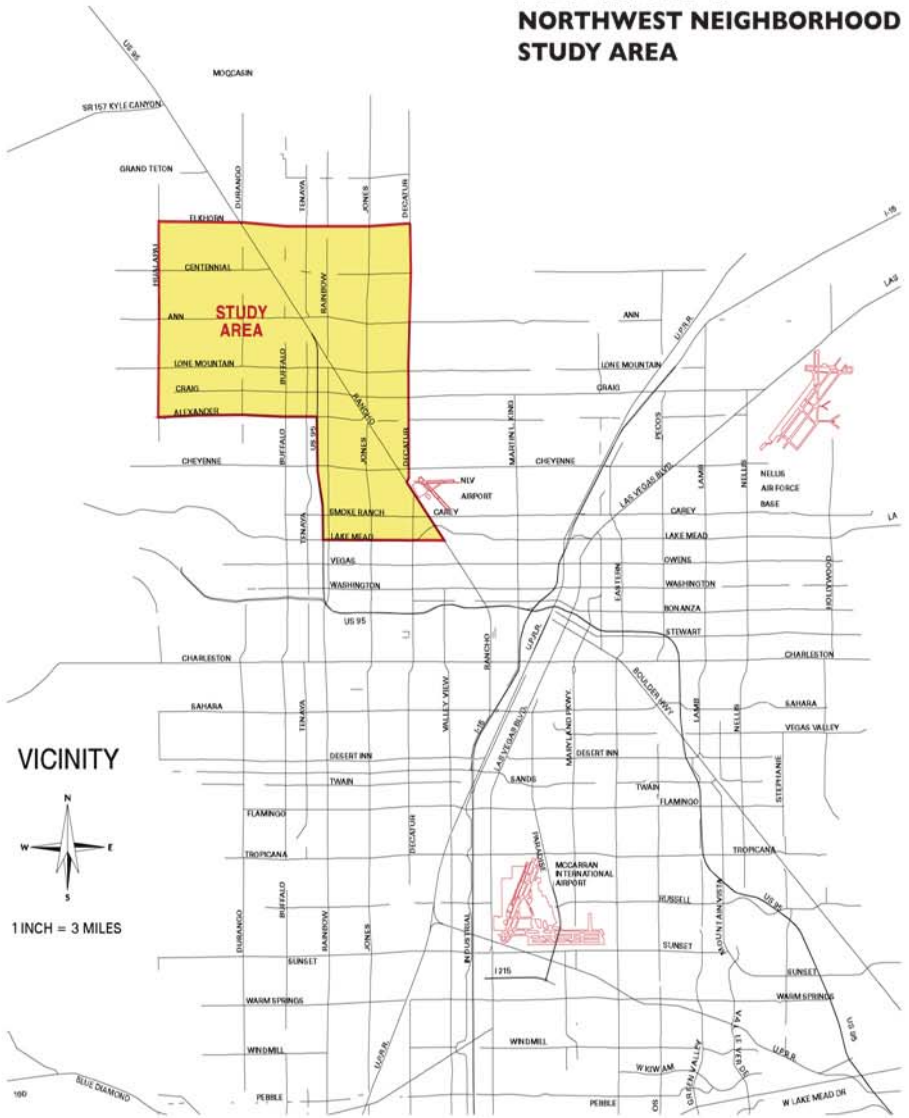
PublicBldgsElemAPPENDIX.MPlans.indd:rs02/20/08

NAME	ADDRESS	LOCATION	OWNERSHIP	CATEGORY	USE	BUILDING SIZE	YEAR BUILT	ARCHITECTURAL STYLE	LANDSCAPING
West City Service Center	2825 Ronemus Drive	SW corner of W Cheyenne and Ronemus Dr	City of Las Vegas	Warehouse	Records storage facility	27,282 sq ft	2006	Industrial	N
	2880 Ronemus Drive	SW corner of W Cheyenne and Ronemus Dr	City of Las Vegas	Warehouse	Field Operations-Maintenance	5,565 sq ft	2004	Industrial	N
	2870 Ronemus Drive	Southwest corner of W Cheyenne Ave and Ronemus Dr	City of Las Vegas	Other	Transfer station (material handling)	18,000 sq ft	2004	Industrial	N
	2875 Ronemus Drive	Southwest corner of W Cheyenne Ave and Ronemus Dr	City of Las Vegas	Administrative	Field Operation offices	12,690 sq ft	2004	Contemporary	DF
	2900 Ronemus Drive	Southwest corner of W Cheyenne Ave and Ronemus Dr	City of Las Vegas	Administrative Warehouse	Traffic Electrical Field Operations Administration, Information technology staff, and storage	TEFO: 3,521 sq ft IT: 1,662 sq ft Storage: 2,052 sq ft	TEFO: 1994 IT: 2004 Storage: 1994	Contemporary	DIF
	2950 Ronemus Drive	Southwest corner of W Cheyenne Ave and Ronemus Dr	City of Las Vegas	Warehouse	Vehicle services	14,605 sq ft	1997	Industrial	N
	2985 Ronemus Drive	Southwest corner of W Cheyenne Ave and Ronemus Dr	City of Las Vegas	Warehouse	Traffic Electrical Field Operations Maintenance facility	4,737 sq ft	2004	Contemporary	DM

NAME	ADDRESS	LOCATION	OWNERSHIP	CATEGORY	USE	BUILDING SIZE	YEAR BUILT	ARCHITECTURAL STYLE	LANDSCAPING
West City Service Center (continued)	3001 Ronemus Drive	Southwest corner of W Cheyenne Ave and Ronemus Dr	City of Las Vegas	Administrative	Construction Services offices	12,236 sq ft	1999	Contemporary	DIF
	7551 Sauer Street	Northeast corner of Sauer St and N Buffalo Dr	City of Las Vegas	Administrative	Building and Safety staff	8,394 sq ft	1994	Contemporary	DIF
West Las Vegas Arts Center	947 W Lake Mead Boulevard	SE corner of W Lake Mead Blvd and J Street	City of Las Vegas	Cultural	Visual art exhibi-tions, classes, performances, Performing Arts Camp	7,601 sq ft	1994	Post-Modern	DIF
West Las Vegas Library	951 W Lake Mead Drive	SE corner of W Lake Mead and J Street	City of Las Vegas	Cultural	Library	38,866 sq ft	1989	Contemporary	DIF
Westside School (EOB)	330 W Washington Avenue	Northeast corner of W Washington Ave and D Street	City of Las Vegas leases the property to the Economic Opportunity Board	Other	Offices	Radio station: 5,583	Radio station: 1922	Mission	DM
Westside School (EOB)	330 W Washington Avenue	Northeast corner of W Washington Ave and D Street	City of Las Vegas leases the property to the Economic Opportunity Board	Other	Offices	Office A: 2,364 Office B: 4,080 Office C: 6,924	Offices: 1948	Modern	DM
Woodlawn Cemetery	1500 N Las Vegas Boulevard	SE corner of Las Vegas Blvd and Owens Ave	CLV leases Woodlawn Cemetery to Carriage Services Inc.	Other	Cemetery, storage of equipment and tools, offices, restrooms, break room (for staff)	Office: 1,212 Storage:1,536 Break room/rest-rooms:231 Tool storage: 1,476	1950	Modern	GM



APPENDIX 4:
NORTHWEST NEIGHBORHOOD STUDY AREA



CITY OF LAS VEGAS NEVADA

Northwest Neighborhood Study

17 Sheet Number

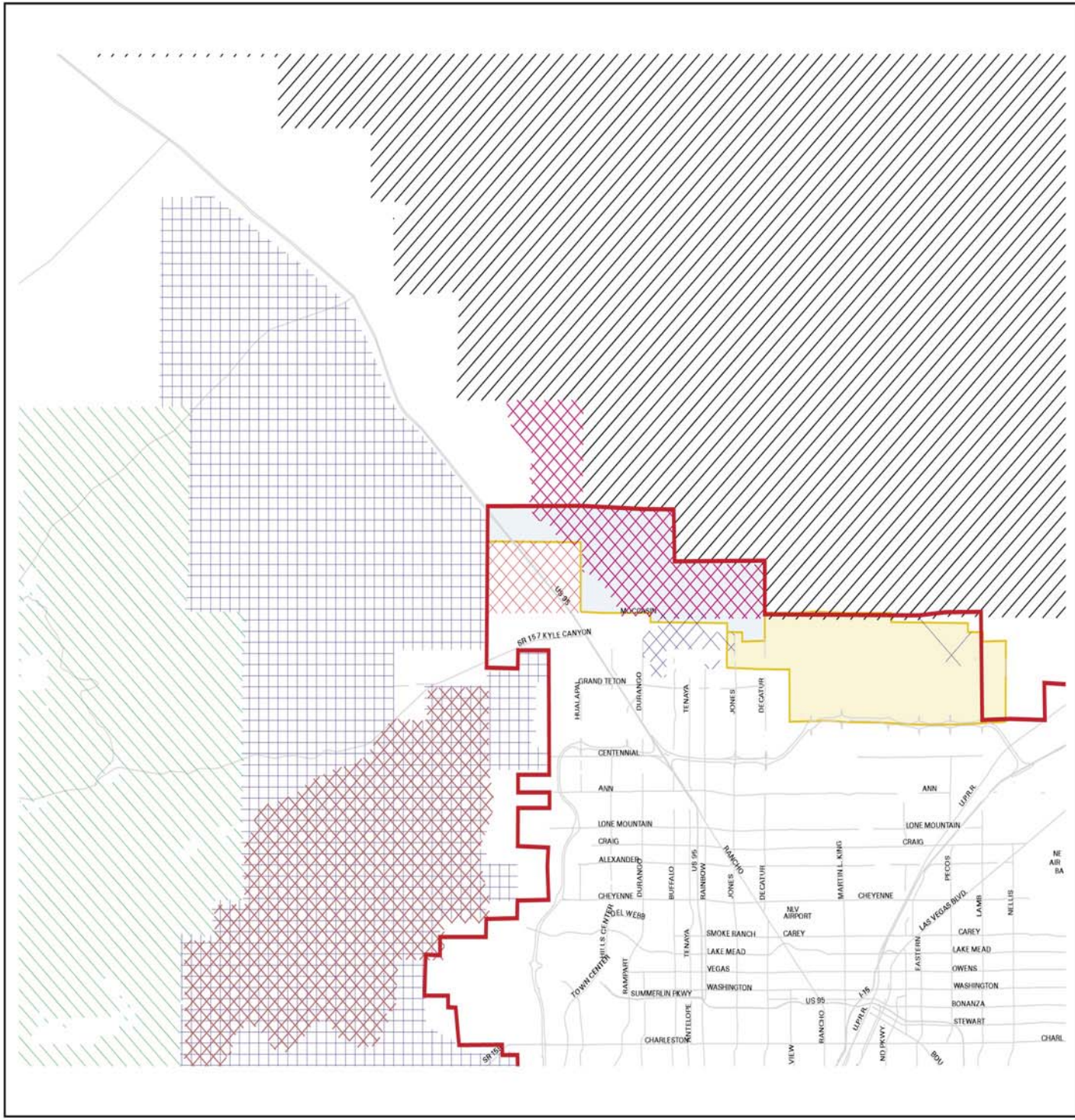
24 Section

POST, BUCKLEY, SCHUH & JERNIGAN, INC.

901, N. Green Valley Pkwy, Ste 100, Henderson NV 89014
Phone: (702) 263-7275 Fax: (702) 263-7200

GPA-53501 [PRJ-53499]

PublicServices&FacilitiesElemAppend:Plans-MPlan:indd:rs11/19/08



Northwest Neighborhood Study Phase 2

VICINITY MAP

- SHEEP MOUNTAIN NATIONAL WILDLIFE AREA
- RED ROCK CANYON NATIONAL CONSERVATION AREA
- QUAIL SPRINGS WILDERNESS STUDY AREA
- LA MADRE MOUNTAIN WILDERNESS STUDY AREA
- TOIYABE NATIONAL FOREST
- PAIUTE RESERVATION
- FLOYD LAMB STATE PARK

- Northwest Neighborhood Phase 2 Study Area
- Master Plan Area
- Ultimate Development Boundary

1 INCH = 3 MILE

PBSJ
901 North Green Valley Parkway, Suite 100
Henderson, Nevada 89014-6139
Phone: 702/263-7275
Fax: 702/263-7200
ENGINEERING PLANNING GIS SURVEYING CONSTRUCTION SERVICES

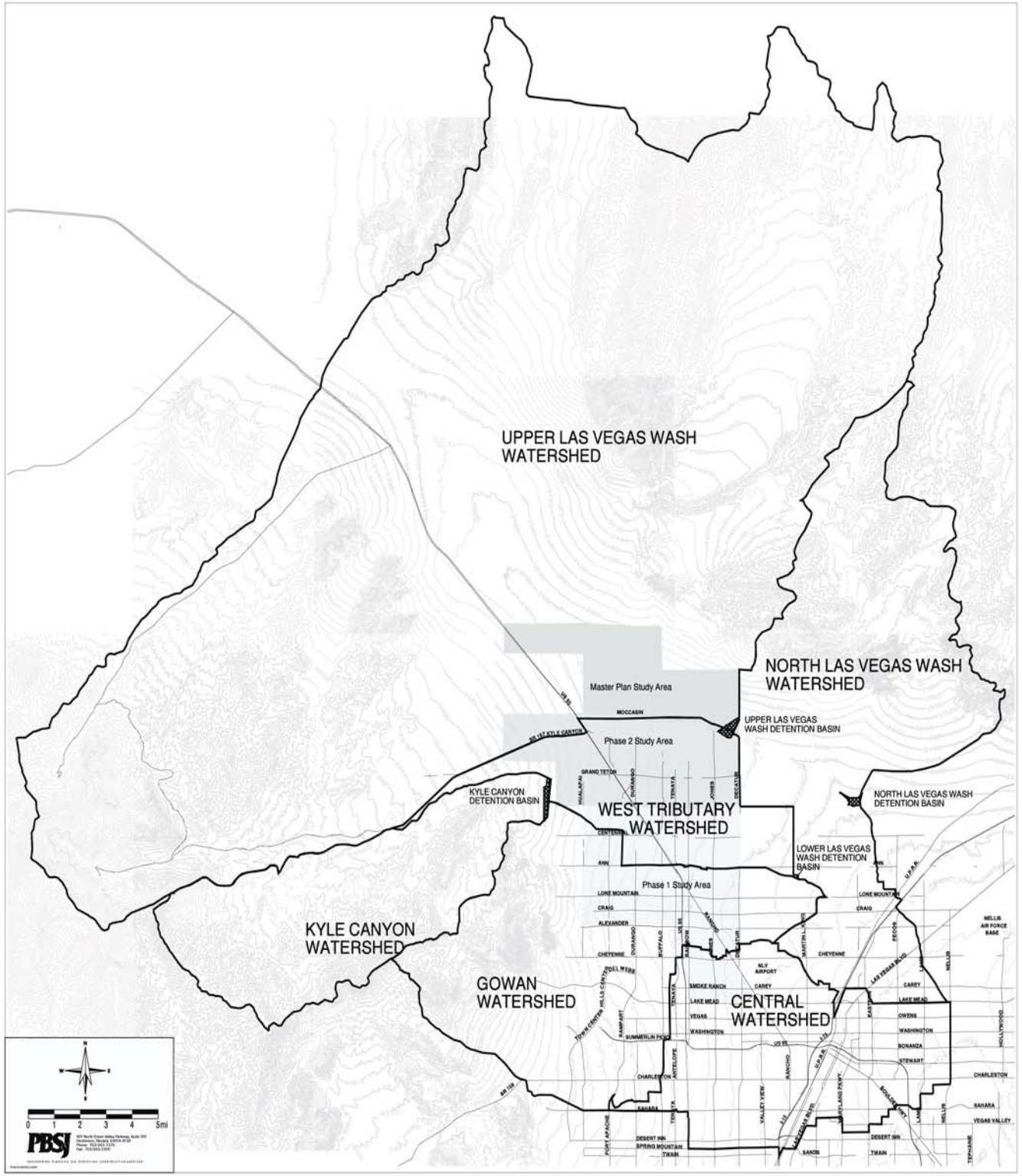
IF7/NW/VICINITYB.MAP

Appendix 4

GPA-53501 [PRJ-53499]

PublicServices&FacilitiesElemAppend:Plans-MPlan:indd:rs11/19/08

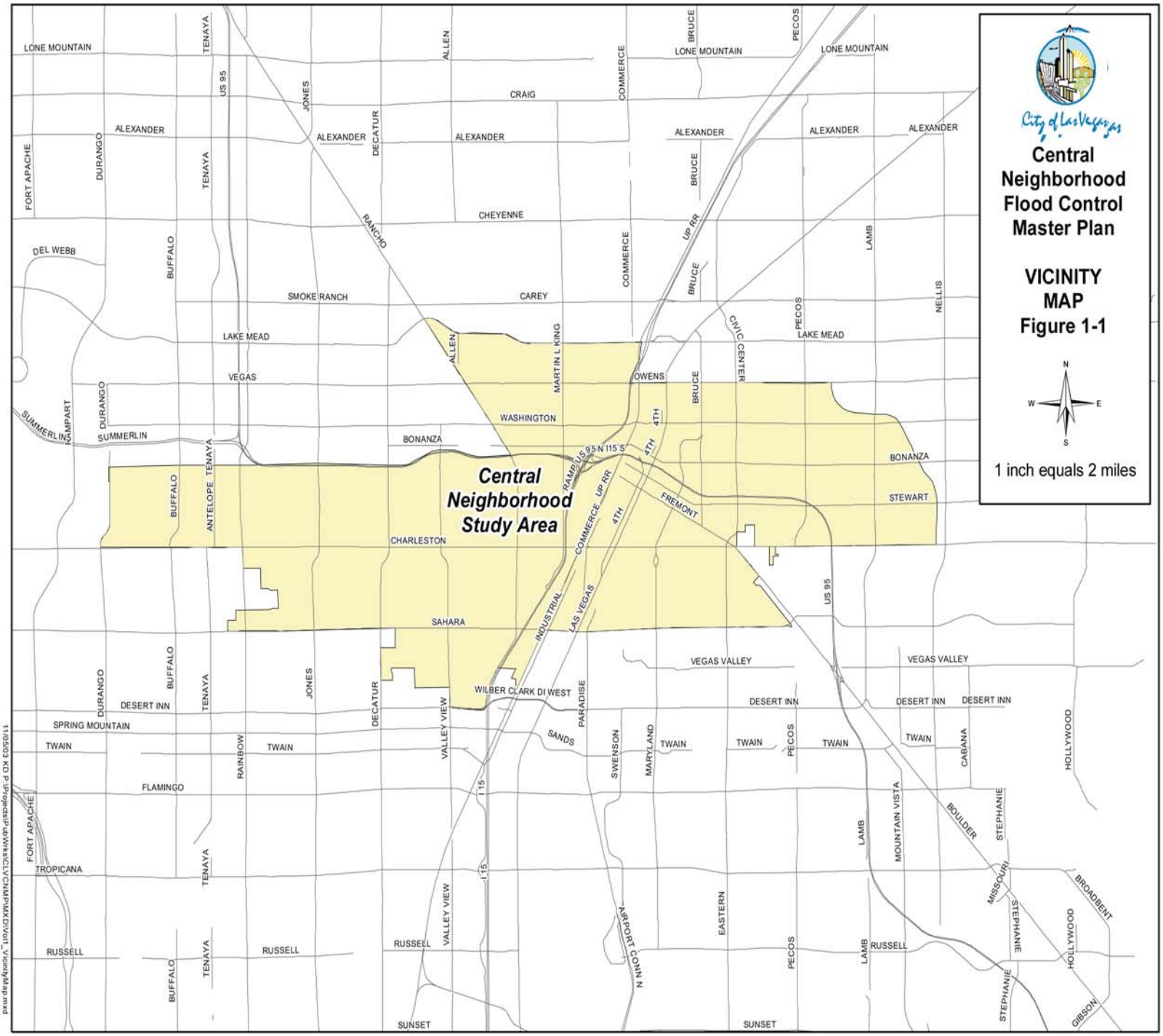
APPENDIX 4:
NORTHWEST NEIGHBORHOOD STUDY PHASE 2 WATERSHED MAP



GPA-53501 [PRJ-53499]

PublicServices&FacilitiesElemAppend:Plans-MPlan:indd:rs11/19/08

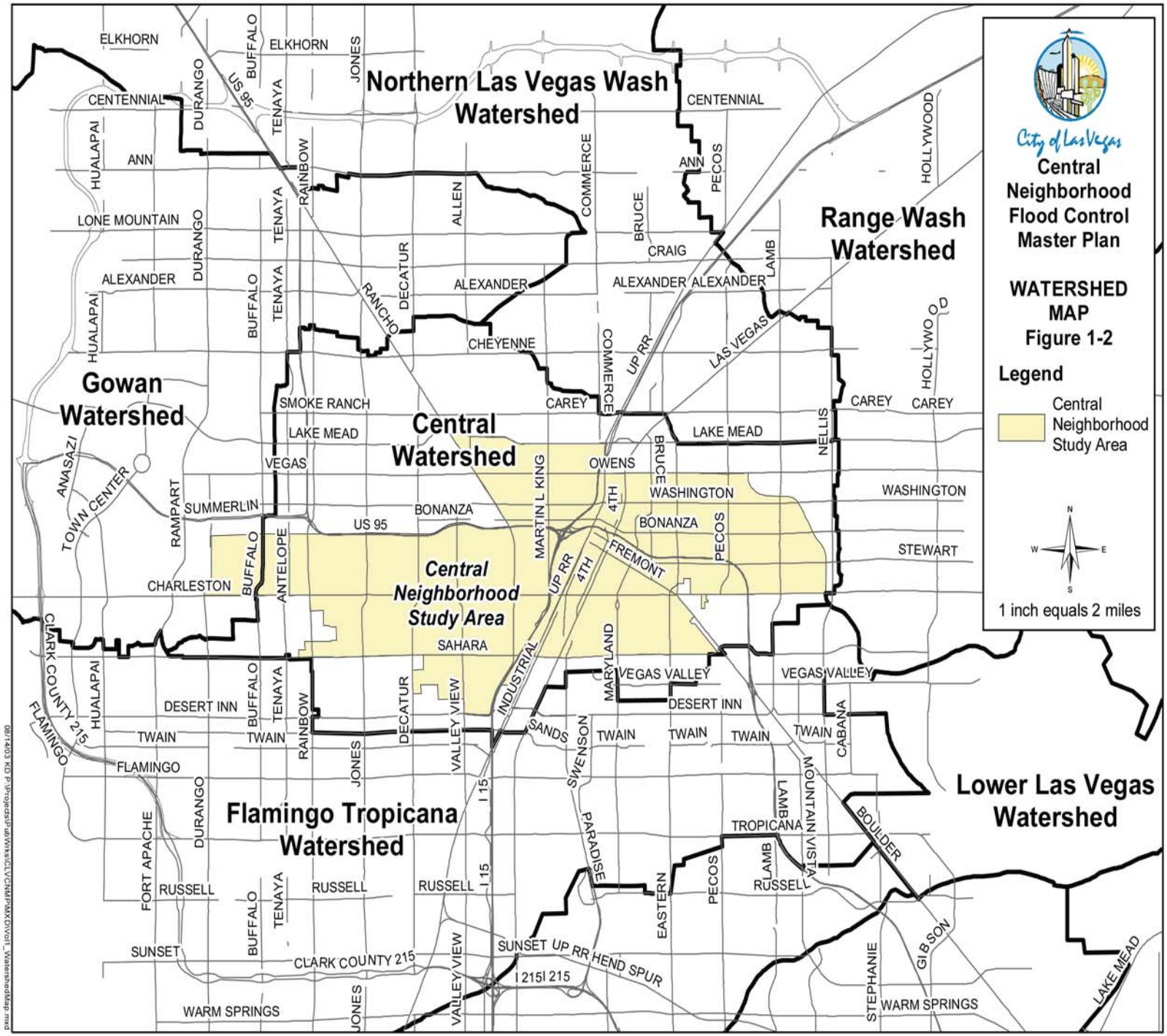
APPENDIX 4:
CENTRAL NEIGHBORHOOD FLOOD CONTROL MASTER PLAN – VACINITY MAP



GPA-53501 [PRJ-53499]

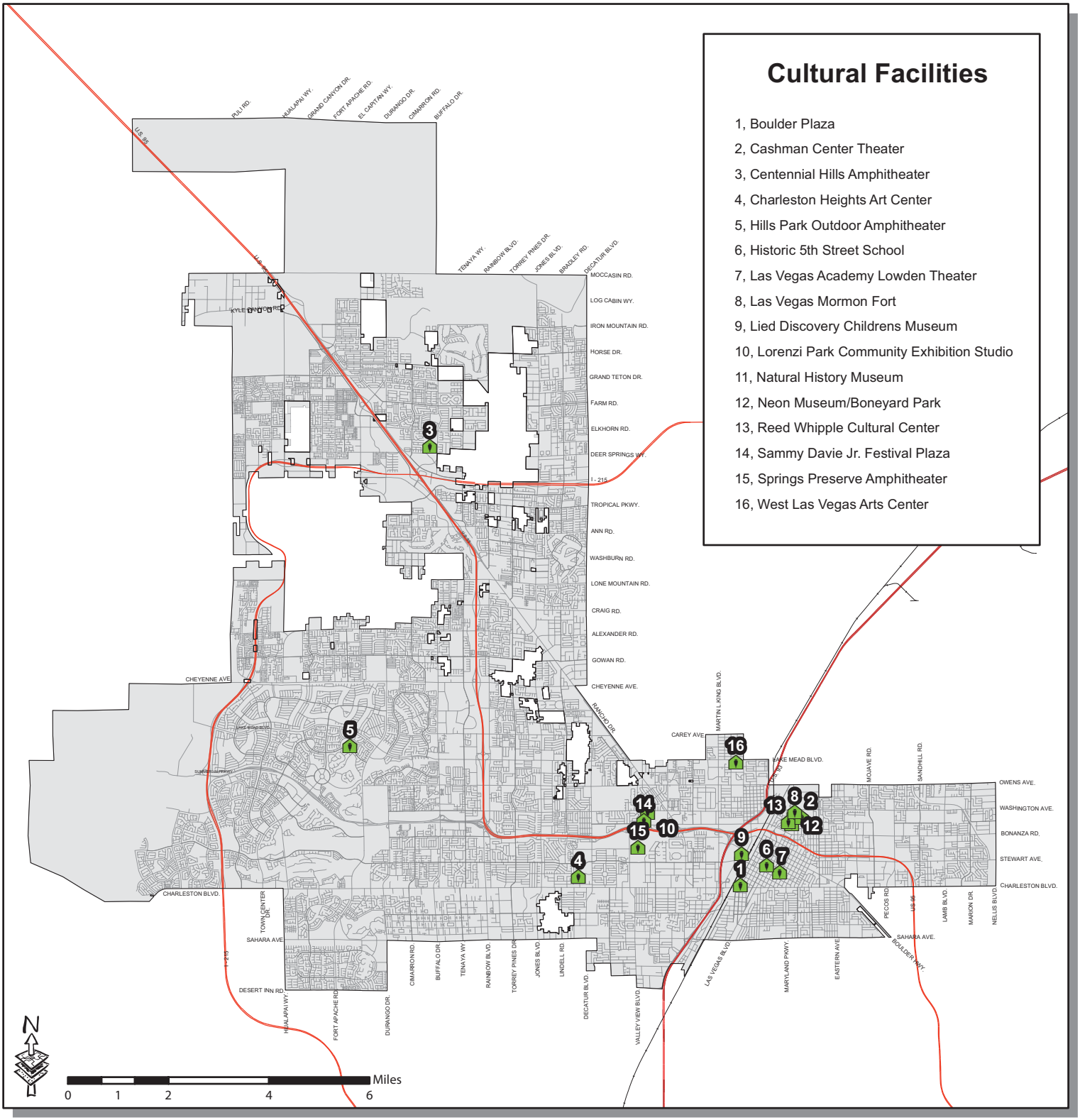
11/05/03 KD P:\Projects\PubWrks\CLVCNMPlnMXD\Vol1_VicinityMap.mxd
PublicServices&FacilitiesElemAppend;Plans-MPlan;indd;rs11/19/08

APPENDIX 4:
CENTRAL NEIGHBORHOOD FLOOD CONTROL MASTER PLAN – WATERSHED MAP



GPA-53501 [PRJ-53499]

Map 6 - Cultural Facilities



City of Las Vegas - City Limits

Cultural Facilities

City of Las Vegas

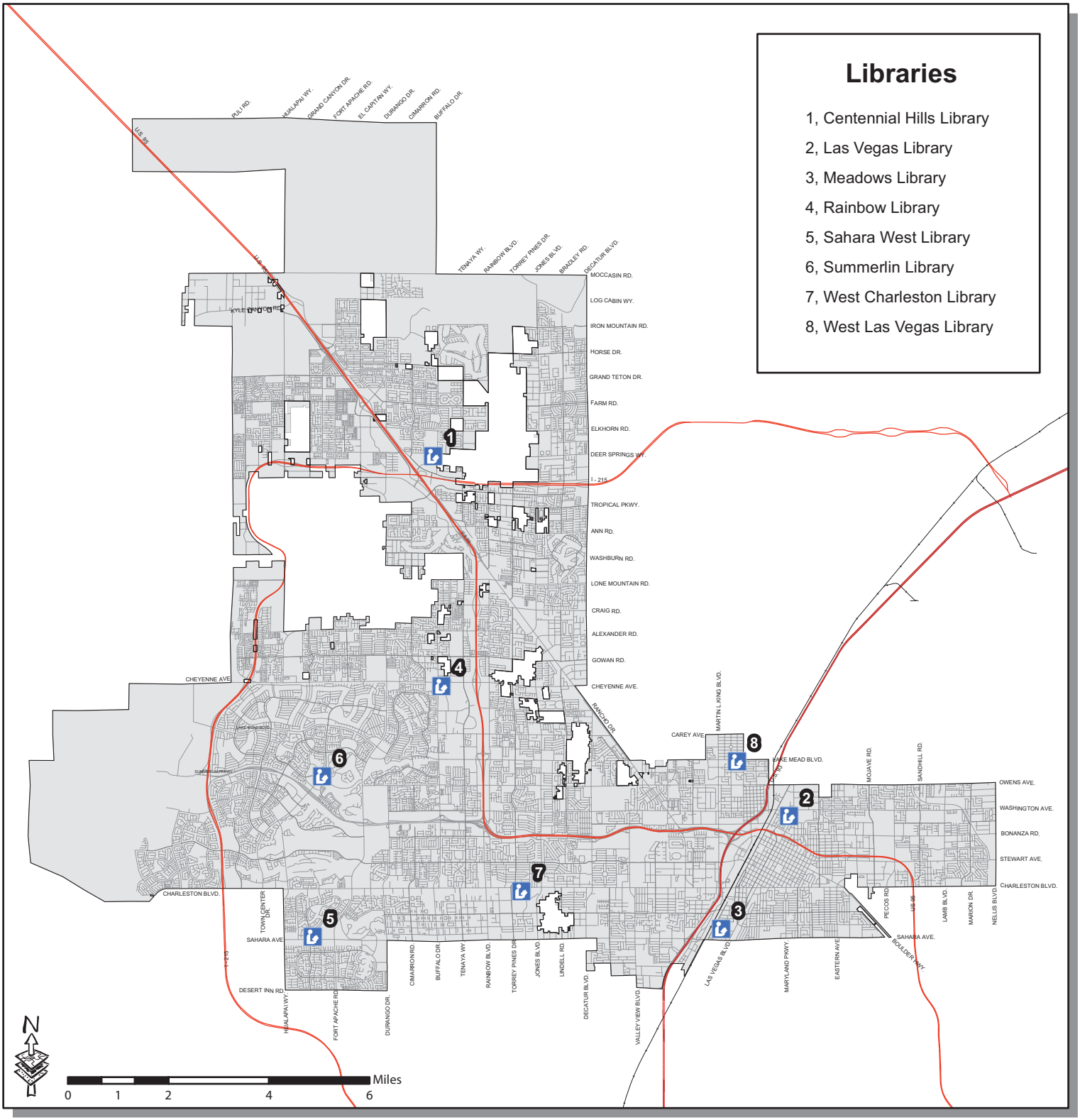
GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

Geographic Information System

Department of Planning
702-229-6301

GPA-53501 [PRJ-53499]

Map 7 - Libraries within City of Las Vegas



City of Las Vegas - City Limits

Library

City of Las Vegas

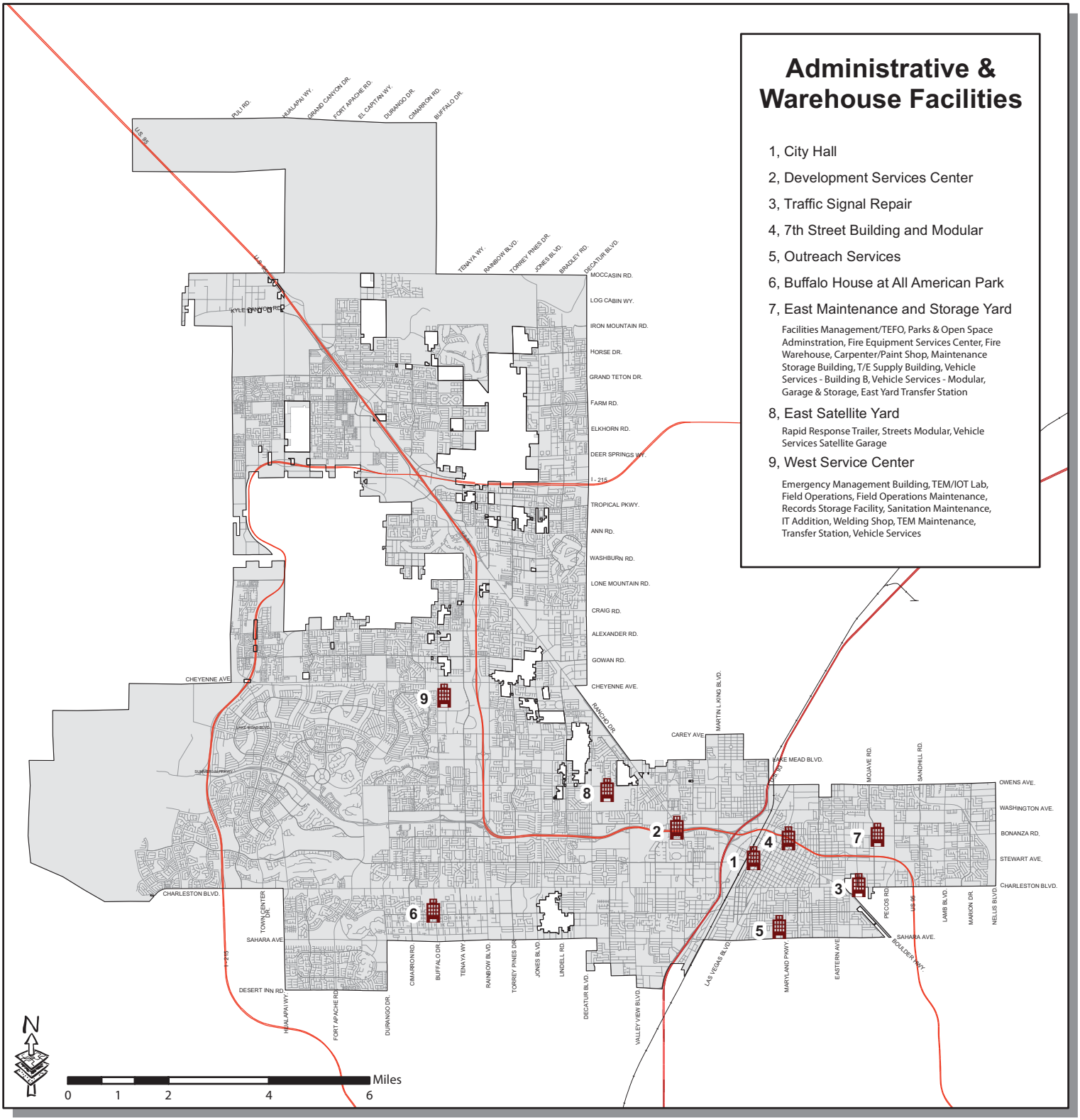
GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

Geographic Information System

Department of Planning
702-229-6301

GPA-53501 [PRJ-53499]

Map 8 - Administrative & Warehouse Facilities



City of Las Vegas - City Limits

Administrative & Warehouse Facilities

City of Las Vegas

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

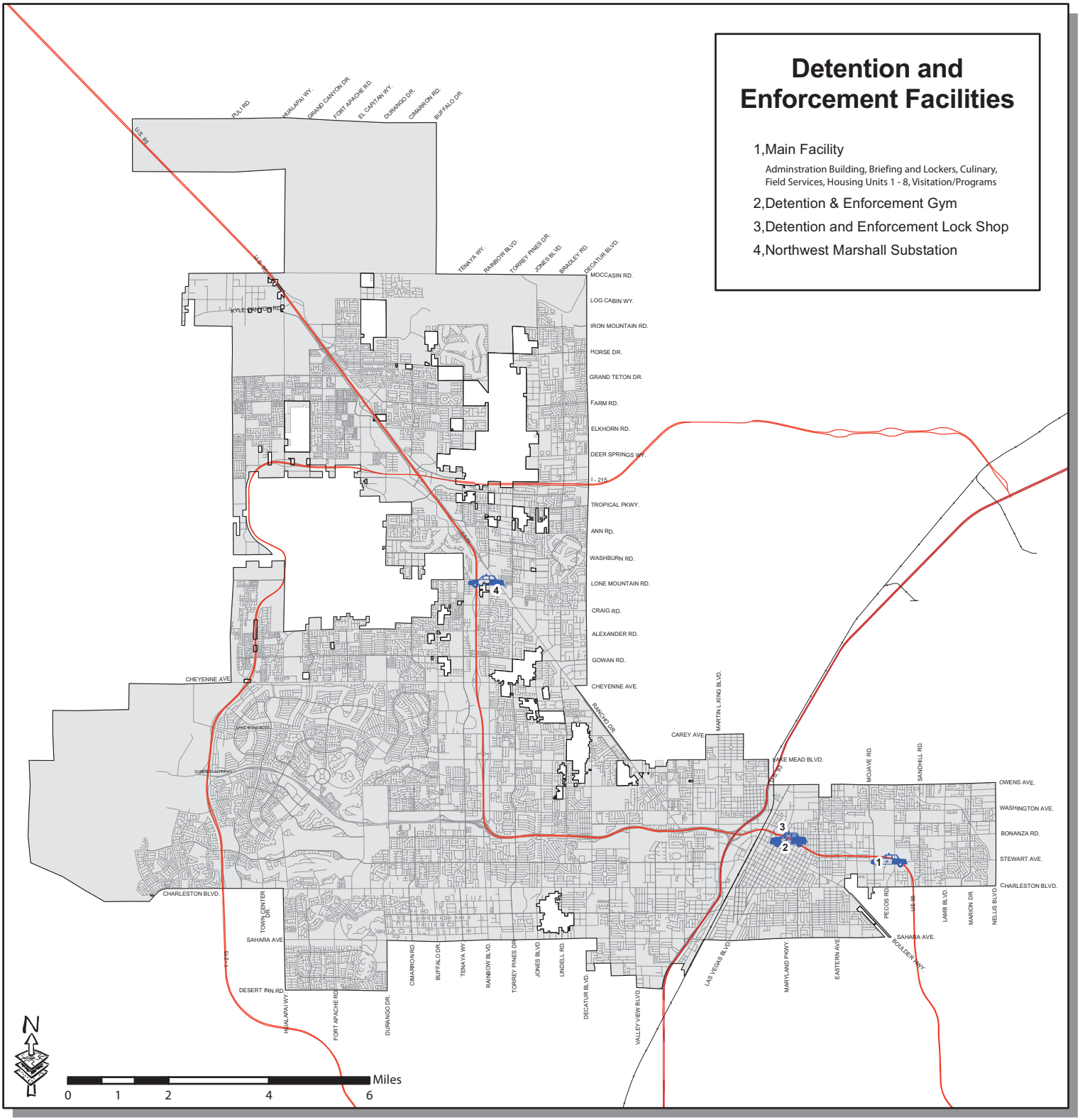
GPA-53501 [PRJ-53499]

Geographic Information System

Department of Planning

702-229-6301

Map 9 - Detention and Enforcement Facilities



City of Las Vegas - City Limits

Detention and Enforcement Facilities

City of Las Vegas

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

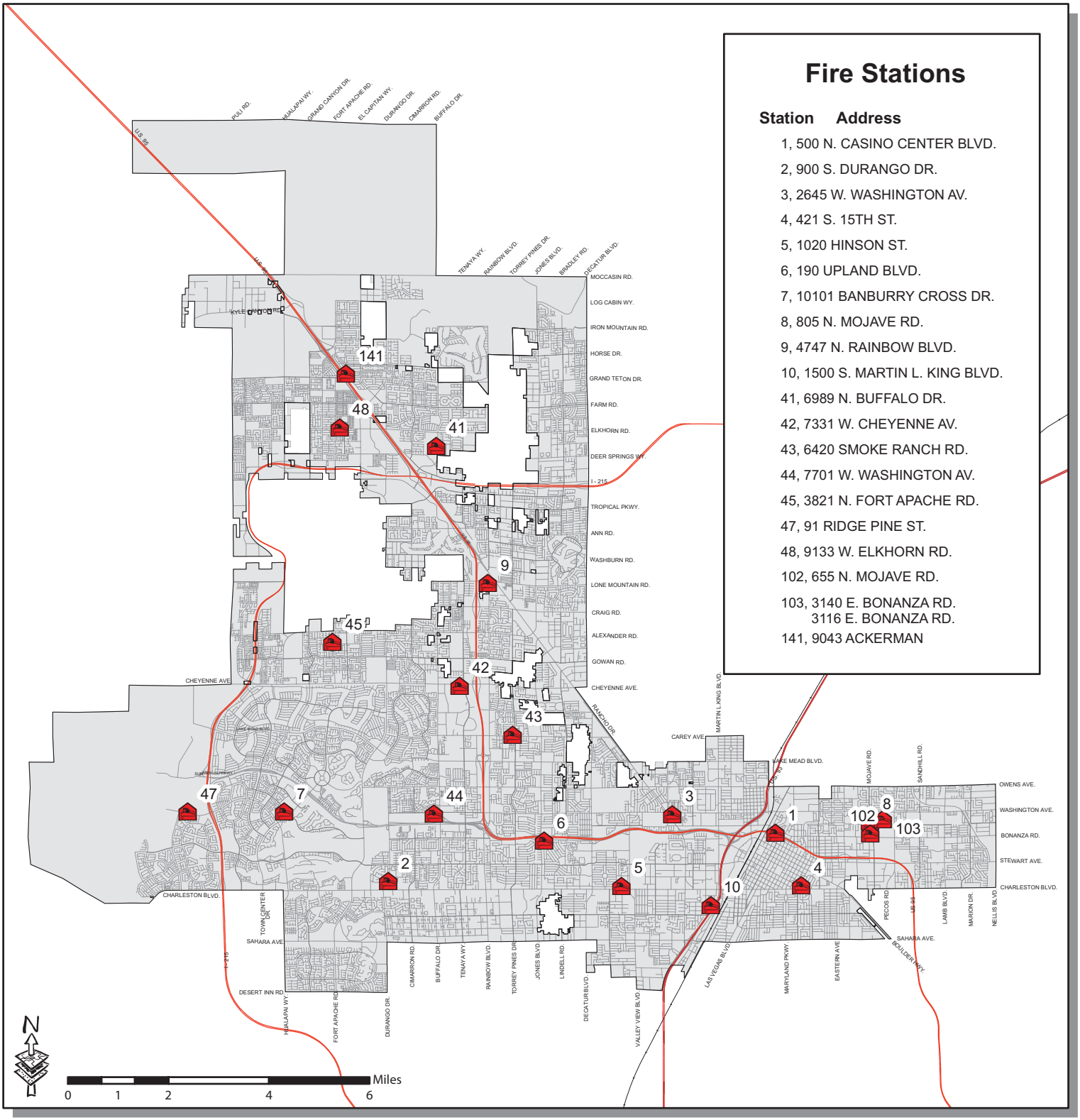
GPA-53501 [PRJ-53499]

Geographic Information System

Department of Planning

702-229-6301

Map 10 - City of Las Vegas - Fire Stations



City of Las Vegas - City Limits

Fire Station

City of Las Vegas

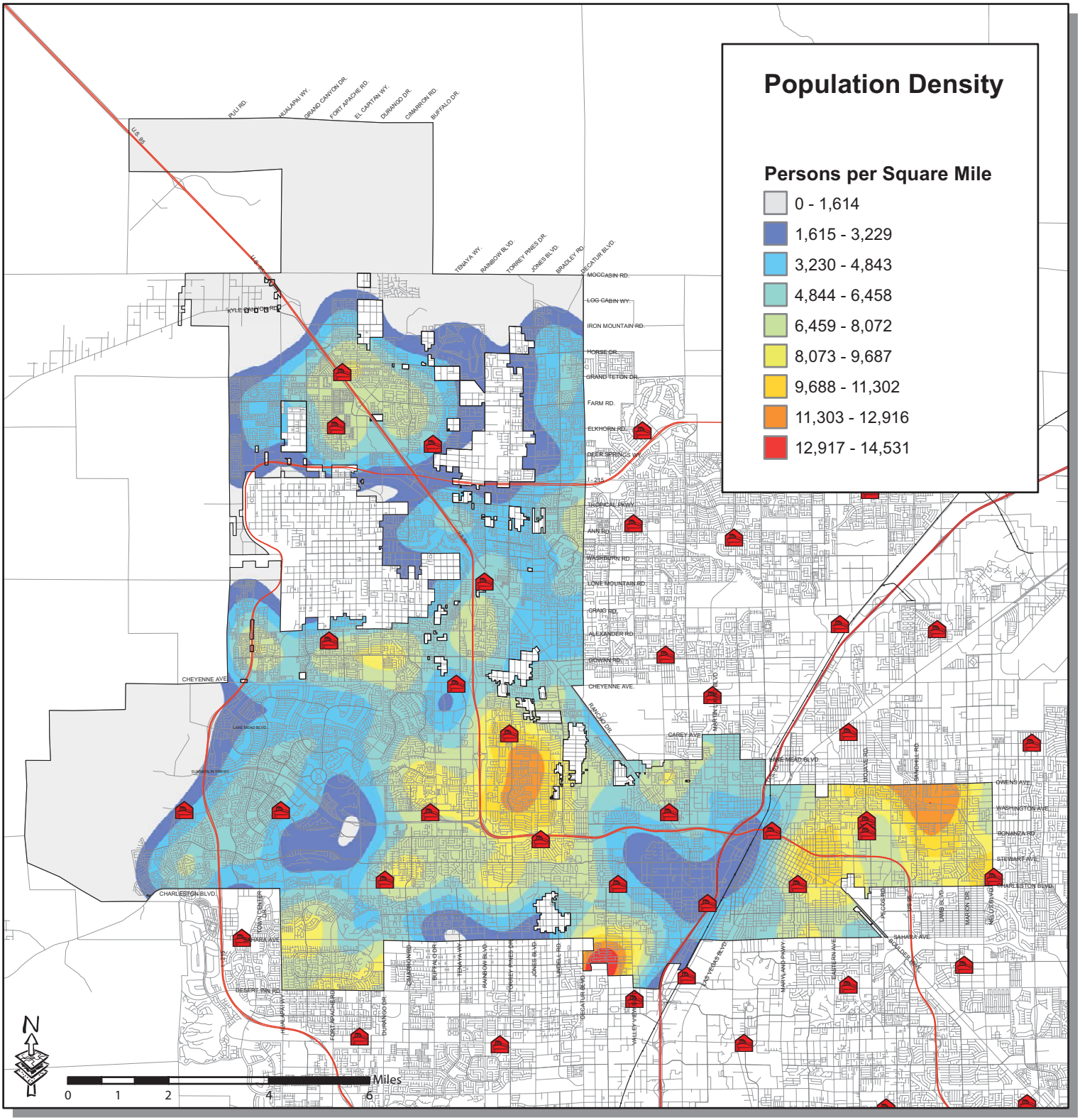
GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

Geographic Information System

Department of Planning
702-229-6301

GPA-53501 [PRJ-53499]

Map 11 - Fire Station and Population Density



Fire Station

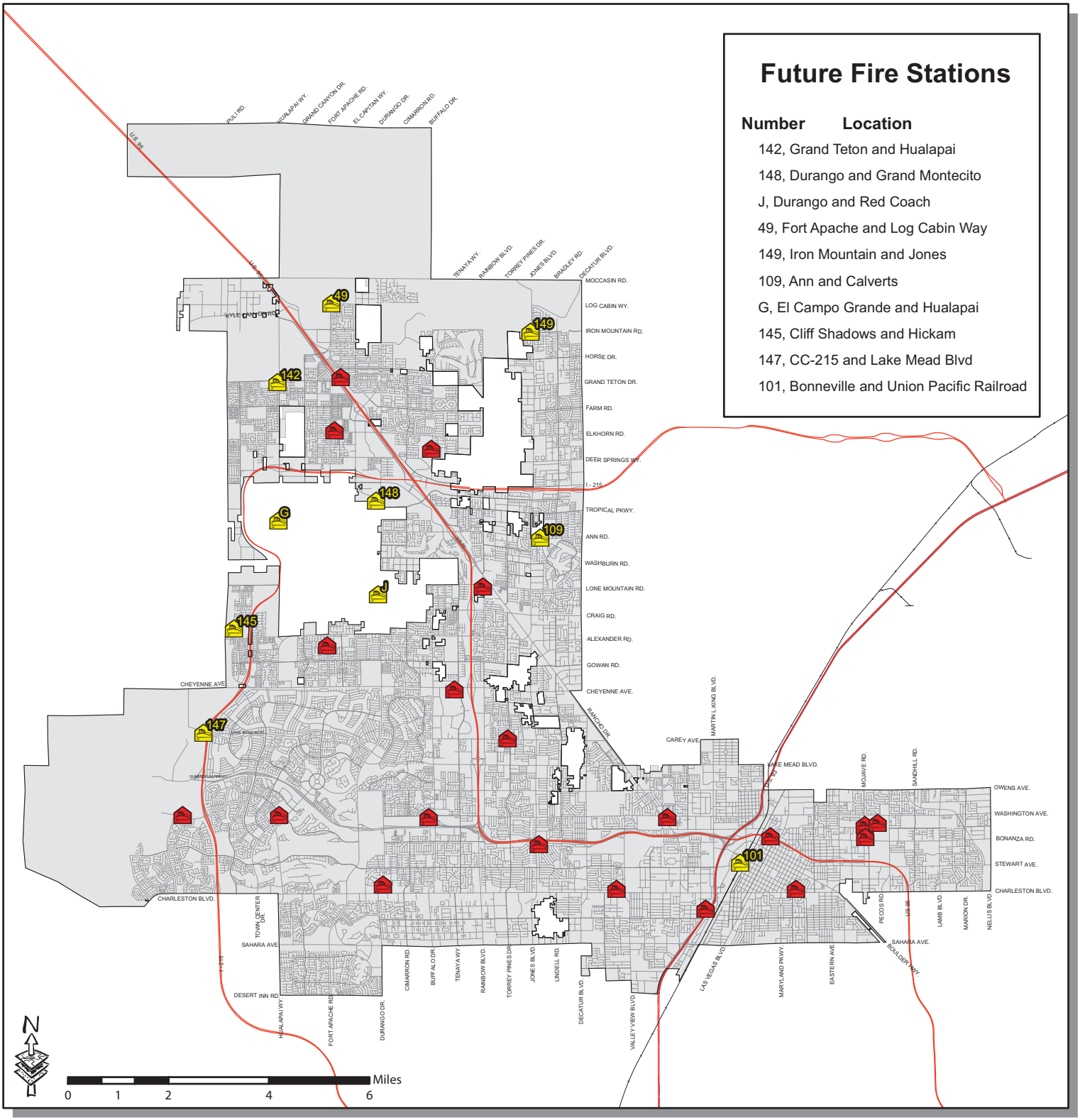
City of Las Vegas

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

GPA-53501 [PRJ-53499]

Geographic Information System
Department of Planning
702-229-6301

Map 12 -Projected Future Fire Stations



City of Las Vegas - City Limits

Fire Station

Future Fire Station

GPA-53501 [PRJ-53499]

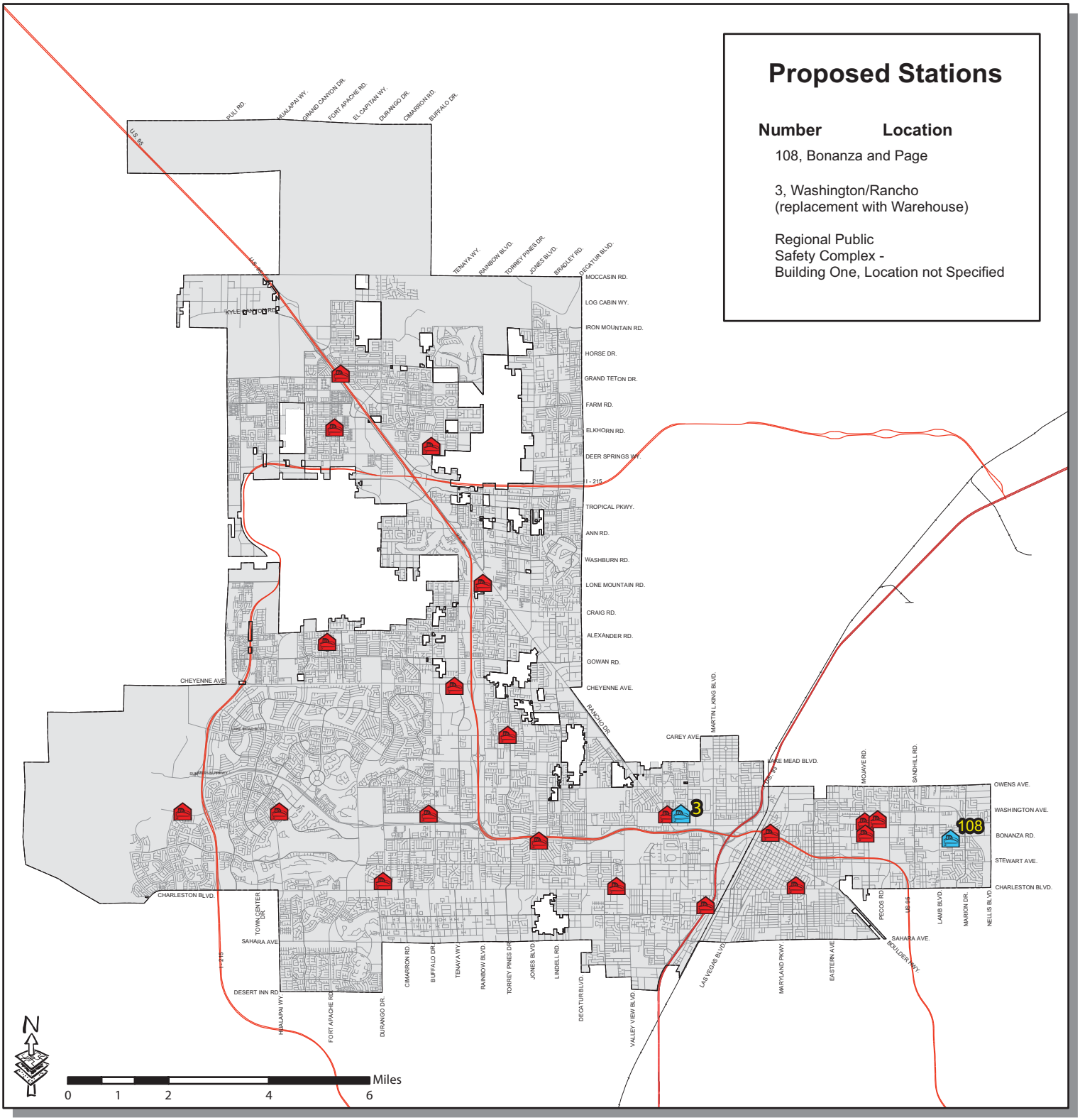
City of Las Vegas

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

Department of Planning
702-229-6301

Map 13 - Proposed Fire Facilities identified by the CIP Plan



City of Las Vegas - City Limits

Fire Station

Proposed Fire Facilities

GPA-53501 [PRJ-53499]

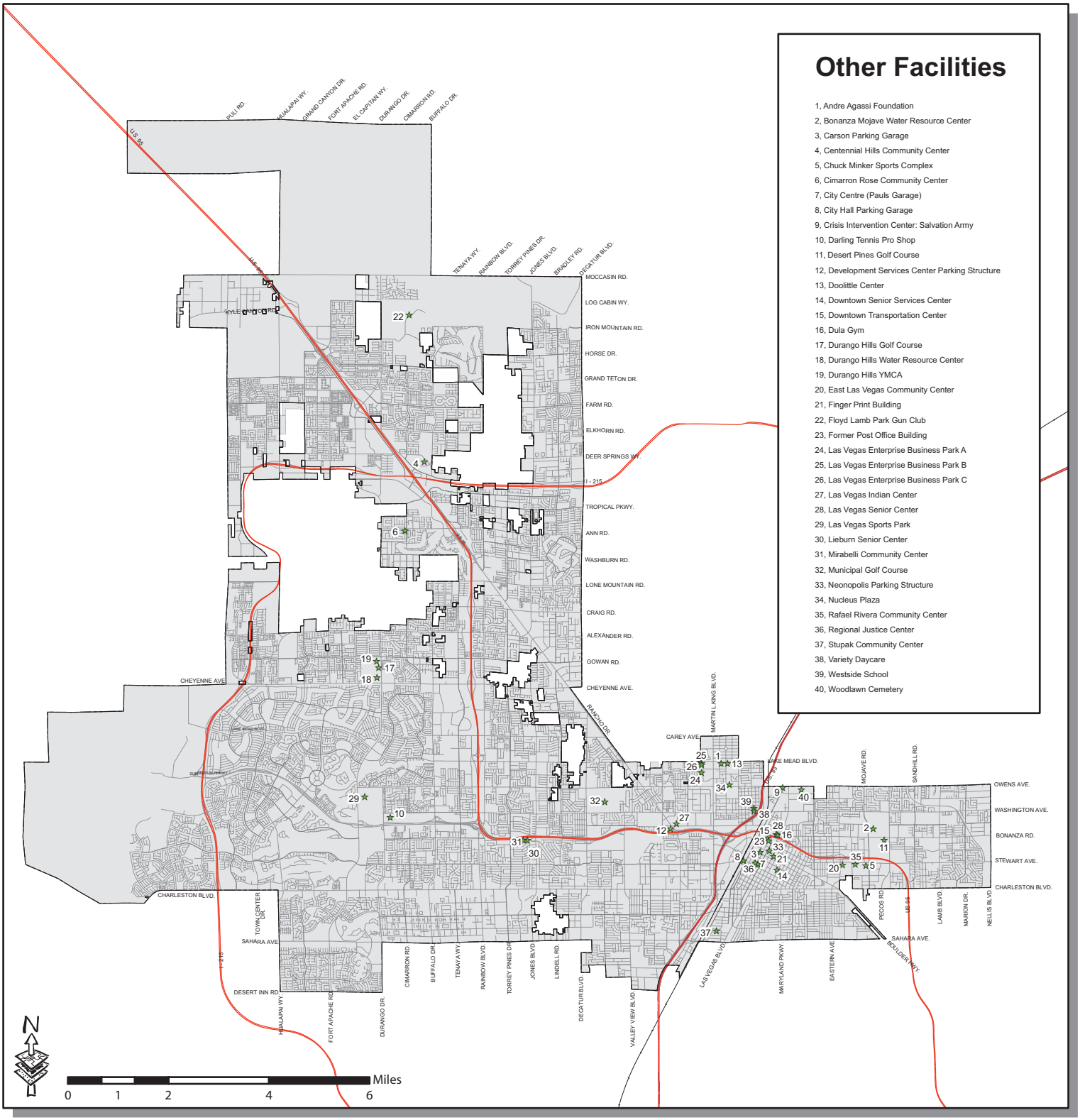
City of Las Vegas

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

Department of Planning
702-229-6301

Map 14 - "Other" City of Las Vegas Facilities



City of Las Vegas - City Limits

Other Facilities

GPA-53501 [PRJ-53499]

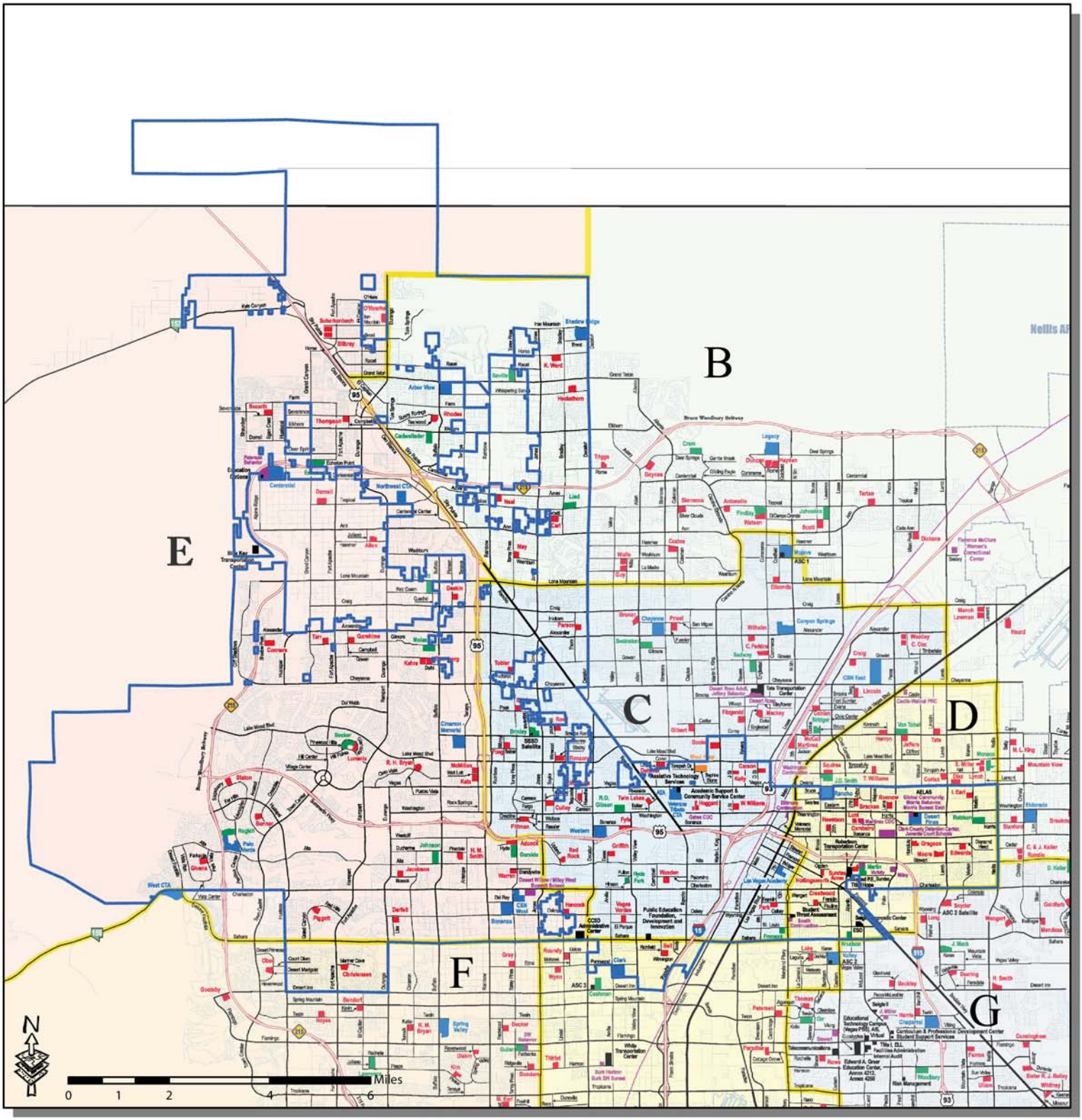
City of Las Vegas

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

Department of Planning
702-229-6301

Map 15 - School District Board of Trustees District Boundaries



*note, map above is a cropped version of existing map available thru CCSD website

City of Las Vegas - City Limits

City of Las Vegas

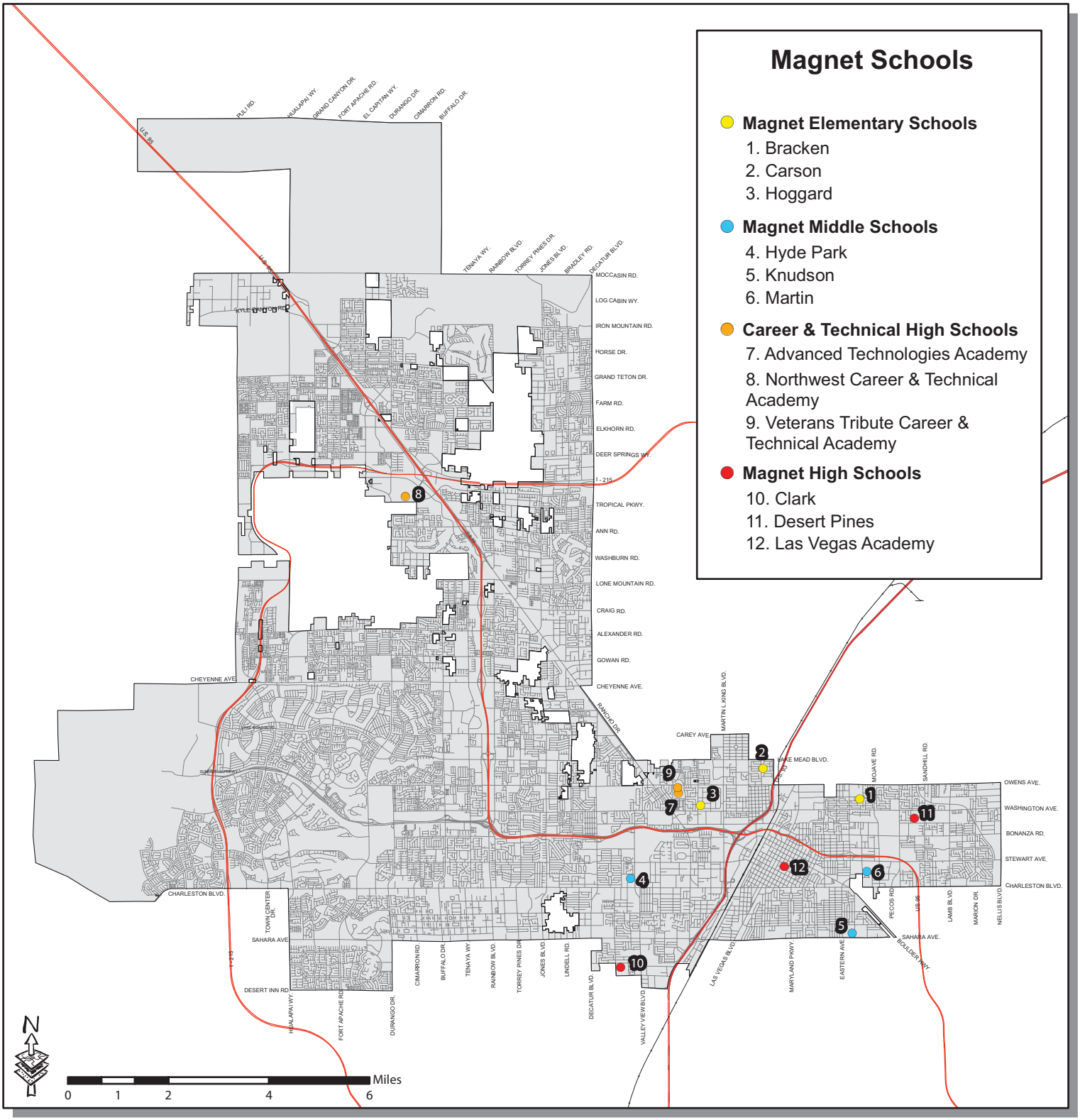
GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

Geographic Information System

Department of Planning
702-229-6301

GPA-53501 [PRJ-53499]

Map 16 - Clark County School District Magnet Schools



City of Las Vegas

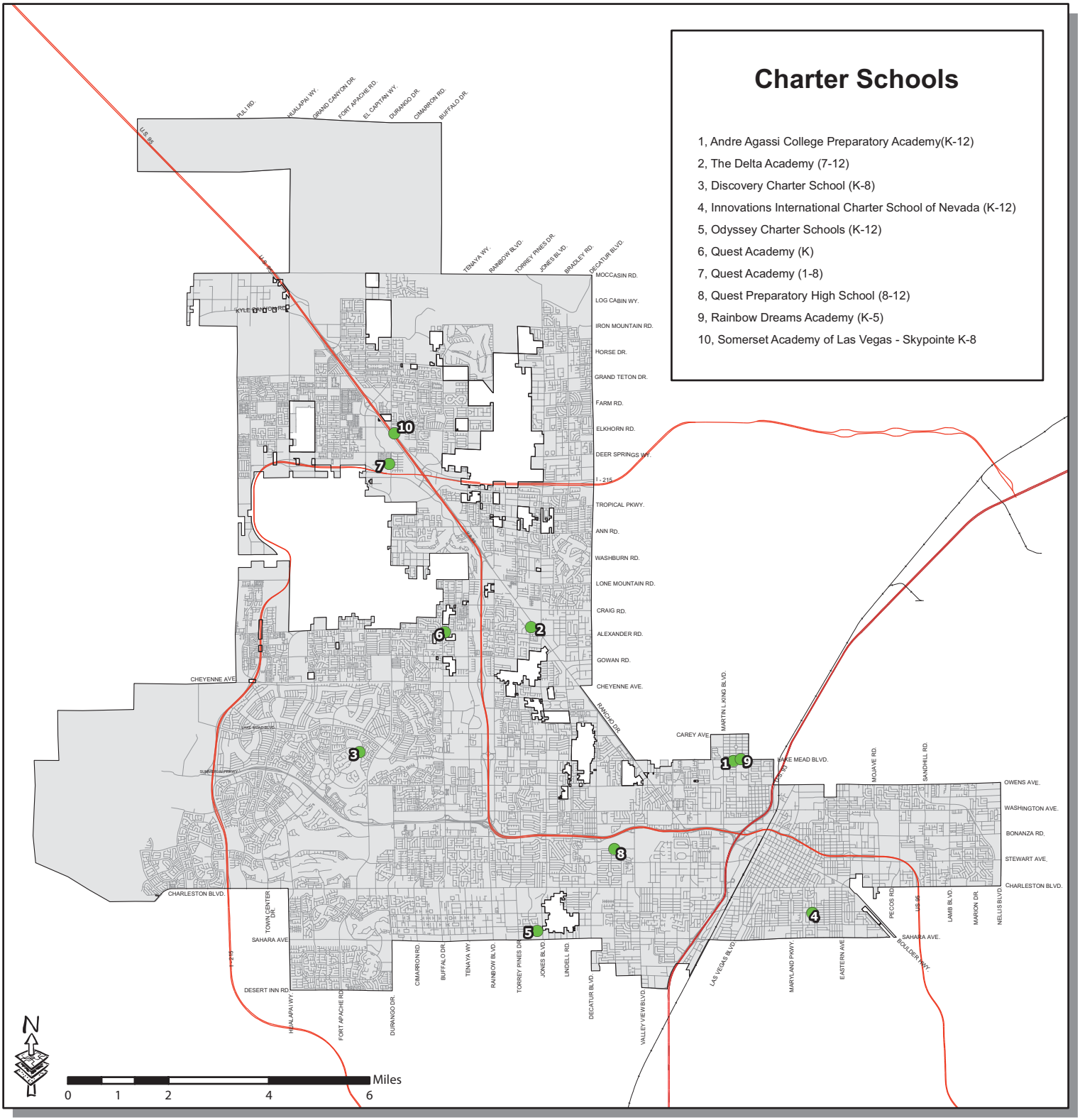
GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

Geographic Information System

Department of Planning
702-229-6301

GPA-53501 [PRJ-53499]

Map 17 - Clark County School District Charter Schools



City of Las Vegas

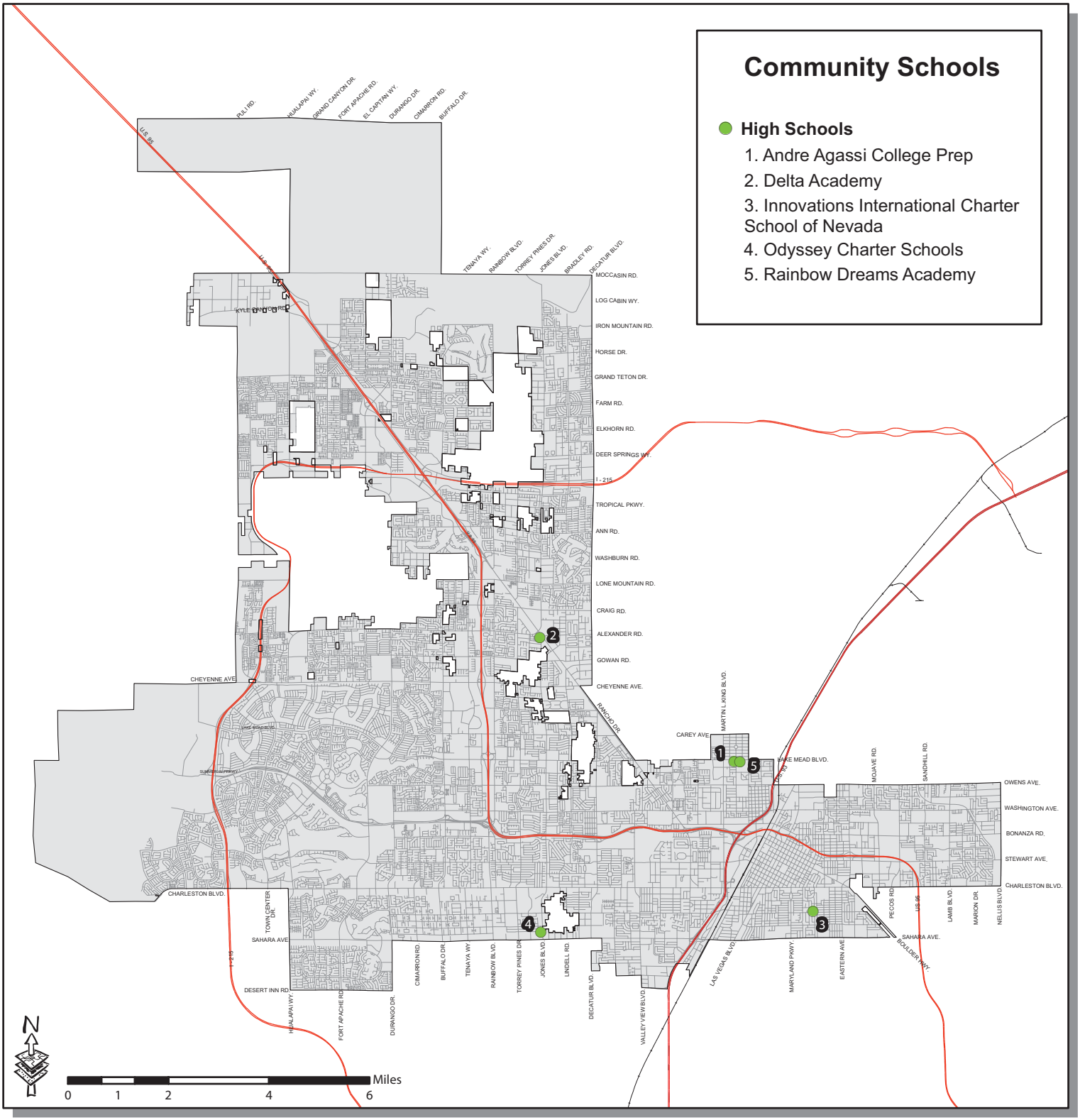
GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

Geographic Information System

Department of Planning
702-229-6301

GPA-53501 [PRJ-53499]

Map 18 - Clark County School District Charter Schools



City of Las Vegas

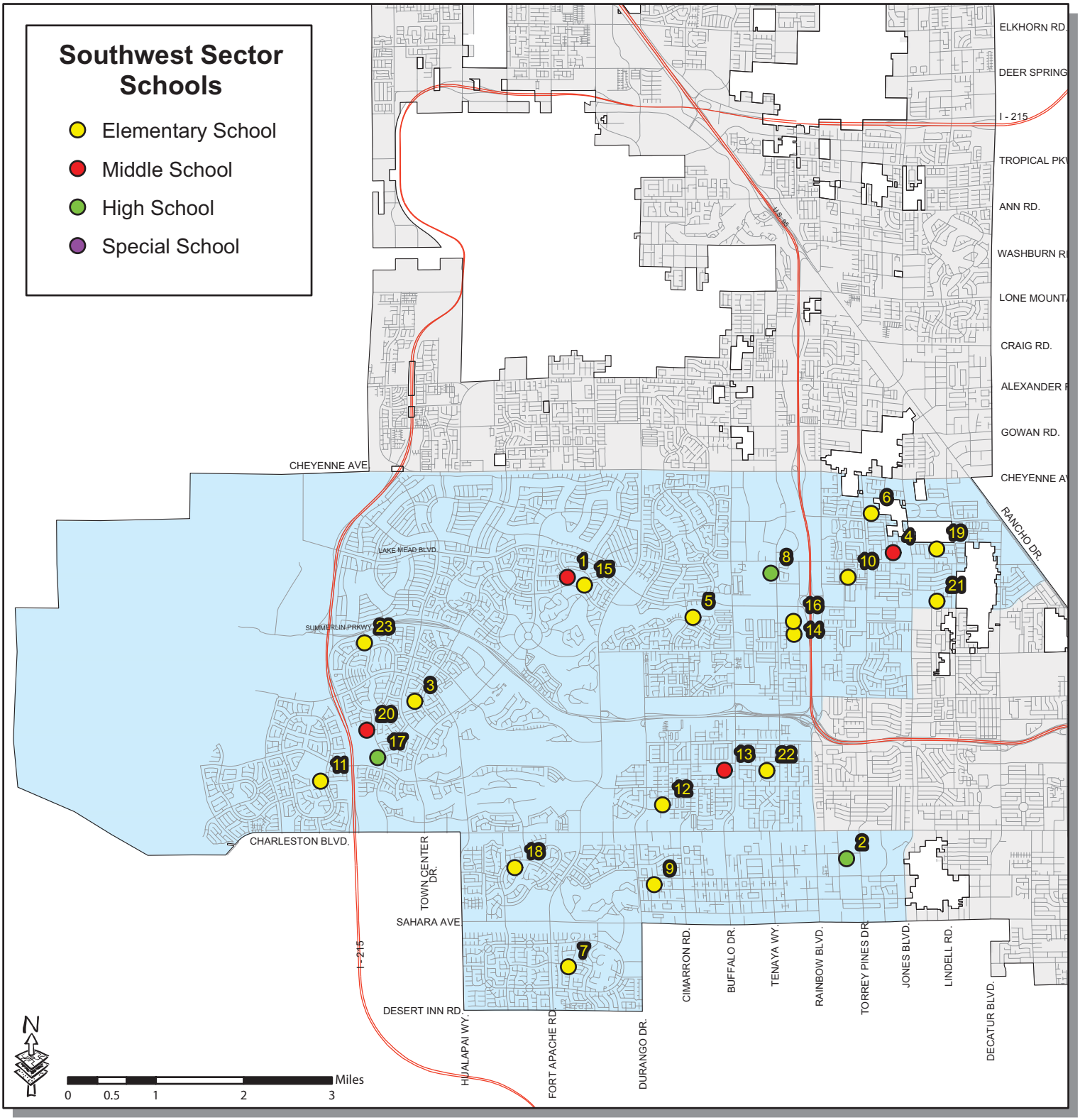
GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

Geographic Information System

Department of Planning
702-229-6301

GPA-53501 [PRJ-53499]

Map 19 - Southwest School Locations



Existing Schools

1, Becker
2, Bonanza
3, Bonner
4, Brinley
5, Bryan
6, Bunker
7, Christensen
8, Cimarron-Memorial
9, Derfelt
10, Fong
11, Givens
12, Jacobson
13, Johnson
14, Katz
15, Lummis
16, McMillan
17, Palo Verde
18, Piggott
19, Reed
20, Rogich
21, Ronzone
22, Smith, Helen
23, Staton

City of Las Vegas

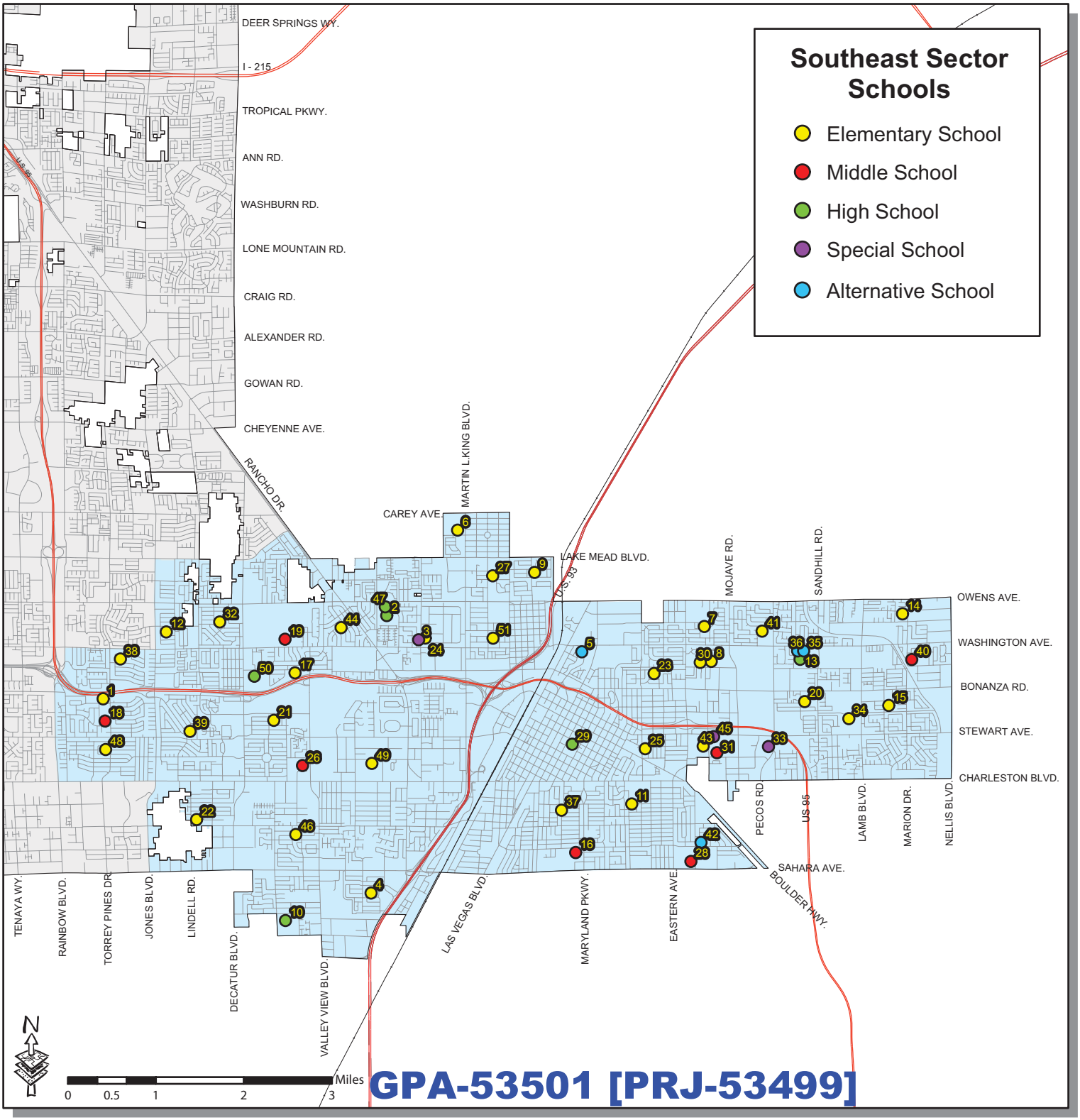
GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

Geographic Information System

Department of Planning
702-229-6301

GPA-53501 [PRJ-53499]

Map 20 - Southeast School Locations



Existing Schools

1, Adcock
2, ATA
3, Atkinson-Gates
4, Bell
5, Biltmore Continuation
6, Booker
7, Bracken
8, Cambeiro
9, Carson
10, Clark
11, Crestwood
12, Culley
13, Desert Pines
14, Earl
15, Edwards
16, Fremont
17, Fyfe
18, Garside
19, Gibson
20, Gragson
21, Griffith
22, Hancock
23, Hewetson
24, Hoggard
25, Hollingsworth
26, Hyde Park
27, Kelly
28, Knudson
29, Las Vegas Academy
30, Lunt
31, Martin
32, McWilliams
33, Miley Achievement Ctr
34, Moore
35, Morris Behavior
36, Morris Sunset
37. Park
38, Pittman
39, Red Rock
40, Robison
41, Ronnow
42, South Continuation
43, Sunrise Acres
44, Twin Lakes
45, Variety K-5
46, Vegas Verdes
47, Veterans Tribute CTA
48, Warren
49, Wasden
50, Western
51, Williams, W

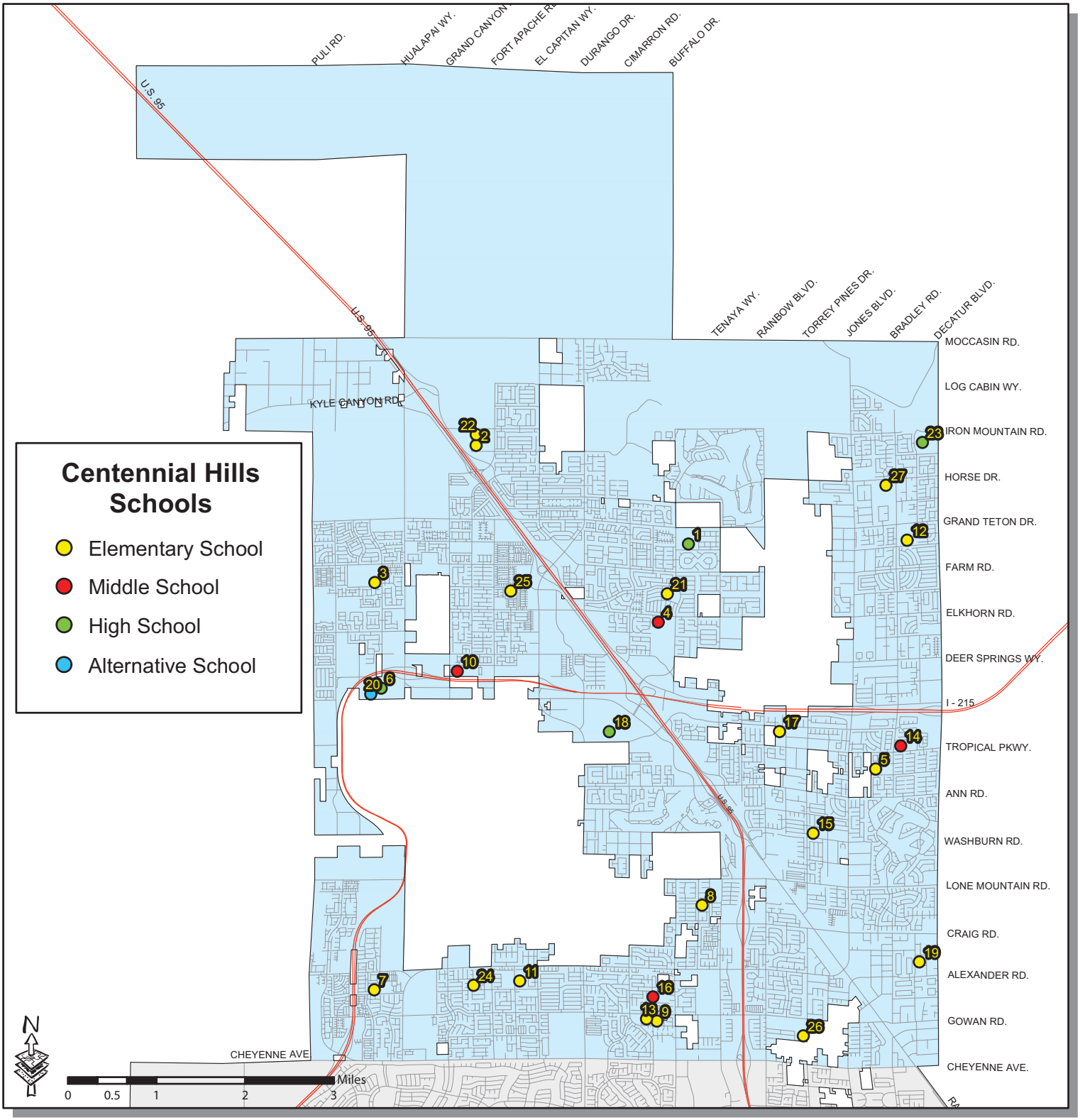
City of Las Vegas

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

Department of Planning
702-229-6301

Map 21 - Northwest School Locations



Existing Schools

1, Arbor View
2, Bilbray
3, Bozarth
4, Cadwallader
5, Carl
6, Centennial
7, Conners
8, Deskin
9, Eisenberg
10, Escobedo
11, Garehime
12, Heckethorn
13, Kahre
14, Lied
15, May
16, Molasky
17, Neal
18, Northwest CTA
19, Parson
20, Peterson Behavior
21, Rhodes
22, Scherkenbach
23, Shadow Ridge
24, Tarr
25, Thompson
26, Tobler

City of Las Vegas

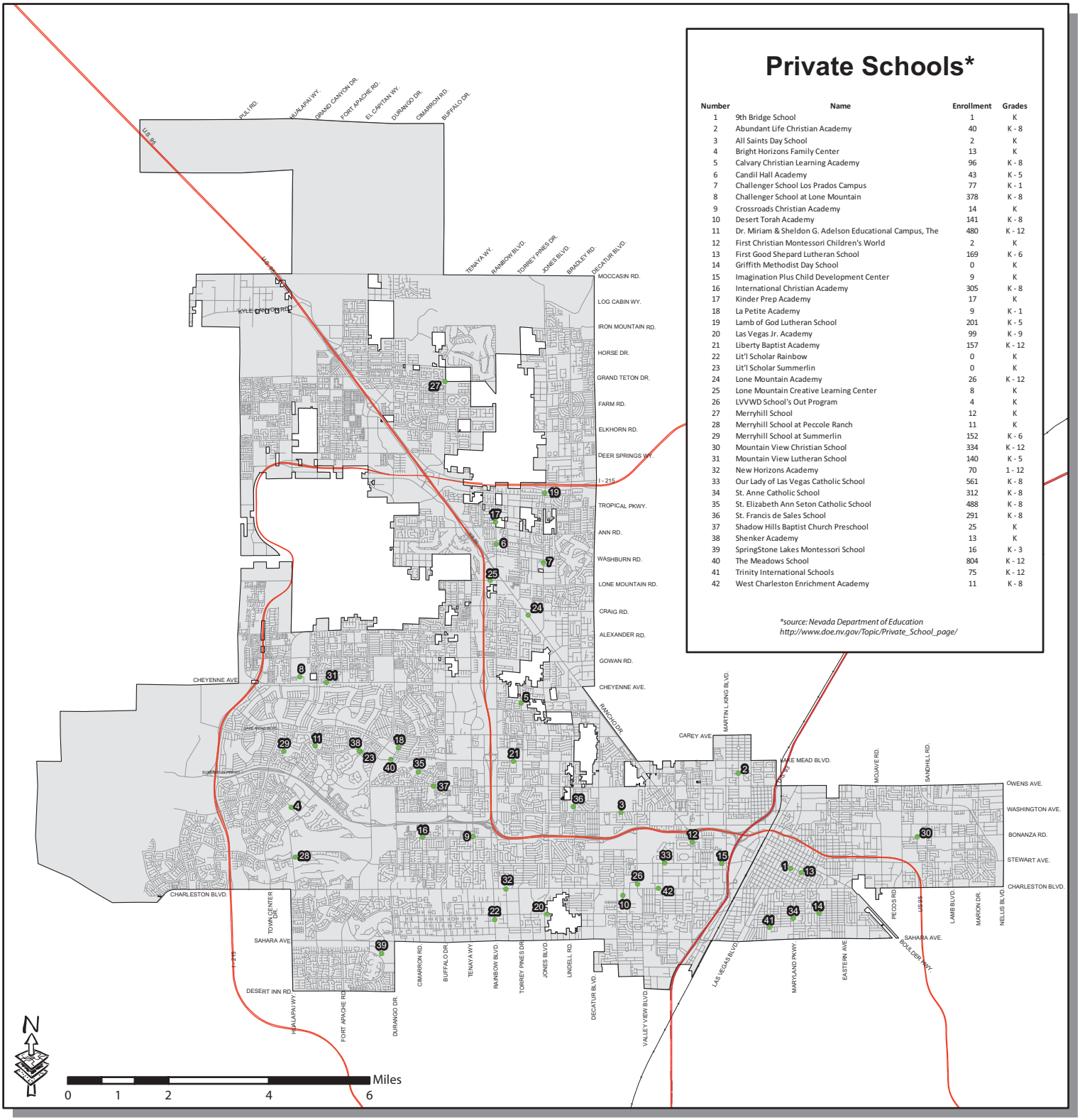
GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

Geographic Information System

Department of Planning
702-229-6301

GPA-53501 [PRJ-53499]

Map 22 - Private Schools



Private Schools*

Number	Name	Enrollment	Grades
1	9th Bridge School	1	K
2	Abundant Life Christian Academy	40	K - 8
3	All Saints Day School	2	K
4	Bright Horizons Family Center	13	K
5	Calvary Christian Learning Academy	96	K - 8
6	Candil Hall Academy	43	K - 5
7	Challenger School Los Prados Campus	77	K - 1
8	Challenger School at Lone Mountain	378	K - 8
9	Crossroads Christian Academy	14	K
10	Desert Torah Academy	141	K - 8
11	Dr. Miriam & Sheldon G. Adelson Educational Campus, The	480	K - 12
12	First Christian Montessori Children's World	2	K
13	First Good Shepard Lutheran School	169	K - 6
14	Griffith Methodist Day School	0	K
15	Imagination Plus Child Development Center	9	K
16	International Christian Academy	305	K - 8
17	Kinder Prep Academy	17	K
18	La Petite Academy	9	K - 1
19	Lamb of God Lutheran School	201	K - 5
20	Las Vegas Jr. Academy	99	K - 9
21	Liberty Baptist Academy	157	K - 12
22	Lit'l Scholar Rainbow	0	K
23	Lit'l Scholar Summerlin	0	K
24	Lone Mountain Academy	26	K - 12
25	Lone Mountain Creative Learning Center	8	K
26	LVVWD School's Out Program	4	K
27	Merryhill School	12	K
28	Merryhill School at Peccole Ranch	11	K
29	Merryhill School at Summerlin	152	K - 6
30	Mountain View Christian School	334	K - 12
31	Mountain View Lutheran School	140	K - 5
32	New Horizons Academy	70	1 - 12
33	Our Lady of Las Vegas Catholic School	561	K - 8
34	St. Anne Catholic School	312	K - 8
35	St. Elizabeth Ann Seton Catholic School	488	K - 8
36	St. Francis de Sales School	291	K - 8
37	Shadow Hills Baptist Church Preschool	25	K
38	Shenker Academy	13	K
39	SpringStone Lakes Montessori School	16	K - 3
40	The Meadows School	804	K - 12
41	Trinity International Schools	75	K - 12
42	West Charleston Enrichment Academy	11	K - 8

*source: Nevada Department of Education
http://www.doe.nv.gov/Topic/Private_School_page/

● Private School Locations

City of Las Vegas

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

Department of Planning
702-229-6301

GPA-53501 [PRJ-53499]

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 13, 2014

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

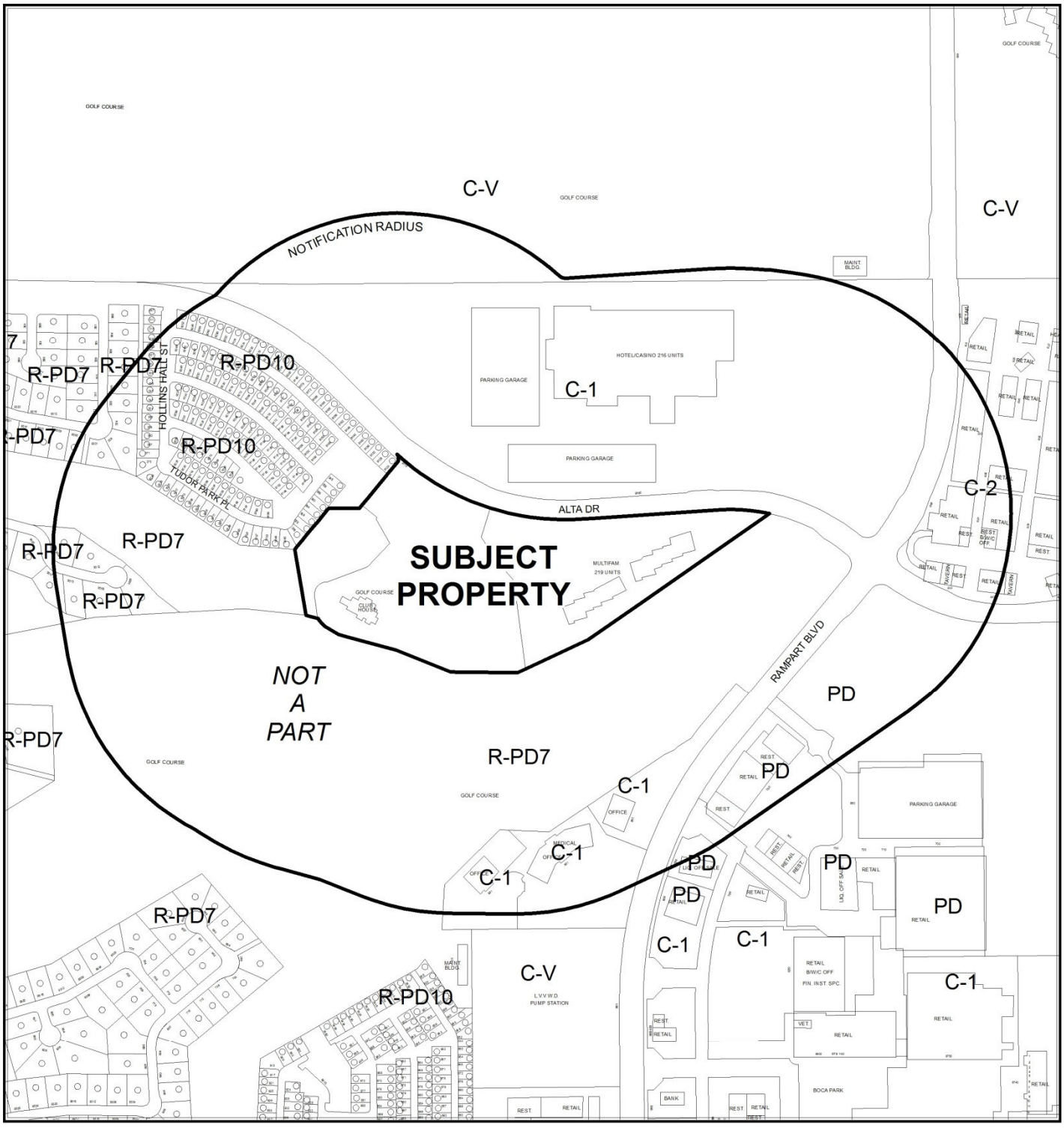
SUBJECT:
MOD-53701 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: QUEENSRIDGE TOWERS, LLC - For possible action on a request for a Major Modification of the Queensridge Towers Development Standards dated May 20, 2004 TO AMEND DEVELOPMENT STANDARDS REGARDING LAND USE, BUILDING SETBACKS AND STEPBACKS, BUILDING HEIGHT AND PARKING on 20.10 acres on the south side of Alta Drive, approximately 410 feet west of Rampart Boulevard (APNs 138-32-213-000, a portion of 138-32-210-005 and a portion of 138-31-713-002), PD (Planned Development) Zone, Ward 2 (Beers) [PRJ-51869]. Staff recommends APPROVAL.

C.C.: 6/18/2014

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

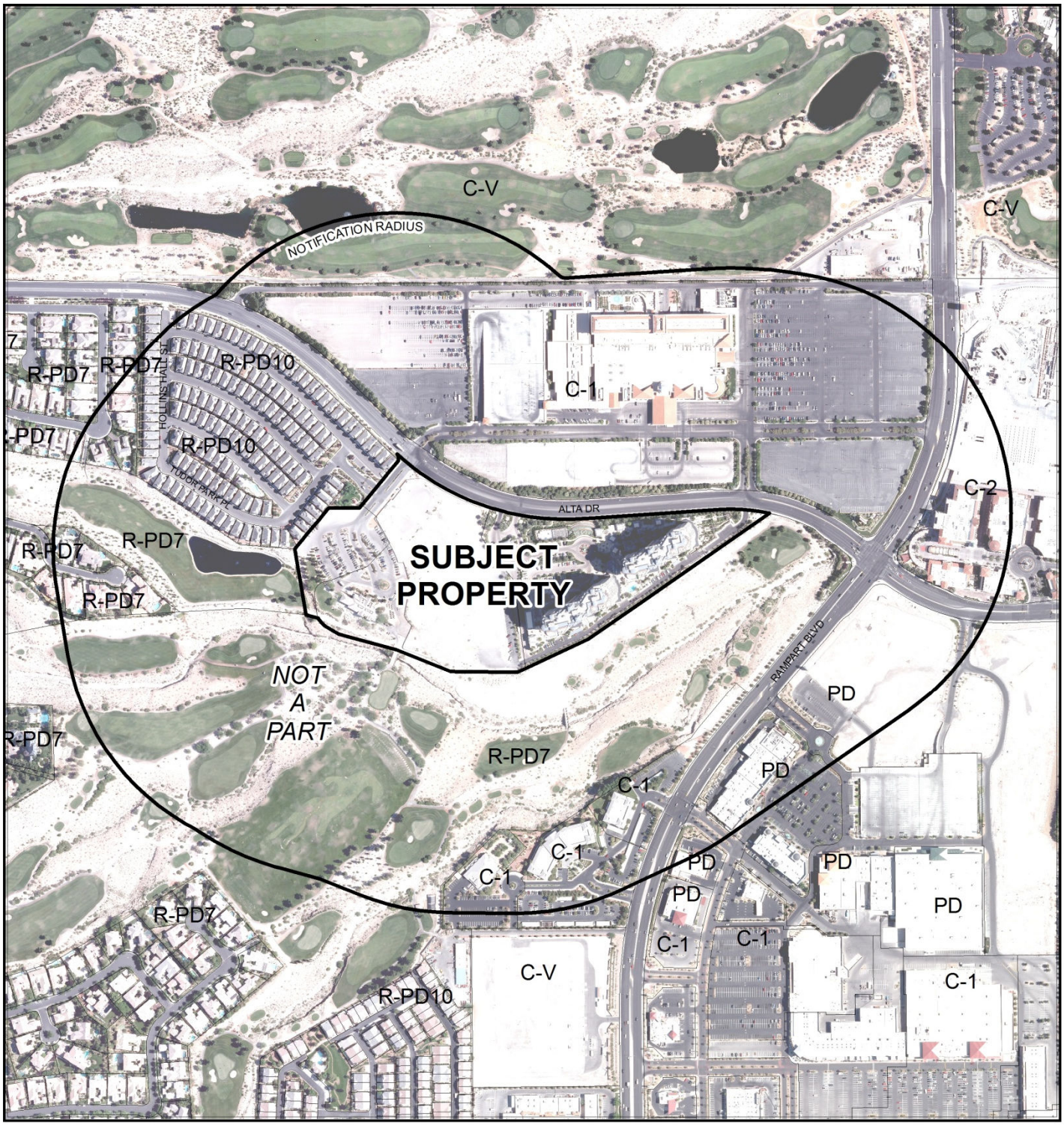
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report - MOD-53701, VAR-53502 and SDR-53503 [PRJ-51869]
3. Supporting Documentation - MOD-53701, VAR-53502 and SDR-53503 [PRJ-51869]
4. Photos - MOD-53701, VAR-53502 and SDR-53503 [PRJ-51869]
5. Justification Letter - MOD-53701, VAR-53502 and SDR-53503 [PRJ-51869]
6. Protest and Support Postcards



CASE: **MOD-53701 (PRJ-51869)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)



CASE: **MOD-53701 (PRJ-51869)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

0 400 800
Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 13, 2014
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: QUEENSRIDGE TOWERS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
MOD-53701	Staff recommends APPROVAL, subject to conditions:	
VAR-53502	Staff recommends APPROVAL, subject to conditions:	MOD-53502
SDR-53503	Staff recommends APPROVAL, subject to conditions:	MOD-53502 VAR-53502

** CONDITIONS **

MOD-53701 CONDITIONS

Planning

1. The applicant shall supply Department of Planning staff with a final copy of the amended Queensridge Towers Development Standards as approved.

VAR-53502 CONDITIONS

Planning

1. Approval of a Major Modification (MOD-53701) to the Queensridge Development Standards and approval of and conformance to the conditions of approval for Site Development Plan Review (SDR-53503) shall be required, if approved.

2. Conformance to the approved conditions for Rezoning (ZON-4205).

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

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

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

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

SDR-53503 CONDITIONS

Planning

1. Approval of a Major Modification (MOD-53701) of the Queensridge Development Standards and approval of and conformance to the conditions of approval for Variance (VAR-53502) shall be required, if approved.

2. Conformance to the approved conditions for Site Development Plan Review (SDR-4206), except as amended herein.

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

4. All development shall be in conformance with the site plan and landscape plan, date stamped 03/27/14 and building elevations, date stamped 03/27/14 and 04/24/14, except as amended by conditions herein.

5. The site plan shall be revised prior to submittal of an application for a building permit to demonstrate conformance to Title 19.08.110 handicapped parking design standards.

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

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

8. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary for this site. The mapping action shall be completed and recorded prior to the issuance of any building permits.

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

   a. Provide four additional minimum 24-inch box shade trees at the ends of parking rows.
   b. Replace palm trees at the end of parking rows with minimum 24-inch box shade trees.
   c. Provide six landscape islands within the parking field. Each island shall contain at least one 24-inch box shade tree and four, five-gallon shrubs per tree.

10. A Comprehensive Construction Staging Plan shall be submitted to the Department of Planning for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.

11. Prior to or at the time of submittal for any building permit, the applicant shall provide written verification by the FAA and/or the Clark County Department of Aviation of the following:
    a. The applicant shall file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Clark County Director of Aviation a “Property Owner’s Shielding Determination Statement” and request written concurrence from the Clark County Department of Aviation;
    b. No Building Permit or other construction permit shall be issued for any structure greater than 35 feet above the surface of land that, based upon the FAA’s 7460 airspace determination (the outcome of filing the FAA Form 7460-1) would (a) constitute a hazard to air navigation, (b) would result in an increase to minimum flight altitudes during any phase of flight (unless approved by the Department of Aviation), or (c) would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.

c. Applicant is advised that FAA's airspace determinations are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments.
d. Applicant is advised that the FAA's airspace determinations include expiration dates and that the separate airspace determinations will be needed for construction cranes or other temporary equipment.

12. Prospective buyers shall be informed that views may be obscured by future adjacent development and this information shall be included in project CC&Rs.

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

Public Works

14. Provide paved drivable access to all manholes located in Public Sewer Easements per Recorded Document 20051018:02961 and 950928:00850. No trees or landscaping over three feet tall are allowed within said public sewer easements.

15. Prior to the submittal of construction drawings, coordinate with the Sanitary Sewer Planning Section of the Department of Public Works to determine an acceptable connection point to public sewer. The existing eight-inch public sewer on the south edge of the property has limited capacity.

16. Prior to the issuance of any building permits, provide proof a recorded Joint Access Agreement between this site and the site to the east where a shared driveway is proposed.

17. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for this Site Plan Prior to submittal of construction drawings for this site.

18. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved update to the Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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

20. Site Development to comply with all applicable conditions of approval for SDR-4206, TMP-5879 and all other applicable site related actions.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting to complete the buildout of a residential condominium and office development near the southwest corner of Alta Drive and Rampart Boulevard. Phase 1 is complete and includes two 18-story towers containing 219 units. Originally, Phase 2 was to include 166 units within one 18-story and one 14-story tower, and a single-story, 17,400 square-foot office building. Instead, this amendment proposes the construction of one 22-story tower with 166 units and an adjustment to the location of the proposed office building. The western edge of the tower has been stepped down and angled to mitigate the visual impact to adjacent residential properties. The approved Queensridge Towers Development Standards must be amended to allow for the additional height of the proposed buildings, increased parking demand and reduction of the required building setback for the residential tower. The changes proposed by this amendment would reduce the intensity of the development and its impacts to neighboring residential properties; therefore, staff is recommending approval with conditions.

ISSUES

- The applicant is requesting to revise the Queensridge Towers Development Standards approved 07/07/04. Per Title 19.10.040(G), this must be done through a major modification. Although a building was removed as part of this proposal, the replacement building will be taller and have the same number of units as the original plan, and parking requirements would be increased.
- A Variance is required to allow a 582-foot building setback where residential adjacency standards require an 810-foot setback from the property line of protected properties to the west of the overall site. Staff supports the request, as the proposal is less intense than the previous approval and the building would be stepped and angled to minimize visual impacts to adjacent single-family residences.
- A Master Sign Plan for the overall project is required per Condition #7 of SDR-4206. To date, a Master Sign Plan has not been submitted, nor have the Queensridge Development Standards been updated to reflect this requirement. The applicant is proposing to amend the development standards to indicate that all onsite signage shall be as approved through a future master sign plan.
- The Queensridge Towers Development Standards require conformance to Title 19 landscape requirements. The landscape plan must be revised to include several parking lot trees and islands to meet these standards.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
10/13/97	The City Council approved a request for Rezoning (Z-0078-97) from U (Undeveloped) [M (Medium Density Residential) General Plan designation] under Resolution of Intent to R-3 (Medium Density Residential) to PD (Planned Development) on 14.52 acres on the south side of Alta Drive, approximately 450 feet west of Rampart Boulevard for the purposes of development of three 12-story condominium towers with ancillary office and retail uses. The Planning Commission and staff recommended approval.
07/07/04	The City Council approved a Rezoning (ZON-4205) from R-PD7 (Residential Planned Development – 7 Units per Acre) and U (Undeveloped) [GTC (General Tourist Commercial) General Plan designation] under Resolution of Intent to PD (Planned Development) to PD (Planned Development) on 20.10 acres on the south side of Alta Drive, approximately 450 feet west of Rampart Boulevard. A new Master Development Plan and Development Standards for this site were approved as part of this request. The Planning Commission recommended approval; staff recommended denial.
	The City Council approved a Variance (VAR-4207) to allow a building setback of 239 feet where residential adjacency standards require a minimum of 570 feet in conjunction with a proposed residential condominium complex on 20.1 acres on the south side of Alta Drive, approximately 450 feet west of Rampart Boulevard. The Planning Commission recommended approval; staff recommended denial.
	The City Council approved a Site Development Plan Review (SDR-4206) for a 385-unit condominium complex consisting of two 18-story towers, one 16-story tower and one 14-story tower with ancillary uses, clubhouse and a 17,400 square-foot, single-story office building on 20.1 acres on the south side of Alta Drive, approximately 450 feet west of Rampart Boulevard. The Planning Commission recommended approval; staff recommended denial.
02/10/05	The Planning Commission approved a Tentative Map (TMP-5879) for a 219-unit condominium and clubhouse subdivision on 14.52 acres on the south side of Alta Drive, approximately 450 feet west of Rampart Boulevard. Staff recommended approval.
08/11/05	Department of Planning staff approved a Minor Amendment of the approved Site Development Plan Review (SDR-4206) to shift the location of all buildings on the site, to realign Clubhouse Drive and the parking configuration, to move the condo club to the podium between Towers 1 and 2, and to add seven non-rental casitas and three rental casitas.
09/15/05	A Boundary Line Adjustment (BLA-5979) to transfer 5.14 acres of land area from the Badlands Golf Course to the subject site was recorded.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
02/09/07	A Final Map (FMP-10087) for a 219-unit residential condominium subdivision on 14.52 acres on the south side of Alta Drive, approximately 450 feet west of Rampart Boulevard, was recorded.
08/17/07	An amended Final Map (FMP-22220) for a 219-unit residential condominium subdivision on 8.95 acres on the south side of Alta Drive, approximately 450 feet west of Rampart Boulevard, was recorded.

Most Recent Change of Ownership	
01/16/04	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
10/15/95	A building permit (#95388719) was issued for a 16,262 square-foot club house at 9119 Alta Drive. A final inspection was completed 10/25/96.
09/12/05	A building permit (#05006313) was issued for two 18-story residential condominium tower shells (including parking garage) at 9101 and 9103 Alta Drive. A final inspection was completed 11/13/08.
02/06/06	A building permit (#06000882) was issued for a tenant improvement buildout of the east condominium tower at 9101 Alta Drive. A final inspection was completed 11/13/08.
	A building permit (#06000883) was issued for a tenant improvement buildout of the west condominium tower at 9103 Alta Drive. A final inspection was completed 11/13/08.

Pre-Application Meeting	
11/05/13	Submittal requirements for a residential adjacency Variance and a Site Development Plan Review for Phase 2 of the project were discussed. Development standards for the overall site are addressed in the Master Development Plan and Design Standards document. There was concern that the office building would require a lot of its own separate from the residential condominium units and common areas, and staff suggested contacting the City Surveyor to address any issues.

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

Field Check	
04/03/14	The eastern portion of the site contains two completed 18-story multi-family towers along Alta Drive. The Badlands Golf Course club house is also completed and situated in the southwest corner of the site. The remainder of the site is mostly undeveloped with portions of pavement laid for striped temporary parking.

Details of Application Request	
Site Area	
Net Acres MOD-53701	20.10
Net Acres VAR-53502 SDR-53503	7.87 (of a 10.53-acre parcel)

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Multi-Family Residential (Temporary Parking Lot)	GTC (General Tourist Commercial)	PD (Planned Development)
North	Hotel/Casino	SC (Service Commercial)	C-1 (Limited Commercial)
South	Commercial Recreation/Amusement (Outdoor)	PR-OS (Parks Recreation/Open Space)	R-PD7 (Residential Planned Development – 7 Units per Acre)
East	Multi-Family Residential (Condominiums)	GTC (General Tourist Commercial)	PD (Planned Development)
West	Multi-Family Residential (ancillary Clubhouse)	GTC (General Tourist Commercial)	PD (Planned Development)

Master Plan Areas	***Compliance***
Queensridge Towers Master Development Plan	Y
Special Purpose and Overlay Districts	***Compliance***
PD (Planned Development) District	Y

Other Plans or Special Requirements	*Compliance*
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to the approved Site Development Plan Review (SDR-4206) and the Queensridge Towers Development Standards (as proposed to be amended), the following standards apply:

Standard/Plan Item	*Approved SDR-4206*	*Proposed*	*Change*
Number of Residential Units	385	385	none
Number of Casita Units	15	20	33%
Number of Residential Condominium Towers	4	3	-25%
Office Gross Floor Area	17,400 SF	17,400 SF	none
Min. Setbacks • Front • Side (interior) • Side (exterior) • Rear	 20 Feet 0 Feet 35 Feet 36 Feet	 20 Feet 10 Feet 15 Feet 36 Feet	 none N/A -14% none
Max. Building Height - Towers	18 stories/202 feet (14 stories for westernmost tower)	22 stories/310 feet (14-story tower eliminated)	+53%
Max. Building Height – Office Building	1 story/28 feet	1 story/25 feet, plus finial for 33-foot overall height	+18%
Access	direct from Alta Dr., indirect via Clubhouse Drive (driveway)	direct from Alta Dr (existing), office only via Clubhouse Drive	requires update to TIA
Parking Required	978 spaces	980 spaces	+0.20%
Parking Provided	1,048 spaces	1,438 spaces	+37%

Pursuant to Title 19.08.040, the following standards apply:

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Change*	*Compliance*
3:1 proximity slope	810 Feet	582 Feet	-31%	N
Adjacent development matching setback	8 Feet	582 Feet	143%	Y

Pursuant to Title 19.08.040, the following standards apply:

Residential Adjacency Standards	***Required/Allowed***	***Provided***	***Change***	***Compliance***
Trash enclosures	50 feet from R-PD lots to the west	N/A (interior to the building)	N/A	N/A

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Alta Drive	Major Collector	Master Plan of Streets and Highways Map	80	Y

Pursuant to the Queensridge Towers Development Standards (as proposed to be amended), the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
2 BR units	42	1.75 spaces per unit	74				
3+ BR units	343	2.00 spaces per unit	686				
Guest spaces	385	1 space per 5 units	77				
Commercial Recreation/Amuse-ment, Outdoor (existing clubhouse)	14,600 SF	1 space per 200 SF	73				
Office, Other Than Listed	17,400 SF	1 space per 250 SF	70				
TOTAL SPACES REQUIRED			980		1,438		Y
Regular and Handicap Spaces Required			975	5	1,420	18	Y

ANALYSIS

Although the same number of residential units is proposed, by removing the approved 14-story westernmost tower and replacing it and the approved 18-story tower with a taller 22-story tower further east of the original locations, the project becomes less intense than previously approved. The residential adjacency Variance decreased from 58 percent of the 3:1 slope requirement to 28 percent. The proposed building would be angled in such a way that the western edge would be almost 600 feet away from residential properties and is stepped along the west side to be 40 feet lower than at the tallest point.

As a planned development, Title 19 required the developer of the One Queensridge Place project to submit a master development plan and a set of development standards for City Council approval. To this end, the Queensridge Towers Development Standards were approved 07/07/04. The following amendments are now proposed to the standards, noting that a private clubhouse for residents was not constructed:

- *3.3 Permitted uses:* removed "Condominium Club House" from the list of uses, as this club house will not be constructed, leaving only the existing Badlands Golf Course clubhouse.

- *4.2 Building setback exceptions:* the worst case residential adjacency scenario is now 67 feet above the 3:1 proximity slope as opposed to 78 feet, which is less intense; the proposed 22-story tower meets the 1:1 slope ratio along collector streets, which is no longer a Title 19 requirement.

- *4.4 Parking:* the guest parking ratio was decreased from 1:6 units to 1:5 units to increase the parking requirement. The parking analysis was corrected to reflect more three bedroom units and fewer two bedroom units. The condominium clubhouse parking requirement was deleted, as it will not be constructed as originally planned. The office building parking ratio had been 1/300 square feet for total of 66 spaces; it is now proposed to be 1/250 square feet for a total of 70 spaces. The overall increase in the parking requirement is marginal (less than one percent); meanwhile, the amount of parking provided will increase 37 percent from 1,048 to 1,438 spaces.

- *4.5 Signage:* A requirement for a Master Sign Plan, which has not yet been approved, was added to comply with Condition #7 of SDR-4206.

- *5.3 Building Height:* The standards were adjusted to account for the overall height of the proposed 22-story tower, which amounts to an increase of 53% over the previous maximum. The office building overall height was increased from 28 feet to 33 feet; however, the height of the building as defined by Title 19 (average height between the base and peak of the sloped roof) is approximately 25 feet, which does not represent a true height increase from the previous standard.

The site plan indicates an orderly design. The buildings are situated at the edges, allowing parking areas to be tucked into the interior along with ample open spaces. The handicapped parking spaces shown on the plan are not in conformance with City of Las Vegas dimensional requirements; a condition of approval addresses this deficiency.

Access to the site would remain from Alta Drive; however, only the proposed office building would have indirect access from Alta Drive through Clubhouse Drive, a private driveway. A fence between the office and condominium tower is proposed that would effectively block the original connection between the two. As a result of this change, an update to the existing traffic impact analysis will be required as a condition of approval.

The Phase 2 portion of the site will be well landscaped and designed to be compatible with Phase 1 improvements. The Alta Drive perimeter, as well as the southern edge adjacent to the golf course, will feature a variety of deciduous species such as Southern Live Oak, Ash, Bay Laurel and others in a ratio of 60 percent 24-inch box, 20 percent 36-inch box and 20 percent 48-inch box or larger. Due to the configuration of the surface parking lot, four trees are missing from ends of rows while six landscape islands and trees are omitted within the parking field. Although the number of trees provided at the edge of the parking lots is more than adequate to provide shading and cooling, the required trees must be provided on a revised landscape plan, as the Queensridge Towers Development Standards require that site landscaping meet Title 19 landscape requirements. Making these changes would not have a significant impact on parking resources nor the location of buildings or access aisles.

The first two buildings of the project have been completed and mapped as a condominium subdivision. Additional mapping will now be required to either remap the entire site to add the proposed units or to create a separate map for the Phase 2 condominium units and common areas only. A condition of approval will require the applicant to meet with the City Surveyor to determine a mutually agreeable option.

Comments received from the Clark County Department of Aviation included the following:

> "Federal Aviation Regulations (Title 14, Part 77) require that the Federal Aviation Administration (FAA) be notified before the construction or alteration of any building or structure greater than 200 feet in height (§ 77.13(a)(1)) or that will exceed a slope of 100:1 for a distance of 20,000 feet from the nearest point of any airport runway greater than 3,200 feet in length (§ 77.13 (a)(2)(i)). Such notification allows the FAA to determine what impact, if any, the proposed development will have upon navigable airspace, and allows the FAA to determine whether the development requires obstruction marking or lighting."
>
> The proposed development is greater than 200 feet in height. Therefore, as required by 14 CFR Part 77, the FAA must be notified of the proposed construction or alteration. A condition of approval has been added to address this issue.

Comments were received from the Clark County School District regarding the impact of Phase 2 development on the capacity of existing public schools in the area. Using CCSD's formulas, 41 students could potentially be added to area schools. The nearest elementary and middle schools (Bonner and Rogich) are well over capacity for 2013-14 with no new schools planned for the area.

FINDINGS (VAR-53502)

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

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

Additionally, Title 19.16.140(L) states:

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

The new configuration of buildings in Phase 2 results in the elimination of one of the towers and a greater separation of the new building from existing single family residences to the west. The proposed tower, though taller than previously approved, is stepped down on the west façade and is angled to minimize impacts to the single family properties. Overall, the project is less intense than previously approved, and to impose strict adherence to Title 19 would ignore the facts supporting this. Therefore, a variance is warranted per Title 19.16 and staff recommends approval.

FINDINGS (SDR-53503)

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

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

   Phase 2 condominium and office development is proposed to connect to and fit seamlessly with the completed first phase so that it appears to be a single development. Consideration was taken to minimize impacts to adjacent residential properties.

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

   Staff supports the required variance to allow a portion of the proposed condominium tower to exceed the 3:1 residential adjacency proximity slope. Parking lot landscaping is deficient on the inner parking areas; this will be addressed as a condition of approval.

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

   External access remains unchanged; however, the connection between the office and condominium parking areas would be severed, which will require an update to the existing traffic impact analysis.

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

   The proposed residential tower and office will use the same high quality materials included in Phase 1. Landscape materials range from a wide palette of species and are suited for the desert climate. Palm trees at the ends of parking rows will be required to be replaced by shade trees as required by Title 19.

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

   The proposed tower's architectural theme will match that of the existing residential condominiums, with stucco exteriors, stone veneers, metal railings and metal roofs. The height, roofline and bulk of the building is varied for visual interest.

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

   Development will be subject to permitting and inspection, thereby safeguarding the public health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED 372

APPROVALS 2 [MOD-53701]
1 [VAR-53502 and SDR-53503]

PROTESTS 4 [MOD-53701]
5 [VAR-53502 and SDR-53503]

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: MOD-53701 APN: 138-32-210-005

Name of Property Owner: Queensridge Towers, LLC

Name of Applicant: Queensridge Towers, LLC

Name of Representative: Matthew R. Bunin

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: Matthew R. Bunin

Subscribed and sworn before me

This 16 day of April, 2014

LeeAnn Stewart-Schencke
Notary Public in and for said County and State

LEEANN STEWART SCHENCKE
Notary Public, State of Nevada
Appointment No. 07-4284-1
My Appt. Expires Jul 26, 2015

PRJ-51869
04/17/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Major Modification - Development Standards

Project Address (Location) 9119 Alta Drive

Project Name One Queensridge Place - Phase II **Proposed Use** Mixed Use

Assessor's Parcel #(s) 138-32-210-005 **Ward #** 2-Beers

General Plan: existing Queen proposed Am **Zoning:** existing P-D proposed P-D

Commercial Square Footage 17,400 sf **Floor Area Ratio** 336%

Gross Acres 7.70 **Lots/Units** 166 **Density** 21.56 Units/Acre

Additional Information 166 Condominium Units in one 22-story tower, and one 17,400 sf commercial office building.

PROPERTY OWNER Queensridge Towers, LLC **Contact** Gary Chappell

Address 9525 Hillwood Drive, Suite 100 **Phone:** (702) 940-8880 **Fax:** (702) 940-8881

City Las Vegas **State** NV **Zip** 89134

E-mail Address gchappell@tvqr.com

APPLICANT Queensridge Towers, LLC **Contact** Gary Chappell

Address 9525 Hillwood Drive, Suite 100 **Phone:** (702) 940-8880 **Fax:** (702) 940-8881

City Las Vegas **State** NV **Zip** 89134

E-mail Address gchappell@tvqr.com

REPRESENTATIVE Lionel, Sawyer, & Collins **Contact** Greg Borgel

Address 300 S. 4th St., Suite 1500 **Phone:** (702) 383-8888 **Fax:** (702) 383-8953

City Las Vegas **State** NV **Zip** 89134

E-mail Address jellison@lionelsawyer.com

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

Property Owner Signature* Matthew R. Bunin

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

Print Name Matthew R. Bunin

Subscribed and sworn before me

This 16 day of April, 20 14.

LeeAnn Stewart-Schencke

Notary Public in and for said County and State

LEEANN STEWART-SCHENCKE
Notary Public, State of Nevada
Appointment No. 07-4284-1
My Appt. Expires Jul 26, 2015

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	**MOD-53701**
Meeting Date:	**05/13/14 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-51869
04/17/14

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

Parking Analysis

Requirements		Program	Required Parking
1 Bedroom Unit	1.25 Spaces per Unit	0 Units	0 Spaces
2 Bedrooms	1.75 Spaces per Unit	42 Units	74 Spaces
3+ Bedrooms	2.00 Spaces per Unit	124 Units	248 Spaces
Visitor Parking	0.20 Spaces per Unit	166 Units	34 Spaces
Office	4 Spaces per 1,000 SF	17,400 SF	70 Spaces
TOTAL Required			**426 Spaces**
TOTAL Provided			**630 Spaces**

Garage Capacity	Garage Count		Parking Space Count
	Parking Level 1	Parking Level 2	
1 Cars	2 Garages	1 Garages	3 Spaces
2 Cars	44 Garages	47 Garages	182 Spaces
3 Cars	20 Garages	28 Garages	144 Spaces
4 Cars	22 Garages	15 Garages	148 Spaces
8+ Cars	1 Garages	5 Garages	35 Spaces
TOTAL	**89 Garages**	**96 Garages**	**512 Spaces**

Surface Parking Capacity — **118 Spaces**

Gross Floor Area Analysis

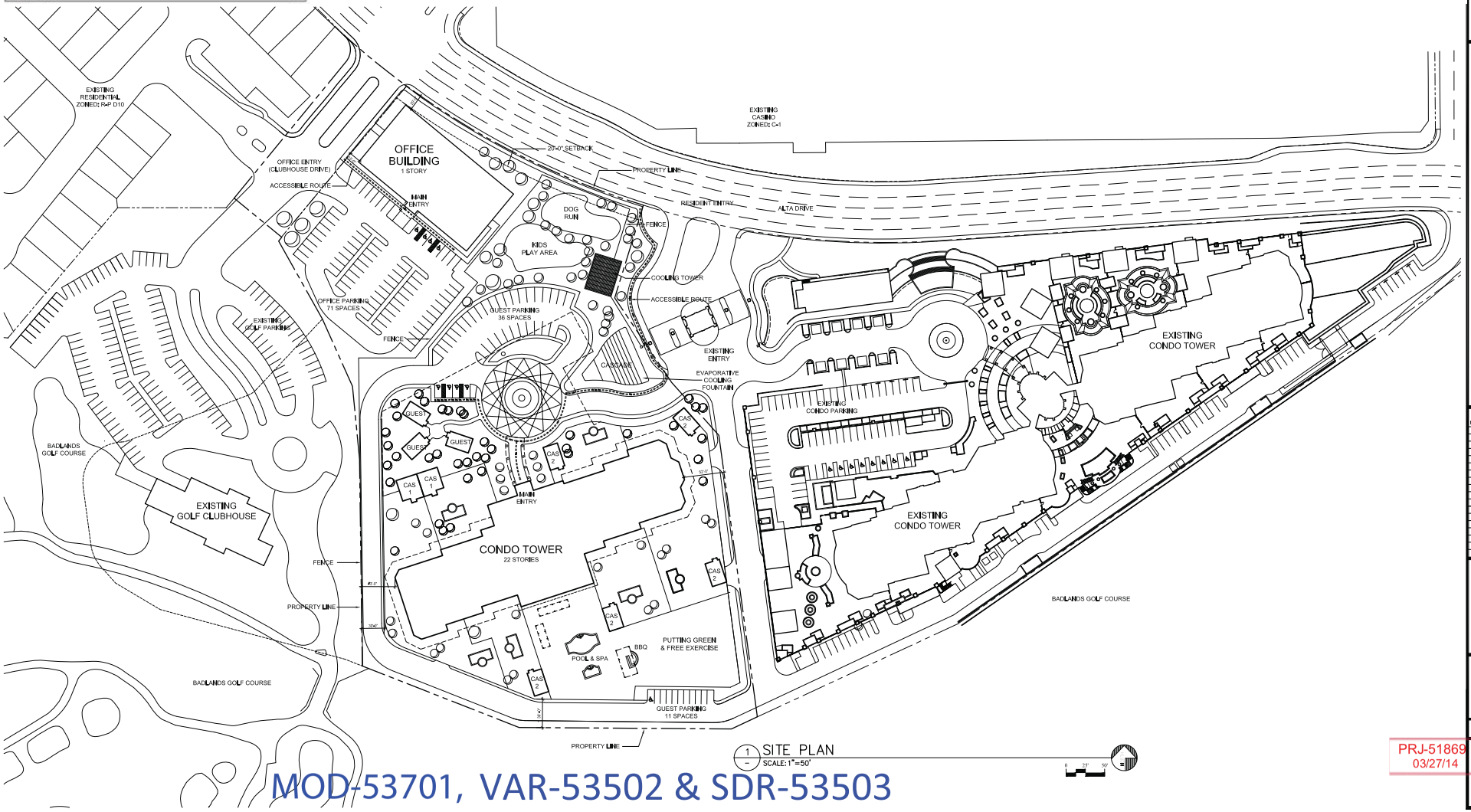
Residential Tower	Area	Cashier	Area	Office	Area	TOTAL AREA
Level 22	21,849 SF					**21,849 SF**
Level 21	21,685 SF					**21,685 SF**
Level 20	33,872 SF					**33,872 SF**
Level 19	35,859 SF					**35,859 SF**
Levels 16-18	107,577 SF					**107,577 SF**
Levels 02-15	502,026 SF					**502,026 SF**
Level 01	40,896 SF	9 Cashiers	6,580 SF	Level 1	17,400 SF	**64,876 SF**
Parking Level 1	169,850 SF					**169,850 SF**
Parking Level 2	169,850 SF					**169,850 SF**
GRAND TOTAL AREA						**1,127,444 SF**

GROSS SITE AREA	235,426 SF
FLOOR AREA RATIO	3.80

Residential Tower Program

SCHEME 1B — 27 March 2014 — 166 UNITS

LEVEL	Core 1		Core 2		Core 3		Core 4		Net Total	Gross
22: Loft	C-A: 3730 SF		C-B: 3991 SF		C-C: 3430 SF		C-D: 3934 SF		18,004 SF	21,849 SF
21: Penthouse	C-A: 4730 SF		C-B: 4729 SF		C-C: 4543 SF		C-D: 4684 SF		18,696 SF	21,685 SF
20	5708 SF	5485 SF	4779 SF		5129 SF		4883 SF	4309 SF	29,964 SF	33,827 SF
	P-G: 4 bed, den or media, office, 4.5 bath	P-B: 4 bed, den, office, 5.5 bath	P-C: 4 bed, den or 5th bed, office, 5.5 bath		P-D: 4 bed, den or media, 4.5 bath		P-E: 4 bed, den or 5th bed, office, 5.5 bath	P-H: 3 bed, office, 3.5 bath		
19	6703 SF	5465 SF	4779 SF		5129 SF		4883 SF	4947 SF	31,897 SF	35,859 SF
	P-A: 5 bed, den or media, office, 5.5 bath	P-B: 4 bed, den, office, 5.5 bath	P-C: 4 bed, den or 5th bed, office, 5.5 bath		P-D: 4 bed, den or media, 4.5 bath		P-E: 4 bed, den or 5th bed, office, 5.5 bath	P-F: 4 bed, den, office, 4.5 bath		
18	6712 SF	5465 SF	4779 SF		5129 SF		4883 SF	4947 SF	31,909 SF	35,859 SF
17	6712 SF	5465 SF	4779 SF		5129 SF		4883 SF	4947 SF	31,909 SF	35,859 SF
16	6712 SF	5465 SF	4779 SF		5129 SF		4883 SF	4947 SF	31,909 SF	35,859 SF
	P-A: 5 bed, den or media, office, 5.5 bath	P-B: 4 bed, den, office, 5.5 bath	P-C: 4 bed, den or 5th bed, office, 5.5 bath		P-D: 4 bed, den or media, 4.5 bath		P-E: 4 bed, den or 5th bed, office, 5.5 bath	P-F: 4 bed, den, office, 4.5 bath		
15	5060.5 SF	3826 SF 3823 SF	4052 SF		3365 SF 3580 SF		3604 SF	2514.5 SF 2174 SF	32,363 SF	36,979 SF
14	5060.5 SF	3826 SF 3823 SF	4052 SF		3365 SF 3580 SF		3604 SF	2514.5 SF 2174 SF	31,774 SF	35,859 SF
13	5060.5 SF	3826 SF 3823 SF	4052 SF		3365 SF 3580 SF		3604 SF	2514.5 SF 2174 SF	31,774 SF	35,859 SF
12	5060.5 SF	3826 SF 3823 SF	4052 SF		3365 SF 3580 SF		3604 SF	2514.5 SF 2174 SF	31,774 SF	35,859 SF
11	5060.5 SF	3826 SF 3823 SF	4052 SF		3365 SF 3580 SF		3604 SF	2514.5 SF 2174 SF	31,774 SF	35,859 SF
10	5060.5 SF	3826 SF 3823 SF	4052 SF		3365 SF 3580 SF		3604 SF	2514.5 SF 2174 SF	31,774 SF	35,859 SF
9	5060.5 SF	3826 SF 3823 SF	4052 SF		3365 SF 3580 SF		3604 SF	2514.5 SF 2174 SF	31,774 SF	35,859 SF
8	5060.5 SF	3826 SF 3823 SF	4052 SF		3365 SF 3580 SF		3604 SF	2514.5 SF 2174 SF	31,774 SF	35,859 SF
7	5060.5 SF	3826 SF 3823 SF	4052 SF		3365 SF 3580 SF		3604 SF	2514.5 SF 2174 SF	31,774 SF	35,859 SF
6	5060.5 SF	3826 SF 3823 SF	4052 SF		3365 SF 3580 SF		3604 SF	2514.5 SF 2174 SF	31,774 SF	35,859 SF
5	5060.5 SF	3826 SF 3823 SF	4052 SF		3365 SF 3580 SF		3604 SF	2514.5 SF 2174 SF	31,774 SF	35,859 SF
4	5060.5 SF	3826 SF 3823 SF	4052 SF		3365 SF 3580 SF		3604 SF	2514.5 SF 2174 SF	31,774 SF	35,859 SF
3	5060.5 SF	3826 SF 3823 SF	4052 SF		3365 SF 3580 SF		3604 SF	2514.5 SF 2174 SF	31,774 SF	35,859 SF
2	5060.5 SF	3826 SF 3823 SF	4052 SF		3365 SF 3580 SF		3604 SF	2514.5 SF 2174 SF	31,774 SF	35,859 SF
	A: 4 bed, den or 5th bed, office, 5.5 bath	B: 3 bed, den, 3.5 bath C: 2 bed, den, office, 3.5 bath	D: 3 bed, den or 4th bed, office, 4.5 bath		E: 3 bed, den, 3.5 bath	F: 3 bed, office, 3.5 bath	G: 1 bed, office, 1.5 bath	H: 2 bed, office, 2.5 bath I: 2 bed, office, 2.5 bath		
1: Garden	5112 SF	2570 SF	2995 SF		3368 SF		2386 SF	2457 SF 4894 SF	21,408 SF	40,896 SF
	G-A: 3 bed+office+den, 4.5 bath	G-B: 2 bed+den/3rd bed, 2.5 bath	G-C: 2 bed+den/3rd bed, 2.5 bath		Public Area: Entry, Lobby, Great Room, Barista, Pool Vestibule		G-D: 2 bed+office, den or 3rd bed, 3.5 bath	G-E: 2 bed+office, den or 3rd bed, 3.5 bath G-F: 3 bed+office, den or 4th bed, 4.5 bath		
TOTALS									**651,621 SF**	**764,830 SF**



1 SITE PLAN
SCALE: 1"=50'

MOD-53701, VAR-53502 & SDR-53503

PRJ-51869
03/27/14

Bergman Walls & Associates
ARCHITECTS • DESIGNERS • PLANNERS

CONSULTANT

ONE QUEENSRIDGE PLACE PHASE II
LAS VEGAS, NV

REVISIONS

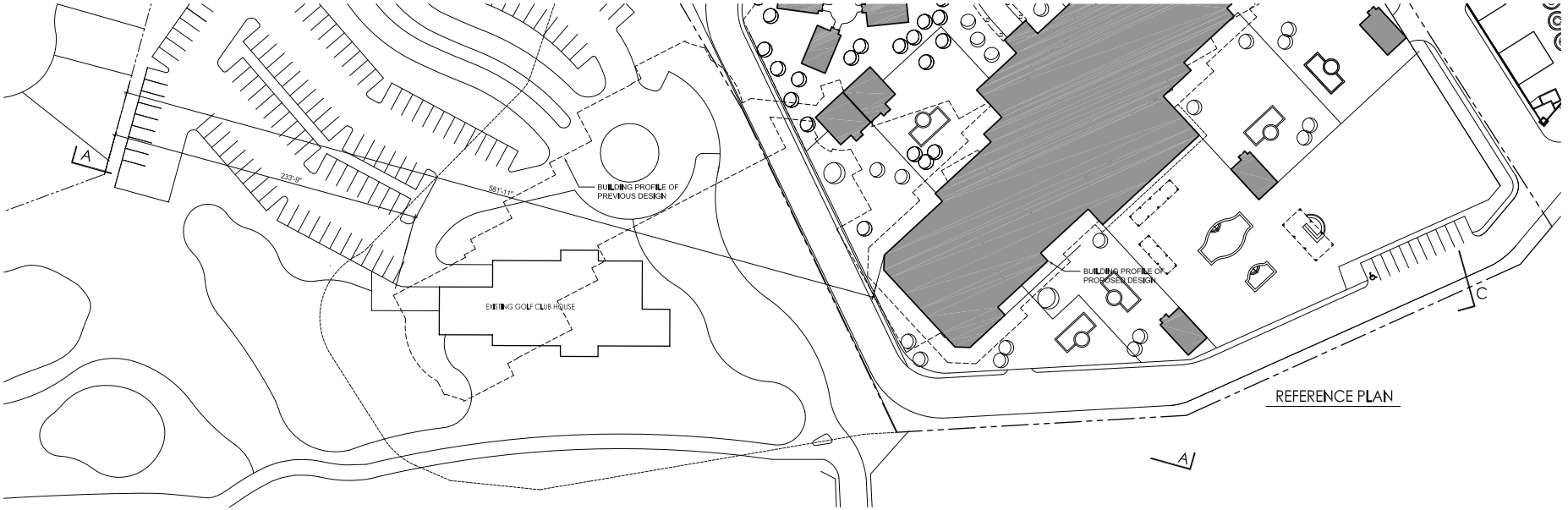
NO.	DATE	DESCRIPTION

SEAL

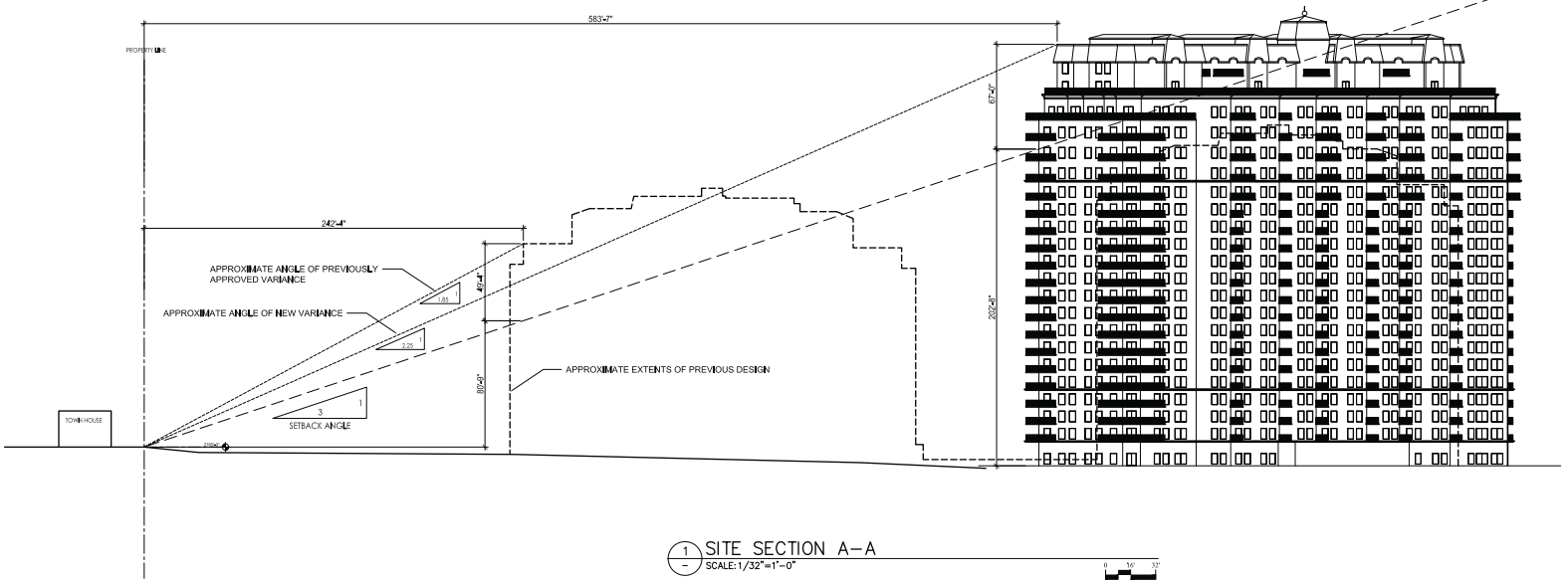
SITE PLAN

PROJECT NO. 140004 | DRAWING DATE 3.27.14

SP001



REFERENCE PLAN



1 SITE SECTION A–A
SCALE: 1/32"=1'-0"

MOD-53701, VAR-53502 & SDR-53503

B W & A

Bergman Walls & Associates
ARCHITECTS • DESIGNERS • PLANNERS

CONSULTANT

ONE QUEENSRIDGE PLACE PHASE II

LAS VEGAS, NV

REVISIONS

NO.	DATE	DESCRIPTION

SEAL

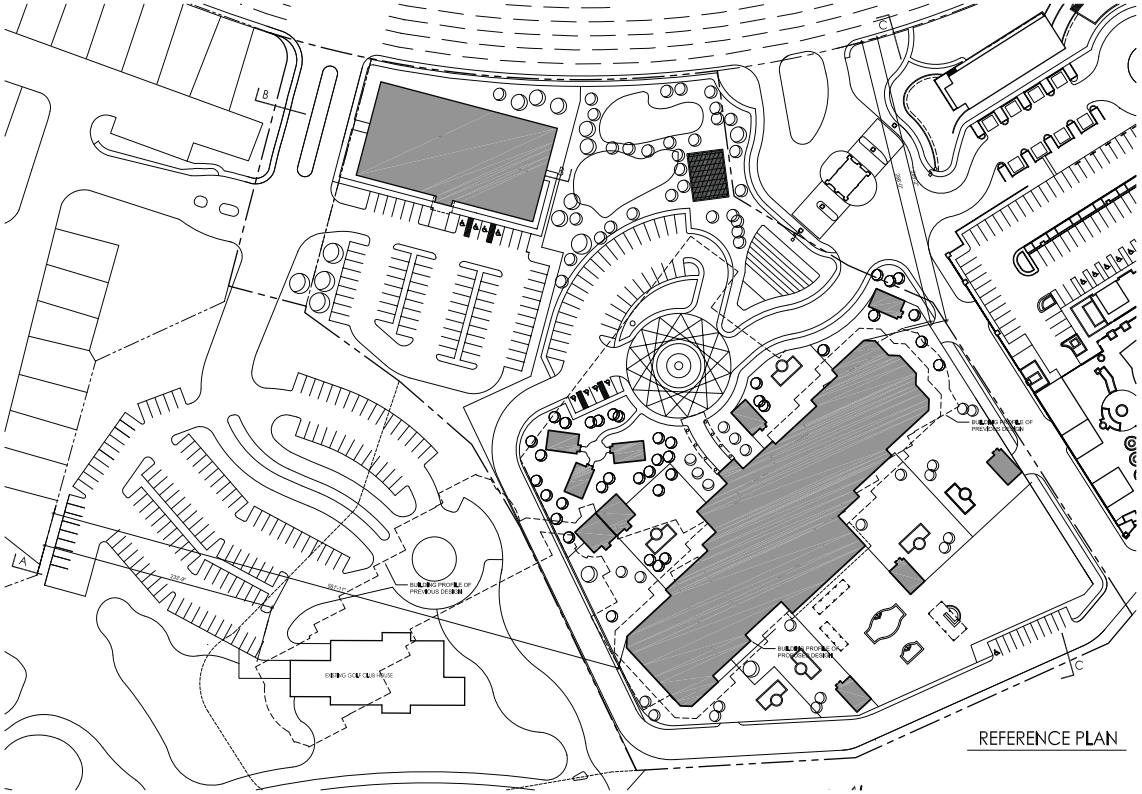
SITE SECTION

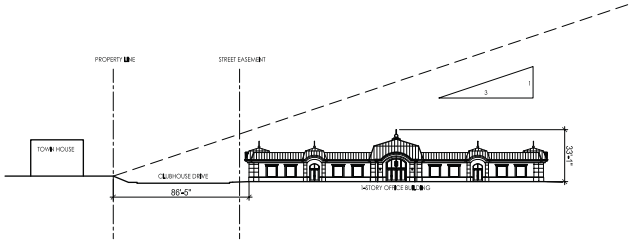
PROJECT NO. 108004

DRAWING DATE 3.27.14

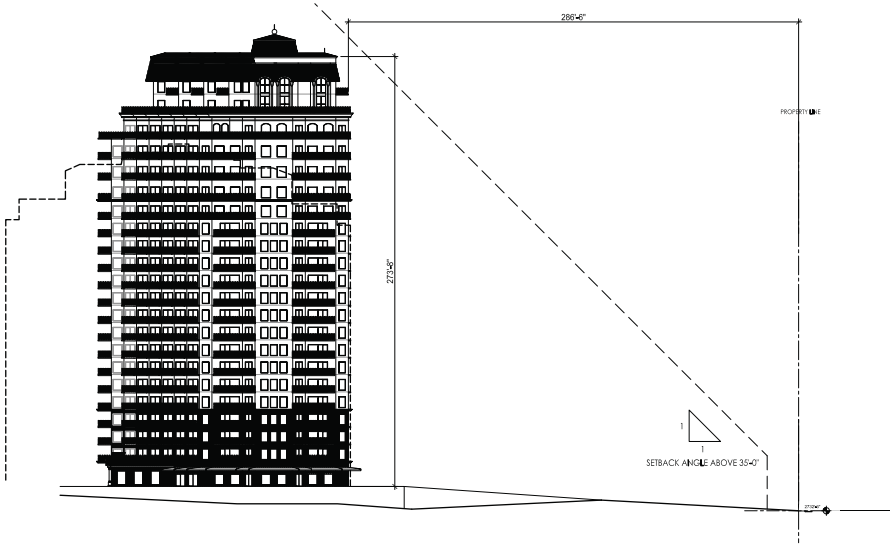
PRJ-51869
03/27/14

CS001





1 SITE SECTION B–B
SCALE: 1/32"=1'-0"



2 SITE SECTION C–C
SCALE: 1/32"=1'-0"

MOD-53701, VAR-53502 & SDR-53503

PRJ-51869
03/27/14

Bergman Walls & Associates
ARCHITECTS • DESIGNERS • PLANNERS

CONSULTANT

ONE QUEENSRIDGE PLACE PHASE II
LAS VEGAS, NV

REVISIONS

NO.	DATE	DESCRIPTION

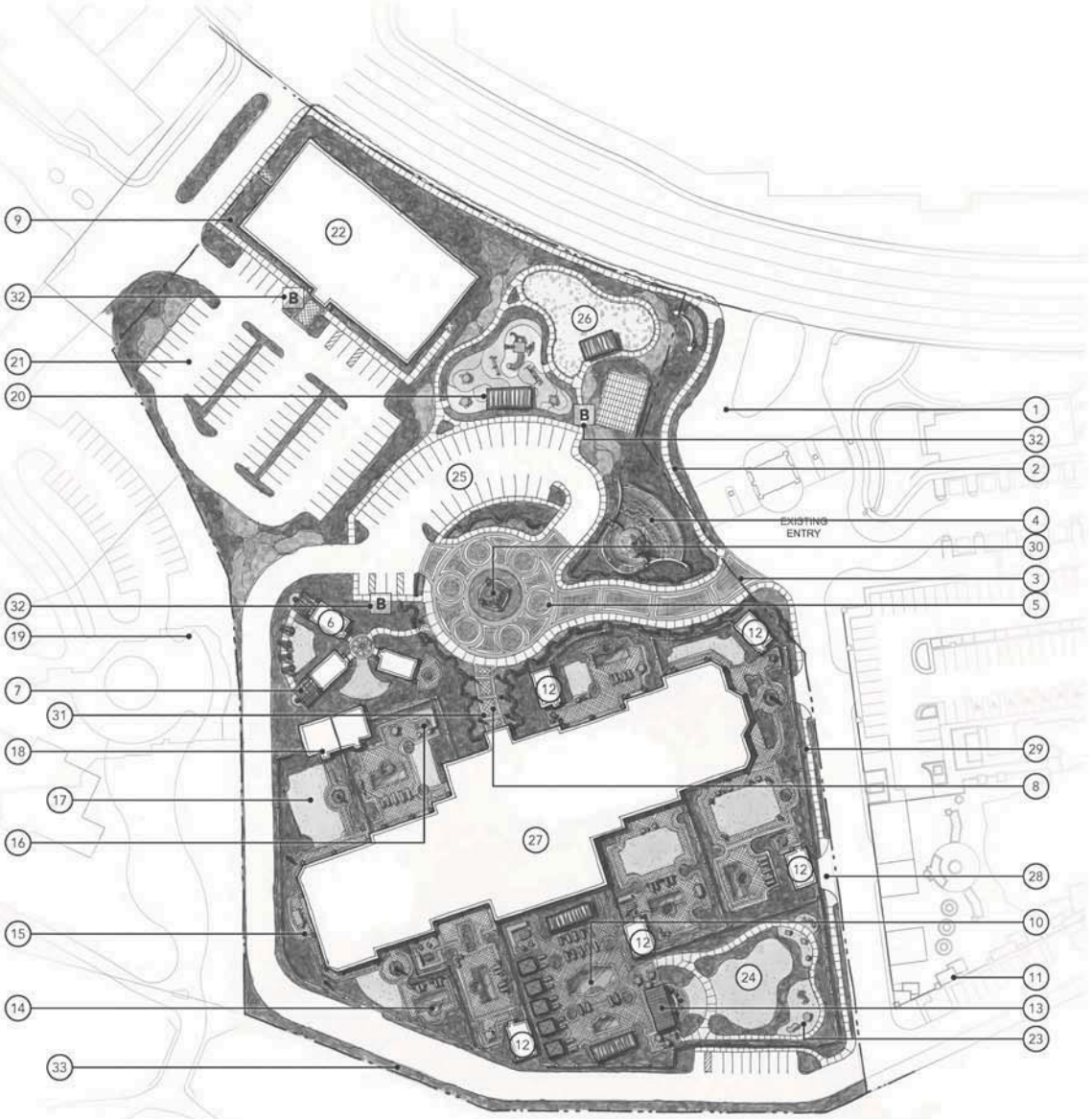
SEAL

SITE SECTION

PROJECT NO. 1308004

DRAWING DATE 3.27.14

CS002



1 Existing Entry To Phase I
2 Pedestrian Sidewalk (Typical)
3 Locally Sourced Enhanced Paving at Entry Drive
4 Phase II Grand Entry Fountain (Sourced from Cooling System)
5 Arrival Motor-Court with Locally Sourced Decorative Paving
6 Guest Units
7 Guest Unit Courtyard
8 Locally Sourced Enhanced Paving at Resident Main Entry
9 Low Water Gardens at Main Entry
10 Common Area Pool Area
11 Existing Phase I
12 Casita Type 2
13 Shaded Common Area with BBQs and Bar
14 Garden Unit Pool and Spa (Typical)
15 Garden Unit Courtyards (Typical)
16 Fire-pit (Typical)
17 Artificial Lawn Panel (Typical)
18 Casita Type 1
19 Existing Badlands Golf Course
20 Kid's Play Park with Sun Screen Shade Canopy
21 Office Parking with Shade Trees
22 Future Office
23 Artificial Lawn
24 Putting Green / Exercise Area
25 Above Ground Parking with Shade Trees
26 Dog Park with Recycled Groundcover Material
27 Residential Tower
28 Enhanced Paving at Resident Garage Entry
29 Themed Perimeter / Retaining Wall using Locally Sourced Material
30 Art (Typical)
31 Overhead Trellis Shade Structure for Heat Island Reduction
32 Short Term Bicycle Parking
33 Low Water Planting with Cobble Groundcover

1 LANDSCAPE PLAN
SCALE: 1" = 40'-0"

MOD-53701, VAR-53502 & SDR-53503

B W & A

Bergman Walls & Associates
ARCHITECTS • DESIGNERS • PLANNERS

LIFESCAPES International Inc.

CONSULTANT

ONE QUEENSRIDGE PLACE PHASE II
LAS VEGAS, NV

REVISIONS

NO.	DATE	DESCRIPTION

SEAL

LANDSCAPE PLAN

PROJECT NO. 7888004 | DRAWING DATE 3.27.14

PRJ-51869
03/27/14

LP001

PLANTING PLAN
SCALE: 1" = 40'-0"

PROPOSED PLANT PALETTE - TREES AND PALMS

SYM.	BOTANICAL NAME	COMMON NAME
	EVERGREEN (TYPICAL 60% 24" BOX, 20% 36" BOX, 20% 48" BOX OR LARGER)	
	ACACIA SPECIES	ACACIA
	ARBUTUS SPECIES	STRAWBERRY TREE
	CERATONIA SILIQUA	CAROB TREE
	CHITALPA SPECIES	CHITALPA
	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS
	ELAEOCARPUS DECIPIENS	BLUEBERRY TREE
	GEIJERA SPECIES	AUSTRALIAN WILLOW
	LIGUSTRUM SPECIES	PRIVET
	MAGNOLIA SPECIES	MAGNOLIA
	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE TREE
	PLATANUS WRIGHTII	ARIZONA SYCAMORE
	PROSOPIS SPECIES	MESQUITE
	QUERCUS ILEX	HOLLY OAK
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
	RHUS LANCEA	AFRICAN SUMAC
	ULMUS PARVIFOLIA	EVERGREEN ELM

SYM.	BOTANICAL NAME	COMMON NAME
	DECIDUOUS (TYPICAL 60% 24" BOX, 20% 36" BOX, 20% 48" BOX OR LARGER)	
	FRAXINUS SPECIES	ASH
	LAGERSTROEMIA INDICA	CRAPE MYRTLE
	PISTACHE SPECIES	PISTACHE
	POPULUS NIGRA	LAMBARDY POPLAR
	PRUNUS CERASIFERA	PURPLE PLUM
	PYRUS CALLERYANA	CALLERY PEAR
	PALMS (SIZES WILL VARY)	
	BRAHEA ARMATA	MEXICAN BLUE PALM
	CHAMAEROPS HUMILIS	EUROPEAN FAN PALM
	CYCAS REVOLUTA	SAGO PALM
	PHOENIX CANARIENSIS	CANARY ISLAND PALM
	PHOENIX DACTYLIFERA 'MEDJOOL'	MEDJOOL DATE PALM
	WASHINGTONIA FILIFERA	DESERT FAN PALM
	SCREENING (TYPICAL 60% 24" BOX, 20% 36" BOX, 20% 48" BOX OR LARGER)	
	LAURUS NOBILIS	BAY LAUREL
	PRUNUS CAROLIANA	CAROLINA CHERRY
	PINUS ELDARICA	AFGHAN PINE
	PINUS HALEPENSIS	ALEPPO PINE

PROPOSED PLANT PALETTE - SHRUBS

BOTANICAL NAME	COMMON NAME	BOTANICAL NAME	COMMON NAME
SHRUBS (TYPICAL 60% 1 GALLON, 30% 5 GALLON, 10% 15 GALLON - 30" O.C. SPACING)		NANDINA DOMESTICA	HEAVENLY BAMBOO
ACACIA SPECIES	ACACIA	PHOTINIA SPECIES	PHOTINIA
AGAVE SPECIES	AGAVE	PITTOSPORUM SPECIES	MOCK ORANGE
ALOE SPECIES	ALOE	PODOCARPUS SPECIES	FERN PINE
ARBUTUS SPECIES	STRAWBERRY TREE	PRUNUS SPECIES	CAROLINA CHERRY
BACCHARIS SPECIES	DESERT BROOM	PYRACANTHA SPECIES	PYRACANTHA
BUXUS MICROPHYLLA 'GREEN BEAUTY'	BOXWOOD	RAPHIOLEPIS SPECIES	INDIAN HAWTHORN
BAMBUSA SPECIES	BAMBOO	RHUS SPECIES	AFRICAN SUMAC
CAMELLIA SPECIES	CAMELLIA	ROSA SPECIES	ROSE
CERCIS SPECIES	WESTERN REDBUD	SEDUM/SUCCULANT SPECIES	SUCCULANTS
CORDIA SPECIES	CORDIA	TECOMA SPECIES	YELLOW BELLS
CUPHEA HYSSOPIFOLIA	FALSE HEATHER	VERBENA HYBRIDS	VERBENA
CUPRESSUS SPECIES	CYPRESS	VIBURNUM SPECIES	VIBURNUM
CYCAS REVOLUTA	SAGO PALM	VINCA SPECIES	VINCA
DASYLIRION SPECIES	DESERT SPOON	XYLOSMA SPECIES	XYLOSMA
EUONYMUS SPECIES	EUONYMUS	YUCCA SPECIES	YUCCA
FEIJOA SPECIES	PINEAPPLE GUAVA	VINES (TYPICAL 70% 1 GALLON, 20% 5 GALLON, 10% 15 GALLON - 36" O.C. SPACING)	
GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE	HEDERA HELIX	ENGLISH IVY
HEMEROCALLIS SPECIES	DAYLILY	LONICERA SPECIES	HONEYSUCKLE
ILEX VOMITORIA	YAUPON HOLLY	VITIS SPECIES	GRAPE
LANTANA SPECIES	LANTANA	GROUND COVERS (TYPICAL 70% 1 GALLON, 10% 5 GALLON, 20% CUTTINGS - 36" O.C. SPACING)	
LAVENDULA SPECIES	LAVENDER	GAZANIA SPECIES	GAZANIA
LEUCOPHYLLUM SPECIES	SAGE	MYOPORUM SPECIES	NCN
LIGUSTRUM JAPONICUM 'TEXANUM'	JAPANESE PRIVET	ROSMARINUS SPECIES	ROSEMARY
MYRTUS SPECIES	GREEK MYRTLE	TRACHELOSPERUM JASMINOIDES	STAR JASMINE

NOTE: THIS LIST IS TO DEMONSTRATE THE GENERAL DESIGN INTENT AND ADDITIONAL MATERIAL MAY BE USED BASED ON WATER NEEDS AND MICROCLIMATE TO ACHIEVE THE DESIRED DESIGN GOALS PLANT SIZING AND SPACING MAY VARY BASED ON FURTHER PROGRESSION OF THE FINAL LANDSCAPE DRAWINGS.

PLANTING NOTES

- ALL TREES PLANTED WITHIN 5' OF A HARDSCAPE SURFACE SHALL BE PLANTED WITH A ROOT GUARD TO DIRECT ROOT GROWTH DOWNWARD.
- PORTIONS OF THE PLANTING AREAS NOT LANDSCAPED (AS NOTED ON PLANS) SHALL BE COVERED WITH A DECORATIVE ROCK GROUNDCOVER. ALL PLANTING AREAS SHALL RECEIVE A 2" MINIMUM LAYER OF PLANTER MULCH.
- ALL LANDSCAPE AREAS SHALL CONFORM TO TITLE 30, SECTION 30.64 SITE LANDSCAPE AND SCREENING STANDARDS.

IRRIGATION NOTE

ALL LANDSCAPED AREAS WILL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM USING STAND-ALONE CONTROLLERS. SHRUBS WILL BE CIRCUITED ON SEPARATE ZONES FROM TREES, THEREBY CREATING SEPARATE HYDROZONES. ALL IRRIGATED AREAS WILL BE SUPPLIED BY DOMESTIC WATER, ALL CONTROL VALVES, GATE VALVES, QUICK COUPLING VALVES, AND DRIP VALVE ASSEMBLIES WILL BE INSTALLED IN SEPARATE VALVE BOXES. WHERE TURF OR FLATTED GROUNDCOVER IS INTRODUCED INTO THE LANDSCAPE, STANDARD SPRAY HEADS WILL BE USED WITH INTEGRAL CHECK VALVES TO PREVENT LOW HEAD DRAINAGE. ALL TURF AREAS WILL BE DESIGNED USING STANDARD SPRAY HEADS ON 6" POP-UP BODIES WITH APPROPRIATE SPACING TO ACCOMMODATE THE SPECIFIC AREAS IN ORDER TO PREVENT OVERTHROW ONTO ADJACENT HARDSCAPE ELEMENTS. GROUNDCOVER AREAS WILL BE DESIGNED USING A DRIP IRRIGATION SYSTEM. THE CONTROLLERS WILL BE ELECTRIC, WALL MOUNTED INSIDE OF A STAINLESS STEEL, VANDAL RESISTANT ENCLOSURE. THE CONTROLLER ENCLOSURES WILL BE LOCATED IN STRATEGIC LOCATIONS THROUGHOUT THE LANDSCAPE WITH LINE OF SIGHT OF ALL CONTROLLED AREAS. ALL IRRIGATION DESIGN SHALL COMPLY WITH CLARK COUNTY UNIFIED DEVELOPMENT CODE (TITLE 30), SECTION 30.64 - SITE LANDSCAPE AND SCREENING STANDARDS.

PLEASE NOTE THAT THE PLANT MATERIALS INCLUDED IN THIS LIST ENCOMPASS THE PALETTE ANTICIPATED FOR THE ENTIRE PROJECT, AND ARE NOT RESTRICTED SOLELY TO THE PROJECT AREA COLORED ON THIS PLAN. CONSEQUENTLY, THE PALETTE INCLUDES MATERIALS THAT MAY NOT NECESSARILY BE USED NOR BE SUITABLE IN EVERY PROJECT AREA. THE MAIN PURPOSE OF THIS PALETTE IS TO SERVE AS AN INDICATION OF PLANT CHARACTERISTICS WITH RESPECT TO THE OVERALL LANDSCAPE, AND WILL BE FURTHER REFINED AND ENHANCED IN THE PREPARATION OF CONSTRUCTION DOCUMENTS.

THE FINAL PLANTING AND CONSTRUCTION DOCUMENTS, AS DESIGNED AND PREPARED BY THE LANDSCAPE ARCHITECT, WILL SELECT PLANT MATERIALS FOR SPECIFIC DESIGN EFFECTS.

MOD-53701, VAR-53502 & SDR-53503

PRJ-51869
03/27/14

Bergman Walls & Associates
ARCHITECTS • DESIGNERS • PLANNERS
2965 South Jones Boulevard Suite C
Las Vegas, Nevada 89146
T 702.940.0000 F 702.940.0000

ALL DRAWINGS AND SPECIFICATIONS ISSUED AS PART OF THE SERVICES RENDERED BY THE ARCHITECT FOR THIS PROJECT ARE THE PROPERTY OF THE ARCHITECT. ANY DUPLICATION OF THE DRAWINGS AND/OR SPECIFICATIONS IN WHOLE OR IN PART FOR USE ON ANY OTHER PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS, IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF BERGMAN WALLS & ASSOCIATES, LTD. ARCHITECTS, & REVISION CONFIRMATION.

CONSULTANT
LIFESCAPES International Inc.
LANDSCAPE ARCHITECTS

ONE QUEENSRIDGE PLACE PHASE II
LAS VEGAS, NV

REVISIONS

NO.	DATE	DESCRIPTION

SEAL

PLANTING PLAN

PROJECT NO. 1568004 | DRAWING DATE 3.27.14

LP002

RAILING, COLORS, AND MATERIALS TO BE SIMILAR TO EXISTING QUEENSRIDGE TOWERS (PHOTOS ABOVE)

1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

PRJ-51869
03/27/14

MOD-53701, VAR-53502 & SDR-53503

B W & A
Bergman Walls & Associates
ARCHITECTS • DESIGNERS • PLANNERS

CONSULTANT

ONE QUEENSRIDGE PLACE PHASE II

LAS VEGAS, NV

REVISIONS

NO.	DATE	DESCRIPTION

SEAL

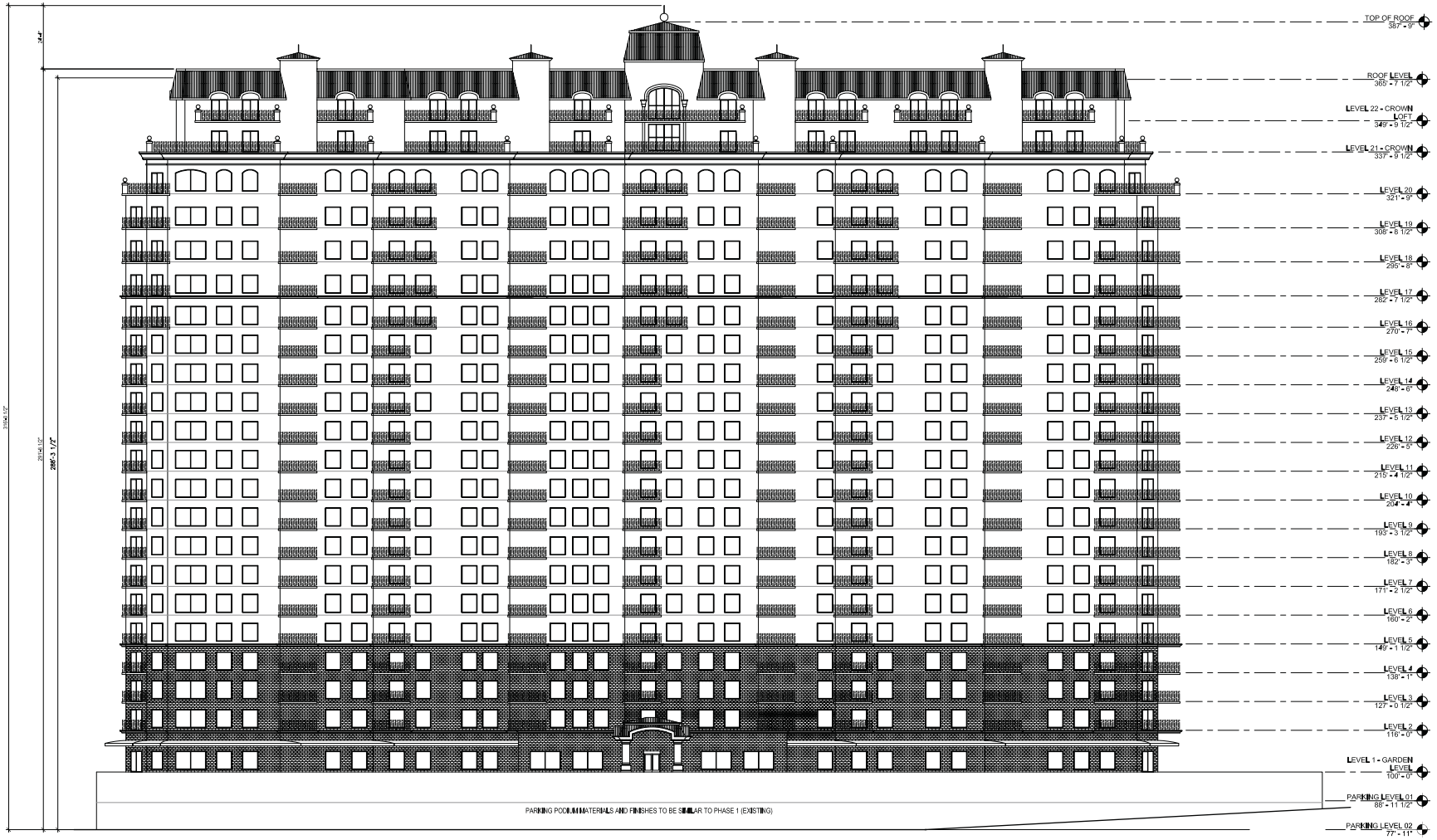
SOUTH ELEVATION

PROJECT NO. 1408004

DRAWING DATE 3.27.14

EV001

RAILING, COLORS, AND MATERIALS TO BE SIMILAR TO EXISTING QUEENSRIDGE TOWERS (PHOTOS ABOVE)



1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"

PRJ-51869
03/27/14

MOD-53701, VAR-53502 & SDR-53503

B W & A

Bergman Walls & Associates
ARCHITECTS • DESIGNERS • PLANNERS

CONSULTANT

ONE QUEENSRIDGE PLACE PHASE II
LAS VEGAS, NV

REVISIONS

NO.	DATE	DESCRIPTION

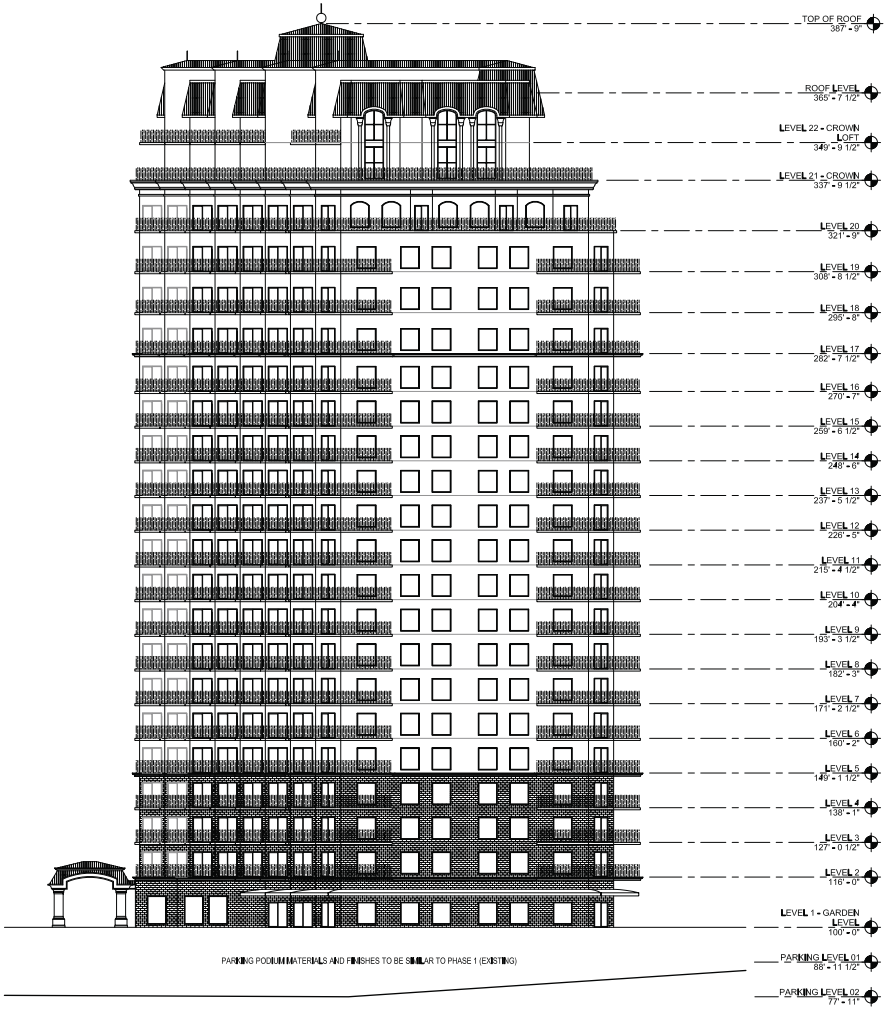
SEAL

NORTH ELEVATION

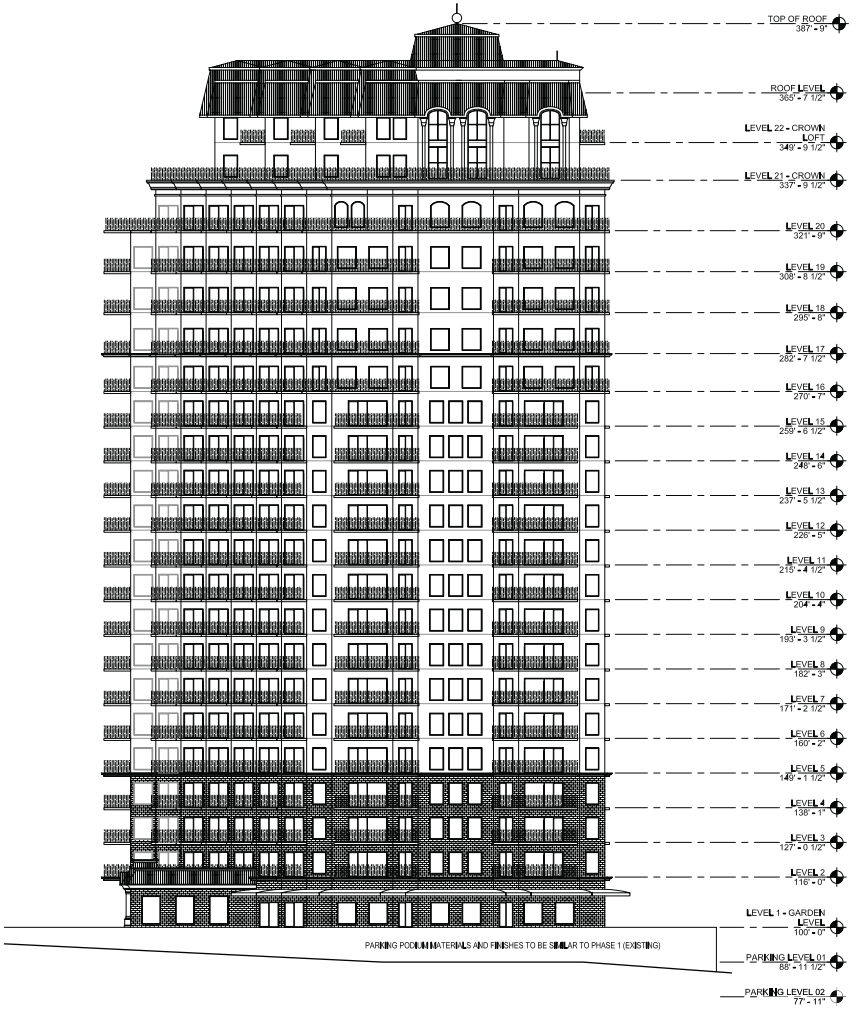
PROJECT NO. 1408004 | DRAWING DATE 3.27.14

EV002

RAILING, COLORS, AND MATERIALS TO BE SIMILAR TO EXISTING QUEENSRIDGE TOWERS (PHOTOS ABOVE)



1 WEST ELEVATION
SCALE:1/16"=1'-0"



2 EAST ELEVATION
SCALE:1/16"=1'-0"

PRJ-51869
03/27/14

MOD-53701, VAR-53502 & SDR-53503

B W & A

Bergman Walls & Associates
ARCHITECTS • DESIGNERS • PLANNERS

CONSULTANT

ONE QUEENSRIDGE PLACE PHASE II

LAS VEGAS, NV

REVISIONS

NO.	DATE	DESCRIPTION

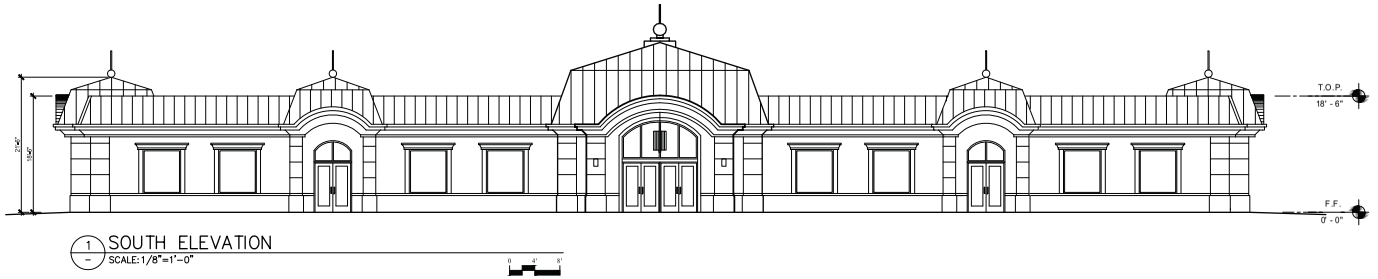
SEAL

WEST ELEVATION
EAST ELEVATION

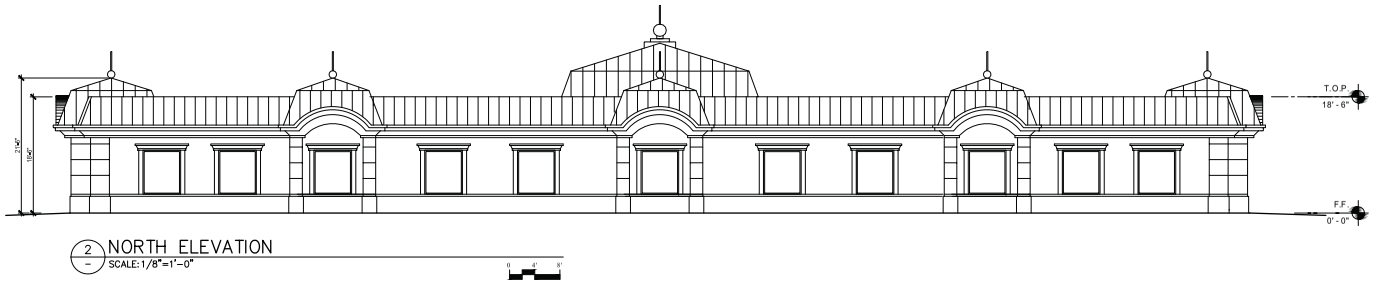
PROJECT NO. 398004
DRAWING DATE 3.27.14

EV003

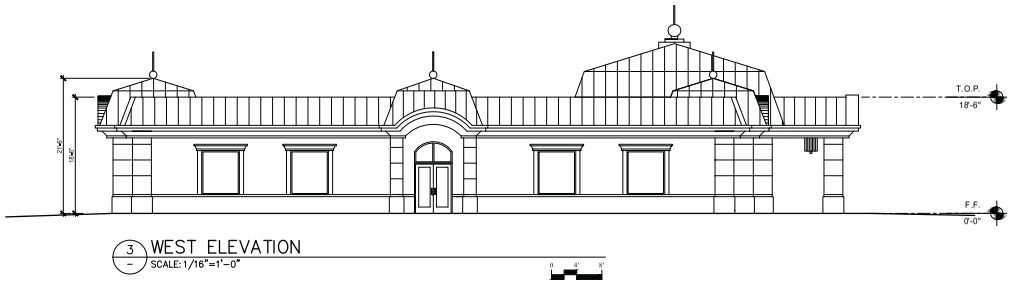
COLORS, AND MATERIALS TO BE SIMILAR TO EXISTING QUEENSRIDGE TOWERS (PHOTOS ABOVE)



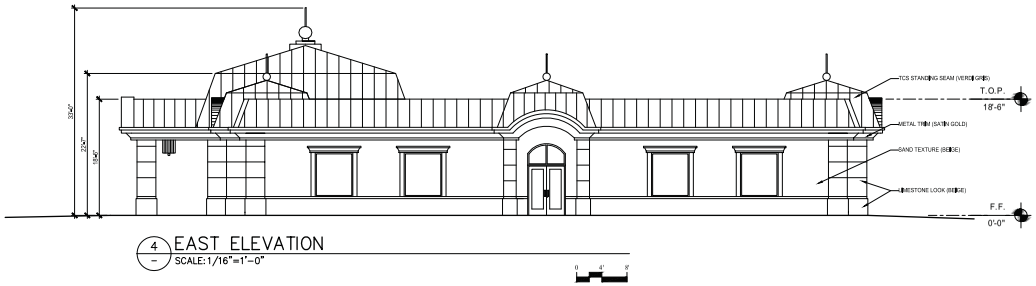
1 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



2 NORTH ELEVATION
SCALE: 1/8"=1'-0"



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



4 EAST ELEVATION
SCALE: 1/16"=1'-0"

MOD-53701, VAR-53502 & SDR-53503 - REVISED

Bergmann Wells & Associates

CONSULTANT

SEAL

ONE QUEENSRIDGE PLACE PHASE II

LAS VEGAS, NV

REVISIONS

NO.	DATE	DESCRIPTION

OFFICE BUILDING ELEVATIONS & MATERIALS

PROJECT NO. 308004

DRAWING DATE 4.23.14

PRJ-51869
04/24/14

EV004

1 PARKING LEVEL 1 PLAN
SCALE: 1/32"=1'-0"

2 PARKING LEVEL 2 PLAN
SCALE: 1/32"=1'-0"

MOD-53701, VAR-53502 & SDR-53503

Bergman Walls & Associates
ARCHITECTS • DESIGNERS • PLANNERS

CONSULTANT

ONE QUEENSRIDGE PLACE PHASE II
LAS VEGAS, NV

REVISIONS

NO.	DATE	DESCRIPTION

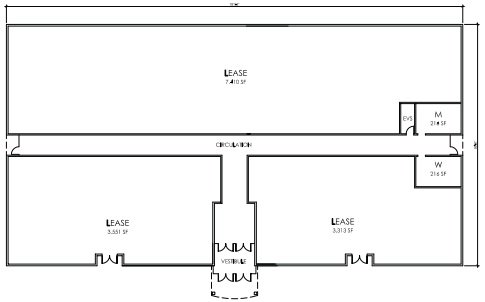
SEAL

PARKING LEVEL 1 PLAN
PARKING LEVEL 2 PLAN

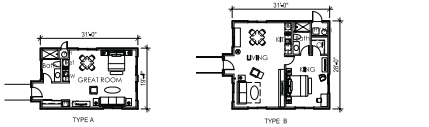
PROJECT NO. 3W004
DRAWING DATE 3.27.14

PRJ-51869
03/27/14

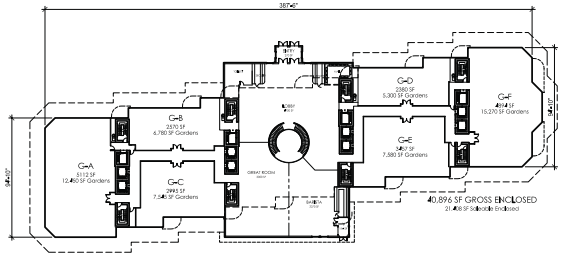
FP001



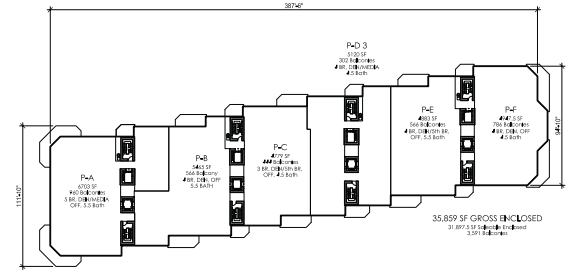
9 – OFFICE BUILDING PLANS
SCALE: 1"=20'



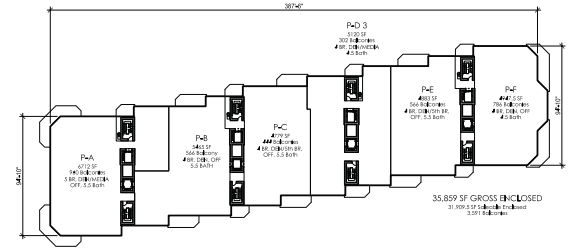
8 – CASITA PLANS (TYPICAL)
SCALE: 1/16"=1'-0"



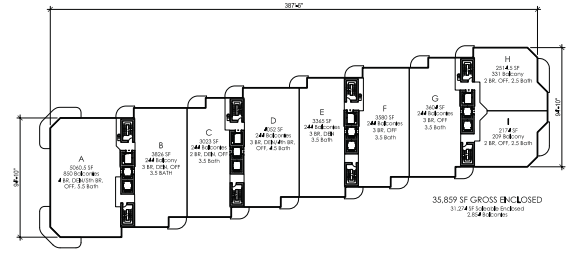
1 – FLOOR PLAN GARDEN LEVEL
SCALE: 1"=40'



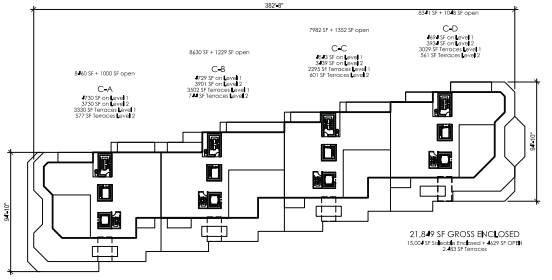
4 – FLOOR PLAN LEVEL 19
SCALE: 1"=40'



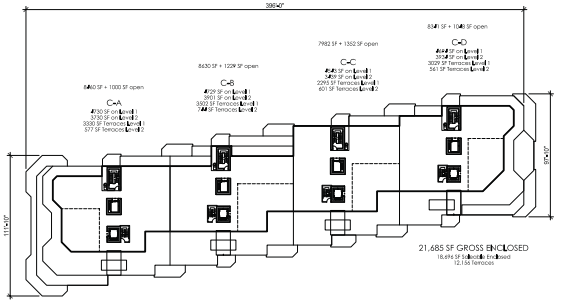
3 – FLOOR PLAN LEVEL 16 THRU 18 (3)
SCALE: 1"=40'



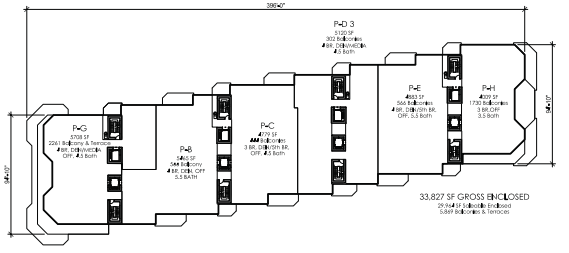
2 – FLOOR PLAN LEVEL 2 THRU 15 (14)
SCALE: 1"=40'



7 – FLOOR PLAN LEVEL 22
SCALE: 1"=40'



6 – FLOOR PLAN LEVEL 21
SCALE: 1"=40'



5 – FLOOR PLAN LEVEL 20
SCALE: 1"=40'

MOD-53701, VAR-53502 & SDR-53503

PRJ-51869
03/27/14

Bergman Walls & Associates
ARCHITECTS • DESIGNERS • PLANNERS

ONE QUEENSRIDGE PLACE PHASE II
LAS VEGAS, NV

REVISIONS
NO. DATE DESCRIPTION

SEAL

FLOOR PLANS

PROJECT NO. 108004
DRAWING DATE 3.27.14

FP002

MOD-53701, VAR-53502 AND SDR-53503 [PRJ-51869] - APPLICANT/OWNER: QUEENSRIDGE TOWERS, LLC
SOUTH SIDE OF ALTA DRIVE, WEST OF RAMPART BOULEVARD

04/03/2014

TIVOLI VILLAGE

April 15, 2014
City of Las Vegas
Department of Planning
333 North Rancho Drive
Las Vegas, NV 89106

RE: One Queensridge Place
Amended Queensridge Towers Development Standards

To whom it may concern:

One Queensridge Place is the premier condominium development in the area, and has become a highly sought after product in the market.

SDR-4206 was approved for this project with a total of four (4) residential towers and ancillary facilities with a separate single story office building. The initial portion of the project resulted in the construction of the initial two towers with all related facilities.

This letter will function as the Justification Letter for the proposed modifications to the Queensridge Towers Development Standards as required to coordinate with PRJ-51869, which is the Proposed Amendment to SDR-4206 for One Queensridge Place at the southwest corner of Rampart and Alta. In addition, the Development Standards are amended to more accurately reflect current parking requirements.

The attached Exhibit A shows the proposed modifications in marked document format to identify the specific terms of the Queensridge Towers Development Standards that are being amended.

We look forward to working with the City of Las Vegas to complete this project.

Sincerely,

Matthew R. Bunin

MOD-53701, VAR-53502 & SDR-53503 - REVISED

9525 Hillwood Dr., Suite 100, Las Vegas, NV 89134
p. 702.940-8880 f. 702.940-8881 tvqr.com

PRJ-51869
04/28/14

Justification Letter Exhibit A
One Queensridge Place
Development Standards Amendment

ZON-4205

Amended

Queensridge Towers Development Standards

Prepared by Bergman, Walls & Associates

March 27, 2014

Deleted: JMA Architecture Studios

Deleted: May 20, 2004¶

MOD-53701, VAR-53502 & SDR-53503 - REVISED

PRJ-51869
04/28/14

Table of Contents

Queensridge Towers Development Standards

1.0 Overview
- 1.1 Purpose

2.0 PD District
- 2.1 Intent of PD District
- 2.2 Minimum Site Area

3.0 Planned Development (PD)
- 3.1 Project Designation
- 3.2 Existing Planned Development (PD)
- 3.3 Site Boundary, Expanded PD District
- 3.4 PD Permitted Uses and Standards

4.0 Site Design Criteria
- 4.1 Building Setbacks
- 4.2 Setback Exceptions
- 4.3 Service and Loading Areas
- 4.4 Parking and Driveway
- 4.5 Signage
  - 1.1 Temporary Signage
  - 1.2 Site Signage
- 4.6 Landscaping
- 4.7 Fences and Walls
- 4.8 Streetscape

5.0 Architectural Design Criteria
- 5.1 Purpose
- 5.2 Style
- 5.3 Building Height
- 5.4 Mechanical Equipment / Trash Area Screening
- 5.5 Building Materials and Finishes
- 5.6 Exterior Lighting
- 5.7 Exterior Colors

6.0 Exhibits
- 6.1 Land Use Map
- 6.2 Site Plan
- 6.3 Expanded Office Site Plan
- 6.4 Exterior Elevations
- 6.5 Site Section
- 6.6 Material Color Board

Deleted: /

MOD-53701, VAR-53502 & SDR-53503 - REVISED

PRJ-51869
04/28/14

1. Overview

1.1 Purpose

The purpose of the Development Standards and Guidelines for this PD plan is to provide the parameters of development for the Queensridge Towers Condominium Project. The project is located on 21 gross acres located on the south side of Alta near the intersection of Alta and Rampart. The majority of the property is currently zoned PD.

2. PD District

2.1 Intent of PD District

The intent of the Planned Development District (PD) is to permit and encourage comprehensively planned developments whose purpose is redevelopment, economic development, cultural enrichment, or to provide a single purpose or multi-use planned development. The rezoning of property to the PD District may be deemed appropriate if the development proposed for the District can accomplish one or more of the following goals: (Bolded goals relate to project site)

Deleted: on

1. **Providing for an orderly and creative arrangement of land uses that are harmonious and beneficial to the community.**
2. Providing for a variety of housing types, employment opportunities or commercial or industrial services, or any combination thereof, to achieve variety and integration of economic and redevelopment opportunities.
3. **Providing for flexibility in the distribution of land uses, in the density of development, and in other matters typically regulated in zoning districts.**
4. Providing for cultural, civic, educational, medical, religious or recreational facilities, or any combination thereof, in a planned or a unique setting and design.
5. Providing for the redevelopment of areas where depreciation of any type has occurred.
6. Providing for the revitalization of designated areas.
7. Promoting or allowing development to occur in accordance with a uniform set of standards, which reflect the specific circumstances of the site.
8. Avoiding premature or inappropriate development that would result in incompatible uses or would create traffic and public service demands that exceed the capacity of existing or planned facilities.
9. **Encouraging area-sensitive site planning and design.**

MOD-53701, VAR-53502 & SDR-53503 - REVISED
PRJ-51869
04/28/14

10. **Contribution to the health, safety and general welfare of the community, and providing development which is compatible with the City's goals and objectives.**

Deleted: ,

2.2 Minimum Site Area

Deleted: site

The minimum site area for Planned Development District is five acres, except that the City Council may waive this requirement when the proper planning justification is shown. The boundary of the Queensridge Towers Condo project is 20.1 gross acres.

3. Planned Development (PD) Designation

3.1 Existing Planned Development (PD)

The following description and guidelines are based on the Las Vegas GTC Land Use Designation (see Exhibits, land use map). The area is expanded from 16 to 21 gross acres.

3.2 Queensridge Towers Site Boundary

Deleted: ¶
Site Boundary¶
¶

Single-family residential lots bound the Queensridge Towers site, for which these guidelines are written, to the northwest, the Badlands Golf Course to the south and east, and north across Alta the Suncoast Hotel and Casino. It is described as follows:

"BEING A PORTION OF THE EAST HALF (E 1/2) OF SECTION 31 AND THE WEST HALF (W I/2) SECTION 32, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32, THENCE NORTH 89°26'21" EAST A DISTANCE OF 387.35 FEET; THENCE NORTH 00°33' 39" WEST A DISTANCE OF 2,518.27 FEET; TO POINT BEING THE SOUTHWESTERLY CORNER OF LOT 4 OF PECCOLE WEST AS SHOWN IN BOOK 77, PAGE 23 OF PLATS SAID POINT ALSO BEING THE **POINT OF BEGINNING:** THENCE NORTH 75°09' 11" WEST A DISTANCE OF 409.15 FEET; THENCE NORTH 09°40'24" WEST A DISTANCE OF 275.89 FEET; THENCE NORTH 39°33'23" EAST A DISTANCE OF 220.56 FEET; THENCE EAST 127.77 FEET; THENCE NORTH 39°33'23" EAST A DISTANCE OF 245.97 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, CONCAVE WESTERLY THROUGH A CENTRAL ANGLE OF 87°19'36", AN ARC DISTANCE OF 38.I 0 FEET; THENCE NORTH 42°13 '47" EAST A DISTANCE OF 5,000 FEET TO A POINT OF CURVATURE WITH A RADIUS BEARING NORTH 42°13'47" EAST; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,035.00 FEET, CONCAVE NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 46°03'54", AN ARC DISTANCE OF 832.13 FEET; THENCE NORTH 86°09'53" EAST A DISTANCE OF 565.75 FEET; THENCE ALONG THE ARC OF A CURVE TO

THE RIGHT HAVING A RADIUS OF 765.00 FEET, CONCAVE SOUTHERLY THROUGH A CENTRAL ANGLE OF 10°00'36", AN ARC DISTANCE OF 133.65 FEET: THENCE SOUTH 06°10'29" WEST 5.00 FEET; THENCE SOUTH 55°19'16" WEST A DISTANCE OF 845.91 FEET; THENCE SOUTH 65°09'52" WEST A DISTANCE 354.20 FEET; THENCE NORTH 88°08'01" WEST A DISTANCE OF 211.78 FEET; THENCE NORTH 68°42'48" WEST 233.33 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 846,174.89 SF, 19.42 ACRES

THE ABOVE DESCRIBED PARCEL INCLUDES ALL OF LOT 4, PECCOLE WEST, BOOK 77, PAGE 23 OR PLATS AND A PORTION OF LOT 5, AMENDED PECCOLE WEST, BOOK 83, PAGE 57 OF PLATS.

3.3 Permitted Uses and Standards

As defined in Chapter 19A.06 Special Purpose and Overlay Districts PD Planned Development District. Any combination of residential, commercial, industrial or public uses may be permitted within a specific Planned Development District to the extent they are consistent with the Master Development Plan for that District. The uses to be permitted within the District must be specified in the adopted Master Development Plan for the district.

Planned Use:

1. **Condominium Towers**
2. **Golf Club (Existing)**
3. **Office Building**

Deleted: <#>Condo Club House¶

4.0 Site Design Criteria

4.1 Building Setbacks

The City of Las Vegas Zoning Code defines required building setbacks from adjacent single family lots east of site are defined by City of Las Vegas Zoning Code to be not higher than a line formed by a 3 to 1 slope measured from the nearest single family property line to the top of the proposed building construction.

The City of Las Vegas Zoning Code defines required building heights Along Alta (Collector or Larger) are defined as follows as required by City of Las Vegas Zoning: "Buildings may be constructed up to 35 feet in height at the front yard setback line. Any portion of a building over 35 feet in height shall be set back an additional 1 foot for each foot of height in excess of 35 feet.

4.2 Building Setback Exceptions

1. The height of the nearest proposed building extends 67'-0" ft. (worst case) above the 3 to 1 slope measured from the nearest single family

Deleted: 77'-8

PRJ-51869
04/28/14

property line.

2. Minimum Building set back line for the Queensridge Towers project has been established as 20' along Alta Drive. Planned Towers extend 146'-6" ft. (worst case, now existing, does not apply) above the allowed '1 to 1' slope line. (See Exhibits, Site Plan & Site Section.)
3. Underground utilities
4. Roof Overhangs
5. Steps and sidewalks
6. Landscaping and related irrigation
7. Planter and related irrigation.
8. Driveways and curb cuts

4.3 Service and Loading Areas

Where practical, service and loading areas' yards shall be screened from adjacent residential lots. Service access to condominium towers and restaurants will be via parking garage access.

4.4 Parking, Driveways and Circulation

1. **Parking required for the High-rise Condominium:**
   One and three-quarter spaces for each two-bedroom unit, plus one guest space for every five units. Two spaces for each three-bedroom and above unit, plus one guest space for every five units.

   42 (2 bedroom) units x 1.75 spaces = 74
   343 (3 bedroom or more) units x 2 spaces = 686 spaces
   385 (total) units / 5 (for guests) = 77 spaces

   Total required parking for condominium (all phases) = 837 spaces

2. **Parking required for the Golf Club (Existing):**
   One space for every 200 square feet of ground floor area of Country Club.
   14,600 square feet Golf Club / 200 = 73 spaces (Existing)

3. **Parking required for Office Building:**
   Four spaces for each 1,000 square feet.
   17,400 square feet Office / 1000 x 4 = 70 spaces

4. **Parking Total Required**
   The parking total required is 981 spaces for Phases 1 and 2. Parking provided is 1438 spaces total therefore we are providing approximately 457 additional spaces.

5. **Handicapped Parking**
   The appropriate handicapped spaces will be provided in accordance with the requirements as outlined in the City of Las Vegas Zoning Code Title 19.

4.5 Signage

Deleted: 146'-6
Deleted: 0
Deleted: 0
Deleted: six
Deleted: six
Deleted: Section Break (Continuous) ¶ 376
Deleted: 2 spaces¶ Column Break Section Break (Next Page) <object>376
Deleted: Section Break (Next Page) <object>376
Formatted: Font: (Default) Arial
Deleted: / 6
Deleted: =¶ Column Break ...
Deleted: = 815
Deleted: Clubhouses:
Deleted: Total required parking for Clubhouse: = 105 spaces¶ ¶
Deleted: One space
Deleted: 300 square feet.¶ ¶ 20
Deleted: office /300 = 66
Deleted: 986
Deleted:
Deleted: 1048
Deleted: 62

PRJ-51869
04/28/14

1. **Temporary Signage**
   Temporary construction signs naming Builder, architect, etc., are allowed subject to the time limits of constructions and shall not exceed 32 square feet.

2. **Site Signage**
   Monument signage naming the Project, shall be a maximum of 10' high. Monument sign will be located at main entrance to property.

3. **Master Sign Plan**
   All signage shall be in compliance with The Queensridge Towers Development Master Sign Plan, as approved by the City of Las Vegas.

4.6 Landscaping
All landscaping shall be in accordance with the requirements of Title 19A

4.7 Fences and Walls
All fences and walls shall be in accordance with Title 19A and the Landscape Wall Caps and Buffer Guidelines.

4.8 Streetscape

1. Sidewalks are to be provided, repaired or replaced along all street frontages.
2. Site benches may be provided within easy access of pedestrian pathways and gathering areas.
3. Existing streetlight, located on Alta at the main project entrance (at Suncoast Entrance) to remain.
4. Second entrance to Alta is to be provided. It will be equipped with a turn around and gated two-way entrance and exit.

5.0 Architectural Design Criteria

5.1 Purpose
The design objective of the architectural criteria is to establish the parameters and theme for creating a uniform Architectural character comparable with the surrounding planned communities.

5.2 Style
The architectural character of the Queensridge Towers is intended to be classical "old world" in design with a triparte elevation and architectural detail and appropriate to a luxury condominium development.

5.3 Building Height
The building height shall be:

Formatted: Font: Bold

Formatted: List Paragraph, Numbered + Level: 1 + Numbering Style: 1, 2, 3, … + Start at: 1 + Alignment: Left + Aligned at: 0.5" + Indent at: 0.75"

Formatted: List Paragraph

Formatted: Font: (Default) Arial, 12 pt

Deleted: <#> Section Break (Next Page)

MOD-53701, VAR-53502 & SDR-53503 - REVISED
PRJ-51869
04/28/14

- **201'-6" ft. for the eighteen story residential towers (Existing)**
- **310'-0" ft. for the twenty-two story residential tower**
- **26'-0" ft. - Phase I for the parking podium at South Façade (Existing)**
- **26'-0" ft. - Phase II for the parking podium at South Façade**
- **25'-0" ft. for gazebo and trellis structures on podium**
- **44'-0" ft. for the golf club house**
- **33'-0" ft. for the single story office building**
- **41-0" ft. for the porte cochere and lobby buildings**

Deleted: tower
Deleted: 201'-6
Deleted: eighteen
Deleted: <#>45'-0" ft. for the condo club¶
Deleted: Facade
Deleted: Facade
Deleted: 27'
Deleted: 6

5.4 Mechanical Equipment Trash Area Screening

Exterior components, whether roof or ground mounted, shall be screened on all sides by a screen wall or parapet wall that shall be aesthetically compatible with the architectural design of the building. Monolithic screens are required versus several small individual screens. Trash and mechanical enclosures shall be horizontally screened from elevated sight lines. On low rise buildings mechanical equipment will be screened from side views and views from above.

5.5 Building Materials and Finishes

1. Exterior Walls: Exterior walls shall be of EIFS finish over proper backing on metal studs. The finish of the exterior walls of the first three floors of the residential towers will be a minimum of 75% stone finish.
2. Glazing: Glazing is to be insulated tinted and in painted aluminum frames and coated glass.
3. Roofing: Roofing for the new construction is to be a single ply membrane on horizontal surface. Vertical sloped vaulted and domed roofs will be finished in a standing seam (zinc or similar). Low buildings will utilize sloped or paved roofing to avoid unsightly view lines.
4. Balcony floors will be finished in stone with decorative metal railings.

5.6 Exterior Lighting

1. The design objective for the lighting criteria is to provide safe, functional lighting in an aesthetically pleasing manner.
2. Area illumination is to provide for entry areas and other people-gathering places.
3. Area illumination will be provided for podium pool, guard and tennis court areas.
4. Service area lighting shall be contained within the service yard boundaries.
5. Landscape lighting shall be integrated into the overall project lighting design.

5.7 Exterior Colors

The intent of the exterior colors is to create a desert responsive color palette, which is considerate of the adjacent residential areas. (See material color

board.)

PRJ-51869
04/28/14

ZON-4205

Amended
Queensridge Towers Development Standards

Prepared by Bergman, Walls & Associates

March 27, 2014

PRJ-51869
04/24/14

MOD-53701, VAR-53502 & SDR-53503 - REVISED

Table of Contents

Queensridge Towers Development Standards

1.0 Overview
- 1.1 Purpose

2.0 PD District
- 2.1 Intent of PD District
- 2.2 Minimum Site Area

3.0 Planned Development (PD)
- 3.1 Project Designation
- 3.2 Existing Planned Development (PD)
- 3.3 Site Boundary, Expanded PD District
- 3.4 PD Permitted Uses and Standards

4.0 Site Design Criteria
- 4.1 Building Setbacks
- 4.2 Setback Exceptions
- 4.3 Service and Loading Areas
- 4.4 Parking and Driveway
- 4.5 Signage
  - 1.1 Temporary Signage
  - 1.2 Site Signage
- 4.6 Landscaping
- 4.7 Fences and Walls
- 4.8 Streetscape

5.0 Architectural Design Criteria
- 5.1 Purpose
- 5.2 Style
- 5.3 Building Height
- 5.4 Mechanical Equipment / Trash Area Screening
- 5.5 Building Materials and Finishes
- 5.6 Exterior Lighting
- 5.7 Exterior Colors

6.0 Exhibits
- 6.1 Land Use Map
- 6.2 Site Plan
- 6.3 Expanded Office Site Plan
- 6.4 Exterior Elevations
- 6.5 Site Section
- 6.6 Material Color Board

PRJ-51869
04/24/14

1. Overview

1.1 Purpose

The purpose of the Development Standards and Guidelines for this PD plan is to provide the parameters of development for the Queensridge Towers Condominium Project. The project is located on 21 gross acres located on the south side of Alta near the intersection of Alta and Rampart. The majority of the property is currently zoned PD.

2. PD District

2.1 Intent of PD District

The intent of the Planned Development District (PD) is to permit and encourage comprehensively planned developments whose purpose is redevelopment, economic development, cultural enrichment, or to provide a single purpose or multi-use planned development. The rezoning of property to the PD District may be deemed appropriate if the development proposed for the District can accomplish one or more of the following goals: (Bolded goals relate to project site)

1. **Providing for an orderly and creative arrangement of land uses that are harmonious and beneficial to the community.**

2. Providing for a variety of housing types, employment opportunities or commercial or industrial services, or any combination thereof, to achieve variety and integration of economic and redevelopment opportunities.

3. **Providing for flexibility in the distribution of land uses, in the density of development, and in other matters typically regulated in zoning districts.**

4. Providing for cultural, civic, educational, medical, religious or recreational facilities, or any combination thereof, in a planned or a unique setting and design.

5. Providing for the redevelopment of areas where depreciation of any type has occurred.

6. Providing for the revitalization of designated areas.

7. Promoting or allowing development to occur in accordance with a uniform set of standards, which reflect the specific circumstances of the site.

8. Avoiding premature or inappropriate development that would result in incompatible uses or would create traffic and public service demands that exceed the capacity of existing or planned facilities.

9. **Encouraging area-sensitive site planning and design.**

PRJ-51869
04/24/14

10. **Contribution to the health, safety and general welfare of the community, and providing development which is compatible with the City's goals and objectives.**

2.2 Minimum Site Area

The minimum site area for Planned Development District is five acres, except that the City Council may waive this requirement when the proper planning justification is shown. The boundary of the Queensridge Towers Condo project is 20.1 gross acres.

3. Planned Development (PD) Designation

3.1 Existing Planned Development (PD)

The following description and guidelines are based on the Las Vegas GTC Land Use Designation (see Exhibits, land use map). The area is expanded from 16 to 21 gross acres.

3.2 Queensridge Towers Site Boundary

Single-family residential lots bound the Queensridge Towers site, for which these guidelines are written, to the northwest, the Badlands Golf Course to the south and east, and north across Alta the Suncoast Hotel and Casino. It is described as follows:

"BEING A PORTION OF THE EAST HALF (E 1/2) OF SECTION 31 AND THE WEST HALF (W l/2) SECTION 32, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32, THENCE NORTH 89°26'21" EAST A DISTANCE OF 387.35 FEET; THENCE NORTH 00°33' 39" WEST A DISTANCE OF 2,518.27 FEET; TO POINT BEING THE SOUTHWESTERLY CORNER OF LOT 4 OF PECCOLE WEST AS SHOWN IN BOOK 77, PAGE 23 OF PLATS SAID POINT ALSO BEING THE **POINT OF BEGINNING:** THENCE NORTH 75°09' 11" WEST A DISTANCE OF 409.15 FEET; THENCE NORTH 09°40'24" WEST A DISTANCE OF 275.89 FEET; THENCE NORTH 39°33'23" EAST A DISTANCE OF 220.56 FEET; THENCE EAST 127.77 FEET; THENCE NORTH 39°33'23" EAST A DISTANCE OF 245.97 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, CONCAVE WESTERLY THROUGH A CENTRAL ANGLE OF 87°19'36", AN ARC DISTANCE OF 38.l 0 FEET; THENCE NORTH 42°13 '47" EAST A DISTANCE OF 5,000 FEET TO A POINT OF CURVATURE WITH A RADIUS BEARING NORTH 42°13'47" EAST; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,035.00 FEET, CONCAVE NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 46°03'54", AN ARC DISTANCE OF 832.13 FEET; THENCE NORTH 86°09'53" EAST A DISTANCE OF 565.75 FEET; THENCE ALONG THE ARC OF A CURVE TO

PRJ-51869
04/24/14

THE RIGHT HAVING A RADIUS OF 765.00 FEET, CONCAVE SOUTHERLY THROUGH A CENTRAL ANGLE OF 10°00'36", AN ARC DISTANCE OF 133.65 FEET: THENCE SOUTH 06°10'29" WEST 5.00 FEET; THENCE SOUTH 55°19'16" WEST A DISTANCE OF 845.91 FEET; THENCE SOUTH 65°09'52" WEST A DISTANCE 354.20 FEET; THENCE NORTH 88°08'01" WEST A DISTANCE OF 211.78 FEET; THENCE NORTH 68°42'48" WEST 233.33 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 846,174.89 SF, 19.42 ACRES

THE ABOVE DESCRIBED PARCEL INCLUDES ALL OF LOT 4, PECCOLE WEST, BOOK 77, PAGE 23 OR PLATS AND A PORTION OF LOT 5, AMENDED PECCOLE WEST, BOOK 83, PAGE 57 OF PLATS.

3.3 Permitted Uses and Standards

As defined in Chapter 19A.06 Special Purpose and Overlay Districts PD Planned Development District. Any combination of residential, commercial, industrial or public uses may be permitted within a specific Planned Development District to the extent they are consistent with the Master Development Plan for that District. The uses to be permitted within the District must be specified in the adopted Master Development Plan for the district.

Planned Use:

1. **Condominium Towers**
2. **Golf Club (Existing)**
3. **Office Building**

4.0 Site Design Criteria

4.1 Building Setbacks

The City of Las Vegas Zoning Code defines required building setbacks from adjacent single family lots east of site are defined by City of Las Vegas Zoning Code to be not higher than a line formed by a 3 to 1 slope measured from the nearest single family property line to the top of the proposed building construction.

The City of Las Vegas Zoning Code defines required building heights Along Alta (Collector or Larger) are defined as follows as required by City of Las Vegas Zoning: "Buildings may be constructed up to 35 feet in height at the front yard setback line. Any portion of a building over 35 feet in height shall be set back an additional 1 foot for each foot of height in excess of 35 feet.

4.2 Building Setback Exceptions

1. The height of the nearest proposed building extends 67'-0" ft. (worst case) above the 3 to 1 slope measured from the nearest single family

PRJ-51869
04/24/14

property line.
2. Minimum Building set back line for the Queensridge Towers project has been established as 20' along Alta Drive. Planned Towers extend 146'-6" ft. (worst case, now existing, does not apply) above the allowed '1 to 1' slope line. (See Exhibits, Site Plan & Site Section.)
3. Underground utilities
4. Roof Overhangs
5. Steps and sidewalks
6. Landscaping and related irrigation
7. Planter and related irrigation.
8. Driveways and curb cuts

4.3 Service and Loading Areas

Where practical, service and loading areas' yards shall be screened from adjacent residential lots. Service access to condominium towers and restaurants will be via parking garage access.

4.4 Parking, Driveways and Circulation

1. **Parking required for the High-rise Condominium:**
   One and three-quarter spaces for each two-bedroom unit, plus one guest space for every five units. Two spaces for each three-bedroom and above unit, plus one guest space for every five units.

   42 (2 bedroom) units x 1.75 spaces = 74
   343 (3 bedroom or more) units x 2 spaces = 686 spaces
   385 (total) units / 5 (for guests) = 77 spaces

   Total required parking for condominium (all phases) = 837 spaces

2. **Parking required for the Golf Club (Existing):**
   One space for every 200 square feet of ground floor area of Country Club.
   14,600 square feet Golf Club / 200 = 73 spaces (Existing)

3. **Parking required for Office Building:**
   Four spaces for each 1,000 square feet.
   17,400 square feet Office / 1000 x 4 = 70 spaces

4. **Parking Total Required**
   The parking total required is 981 spaces for Phases 1 and 2. Parking provided is 1438 spaces total therefore we are providing approximately 457 additional spaces.

5. **Handicapped Parking**
   The appropriate handicapped spaces will be provided in accordance with the requirements as outlined in the City of Las Vegas Zoning Code Title 19.

4.5 Signage

PRJ-51869
04/24/14

1. **Temporary Signage**
   Temporary construction signs naming Builder, architect, etc., are allowed subject to the time limits of constructions and shall not exceed 32 square feet.

2. **Site Signage**
   Monument signage naming the Project, shall be a maximum of 10' high. Monument sign will be located at main entrance to property.

3. **Master Sign Plan**
   All signage shall be in compliance with The Queensridge Towers Development Master Sign Plan, as approved by the City of Las Vegas.

4.6 Landscaping

All landscaping shall be in accordance with the requirements of Title 19A

4.7 Fences and Walls

All fences and walls shall be in accordance with Title 19A and the Landscape Wall Caps and Buffer Guidelines.

4.8 Streetscape

1. Sidewalks are to be provided, repaired or replaced along all street frontages.
2. Site benches may be provided within easy access of pedestrian pathways and gathering areas.
3. Existing streetlight, located on Alta at the main project entrance (at Suncoast Entrance) to remain.
4. Second entrance to Alta is to be provided. It will be equipped with a turn around and gated two-way entrance and exit.

5.0 Architectural Design Criteria

5.1 Purpose

The design objective of the architectural criteria is to establish the parameters and theme for creating a uniform Architectural character comparable with the surrounding planned communities.

5.2 Style

The architectural character of the Queensridge Towers is intended to be classical "old world" in design with a triparte elevation and architectural detail and appropriate to a luxury condominium development.

5.3 Building Height

The building height shall be:

PRJ-51869
04/24/14

- **201'-6" ft. for the eighteen story residential towers (Existing)**
- **310'-0" ft. for the twenty-two story residential tower**
- **26'-0" ft. - Phase I for the parking podium at South Façade (Existing)**
- **26'-0" ft. - Phase II for the parking podium at South Façade**
- **25'-0" ft. for gazebo and trellis structures on podium**
- **44'-0" ft. for the golf club house**
- **33'-0" ft. for the single story office building**
- **41-0" ft. for the porte cochere and lobby buildings**

5.4 Mechanical Equipment Trash Area Screening

Exterior components, whether roof or ground mounted, shall be screened on all sides by a screen wall or parapet wall that shall be aesthetically compatible with the architectural design of the building. Monolithic screens are required versus several small individual screens. Trash and mechanical enclosures shall be horizontally screened from elevated sight lines. On low rise buildings mechanical equipment will be screened from side views and views from above.

5.5 Building Materials and Finishes

1. Exterior Walls: Exterior walls shall be of EIFS finish over proper backing on metal studs. The finish of the exterior walls of the first three floors of the residential towers will be a minimum of 75% stone finish.
2. Glazing: Glazing is to be insulated tinted and in painted aluminum frames and coated glass.
3. Roofing: Roofing for the new construction is to be a single ply membrane on horizontal surface. Vertical sloped vaulted and domed roofs will be finished in a standing seam (zinc or similar). Low buildings will utilize sloped or paved roofing to avoid unsightly view lines.
4. Balcony floors will be finished in stone with decorative metal railings.

5.6 Exterior Lighting

1. The design objective for the lighting criteria is to provide safe, functional lighting in an aesthetically pleasing manner.
2. Area illumination is to provide for entry areas and other people-gathering places.
3. Area illumination will be provided for podium pool, guard and tennis court areas.
4. Service area lighting shall be contained within the service yard boundaries.
5. Landscape lighting shall be integrated into the overall project lighting design.

5.7 Exterior Colors

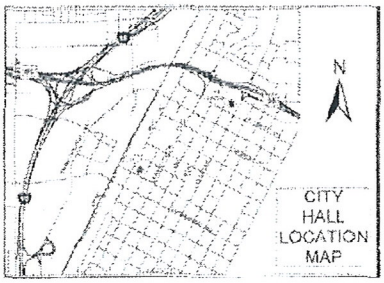
The intent of the exterior colors is to create a desert responsive color palette, which is considerate of the adjacent residential areas. (See material color

PRJ-51869
04/24/14

board.)

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

MOD-53701 [PRJ-51869]
Planning Commission Meeting of 5/13/2014

113 DRDFN11 89145

RECEIVED
MAY 6 2014
City of Las Vegas
Dept. of Planning

*805-02-14 LV NV 891**

Case: MOD-53701
13832213136
PFEFFER MATTHEW S & SANDRA E
9103 ALTA DR #405
LAS VEGAS NV 89145-8550

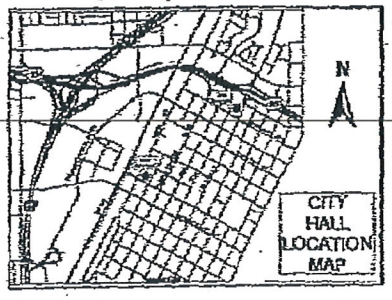
#20 P

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

SEND TO

Return Service Requested
Official Notice of Public Hearir

Comments:



RECEIVED
MAY 6 2014
City of Las Vegas
Dept. of Planning

YOUR NAME AND ADDRESS

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

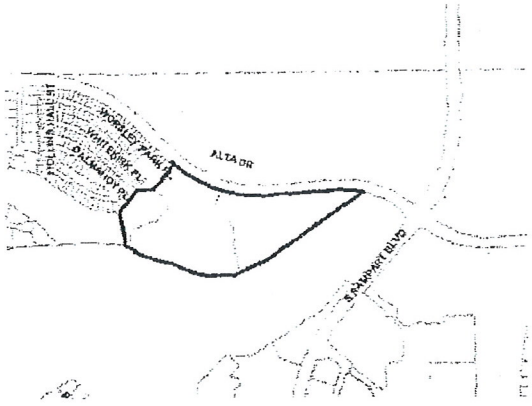
MOD-53701 [PRJ-51869]
Planning Commission Meeting of 5/13/2014

Name: ALEJANDRO PARIENTE
ARACELI MONALLI
Address: 9713 Winter Retreat Dr
City/State/Zip: LV - NV 89145

Application Information

MOD-53701 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: QUEENSRIDGE TOWERS, LLC - For possible action on a request for a Major Modification of the Queensridge Towers Development Standards dated May 20, 2004 TO AMEND DEVELOPMENT STANDARDS REGARDING LAND USE, BUILDING SETBACKS AND STEPBACKS, BUILDING HEIGHT AND PARKING on 20.10 acres on the south side of Alta Drive, approximately 410 feet west of Rampart Boulevard (APNs 138-32-213-000, a portion of 138-32-210-005 and a portion of 138-31-713-002), PD (Planned Development) Zone, Ward 2 (Beers) [PRJ-51869].

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

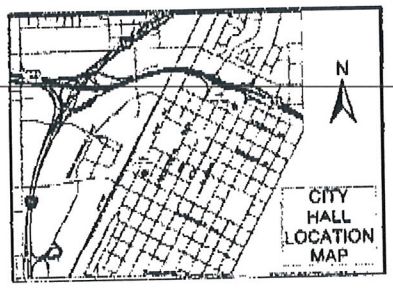
Meeting:	Planning Commission
Date:	*May 13, 2014*
Time:	6:00 P.M.
Location:	City Council Chambers 495 South Main Street, 2nd Floor Las Vegas, Nevada 89101

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov.

#20 P

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

MOD-53701 [PRJ-51869]
Planning Commission Meeting of 5/13/2014

$ 00.46

RECEIVED
MAY 5 2014
City of Las Vegas
Dept. of Planning

89145

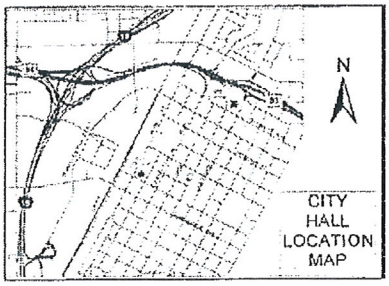
Case: MOD-53701
13832213028
CARNELL MARGARET M REVOCABLE TR
CARNELL MARGARET M TRS
9101 ALTA DR #305
LAS VEGAS NV 89145-8507

#20 P

89145$8507 C069

Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

MOD-53701 [PRJ-51869]
Planning Commission Meeting of 5/13/2014

RECEIVED
MAY 5 2014
City of Las Vegas
Dept. of Planning

XXX5-02-14 LV NV 891XX

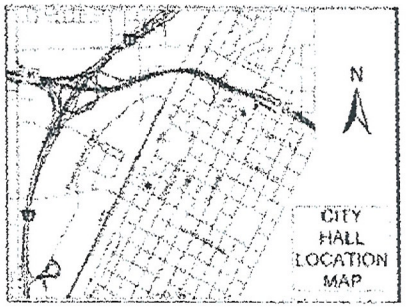
Case: MOD-53701
13832213175
PNINI ALON & HALINA
10745 CHALON RD
LOS ANGELES CA 90077-3301

May 03 14 04:58p Default 555-5555 p.1

#20 P

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

Return Service Requested
Official Notice of Public Hearing



you wish to file your protest or support on this request, check the propriate box below and return this card in an envelope with postage to the partment of Planning at the address listed above, fax this side of this card to 2) 464-7499 or make your comments at www.lasvegasnevada.gov. If you ld like to contact your Council Representative, please call (702) 229-.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

e use available blank space on card for your comments.

-53701 [PRJ-51869]

ing Commission Meeting of 5/13/2014

XX05-02-14 LV NV 891XX

RECEIVED

MAY 6 2014

City of Las Vegas
Dept. of Planning

Case: MOD-53701
13832213183
SRISURO CHOTCHAI REV LIV TR
SRISURO SUTHANYA REV LIV TR
1616 FRONTENAC WOODS CT
ST LOUIS MO 63131-3428

2 DRDFN1 63131

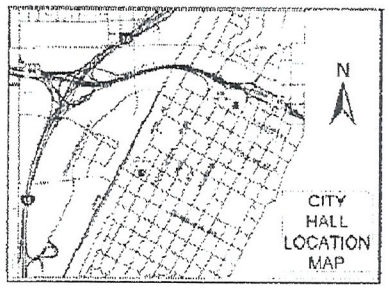
Microsoft

4 05:04p

#20A

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

Return Service Requested
Official Notice of Public Hearing



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
MOD-53701 [PRJ-51869]
Planning Commission Meeting of 5/13/2014

RECEIVED
MAY 6 2014
City of Las Vegas
Dept. of Planning

XXOS-02-14 LV NV 891XX

Case: MOD-53701
13832213179
BRINTON ROBERT & PATRICIA LIVTR
BRINTON ROBERT & PATRICIA TRS
9103 W ALTA DR #1004
LAS VEGAS NV 89145-8556

113 DRDFN11 89145

#20 A

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 13, 2014

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

SUBJECT:
VAR-53502 - VARIANCE RELATED TO MOD-53701 - PUBLIC HEARING - APPLICANT/OWNER: QUEENSRIDGE TOWERS, LLC - For possible action on a request for a Variance TO ALLOW A 582-FOOT BUILDING SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE AN 810-FOOT SETBACK FOR A PROPOSED 22-STORY RESIDENTIAL TOWER on a 7.87-acre portion of a 10.53-acre parcel at 9119 Alta Drive (APN 138-32-210-005), PD (Planned Development) Zone, Ward 2 (Beers) [PRJ-51869]. Staff recommends APPROVAL.

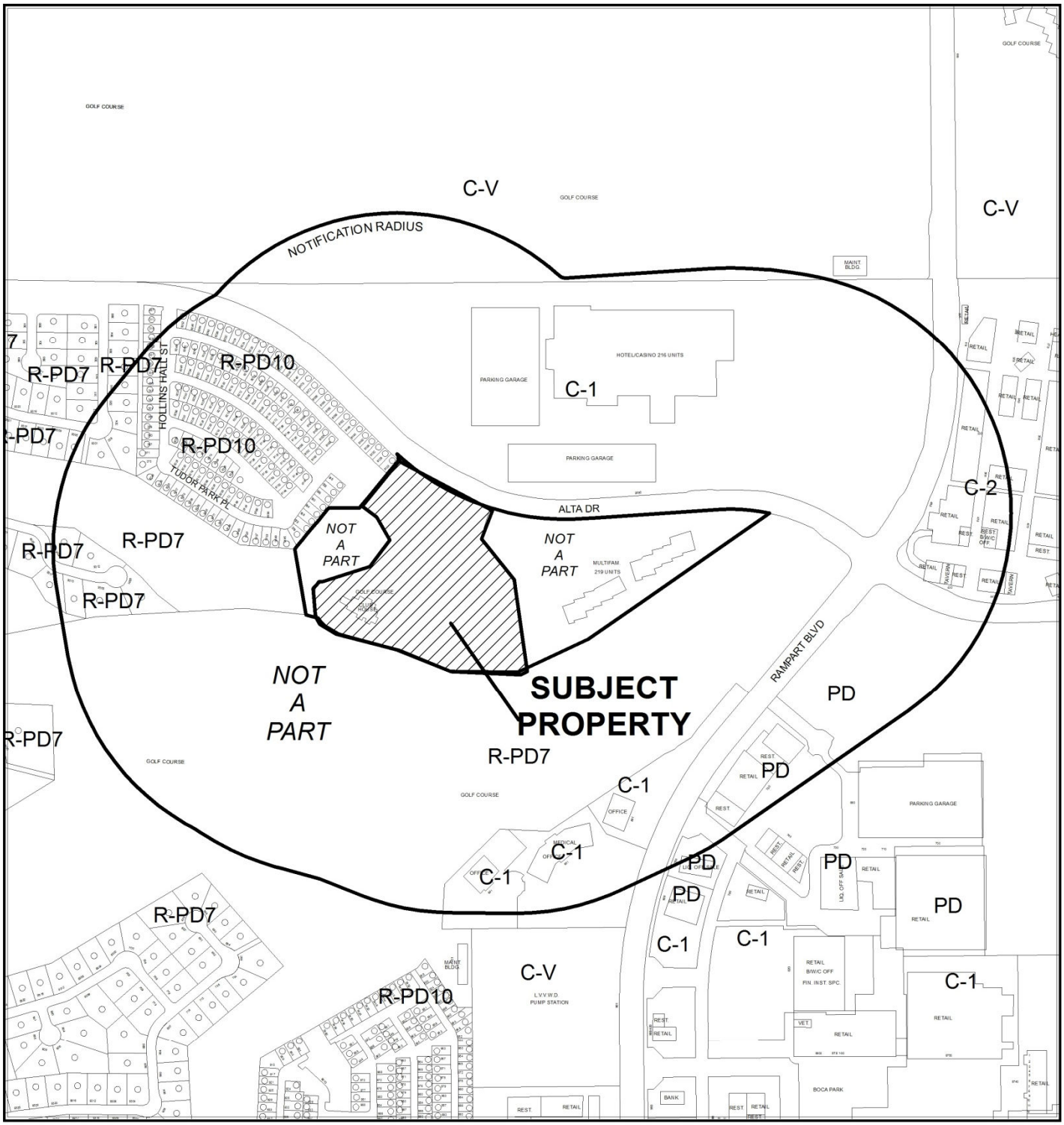
C.C.: 6/18/2014

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**5**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps - VAR-53502 and SDR-53503 [PRJ-51869]
3. Supporting Documentation
4. Protest and Support Postcards - VAR-53502 and SDR-53303 [PRJ-51869]

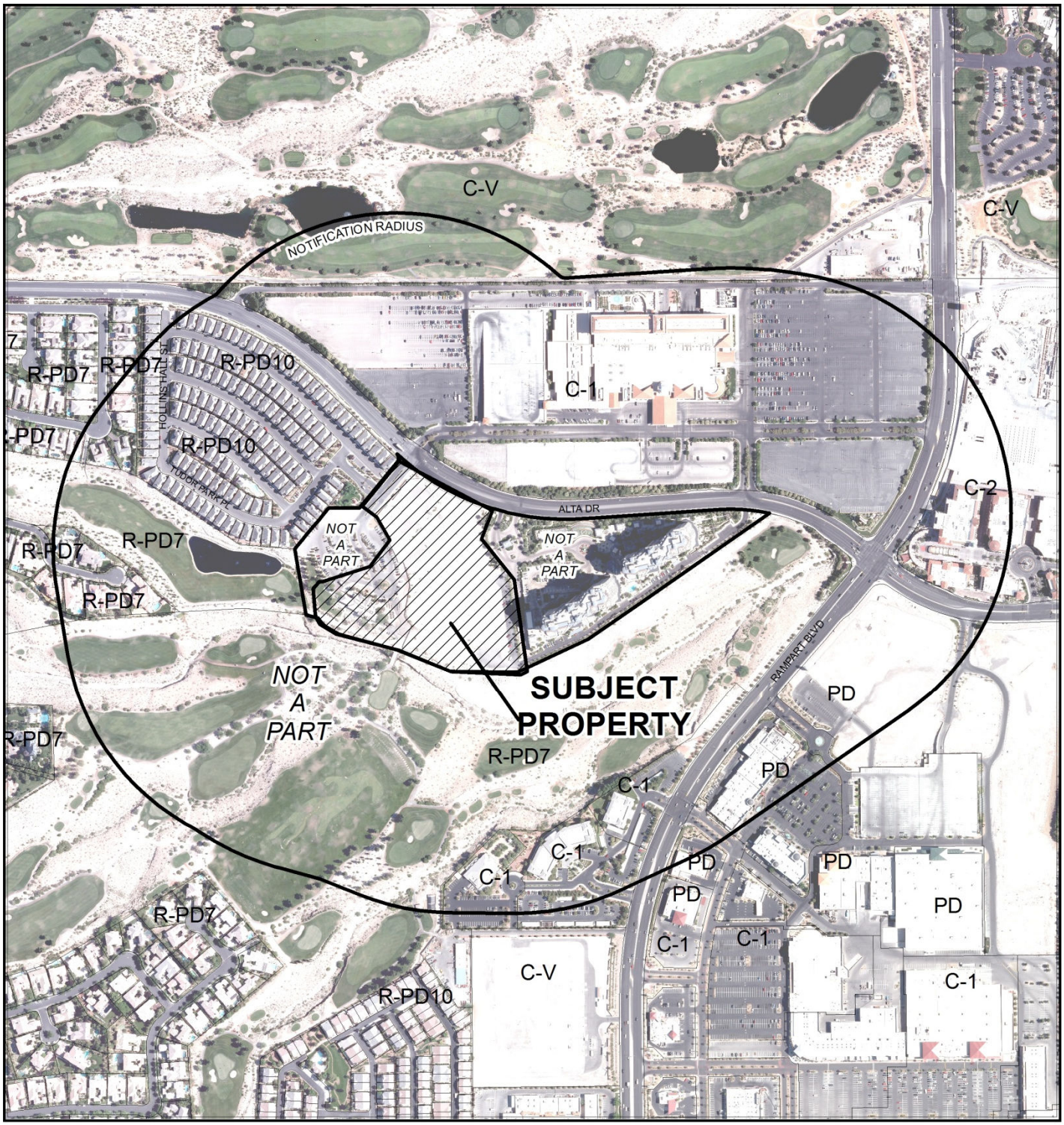
Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda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



CASE: **VAR-53502 AND SDR-53503 (PRJ-51869)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)



CASE: **VAR-53502 AND SDR-53503 (PRJ-51869)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

0 400 800 Feet

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

VAR-53502

Case Number: PRJ-51869 APN: 138-32-210-005

Name of Property Owner: Queensridge Towers, LLC

Name of Applicant: Queensridge Towers, LLC

Name of Representative: Noam Ziv

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: NZ

Print Name: Noam Ziv

Subscribed and sworn before me

This 26 day of March, 2014

LeeAnn Stewart-Schencke

Notary Public in and for said County and State

LEEANN STEWART-SCHENCKE
Notary Public, State of Nevada
Appointment No. 07-4284-1
My Appt. Expires Jul 26, 2015

PRJ-51869
03/27/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SDR / VAR

Project Address (Location) 9119 Alta Drive

Project Name One Queensridge Place - Phase II **Proposed Use** Mixed Use

Assessor's Parcel #(s) 138-32-210-005 **Ward #** 2-Beers

General Plan: existing Queen proposed Amd **Zoning:** existing P-D proposed P-D

Commercial Square Footage 17,400 sf **Floor Area Ratio** 336%

Gross Acres 7.70 **Lots/Units** 166 **Density** 21.56 Units/Acre

Additional Information 166 Condominium Units in one 22-story tower, and one 17,400 sf commercial office building.

PROPERTY OWNER Queensridge Towers, LLC **Contact** Gary Chappell

Address 9525 Hillwood Drive, Suite 100 **Phone:** (702) 940-8880 **Fax:** (702) 940-8881

City Las Vegas **State** NV **Zip** 89134

E-mail Address gchappell@tvqr.com

APPLICANT Queensridge Towers, LLC **Contact** Gary Chappell

Address 9525 Hillwood Drive, Suite 100 **Phone:** (702) 940-8880 **Fax:** (702) 940-8881

City Las Vegas **State** NV **Zip** 89134

E-mail Address gchappell@tvqr.com

REPRESENTATIVE Lionel, Sawyer, & Collins **Contact** Greg Borgel

Address 300 S. 4th St., Suite 1500 **Phone:** (702) 383-8888 **Fax:** (702) 383-8953

City Las Vegas **State** NV **Zip** 89134

E-mail Address jellison@lionelsawyer.com

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

Property Owner Signature* [signature]

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

Print Name Noam Ziv

Subscribed and sworn before me

This 26 day of March, 2014.

LeeAnn Stewart-Schencke

Notary Public in and for said County and State

LEEANN STEWART-SCHENCKE
Notary Public, State of Nevada
Appointment No. 07-4284-1
My Appt. Expires Jul 26, 2015

FOR DEPARTMENT USE ONLY

Case #	VAR-53502
Meeting Date:	05/13/14 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-51869
04/17/14

Revised 10/27/08

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

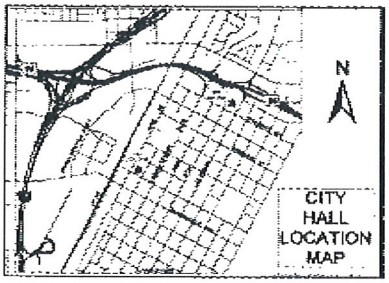
☑001

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.46⁰
0004279218 MAY 01 2014
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
MAY 6 2014
City of Las Vegas
Dept. of Planning

XX05-02-14 LV NV 891XX

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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-53502 & SDR-53503 [PRJ-51869]
Planning Commission Meeting of 5/13/2014

NOISE
CONGESTION
TRAFFIC

Case: VAR-53502
13832213209
ALTA FORT APACHE RAMPART REV TR
GALATZ ELAINE B TRS
10080 ALTA DR #120
LAS VEGAS NV 89145-8728

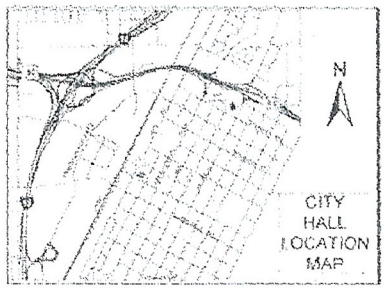
113 ORDFN11 89145

09/14/2013 07:34 FAX

#21-22P

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
MAY 6 2014
City of Las Vegas
Dept. of Planning

PRESORTED FIRST CLASS
UNITED STATES POSTAGE
$ 00.46°
MAILED FROM ZIP CODE 89101

XX05-02-14 LV NV 891XX

f you wish to file your protest or support on this request, check the ppropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to 702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you ould like to contact your Council Representative, please call (702) 229-105.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

ease use available blank space on card for your comments.

AR-53502 & SDR-53503 [PRJ-51869]

nning Commission Meeting of 5/13/2014

Case: VAR-53502
13832213183
SRISURO CHOTCHAI REV LIV TR
SRISURO SUTHANYA REV LIV TR
1616 FRONTENAC WOODS CT
ST LOUIS MO 63131-3428

2 DRDFN11 63131

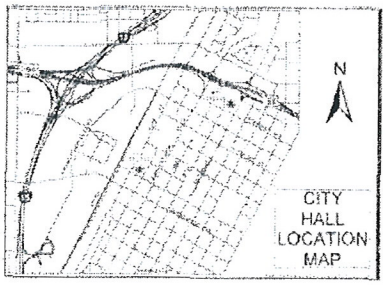
Microsoft

May 05 14 04:31p

#21-22 P

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-53502 & SDR-53503 [PRJ-51869]
Planning Commission Meeting of 5/13/2014

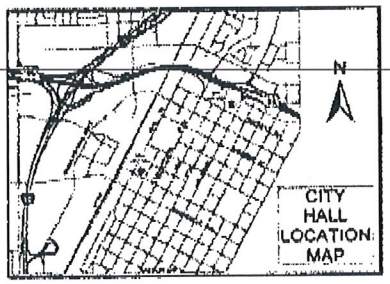
RECEIVED
MAY 6 2014
City of Las Vegas
Dept. of Planning

Case: VAR-53502
13832213136
PFEFFER MATTHEW S & SANDRA E
9103 ALTA DR #405
LAS VEGAS NV 89145-8550

#21-22P

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-53502 & SDR-53503 [PRJ-51869]
Planning Commission Meeting of 5/13/2014

$ 00.46°

XX05-02-14 LV NV 891XX

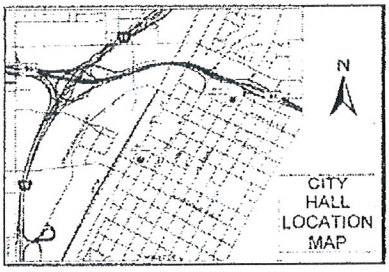
RECEIVED
MAY 5 2014
City of Las Vegas
Dept. of Planning

Case: VAR-53502
13832213028
CARNELL MARGARET M REVOCABLE TR
CARNELL MARGARET M TRS
9101 ALTA DR #305
LAS VEGAS NV 89145-8507

#21-22 P

113 DRDFN11 89145

Return Service Requested
Official Notice of Public Hearing



f you wish to file your protest or support on this request, check the ppropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to 702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-5405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-53502 & SDR-53503 [PRJ-51869]
Planning Commission Meeting of 5/13/2014

RECEIVED
MAY 5 2014
City of Las Vegas
Dept. of Planning

Case: VAR-53502
13832213175
PNINI ALON & HALINA
10745 CHALON RD
LOS ANGELES CA 90077-3301

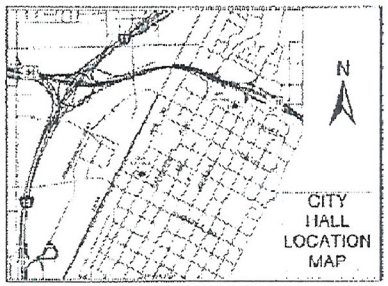
94 DRDFN11 90077

#21-22 P

p.1

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

Return Service Requested
Official Notice of Public Hearing



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-53502 & SDR-53503 [PRJ-51869]
Planning Commission Meeting of 5/13/2014

RECEIVED
MAY 6 2014
City of Las Vegas
Dept. of Planning

XXXS-02-14 LV NV 891XX

Case: VAR-53502
13832213179
BRINTON ROBERT & PATRICIA LIVTR
BRINTON ROBERT & PATRICIA TRS
9103 W ALTA DR #1004
LAS VEGAS NV 89145-8556

113 DRDFNII 89145

May 05 14 03:41p

#2122A

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 13, 2014

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

SUBJECT:
SDR-53503 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-53701 AND VAR-53502 - PUBLIC HEARING - APPLICANT/OWNER: QUEENSRIDGE TOWERS, LLC - For possible action on a request for a Major Amendment of an approved Site Development Plan Review (SDR-4206) FOR A PROPOSED 22-STORY, 310-FOOT TALL, 166-UNIT MULTI-FAMILY BUILDING AND A SINGLE-STORY, 33-FOOT TALL, 17,400 SQUARE-FOOT OFFICE BUILDING on a 7.87-acre portion of a 10.53-acre parcel at 9119 Alta Drive (APN 138-32-210-005), PD (Planned Development) Zone, Ward 2 (Beers) [PRJ-51869]. Staff recommends APPROVAL.

C.C.: 6/18/2014

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**5**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SDR-53503

Case Number: PRJ-51869 APN: 138-32-210-005

Name of Property Owner: Queensridge Towers, LLC

Name of Applicant: Queensridge Towers, LLC

Name of Representative: Noam Ziv

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: NZ

Print Name: Noam Ziv

Subscribed and sworn before me

This 26 day of March, 2014

LeeAnn Stewart-Schencke

Notary Public in and for said County and State

LEEANN STEWART-SCHENCKE
Notary Public, State of Nevada
Appointment No. 07-4284-1
My Appt. Expires Jul 26, 2015

PRJ-51869
03/27/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SDR / VAR

Project Address (Location) 9119 Alta Drive

Project Name One Queensridge Place - Phase II **Proposed Use** Mixed Use

Assessor's Parcel #(s) 138-32-210-005 **Ward #** 2-Beers

General Plan: existing Queen proposed Amd **Zoning:** existing P-D proposed P-D

Commercial Square Footage 17,400 sf **Floor Area Ratio** 336%

Gross Acres 7.70 **Lots/Units** 166 **Density** 21.56 Units/Acre

Additional Information 166 Condominium Units in one 22-story tower, and one 17,400 sf commercial office building.

PROPERTY OWNER Queensridge Towers, LLC **Contact** Gary Chappell

Address 9525 Hillwood Drive, Suite 100 **Phone:** (702) 940-8880 **Fax:** (702) 940-8881

City Las Vegas **State** NV **Zip** 89134

E-mail Address gchappell@tvqr.com

APPLICANT Queensridge Towers, LLC **Contact** Gary Chappell

Address 9525 Hillwood Drive, Suite 100 **Phone:** (702) 940-8880 **Fax:** (702) 940-8881

City Las Vegas **State** NV **Zip** 89134

E-mail Address gchappell@tvqr.com

REPRESENTATIVE Lionel, Sawyer, & Collins **Contact** Greg Borgel

Address 300 S. 4th St., Suite 1500 **Phone:** (702) 383-8888 **Fax:** (702) 383-8953

City Las Vegas **State** NV **Zip** 89134

E-mail Address jellison@lionelsawyer.com

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

Property Owner Signature* [signature]

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

Print Name Noam Ziv

Subscribed and sworn before me

This 26 day of March, 2014.

LeeAnn Stewart-Schencke

Notary Public in and for said County and State

LEEANN STEWART-SCHENCKE
Notary Public, State of Nevada
Appointment No. 07-4284-1
My Appt. Expires Jul 26, 2015

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-53503
Meeting Date:	05/13/14 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-51869
04/17/14

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

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 13, 2014

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

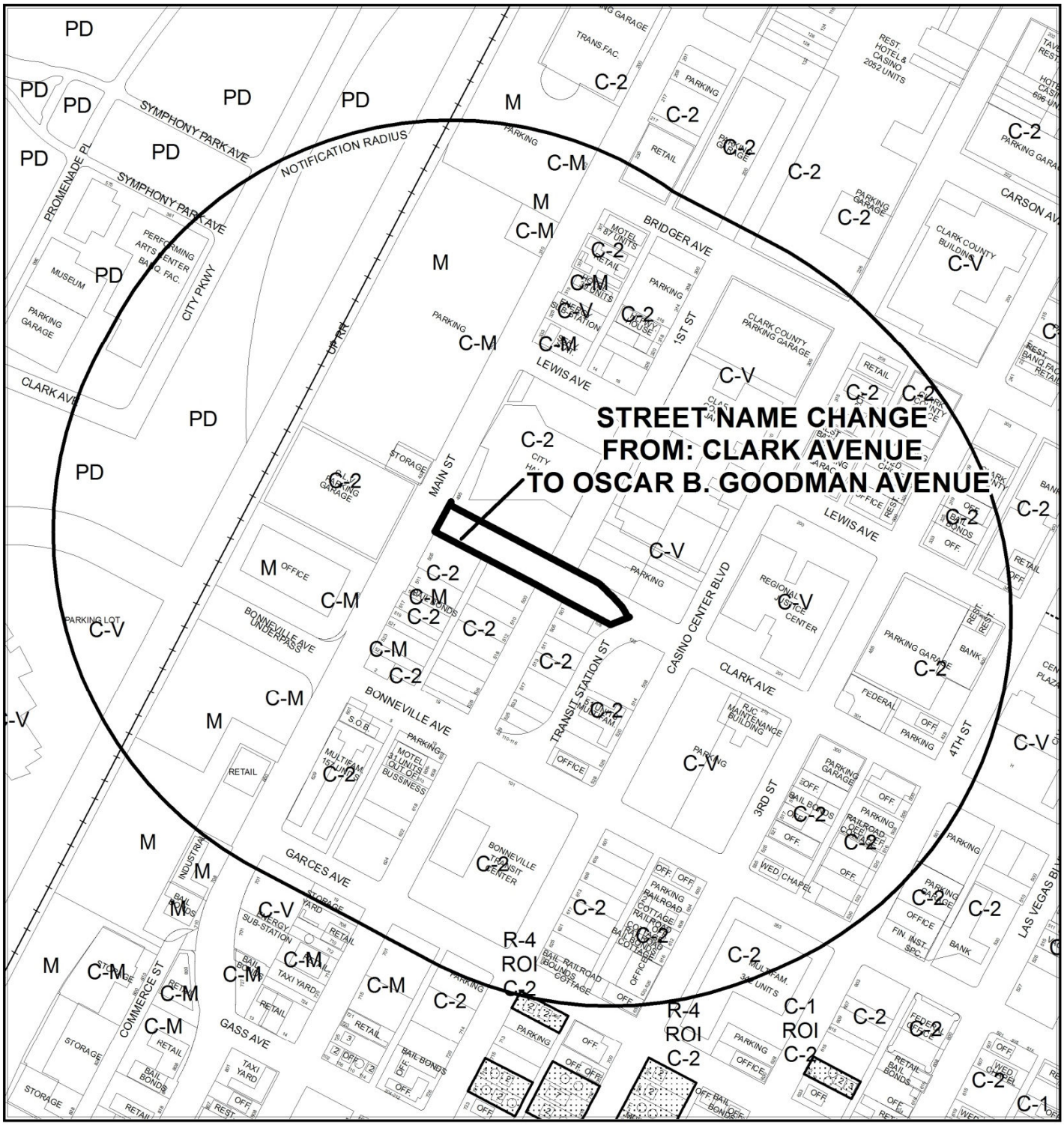
SUBJECT:
VAR-53361 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request for a Variance TO ALLOW A STREET NAME CHANGE ALONG A PRIMARY STREET NAME ALIGNMENT WHERE SUCH IS NOT PERMITTED on Clark Avenue between Main Street and Casino Center Boulevard, Ward 3 (Coffin) [PRJ-53359]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 6/18/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - SNC-53360 and VAR-53361 [PRJ-53359]
2. Conditions and Staff Report - SNC-53360 and VAR-53361 [PRJ-53359]
3. Supporting Documentation - SNC-53360 and VAR-53361 [PRJ-53359]
4. Photos - SNC-53360 and VAR-53361 [PRJ-53359]
5. Justification Letter - SNC-53360 and VAR-53361 [PRJ-53359]

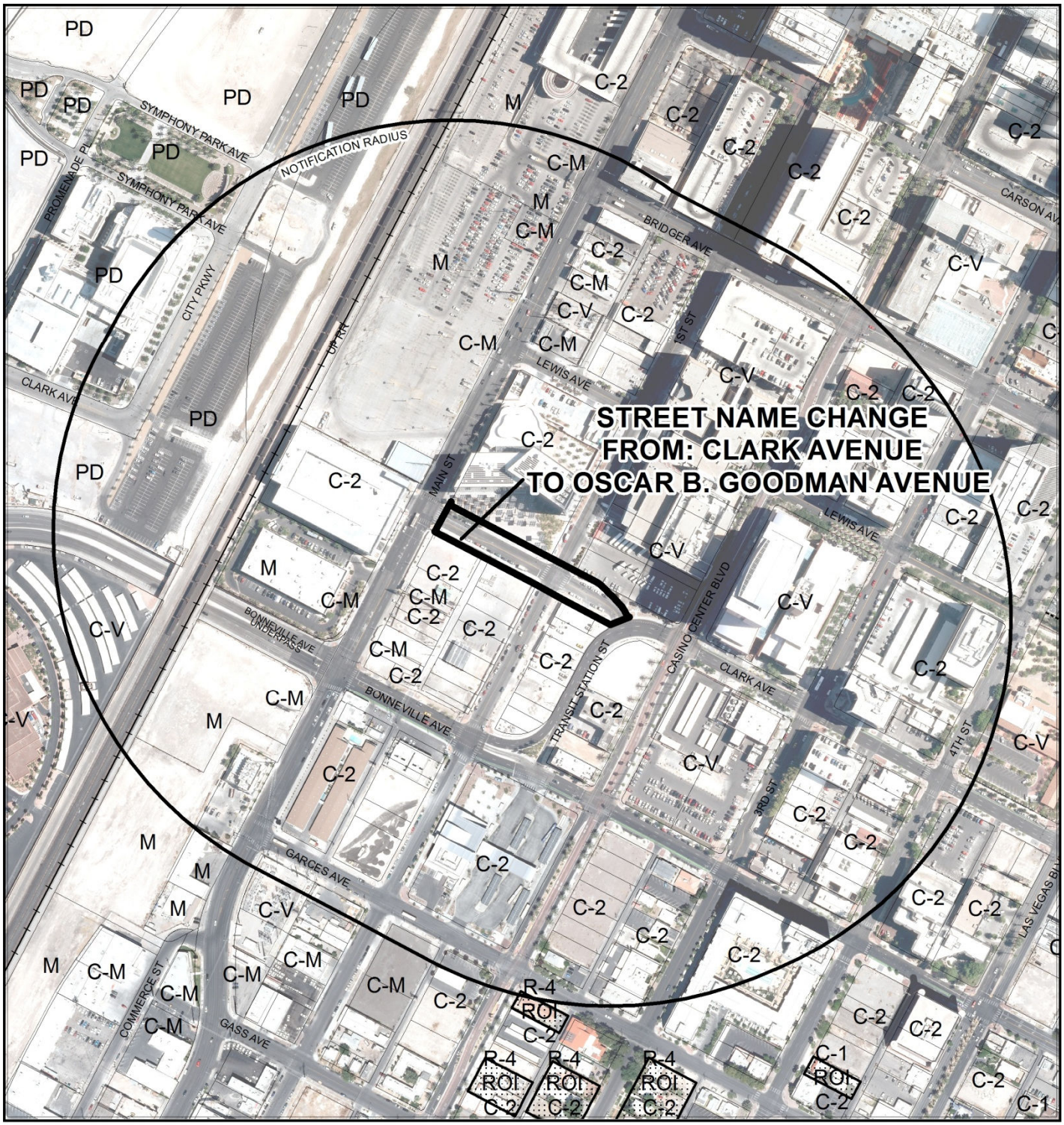


CASE: VAR-53361 AND SNC-53360 (PRJ-53359)

RADIUS: 1000 FEET

0 300 600 Feet

N



CASE: VAR-53361 AND SNC-53360 (PRJ-53359)

RADIUS: 1000 FEET

0 300 600 Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 13, 2014
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: CITY OF LAS VEGAS – OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-53361	Staff recommends APPROVAL, subject to conditions	N/A
SNC-53360	Staff recommends APPROVAL	VAR-53361

** CONDITIONS **

VAR-53361 CONDITIONS

Planning

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Street Name Change from Clark Avenue to Oscar B. Goodman Avenue between Main Street and Transit Station Street. A Variance accompanies this application to allow a street name change to occur along a primary street alignment where such is not permitted. Staff supports the requested Street Name Change and associated Variance as the current street splits in two directions and visually reads as different streets and the Street Name Change will not affect existing business in the area. For this reasons, staff recommends approval of the request.

ISSUES

- A Street Name Change application is required to change the street name from Clark Avenue to Oscar B. Goodman Avenue between Transit Station Street and Main Street.
- A Variance from Title 19.04.050 to deviate from Section IV(B)(2) of the City of Las Vegas Street Naming and Address Assignment Regulations, 2009 Edition is required, to allow a street alignment name change from Clark Avenue to Oscar B. Goodman Avenue between Transit Station Street and Main Street where this is not allowed.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
2012	City Hall was constructed on the north side of Clark Avenue adjacent to the segment of the proposed street name change.

Related Building Permits/Business Licenses	
05/07/10	A Capital Improvement Project (CIP-12827) drawing (#107V5201) was approved to Convert Bonneville Avenue and Clark Avenue to one-way east and west respectively from Main Street to Las Vegas Boulevard. The project was finalized on 04/16/12.

Pre-Application Meeting
A pre-application meeting is not required for a Street Name Change Application, nor was one held. The required Variance was revealed after the initial submittal.

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

Field Check	
04/03/14	A field check was conducted of the on the subject site, that revealed that the street exists, is well maintained and has a bend in the alignment approximately 188 feet west of the intersection of Clark Avenue and Transit Station Street.

ANALYSIS

The change in the street name from Clark Avenue to Oscar B. Goodman Avenue between Transit Station Street and Main Street is proposed by this appreciation for all work the former Mayor put forth to revitalize the City. The street segment is located directly south of City Hall and is a proper tribute to the efforts Mayor Oscar B. Goodman put into the construction of City Hall at 495 South Main Street. The accompanying Variance allows a visual terminus to the midblock fork on Clark Avenue between 1st Street and Casino Center Boulevard. No address will be affected by the proposed street name change and it will reduce traffic confusion in front of City Hall. For these reasons staff is recommending approval of this Street Name Change and associated Primary Street Name Alignment Variance.

FINDINGS (VAR-53361)

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

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

Additionally, Title 19.16.140(L) states:

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

The unique circumstance of the road creates visually two road separate roads with the majority of the flowing traffic flowing from Clark Avenue onto Transit Station Street. Staff supports this Variance, as it will lessen confusion by creating two different streets.

FINDINGS (SNC-53360)

With approval of the Primary Street Name Alignment Variance, the proposed Street Name Change will be in conformance with Title 19 and the Street Naming Address Assignment Regulations, 2009 Edition. The name has also been reviewed and approved by the Fire & Rescue Department.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 35

NOTICES MAILED 105

APPROVALS 0

PROTESTS 0

CLV Planning - Application Form

Application Number:	PRJ-53359
Application/Petition For:	Oscar B. Goodman Avenue
ProjectAddress (Location):	A SECTION APPROXIMATE 582-FOOT SECTION OF ROAD LOCATED SOUTH OF MAIN STREET AND CURRENTLY CLARK AVENUE
Project Name	OSCAR B GOODMAN AVENUE
Assessors Parcel #(s):	13934299002, 13934399002
Ward #:	WARD 1 (LOIS TARKANIAN), WARD 3 (BOB COFFIN)
Is the Application Information Correct:	Yes
If no, ...change what	
General Plan Designation: Proposed:	Select
Zoning District: Proposed:	Select
Gross Acres:	.5
Lots/Units:	n/A
Additional Information:	Street name changed initiated by the City
Applicant First Name:	City of Las Vegas
Applicant Last Name:	N/A
Applicant Address:	333 North Rancho Drive
Applicant City:	Las Vegas
Applicant State:	NV
Applicant Zip:	89101-6318
Applicant Phone:	702-229-6894
Applicant Fax:	702-385-7268
Applicant Email:	mrex@lasegasneveda.gov
Rep First Name:	Mark
Rep Last Name:	Rex
Rep Address:	333 North Rancho Drive
Rep City:	Las Vegas
Rep State:	NV
Rep Zip:	89101
Rep Phone:	702-229-6894
Rep Fax:	702-385-7268
Rep Email:	mrex@lasvegasnevada.gov

VAR-53361 & SNC-53360

CLV Planning - Application Form

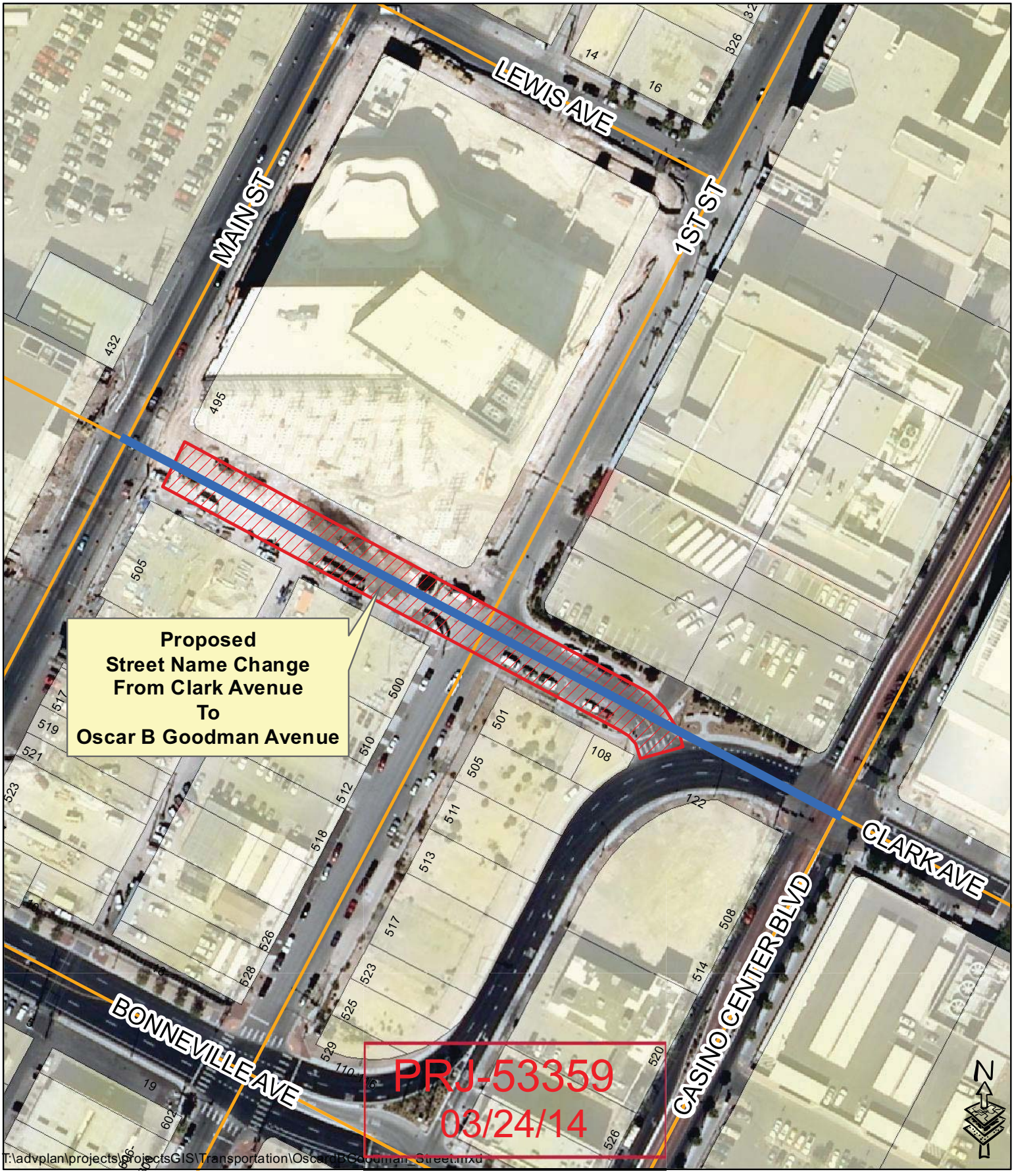
I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application 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. I Accept:	Yes
Is the Owner Information Correct:	Yes
If no, ...change what	

Owner(s)	ADDR1	ADDR2
CITY OF LAS VEGAS	495 MAIN ST 6TH FLOOR	LAS VEGAS, NV 89101-6318

CLVEPLAN Applicant	Company	Title	Email
Mark Rex	City of Las Vegas	Planner	mrex@lasvegasnevada.gov

VAR-53361 & SNC-53360

Proposed Street Name Change



T:\advplan\projects\projectsGIS\Transportation\OscarBGoodman_Street.mxd

Clark Avenue

Current Clark Avenue Street Alignment

SNC-53360 & VAR-53361

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

Printed: Tuesday, March 18, 2014

VAR-53361 AND SNC-53360 [PRJ-53359] - APPLICANT/OWNER: CITY OF LAS VEGAS
CLARK AVENUE BETWEEN MAIN STREET AND CASINO CENTER BOULEVARD

04/03/2014

VAR-53361 AND SNC-53360 [PRJ-53359] - APPLICANT/OWNER: CITY OF LAS VEGAS
CLARK AVENUE BETWEEN MAIN STREET AND CASINO CENTER BOULEVARD

04/03/2014

RICHARD H. BRYAN

February 19, 2014

Ted Olivas
Chief of Staff
City of Las Vegas
495 South Main
Las Vegas, NV 89101

Dear Mr. Olivas,

Our former Mayor, Oscar B Goodman, played a leading role in revitalizing the downtown area of Las Vegas. One such project that benefitted from his focus is the new City Hall.

I would like to formally request that the City of Las Vegas rename the current street in front of City Hall, from Main to Casino Center, Oscar B. Goodman Boulevard. It is an honor I believe he deserves.

I appreciate your consideration to this request.

Sincerely,

Richard H. Bryan

PRJ-53359
03/24/14

SNC-53360 & VAR-53361

City of Las Vegas Agenda Item No.: **24.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 13, 2014

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

SUBJECT:
SNC-53360 - STREET NAME CHANGE RELATED TO VAR-53361 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request for a Street Name Change FROM: CLARK AVENUE TO: OSCAR B. GOODMAN AVENUE between Main Street and Transit Station Street, Ward 3 (Coffin) [PRJ-53359]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 6/18/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Consolidated Back up

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.: **25.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 13, 2014

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

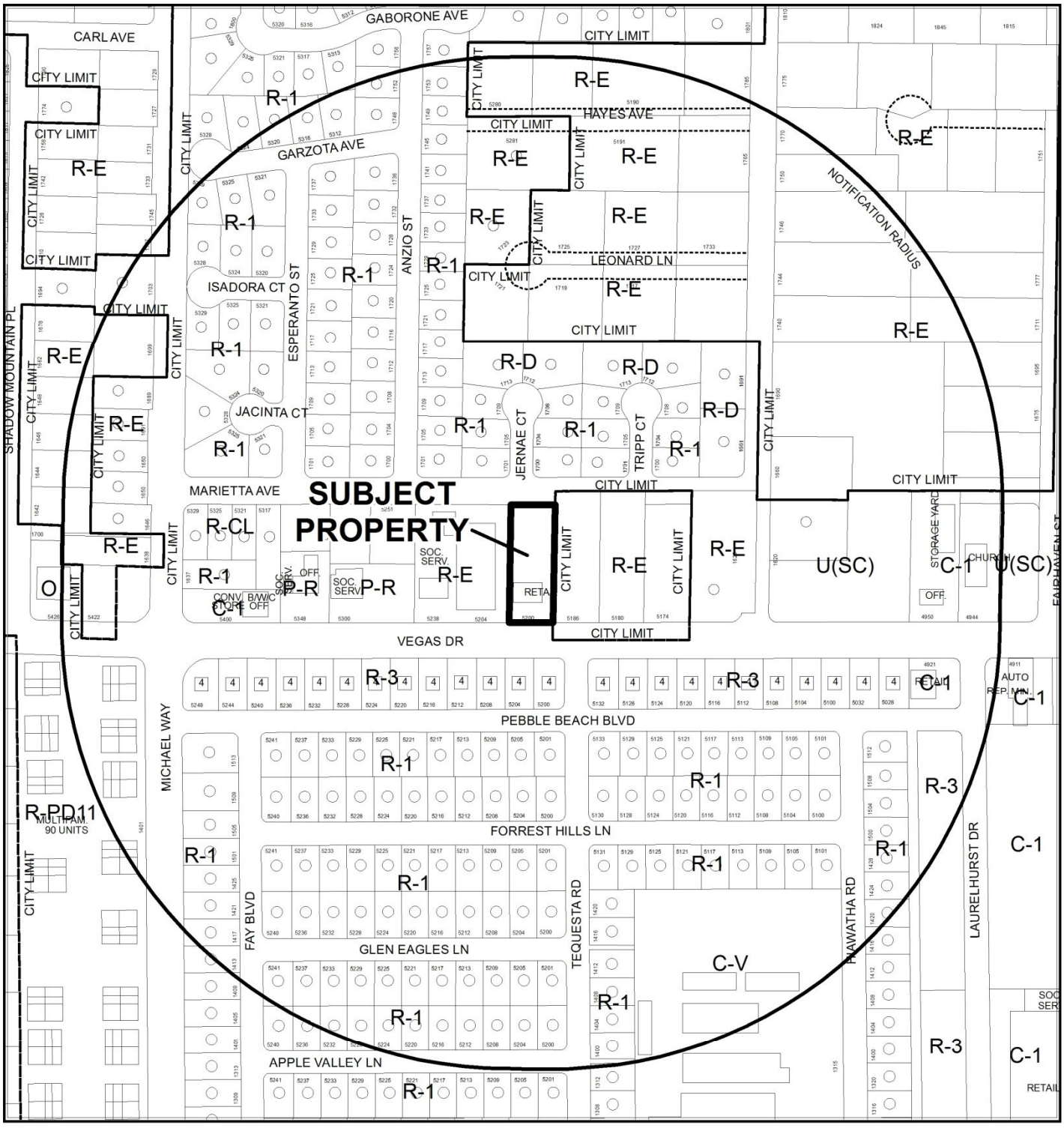
SUBJECT:
VAR-53490 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CARLOS AVEMARIA - For possible action on a request for a Variance TO ALLOW A NINE-FOOT SIDE YARD SETBACK AND RESIDENTIAL ADJACENCY SETBACK WHERE 10 FEET IS THE MINIMUM REQUIRED AND TO ALLOW A TRASH ENCLOSURE ZERO FEET FROM A RESIDENTIALLY ZONED PROPERTY WHERE 50 FEET IS THE MINIMUM REQUIRED on 0.61 acres at 5200 Vegas Drive (APN 138-24-801-027), C-1 (Limited Commercial) Zone, Ward 5 (Barlow) [PRJ-53301]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 6/18/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-53490 and SDR-53491 [PRJ-53301]
2. Conditions and Staff Report - VAR-53490 and SDR-53491 [PRJ-53301]
3. Supporting Documentation - VAR-53490 and SDR-53491 [PRJ-53301]
4. Photos - VAR-53490 and SDR-53491 [PRJ-53301]
5. Justification Letter - VAR-53490 and SDR-53491 [PRJ-53301]
6. Protest Postcards - VAR-53490 and SDR-53491 [PRJ-53301]



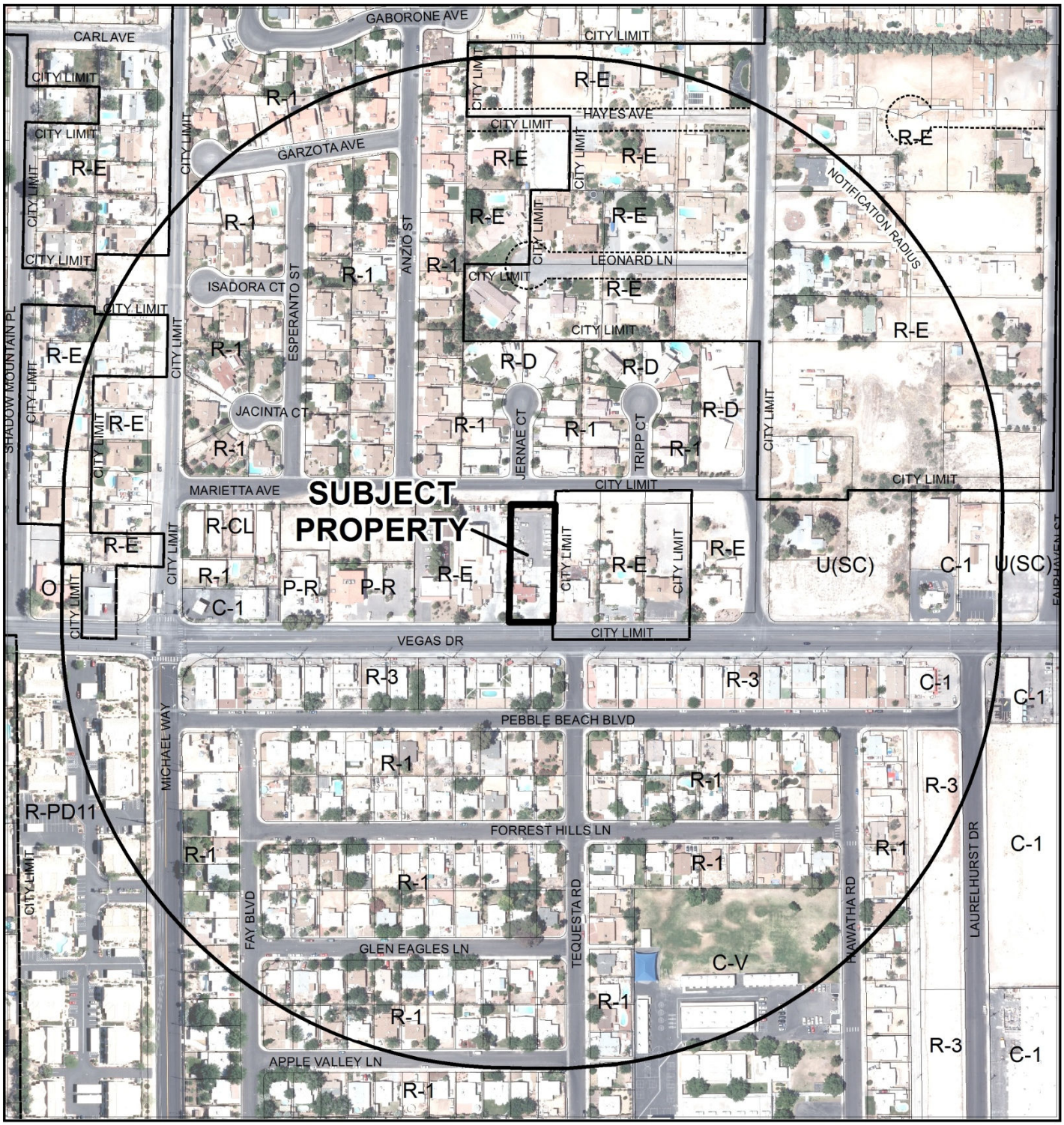
CASE: **VAR-53490 AND SDR-53491 (PRJ-53301)**

RADIUS: 1000 FEET

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

0 200 400 Feet

N



CASE: **VAR-53490 AND SDR-53491 (PRJ-53301)**

RADIUS: 1000 FEET

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

0 200 400 Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 13, 2014
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CARLOS AVEMARIA

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-53490	Staff recommends DENIAL, if approved subject to conditions:	N/A
SDR-53491	Staff recommends DENIAL, if approved subject to conditions:	VAR-53490

** CONDITIONS **

VAR-53490 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-53491) shall be required, if approved.

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

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

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

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

SDR-53491 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-53490) shall be required, if approved.

2. Conformance to the approved conditions for Site Development Plan Review (SDR-19330) and Special Use Permit (SUP-18744), except as amended herein.

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

4. All development shall be in conformance with the site plan and landscape plan, date stamped 04/15/14, and building elevations and floor plan, date stamped 03/27/14, except as amended by conditions herein.

5. The trash enclosure shall be constructed with solid metal gates and a roof or trellis structure.

6. The existing trash enclosure, curbing, wall and associated landscaping shall be relocated and redesigned to provide an unimpeded drive aisle to the rear of the site.

7. Meet with staff to redesign the site to allow for adequate access throughout the site, and meet the minimum Title 19 parking requirements.

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

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

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

Public Works

11. Sign and record a Covenant Running with Land agreement for the possible future installation of half-street improvements (including curb and gutter, sidewalks, streetlighting, permanent paving and possibly fire hydrants and sewers) on Marietta Avenue adjacent to this site prior to occupancy of this site.

12. Remove and replace all substandard public improvements, if any, adjacent to this site on Vegas Drive and replace with new improvements meeting current City Standards concurrent with on-site development activities. All existing paving damaged or removed by this development on shall be restored at its original location and to its original width concurrent with development of this site.

13. A deviation from Standard Drawing #222.1 is here by approved as shown on the approved site plan. Any further deviations, if any, to width, ingress/egress radii, or throat depth will require separate approval from the City Engineer.

14. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.

15. Site Development to comply with all applicable conditions of approval for SDR-19330 and all other applicable site-related actions.

** STAFF REPORT **

PROJECT DESCRIPTION

This application is a request for a Major Amendment to Site Development Plan Review (SDR-19330) to for a 1,321 square-foot unpermitted storage building to be permitted at 5200 Vegas Drive. The original Site Development Plan Review allowed for a 1,548 square-foot office building with Waivers to reduce or eliminate landscape buffer widths and quantity of vegetation. An accompanying side yard and residential adjacency setback Variance (VAR-53490) is required to allow the storage building to remain constructed nine feet from the property line where ten feet is the minimum required. An additional Variance is required to allow a trash enclosure zero feet from a residentially zoned property where 50 feet is required. The existing storage building does not conform to code and was constructed without permits; as such, staff recommends denial of the Site Development Plan Review (SDR-53491) and Variance (VAR-53490) applications. If these are denied, the existing storage building and trash enclosure will have to be removed or redesigned to conform to all code requirements.

ISSUES

- The existing non-permitted structure requires a Site Development Plan Review to proceed with the permitting process.
- A side yard setback and residential adjacency setback Variance is required to allow the reduced side yard setback of nine feet where ten feet is required.
- Conditions of Approval A, 6 and 7 from Rezoning (ZON-18773) and Condition of Approval 8 from Site Development Plan Review (SDR-19330) have not been met.
- A residential adjacency setback Variance is required to allow a trash enclosure to be constructed on the property line where 50 feet is required when adjacent to residentially zoned properties.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
10/01/03	The City Council approved an Annexation [A-0022-01(A)] request of property described generally as located on the north side of Vegas Drive, approximately 735 feet east of Michael Way with the effective date of 10/10/03.

Related Relevant City Actions by P&D, Fire, Bldg., etc	
06/06/07	The City Council approved a General Plan Amendment (GPA-18776) request from R (Rural Density Residential) to SC (Service Commercial), a Rezoning (ZON-18773) request from O (Office) and R-D (Single Family Residential – Restricted) to C-1 (Limited Commercial), a Site Development Plan Review (SDR-19330) for a 1,548 square-foot office development with Waivers to allow no perimeter landscape buffers along the east property lines and a portion of the west property line where eight feet is required and a four-foot wide perimeter landscape buffer along the south property line where 15 feet is required and a a Special Use Permit (SUP-18774) for and Existing building Maintenance Service and Supply Establishment on 0.61 acres at 5200 Vegas Drive. The Planning Commission recommended approval.
12/03/13	A complaint (#135904) was filed with Code Enforcement for repairing big trucks and other vehicles starting at 5 a.m. and a large overflowing trash containers and a detached structure exists on site. The complaint has not been resolved.

Most Recent Change of Ownership	
01/20/05	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
04/23/03	A business license (C25-01908) was issued for a Contractor. The license is active.
10/10/03	A business license (P50-00024) was issued for Professional Services. The license is active.
10/09/06	A building permit (#6006358) was issued for a Non-Work Certificate of Occupancy. The permit was finalized on 12/28/06.
12/21/10	A business license (R60-02535) was issued for Repair and Maintenance (Commercial). The license was marked out of business on 10/27/11.
07/24/12	A business license (C25-04269) was issued for a Contractor. The license is active.

Pre-Application Meeting	
03/13/14	A pre-application meeting was held with the held with the owner to discuss the following: The submittal requirements for a setback Variance and Site Development Plan Review for land use entitlements to start the permitting process for the non-permitted structure on site.

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

Field Check	
04/03/14	A field check was conducted of the subject property and revealed that the non-permitted structure exists and the property is utilized as a construction material service and repair yard.

Details of Application Request	
Site Area	
Net Acres	0.61

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Building Maintenance Service and Sales	SC (Service Commercial)	C-1 (Limited Commercial)
North	Single Family, Detached	R (Rural Density Residential)	R-1 (Single Family Residential)
South	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)
East	Social Service Provider	R (Rural Density Residential)	R-E (Residential Estates)
West	Single Family, Detached	RN (Rural Neighborhood) - Clark County	R-E (Rural Estates Residential) - Clark County

Master Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (105 Feet)	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to 19.08.070, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Setbacks			
• Front	10 Feet	105 Feet	Y
• Side	10 Feet	9 Feet	N
• Rear	20 Feet	110 Feet	Y
Max. Lot Coverage	50 %	11 %	Y
Max. Building Height	N/A	11Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Not stated	Y*
Mech. Equipment	Screened	Screened	Y

*A condition of approval has been added to require the trash enclosure be constructed to Title 19 design requirements.

Residential Adjacency Standards	***Required/Allowed***	***Provided***	***Compliance***
Adjacent development matching setback	10 Feet	9 Feet	N
Trash Enclosure	50 Feet	0 Feet	N

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Building maintenance Service and Sales	2,869 SF	1/300 SF	10				
TOTAL SPACES REQUIRED			10		11		Y
Regular and Handicap Spaces Required			9	1	10	1	Y

Previous Conditions of Approval not satisfied			
Case	***Condition number***	***Condition***	***Condition of approval added to this application Y/N***
ZON-18773	A	The applicant must sign and record a covenant running with land agreement for the possible future installation of all half streets so deferred.	Y
ZON-18773	6	Remove and replace all substandard public street improvements, if any, adjacent to this site on Vegas Drive and replace with new improvements meeting current City Standards concurrent with on-site development activities. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Coordinate with the Land Development section of the Department of Public Works to determine what improvements are substandard.	Y
ZON-18773	7	This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the *time* permits are issued	Y
SDR-19330	8	A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect the following changes. The trash enclosure shall be located a minimum of 50 feet from any property line of a protected property in accordance with 19.08.060G. The two accessory structures located in the undeveloped rear yard shall be located eight feet from the side yard setback in accordance with Title 19.08 setback standards for accessory structures.	N

ANALYSIS

The subject site is located within the Southeast Sector Plan of the Las Vegas 2020 Master Plan on a 0.61-acre lot located at 5200 Vegas Drive. The site has an existing land use entitlement (SUP-18774) to allow a Building Maintenance Service and Sales use to be conducted within the C-1 (Limited Commercial) zoning district. This application will amend the previously approved Site Development Plan Review (SDR-19330) to allow an existing 1,321 square-foot storage building to be permitted within the required residential adjacency setback and side yard setback area. This application is also requesting to allow a trash enclosure to be located on the property line of a residentially protected property where a 50-foot distance separation is required.

Title 19.18 defines a building as: "A structure having a roof supported by columns or walls for the housing or enclosure of persons, animals or chattels. Building includes structure."

The existing structure consists of three cargo containers, stucco veneered columns and blue tarps. The applicant states in the justification letter that this is a shade structure. Title 19 does not define a shade structure; however, the manner in which the material has been assembled meets the definition of a building as defined by Title 19.18. The residential adjacency and building setback Variances are a direct result of the applicant constructing a building without permits.

Site Development Plan Review (SDR-19330) originally approved Waivers of the required landscape buffer widths to allow no perimeter landscape buffers along the east property lines and a portion of the west property line where eight feet is required and a four-foot wide perimeter landscape buffer along the south property line where 15 feet is required. It also approved Exceptions to allow no parking lot landscape islands and vegetation and to allow the quantity and placement of flora in the current configuration. No additional landscape is required or proposed with this application, as the originally landscape buffers and landscape material have not been reduced in size or quantity.

Please note that Conditions of Approval A, 6 and 7 from Rezoning (ZON-18773) and Condition of Approval 8 from Site Development Plan Review (SDR-19330) have not been satisfied. Conditions of Approval A, 6 and 7 from Rezoning (ZON-18773) are Conditions of Approval 10, 11, and 13, respectively, for this application.

Condition of Approval 8 of (SDR-19330) required the trash enclosure to be relocated 50 feet form a protected property; however, the site is only 100 feet wide, which makes this condition impractical. The applicant originally proposed that the trash enclosure remain at its current location; however, that is not acceptable, as adequate emergency access to the rear of the property would be impeded. Title 19.08 requires two-way drive aisles to be 24 feet wide. Staff suggested that the enclosure be relocated to the center rear of the property. The applicant is not in agreement with staff's proposal. According to the submitted justification letter, a representative from Republic Services stated that "Republic Service will not pick-up a two-yard container were it to be located toward the back of the property."

Instead, the applicant proposes the trash enclosure to be located on the east property line, adjacent to the existing pocket gate, as depicted on the site plan. This location could create a malodorous and debris situation for the residential property to the east.

According to the submitted site plan the originally approved landscape and curbing adjacent to the building and existing trash enclosure is to remain. Said landscape, planter and curbing are in the direct path of the drive aisle. As proposed, existing site conditions will not allow a 24-foot wide drive aisle, due to location of the existing office building and site layout; however, the removal of the landscape planter, curbing and flora will allow for better vehicular access to the rear of the site. In addition to the suggestions above, if six parking spaces were relocated to the rear of the site a 24-foot access aisle could be achieved.

The site is accessed from Vegas Drive, designated as a 80-foot right-of-way. The site has restricted vehicular access as noted above and a Condition of Approval has been added to improve site circulation.

In summation, the applicant has created a self-imposed hardship by constructing a commercial building without land use entitlements and building permits. Additionally, the built structure fails to meet code requirements. For these reasons, staff recommends denial of Site Development Plan Review (SDR-53491) and Variance (VAR-53490). If these applications are denied, the existing stucco, tarp and cargo container structure would have to be removed or relocated in a manner that conforms to code. In addition, a setback Variance for the trash enclosure would be required.

FINDINGS (VAR-53490)

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

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

Additionally, Title 19.16.140(L) states:

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

There are three Variances associated with this application. Sufficient evidence was presented to justify a residential adjacency setback Variance for the trash enclosure. The lot is 100 feet wide; however, the proposed location may negatively affect the residential property to the east and would have less of an impact on the surrounding residentially zoned property if located in the middle or middle rear of the property.

As for the residential adjacency setback and side yard setback Variances for the storage building, no evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by constructing a building within the required setback area without building permits. Alternatively, the building could be relocated one foot to the east to allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (SDR-53491)

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

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

   Special Use Permit (SUP-18774) approves the use of Building Maintenance Service and Sales for this location; however, the locations of the structure and trash enclosure will intrude on the surrounding properties visually, audibly and possibly malodorously.

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

   The proposed amendment does not meet Objective 2.2 of the Las Vegas 2020 Master Plan: "To ensure that low density residential land uses within mature neighborhoods can exist in close proximity to higher density residential, mixed-use, or non-residential land uses by mitigating adverse impacts where feasible." The required three setback Variances reinforces the unsuitably of the development, as it is not consistent with city plans and policies.

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

   Site circulation does not meet the minimum City requirements, as a 24-foot drive aisle is not provided and a Public Works deviation from the standard ingress/egress radii, or throat depth accompanies this application.

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

   No additional landscape is required for this application; however, the building elevations (exterior walls consisting of cargo containers, stucco columns and blue tarps) are not consisted with architectural character of the structure on site or the surrounding community.

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

   The proposed structure is utilitarian by nature and is screened by the existing structure and perimeter wall; however, the building is obnoxious in appearance and unsightly as the structure is void of any aesthetically pleasing elements.

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 21

NOTICES MAILED 367

APPROVALS 0

PROTESTS 1

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-53490 APN: _____

Name of Property Owner: CARLOS AVEMARIA

Name of Applicant: CARLOS AVEMARIA

Name of Representative: CARLOS AVEMARIA

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: CARLOS AVEMARIA

Subscribed and sworn before me

This 25 day of March, 2014

_____

Notary Public in and for said County and State

S W PIERCE
Notary Public State of Nevada
No. 08-8566-1
My Appt. Exp. Sept. 12, 2016

CLV Planning - Application Form

Application Number:	PRJ-53301
Application/Petition For:	sdr and VAR
ProjectAddress (Location):	5200 VEGAS DRIVE
Project Name	VAR AND SDR FOR 5200 VEGAS DRIVE
Assessors Parcel #(s):	13824801027
Ward #:	WARD 5 (RICKI Y. BARLOW)
Is the Application Information Correct:	Yes
If no, ...change what	
General Plan Designation: Proposed:	Select
Zoning District: Proposed:	Select
Gross Acres:	
Lots/Units:	
Additional Information:	
Applicant First Name:	Carlos
Applicant Last Name:	Avemaria
Applicant Address:	5200 Vegas drive
Applicant City:	Las vegas
Applicant State:	NV
Applicant Zip:	89108
Applicant Phone:	7029857193
Applicant Fax:	702-878-1946
Applicant Email:	carlosavemaria@gmail.com
Rep First Name:	Carlos
Rep Last Name:	Avemaria
Rep Address:	5200 Vegas drive
Rep City:	Las vegas
Rep State:	NV
Rep Zip:	89108
Rep Phone:	7029857193
Rep Fax:	702-878-1946
Rep Email:	carlosavemaria@gmail.com

VAR-53490 & SDR-53491

PRJ-53301
04/02/14

CLV Planning - Application Form

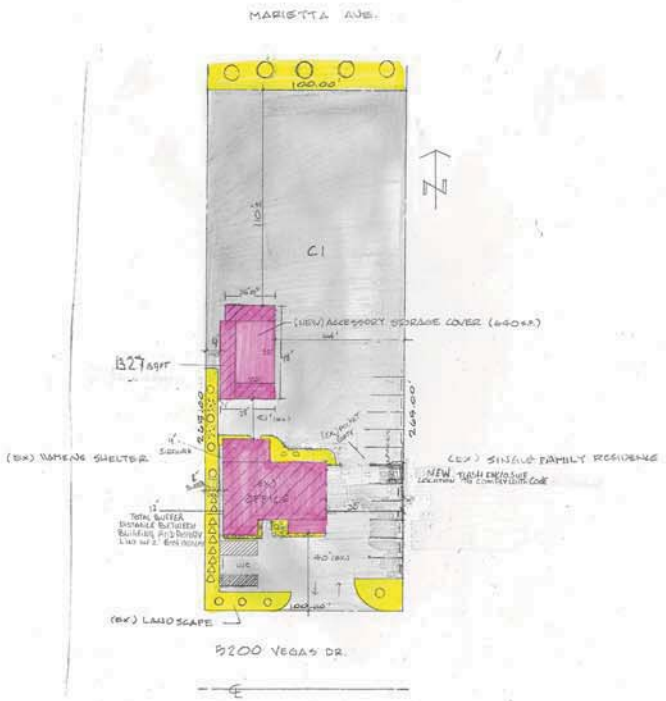
I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application 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. I Accept:	Yes
Is the Owner Information Correct:	Yes
If no, ...change what	

Owner(s)	ADDR1	ADDR2
AVEMARIA CARLOS	5200 VEGAS DR	LAS VEGAS, NV 89108-2332

CLVEPLAN Applicant	Company	Title	Email
Carlos Avemaria	Buenos Aires Air Conditioning & Heating, Inc.	President	carlosavemaria@gmail.com

VAR-53490 & SDR-53491

PRJ-53301
04/02/14



SITE INFORMATION	
Parcel Area:	0.61 ac
Main Bldg. Area:	1548sf
Accessory Structure Areas:	1304sf
Lot coverge:	10.73%
Parking Required:	1/300 sf
Parking Provided:	0
HC required:	1
HC Provided:	1
Set Backs:	
Front (accessory structure):	21'
Rear (accessory Structure)	110'
Side (west) (assory struc.):	8'
Side (east) (assory. Struc.):	84'

Lot Coverage	
Main bldg.:	1548
Accessory structure:	1304
Total square footage	2852
.61 acres =	26,571
total sq. ft./.61 acres	107.3350645
107.3350645=	10.73%

Landscape Legend	
	MEXICAN FAN PALM TREES
	1/4" CRUSH STONE

ACCESSORY STRUCTURE (NEW)
BUENOS AIRES - HEATING AND COOLING
9200 VEGAS DR. LV, NV 89108

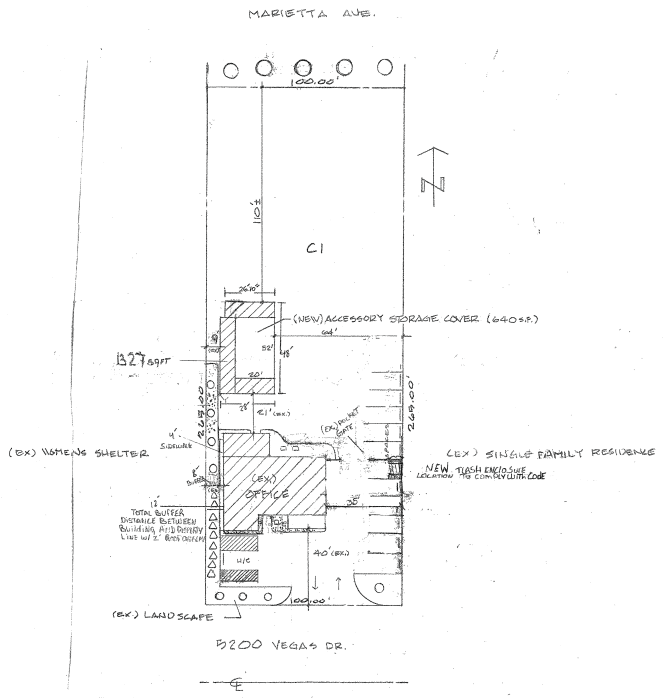
1"=30'

S-1

PRJ-53301
04/15/14

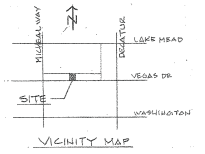
VAR-53490 & SDR-53491 - REVISED

Site Plan – 1" = 30"
[SITE/LANDSCAPE PLAN]



SITE INFORMATION	
Parcel Area:	0.61 ac
Main Bldg. Area:	1548sf
Accessory Structure Areas:	1323sf
Lot coverge:	10.73%
Parking Required:	1/300 sf
Parking Provided:	11
HC required:	1
HC Provided:	1
Set Backs:	
Front (accessory structure):	21'
Rear: (accessory Structure)	110
Side (west) (assory.struc.):	8
Side (east) (assory. Struc.):	64

Lot Coverage	
Main bldg.:	1548
Accessory structure:	1304
Total square footage	2852
.61 acres =	26,571
total sq. ft./ .61 acres	107.3350645
107.3350645=	10.73%



Landscape Legend
MENDEL PINES TREES
OLEANDER FOLLAGE
MEXICAN FAN PALM TREES
1/4" CRUSH STONE

ACCESSORY STRUCTURE (NEW)
BUENOS AIRES - HEATING AND COOLING
5200 VEGAS DR. LV NV 89108

1"=30'

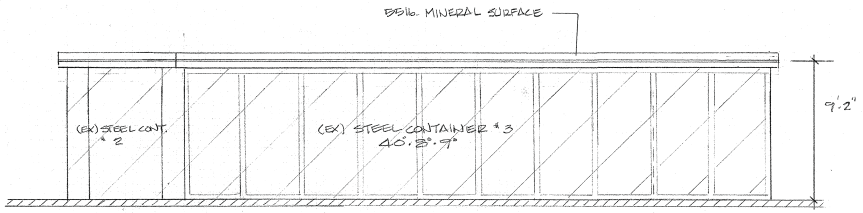
S-1

PRJ-53301
04/15/14

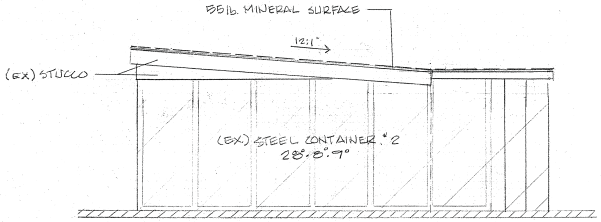
VAR-53490 & SDR-53491 - REVISED

Site Plan – 1" = 30"

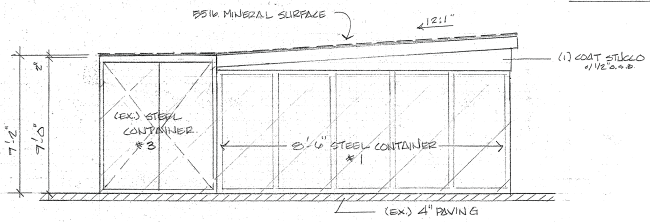
[SITE/LANDSCAPE PLAN]



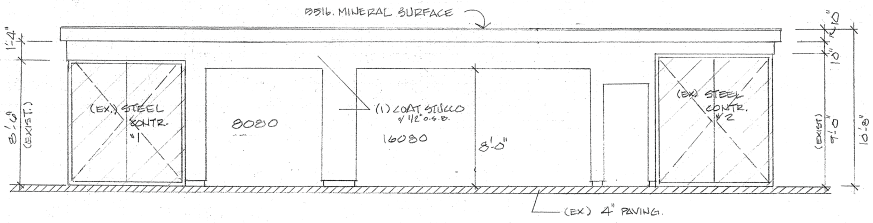
WEST. ELEV.



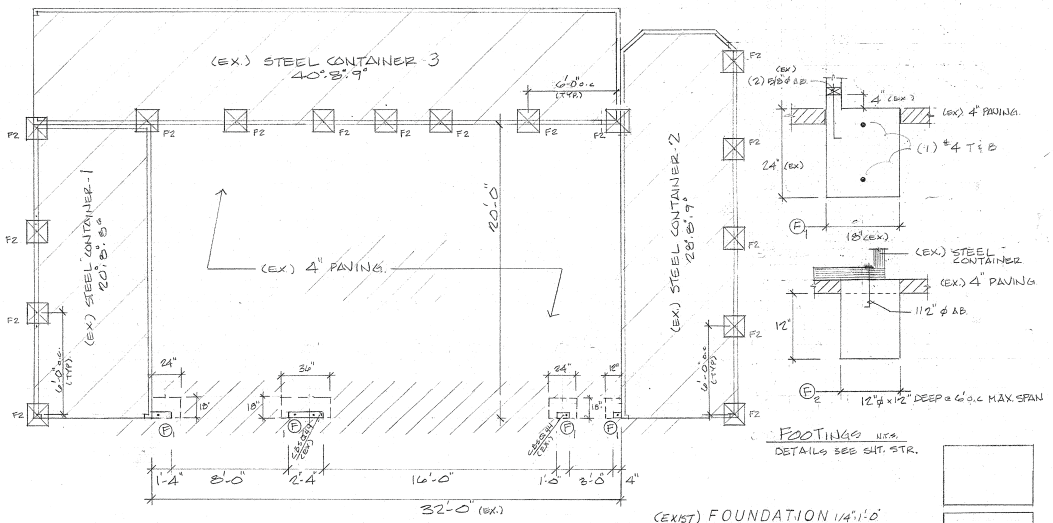
NORTH ELEV.



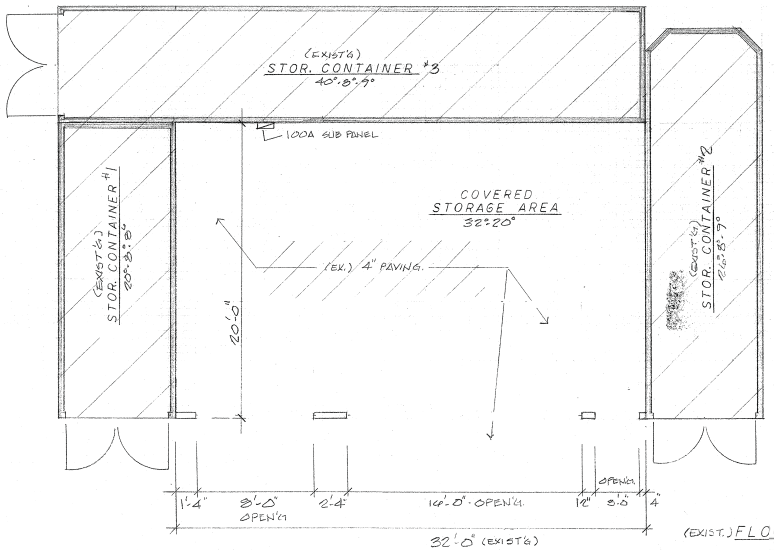
SOUTH ELEV.



EAST. ELEV. 1/4"=1'-0"



(EXIST) FOUNDATION 1/4"=1'-0"



(EXIST.) FLOOR PLAN 1/4"=1'-0"

COVERED AREA = 640 S.F.

EXP 12/15

PRJ-53301
03/27/14

ACCESSORY STORAGE AREA COVER
BUENOS AIRES HEATING AND COOLING
5200 VEGAS DR. LV. 89108

A1.0

VAR-53490 & SDR-53491

PRJ-53301
03/27/14

VAR-53490 & SDR-53491

PRJ-53301
03/27/14

VAR-53490 & SDR-53491

VAR-53490 AND SDR-53491 [PRJ-53301] - APPLICANT/OWNER: CARLOS AVEMARIA
5200 VEGAS DRIVE

04/03/2014

VAR-53490 AND SDR-53491 [PRJ-53301] - APPLICANT/OWNER: CARLOS AVEMARIA
5200 VEGAS DRIVE

04/03/2014

JUSTIFICATION LETTER

April 15, 2014
City Of Las Vegas
Department of Planning
333. North Rancho
Las Vegas NV, 89-106

To: Whom It May Concern

Re: 5200 Vegas Drive
Las Vegas, NV 89108

Based on recent discussions with the Planning Department, Buenos Aires Air Conditioning & Heating, Inc. and Carlos Avemaria are proposing to amend existing site Plan as follows:

1) Add a permanent shade structure between existing accessory structures to create an area of +/- six hundred forty (640) sq ft that is protected from the elements. Additional storage of weather sensitive items will take place here. This roof was already installed, prior to applying for the appropriate building permits. This area was previously covered with temporary roofing such as tarps, which were easily damaged and often in need of replacement. Existing metal accessory structures remain in place, including a nine (9) foot setback from the commercial property to the west. As this shade structure, I believe the previous required parking will remain in force, to whit nine (9) standard and one (1) handicapped accessible space.

2) Pursuant to the advice of Mr. Rex, the trash enclosure is to be relocated to the eastern edge of the property, adjacent to the existing block wall separating the back yard from the front/side. To be able to relocate the trash enclosure to this location, I am requesting a variance of 19.08.040H to allow a zero clearance to protected property. In an attempt to comply with 19.08.040H, I requested a site visit from Republic Services. Their Supervisor David Lucas was able to visit the site on Thursday, April 10, 2014. According to his assessment, Republic Services will not pick up from a 2yard container were it to be located toward the back of the property, eliminating this possibility.

I appreciate your assistance and consideration in these matters and look forward to being in compliance.

Carlos Avemaria
President. Buenos Aires Air Conditioning & Heating, Inc.

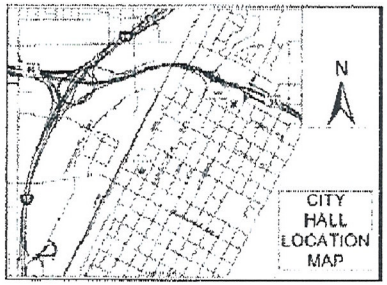
VAR-53490 & SDR-53491

PRJ-53301
04/15/14

702-360-2631

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-53490 & SDR-53491 [PRJ-53301]

Planning Commission Meeting of 5/13/2014

May 03 14 12:18a Anthony & Karen Sommer

#25-20 P

02 1M
0004279210 MAY 01 2014
MAILED FROM ZIPCODE 89101

XXOS-02-14 LV NV 891XX

RECEIVED
MAY 5 2014
City of Las Vegas
Dept. of Planning

Case: VAR-53490
13824811003
SOMMER ANTHONY G FAMILY TRUST
SOMMER ANTHONY G TRS
2324 SUNRISE MEADOWS
LAS VEGAS NV 89134-6927

103 DRDPM11 89134

City of Las Vegas Agenda Item No.: **26.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 13, 2014

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

SUBJECT:
SDR-53491 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-53490 - PUBLIC HEARING - APPLICANT/OWNER: CARLOS AVEMARIA - For possible action on a request for a Major Amendment to Site Development Plan Review (SDR-19330) FOR A PROPOSED 1,321 SQUARE-FOOT BUILDING on 0.61 acres at 5200 Vegas Drive (APN 138-24-801-027), C-1 (Limited Commercial) Zone, Ward 5 (Barlow) [PRJ-53301]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 6/18/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-53491 APN: _____

Name of Property Owner: CARLOS AVEMARIA

Name of Applicant: CARLOS AVEMARIA

Name of Representative: CARLOS AVEMARIA

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: CARLOS AVEMARIA

Subscribed and sworn before me

This 25 day of March, 2014

_____

Notary Public in and for said County and State

S W PIERCE
Notary Public State of Nevada
No. 08-8566-1
My Appt. Exp. Sept. 12, 2016

CLV Planning - Application Form

Application Number:	PRJ-53301
Application/Petition For:	sdr and VAR
ProjectAddress (Location):	5200 VEGAS DRIVE
Project Name	VAR AND SDR FOR 5200 VEGAS DRIVE
Assessors Parcel #(s):	13824801027
Ward #:	WARD 5 (RICKI Y. BARLOW)
Is the Application Information Correct:	Yes
If no, ...change what	
General Plan Designation: Proposed:	Select
Zoning District: Proposed:	Select
Gross Acres:	
Lots/Units:	
Additional Information:	
Applicant First Name:	Carlos
Applicant Last Name:	Avemaria
Applicant Address:	5200 Vegas drive
Applicant City:	Las vegas
Applicant State:	NV
Applicant Zip:	89108
Applicant Phone:	7029857193
Applicant Fax:	702-878-1946
Applicant Email:	carlosavemaria@gmail.com
Rep First Name:	Carlos
Rep Last Name:	Avemaria
Rep Address:	5200 Vegas drive
Rep City:	Las vegas
Rep State:	NV
Rep Zip:	89108
Rep Phone:	7029857193
Rep Fax:	702-878-1946
Rep Email:	carlosavemaria@gmail.com

VAR-53490 & SDR-53491

PRJ-53301
04/02/14

CLV Planning - Application Form

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. I Accept:	Yes
Is the Owner Information Correct:	Yes
If no, ...change what	

Owner(s)	ADDR1	ADDR2
AVEMARIA CARLOS	5200 VEGAS DR	LAS VEGAS, NV 89108-2332

CLVEPLAN Applicant	Company	Title	Email
Carlos Avemaria	Buenos Aires Air Conditioning & Heating, Inc.	President	carlosavemaria@gmail.com

VAR-53490 & SDR-53491

PRJ-53301
04/02/14

City of Las Vegas Agenda Item No.: **27.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 13, 2014

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

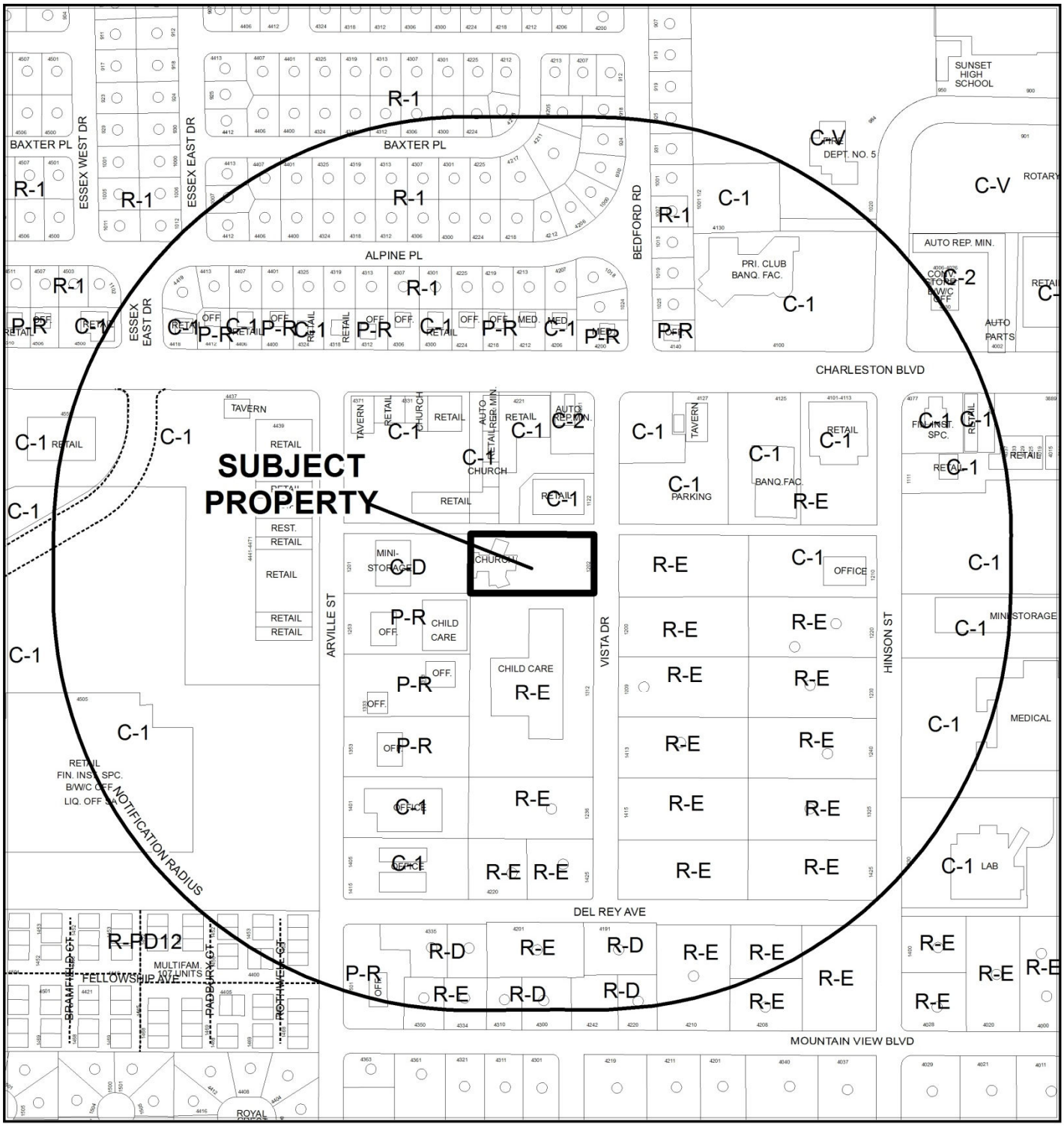
SUBJECT:
SUP-53303 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: LIVING WORD CHRISTIAN CHURCH - For possible action on a request for a Major Amendment to an approved Special Use Permit (U-0007-98) FOR A 4,500 SQUARE-FOOT EXPANSION OF AN EXISTING CHURCH/HOUSE OF WORSHIP at 1202 Vista Drive (APN 162-06-510-006), R-E (Residence Estates) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 6/18/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - SUP-53303 and SDR-53302
2. Conditions and Staff Report - SUP-53303 and SDR-53302
3. Supporting Documentation - SUP-53303 and SDR-53302
4. Photos - SUP-53303 and SDR-53302
5. Justification Letter - SUP-53303 and SDR-53302
6. Protest Postcards - SUP-53303 and SDR-53302



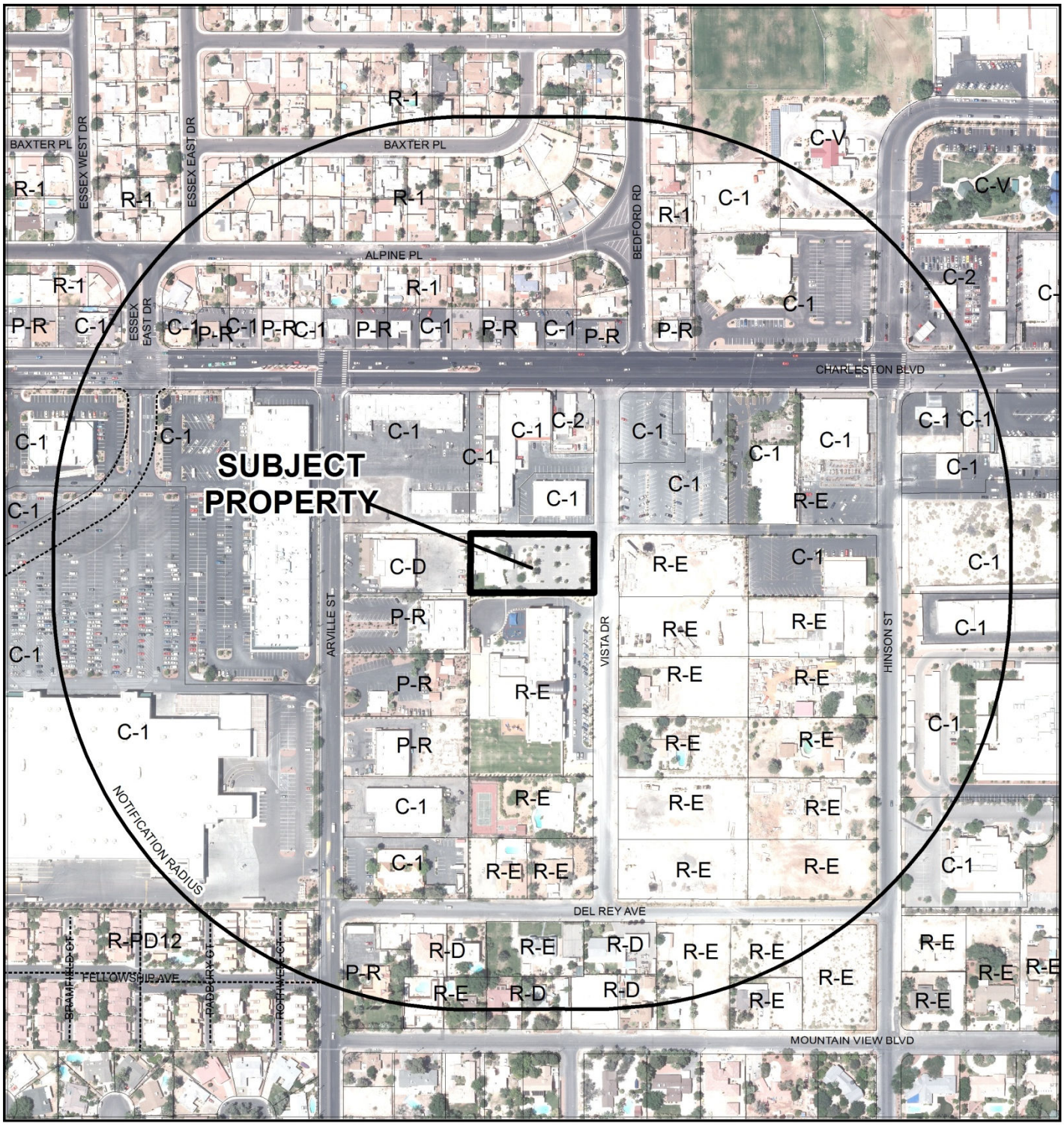
CASE: **SUP-53303 AND SDR-53302**

RADIUS: 1000 FEET

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

0 300 600 Feet

N



CASE: **SUP-53303 AND SDR-53302**

RADIUS: 1000 FEET

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

0 300 600 Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 13, 2014
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: LIVING WORD CHRISTIAN CHURCH

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-53303	Staff recommends APPROVAL, subject to conditions:	SDR-53302
SDR-53302	Staff recommends APPROVAL, subject to conditions:	SUP-53303

** CONDITIONS **

SUP-53303 CONDITIONS

Planning

1. Approval of Site Development Plan Review (SDR-53302) shall be required, if approved.

2. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Church/House of Worship use.

3. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-53302) shall be required.

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

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

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

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

SDR-53302 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-53303) shall be required, if approved.

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

3. All development shall be in conformance with the site plan and floor plan date stamped 04/21/14 and the building elevations date stamped 03/17/14, except as amended by conditions herein.

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

    a. The provision of one 24-inch box tree per 20 linear feet along east property line in accordance with the approved landscaping plan associated with Special Use Permit (U-0007-98).
    b. Shall be revised to reflect the existing landscaping that is to remain and include all proposed landscaping.
    c. Shall be revised to reflect the existing parking-lot landscaping that will remain in accordance with Special Use Permit (U-0007-98).

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

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

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

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

Public Works

9. In accordance with code requirements of Title 13.56, construct all incomplete half-street improvements on Vista Drive adjacent to this site concurrent with development of this site as required by the Department of Public Works. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

10. This site shall connect to public sewer and abandon the existing ISDS according to SNHD regulations concurrent with on-site development activites.

11. If the proposed gates are to be electrically opened and closed, the gates may be placed immediately behind the street right-of-way line (i.e., on the private property side of where the sidewalk is located). If the entry gate is to be manually opened and closed, the gates shall be set back a sufficient distance (a minimum of 18 feet) to allow a vehicle to pull completely out of the public street right-of-way before parking to manually operate the gate; alternatively the gates shall remain open during regular business hours. The installation of either swing gates or rolling gates are acceptable as long as no part of the gates, either in the opened or closed position, intrude into the public right-of-way. The crash gate is allowed to open into the public right-of-way, however it can only be used by emergency service vehicles.

12. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for this site.

13. The southern driveway shall be a one-way exit only, however, the northern driveway can either be a one-way entrance or for both ingress and egress.

14. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to construct a new 4,500 square-foot Church/House of Worship on a 0.95 acre site located at 1202 Vista Drive. The existing 2,723 square-foot building on the site that was formally utilized for church services will be used for storage. Staff recommends approval of the requested development, as the proposal is compatible with the existing adjacent land uses and the design of the Church creates an orderly and aesthetically pleasing environment. If denied, the Church/House of Worship will not be allowed as proposed.

ISSUES

- This is a major amendment to the approved Special Use Permit (U-0007-98), which established the plot plan for the existing church.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
06/23/77	The Board of Zoning Adjustment approved a request for a Variance (V-0049-77) to allow an addition to be within 46 feet of the rear property line where 50 feet is required at 1202 Vista Drive.
03/23/98	The City Council approved a request for a Special Use Permit (U-0007-98) for a 2,782 square-foot, one-story church at 1202 Vista Drive. The Planning Commission recommended approval of the request.

Most Recent Change of Ownership	
01/20/00	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
09/02/08	A Code Enforcement Case (#69215) was processed for planning condition of approval violations (missing shrubs and weeds growing in landscaping areas). The case was resolved on 10/16/08.

Pre-Application Meeting	
10/30/13 & 01/14/14	A pre application meeting was held with staff and the applicant to discuss the submittal requirements for a Special Use Permit and Site Development Plan Review for a proposed 4,500 square-foot addition to an existing church.

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

Field Check	
04/03/14	Staff conducted a field check of the subject site and found the area surrounding the business neat and clean in appearance with no discrepancies noted.
04/22/14	Staff conducted a field check to inspect the existing landscaping materials and measure existing landscape buffer widths at the site. During the visit staff noted that the existing landscaping does not match the approved landscaping plan associated with Special Use Permit (U-0007-98). Most of the trees have been removed from the landscaping buffers and have been replaced by various tall shrubs that average five to six feet in height. The submitted landscape plan with this proposal fails to accurately illustrate the various trees and shrubs, which currently exist within the site and must be revised prior to issuance of a building permit.

Details of Application Request	
Site Area	
Net Acres	0.95

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Church/House of Worship	R (Rural Density Residential)	R-E (Residence Estates)
North	General Retail	MXU (Mixed-Use)	C-1 (Limited Commercial)
South	Private School	R (Rural Density Residential)	R-E (Residence Estates)
East	Undeveloped	R (Rural Density Residential)	R-E (Residence Estates)
West	Mini-Storage Facility	SC (Service Commercial)	C-D (Designed Commercial)

Master Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (175Feet)	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.060 , the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	20,000 SF	41,382 SF	Y
Min. Lot Width	100 Feet	140 Feet	Y
Min. Setbacks			
• Front	50 Feet	119 Feet	Y
• Side	10 Feet	40 Feet	Y
• Side	10 Feet	42 Feet	Y
• Rear	35 Feet	108 Feet	Y
Max. Building Height	35 Feet	20 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Special Use Permit (U-0007-98), the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	10 Trees	1 Trees	N*
• South	1 Tree / 20 Linear Feet	10 Trees	1 Trees	N**
• East	1 Tree / 20 Linear Feet	4 Trees	3 Trees	N**
• West	1 Tree / 20 Linear Feet	4 Trees	1 Trees	N**

Pursuant to Special Use Permit (U-0007-98), the following standards apply:

Landscaping and Open Space Standards				
Standards	**Required**		**Provided**	**Compliance**
	Ratio	***Trees***		
TOTAL PERIMETER TREES		**28 Trees**	**6 Trees**	**N**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	11 Trees	6 Trees	N**
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		8 Feet	Y
• South	8 Feet		8 Feet	Y
• East	15 Feet		15 Feet	Y
• West	6.5 Feet		6.5 Feet	Y

** No landscaping buffer is required adjacent to an alleyway, therefore no plant material is required*
***An exception of planting materials has been requested as part of this proposal*

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Vista Drive	Local Street	Planned Streets and Highways Map	60 Feet	Y

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

Parking Requirement							
Use	***Gross Floor Area of seating area within the gathering room***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Church/ House of Worship	2,100 SF	1:100 square feet of non-fixed seating area in the gathering room	21				
TOTAL SPACES REQUIRED			21		30		Y
Regular and Handicap Spaces Required			20	1	27	3	Y

Exceptions		
Requirement	***Request***	***Staff Recommendation***
Per Special Use Permit (U-0007-98) One 24-inch box tree and three shrubs are required per 20 linear feet within the landscaping buffer	To allow zero trees and One Shrub per 20 linear feet on north and south landscape buffer with no planting materials on a portion of the west landscape buffer	Approval

ANALYSIS

The applicant is proposing to construct a new 4,500 square-foot Church/House of Worship on a 0.95 acre site located at 1202 Vista Drive. The existing 2,723 square-foot building on the site that was formally utilized for church services will be used for storage. The new proposed building will be 20 feet tall and will be finished in bright white stucco with apache brown barrel style concrete roof tile. The approved plot plan for the existing church facility was established through Special Use Permit (U-0007-98). This new development proposal is an expansion of the existing use on the site and is a Major Amendment to the approved Special Use Permit (U-0007-98).

The Church/House of Worship use is defined as "Any building used for religious worship services, religious education and fellowship activities and programs of a religious organization. This use includes the use of the building and premises for other related activities, such as child care facilities, formal educational programs, preschool classes and recreational activities, but only when those activities are ancillary to the religious use and only after those uses have been approved by means of a use review or other procedure under LVMC Chapter 19.16. This use does not include any class of child care center, general education classroom or facility, thrift shop, homeless shelter or commercial activity."

The proposed use meets the definition, as described in the provided justification letter.

The Minimum Special Use Permit Requirements for this use include:

1. The Special Use Permit approval may include such activities as religious services, religious instruction, church club activities and similar activities.

   The proposed use meets this requirement, as described in the applicant's provided justification letter.

2. The Special Use Permit approval may also include accessory functions, such as child care facilities, formal educational programs, preschool classes and similar related activities, if:
    a. The uses are specifically proposed in the application; and
    b. The Director finds that each such use is ancillary to the primary use.

    The proposed use meets this requirement, as described in the applicant's provided justification letter.

3. Following approval of a Special Use Permit, if any additional uses not specifically covered by that Special Use Permit are proposed, an additional public hearing process shall be required to add the uses.

    The proposed use meets this requirement, as the applicant has not proposed any uses not specifically covered under this request.

4. In residential districts, related uses such as thrift ships, homeless shelters and other similar activities may not be conducted and are not eligible for approval as part of a Special Use Permit. Such uses may be conducted only in the zoning districts such uses are permitted as primary uses, and must receive specific approval to operate. The proposed use meets this requirement, as the applicant has not stated any intent to operate such uses that are prohibited in the residentially-zoned districts.

    The proposed use meets this requirement, as the applicant has not proposed any thrift shops, homeless shelters and other similar activities under this request.

5. Churches on sites larger than 5 acres shall not be permitted in the U District or a district with an "R" prefix.

    The proposed use meets this requirement, as the site is 0.95 acres.

The proposed Church/House of Worship use is typified as non-residential in regards to the application of landscaping standards to provide adequate screening and buffering of the use. The provided landscape plan is not in full compliance with the approved landscaping plan associated with the plot plan approved by Special Use Permit (U-0007-98) for the planting material requirements. Most of the trees required in the north, west and south landscaping buffers have been removed and have been replaced by various mature shrubs that average five to six feet in height. The parking lot landscaping does not with the approved landscaping plan associated with Special Use Permit (U-0007-98), which provided three landscape finger islands. The provided landscape plan shows two rows of parking featuring no landscape finger islands.

A condition of approval has been placed on the Site Development Plan Review requiring a revised technical landscape plan to be submitted prior to the issuance of building permits showing the appropriate plant materials in these areas.

Since the proposed Church/House of Worship is compatible with the surrounding area and can be conducted in a harmonious manner with adjacent land uses, staff recommends approval, with conditions, of all requested entitlements.

FINDINGS (SUP-53303)

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

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

   The subject site currently operates as a Church/House of Worship. The new proposed 4,500 square-foot Church/House of Worship use can be conducted in a manner that is harmonious and compatible with the surrounding land uses.

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

   The subject site currently operates as a Church/House of Worship. The 0.95-acre site can physically accommodate the new proposed 4,500 square-foot Church/House of Worship building.

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

   Site access is provided from Vista Drive, a 60-foot Local Street as designated by the Master Plan of Streets and Highways. This street is sufficient in size to accommodate the needs of the proposed use.

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

   The proposed Church/House of Worship will be subject to building plan review and permitting inspections and will not compromise the public health, safety and welfare.

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

The proposed Church/House of Worship use meets the applicable conditions of the Title 19.12.

FINDINGS (SDR-53302)

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

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

The subject site currently operates as a Church/House of Worship. The new proposed 4,500 square-foot Church/House of Worship building is compatible with the surrounding commercial and low-density residential land uses.

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

Although the site is not fully comply with the approved landscaping plan associated with the plot plan approved by Special Use Permit (U-0007-98) for the planting material requirements; as demonstrated by the requested Exception. Staff recommends approval of this request due to the applicant's efforts to provide a design that meets the overall intent of the code requirements.

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

Site access is provided from Vista Drive, a 60-foot Local Street as designated by the Master Plan of Streets and Highways. This street is sufficient in size to accommodate the needs of the proposed use and will not negatively impact adjacent roadways

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

The proposed building and landscape materials are appropriate for the desert environment and the neighborhood. The proposed building will be finished in bright white stucco with apache brown barrel style concrete roof tile. The submitted landscaping plan provided 04/21/14 does not show the appropriate amount of trees within the north, west and south perimeter landscape buffers. Because of the overall height and thickness of the existing shrubs within these buffers it's been determined by staff that the existing landscaping provides adequate screening from surrounding properties.

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

   The new proposed 4,500 square-foot building to the existing Church/House of Worship use strikes a harmonious balance between the private school and general retail uses along the west side of Vista Drive and the single family residences within the neighborhood to the east. A condition of approval has been added to ensure that adequate planting materials are provided; specifically, that 24-inch box trees are planted every 20 linear foot within the east perimeter landscape buffers.

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

   The proposed Church/House of Worship is subject to building permit review and inspection; therefore, appropriate measures will be taken to protect the health, safety, and general welfare

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 28

NOTICES MAILED 160

APPROVALS 0

PROTESTS 1

DEPARTMENT OF PLANNING

RECEIVED
MAR 17 2014
Dept of Planning
City of Las Vegas

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-53303 APN: 162-06-510-006

Name of Property Owner: Living Word Christian Church

Name of Applicant: Living Word Christian Church

Name of Representative: Catherine Hou

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

☐ Yes ☒ No

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

City Official: N/A

Partner(s): N/A

APN: 162-06-510-006

X Signature of Property Owner: Catherine S. Hou

Print Name: Catherine S. Hou

X Subscribed and sworn before me

X This 09 day of November, 2013

Notary Public in and for said County and State

Clark County Nevada

DOANH C. NGUYEN
Notary Public, State of Nevada
Appointment No. 12-7676-1
My Appt. Expires May 30, 2016

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

RECEIVED
MAR 17 2014
Dept of Planning
City of Las Vegas

Application/Petition For: Living Word Christian Church

Project Address (Location) 1202 Vista Dr.

Project Name A New Church Sanctuary **Proposed Use** Church

Assessor's Parcel #(s) _____ **Ward #** _____

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

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

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

Additional Information _____

PROPERTY OWNER Living Word Christian **Contact** Catherine Hou
Address 1202 Vista Dr. Church **Phone:** 769-4555 **Fax:** _____
City Las Vegas **State** NV. **Zip** 89102
E-mail Address _____

APPLICANT Living Word Christian **Contact** Catherine Hou
Address 1202 Vista Dr. Church **Phone:** 769-4555 **Fax:** _____
City Las Vegas **State** NV. **Zip** 89102
E-mail Address _____

REPRESENTATIVE Catherine Hou **Contact** Catherine Hou
Address 11473 Parkersburg Ave. **Phone:** 433-5885 **Fax:** _____
City Las Vegas **State** NV. **Zip** 89138
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.

X **Property Owner Signature*** Catherine S. Hou

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

X **Print Name** Catherine S. Hou

Subscribed and sworn before me

X This 09 day of November, 20 13.

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

DOANH C. NGUYEN
Notary Public, State of Nevada
Appointment No. 12-7678-1
My Appt. Expires May 30, 2016

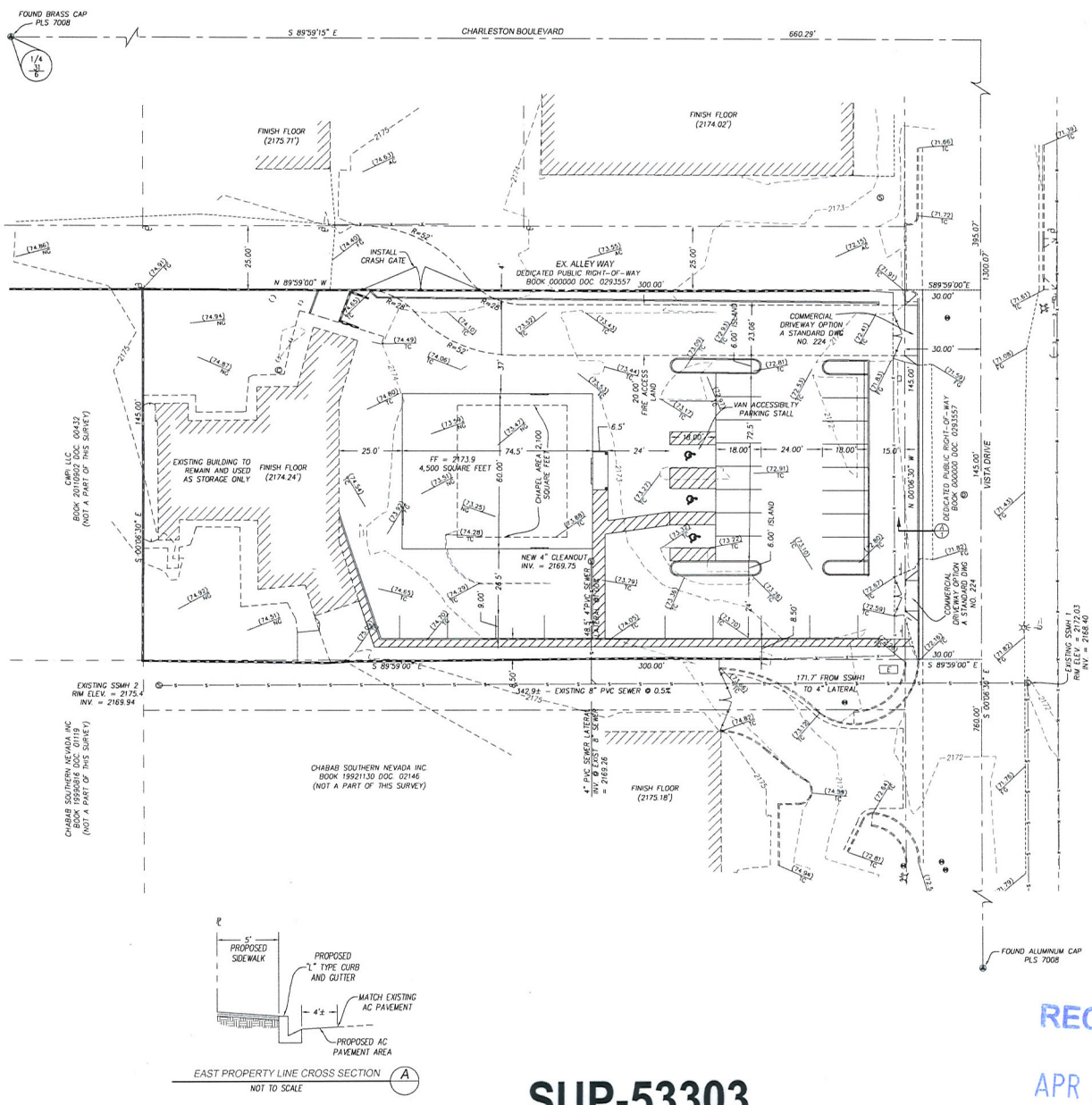
FOR DEPARTMENT USE ONLY

Case #	SUP-53303
Meeting Date:	5/13/14
Total Fee:	1030.00
Date Received:*	3/17/14
Received By:	J. Collins

*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.

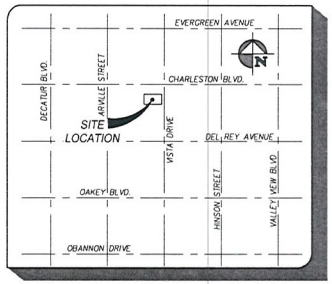
Revised 10/27/08

f:\depot\Application Packet\Application Form pdf



EAST PROPERTY LINE CROSS SECTION (A)
NOT TO SCALE

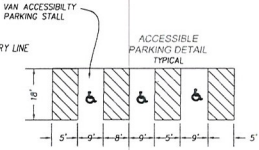
GRAPHIC SCALE
20 0 10 20 40
0 1" 2" 3"
1 INCH = 20 FEET.



VICINITY MAP
NOT TO SCALE

LEGEND

- OVERALL SITE BOUNDARY LINE
- CENTERLINE
- RIGHT-OF WAY
- EASEMENT LINE
- TIE LINES
- PARKING STRIPE
- (2400) CONTOUR
- WALL
- CURB AND GUTTER
- BUILDING
- CONCRETE
- BUILDING OVERHANG
- FOUND MONUMENT AS NOTED
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- TRANSFORMER
- SEWER CLEANOUT / SEWER MANHOLE
- AREA LIGHT
- IRRIGATION BOX
- STREET LIGHT
- (45.32) EXISTING ELEVATION TAG
- TC TOP OF CURB
- AC ASPHALTIC CONCRETE
- FG FINISH GRADE
- NG NATURAL GROUND
- FF FINISH FLOOR
- TE TRASH ENCLOSURE



PARKING ANALYSIS
2,100 SQUARE FEET CHAPEL AREA
1 SPACE PER 100 SQUARE FEET
TOTAL PARKING STALLS REQUIRED 21

TOTAL PARKING STALLS PROVIDED
27 REGULAR STALLS
2 HANDICAPPED STALLS
1 HANDICAPPED VAN ACCESSIBLE STALL

30 TOTAL STALLS PROVIDED

BASIS OF BEARINGS
THE NORTH LINE OF NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, BEING THE CENTERLINE OF CHARLESTON BOULEVARD AS SHOWN ON THE FINAL MAP OF HINSON HEIGHTS IN BOOK 2 OF PLATS, PAGE 82, CLARK COUNTY, NEVADA OFFICIAL REDS, WHICH BEARS SOUTH 89°59'15" EAST.

BENCHMARK
7201-3154
RIVET AND SQUARE ALUMINUM PLATE IN TOP OF CURB NORTHEAST NER OF CHARLESTON BLVD. AND BEDFORD RD. NEAR THE OF CHARLESTON BLVD.
ELEVATION = 661.258 METERS = 2169.48 U.S. SURVEY FEET (NAVD 88)

NOTE: ALL ELEVATIONS SHOWN ARE IN U.S. SURVEY FEET

LEGAL DESCRIION
LOT 3, BLOCK 2 OF HINSON HEIGHTS AS SHOWN IN BOOK 2 OF PLATS, PAGE 82, CLARK COUNTY, NEVADA OFFICIAL REDS.

FLOOD ZONE
SAID SURVEYED PROPERTY IS NOT LOCATED WITHIN A 100-YEAR FLOOD ZONE, BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP INDEX NO. 2165, WITH A REVISED DATE OF NOVEMBER 16, 2011. NO FIRM MAP EXISTS FOR COMMUNITY PANEL NUMBER 2165.

SUP-53303
SDR-53302
REVISED

RECEIVED
APR 21 2014
City of Las Vegas
Dept. of Planning

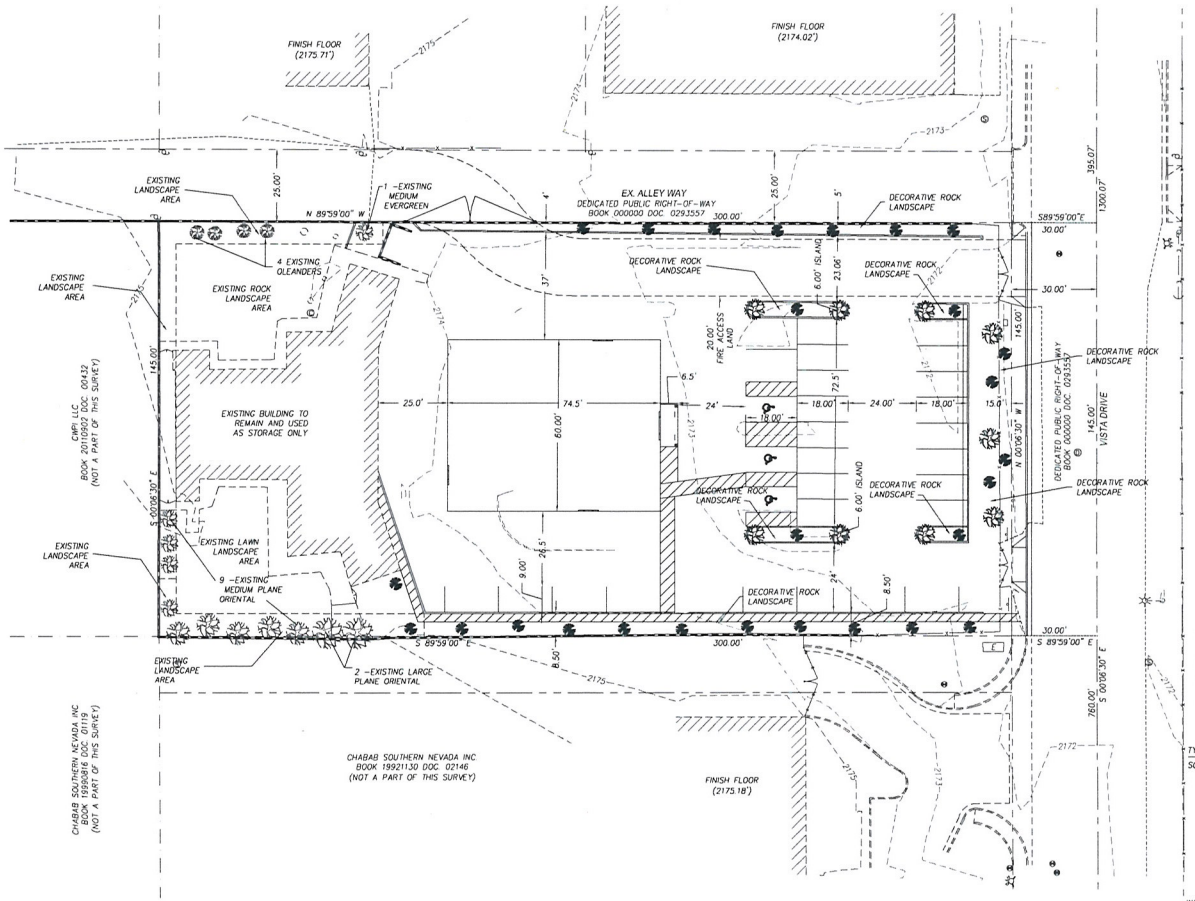
NO.	BY	DATE	DESCRIPTION OF DRAWING REVISION

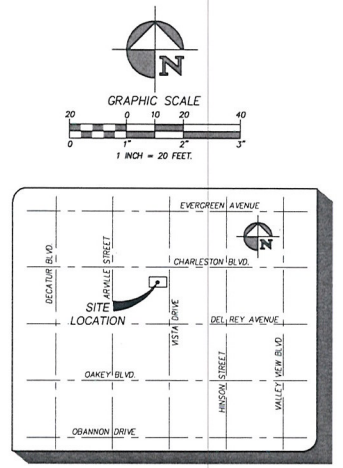
SCALE (H): 1" = 20'
SCALE (V): N.A.
DRAWN BY: A.C. SMEDLEY
CHECKED BY: R.D. SMEDLEY
SEC. 6 , T. 21 S, R. 61 E, MDM
NEVADA
CITY OF LAS VEGAS
CLARK COUNTY

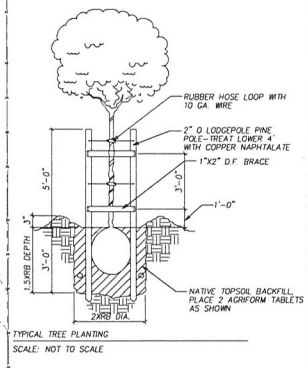
SITE PLAN
LIVING WORD CHRISTIAN CHURCH
162-06-510-006

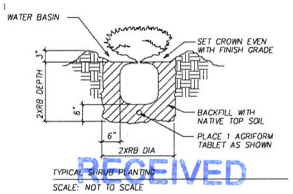
HORIZON
CONSULTANTS OF NEVADA
1351 MICHAEL JAY
LAS VEGAS, NEVADA 89101
PHONE (702) 547-4466
FAX (702) 547-4486
HTTP://WWW.HORIZONCONSULTANTSLLC.COM

DRAWING NAME
201306-FBG2 GP SITEPLAN2
JOB NUMBER
201306-FBG2
SHEET
1 OF 1









PLANTING LEGEND

SYMBOL	BOTANICAL/ COMMON NAME	QUANTITY	SIZES
	PINUS/ MONDELL PINE 15 GAL	9	24" BOX
SHRUB SYMBOL	BOTANICAL/ COMMON NAME	QUANTITY	SIZES
	CASSIA/ DESERT CASSIA	27	5 GALLON

GENERAL NOTES

1) LANDSCAPE ISLANDS SHALL INCLUDE A MINIMUM OF 4 FIVE GALLON SHRUBS FOR EVERY REQUIRED TREE.

2) GROUND COVERS SHALL BE INSTALLED IN ALL LANDSCAPED AREAS AND ISLANDS. NON-VEGETATIVE GROUND COVERS SHALL INCLUDE, WITHOUT LIMITATION, ROCKS AND SMALL STONES, CRUSHED ROCK AND BARK. INSTALLED TO A MINIMUM DEPTH OF TWO INCHES IN ALL AREAS.

3) THE SPRINKLER SYSTEM DESIGN WILL BE BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE SHOP DRAWINGS AT EACH POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE SHOP DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE CONTRACTOR. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO START OF CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

4) THIS SHOP DRAWING DESIGN WILL BE DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND SHALL BE INSTALLED IN PLANTING AREAS. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.

5) IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ANY GRADE DIFFERENCES, LOCATION OF WALLS AND RETAINING WALLS.

6) THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS AND/OR BUILDING AS MUCH AS POSSIBLE.

7) ALL POP-UP SPRINKLERS SHALL BE INSTALLED SO THAT UPON RETRACTION OF THE RISER PISTON, NO DEBRIS OR SOIL OF ANY KIND WILL BE BACK WASHED INTO THE SPRINKLER CAUSING THE RISER PISTON TO STICK IN THE "UP" POSITION.

8) ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS SITE CONDITIONS REQUIRE DIFFERENT ADJUSTMENTS TO BE MADE.

9) ALL UTILITY BOXES AND ABOVE GROUND UTILITY INSTALLATIONS, OTHER THAN UTILITY POLES, THAT ARE IN EXCESS OF TWENTY-SEVEN CUBIC FEET IN SIZE (EXCLUDING PAD AND CONCRETE COLLAR) SHALL BE SET BACK A SUFFICIENT DISTANCE SO THAT A MINIMUM OF THREE FEET OF LANDSCAPING SEPARATES THE UTILITY STRUCTURES FROM THE PUBLIC STREET RIGHT-OF-WAY OR SIDEWALK, WHICHEVER IS NEARER TO THE STRUCTURES. THE LANDSCAPING MUST INCLUDE TALL GRASSES AND SHRUBBERY WHICH A MATURITY WILL PROVIDE ADEQUATE SCREENING OF THE UTILITY STRUCTURES. IN ADDITION, ALL UTILITY BOXES SHALL BE PLACED SO THAT THE ACCESS DOORS OPEN PARALLEL TO THE STREET CORRIDOR AND ARE ACCESSIBLE WITHOUT THE NEED TO CUT DOWN OR REDUCE THE EFFECTIVENESS OF THE LANDSCAPED SCREENING.

10) ALL LANDSCAPE SHALL BE IN CONFORMANCE WITH CITY OF LAS VEGAS TITLE 19 DEVELOPMENT CODE SECTION 19.12.

NO	BY	DATE	DESCRIPTION OF DRAWING REVISION

SCALE (H): 1"=20'
SCALE (V): N.A.
DRAWN BY: R.G. SABELLICO
CHECKED BY: R.D. STEWART
SEC. 6 / 21 S R 61 E, MDM

LANDSCAPE PLAN
LIVING WORD CHRISTIAN CHURCH
162-06-510-006

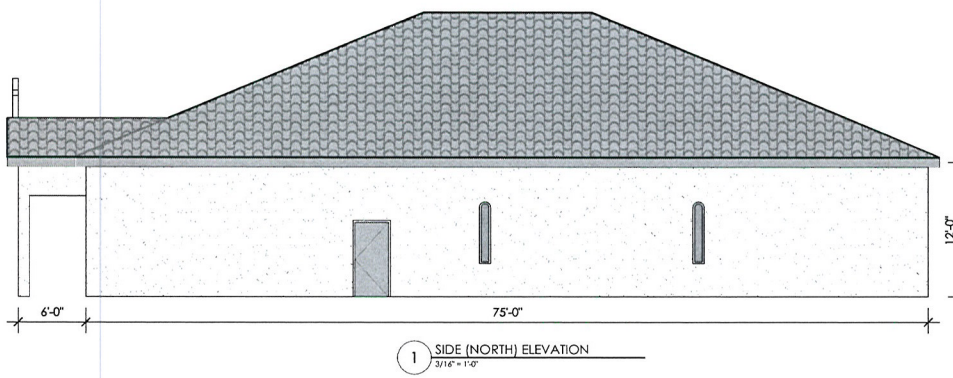
NEVADA
CITY OF LAS VEGAS
CLARK COUNTY

HORIZON
CONSULTANTS OF NEVADA
1351 MICHAEL WAY
LAS VEGAS NEVADA 89108
PHONE (702) 427-1160
FAX (702) 247-3486
HTTP://WWW.HORIZONCONSULTANTSLLC.COM

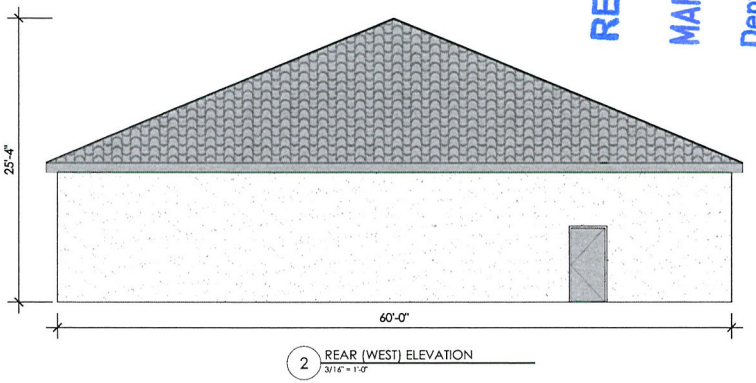
DRAWING NAME: 201300-FB02.LS
JOB NUMBER: 201301-FB02
SHEET: 1 OF 1

SUP-53303
SDR-53302
REVISED

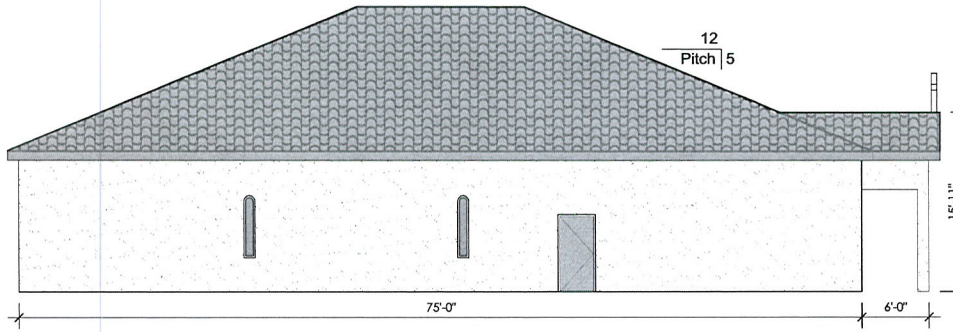
RECEIVED
APR 21 2014
City of Las Vegas
Dept. of Planning



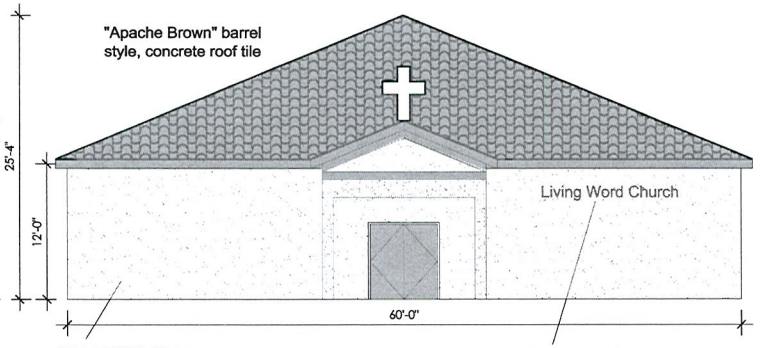
1 SIDE (NORTH) ELEVATION
3/16" = 1'-0"



2 REAR (WEST) ELEVATION
3/16" = 1'-0"



3 SIDE (SOUTH) ELEVATION
3/16" = 1'-0"



4 FRONT (EAST) ELEVATION
3/16" = 1'-0"

RECEIVED
MAR 17 2014
Dept of Planning
City of Las Vegas

SUP-53303
SDR-53302

CONTRACTOR
These plans are prepared and submitted by a licensed architect or engineer as defined by NRS 623.350. To the best of my knowledge the plans conform to all applicable laws, ordinances, building codes and regulations. I understand my role as the architect or engineer of record is limited to the professional services noted above. The contractor is responsible for the means, methods, techniques, sequences and procedures of construction, and for the safety precautions and programs in connection with the work. The contractor is responsible for compliance with all laws, ordinances, codes, rules and regulations applicable to the conduct of the work. The contractor is responsible for all construction means, methods, techniques, sequences and procedures necessary to perform the work in a safe manner so as to comply with all applicable laws, ordinances, codes, rules and regulations. The contractor is responsible for the safety of persons and property in the performance of the work. The contractor is responsible for compliance with all laws, ordinances, codes, rules and regulations applicable to the conduct of the work. The contractor is responsible for all construction means, methods, techniques, sequences and procedures necessary to perform the work in a safe manner so as to comply with all applicable laws, ordinances, codes, rules and regulations.

COMPANY NAME: _____
CONTRACTOR'S LICENSE NUMBER: _____
Signature: _____

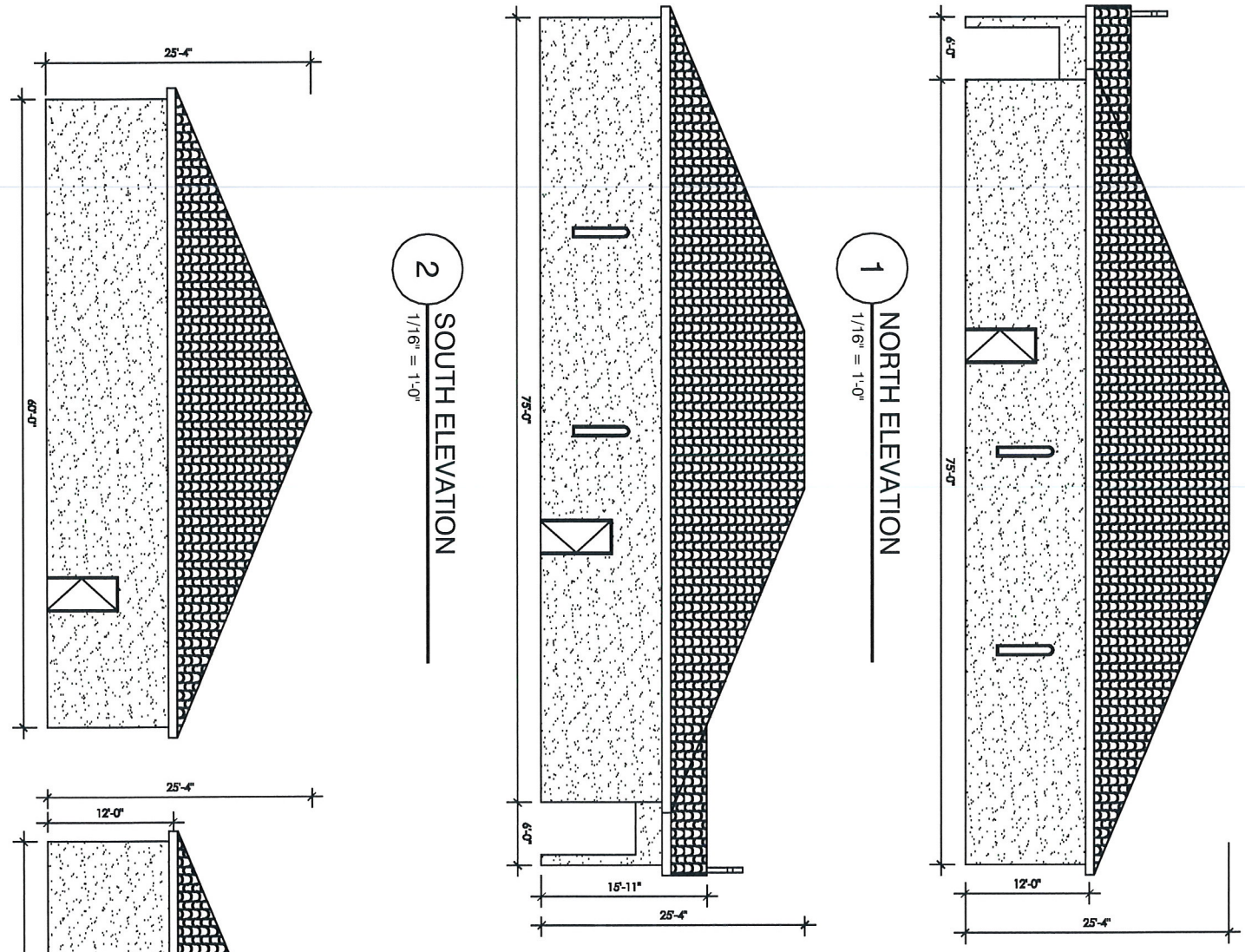
FRONTIER BUILDERS INT, LLC.
8275 S. EASTERN AVE. SUITE 200-332
Las Vegas, Nevada 89123
(702) 567-0167 Lic. No. 76794

ELEVATIONS

THE LIVING WORD CHRISTIAN CHURCH
1202 VISTA DR. LAS VEGAS, NV 89102
HINSON HEIGHTS - LOT 3 - BLOCK 2
PARCEL #162-06-510-006 - RE ZONING (CC)

DATE: 2-20-14

A-1.2



1 NORTH ELEVATION 1/16" = 1'-0"

2 SOUTH ELEVATION 1/16" = 1'-0"

3 WEST ELEVATION 1/16" = 1'-0"

4 EAST ELEVATION 1/16" = 1'-0"

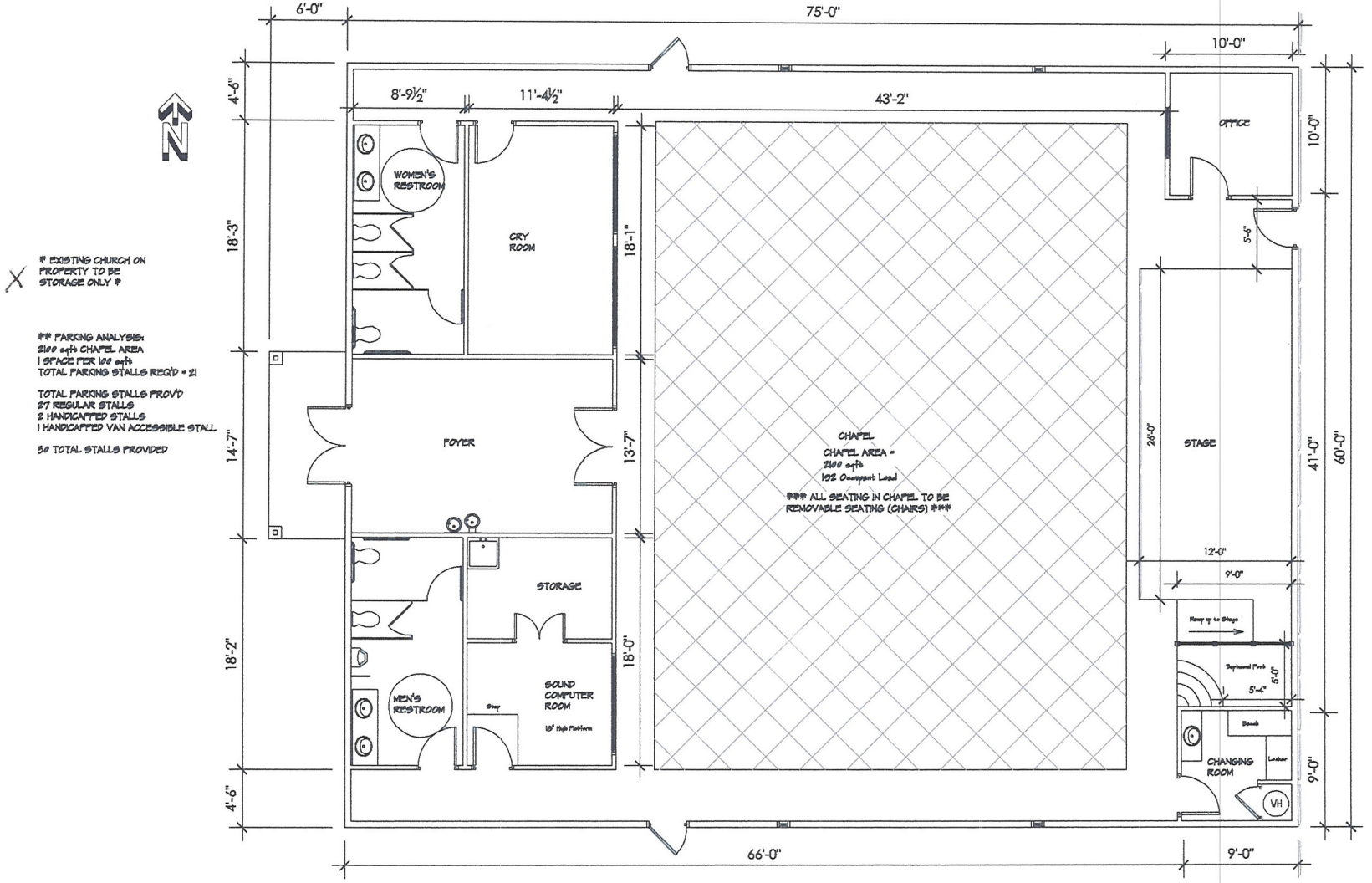
SUP-53303
SDR-53302

RECEIVED
MAR 17 20[illegible]
Dept of Planning
City of Las Vegas

Elevations

THE LIVING WORD CHRISTIAN CHURCH
1202 VISTA DR. LAS VEGAS, NV 89102
HINSON HEIGHTS - LOT 3 - BLOCK 2
PARCEL #162-06-510-006 - RE ZONING (CC)

FRONTIER BUILDERS INT, LLC.
8275 S. EASTERN AVE. SUITE 200-332
Las Vegas, Nevada 89123
(702) 567-0167 Lic. No. 76794



* EXISTING CHURCH ON PROPERTY TO BE STORAGE ONLY *

** PARKING ANALYSIS:
2100 sqft CHAPEL AREA
1 SPACE PER 100 sqft
TOTAL PARKING STALLS REQ'D = 21

TOTAL PARKING STALLS PROV'D
27 REGULAR STALLS
2 HANDICAPPED STALLS
1 HANDICAPPED VAN ACCESSIBLE STALL

30 TOTAL STALLS PROVIDED

FLOOR PLAN

THE LIVING WORD CHRISTIAN CHURCH
1202 VISTA DR. LAS VEGAS, NV 89102
EDISON ESTATES - LOT 3 - BLOCK 2
PARCEL #162-08-510-008 - RE ZONING (CC)

FRONTIER BUILDERS INT, LLC.
8275 S. EASTERN AVE. SUITE 200-332
Las Vegas, Nevada 89123
(702) 587-0167 Lic. No. 78794

DATE: 4-18-14

A-1.1

SUP-53303
SDR-53302
REVISED

RECEIVED
APR 21 2014
City of Las Vegas
Dept. of Planning

SUP-53303 AND SDR-53302 - APPLICANT/OWNER: LIVING WORD CHRISTIAN CHURCH
1202 VISTA DRIVE

04/03/2014

SUP-53303
SDR-53302
REVISED

HORIZON
CONSULTANTS OF NEVADA

Date: February 17, 2014; Revised April 16, 2014

City of Las Vegas
Department of Planning
333 No. Rancho Drive
Las Vegas, Nevada 89106

Attn: Yorgo Kagafas, AICP
Senior Planner

RE: Christian Living Word Church (APN 162-06-510-006)
1202 Vista Drive
Justification Letter

On behalf of Christian Living Word Church, Horizon Consultants of Nevada would like to request your review and approval of a Site Development Plan Review (SDR) and a Special Use Permit (SUP) to allow for a new building. The existing facility will only be used for a storage area for the worship facility.

The property owner is requesting construction of a 4500 square foot wood frame structure independent of the existing worship building. The chapel area consist of 2100 square feet and will be removable seating (folding chairs). The proposed building will require 21 parking stalls. These stalls will be restriped to allow for a handicapped stall. There is no permanent seating in this area.

The fire access will be a 20' wide lane along the north side of the existing site and will be required to access the existing public alley along the north side of the property. A crash gate will be required along the north property line as indicated on the Site Development Plan.

The site will be landscaped along both the north and south property lines with 5 gallon shrubs as indicated on the landscape plan. The interior islands will consist of 5 gallon shrubs and 24" box trees. Due to the site constraints the island that should be provided at every six spaces has been eliminated. The east property line will consist of 15 feet of landscaping having both the 5 gallon shrubs and the 24" box trees.

The existing facility has a septic system which will be abandoned and new sewer service will be provided via the existing public main south of the property.

RECEIVED
APR 21 2014
City of Las Vegas
Dept. of Planning

HORIZON CONSULTANTS OF NEVADA 1895 NO. MICHAEL WAY, LAS VEGAS, NEVADA 89108
PHONE 702-427-9350 FAX 702-347-4846

SUP-53303
SDR-53302
REVISED

Should you need any additional information please feel free to call us at 702-427-9350.

Sincerely,

Richard D. Smedley
Principal
Horizon Consultants of Nevada
1895 Michael Way
Las Vegas, Nevada 89108
Ph. 702-427-9350 Fax. 702-347-4846

Cc: James Brewer, P.E.

RECEIVED
APR 21 2014
City of Las Vegas
Dept. of Planning

PAGE 01/01

WESTCHARLESTO

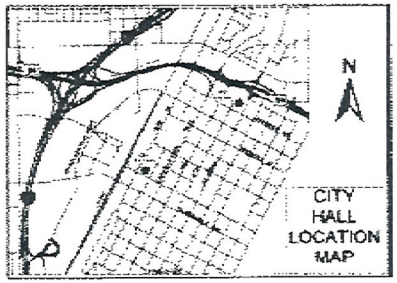
7028704154

05/04/2014 20:03

#27-28 P

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-53303 & SDR-53302
Planning Commission Meeting of 5/13/2014

45 DROFNAS 89107

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.46⁰
0004279218 MAY 01 2014
MAILED FROM ZIPCODE 89101

XXOS-02-14 LV NV 691XX

RECEIVED
MAY 5 2014
City of Las Vegas
Dept. of Planning

Case: SUP-53303
13931411044
CRAIK TODD JEROME
4324 ALPINE PL
LAS VEGAS NV 89107-4204

City of Las Vegas Agenda Item No.: **28.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 13, 2014

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

SUBJECT:
SDR-53302 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-53303 - PUBLIC HEARING - APPLICANT/OWNER: LIVING WORD CHRISTIAN CHURCH - For possible action on a request for a Site Development Plan Review FOR A 4,500 SQUARE-FOOT EXPANSION OF AN EXISTING CHURCH/HOUSE OF WORSHIP on 0.95 acres located at 1202 Vista Drive (APN 162-06-510-006), R-E (Residence Estates) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 6/18/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

RECEIVED
MAR 17 2014
Dept of Planning
City of Las Vegas

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-53302** APN: 162-06-510-006

Name of Property Owner: Living Word Christian Church

Name of Applicant: Living Word Christian Church

Name of Representative: Catherine Hou

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

☐ Yes ☒ No

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

City Official: N/A

Partner(s): N/A

APN: 162-06-510-006

x Signature of Property Owner: Catherine S. Hou

Print Name: Catherine S. Hou

x Subscribed and sworn before me

x This 09 day of November, 20 13

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

DOANH C. NGUYEN
Notary Public, State of Nevada
Appointment No. 12-7678-1
My Appt. Expires May 30, 2016

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

RECEIVED
MAR 17 2014
Dept. of Planning
City of Las Vegas

Application/Petition For: Living Word Christian Church

Project Address (Location) 1202 Vista Dr.

Project Name A New Church sanctuary **Proposed Use** Christian Church

Assessor's Parcel #(s) _____ **Ward #** _____

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

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

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

Additional Information _____

PROPERTY OWNER Living word christian church **Contact** Catherine Hou

Address 1202 Vista Dr. **Phone:** 769-4555 **Fax:** _____

City Las Vegas **State** NV. **Zip** 89102

E-mail Address _____

APPLICANT Living word christian church **Contact** Catherine Hou

Address 1202 Vista Dr. **Phone:** 769-4555 **Fax:** _____

City Las Vegas **State** NV **Zip** 89102

E-mail Address _____

REPRESENTATIVE Catherine Hou **Contact** Catherine Hou

Address 11473 parkersburg Ave **Phone:** 433-5885 **Fax:** _____

City Las Vegas **State** NV. **Zip** 89138

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*** Catherine S. Hou

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

† **Print Name** Catherine S. Hou

† Subscribed and sworn before me

This 04 day of November, 20 13.

Clark County Nevada

Notary Public in and for said County and State

DOANH C. NGUYEN
Notary Public, State of Nevada
Appointment No. 12-7678-1
My Appt. Expires May 30, 2016

FOR DEPARTMENT USE ONLY

Case #	SDR-53302
Meeting Date:	5/13/14
Total Fee:	1030.00
Date Received:*	3/17/14
Received By:	K. Eddie

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

Revised 10/27/08

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

City of Las Vegas Agenda Item No.: **29.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 13, 2014

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

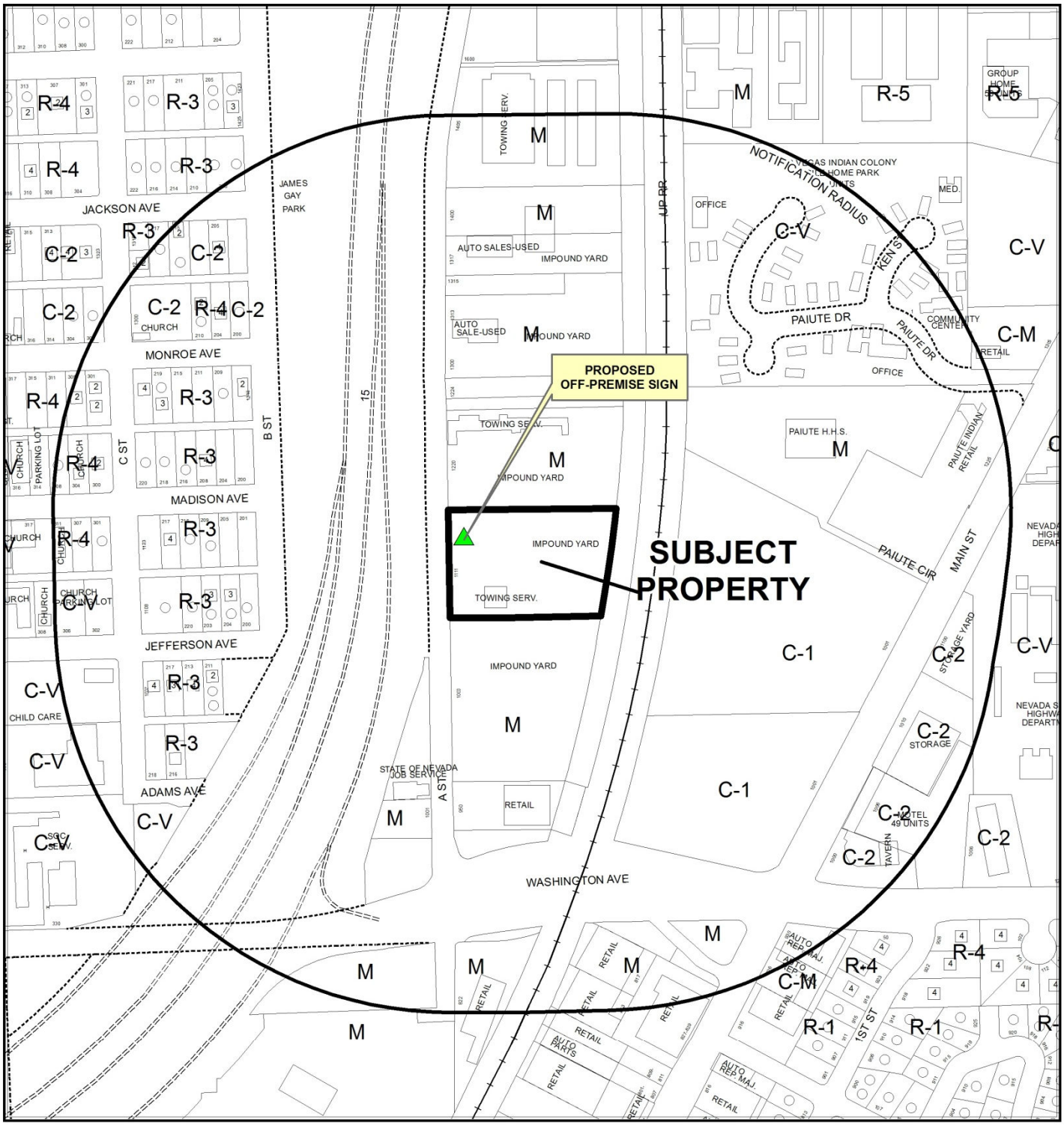
SUBJECT:
SUP-53352 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: GIBBS FAMILY TRUST - For possible action on a request for a Special Use Permit FOR A PROPOSED OFF-PREMISE SIGN at 1111 A Street (APN 139-27-601-011), M (Industrial) Zone, Ward 5 (Barlow) [PRJ-52473]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 6/18/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



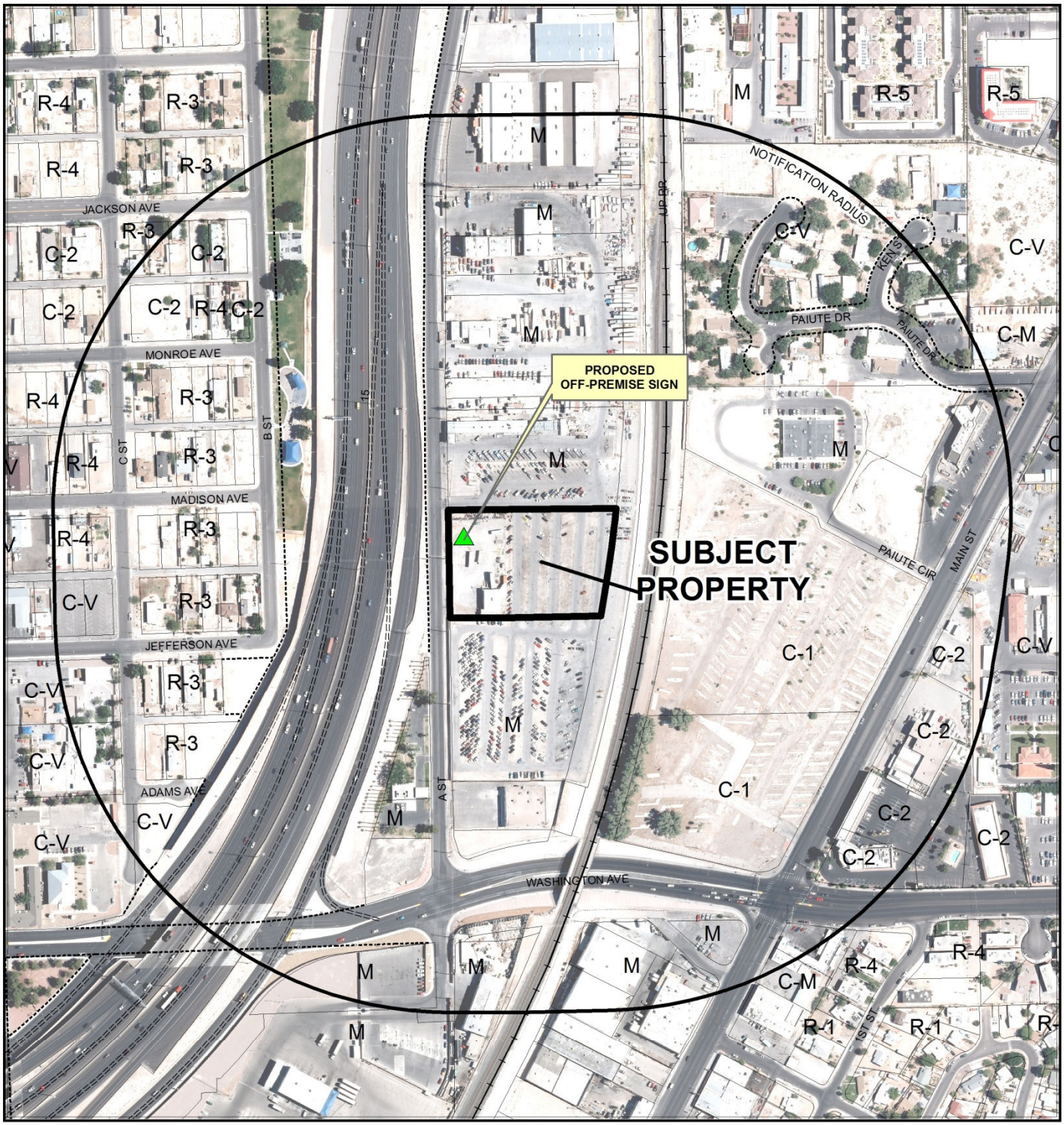
CASE: **SUP-53352 (PRJ-52473)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 200 400
Feet

N



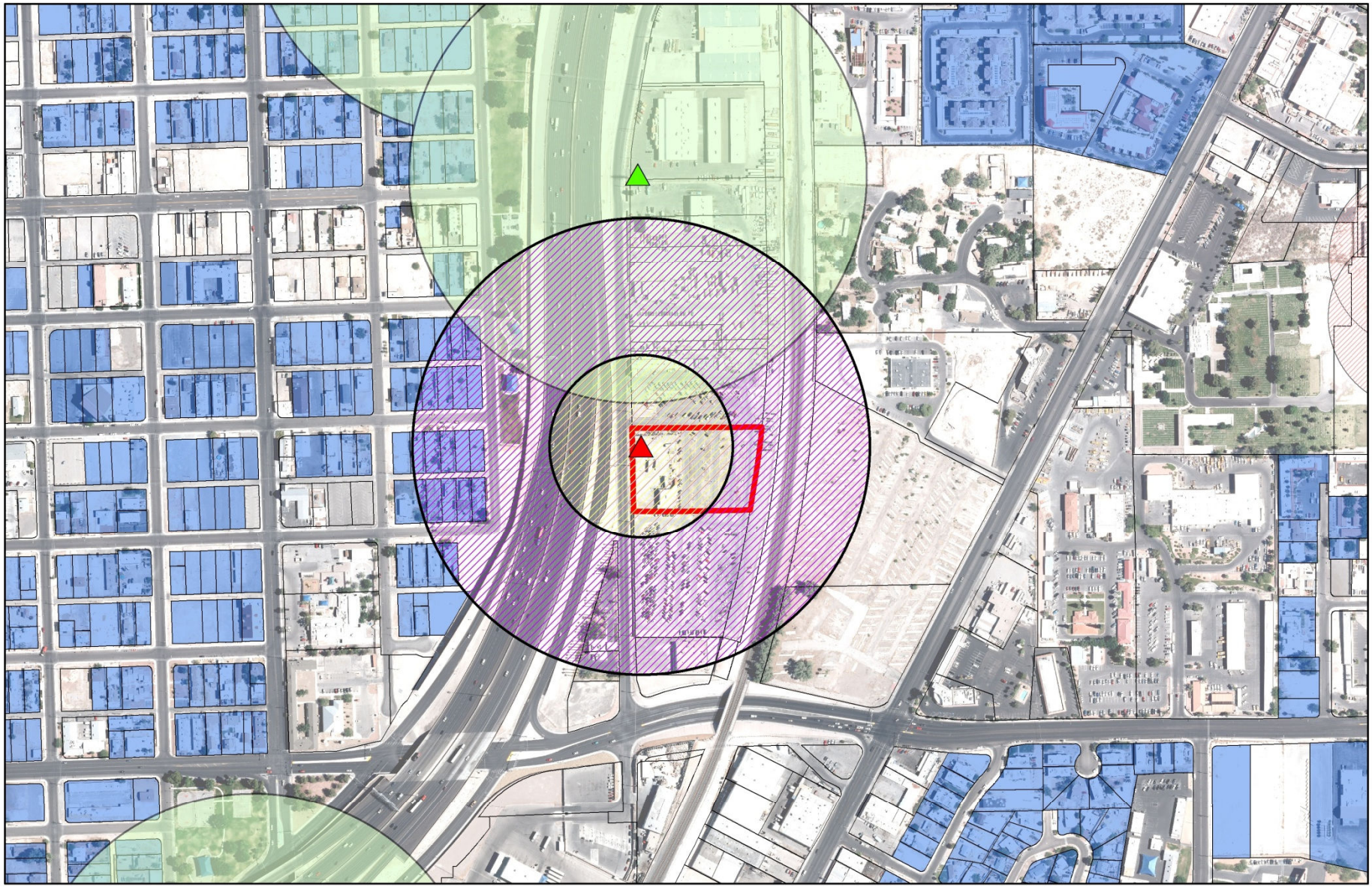
CASE: **SUP-53352 (PRJ-52473)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 200 400 Feet

N



SUP-53352 (PRJ-52473)

- Subject Parcel
- Proposed Billboard Location
- City of Las Vegas Billboard Location
- Clark County Billboard Location

City of Las Vegas Billboard Data

- 300 Foot Buffer Around Proposed Billboard
- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Billboard / Distance from Freeway
- 750 Foot Buffer Around Proposed Billbard / Distance From Freeway
- Residential Zoned Property
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area

N

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

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

Date: Wednesday, April 02, 2014

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 13, 2014
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: LAS VEGAS BILLBOARDS - OWNER: GIBBS FAMILY TRUST

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-53352	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-53352 CONDITIONS

Planning

1. Conformance to all Off-Premise Sign use Minimum Requirements under LVMC Title 19.12.

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

3. All development shall be in conformance with the site plan and building elevations, date stamped 03/19/14, except as amended by conditions herein.

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

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

6. This Special Use Permit shall be reviewed in five (*5*) year(s), at which time the City Council may require the Off-Premise Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Sign be removed.

GK

7. The Off-Premise Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Sign.

8. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Sign.

9. Only one advertising sign is permitted per sign face.

10. Bird deterrent devices shall be installed on the sign.

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

** STAFF REPORT **

PROJECT DESCRIPTION

This application is a request for a Special Use Permit for a proposed 14-foot by 48-foot Off Premise Sign to be located at 1111 A Street. The proposed Off-Premise sign is located within 150 feet of Interstate 15, which permits the overall height to exceed 40 feet. The sign would be 49 feet tall, have 672 square feet of sign area and no additional embellishments. The proposed Off-Premise sign meets all minimum code requirements; therefore, staff recommends approval. If denied, no Off-Premise Sign would be allowed on this site.

ISSUES

- A Special Use Permit is required for an Off-Premise Sign in the M (Industrial) zoning district.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
10/19/07	Staff administratively approved a Parcel Map (PMP-21593) for two commercial lots on 5.06 acres at 1111 and 1220 A Street. The Parcel Map has not been recorded.

Most Recent Change of Ownership	
09/08/11	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
c. 1934	The existing 2,000 square-foot commercial building was constructed at 1111 A Street.
01/16/08	A building permit (#106078) was issued for a sewer connection fee. The permit was finalized on 01/16/08.

Pre-Application Meeting	
12/31/13	Staff met with the applicant to discuss the proposed Off-Premise Sign at 1111 A Street. Staff determined that the sign met the minimum requirements as outlined in Title 19.12.120; however a Special Use Permit would be required to allow an Off-Premise Sign on property with an M (Industrial) zoning designation. The submittal requirements for a Special Use Permit were discussed.

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

Field Check	
04/03/14	Staff visited the site and noted a well maintained towing and impound yard.

Details of Application Request	
Site Area	
Gross Acres	2.53

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Towing and Impound Yard	LI/R (Light Industry / Research)	M (Industrial)
North	Towing and Impound Yard	LI/R (Light Industry / Research)	M (Industrial)
South	Towing and Impound Yard	LI/R (Light Industry / Research)	M (Industrial)
East	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
West	Right-Of-Way	Right-Of-Way	Interstate 15 Freeway

Master Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (175 Feet)	Y

Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Standards	Code Requirements	Provided	Compliance
Location	No Off-Premise Sign may be located within the public right-of-way.	The proposed sign is not in the public right-of-way, nor is it in the Off-Premise Exclusionary Zone.	Y
Zoning	Off-Premise Signs are permitted in the C-1, C-2, C-M and M zoning districts only.	The subject site has a zoning designation of M (Industrial).	Y
Area	No Off-Premise Sign shall have a surface area greater than 672 square feet, except that an embellishment of not to exceed five feet above the regular rectangular surface of the sign may be added if the additional area contains no more than 128 square feet.	The sign is 672 square feet in size and has no proposed embellishments.	Y
Setback	Off-Premise Signs shall not be located closer than 10 feet to the right-of-way line nor closer than 50 feet to the intersection of the present or future rights-of-way of any two public roads, streets or highways	The proposed Off-Premise sign is set back 11 feet from the property line and over 900 feet to the closest intersection of public rights-of-way located to the south, A Street and Washington Avenue.	Y
Height	No higher than 40 feet from grade at the point of construction: may be raised to be 30 feet above an adjacent elevated freeway.	The overall height (as measured from grade) is 49 feet tall. The additional nine feet is permitted due to the elevated freeway.	Y

Standards	Code Requirements	Provided	Compliance
Screening	All structural elements of an Off-Premise Sign to which the display panels are attached shall be screened from view.	All structural elements of the sign are screened from public view.	Y
Distance Separation	At least 750 feet to another Off-Premise Sign along the same frontage of freeway. US-95 or at least 300 feet to another Off-Premise Sign	The proposed sign would be more than 830 feet away from the closest existing Off-Premise sign located north at 1405 A Street.	Y
Residential Distance Separation	At least 300 feet to the nearest property line of a lot in any "R or U" zoned districts.	The proposed sign would be more than 300 feet to any property line zoned either "R" or "U". The closest property is approximately 500 feet to the west.	Y
Other	All Off-Premise Signs shall be detached and permanently secured to the ground and shall not be located on a property used for residential purposes.	The proposed sign is detached and permanently attached to the ground. The sign would be located on property utilized for commercial/industrial uses.	Y

ANALYSIS

The Off-Premise Sign use is defined as "Off-premise signs are to be considered primarily a specific type of land use rather than as an incidental use to an existing land use. Off-premise signs generally produce revenue to the property owner(s) as a land use as compared to on-premise signs which in themselves do not produce revenue but are incidental to revenue producing land uses. However, because of the special characteristics of off-premise signs as compared to other types of land uses and structures, certain qualifications and requirements are set forth in connection with off-premise signs as a permitted use in certain zoning districts." The proposed use meets the definition noted above, as the owner intends to obtain revenue from the proposed signage.

The Minimum Special Use Permit Requirements for the Off-Premise Sign use include:

1. No off-premise signs shall be erected in the public right-of-way.

The proposed sign is located on private property at 1111 A Street and would not be located in the public right-of-way.

2. No off-premise sign certificate of any kind shall be issued for an existing or proposed sign unless the sign is consistent with all requirements of this Title (including those protecting existing signs).

The proposed sign meets all minimum requirements for an Off-Premise Sign.

3. Except as provided in Paragraph (12) below, off premise signs are permitted in the C-1, C-2, C-M and M Zoning Districts only.

The subject site has a zoning designation of M (Industrial), which permits the Off-Premise Sign with approval of a Special Use Permit. The subject site meets the criteria.

4. No off-premise sign shall have a surface area greater than 672 square feet, except that an embellishment of not to exceed five feet above the regular rectangular surface of the sign may be added if the additional area contains no more than 128 square feet. Any embellishment may include lettering, text, numerals or images, but only to the extent that such items do not exceed fifty percent of any linear side of the sign.

The proposed sign is 672 square-feet, with no additional embellishment.

5. Off-premise signs which are within 660 feet of the right-of-way and which can be read from Interstate 15, US 95 from the north city limits to the Oran K. Gragson Highway, the Oran K. Gragson Highway or Interstate 515 shall be no closer than 750 feet (measured along the highway frontage) to any other off-premise sign along the same frontage. Each side of the freeway shall be considered a separate frontage. The sign and all other off-premise signs not oriented toward the same highway shall be no closer than 300 feet in any direction to any other off premise sign, wherever located, including off premise signs that are situated outside the corporate boundaries of the City.

The proposed sign would be located within 660 feet of Interstate 15. The closest Off-Premise Sign along the same highway frontage is more than 800 feet to the north of the proposed sign.

6. Off-premise signs which are within 660 feet of the right-of-way and which can be read from Interstate 15, US 95 from the north city limits to the Oran K. Gragson Highway, the Oran K. Gragson Highway or Interstate 515 shall not be higher than 40 feet. An Off-Premise Sign within 150 feet of the right-of-way line of any freeway or highway to which it is oriented may be erected 30 feet above the elevation of the elevated roadway surface nearest the sign.

The subject site is located within 150 feet of the right-of-way line of Interstate 15. As such, the proposed Off-Premise Sign can exceed 40 feet in height but is limited to a height 30 feet above the elevation of Interstate 15. The proposed Off-Premise sign is 49 feet in height.

7. Off-premise signs shall not be located closer than 10 feet to the right-of-way line of a freeway nor closer than 50 feet to the intersection of the present or future rights-of-way of any two public roads, streets or highways.

The proposed Off-Premise Sign is set back 11 feet from the subject sites west property line, 95 feet to the right-of-way of Interstate 15 and over 900 feet to the nearest intersection, which is A Street and Washington Avenue to the south.

8. No off-premise sign shall be erected or maintained within 660 feet of the nearest travel lanes of the Summerlin Parkway from Station 499 + 78 to Station 601 + 30.

The proposed sign is more than 660 feet from the nearest travel lane of Summerlin Parkway.

9. No off-premise sign shall be allowed within 300 feet from the nearest property line of a lot in the "U" zoning district or any "R" zoning district.

The nearest "R" zoned property is located 575 feet to the west of the proposed Off-Premise Sign. There are no properties with a "U" zoning district in the vicinity of the proposed sign.

There is an existing sign located on the adjacent parcel to the north of the subject site at 1200 A Street. A records search to obtain the original permits for the sign was conducted by staff. No permit history for a sign at 1200 A Street was found in microfiche, legacy or Hansen. Also, there are no previous entitlements for an Off-Premise Sign at 1200 A Street; therefore, the existing sign at 1200 A Street is considered a non-conforming freestanding on-premise advertising sign. The next closest sign is located approximately 830 feet away to the north at 1405 A Street. The proposed Off-Premise Sign is designed within all Title 19 standards, is aesthetically pleasing and compatible with the area. As such, staff recommends approval, with conditions.

FINDINGS (SUP-53352)

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

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

   The proposed Off-Premise Sign design and location meet all minimum code requirements as outlined by Title 19.12. Therefore, the use would be harmonious and compatible with the area.

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

   The M (Industrial) zoned property is suitable for the proposed use.

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

   Site access is provided from A Street, a 53-foot wide Local Street as classified by the Master Plan of Streets and Highways. The street is adequate in size to accommodate the proposed Off-Premise Sign.

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

   Approval of the proposed Special Use Permit would be consistent with the objectives of the General Plan and all code requirements.

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

   The proposed Off-Premise Sign use complies with all Title 19 requirements.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

NOTICES MAILED 283

APPROVALS 0

PROTESTS 0

GK

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-53352 APN: 163-27-601-011

Name of Property Owner: Gibbs Family Trust & Gibbs, F. Rollie

Name of Applicant: Las Vegas Billboards

Name of Representative: Vision Sign 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): _____ _____

APN: _____

Signature of Property Owner: F Rollie Gibbs

Print Name: F. ROLLIE GIBBS

Subscribed and sworn before me

This 10 day of February, 2014

Debra S. Bradbury

Notary Public in and for said County and State

DEBRA S. BRADBURY
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 4-15-2015
Certificate No: 99-54500-1

PRJ-52473
03/19/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: LED Billboard

Project Address (Location) 1111 A Street

Project Name A Street Billboard **Proposed Use** _____

Assessor's Parcel #(s) 139-27-601-011 **Ward #** _____

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

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

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

Additional Information _____

PROPERTY OWNER Gibbs Family Trust/ Rollie Gibbs **Contact** _____

Address 7345 Laredo Street **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89117

E-mail Address _____

APPLICANT Las Vegas Billboards **Contact** Chad Harris

Address 5665 S Valley View Blvd # 4 **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89118

E-mail Address Chad@lasvegasbillboards.com

REPRESENTATIVE Vision Sign Inc **Contact** Jesse Wetherill

Address 6630 Arroyo Springs St **Phone:** (702) 895-7474 **Fax:** _____

City Las Vegas **State** NV **Zip** 89113

E-mail Address jwetherill@visionsigninc.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 FI ROLLIE GIBBS

Subscribed and sworn before me

This 10th day of February, 2014.

Debra S. Bradbury

Notary Public in and for said County and State

DEBRA S. BRADBURY
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 4-15-2015
Certificate No: 99-54500-1

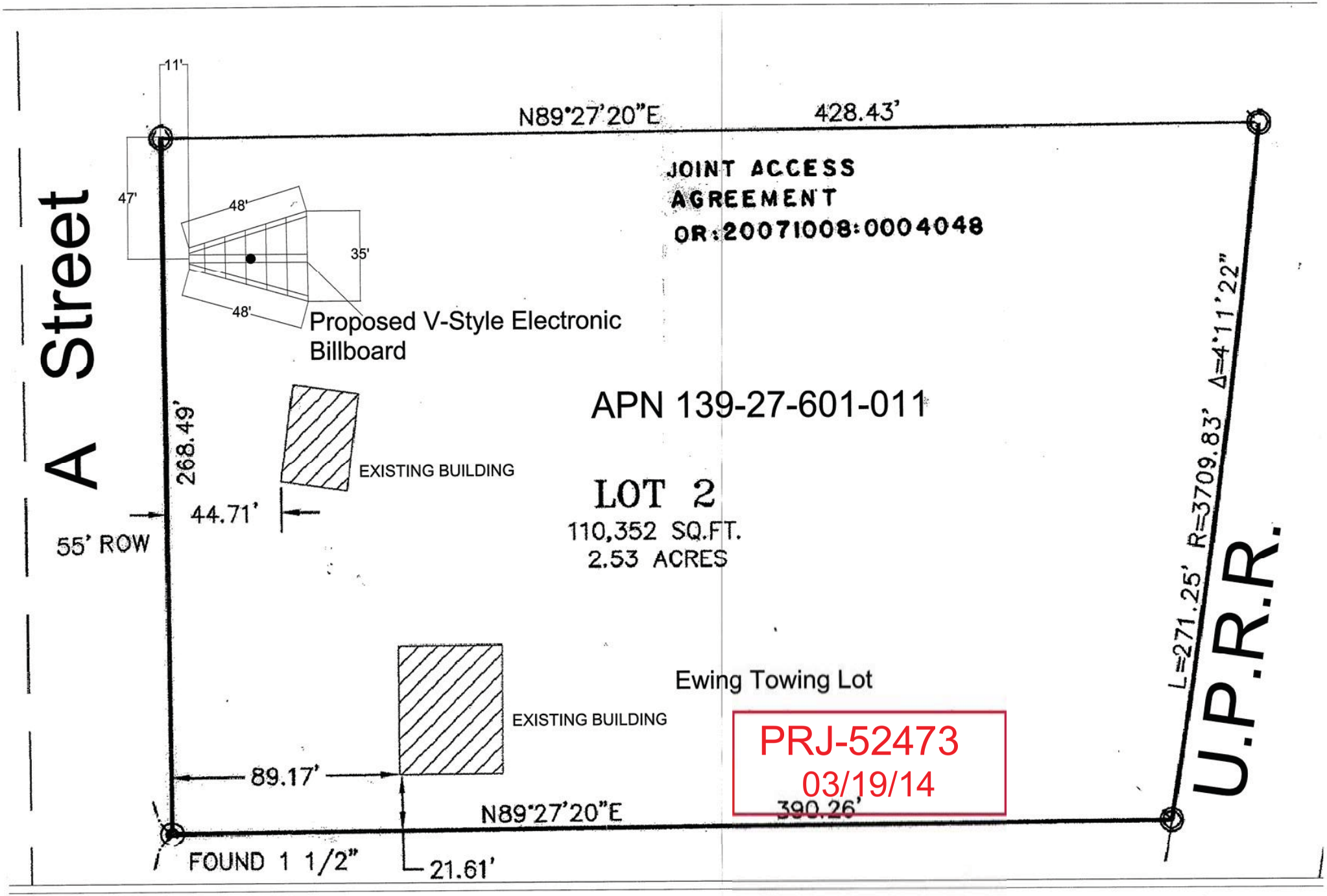
Revised 10/27/08

FOR DEPARTMENT USE ONLY

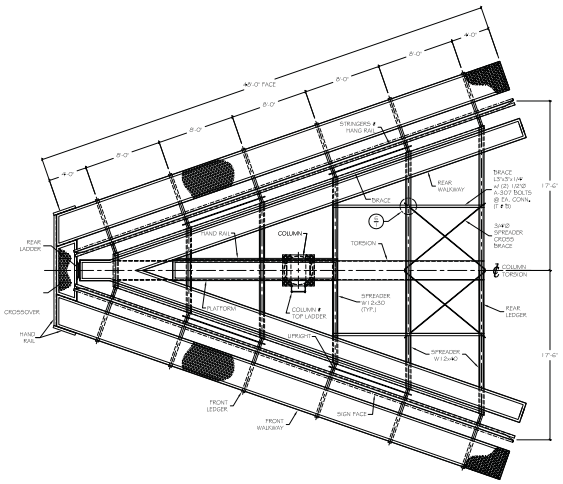
Case #	SUP-53352
Meeting Date:	05/13/14 PC
Total Fee:	
Date Received:*	
Received By:	

PRJ-52473
03/19/14

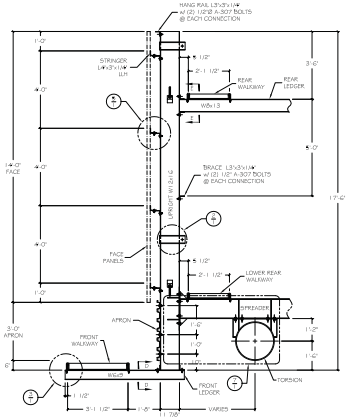
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.


A Street
11'
N89°27'20"E
428.43'
JOINT ACCESS
AGREEMENT
OR:20071008:0004048
47'
48'
35'
48'
Proposed V-Style Electronic
Billboard
APN 139-27-601-011
268.49'
EXISTING BUILDING
44.71'
55' ROW
LOT 2
110,352 SQ.FT.
2.53 ACRES
Ewing Towing Lot
EXISTING BUILDING
89.17'
N89°27'20"E
390.26'
FOUND 1 1/2"
21.61'
L=271.25' R=3709.83' Δ=4°11'22"
U.P.R.R.
PRJ-52473
03/19/14

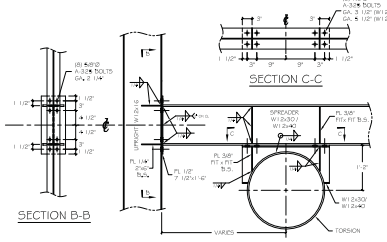
SUP-53352



PLAN VIEW



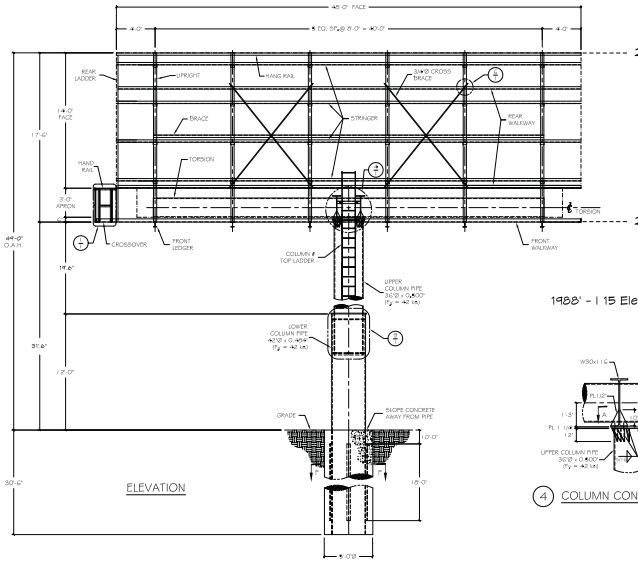
TYPICAL SECTION THRU SIGN



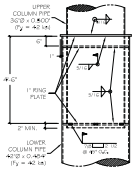
SECTION B-B

SECTION C-C

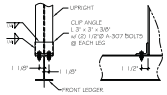
7 UPRIGHT-SPREADER-TORSION CONN.



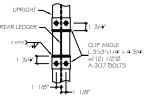
ELEVATION



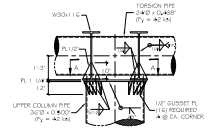
9 COLUMN SPLICE DETAIL



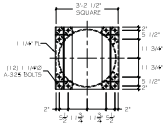
SECTION D-D



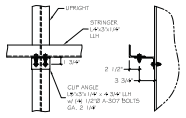
SECTION E-E



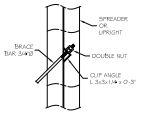
4 COLUMN CONNECTION DETAIL



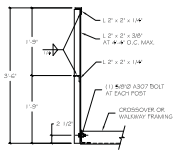
SECTION A-A



5 STRINGER MOUNTING DETAIL

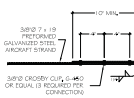


6 CROSS BRACE DETAIL

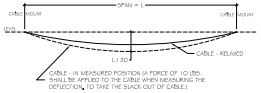


1 TYPICAL HAND RAIL CONNECTION

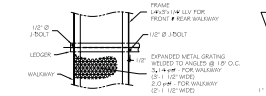
SECTION G-G



2 SAFETY CABLE MOUNTING



SAFETY CABLE TENSION



3 TYPICAL WALKWAY DETAIL

WALKWAY MOUNTING DETAIL

NOTES AND SPECIFICATIONS
(APPLY UNLESS OTHERWISE NOTED ON PERMIT DRAWING)

CODE - 2006 IBC

WIND DESIGN - SIGN STRUCTURE WIND LOADS ARE DETERMINED IN ACCORDANCE WITH ASCE 7-05 SECTION 6.5.14.
BASIC WIND SPEED: 90 MPH (3 SECOND GUST)
IMPORTANCE FACTOR (I): 0.87 (OCCUPANCY CATEGORY II)
EXPOSURE: C
DESIGN WIND PRESSURE: 27.0 PSF AVERAGE, 37.7 PSF MAXIMUM
ANY SIGN COMPONENTS NOT SPECIFICALLY DETAILED ON THESE DRAWINGS BUT ATTACHED TO THE STRUCTURE SHALL BE DESIGNED IN ACCORDANCE WITH THE INFORMATION ABOVE. .

LIVE LOAD - CATWALKS: 40 PSF OR 300 POUNDS AT ANY POINT

DEAD LOAD -
STATIC SIGN FACES: 2.5 PSF
OTHER STRUCTURAL MEMBERS: AS NOTED IN CALCULATIONS

ACTIVE DISPLAY LOAD - THIS STRUCTURE HAS BEEN DESIGNED TO SUPPORT TWO FUTURE LED DISPLAYS WEIGHING 8,000 POUNDS EACH.

STEEL - WIDE FLANGES - ASTM A-992, OTHER SHAPES & PLATES - ASTM A-36.

PIPE SECTIONS - ASTM A-53 B OR A 252 GO 2, OR API - LX WITH MINIMUM YIELD STRENGTH AS INDICATED ON DRAWINGS.

ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED ACCORDING TO LATEST AISC SPECIFICATIONS AND STANDARD PRACTICE.

PAINTING - ALL STRUCTURAL STEEL, EXPOSED TO WEATHER, SHALL BE SHOP PRIMED AND PAINTED IN ACCORDANCE WITH AISC 335 (SPECIFICATION) AND AISC 303 (STANDARD PRACTICE).

CONCRETE - CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS AND BE PLACED IN ACCORDANCE WITH ACI 318 WITH A MAXIMUM SLUMP OF 5".

WELDING - ALL WELDING MATERIALS AND COMPONENTS SHALL BE IN COMPLIANCE WITH AWS D1.1 USING E70XX ELECTRODES.

BOLTS - ALL REGULAR SHALL CONFORM TO ASTM A-307, HIGH STRENGTH BOLTS SHALL CONFORM TO ASTM A-325. ALL BOLTS SHALL BE INSTALLED TO A SNUG TIGHT CONDITION UNLESS NOTED TO BE PRE-TENSIONED (PT). PT BOLTS SHALL BE FULLY TENSIONED PER AISC TURN OF THE NUT METHOD (1/3 OF A TURN PAST A SNUG TIGHT CONDITION) OR OTHER AISC APPROVED TENSIONING METHOD.

ROUND COLUMN FOOTING - EMBEDMENT DEPTH FOR FOOTING DOES NOT APPLY TO LOCATIONS WHERE WALLS OF THE HOLE WILL NOT STAND WITHOUT SUPPLEMENTAL SUPPORT, OR WHERE UNCOMPACTED FILL OR ORGANIC FILL EXISTS. FOUNDATIONS DESIGNED UTILIZING LATERAL BEARING PER IBC SECTION 1805.7.2.1. DESIGN LATERAL SOIL PRESSURE PER IBC TABLE 1804.2 IS 150 PSF/FT (SOIL CLASS 4 - TYPE: SAND, SILTY SAND). ALLOWABLE LATERAL SOIL PRESSURE HAS BEEN MULTIPLIED BY 2 PER SECTION 1804.3.1. VERIFY SOIL TYPE DURING EXCAVATION. NOTIFY ENGINEER OF ANY DISCREPANCY.

EXTEND COLUMN PIPE TO BOTTOM OF FOOTING (3" CONCRETE COVER REQUIRED)

SPECIAL INSPECTIONS - SPECIAL INSPECTIONS ARE REQUIRED PER CHAPTER 17 FOR THE FOLLOWING ITEMS:
- HIGH STRENGTH BOLTS: PERIODIC INSPECTION TO REVIEW BOLT TYPE AND TENSION
- DRILLED FOUNDATION: PERIODIC INSPECTION TO VERIFY HOLE DIMENSIONS
- WELDING: PERIODIC INSPECTION OF FIELD FILLET WELDS.
- WELDING: CONTINUOUS INSPECTION OF FIELD PLUG WELDS.

THE ERECTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD BEFORE ERECTION AND NOTIFY ENGINEER OF ANY DISCREPENCIES. ERECTORS SHALL NOTIFY ENGINEER IF STRUCTURE IS LOCATED NEAR ANY BUILDINGS.

STEEL FABRICATOR - ALL STRUCTURAL STEEL SHALL BE SHOP FABRICATED BY THE FOLLOWING CITY OF PHOENIX APPROVED FABRICATOR:
PAGE STEEL
2040 INDUSTRIAL DRIVE
PAGE, ARIZONA 86040

NO FIELD WELDING IS ALLOWED WITHOUT THE APPROVAL OF THE ENGINEER OF RECORD. SPECIAL INSPECTIONS WILL BE REQUIRED FOR ANY FIELD WELDING.

THE ERECTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD BEFORE ERECTION AND NOTIFY ENGINEER OF ANY DISCREPENCIES. ERECTORS SHALL NOTIFY ENGINEER IF STRUCTURE IS LOCATED NEAR ANY BUILDINGS.

THIS PRINT IS THE PROPERTY OF
RMG OUTDOOR, INC.,
PROFESSIONAL SEAL VALID ONLY WHEN FABRICATED BY THE ABOVE. IT IS PROVIDED FOR PERMIT PURPOSES ONLY.

ANY OTHER USE OR REPRODUCTION IS PROHIBITED WITHOUT WRITTEN AUTHORIZATION FROM
RMG OUTDOOR, INC.

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

CUSTOMER
AURA, LLC

SIGN LOCATION
CITY OF LAS VEGAS
I-15 N/O "A" STREET

14' x 48'
SINGLE POST
CENTER MOUNT
DOUBLE FACE
35' V-BUILD
LED CAPABLE

RMG Outdoor Inc.
4425 North 24th Street, Suite 200
Phoenix, Arizona 85016
Phn: (602) 230-8634 Fax: (602) 230-9071

PRJ-52478
03/19/14

DR.	CH.
RNV	JSW
DATE	
10/04/13	
JOB NO.	SHEET NO.
	E1 of 1

SUP-53352

SUP-53352 [PRJ-52473] - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: GIBBS FAMILY TRUST
1111 A STREET

04/03/2014

SUP-53352 [PRJ-52473] - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: GIBBS FAMILY TRUST
1111 A STREET

04/03/2014

SUP-53352 [PRJ-52473] - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: GIBBS FAMILY TRUST
1111 A STREET

04/03/2014

VISION SIGN INC.
6630 Arroyo Springs Street Suite 600 • Las Vegas, NV 89113
Phone: (702) 895-7474
Fax: (702) 895-7444

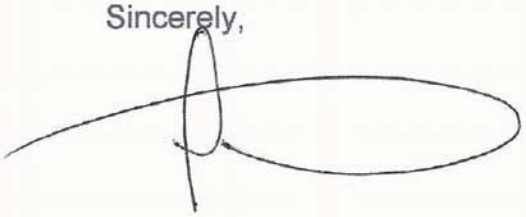
March 19, 2014

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

To Whom It May Concern:

This letter is in regards to submitting a request to install an LED billboard on the property located at 1111 A Street. The area is surrounded by commercial and industrial properties and located adjacent to I-15. We feel that the design of the proposed signage will help to maintain the aesthetic theme that has been established throughout area. The design of this signage utilizes the newest technologies available in the sign making craft. We hope you will agree that this signage will prove to be a valuable addition to this area of our city.

Sincerely,



Jesse Wetherill

PRJ-52473
03/19/14

SUP-53352

City of Las Vegas Agenda Item No.: **30.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: MAY 13, 2014

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

SUBJECT:

SUP-53468 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SI YOUNG YI - OWNER: MIGUEL FAMILY TRUST 1993, ET AL - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITHIN A 1,484 SQUARE-FOOT PORTION OF AN EXISTING 63,883 SQUARE-FOOT SWAP MEET WITH A WAIVER TO ALLOW A 107-FOOT DISTANCE SEPARATION FROM A HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED at 1560 North Eastern Avenue (APN 139-25-101-020), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-53321]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 6/18/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

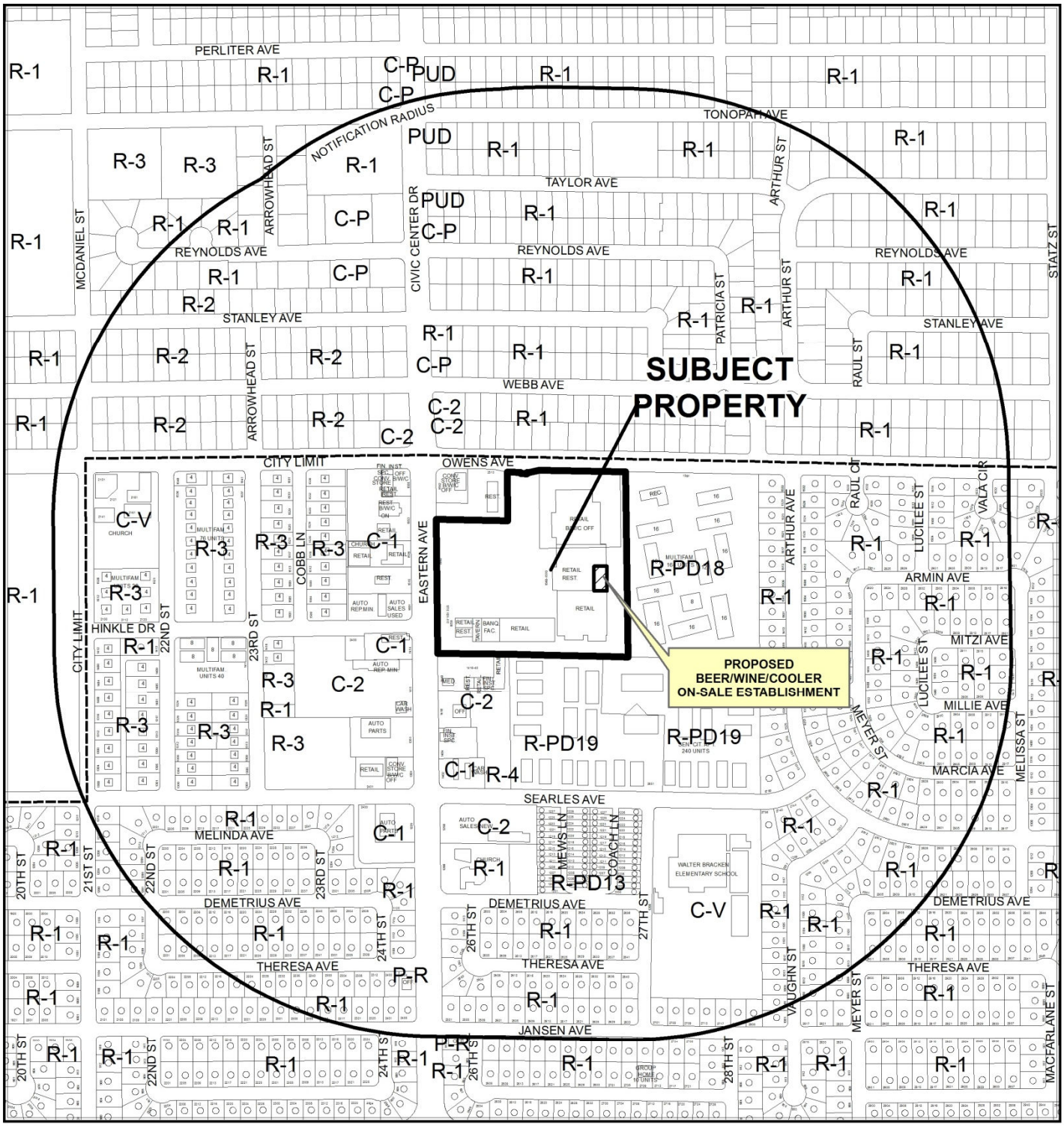
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**Planning Commission Mtg.**	**2**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:

Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:

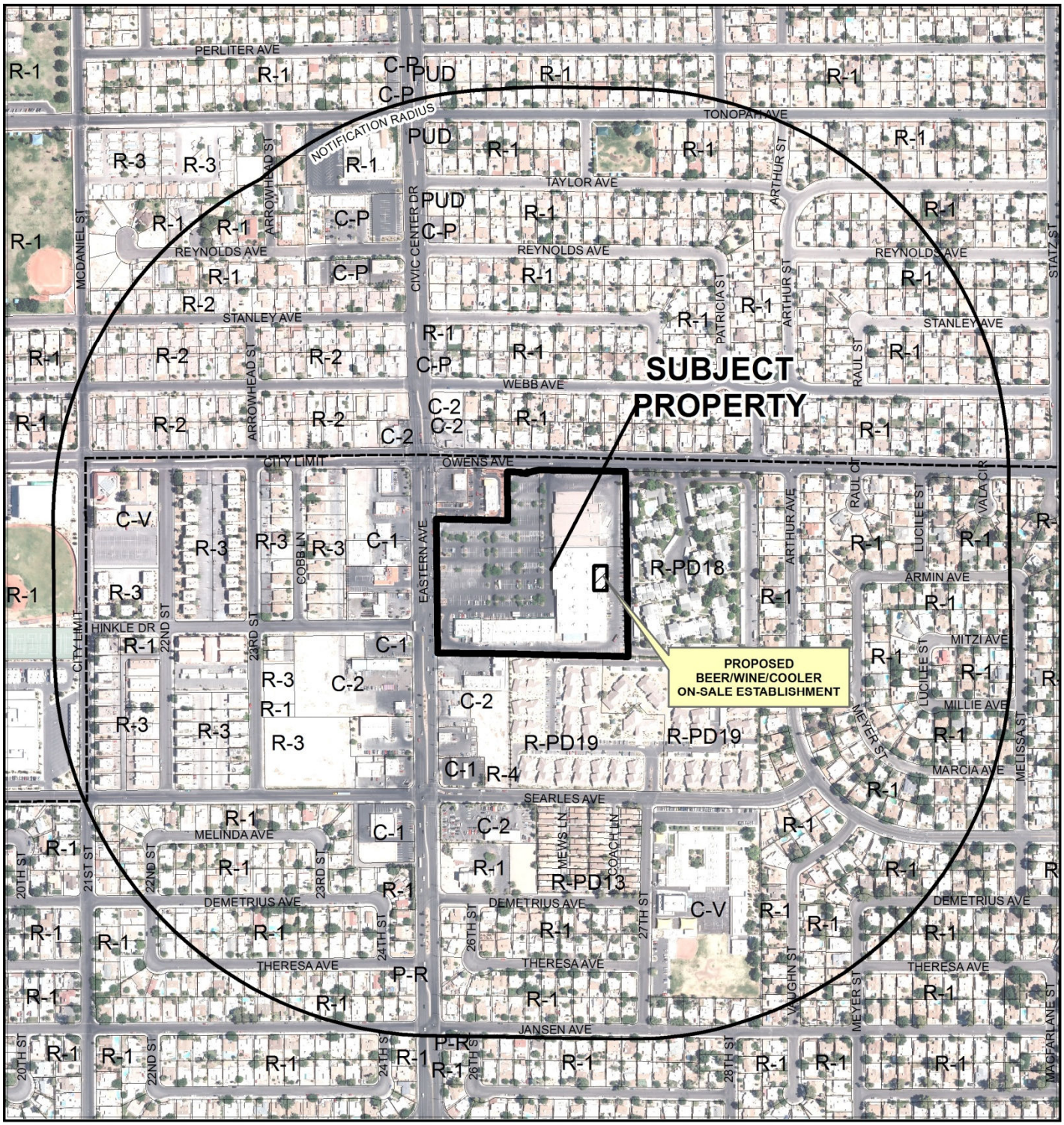
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest and Support Postcards



CASE: **SUP-53468 (PRJ-53321)**

RADIUS: 1500 FEET

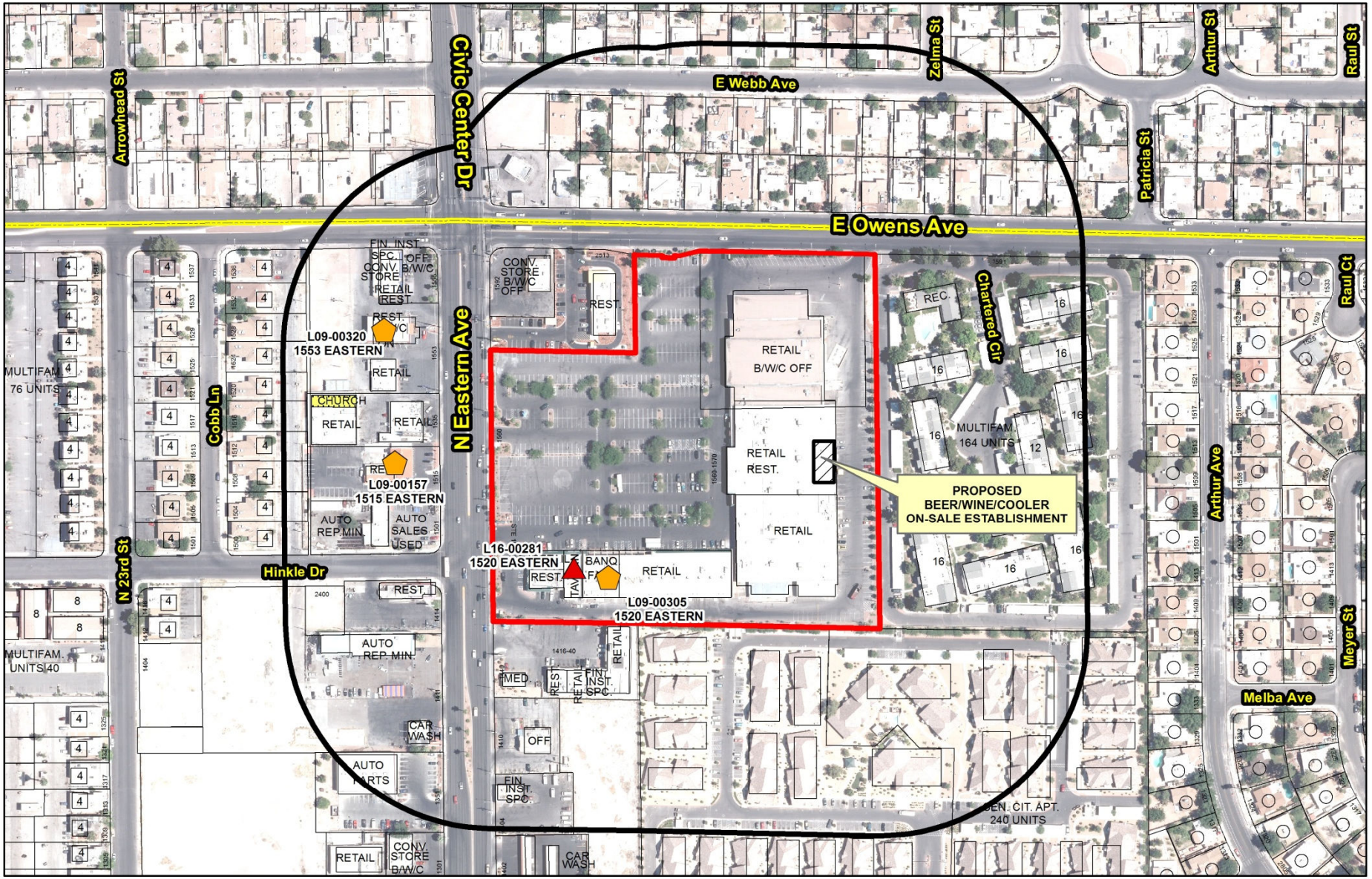
ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL) AND C-2 (GENERAL COMMERCIAL)



CASE: **SUP-53468 (PRJ-53321)**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL) AND C-2 (GENERAL COMMERCIAL)



SUP-53468 (PRJ-53321)

Business Licenses

Beer/Wine/Cooler On-Sale

- 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, March 27, 2014

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 13, 2014
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: SI YOUNG YI - OWNER: MIGUEL FAMILY TRUST 1999, ET AL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-53468	Staff recommends DENIAL, if approved subject to conditions:	N/A

** CONDITIONS **

SUP-53468 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Beer/Wine/Cooler On-Sale use.

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

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

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

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting approval of a Special Use Permit to sell beer, wine and wine coolers in a proposed 1,484 square-foot restaurant within a portion of an existing 63,883 square-foot Swap Meet at 1560 North Eastern Avenue. A distance separation Waiver is required to allow a Beer/Wine/Cooler On-Sale Establishment Use 107 feet from a Church/House of Worship where a minimum distance of 400 feet is required. The need for a distance separation Waiver reinforces the unsuitability of this use at this location. For these reasons, staff recommends denial of the requested Special Use Permit. If denied, no alcohol may be served on the premises.

ISSUES

- The Beer/Wine/Cooler On-Sale use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.
- The proposed use is within an existing Swap Meet. The open floor plan of the Swap Meet will make it hard to enforce the Beer/Wine/Cooler On-Sale Establishment licensing requirements.
- The applicant is requesting a Waiver to allow a 107-foot distance separation from a Church/House of Worship where a 400-foot separation distance is required.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
02/28/02	The Planning Commission approved a Site Development Plan Review (SD-0080-01) request for a retail center. Staff recommended approval.
09/27/03	A complaint (#5140) was filed with Code Enforcement for illegal vendors. The complaint was resolved on 09/27/03.
10/01/03	The City Council approved a Special Use Permit (SUP-2683) for a Restaurant with a Service Bar use at 1558 North Eastern Avenue. The Planning Commission and staff recommended approval.
02/07/04	A complaint (#9755) was filed with Code Enforcement for illegal vendors selling perfume outside the indoor swap meet. The complaint was resolved on 02/07/04.
04/14/04	A complaint (#12914) was filed with Code Enforcement for illegal vendors selling perfume outside the indoor swap meet. The complaint was resolved on 04/15/04.

Related Relevant City Actions by P&D, Fire, Bldg., etc	
07/07/04	A complaint (#17624) was filed with Code Enforcement for illegal vendors. The complaint was resolved on 07/02/04.
07/23/04	A complaint (#18790) was filed with Code Enforcement for illegal signage. The complaint was resolved on 09/02/04.
08/28/04	A complaint (#21285) was filed with Code Enforcement for illegal ministry services. The complaint was resolved on 08/28/04.
02/02/05	A complaint (#25665) was filed with Code Enforcement for illegal signage. The complaint was resolved on 03/15/05.
05/08/05	A complaint (#12914) was filed with Code Enforcement for illegal vendors selling perfume outside the indoor swap meet. The complaint was resolved on 05/08/05.
07/13/07	A complaint (#55709) was filed with Code Enforcement for illegal vendors. The complaint was resolved on 08/02/07.
03/17/10	A complaint (#87495) was filed with Code Enforcement for Graffiti on the south side of building. The complaint was resolved on 03/25/10.
05/09/10	A complaint (#12914) was filed with Code Enforcement for illegal vendors. The complaint was resolved on 05/09/10.
02/07/11	A complaint (#97882) was filed with Code Enforcement for construction material being stored in front of the food court. The complaint was resolved on 02/07/11.
05/13/13	A complaint (#53219) was filed with Code Enforcement for illegal vendors. The complaint was resolved on 05/13/13.

Most Recent Change of Ownership	
03/31/03	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
10/22/07	A building permit (#100512) was issued for a Non-Work Certificate of Occupancy for Eastern Check Cashing. The permit was not finalized.
01/17/14	A business license (C26-00009) was issued for Business Space Rent or Lease. The license is currently active.
03/24/14	A building permit (#254266) was issued for Del Mar Restaurant inside the Swap Meet at 1520 North Eastern Avenue. The building permit has not been finalized.

Pre-Application Meeting	
03/18/04	A pre-application meeting was held with the applicant's designated representative to discuss the submittal requirement for a Beer/Wine/Cooler On-Sale Establishment use.

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

Field Check	
04/03/14	A field check was conducted on the subject site, which revealed that the building exterior and parking lot are clean and well maintained and the booth for the proposed restaurant is under construction.

Details of Application Request	
Site Area	
Net Acres	8.83

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
			C-2 (General Commercial)
North	Single Family, Detached	North Las Vegas	R-1 (Single Family Residential) – North Las Vegas
South	General Retail Store, Other Than listed.	SC (Service Commercial)	C-2 (General Commercial)
	Office, Other Than Listed	SC (Service Commercial)	
	Multi-Family Residential	M (Medium Density Residential)	RPD-19 (Residential Planned Development – 19 Units per Acre)
East	Multi-Family Residential	M (Medium Density Residential)	RPD-18 (Residential Planned Development – 18 Units per Acre)
West	General Retail Store, Other Than listed.	SC (Service Commercial)	C-1 (Limited Commercial)
	Restaurant		
	Church/House of Worship		
	Motor Vehicle Sales (Use)		
	Auto Repair Garage, Minor		

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

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	99,172 SF	1:250	397				
TOTAL SPACES REQUIRED			397		495		Y
Regular and Handicap Spaces Required			389	8	480	15	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
The Beer/Wine/Cooler use requires a distance separation of 400 feet from a house of worship.	To allow a 107-foot distance separation from a House of Worship where 400 feet is the minimum required.	Staff recommends denial of this distance separation Waiver, as adequate measures cannot buffer the protected use from the restricted use.

ANALYSIS

The Beer/Wine/Cooler On-Sale Establishment use is defined by Title 19.18 as "an establishment whose license to sell alcoholic beverages is limited to the sale of beer, wine and coolers only for consumption on the premises where the same is sold."

The proposed use meets the definition, as the provided floor plans show a 1,484 square-foot restaurant within a portion of an existing 63,883 square-foot Swap Meet. Per the applicant's justification letter, dated stamped 03/26/14 "alcoholic (beer) refreshments will only be sold in conjunction with meals for consumption on the premises."

The minimum Special Use Permit requirements for this use include:

1. Except as otherwise provided, no Beer/Wine/Cooler on-sale establishment (hereinafter "establishment") shall be located within 400 feet of any church, synagogue, school, child care facility licensed for more than 12 children, or City park.

   The proposed use does not meet this requirement, as there is a Church/House of Worship 107 feet from the subject property.

2. Except as otherwise provided in Requirement 3 below, the distances referred to in Requirement 1 shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed establishment which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed establishment. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:

   a. Any leasehold parcel; or
   b. Any parcel which lacks access to a public street or has no area for on-site parking and which has been created so as to avoid the distance limitation described in Requirement 1.

   The proposed use meets this requirement, as the measurement is taken from the existing property line located at the southeast corner of Eastern Avenue and Owens Avenue.

3. In the case of an establishment proposed to be located on a parcel of at least 80 acres in size, the minimum distances referred to in Requirement 1 shall be measured in a straight line:

   a. From the nearest property line of the existing use to the nearest portion of the structure in which the establishment will be located, without regard to intervening obstacles; or
   b. In the case of a proposed establishment which will be located within a shopping center or other multiple tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the establishment will be located, without regard to intervening obstacles.

   This requirement does not apply to the proposed use, as the parcel on which it is proposed is less than 80 acres in size.

4. When considering a Special Use Permit application for an establishment which also requires a waiver of the distance limitation in Requirement 1, the Planning Commission shall take into consideration the distance policy and shall, as part of its recommendation to the City Council, state whether the distance requirement should be waived and the reasons in support of the decision.

A waiver of the minimum distance separation is necessary from a Church/House of Worship. Staff does not support this request, as adequate measures are not in place to buffer the religious facility from the proposed use.

5. The minimum distance requirements in Requirement 1 do not apply to:

   a. An establishment which has a nonrestricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992 or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992; or
   b. A proposed establishment having more than 50,000 square feet of retail floor space.

Neither condition applies to this application.

6. All businesses which sell alcoholic beverages shall conform to the provisions of LVMC Chapter6.50. (Nonwaivable)

The proposed use should meet this requirement, as it is a condition of approval of the Special Use Permit.

The proposed use will be located within an established Swap Meet within an existing shopping center with retail and other restaurants, and alcohol uses. The existing shopping center provides cross-access and shared parking throughout the entire commercial center. No additional parking is required for the proposed use. This application is a Project of Regional Significance and proper notification was sent; however, no comments were received. The 107-foot distance separation is not a sufficient distance between a house of worship and an alcohol use. No measures have been present that will ensure the protected use will not suffer undue effects from the passage of this use permit. In summation, the proposed use cannot be conducted in a harmonious or compatible manner with the surrounding area. For these reasons staff recommends denial of this application.

FINDINGS (SUP-52384)

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

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

   The subject location consists of a proposed restaurant located within an existing Swap Meet within an established shopping center along with other similar. The Waiver of the of minimum distance separation requirements reinforces the unsuitability of the proposed use.

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

   The subject site is physically suitable for the proposed Beer/Wine/Cooler On-Sale Establishment use, as it will be operated within an existing shopping center with adequate parking and access.

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

   The subject site has shared access to existing driveways onto Eastern Avenue, a 100-foot Primary Arterial (as designated by the Master Plan of Streets and Highways), and Owens Avenue, a 80-foot Major Collector. The proposed use will not increase the intensity of the existing use (a Shopping Center); therefore, the existing roadways are adequate in size.

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

   The site will be subject to the business licensing process, building permit reviews and it will be subject to annual building, fire and licensing inspections. Approval of this Special Use Permit will not compromise the public health, safety, and welfare, or the overall objectives of the General Plan.

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

   The proposed use does not meet all of conditions per Title 19.12. Specifically, the applicant is requesting a waiver to allow a 107-foot distance separation from the nearest religious facility where a 400-foot separation is required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 26

NOTICES MAILED 931

APPROVALS 2

PROTESTS 1

MR

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-53468

Case Number: PRJ53321 APN: 139-25-101-020

Name of Property Owner: William Miguel

Name of Applicant: Si Young Yi / Del Mar Restaurant

Name of Representative: Jeff Yi

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: William Miguel

Subscribed and sworn before me

This _____day of March, 2014

_____

Notary Public in and for said County and State

PRJ-53321
03/26/14

California Jurat

State of California
County of Los Angeles] SS

Subscribed and sworn to (or affirmed) before me on 24 day of March
Month
2014 , by William Miguel and
Year Name of Signer
, personally known to me or
Name of Signer (If Any)
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

MARIA DEL CARMEN DIAZ
Commission # 1886007
Notary Public - California
Los Angeles County
My Comm. Expires Apr 24, 2014

Signature of Notary Public

This area for official notarial seal

© 2004 Notary Learning Center - All Rights Reserved Order Online at www.NotaryLearningCenter.com

SUP-53468

PRJ-53321
03/26/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Si Young Yi

Project Address (Location) 1560 N. Eastern Avenue Text

Project Name Del Mar Restaurant **Proposed Use** Beer/Wine/Cooler

Assessor's Parcel #(s) 139-25-101-020 **Ward #** _____

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

Commercial Square Footage 92,000 **Floor Area Ratio** 66.32%

Gross Acres 8.83 **Lots/Units** _____ **Density** _____

Additional Information Premises is a 61,020 sq. foot swapmeet

PROPERTY OWNER William Miguel **Contact** William Miguel

Address 4205 Baldwin Avenue **Phone:** (626) 618-1060 **Fax:** (626) 618-1091

City El Monte **State** CA **Zip** 91731

E-mail Address wmiguel@marketon.com

APPLICANT Si Young Yi **Contact** Si Young Yi

Address 1560 N. Eastern Avenue **Phone:** (702) 604-6306 **Fax:** (702) 633-5564

City Las Vegas **State** Nevada **Zip** 89101

E-mail Address hyeasternindoorswapmeet@gmail.com

REPRESENTATIVE Jeff Yi **Contact** Jeff Yi

Address 1560 N. Eastern Avenue **Phone:** (702) 600-3580 **Fax:** (702) 633-5564

City Las Vegas **State** Nevada **Zip** 89101

E-mail Address jeffhyi01@gmail.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 William Miguel

Subscribed and sworn before me

This _____ day of _____, 20 _____.

_____

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	SUP-53468
Meeting Date:	05/13/14 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-53321
03/26/14

Revised 10/27/08

California Jurat

State of California

County of Los Angeles] SS

Subscribed and sworn to (or affirmed) before me on 24 day of March
Month

2014 , by William Miguel and
Year Name of Signer

_____ , personally known to me or
Name of Signer (if Any)

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

MARIA DEL CARMEN DIAZ
Commission # 1886007
Notary Public - California
Los Angeles County
My Comm. Expires Apr 24, 2014

Signature of Notary Public

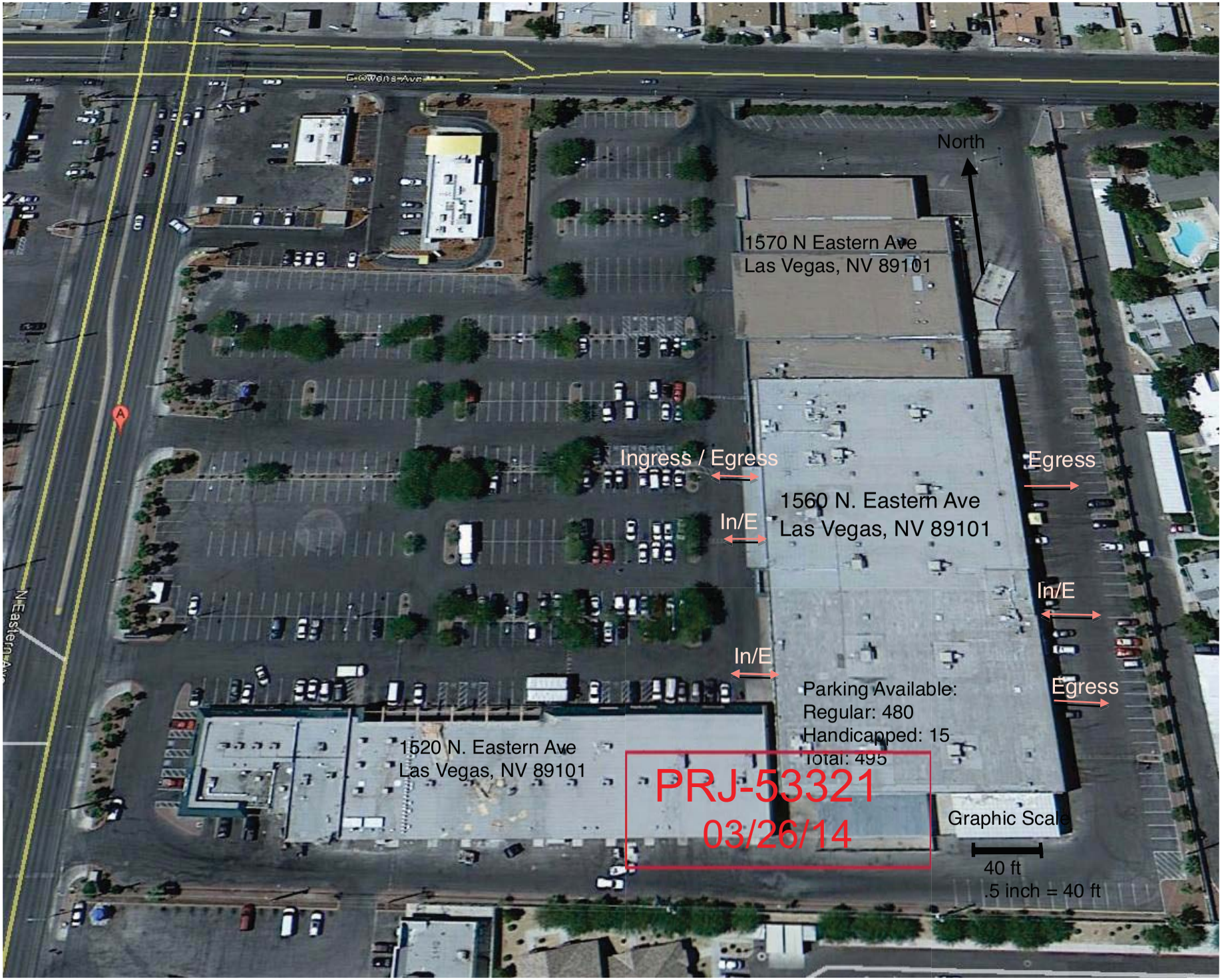
This area for official notarial seal

© 2004 Notary Learning Center - All Rights Reserved

Order Online at www.NotaryLearningCenter.com

SUP-53468

PRJ-53321
03/26/14


W Owens Ave
N Eastern Ave
North
1570 N Eastern Ave
Las Vegas, NV 89101
Ingress / Egress
Egress
1560 N. Eastern Ave
Las Vegas, NV 89101
In/E
In/E
In/E
Egress
Parking Available:
Regular: 480
Handicapped: 15
Total: 495
1520 N. Eastern Ave
Las Vegas, NV 89101
PRJ-53321
03/26/14
Graphic Scale
40 ft
.5 inch = 40 ft

SUP-53468

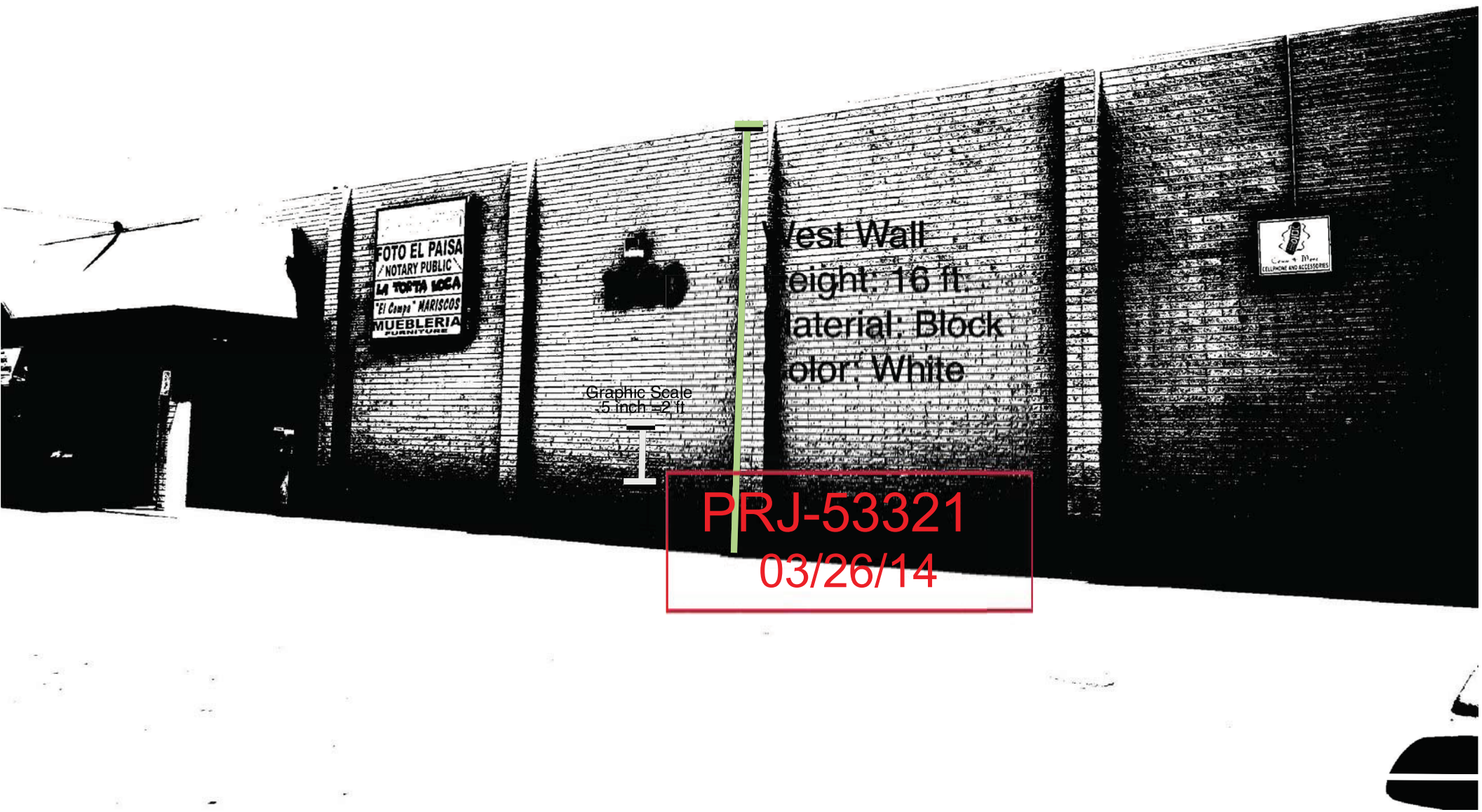


FOTO EL PAISA
NOTARY PUBLIC
LA TORTA LOCA
"El Compa" MARISCOS
MUEBLERIA
FURNITURE
Graphic Scale
.5 inch =2' ft
PRJ-53321
03/26/14

SUP-53468

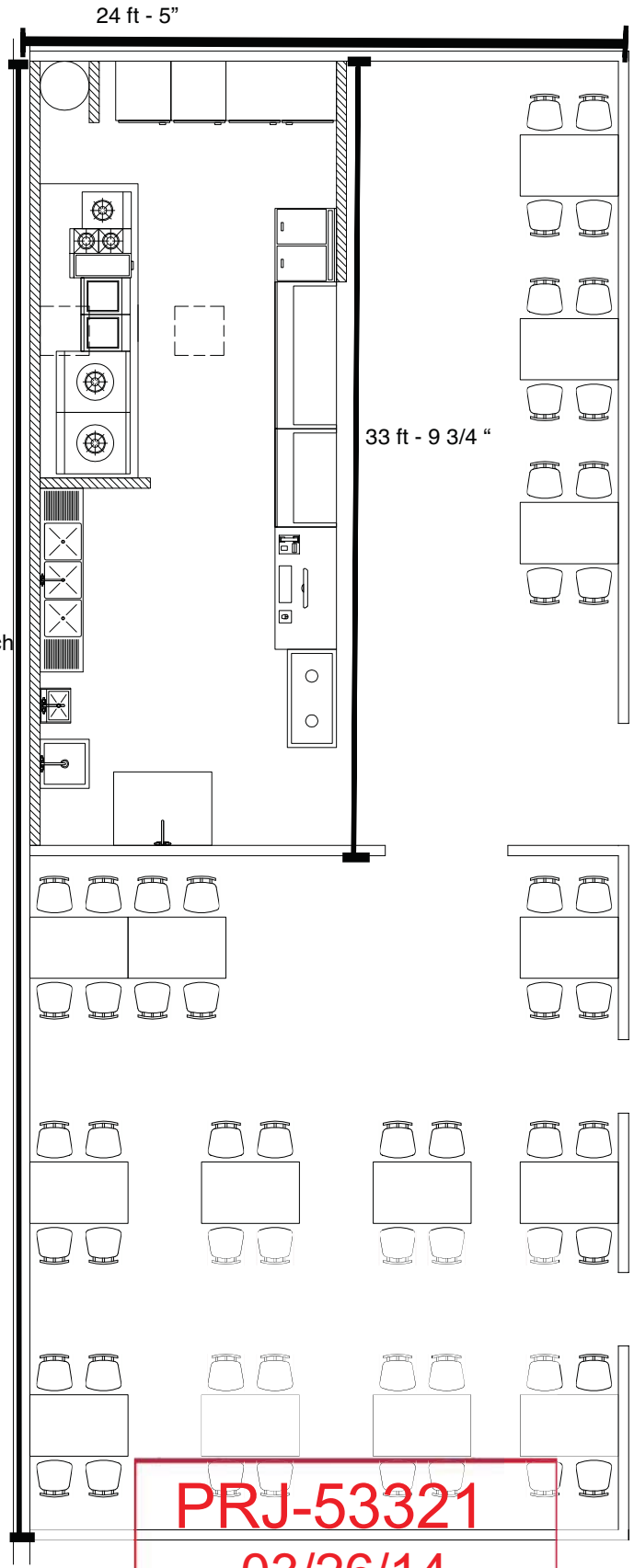
1
A

FLOOR PLAN

SCALE :N.T.S.

Graphic scale

3 ft.



Notes:
Seating Capacity: 56
Max Occupancy: 60

North

PRJ-53321
03/26/14

SUP-53468

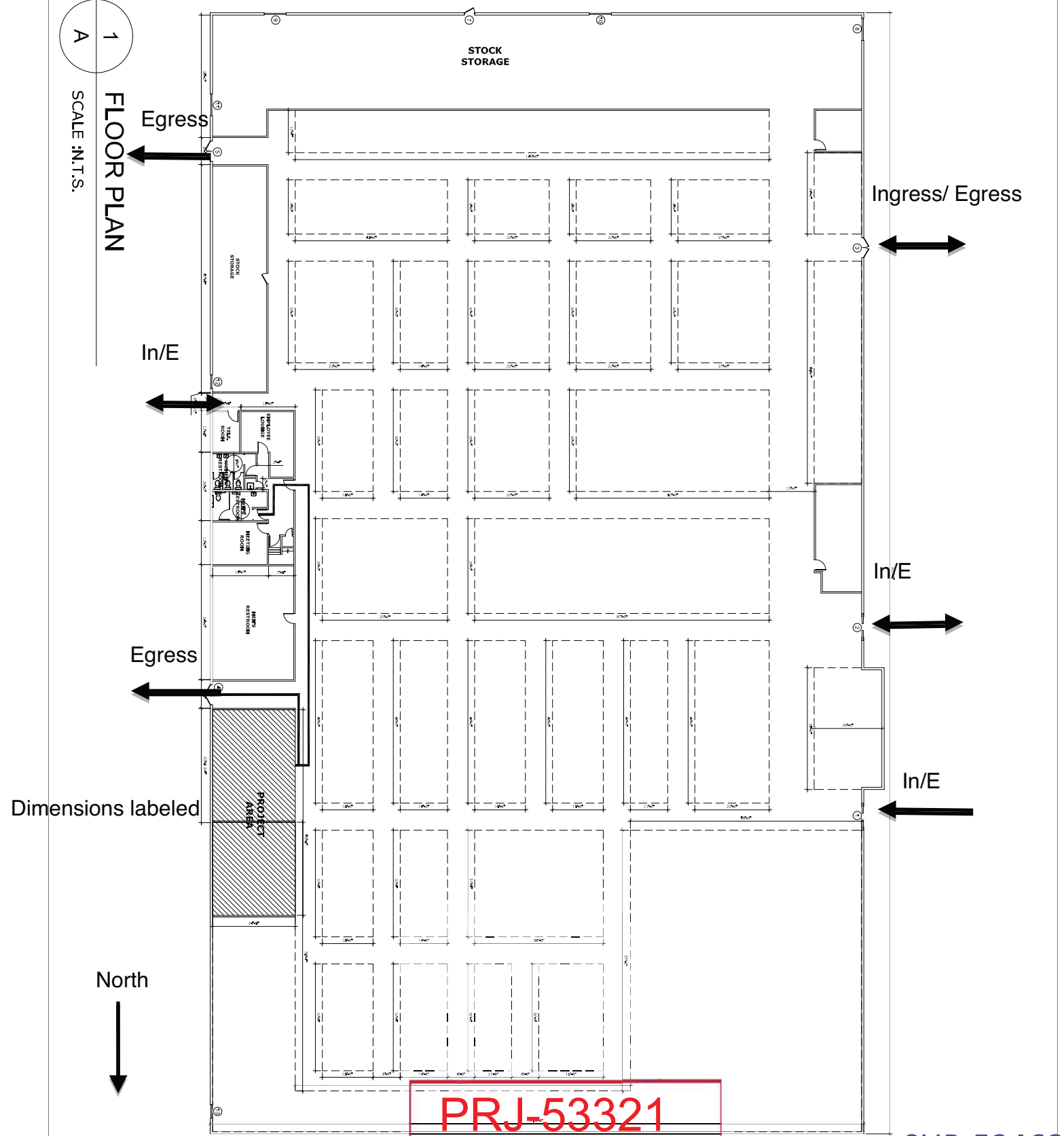
SHEET:	A
SCALE:	
DATE:	
CHECKED:	
DRAWN:	
TITLE:	FLOOR PLAN
PROJECT:	SEA FOOD RESTAURANT
ADDRESS:	1560 NORTH EASTERN AVE LAS VEGAS, NV 89101

K-1 CONSTRUCTIO INC.
LIC # 0066560
PH # (702) 406-1867
E-mail: K1constructions@yahoo.com

1
A

FLOOR PLAN

SCALE :N.T.S.



PRJ-53321
03/26/14

SUP-53468

SHEET:	A
SCALE:	
DATE:	
CHECKED:	
DRAWN:	

TITLE: FLOOR PLAN

PROJECT: SEA FOOD RESTAURANT

ADDRESS: 1560 NORTH EASTERN AVE LAS VEGAS, NV 89101

K-1 CONSTRUCTIO INC.
LIC # 0066560
PH # (702) 406-1867
E-mail: K1constructions@yahoo.com

SUP-53468 [PRJ-53321] - APPLICANT: SI YOUNG YI - OWNER: MIGUEL FAMILY TRUST 1993, ET AL
1560 NORTH EASTERN AVENUE

04/03/2014

SUP-53468 [PRJ-53321] - APPLICANT: SI YOUNG YI - OWNER: MIGUEL FAMILY TRUST 1993, ET AL
1560 NORTH EASTERN AVENUE

04/03/2014

SUP-53468 [PRJ-53321] - APPLICANT: SI YOUNG YI - OWNER: MIGUEL FAMILY TRUST 1993, ET AL
1560 NORTH EASTERN AVENUE

04/03/2014

Justification Letter
City of Las Vegas, Dept. of Planning
Project Number : **PRJ-53321**
Del Mar Restaurant
1560 N. Eastern Ave

Del Mar Restaurant will operate as a high turn-over sit-down(ITE code 932), seafood-based restaurant within Eastern Indoor Swapmeet at address:

1560 N. Eastern Avenue, Las Vegas, NV 89101

Del Mar Restaurant's role will be to attract customers in the Las Vegas area to the Eastern Indoor Swapmeet to enjoy great food, entertainment, and affordable shopping.

Issue

Del Mar requests a Special Use Permit (SUP) for beer/wine/cooler on-sale establishment to enhance customer experience in the restaurant. The SUP will provide Del Mar a unique advantage in attracting customers within our specific demographic which will add value to the Swapmeet and the Plaza in which we are situated. Del Mar seeks to provide its customers with both non-alcoholic and alcoholic (beer) refreshments in conjunction with simple, fresh seafood meals. Though we are applying for the SUP for beer/wine/cooler, we intend to sell only draft beer in plastic containers in conjunction with a meal at the facility .

Information

Del Mar Restaurant's hours of operation will be from 10:00 AM – 7:00 PM, Wednesday – Monday.

Del Mar's business model is unique in its simplicity, and a SUP will enhance the customer's experience at the restaurant. Our food will be easy to prepare, cook, and get out to our customers. At our peak business times, we expect a maximum of 4 employees in the kitchen at any one particular time. We will employ experienced kitchen staff that put cleanliness, sanitation, and customer safety as a priority. Those employees serving alcohol will be required to obtain Alcohol Awareness training and will comply with all health & safety regulations.

A Special Use Permit for beer/wine on-sale on-site Eastern Swapmeet is the first in its history. Applicant Si Young Yi does not own or operate other similar establishments.

Findings

The proposed Special Use Permit will be conducted in a manner that will not compromise the public safety of the surrounding areas. Being aware that there is a security risk with alcohol, we

SUP-53468

PRJ-53321
03/26/14

will mitigate this risk by establishing a designated drinking area for those who choose to purchase beer, hire a security guard, and limit the amount of drinks one individual can consume to two 12fl.oz beverages with their meals. Though we seek to sell alcohol to enhance customer experience at the restaurant, we will do so in a consistent manner so that safety and welfare of the Swapmeet customers are not compromised. The SUP for Del Mar Restaurant, rather, will supplement and add value to the existing Eastern Indoor Swapmeet. Customers will come to enjoy affordable shopping that the Swapmeet currently offers, and with the SUP, will have the opportunity to enjoy a beer in conjunction with their meals at anytime.

The Swapmeet currently receives on average approximately 70 unique visitors daily. The maximum occupancy for Del Mar Restaurant is 60 occupants with a seating capacity of 56 persons. The Del Mar Restaurant, considering the current daily Swapmeet traffic, will be physically suitable for the type and intensity of the proposed SUP. Even with an increase of 20 unique visitors on average, Del Mar will be able to meet any capacity demands.

The Swapmeet building has a floor area of 61,020 sq ft, and the open plaza has an open area of 131,107 sq ft. The plaza provides 480 regular parking spaces and 15 handicapped spaces, totaling 495 spaces. One can access the plaza via Eastern Ave or Owens Ave, both major roads (see site plan for details).

Addressing Concerns

Del Mar Restaurant requests a waiver to allow a 107-foot distance separation from a house of worship where 400 feet is required. We feel that Eastern Avenue is a sufficient buffer to mitigate any conflicts between the house of worship and the Del Mar Restaurant. The buffer includes a major street (Eastern Avenue) with a median, a parking lot, and 100 ft of indoor swapmeet mall space.

With the approval of this Special Use Permit for the Del Mar Restaurant, we can help build a comfortable, safe meeting place for Las Vegas neighborhoods, and rebuild economic confidence in the community.

Sincerely,

Si Young Yi

SUP-53468

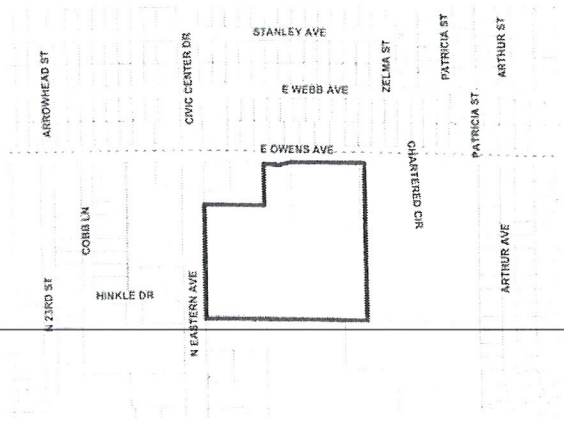
PRJ-53321
03/26/14

Application Information

SUP-53468 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SI YOUNG YI - OWNER: MIGUEL FAMILY TRUST 1993, ET AL - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITHIN A 1,484 SQUARE-FOOT PORTION OF AN EXISTING 63,883 SQUARE-FOOT SWAP MEET WITH A WAIVER TO ALLOW A 107-FOOT DISTANCE SEPARATION FROM A HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED at 1560 North Eastern Avenue (APN 139-25-101-020), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-53321].

We have enough places Selling Alcohol Beverages in this Area now.

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	***May 13, 2014***
Time:	6:00 P.M.
Location:	City Council Chambers 495 South Main Street, 2nd Floor Las Vegas, Nevada 89101

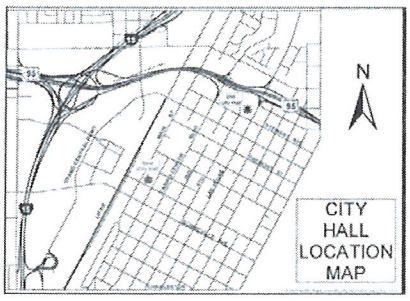
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov.

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.46⁰
0004279218 MAY 01 2014
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-53468 [PRJ-53321]
Planning Commission Meeting of 5/13/2014

XXOS-02-14 LV NV 891XX

RECEIVED
MAY 5 2014
City of Las Vegas
Dept. of Planning

Case: SUP-53468

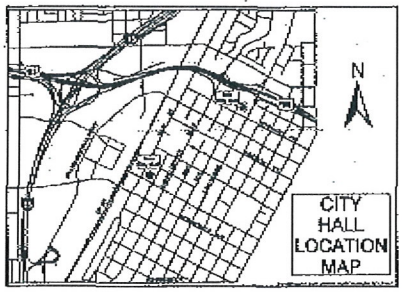
13924412030
PETERS ALLINE
1629 PATRICIA ST
NO LAS VEGAS NV 89030-7271

#30 P

25 89030-1

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
MAY 5 2014
City of Las Vegas
Dept. of Planning

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

☑ I SUPPORT this Request ☐ I OPPOSE this Request

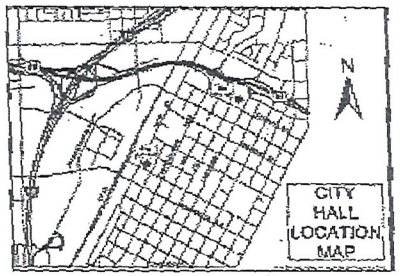
Please use available blank space on card for your comments.

SUP-53468 [PRJ-53321]
Planning Commission Meeting of 5/13/2014

#30A

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

Return Service Requested
Official Notice of Public Hearing



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-53468 [PRJ-53321]

Planning Commission Meeting of 5/13/2014

49 DRDFN11 89104

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.46⁰
0004279218 MAY 01 2014
MAILED FROM ZIP CODE 89101

XX05-02-14 LV NV 891XX

RECEIVED
MAY 5 2014
City of Las Vegas
Dept. of Planning

Case: SUP-53468
2500 EAST OWENS L L C
2711 E SAHARA AVE
LAS VEGAS NV 89104-4119

May. 2. 2014 2:30PM Management Office

#30A

City of Las Vegas Agenda Item No.: **31.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 13, 2014

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

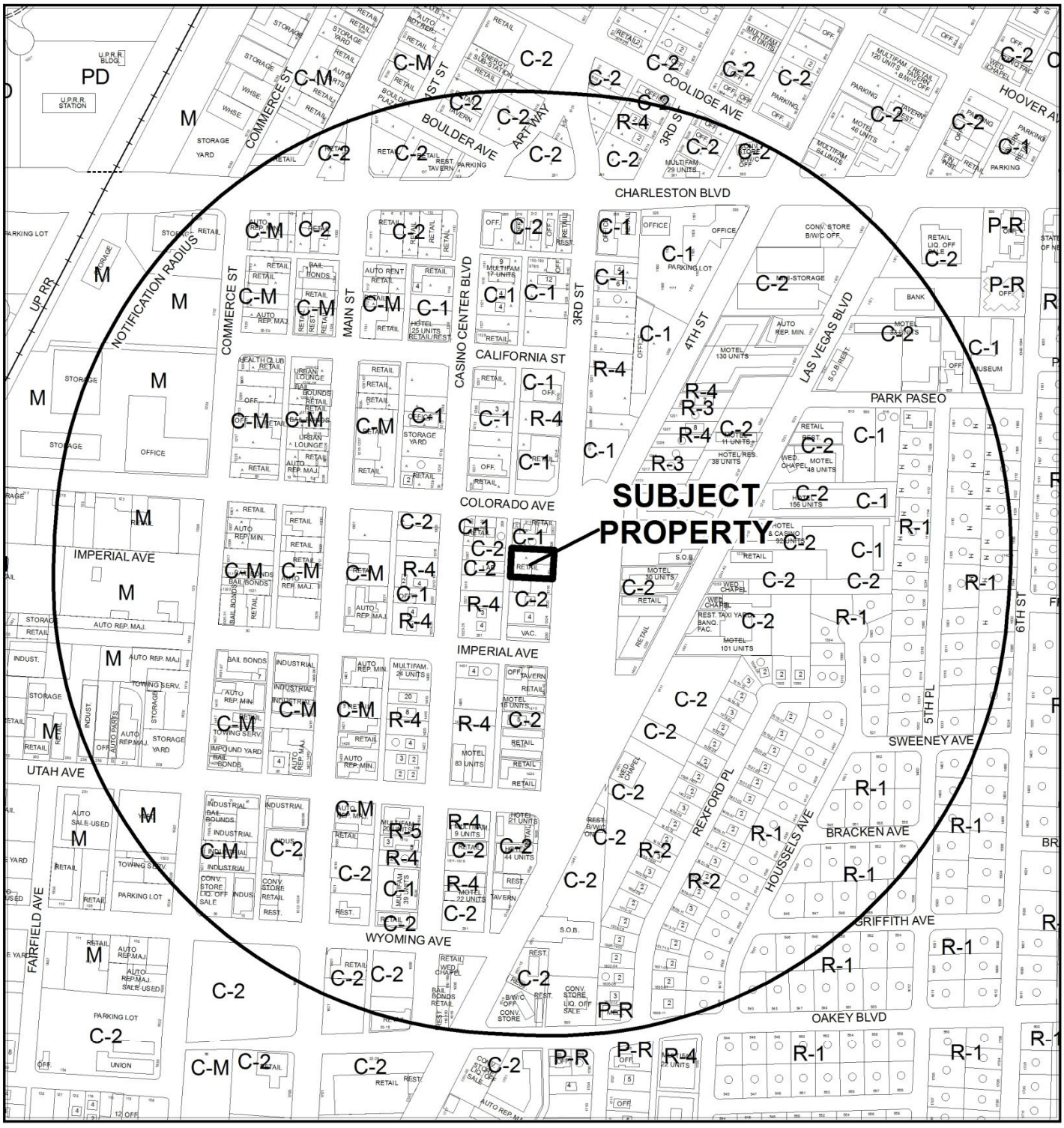
SUBJECT:
SUP-53471 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TENAYA CREEK - OWNER: YE OLDE GOATSHEADE PUB, LTD - For possible action on a request for a Special Use Permit FOR A PROPOSED 17,321 SQUARE-FOOT URBAN LOUNGE USE WITH 970 SQUARE FEET OF OUTSIDE SEATING AREA at 1310 South 3rd Street (APN 162-03-110-023), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-53107]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 6/18/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

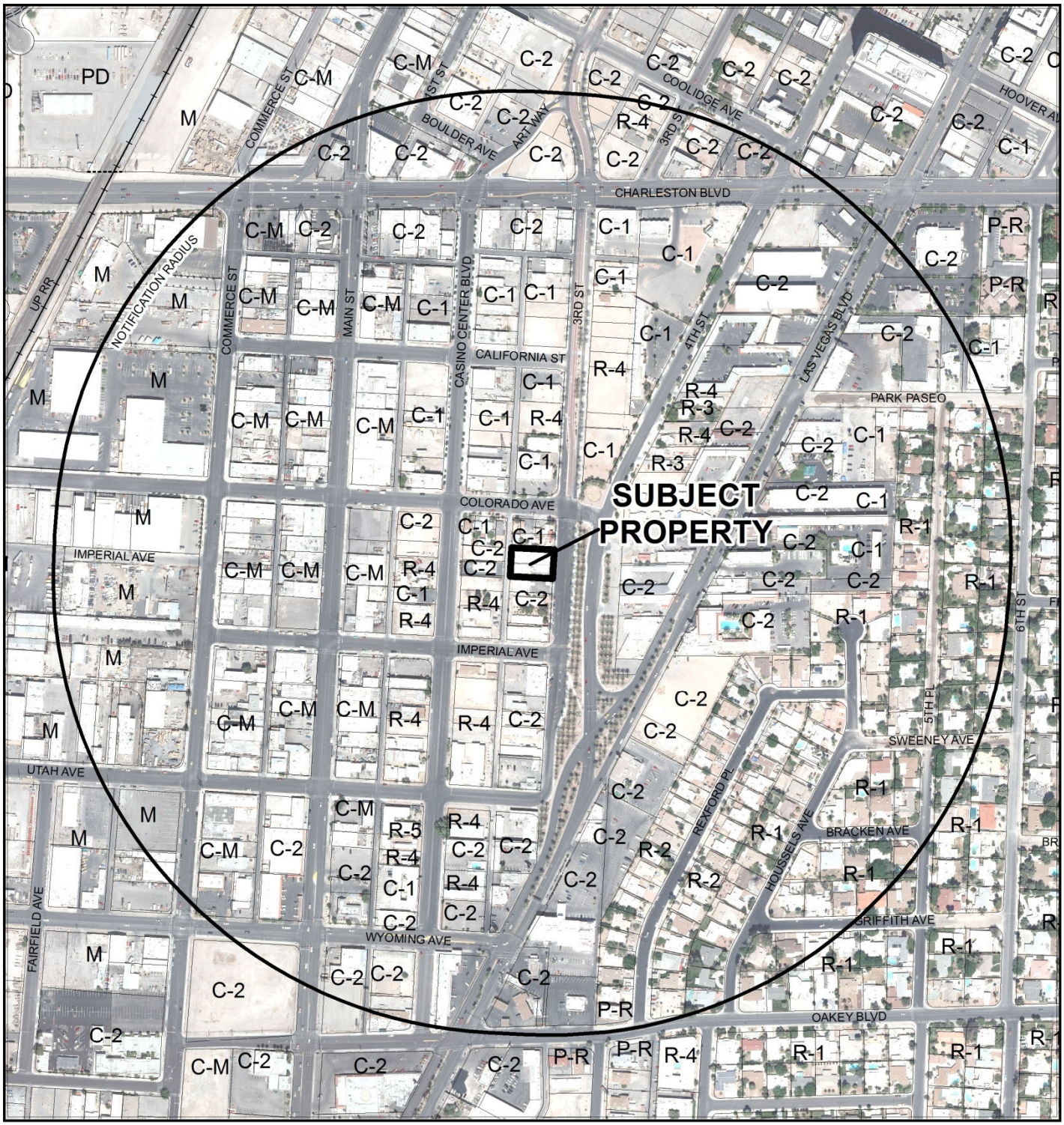
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest and Support Postcards



CASE: **SUP-53471 (PRJ-53107)**

RADIUS: 1500 FEET

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



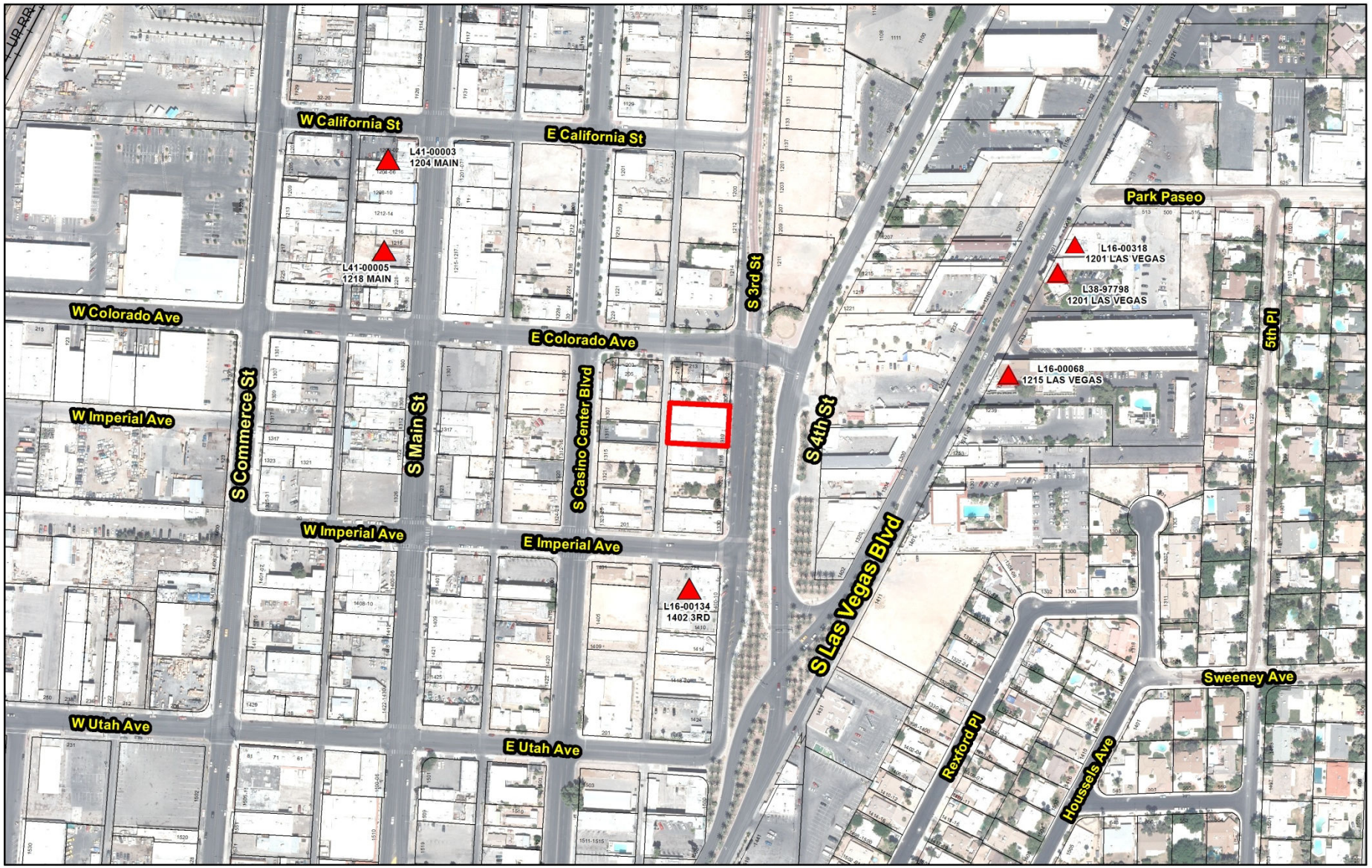
CASE: **SUP-53471 (PRJ-53107)**

RADIUS: 1500 FEET

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

0 300 600 Feet

N



SUP-53471 (PRJ-53107)

Urban Lounge

Business Licenses

Tavern

Protected Uses

RELIGIOUS

CITY PARKS

SCHOOLS

Child Care/
Children Facility

Subject Property

N

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

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

Date: Tuesday, April 01, 2014

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 13, 2014
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: TENAYA CREEK - OWNER: YE OLDE GOATSHEADE PUB, LTD

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-53471	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-53471 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Urban Lounge use.

2. Conformance to the Phasing Plan as reflected on the site plan date stamped 03/26/14.

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

4. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.

5. Seating on the sidewalk is not permitted unless ADA access can be maintained at all times.

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

7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permits or business license.

YK

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

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

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

Public Works

11. Landscape and maintain all unimproved right-of-way, if any, on 3rd Street adjacent to this site. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

12. Submit an Encroachment Agreement for private improvements, including outdoor dining, in the 3rd Street public right-of-way prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting a Special Use Permit for a proposed Urban Lounge use at 1310 South 3rd Street within the 18b The Las Vegas Arts District. The building is currently vacant. The Urban Lounge is 17,321 square feet with an additional 970 square feet of outside patio area. The proposed project meets the primary goal of the 18b The Las Vegas Arts District to, "Promote the arts in general, as well as the enhancement of existing business, while encouraging new pedestrian oriented commercial, professional, and residential growth within the neighborhood." All Title 19 code requires are being met; therefore, staff recommends approval of this request. If denied, the applicant will not be allowed to operate the Urban Lounge use at this location.

ISSUES

- The Urban Lounge use is permitted with the approval of a Special Use Permit in the C-2 (General Commercial) zoning district within the 18b The Las Vegas Arts District. Staff supports the request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
01/18/95	The City Council denied a Variance (V-0169-94) for a Secondhand Store at 1310 South 3rd Street. The Planning Commission recommended approval and staff recommended denial.

Most Recent Change of Ownership	
09/04/96	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
02/19/14	A business license (P62-00030) for an Urban Lounge at 1310 South 3rd Street was applied for. The license is on hold pending approval of a Special Use Permit.
	A business license (G62-02319) for General Sales at 1310 South 3rd Street was applied for. The license is pending.

Pre-Application Meeting	
02/28/14	Staff met with the applicant and reviewed the requirements for a Special Use Permit for an Urban Lounge. It was noted that the applicant is going to remap the property into one parcel to bring it into conformance with code requirements.

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

Field Check	
04/03/14	Staff visited the site and found a vacant commercial building and small parking lot. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	.30

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Vacant	MIX (Mixed Use)	C-2 (General Commercial)
North	General Retail	MIX (Mixed Use)	C-1 (Limited Commercial)
South	Vacant	MIX (Mixed Use)	C-2 (General Commercial)
East	Motel	C (Commercial)	C-2 (General Commercial)
West	Lab	MIX (Mixed Use)	C-2 (General Commercial)
	Undeveloped		R-4 (High Density Residential)

Master Plan Areas	***Compliance***
Downtown Centennial Plan	Y
Special Purpose and Overlay Districts	***Compliance***
Downtown Centennial Plan Overlay District (18b Las Vegas Arts District)	Y
Live/Work Overlay District	N/A

YK

Other Plans or Special Requirements	*Compliance*
Trails	N
Las Vegas Redevelopment Plan Area	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
3rd Street	Secondary Collector	Master Plan of Streets and Highways	80	Y

Parking Requirement - Downtown							
Use	*Gross Floor Area or Number of Units*	*Base Parking Requirement*			*Provided*		*Compliance*
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Urban Lounge	5,770 S F of seating and waiting area; 12,521 SF remaining area	1 space per 50 SF of seating and waiting area	116				
		Plus 1 per 200 SF of remaining area	63				
TOTAL SPACES REQUIRED			179		7		Y *
Regular and Handicap Spaces Required			173	6	6	1	Y *

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

ANALYSIS

The Urban Lounge use is described by Title 19.12 as,

"An establishment that:

1. Is licensed for the sale of alcoholic beverages for consumption on the premises where the same are sold, and the sale, to consumers only and not for resale, of alcoholic beverages in original sealed or corked containers, for consumption off the premises where the same are sold; and

2. Meets the Minimum Special Use Permit Requirements set forth below."

The proposed use meets the description; as the applicant will be operating an Urban Lounge within the boundaries of the 18b The Arts District and has provide a ratio of two seats in the lounge area for every seat provided at the bar.

The Minimum Special Use Permit Requirements for this use include:

1. The use is limited to the area located within the boundaries of the Las Vegas Arts District, as described in the Downtown Centennial Plan and as amended from time to time.
   The proposed use meets this requirement, as the subject site is located in the 18b The Las Vegas Arts District boundaries.

2. For each seat provided at the bar of the establishment, there must be a minimum of two seats within a lounge area located away from the bar.

   The proposed use meets this requirement, as the provided floor plans show the bar with 14 seats and 65 seats provided in the remaining lounge area and an additional 12 seats on the patio.

3. The use is subject to the provisions of LVMC Chapter 6.40 relating to gaming and LVMC Chapter 6.50 relating to liquor control.

   The proposed use will meet this requirement by condition of approval.

The applicant is developing 4,800 square feet of a currently vacant building with an Urban Lounge in the first phase of development, with an additional 670 square feet of patio area. A second phase will have an additional 6,751 square feet and will be developed in the future. The applicant has also included 300 square feet of patio along the 3rd Street right-of-way, but staff has determined that the sidewalk is not wide enough to allow for both seating and ADA access requirements. As a result, this area is not included in the application. The interior of the building will be updated with modern aesthetics and updated restrooms. In addition, the façade will be updated to provide an aesthetic enhancement that will be most noticeable along the recently completed 3rd Street streetscape.

There are seven parking spaces provided, with one handicap accessible parking space shown. Parking in the Downtown Centennial Plan is not automatically applied. There are no set parking standards for an Urban Lounge in Title 19.12, as each will be determined on a case-by-case basis. The Tavern-Limited parking standards were used in the parking table above as a gauge for comparison. However, even these numbers are not really accurate as the vast majority of the square footage of the back of house space is not being developed at this time. Regardless, the site is located on the Bus Rapid Transit (BRT) route and is in a high pedestrian area with the majority of patrons expected to utilize these forms of transportation rather than a vehicle. Staff does not anticipate a parking issue due to this project.

The subject site is within the Las Vegas Downtown Centennial Plan boundaries, and is located in the 18b The Las Vegas Arts District. This district, which is within the bounds of the Downtown South district, is intended to accommodate a wide variety of commercial and residential uses within a dense, urban environment with its own unique design standards. The proposed project is consistent with the goals and objectives of the Downtown Centennial Plan.

FINDINGS (SUP-53471)

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

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

The proposed location for the Urban Lounge use is compatible with the surrounding land uses and supports the goals of the Downtown Centennial Plan and the 18b The Las Vegas Arts District by providing pedestrian-oriented commercial growth and aesthetic enhancements to the property. No waiver of minimum distance separation requirements from protected uses is required.

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

The project is located in an existing large two-story commercial building that can physically house an Urban Lounge that has appropriate land use intensity for the area.

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

The principal vehicular access point for the development is from 3rd Street. The site is also serviced by a public alley. The site has excellent access to the Bus Rapid Transit (BRT) system, which will assist in reducing the number of vehicle trips generated by the development.

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

   The proposed Urban Lounge use will be subject to regular inspections by regulatory agencies for business licensing and therefore, not compromise the public health, safety and welfare, or the overall objectives of the General Plan.

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

   The proposed Urban Lounge use meets all of the Minimum Special Use Permit requirements listed per Title 19.12. Conditions of approval ensure conformance with all other minimum requirements for this use.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 28

NOTICES MAILED 325

APPROVALS 2

PROTESTS 2

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-53471 APN: 162-03-110-23

Name of Property Owner: YE OLDE GOATSHEADE PUB. LTD, RAY PISTOL

Name of Applicant: TENAYA CREEK

Name of Representative: CHRISTINA ROUSH

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: RAY PISTOL

Subscribed and sworn before me

This 7 day of MARCH, 2014

_____

Notary Public in and for said County and State

DAVID MASON
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 10-15-15
Certificate No: 99-37274-1

PRJ-53107
03/26/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: TENAYA CREEK BAR - URBAN LOUNGE

Project Address (Location) 1310 S. 3rd STREET, LAS VEGAS, NV 89104

Project Name TENAYA CREEK BAR **Proposed Use** URBAN LOUNGE

Assessor's Parcel #(s) 162-03-110-023 **Ward #** 3 - COFFIN

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

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

Gross Acres .46 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER YE OLDE GOATSHEADE PUB, LTD **Contact** _____

Address 631 LAS VEGAS BLVD S. **Phone:** _____ **Fax:** _____

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

E-mail Address _____

APPLICANT TENAYA CREEK **Contact** CHRISTINA ROUSH

Address 3101 N. TENAYA WAY **Phone:** (702) 210-6300 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89128

E-mail Address cerousch@gmail.com

REPRESENTATIVE CHRISTINA ROUSH **Contact** _____

Address 8901 Greensboro Ln **Phone:** (702) 210-6300 **Fax:** (702) 243-7700

City Las Vegas **State** NV **Zip** 89134

E-mail Address cerousch@gmail.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 RAY PISTOL

Subscribed and sworn before me

This 7 day of MARCH, 2014.

_____

Notary Public in and for said County and State

DAVID MASON
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 10-15-15
Certificate No: 99-37274-1

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

FOR DEPARTMENT USE ONLY

Case #	SUP-53471
Meeting Date:	05/13/14 PC
Total Fee:	
Date Received:*	
Received By:	

SUP-53107 03/26/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: TENAYA CREEK BAR - URBAN LOUNGE

Project Address (Location) 1310 S. 3rd STREET, LAS VEGAS, NV 89104

Project Name TENAYA CREEK BAR **Proposed Use** URBAN LOUNGE

Assessor's Parcel #(s) 162-03-110-023 **Ward #** 3 - COFFIN

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

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

Gross Acres .46 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER YE OLDE GOATSHEADE PUB, LTD **Contact** _____

Address 631 LAS VEGAS BLVD S. **Phone:** _____ **Fax:** _____

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

E-mail Address _____

APPLICANT TENAYA CREEK **Contact** CHRISTINA ROUSH

Address 3101 N. TENAYA WAY **Phone:** (702) 210-6300 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89128

E-mail Address cerousb@gmail.com

REPRESENTATIVE CHRISTINA ROUSH **Contact** _____

Address 8901 Greensboro Ln **Phone:** (702) 210-6300 **Fax:** (702) 243-7700

City Las Vegas **State** NV **Zip** 89134

E-mail Address Cerousb@gmail.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 RAY PISTOL

Subscribed and sworn before me

This 7 day of MARCH, 2014.

_____

Notary Public in and for said County and State

DAVID MASON
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 10-15-15
Certificate No: 99-37274-1

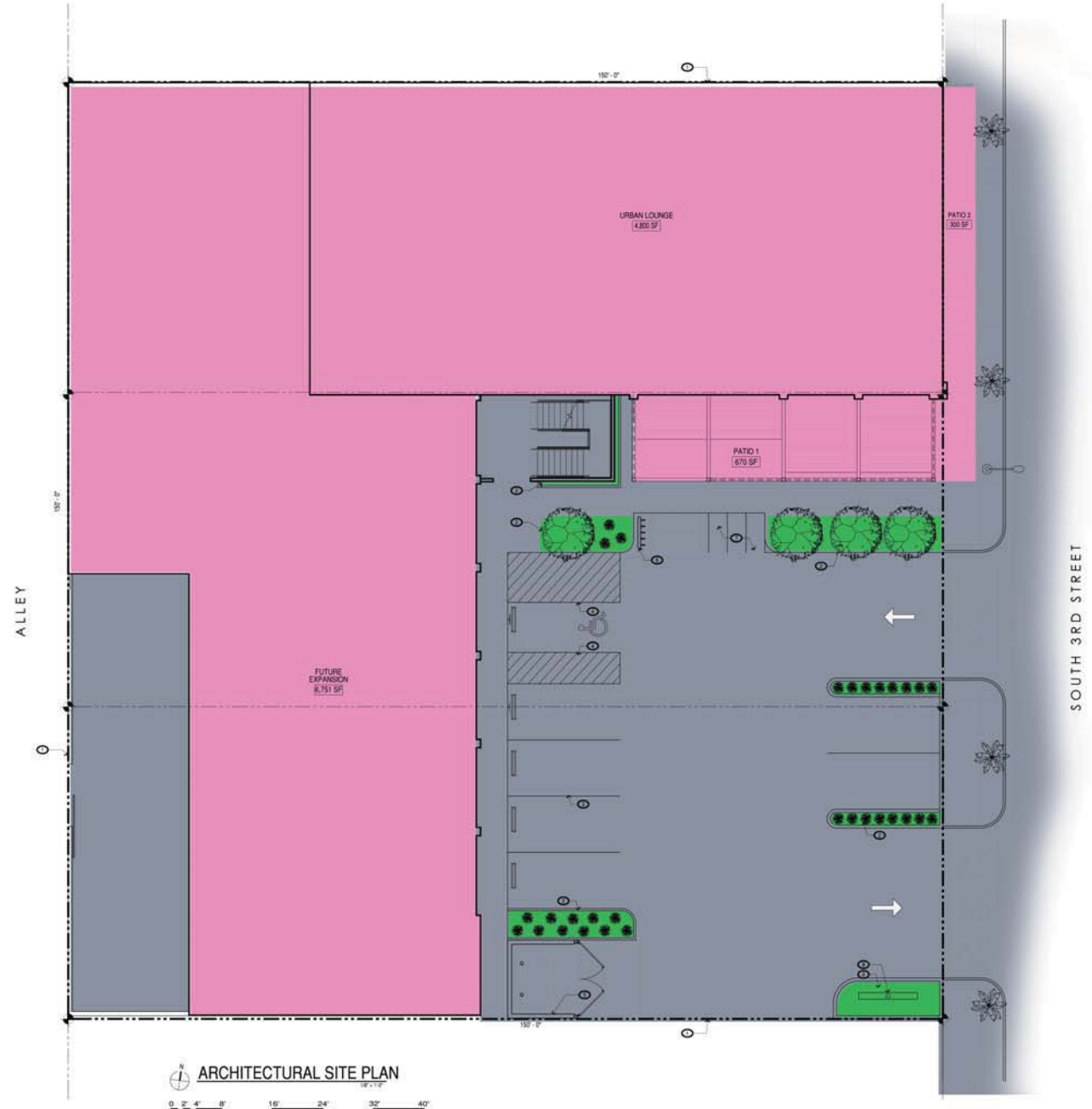
10-15-15

FOR DEPARTMENT USE ONLY

Case #	SUP-53471
Meeting Date:	05/13/14 PC
Total Fee:	
Date Received:*	
Received By:	

*The application will not be deemed complete until the required materials have been reviewed by the Department of Planning for consistency with applicable regulations and guidance.

SUP-53471
03/26/14



ARCHITECTURAL SITE PLAN

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

SUP-53471

LEGEND

- VEHICULAR ACCESS AND DIRECTION OF TRAVEL
- A/C PAINT DESIGNATING ACCESSIBLE PARKING STALL
- APPROVED ACCESSIBLE PARKING SIGNAGE

KEY NOTES

1. PROPERTY LINE
2. PLANTER
3. EXISTING STRIPING
4. NEW PAINT STRIPING
5. TRASH ENCLOSURE
6. BIKE RACK
7. MOTOR SCOOTER PARKING
8. SIGNAGE

PARCEL AND BUILDING INFORMATION

1310 S. THIRD STREET LAS VEGAS, NEVADA 89104
ZONING: GENERAL COMMERCIAL DISTRICT (C-2)
APN: 162-03-110-022 AND 162-03-110-023

PARCEL SQUARE FOOTAGE CALCULATION:

162-03-110-022	7,000 S.F.
162-03-110-023	14,000 S.F.
TOTAL	21,000 S.F.

BUILDING SQUARE FOOTAGE CALCULATION:

1ST FLOOR	12,521 S.F.
2ND FLOOR	5,167 S.F.
TOTAL	17,688 S.F.

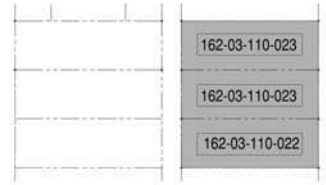
SQUARE FOOTAGE LEGEND

URBAN LOUNGE INDOOR TOTAL SQUARE FOOTAGE: 4,800 S.F.
URBAN LOUNGE OUTDOOR TOTAL SQUARE FOOTAGE: 970 S.F.
URBAN LOUNGE TOTAL SQUARE FOOTAGE: 5,770 S.F.

FUTURE EXPANSION SQUARE FOOTAGE: 6,751 S.F.

PARKING CALCUATION (EXISTING TO REMAIN)

6 PARKING SPACES
1 ACCESSIBLE PARKING SPACES
7 TOTAL PARKING SPACES



PARCEL LEGEND

VICINITY MAP

PRJ-53107
03/26/14

NOVUS ARCHITECTURE
8 E. CHARLESTON BLVD.
LAS VEGAS, NEVADA 89104
702.522.9292 Office
702.541.9596 Fax
www.novusarchitecture.com

PROFESSIONAL STAMP

PROJECT

Tenaya Creek Bar
1310 S. THIRD STREET
LAS VEGAS, NEVADA 89104

REVISIONS

DRAWN BY	CC
REVIEWED BY	DRS
DATE	3.20.2014
PROJECT NO.	14-002.00

DRAWING NAME
SITE PLAN

DRAWING NO.
PRJ53107_SP001

PROPOSED ELEVATION
NTS

NOVUS
ARCHITECTURE
CONNECT | CREATE | CULTIVATE
8 E. CHARLESTON BLVD.
LAS VEGAS, NEVADA 89104
702.522.9292 Office
702.541.9594 Fax
www.novusarchitecture.com

PROFESSIONAL STAMP

PROJECT

Tenaya Creek Bar

1310 S. THIRD STREET
LAS VEGAS, NEVADA 89104

REVISIONS

DRAWN BY	CJC
REVIEWED BY	DRE
DATE	3.20.2014
PROJECT NO.	14-002.00

DRAWING NAME
PROPOSED ELEVATION

PRJ-53107
03/26/14

DRAWING NO.
PRJ53107_EV001

SUP-53471

SQUARE FOOTAGE LEGEND

URBAN LOUNGE INDOOR TOTAL SQUARE FOOTAGE: 4,800 S.F.
URBAN LOUNGE OUTDOOR TOTAL SQUARE FOOTAGE: 970 S.F.
URBAN LOUNGE TOTAL SQUARE FOOTAGE: 5,770 S.F.

FUTURE EXPANSION SQUARE FOOTAGE: 6,751 S.F.

FIRST FLOOR PLAN

GRAPHIC SCALE 0 2' 4' 8' 16' 24' 32' 40'
1/8" = 1'-0"

SUP-53471

NOVUS ARCHITECTURE
8 E. CHARLESTON BLVD.
LAS VEGAS, NEVADA 89104
702.322.9292 Office
702.541.9596 Fax
www.novusarchitecture.com

PROFESSIONAL STAMP

PROJECT
Tenaya Creek Bar
1310 S. THIRD STREET
LAS VEGAS, NEVADA 89104

REVISIONS

DRAWN BY	CJC
REVIEWED BY	DRE
DATE	3.20.2014
PROJECT NO.	14-002.00

DRAWING NAME
FIRST FLOOR PLAN

PRJ-53107
03/26/14

DRAWING NO.
PRJ53107_FP001

SUP-53471 [PRJ-53107] - APPLICANT: TENAYA CREEK - OWNER: YE OLDE GOATSHEADE PUB, LTD
1310 SOUTH 3RD STREET

04/03/2014

SUP-53471 [PRJ-53107] - APPLICANT: TENAYA CREEK - OWNER: YE OLDE GOATSHEADE PUB, LTD
1310 SOUTH 3RD STREET

04/03/2014

SUP-53471 [PRJ-53107] - APPLICANT: TENAYA CREEK - OWNER: YE OLDE GOATSHEADE PUB, LTD
1310 SOUTH 3RD STREET

04/03/2014

March 10, 2014

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

Re: SUP for Tenaya Creek Bar -1310 S. 3rd Street *APN: 162-03-110-023*

We are requesting a Special Use Permit for an Urban Lounge at the above referenced property in the premises previously occupied by "Ye Olde Goatsheade Pub". The proposed bar is located within the City of Las Vegas "18b Arts District".

We are proposing an Urban Lounge Bar with 5 gaming machines, and liquor, as defined in the City's Urban Lounge classification. We expect to have between 15–20 employees, depending upon business volume. Our planned hours of operation are 4:00pm – 2:00am daily. There is seating for 14 at the bar, seating for 91 inside the bar and another 20 seats on the outdoor patio. We are also planning 25 seats in "café" style tables on the 3rd Street sidewalk.

The site at 1310 S. 3rd Street is .46 acres or 20,037sf on two parcels: *APN: 162-03-110-023 & 162-03-110-022*. An existing building of appx. 17,000sf spans both parcels. This SUP is for appx. 5,770sf on the north parcel. We may expand in the future if Downtown business is good. Because the existing building straddles two different parcels, ownership is seeking a reversionary map to clean this up.

This property is across the street from the Deuce Bus stop on 4th Street (Northbound) and sits on the route line for the Downtown loop bus. We believe that the majority of our customers will arrive via public transportation, bicycle, or on foot. In addition we have on-site and street parking for cars, and feel that parking is sufficient. We are providing for bicycle/motorcycle parking in front of our patio.

Tenaya Creek is a family owned and operated business, owned by Tim Etter, Christina Roush, Vince Telles & Dan Etter. We are currently in operation within the City of Las Vegas' Tech Center, at 3101 N. Tenaya Way and have been under the same continuous ownership and operation since our inception in November, 1999. This would be our 2nd location, and will be owned and operated by the same group.

We appreciate your consideration and look forward to opening soon Downtown!

Sincerely,

Tim Etter - Applicant
702.496.2145

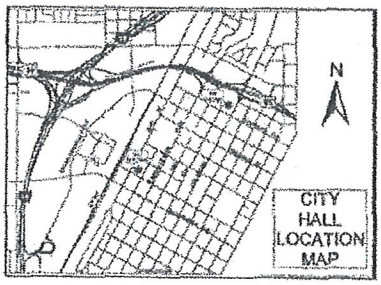
Christina Roush - Applicant
702.210.6300

SUP-53471

PRJ-53107
03/26/14

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

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-5405.

☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-53471 [PRJ-53107]

Planning Commission Meeting of 5/13/2014

100 DRDFN11 91403

XX05-02-14 LV NV 891XX

RECEIVED
MAY 6 2014
City of Las Vegas
Dept. of Planning

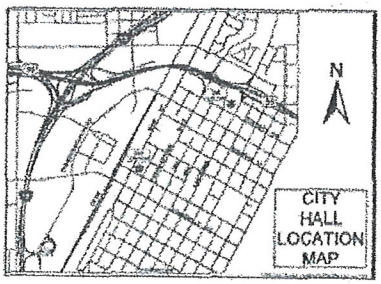
Case: SUP-53471

162032100 25
ALPHA TRUST
15303 VENTURE BLVD #1050
SHERMAN OAKS CA 91403-5862

#31P

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-53471 [PRJ-53107]

Planning Commission Meeting of 5/13/2014

100 DRDFM11 91403

XX05-02-14 LV NV 891XX

RECEIVED
MAY 6 2014
City of Las Vegas
Dept. of Planning

Case: SUP-53471

16203210024
AVGANIM YEHUDA
ALPHA TRUST
15303 VENTURA BLVD #1050
SHERMAN OAKS CA 91403-5862

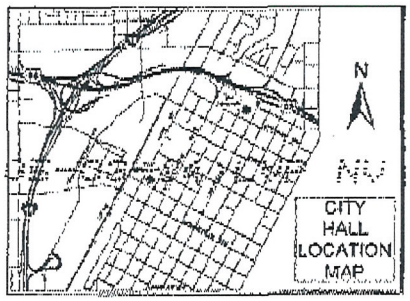
#31P

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
02 1M $ 00.46⁰
0004279218 MAY 01 2014
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
MAY 5 2014
City of Las Vegas
Dept. of Planning

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-53471 [PRJ-53107]
Planning Commission Meeting of 5/13/2014

Case: SUP-53471
16203110107
ZANTAN PROPERTIES L L C
8709 RED RIO DR #103
LAS VEGAS NV 89128-8433

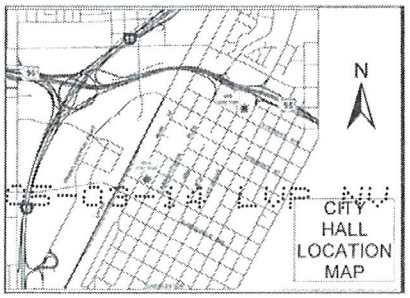
#31A

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.46⁰
0004279218 MAY 01 2014
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
MAY 5 2014
City of Las Vegas
Dept. of Planning

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

Case: SUP-53471
16203212016
MOONEY COURTNEY
ROGERS JOSHUA MICHAEL
1608 HOUSSELS AVE
LAS VEGAS NV 89104-1431

☒ I SUPPORT this Request

☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-53471 [PRJ-53107]

Planning Commission Meeting of 5/13/2014

49 DRDGNMP 89104

#31 A

City of Las Vegas Agenda Item No.: **32.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 13, 2014

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

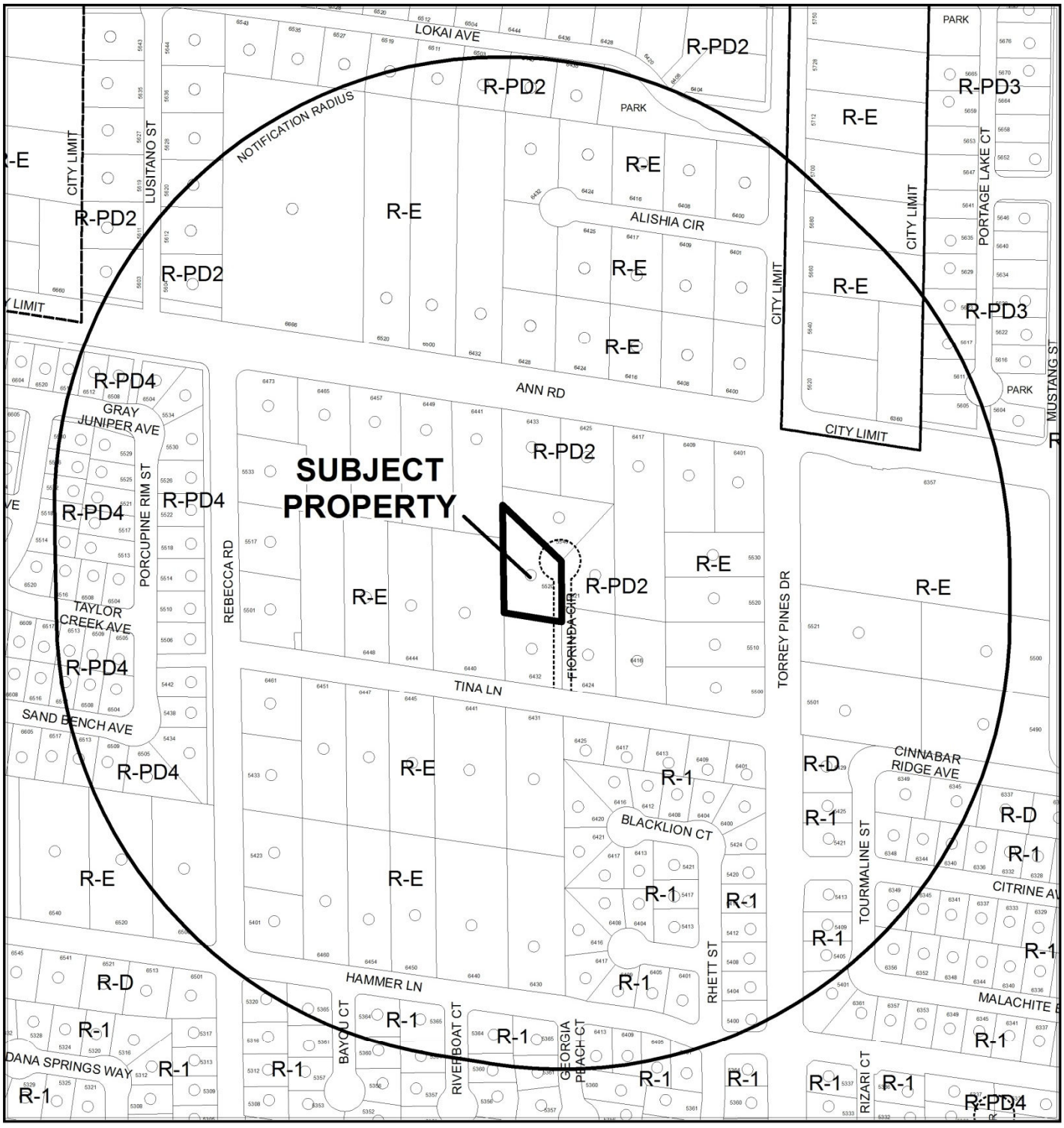
SUBJECT:
SUP-53476 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: TAMARA MARDUENO - For possible action on a request for a Special Use Permit FOR ANIMAL KEEPING AND HUSBANDRY ON A SITE OF LESS THAN TWO ACRES IN WHICH EXOTIC ANIMALS WOULD BE LOCATED CLOSER THAN 1,500 FEET FROM A RESIDENTIAL DWELLING on 0.58 acres at 5520 Fiorinda Circle (APN 125-35-102-015), R-PD2 (Residential Planned Development - 2 Units per Acre) Zone, Ward 4 (Anthony) [PRJ-53403]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 6/18/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



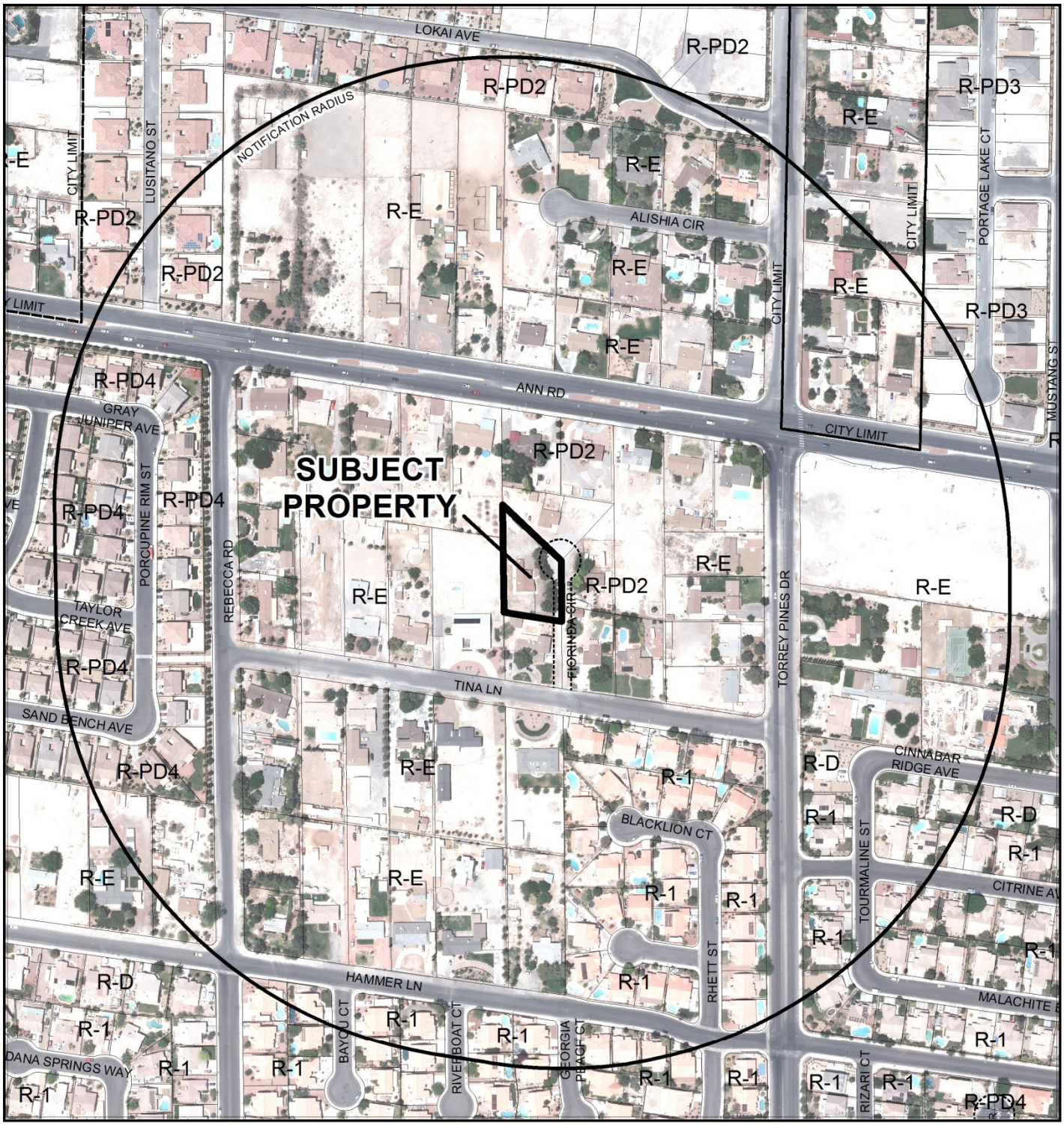
CASE: **SUP-53476 (PRJ-53403)**

0 200 400 Feet

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

N



CASE: **SUP-53476 (PRJ-53403)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

0 200 400 Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 13, 2014
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: TAMARA MARDUENO

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-53476	Staff recommends APPROVAL, subject to conditions:	

**** CONDITIONS ****

SUP-53476 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Animal Keeping and Husbandry use.

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

3. Conformance to the species identified in the justification letter, date stamped 04/16/14 with the exception that Lemurs are prohibited from the subject site.

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

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

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

Public Works

7. Contact the Southern Nevada Health District (SNHD), Environmental Health Division, to obtain written approval showing compliance with a temporary permit for an individual sewage disposal system (ISDS or septic tank system), prior to the issuance of any building permits. Alternatively, connect to public sewer in Tina Lane and abandon the ISDS according to SNHD regulations.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for an Animal Keeping and Husbandry use at 5520 Fiorinda Circle. The applicant is proposing to house a variety of small mammals, small primates and two species of birds. The requested use fails to meet the minimum Conditional Use Requirements as outlined by Title 19.12. Specifically, the use would be conducted on property of less than 2 acres in size and the animals would kept outdoors and within 1,500 feet of another residential dwelling. As a result, a Special Use Permit is required. The applicant is proposing to construct one 100 square-foot enclosed cage and two 200 square-foot enclosed cages in which all animals would be confined and secured. The use would be ancillary to the primary residential use of the property and would not be open to the public. The existing neighborhood is rural in nature with horses and sheep commonly found throughout the area. Staff recommends approval, with conditions.

ISSUES

- The proposed animal enclosures would be located within 1,500 feet of another residential dwelling and the subject site is less than 2 acres in size. A Special Use Permit is required for an Animal Keeping and Husbandry use that does not adhere to the minimum Conditional Use Requirements.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
05/12/64	The Board of City Commissioners approved an Ordinance (#1137) annexing certain specifically described territory adjoining and contiguous to the corporate limits of the city of Las Vegas.

Most Recent Change of Ownership	
03/05/13	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
c. 1984	The single family residence at 5520 Fiorinda Circle was constructed.
10/23/03	A building permit (#3021826) was issued for a water heater. The permit expired on 04/24/04.

Pre-Application Meeting	
03/18/14	Staff met with the owner to discuss the proposal of housing small exotic animals at 5520 Fiorinda Circle. The Animal Keeping and Husbandry use is conditional in the R-E (Residence Estates) zone. Staff concluded that a Special Use Permit was necessary, as the owner could not meet all conditions. Specifically, the animals would be located within 1,500 feet to another residential dwelling and the subject property is less than 2 acres in size. The submittal requirements for a Special Use Permit were discussed.

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

Field Check	
04/03/14	Staff conducted a routine field check and noted a well maintained single family residence.

Details of Application Request	
Site Area	
Gross Acres	0.58

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family Residence	R (Rural Density Residential)	R-PD2 (Residential Planned Development – 2 Units per Acre)
North	Single Family Residence	R (Rural Density Residential)	R-PD2 (Residential Planned Development – 2 Units per Acre)
South	Single Family Residence	R (Rural Density Residential)	R-PD2 (Residential Planned Development – 2 Units per Acre)

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
East	Single Family Residence	R (Rural Density Residential)	R-PD2 (Residential Planned Development – 2 Units per Acre)
West	Single Family Residence	R (Rural Density Residential)	R-E (Residence Estates)

Master Plan Areas	*Compliance*
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
No Applicable Special Purpose or Overlay Districts	N/A
R-PD (Residential Planned Development) District	Y
A-O (Airport Overlay) District (200 Feet)	Y
Rural Preservation Overlay District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Fiorinda Circle	Local Street (Private)	Master Plan of Streets and Highways	40	Y

ANALYSIS

The applicant is requesting a Special Use Permit for an Animal Keeping and Husbandry use at 5520 Fiorinda Circle. The applicant is requesting to house non-domestic animals at the subject site. According to the submitted justification letter, the applicant is specifically requesting to house small mammals and small primates, as well as two types of birds.

The use Animal Keeping and Husbandry is defined by Title 19.12 as "the raising, keeping and breeding of domestic or nondomestic animals. The use must be ancillary to the principal use, but may be conducted for commercial purposes. The use includes the keeping of animals for the development of animal products such as meat, fur or eggs, but does not include the keeping of animals as household pets."

The proposed use meets the definition noted above, as the applicant is requesting to house small primates, small mammals and birds that have been abused, neglected or abandoned. The use would be ancillary to the primary residential use of the property. The use would not be open to the public and there would be no employees or volunteers hired for upkeep.

The minimum Conditional Use Requirements with respect to non-domestic animals include:

a. Animals shall be confined at all times within a secured, enclosed or fenced area.

According to the submitted site plan and justification letter, the applicant would provide three enclosures totaling 500 square feet in size. The proposed small primates, small mammals and birds would be secured at all times. The animal enclosures would be constructed to exceed state and federal regulations as outlined by the USDA and Department of Wildlife.

b. Animals which are kept outdoors must be located at least 1,500 feet from any residential dwelling, school, child care facility or public park.

The proposed use does not adhere to the required 1,500-foot distance separation from residential dwellings. There are several residential dwellings within the 1,500-foot distance separation with the closest located approximately 60 feet from the proposed use. All other protected uses are located at least 1,500 feet from the proposed use.

c. The site must have a minimum area of 2 acres.

The subject site does not meet the minimum size requirement, as it is 0.58 acres in area.

d. All operations and activities shall be in accordance with LVMC Title 7.

According to the submitted justification letter, all operations and activities shall be in accordance with all state and federal regulations. A condition of approval has been added requiring compliance with LVMC Title 7.

The proposed use does not meet condition 2a or 2b of the four Conditional Use Requirements for Animal Keeping and Husbandry, with respect to non-domestic animals. The zoning code accommodates for the keeping of non-domestic animals but places a minimum 1,500-foot distance separation from residential dwellings, public parks and child care facilities. There are numerous residential dwellings within 1,500 feet of the proposed facility, with the closest located approximately 60 feet to the south. In addition, Title 19.12 requires the keeping of non-domestic animals to be located on a site of at least two acres in size. The subject site is only 0.58 acres, which does not meet the minimum standard. As a result, a Special Use Permit is required.

Currently, the subject site contains a 1,900 square-foot single family residence with a 428 square-foot detached garage. The applicant is proposing to construct three cages, of which one cage would be 100 square feet in size and the other two cages would be 200 square feet in size. According to the submitted justification letter, the applicant is proposing to house wallabies, coati mundis, kinkajous, sloths, armadillos, cavy's, agouti's, lemurs, owl monkey's, binturongs, bush babies, porcupines, sugar gliders, servals, savannah cats, and Bengal cats. The applicant is also seeking to house macaws and African greys, which are birds. The submitted letter details the matured size of each species, as well as the maximum number of animals per species that could fit in the cages at one time. A majority of the proposed animals are one to two feet long. The largest animal proposed is the capuchin monkey, which measures four to five feet in length when including the tail in the measurement. Although the applicant is requesting to house twenty different species types, the limited number of cages available for the animals would restrict the total number of animals at the subject site. At maximum occupancy, each cage could house up to four animals, bringing the animal total for the site to twelve.

Due to the close proximity to neighboring residences, staff has identified potential noise as a primary concern. The Lemur has been identified as a species prone to varying vocalizations at moderate to high levels. The extensive vocal repertoire makes the species inappropriate for the surrounding community. As a result, a condition of approval has been added prohibiting Lemurs from the subject site. The property owner is a trained animal behaviorist and resides at the subject site. The owner would be responsible for the rehabilitation efforts of the housed animals, which would be confined and secured to the proposed cages at all times. The existing neighborhood is rural in nature with horses and sheep commonly found throughout the area. Staff recommends approval, with an added condition to exclude Lemurs from the subject property for noise concerns.

FINDINGS (SUP-53476)

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

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

   The surrounding single family residential community is rural in nature with horses and sheep commonly found throughout the area. The proposed rehabilitation center would not be open to the public, which would allow the subject property to maintain its primary residential use and character. A condition of approval has been added prohibiting Lemurs from the property for noise concerns. As a result, the use can be conducted in a manner that is harmonious with the surrounding land uses.

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

   The R-PD2 (Residential Planned Development – 2 Units per Acre) zoned property is suitable for the proposed use. The limited number of accessory structures permitted on the subject site severely limits the total number of animals that could potentially be housed on the property. In addition, the proposal is not considered a commercial use, as the subject site would not be open to the public.

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

   Site access is provided from Fiorinda Circle, a 40-foot wide Private Street. The street is adequate in size to accommodate the proposed Animal Keeping and Husbandry use.

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

   Approval of the proposed Special Use Permit would be consistent with the objectives of the General Plan and all code requirements.

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

   The proposed Animal Keeping and Husbandry use does not adhere to the minimum Conditional Use Requirements as outlined by Title 19.12. As a result, the applicant must pursue a Special Use Permit. The proposed use complies with all other Title 19 requirements.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 27

NOTICES MAILED 193

APPROVALS 0

PROTESTS 1

GK

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-53476

Case Number: PRJ-53403 APN: 125-35-102-015

Name of Property Owner: Tamara Mardueno

Name of Applicant: Tamara Mardueno

Name of Representative: Tamara Mardueno

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: Tamara Mardueno

STATE OF NEVADA,
COUNTY OF CLARK,
Subscribed and sworn before me

This 26TH day of MARCH, 2014

EXP 02/01/2017
Notary Public in and for said County and State

BRENDON HAACKE
Notary Public, State of Nevada
Appointment No. 09-9381-1
My Appt. Expires Feb 1, 2017

PRJ-53403
03/27/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tamara Mardueno

Project Address (Location) 5520 Fiorinda Cir.

Project Name True Wild Exotic Animal Sanctuary **Proposed Use** Animal Keeping

Assessor's Parcel #(s) 125-35-102-015 **Ward #** 4

General Plan: existing R proposed none **Zoning:** existing R-PD2 proposed none

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

Gross Acres .58 acres **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Tamara Mardueno **Contact** Tamara Mardueno

Address 5520 Fiorinda Cir. **Phone:** (702) 372-4784 **Fax:** _____

City Las Vegas **State** NV. **Zip** 89130

E-mail Address truewild@live.com

APPLICANT Tamara Mardueno **Contact** Tamara Mardueno

Address 5520 Fiorinda Cir. **Phone:** (702) 372-4784 **Fax:** _____

City Las Vegas **State** NV. **Zip** 89130

E-mail Address truewild@live.com

REPRESENTATIVE Tamara Mardueno **Contact** Tamara Mardueno

Address 5520 Fiorinda Cir. **Phone:** (702) 372-4784 **Fax:** _____

City Las Vegas **State** NV. **Zip** 89130

E-mail Address truewild@live.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 Tamara Mardueno

STATE OF NEVADA, COUNTY OF CLARK

Subscribed and sworn before me

This 26TH day of MARCH, 20 14.

_____

Notary Public in and for said County and State

BRENDON HAACKE
Notary Public, State of Nevada
Appointment No. 09-9381-1
My Appt. Expires Feb 1, 201

Revised 10/27/08

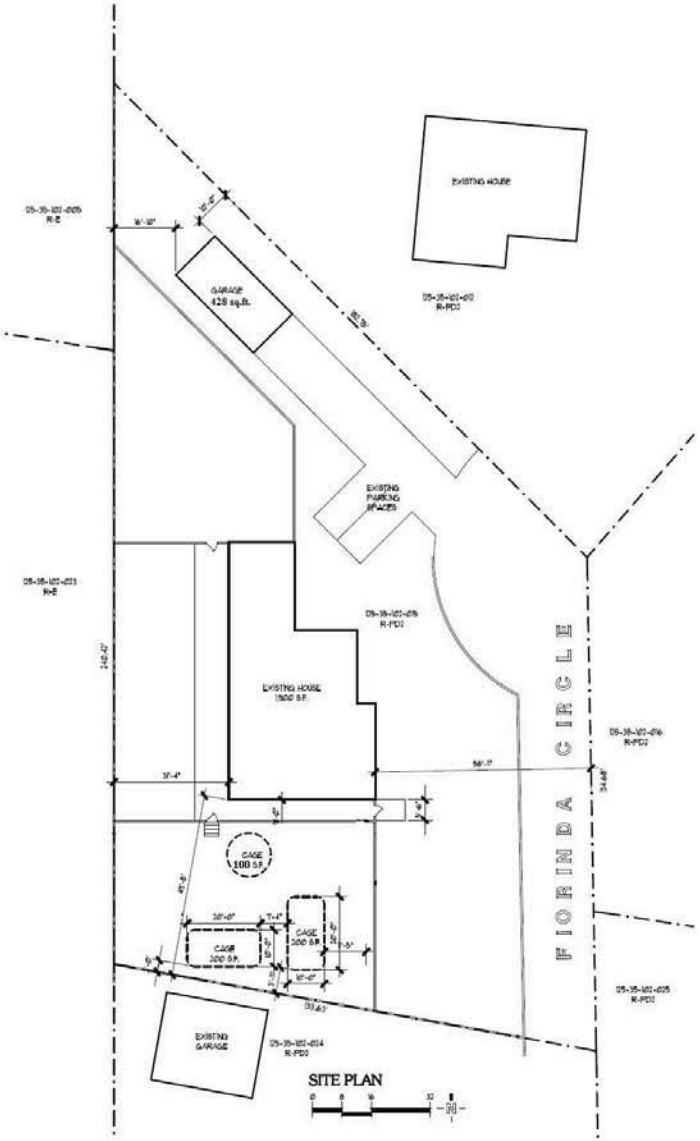
FOR DEPARTMENT USE ONLY

Case #	SUP-53476
Meeting Date:	05/13/14 PC
Total Fee:	
Date Received:*	
Received By:	

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

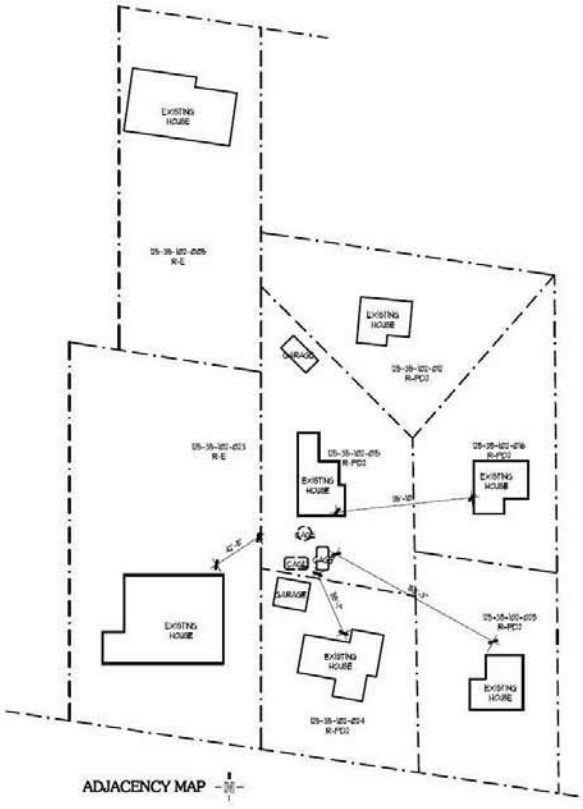
PRJ-53403
03/27/14

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



SITE PLAN

VICINITY MAP



ADJACENCY MAP

PRJ-53403
03/27/14

PROJECT
True Wild Exotic Animal Sanctuary

ADDRESS
5580 Fiorinda Circle

OWNER
Tamara Manduano

JURISDICTION
Las Vegas, Nevada

APN
125-35-102-015

PROJECT NUMBER
PRJ - 53403

SHEET NAME
SITE PLAN

SHEET NUMBER
SP001

SUP-53476

FUTURE PROPOSED CAGE
MAXIMUM 10'-0" HIGH

FUTURE PROPOSED CAGE
MAXIMUM 10'-0" HIGH

8 EV001 EXISTING GARAGE
MAXIMUM 10'-0" HIGH

4 EV001 EXISTING YARD AND HOUSE TO THE SOUTH

FUTURE PROPOSED CAGE
MAXIMUM 10'-0" HIGH

FUTURE PROPOSED CAGE
MAXIMUM 10'-0" HIGH

7 EV001 EXISTING HOUSE NORTH ELEVATION

3 EV001 EXISTING HOUSE SOUTH ELEVATION

FUTURE PROPOSED CAGE
MAXIMUM 10'-0" HIGH

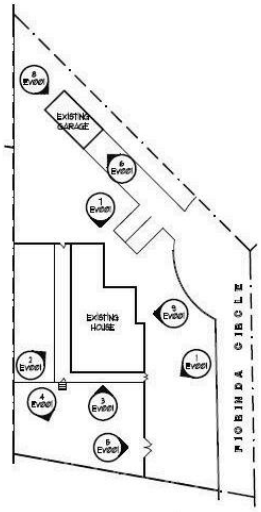
6 EV001 EXISTING GARAGE PARKING FOR ONE CAR

2 EV001 EXISTING HOUSE WEST ELEVATION

9 EV001 EXISTING HOUSE EAST ELEVATION

5 EV001 EXISTING YARD

1 EV001 EXISTING YARD



KEY PLAN

PROJECT
True Wild Exotic Animal Sanctuary

ADDRESS
5520 Florinda Circle

OWNER
Tamara Marduano

JURISDICTION
Las Vegas, Nevada

APN
195-35-108-015

PROJECT NUMBER
PRJ - 53403

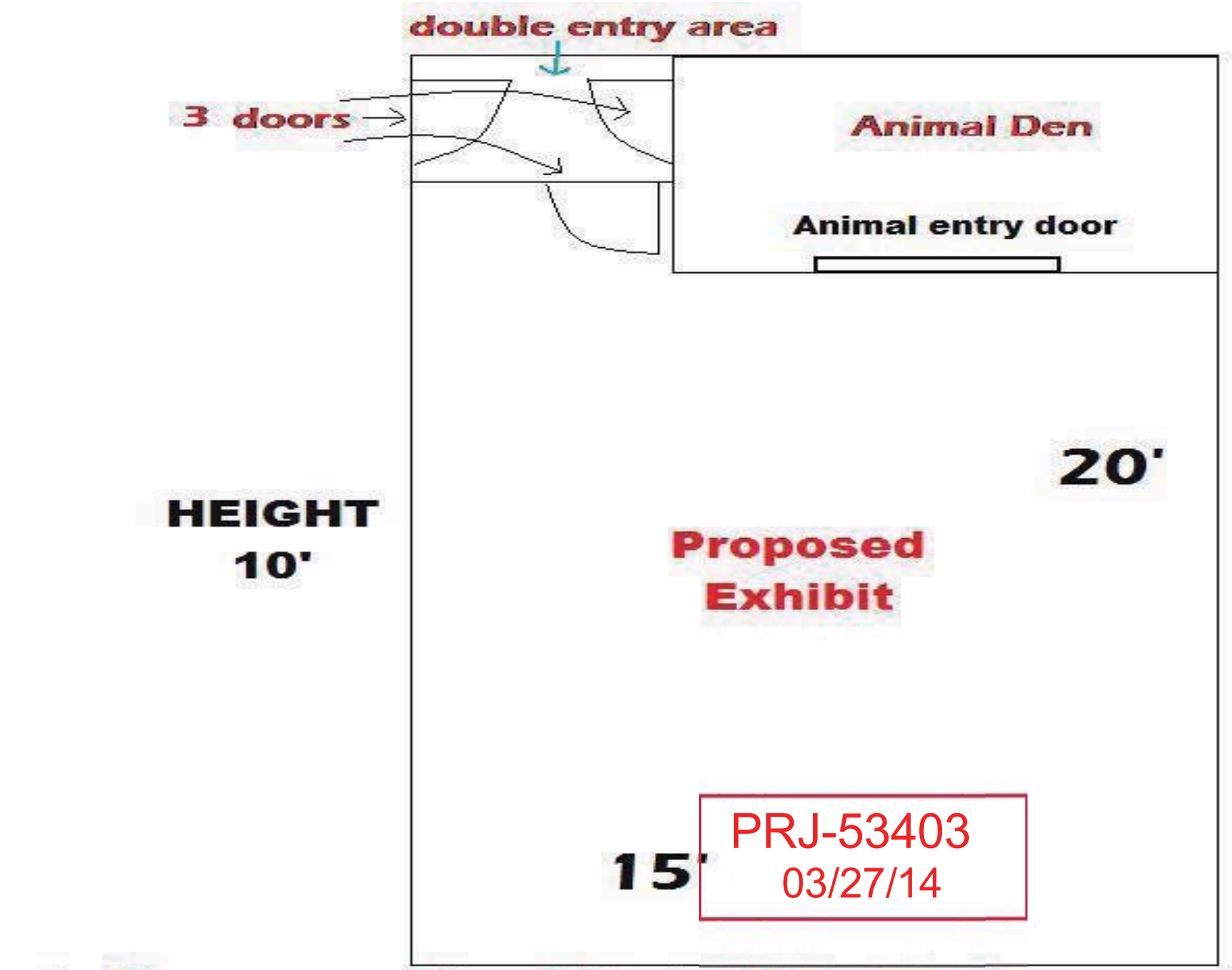
SHEET NAI
ELEVATIONS

SHEET NUMBER
EV001

PRJ-53403
03/27/14

SUP-53476

SUP-53476


double entry area
3 doors
Animal Den
Animal entry door
20'
HEIGHT
10'
Proposed
Exhibit
15'
PRJ-53403
03/27/14
note: There are no existing exibits at 5520 Fiorinda Cir.

SUP-53476

SUP-53476 [PRJ-53403] - APPLICANT/OWNER: TAMARA MARDUENO
5520 FIORINDA CIRCLE

04/03/2014

SUP-53476 [PRJ-53403] - APPLICANT/OWNER: TAMARA MARDUENO
5520 FIORINDA CIRCLE

04/03/2014

Tamara Mardueno
5520 Fiorinda Cir.
Las Vegas, NV. 89130

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

RE: Justification Letter – Special Use Permit

To Whom It May Concern,

My name is Tamara Mardueno, I currently reside at 5520 Fiorinda Cir. Las Vegas, NV. 89130. I would like a special use permit to house small exotic animals at this location. I am co founder of True Wild Exotic Animal Sanctuary, dedicated to the rescue of abused, neglected, abandoned, and surplus exotic animals. We will not be open to the public and do not have any employees. There will not be any unnecessary/dangerous hands on interaction with any of the animals, or breeding. I am an animal behaviorist with 8+ years experience working with exotics and my husband is a certified animal rehabilitator. We are requesting the permit to house the following animals: small primates (i.e. capuchins), small mammals (i.e. wallaby, coati mundi, kinkajou) and birds (i.e. Macaws, African Grey). Permit not to include big cats (i.e. tigers, lions, cougars), large mammals (i.e. bears, chimps, zebra), large reptiles (i.e. alligators) or large birds (i.e. ostrich, emu). The amount of animals is undetermined. Our floor plan shows that we can have 3 large size habitats on our property. Some animals (i.e. capuchin) can live in pairs, some (i.e. coati mundi) may be solitary or can live in small groups. Each enclosure will be built specifically for each of the animals psychological and physical needs, therefore the number of animals we can rescue will be dependent on the space we have left with each animal we receive.

Some examples of animals, adult size, and group size for a 10 x 20 is:

Small mammals

- Wallabies
  - 3ft. tall
  - Up to 3
- Sloths
  - 2 ft. long
  - Up to 3
- Armadillo
  - 1-2 ft. long
  - Up to 4
- Coati mundi
  - 2-3 ft. long
  - Up to 3
- Cavy
  - 1-2 ft. tall
  - Up to 4
- Agouti
  - 1 ft. tall
  - Up to 6
- Lemur

SUP-53476

PRJ-53403
04/16/14

    - 4-5 ft. long including tail
    - Up to 3
- Capuchin
    - 4-5 ft. long including tail
    - Up to 3
- Squirrel Monkey
    - About 1 ft. including tail
    - Up to 5
- Owl Monkey
    - 1- 1 ½ ft. including tail
    - Up to 5
- Kinkajou
    - 3-4 ft. long including tail
    - Up to 5
- Binturong
    - 2-3 ft. long
    - Up to 2
- Bush baby
    - 1- 1 ½ ft. including tail
    - Up to 5
- Porcupine
    - 2-3 ft.
    - Up to 3
- Sugar Gliders
    - Up to 1 ft. including tail
    - Up to 7
- Serval
    - 2 ft. tall
    - 1
- Savannah cat
    - 1 ½ - 2 ft. long
    - Up to 2
- Bengal cat (not to be confused with “Bengal Tiger”)
    - 1 ½ - 2 ft. long
    - Up to 2
- Macaw
    - 3-4 ft. long including tail
    - Up to 5
- African Grey
    - 1 ft.
    - Up to 5

We have spoken to our neighbors about this plan and none have expressed any concern and feel comfortable because we are experienced, educated and have no interest in housing larger dangerous animals. All animals will meet and/or exceed state and federal regulations (ex. USDA, Dept. of Wildlife etc.). Animal habitats will be cleaned at twice daily, keeping the odor nonexistent. Enclosures will have daily maintenance checks and necessary upgrades, ensuring no animal mishaps. Due to the smaller size

of our property and proximity to residences we will be selective in the animals we take in making sure there is no sound disruption to the neighborhood environment.

We meet city regulations for a special use permit because the property is located among houses that have horses, chickens, goats, cows, etc. The property is located on a private road so there will be no interference with the neighborhood. We will not be open to the public nor have any employees, so parking and street traffic is not an issue. The sanctuary will be well landscaped and kept clean keeping the integrity of the neighborhood. Thank you so much for your consideration on this issue. Please contact me directly at the number below with any questions, issues or concerns.

Sincerely,

Tamara Mardueno
702-372-4784

SUP-53476

PRJ-53403
04/16/14

P 1/1

>> City of Las Vegas

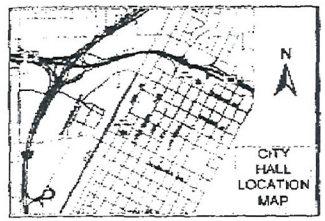
2013-05-05 15:33

#32p

City of Las Vegas
Dep tment of Planning
Dev opment Services Center
333 orth Rancho Drive, 3rd Floor
Las egas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing

RECEIVED
MAY 6 2014
City of Las Vegas
Dept. of Planning



If u wish to file your protest or support on this request, check the app priate box below and return this card in an envelope with postage to the Dep rtment of Planning at the address listed above, fax this side of this card to (70 464-7499 or make your comments at www.lasvegasnevada.gov. If you wo d like to contact your Council Representative, please call (702) 229-64 .

☐ I SUPPORT this Request
☒ I OPPOSE this Request

Ple se use available blank space on card for your comments.
SU -53476 [PRJ-53403]
Pla ning Commission Meeting of 5/13/2014

$ 00.46

**05-02-14 LV NV 891

Case: SUP-53476
12526411015
WEST BEATRICE F
5603 LUSITANO ST
LAS VEGAS NV 89130-1262

SE GRDFN11 89130

City of Las Vegas Agenda Item No.: **33.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 13, 2014

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

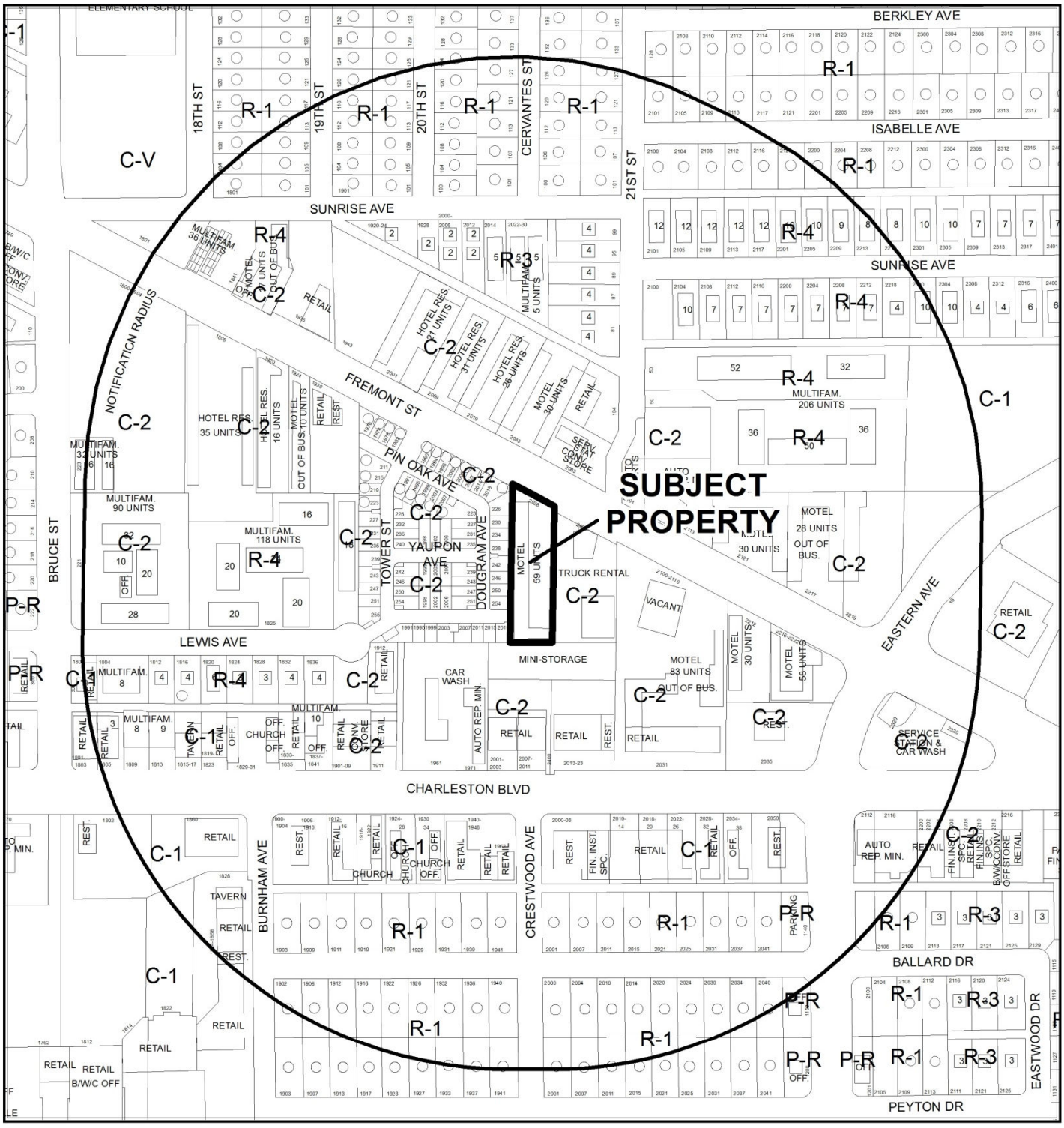
SUBJECT:
SUP-53484 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: FREMONT TRAVEL INN, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED HOTEL, RESIDENCE at 2028 Fremont Street (APN 139-35-803-011), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-53411]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 6/18/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Letter from LOCHSA Engineering - Parking Analysis



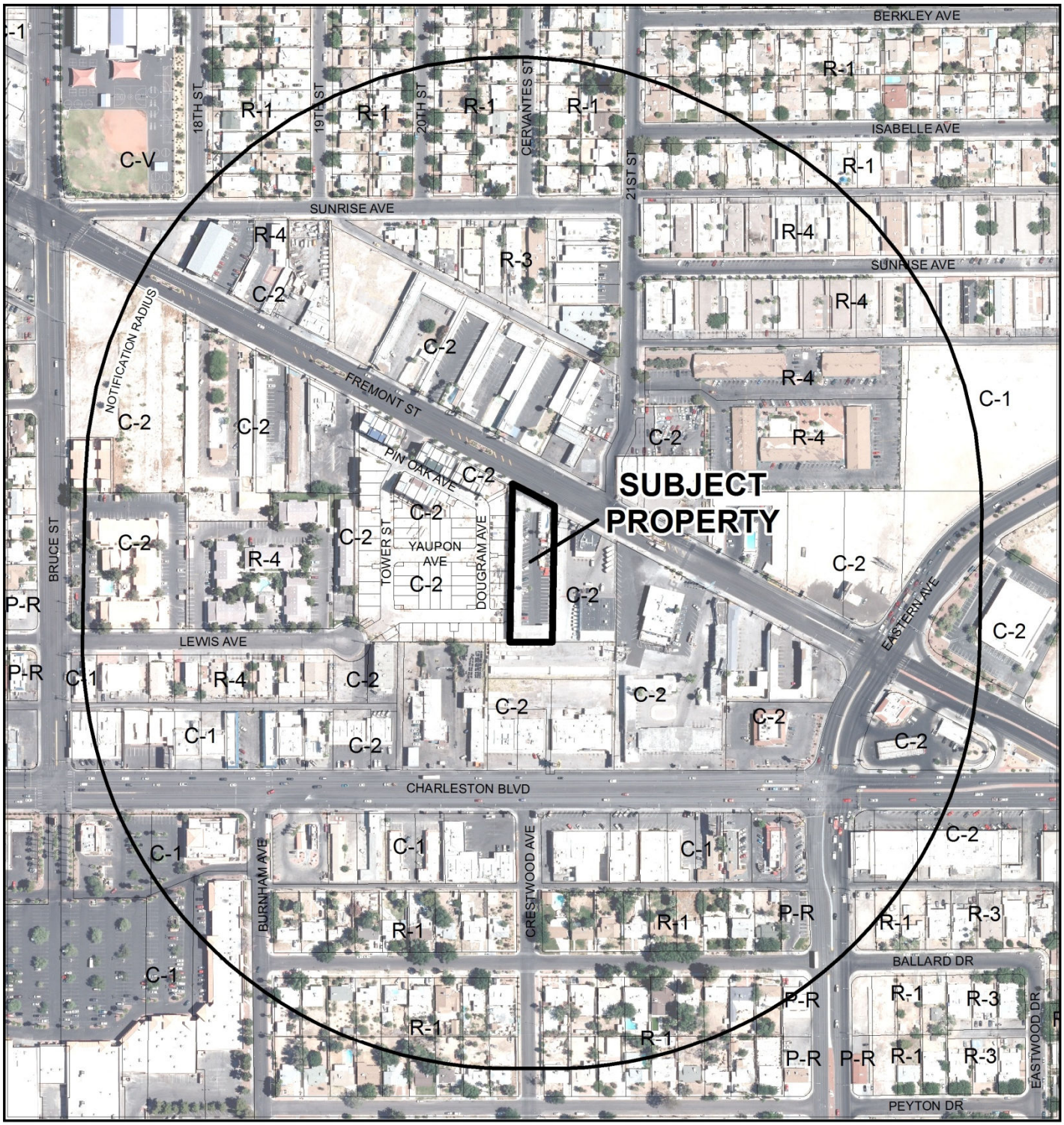
CASE: **SUP-53484 (PRJ-53411)**

RADIUS: 1000 FEET

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

0 200 400 Feet

N



CASE: **SUP-53484 (PRJ-53411)**

RADIUS: 1000 FEET

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

0 200 400 Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 13, 2014
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: FREMONT TRAVEL INN, LLC

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-53484	Staff recommends APPROVAL, subject to conditions:	

**** CONDITIONS ****

SUP-53484 CONDITIONS

Planning

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

2. No rooms shall be rented on an hourly basis.

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

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

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

Fire

6. The building is required to be sprinkled prior to occupancy as a Hotel, Residence.

YK

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting to convert an existing Motel into a Hotel, Residence for long-term rentals at 2028 Fremont Street. Although this property has a history of enforcement issues for illegal activity, staff is recommending approval with conditions added to address these concerns. If denied, the property would not be issued a Hotel, Residence license for long-term rentals and would continue to operate as a Hotel use only. The applicant states in the justification letter that the property is in escrow and the request is on the behalf of the potential new owners.

ISSUES

- A Hotel, Residence is allowed in a C-2 (General Commercial) zoning district with an approved Special Use Permit. Staff supports this request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
07/03/13	Code Enforcement opened a case (#130673) for open, vacant rooms. The case was resolved as in compliance.

Most Recent Change of Ownership	
01/23/13	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
01/11/11	A business license (M08-00208) was issued for a Motel at 2028 Fremont Street. The business was closed on 07/16/13.
09/24/13	A business license (M08-97509) was issued for a Motel at 2028 Fremont Street. The business was closed on 03/26/14.
01/20/14	A business license (RTM-09750) was issued for a Room Tax at 2028 Fremont Street. The license remains active.

Pre-Application Meeting	
03/25/14	Staff met with the applicant and reviewed the requirements for a Special Use Permit for a Hotel, Residence. It was noted that the property has a recent history of compliance issues.

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

Field Check	
04/03/14	Staff visited the site and found a well maintained motel that appeared to be vacant.

Details of Application Request	
Site Area	
Net Acres	.78

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Hotel	MXU (Mixed Use)	C-2 (General Commercial)
North	Motel Auto Repair, Minor	MXU (Mixed Use)	C-2 (General Commercial)
South	Mini Storage	MXU (Mixed Use)	C-2 (General Commercial)
East	Truck Rental	MXU (Mixed Use)	C-2 (General Commercial)
West	Single Family, Attached	MXU (Mixed Use)	C-2 (General Commercial)

Master Plan Areas	***Compliance***
Downtown Centennial Plan	Y
Special Purpose and Overlay Districts	***Compliance***
Downtown Centennial Plan Overlay District	Y
Live/Work Overlay District	N/A

Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Fremont Street	Secondary Collector	Planned Streets and Highways Map	80	Y

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Hotel, Residence	59 Units	One space per guest room	59				
TOTAL SPACES REQUIRED			59		48		Y *
Regular and Handicap Spaces Required			57	2	47	1	Y*

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

ANALYSIS

The applicant is requesting to convert an existing Motel into a Hotel, Residence in order to complete the sale of the property to a new owner. The existing owner has a record of business license and police compliance issues regarding the operation as a Motel. The proposed new owners would like to provide another housing option for those that choose to live downtown. This request would allow the new owners to rent on a long-term basis rather than on a short-term basis under the Motel regulations.

Each room will be updated to meet the minimum standards required under Title 19.12 for a Hotel, Residence use. The Hotel, Residence use is defined as "A multi-dwelling facility for extended stay lodging, consisting of:

1. Efficiency units or suites with a kitchen containing a refrigerator, sink and cooking facilities (such as a stove or microwave) suitable for long term occupancy;
2. Customary hotel services such as linen, maid service, telephone and upkeep of furniture; and
3. Optional resident and guest amenities such as meeting rooms, club house and recreation facilities."

This use does not include facilities which qualify as other types of dwelling units defined in this Title. The proposed use meets the definition as outlined in the applicant's justification letter.

There are no minimum Special Use Permit requirements for this use. Staff recommends approval.

FINDINGS (SUP-53484)

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

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

   The proposed Hotel, Residence use is located in the Downtown Centennial Plan – East Village District and the Live Work Overlay District and will serve as a residential option for residence in the neighborhood.

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

   The subject site can physically accommodate the proposed Hotel, Residence use and is in close proximity to restaurants, night clubs and other amenities in the area.

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

Site access is provided from Fremont Street, an 80-foot Secondary Collector as designated in the Master Plan of Streets and Highways. This street is sufficient in size to accommodate the needs of the proposed use.

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

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

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

   The proposed use meets all applicable conditions for a Hotel, Residence use in Title 19.12.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 36

NOTICES MAILED 227

APPROVALS 0

PROTESTS 0

[redacted]

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-53484 APN: 139-35-803-011

Name of Property Owner: Fremont Street Travel Inn LLC

Name of Applicant: Fremont Street Travel Inn LLC

Name of Representative: Lucy Stewart, LAS Consulting

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: MARIO PINI

Subscribed and sworn before me

[redacted]

Notary Public in and for said County and State

JACINTA HOANG
Commission # 2011909
Notary Public - California
Santa Barbara County
My Comm. Expires Apr 10, 2017

PRJ-53411
03/27/14

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-53484 APN: 139-35-803-011

Name of Property Owner: Siamak Sv Dardashty

Name of Applicant: Siamak Sv Dardashty

Name of Representative: Lucy Stewart, LAS Consulting

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of ~~Property Owner~~ purchasr _____

Print Name: Siamak Dardashty

Subscribed and sworn before me

This 26 day of March, 2014

Alma R. Velez

Notary Public in and for said County and State

ALMA R. VELEZ
Commission # 1900967
Notary Public - California
Los Angeles County
My Comm. Expires Aug 22, 2014

PRJ-53411
03/27/14

[redacted]

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SUP for Hotel, Residence

Project Address (Location) 2028 Fremont

Project Name Fremont residences **Proposed Use** extended stay

Assessor's Parcel #(s) 139-35-803-011 **Ward #** 3

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

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

Gross Acres .81 **Lots/Units** 1 **Density** _____

Additional Information Convert an existing motel into extended stay

PROPERTY OWNER Fremont StreetTravel Inn, LLC **Contact** _____

Address 329 E. Carrillo St #H **Phone:** _____ **Fax:** _____

City Santa Barbara **State** CA **Zip** 93101-1426

E-mail Address _____

APPLICANT Fremont Street Travel Inn, LLc **Contact** _____

Address 329 E. Carillo St#H **Phone:** _____ **Fax:** _____

City Santa Barbara **State** CA **Zip** 93101-1426

E-mail Address _____

REPRESENTATIVE LAS Consulting **Contact** Lucy Stewart

Address 1916 Trail Peak **Phone:** 7024996469 **Fax:** 7029460857

City Las Vegas **State** NV **Zip** 89134

E-mail Address stewplan@aol.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or inco[redacted]e 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 fu[redacted]ke this submission, as indicated by the owner's signature below.

Property Owner Signature* [redacted]

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

Print Name [redacted]

Subscribed and sworn before me

This 24 day of [redacted], 20 14.

[redacted]

Notary Public in and for said County and State

JACINTA HOANG
Commission # 2011909
Notary Public - California
Santa Barbara County
My Comm. Expires Apr 10, 2017

FOR DEPARTMENT USE ONLY

Case #	SUP-53484
Meeting Date:	05/13/14 PC
Total Fee:	
Date Received:*	
Received By:	

PRJ-53411
03/27/14

* 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

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SUP for Hotel, Residence

Project Address (Location) 2028 Fremont

Project Name Fremont residences **Proposed Use** extended stay

Assessor's Parcel #(s) 139-35-803-011 **Ward #** 3

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

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

Gross Acres .81 **Lots/Units** 1 **Density** _____

Additional Information Convert an existing motel into extended stay

PROPERTY OWNER Siamak Sy Dardashty **Contact** _____

Address 1990 Westwood Blvd. Suites 260 **Phone:** _____ **Fax:** _____

City Los Angeles **State** CA **Zip** 90025

E-mail Address _____

APPLICANT Siamak Sy Dardashty **Contact** _____

Address 1990 Westwood Blvd. Suite 260 **Phone:** 3104811400 **Fax:** ex. 111

City Los Angeles **State** CA **Zip** 90025

E-mail Address _____

REPRESENTATIVE LAS Consulting **Contact** Lucy Stewart

Address 1916 Trail Peak **Phone:** 7024996469 **Fax:** 7029460857

City Las Vegas **State** NV **Zip** 89134

E-mail Address stewplan@aol.com

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

Property Owner Signature* _____

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

Print Name Siamak Dardashty

Subscribed and sworn before me

This 26 day of March, 20 2014

Notary Public — Alma R. Velez

Notary Public in and for said County and State

ALMA R. VELEZ
Commission # 1900967
Notary Public - California
Los Angeles County
My Comm. Expires Aug 22, 2014

Revised 10/27/08

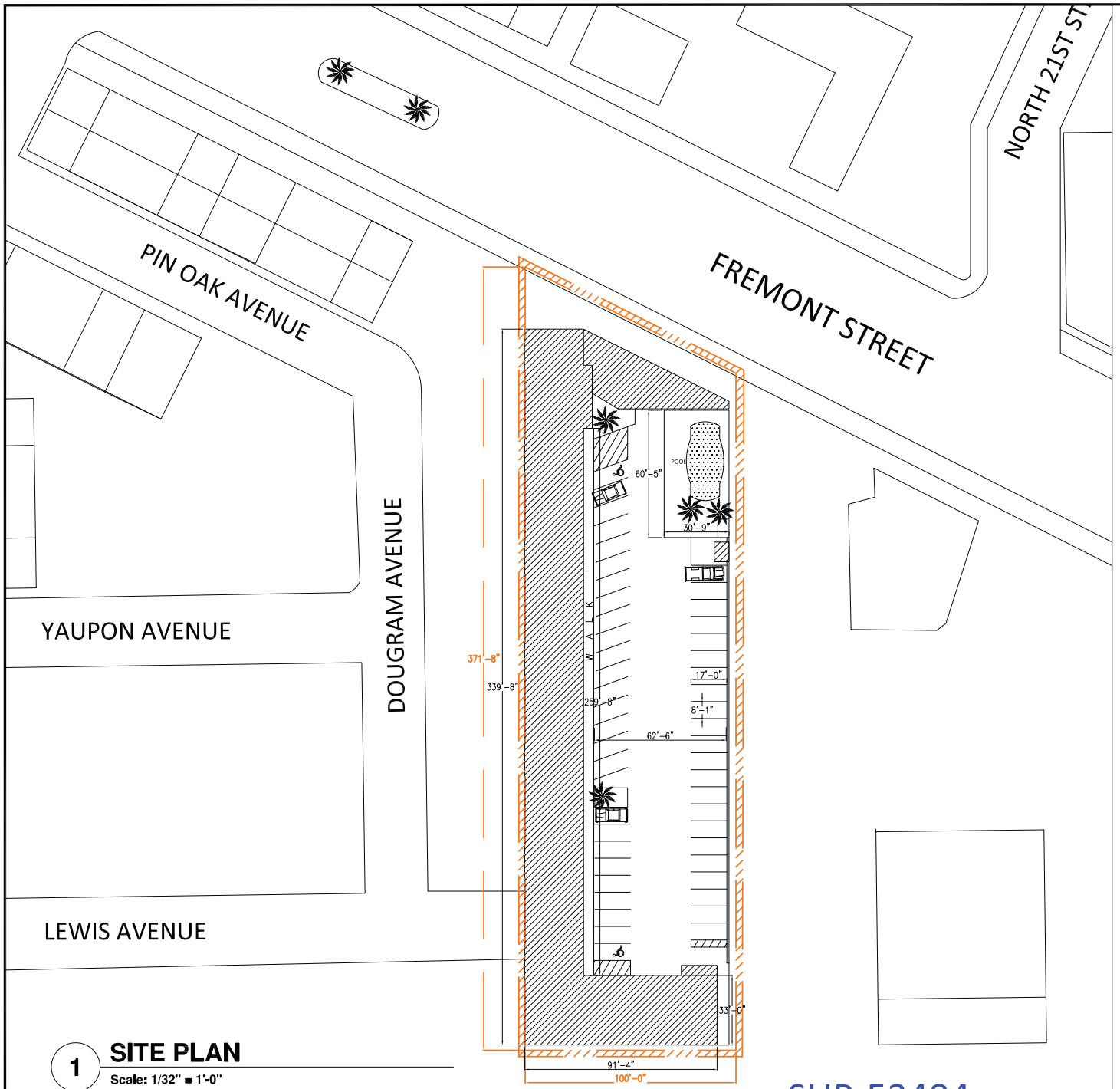
FOR DEPARTMENT USE ONLY

Case #	SUP-53484
Meeting Date:	05/13/14 PC
Total Fee:	
Date Received:*	
Received By:	

PRJ-53411
03/27/14

*The application will not be deemed complete until the 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



1 **SITE PLAN**
Scale: 1/32" = 1'-0"

SUP-53484

SITE ANALYSIS

ZONING
C-2 GENERAL COMMERCIAL

LOT AREA
35,284 SQUARE FEET

PROPERTY AREA
34,648 SQUARE FEET

BUILDING AREA
15,500 SQUARE FEET

PARKING REQUIRED

PARKING PROVIDED
48 SPACES

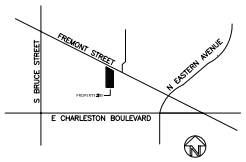
LEGEND

PALM TREE

HANDICAP PARKING

PROPERTY LINE

VICINITY MAP



DATE: 03-23-2014
DRAWN BY: MS

PRJ-53411
03/27/14

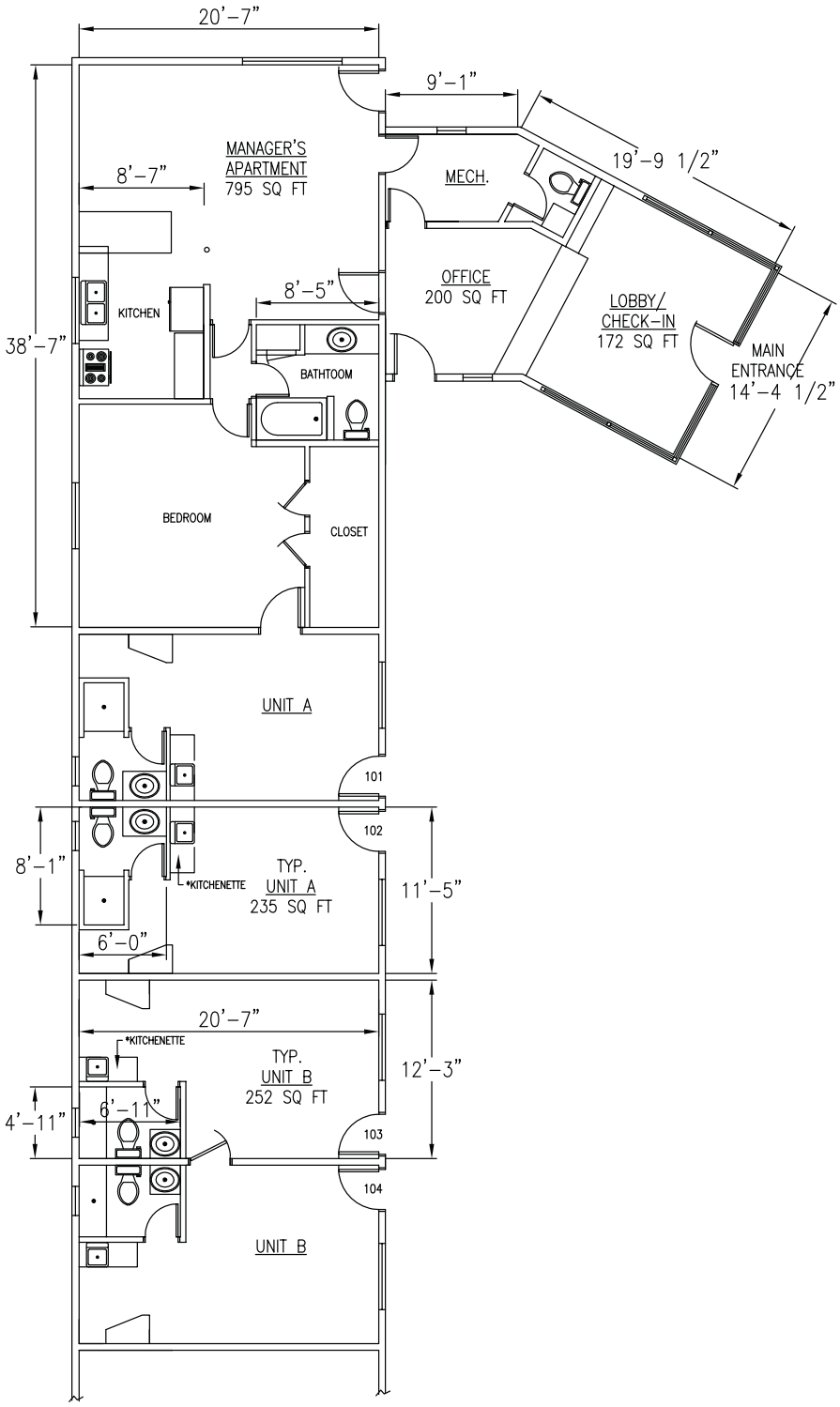
PREPARED FOR:
2028 FREMONT STREET, LAS VEGAS, NV 89101

CONTACT:
Lucy Stewart
(702) 499-6469 cell
(702) 946-0857 fax
StewPlan@aol.com

PRJ-53411
03/27/14
SUP-53484

2028
2028
PRJ-53411
03/27/14
SUP-53484

SUP-53484



1 **FLOOR PLAN**

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

PRJ-53411
03/27/14

CONTACT:
Lucy Stewart
(702) 499-6469 cell
(702) 946-0857 fax
StewPlan@aol.com

PREPARED FOR:

2028 FREMONT STREET, LAS VEGAS, NV 89101

DATE:
03-23-2014

DRAWN BY:
MS

SUP-53484 [PRJ-53411] - APPLICANT/OWNER: FREMONT TRAVEL INN, LLC
2028 FREMONT STREET

04/03/2014

Lucy Stewart
1916 Trail Peak Lane
Las Vegas, NV 89134
(702) 499-6469-cell.
(702) 946-0857-fax

March 26, 2014

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

RE: PRJ-53411_JF001-Justification letter

Dear Sir or Madam:

Please accept this letter as our justification for a Special Use Permit (SUP) for the above referenced property. We are requesting a special use permit to convert a former motel that has been remodeled into a hotel residence.

Title 19 defines a Hotel Residence as: A multi-dwelling facility for extended stay lodging, consisting of:

1. Efficiency units or suites with a kitchen containing a refrigerator, sink and cooking facilities (such as a stove or microwave) suitable for long term occupancy;
2. Customary hotel services such as linen, maid service, telephone and upkeep of furniture; and;

Parking - One space per guest room.

This facility used to be a motel that had issues. The potential owner would like to add a sink and microwave or convection oven and provide for extended stays. There will be 59 units, a managers unit and an office. In addition, they will have on-site management and security.

The property is in escrow and will probably close within a couple of weeks. The current owner is the applicant; however, we have provided applications and SoFI's signed by both the current owner and the purchaser for the City's records in case of change of ownership.

SUP-53484

PRJ-53411
03/27/14

This property is within the Downtown Centennial Plan, where there are no parking standards. Under the zoning ordinance we would be required to have 59 spaces and have provided only 48. Please see the attached letter from Lochsa Engineers with a parking analysis. In addition, we are required to provide 1 handicap space and are providing two, with a potential 3rd one.

There is a mixed use/urban lofts to the west. This use would be compatible with the development in the area and a welcome addition to the area.

We believe this to be a good use of the property and will provide an additional service to our customers. Thank you for your consideration in this matter; please do not hesitate to contact me with any questions.

Yours truly,

Lucy Stewart

Lucy Stewart

SUP-53484

PRJ-53411
03/27/14

T 702-365-9312 | F 702-365-9317
6345 S Jones Blvd, Suite 100
Las Vegas, NV 89118

Lochsa engineering

March 24, 2014

Mr. Flinn Fagg
Director of Planning
City of Las Vegas
333 N Rancho Drive
Las Vegas, Nevada 89106

Subject: 2028 Fremont Street - Motel (Lochsa Engineering No. 7111)

Dear Mr. Fagg:

Lochsa Engineering is currently assisting LAS Consulting in securing construction permits for a 60 unit motel located at 2028 Fremont Street. The site is also referred to as Assessor's Parcel Number 139-35-803-011.

A requirement of a parking variance is for the developer to provide a parking analysis. Based upon Title 19, the required parking is 1 stall per unit. Based upon 60 units this equates to 60 stalls. Referring to the site plan, there are 45 parking stalls provided.

In order to determine that 89 stalls are adequate for the project, the ITE publication entitled "Parking Generation – 4th Edition" was consulted. Based upon the land use of motel (ITE code 320) the average rate is 0.71 stalls per unit. Based upon 60 units the total required parking is 43 stalls (60 * 0.71 = 42.6).

In addition, an existing motel located at 118 South 15th Street was observed on Tuesday March 25, 2014. The time period observed was between 7:00 AM to 7:00 PM. Referring to the enclosed observations, a maximum of 22 vehicles were observed within the parking lot for the 70 unit motel. Utilizing a ratio of units and occupied stalls, the parking rate is 0.31 stalls per unit. Based upon 60 units, 19 stalls would be required (60 * 0.31 = 18.9).

SUP-53484

PRJ-53411
03/27/14

Based upon this analysis, the 45 provided parking stalls are adequate for this development.

If you have any questions or comments, please contact our office at your convenience.

Sincerely,

LOCHSA ENGINEERING

Ted T. Egerton, P.E.

Attachments

3/27/14

SUP-53484

PRJ-53411
03/27/14

City of Las Vegas Agenda Item No.: **34.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 13, 2014

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

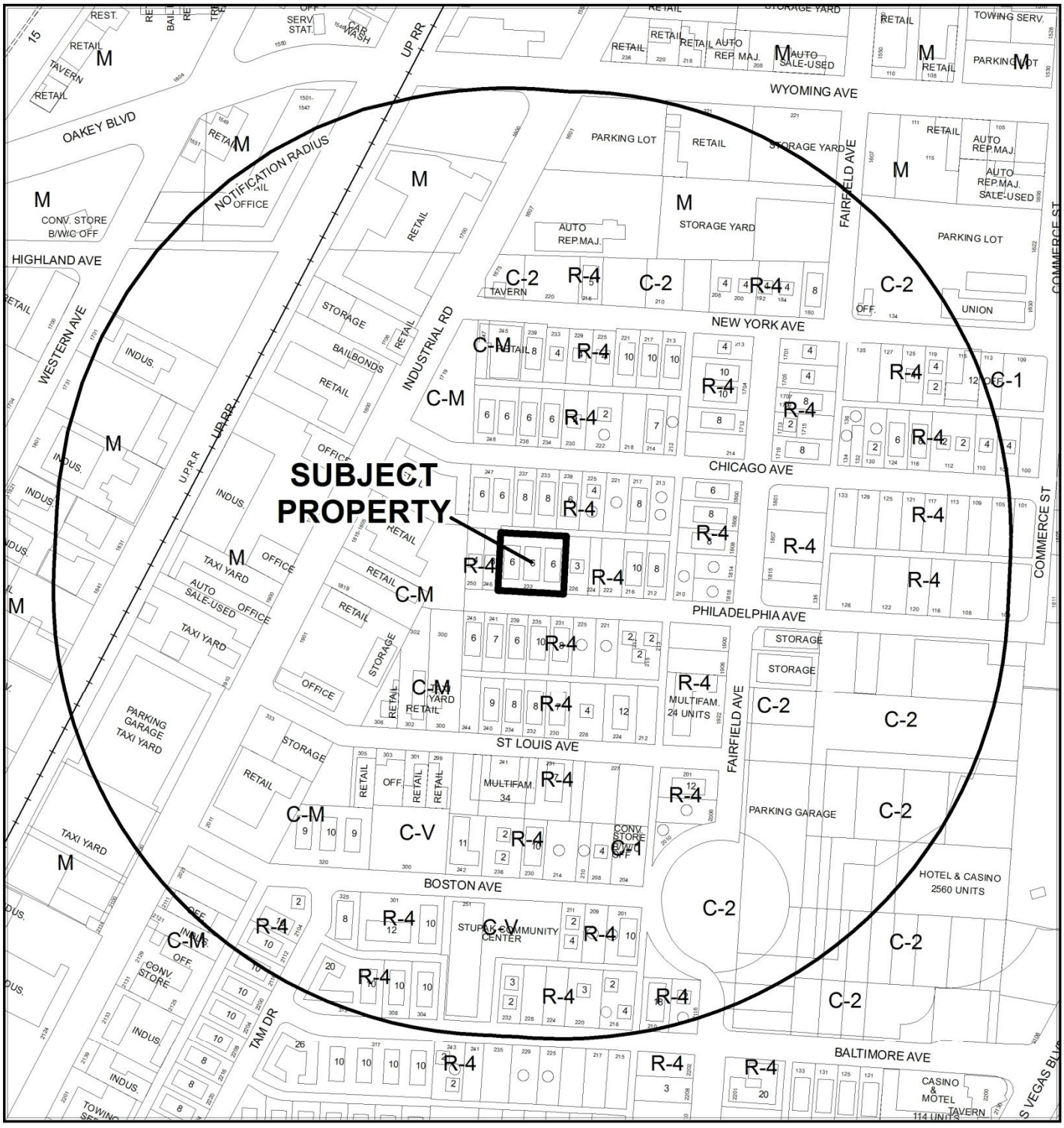
SUBJECT:
SUP-53504 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CECILE WALKER - OWNER: PHILADELPHIA TRUST - For possible action on a request for a Special Use Permit FOR A FACILITY FOR TRANSITIONAL LIVING FOR RELEASED OFFENDERS WITH WAIVERS TO A LOCATION NOT WITHIN 1,500 FEET OF AN EXISTING BUS STOP AND DISTANCE SEPARATIONS OF 505 FEET FROM A CITY PARK AND 690 FEET FROM AN INDIVIDUAL CARE CENTER WHERE 1,500 FEET IS THE MINIMUM DISTANCE REQUIRED at 240 West Philadelphia Avenue (APN 162-04-710-117), R-4 (High Density Residential) Zone, Ward 3 (Coffin) [PRJ-53268]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 6/18/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

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



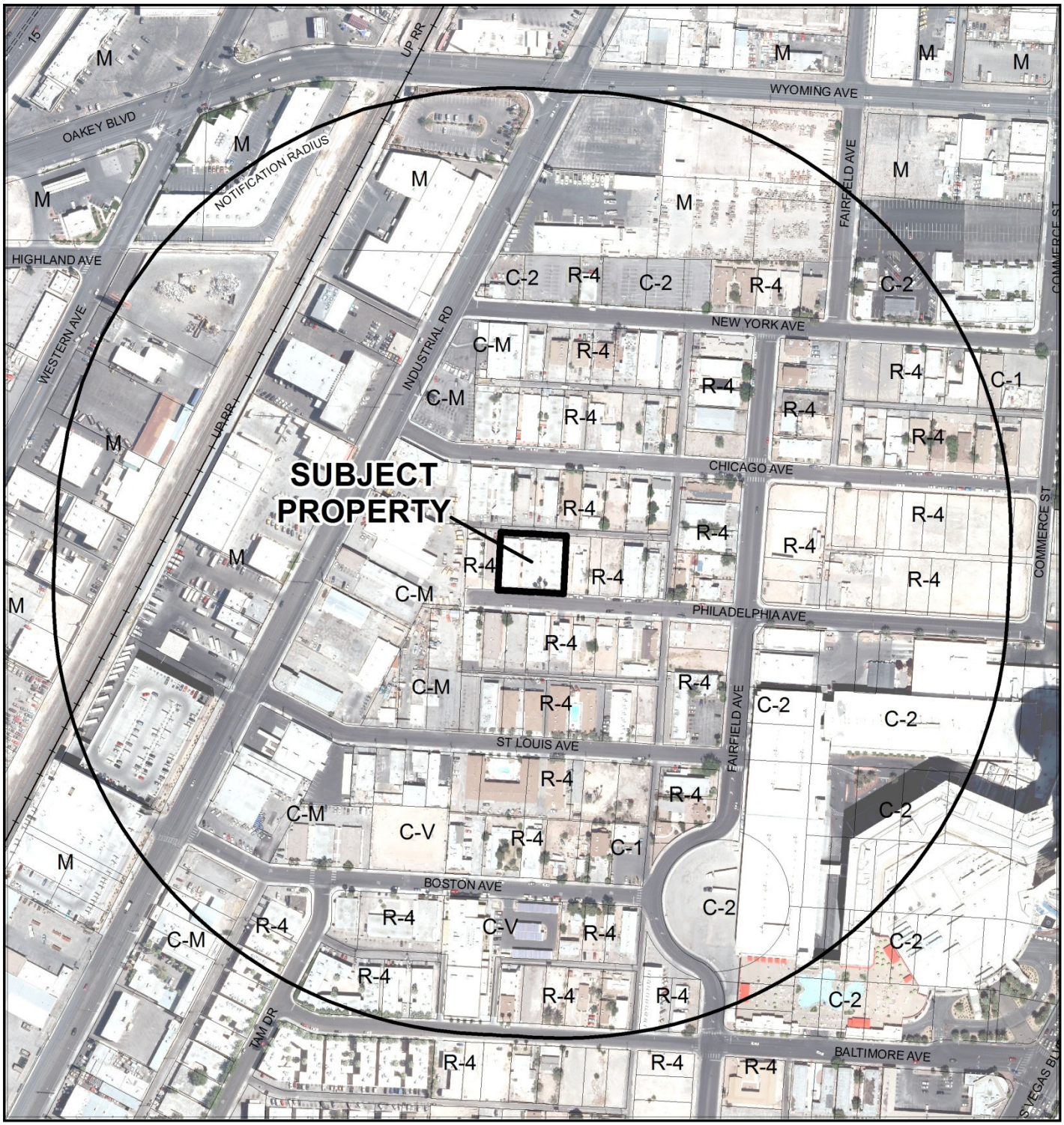
CASE: **SUP-53504 (PRJ-53268)**

0 300 600 Feet

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)

N



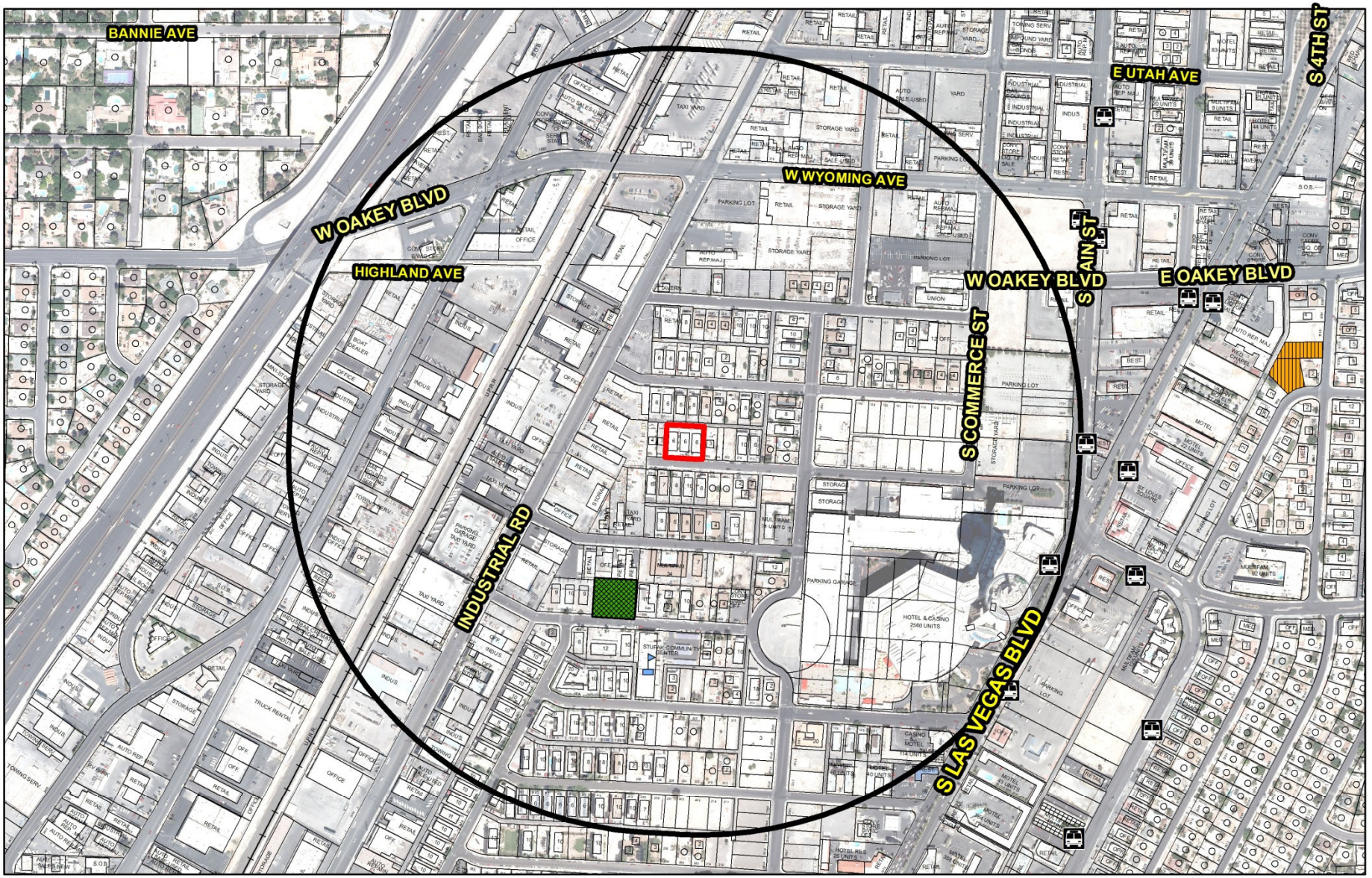
CASE: **SUP-53504 (PRJ-53268)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)

0 300 600 Feet

N



SUP-53504 (PRJ-53268)

Facility for Transitional Living for Released Offenders

Business Licenses

- Half-way House
- Residential Group Care
- Alzheimer's Care

- Parks
- Religious
- Schools
- Child Care/ Children Facility

- Bus Stops
- Subject Property
- 1500 foot buffer

N

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

Date: Wednesday, April 09, 2014

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 13, 2014
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: CECILE WALKER - OWNER: PHILADELPHIA TRUST

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-53504	Staff recommends DENIAL, if approved subject to conditions:	

**** CONDITIONS ****

SUP-53504 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Facility for Transitional Living for Released Offenders use.

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

3. As outlined in Title 19.12 the use shall be limited to providing housing for a maximum of six (6) persons requiring assistance with reintegration into the community.

4. A Waiver from Title 19.12 is hereby approved, to allow a 505-foot distance separation from a City Park where a minimum of 1,500 feet is required.

5. A Waiver from Title 19.12 is hereby approved, to allow a 690-foot distance separation from an Individual Care Center licensed for more than twelve children where a minimum of 1,500 feet is required.

6. A Waiver from Title 19.12 is hereby approved, to allow a location not within 1,500 feet of an existing bus stop served by a regional bus system.

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

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This application is a request for a Special Use Permit for a proposed Facility for Transitional Living for Released Offenders to be located at 240 West Philadelphia Avenue. The subject site currently contains three single-story, multi-family residential structures. The applicant is requesting to place the use within one of the three structures. Specifically, the use would locate within the entire 3,200 square-foot structure located along the western portion of the subject site. The remaining two structures would continue to be utilized as a multi-family residential use. The requested use fails to meet the minimum Special Use Permit Requirements as outlined by Title 19.12. Specifically, the proposed location of the use is within 1,500 feet of a city park and individual care center licensed for more than twelve children, as well as fails to be within 1,500 feet of an existing bus stop served by a regional bus system. The facility is designed to house persons recently released from jail and assist them in a reintegration process into the community. According to the submitted justification letter, the facility will not house violent offenders or sexual offenders. In addition, the facility would operate in complete compliance with all federal, state and local laws that may apply. However, the close proximity of the proposed use to an existing child day care and park demonstrates the site as inappropriate for the proposed use. For these reasons, staff is recommending denial.

ISSUES

- A Special Use Permit is required for a Facility for Transitional Living for Released Offenders within an R-4 (High Density Residential) zoning district.
- The applicant is requesting a Waiver to allow the facility to be located 1,577 feet from an existing bus stop served by a regional bus system where the facility is required to be located within 1,500 feet.
- The applicant is requesting a Waiver to allow a distance separation of 505 feet from a city park where a minimum of 1,500 feet is required.
- The applicant is requesting a Waiver to allow a distance separation of 690 feet from an individual care center licensed for more than twelve children where a minimum of 1,500 feet is required.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc
There are no previous entitlements on the subject site.

Most Recent Change of Ownership	
04/27/12	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
c. 1960	The three existing multi-family residential structures were constructed.
03/26/90	Three building permits (#90062094, #90063181, #90063236) were issued for fire repair work at an existing apartment complex at 240 West Philadelphia Avenue. The permits were finalized on 04/25/90.
03/19/04	A building permit (#406253) was issued to rehabilitate an existing apartment complex at 240 West Philadelphia Avenue. The permit expired on 09/25/04.

Pre-Application Meeting	
03/12/14	Staff met with the applicant to discuss the proposed Facility for Transitional Living for Released Offenders use. Staff determined that a Special Use Permit would be required to locate the use within the R-4 (High Density Residential) zone. Staff also noted several distance separation waivers would be required.

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

Field Check	
04/03/14	Staff conducted a routine field check of the multi-family residential complex and noted trash located within the side yards and an illegal banner sign along the south building elevation.

Details of Application Request	
Site Area	
Gross Acres	0.44

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Multi-Family Residential	MXU (Mixed Use)	R-4 (High Density Residential)
North	Multi-Family Residential	MXU (Mixed Use)	R-4 (High Density Residential)
South	Multi-Family Residential	MXU (Mixed Use)	R-4 (High Density Residential)
East	Multi-Family Residential	MXU (Mixed Use)	R-4 (High Density Residential)
West	Multi-Family Residential	MXU (Mixed Use)	R-4 (High Density Residential)

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

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Philadelphia Avenue	Local Street	Master Plan of Streets and Highways	51 Feet	Y

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Multi-Family Residential	10 one bedroom units, 2 two bedroom units	1.25 spaces per one bedroom unit 1.75 spaces per two bedroom unit	16				
Facility for Transitional Living for Released Offenders	6 residents 1 staff member	One space per five residents, plus an additional space for each staff member	3				
TOTAL SPACES REQUIRED			19		18		N*
Regular and Handicap Spaces Required			18	1	17	1	N*

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

Waivers		
Requirement	***Request***	***Staff Recommendation***
A 1,500-foot minimum distance separation is required from a City Park.	To allow a 505-foot distance separation.	Denial
A 1,500-foot minimum distance separation is required from a Individual Care Center licensed for more than twelve children.	To allow a 690-foot distance separation.	Denial
The facility must be located within 1,500 feet of an existing bus stop served by a regional bus system.	To allow a 1,577-foot distance separation.	Denial

ANALYSIS

The Facility for Transitional Living for Released Offenders use is defined as "a dwelling unit of a residential character that provides housing and a living environment for up to six persons who have been released from prison and who require assistance with reintegration into the community, other than such a residence that is operated or maintained by a state or local government agency thereof. The term does not include a halfway house for recovering alcohol and drug abusers or a facility for the treatment of abuse of alcohol or drugs. As used in this description, a person who has been released from prison means:

1. A parolee
2. A person who is participating in:
    a. A judicial program pursuant to NRS 209.4886 or 213.625; or
    b. A correctional program pursuant to NRS 209.488 or 213.632;
3. A person who is supervised by the Division of Parole and Probation of the Department of Public Safety through residential confinement pursuant to NRS 213.371 to 213.410, inclusive; or
4. A person who, within the past 20 years, has been released from prison by expiration of his term of sentence.

The proposed use meets the definition noted above, as the owner of the facility intends to provide housing for up to six persons who are all or either parolees, recently released from prison, participating in judicial or correctional programs, and/or supervised by the Division of Parole and Probation. According to the submitted justification letter, the owner intends to operate and maintain the facility primarily for men and women parolees. The applicant further states that the facility would not accept sex offenders or violent offenders and would be operated to facilitate the reintegration of parolees. The reintegration process includes assistance in gaining employment, performing daily house chores, and paying rent in a timely manner. The facility would not be offering counseling for the treatment of abuse of alcohol or drugs.

The Minimum Special Use Permit Requirements for this use include:

1. The facility must comply on an ongoing basis with all governmental licensing requirements.

According to the justification letter, the owner of the facility would work closely with the Department of Corrections. Furthermore, a condition of approval has been added requiring compliance with all licensing requirements.

2. The facility must be located on a parcel with a minimum size of six thousand five hundred square feet.

The proposed subject site meets the minimum size requirement, as the site is approximately 99,000 square feet.

3. The facility must be located on a parcel that is within 1,500 feet of an existing bus stop served by a regional bus system.

The proposed site is located 1,577 feet to the west of the closest bus stop served by a regional bus system. The applicant has requested a Waiver to allow a bus stop more than 1,500 feet from the subject site. Staff cannot support the Waiver request, as the requirement is meant to assist in the reintegration process and provide adequate transportation access for employment opportunities, counseling, etc.

4. Off-street parking shall be provided on the basis of at least one space per five residents, plus an additional space for the administrator.

According to the submitted site plan, the subject site is providing 18 parking spaces where 19 spaces are required. Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements.

5. Indoor common area shall be provided on the basis of a minimum of fifteen feet per resident.

According to the submitted floor plan, each unit provides a bedroom with separate living room and kitchen areas. The apartment style accommodations, meets the intent of the indoor common space requirement in that each resident has an indoor space to utilize other than the bedroom. The floor plan illustrates over 300 square feet of living room/kitchen space for every resident.

6. The facility shall not be established or modified in a manner that would make it inconsistent with the scale and architectural character of the neighborhood.

The applicant has discussed with staff the desire to keep the existing residential character of the multi-family structure. A condition of approval has been added to prohibit commercial signage and improvements that would deviate from the scale and architectural character of the

surrounding residential neighborhood.

7. No signage, graphics, display, or other visual representation that is visible from a public street shall be used to identify the facility as a Facility for Transitional Living for Released Offenders.

A condition of approval has been added prohibiting any signage visible from the public right-of-way.

8. A facility may not be located closer than 1,500 feet (measured by means of the shortest distance from property line to property line) from another Facility for Transitional Living for Released Offenders, a Community Residence, church/house of worship, school, individual care center licensed for more than 12 children, or City Park.

The proposed facility is requesting waivers to allow a distance separation of 505 feet from a city park and a distance separation of 690 feet from a individual care center licensed for more than 12 children where a minimum of 1,500 feet is required. Staff cannot support the requested Waiver, as the requirement was established to maintain safety within the neighborhood.

9. The number of occupants within a Facility for Transitional Living for Released Offenders shall not exceed the following occupancy standards

a. For the first bedroom (deemed to be the largest bedroom), a maximum of two adults (eighteen years of age or older).
b. For each bedroom thereafter:
    i. A maximum of one adult, for bedrooms less than one hundred square feet in area; and
    ii. A maximum of two adults, for bedrooms one hundred square feet in area or greater.

According to the submitted floor plan, the applicant is providing six rooms at the facility. Each of the rooms is over 100 square feet in size. However, the definition of a Facility for Transitional Living for Released Offenders limits the occupancy of the facility to a maximum of six persons. A condition of approval has been added limiting the occupancy to six persons.

The proposed Facility for Transitional Living for Released Offenders use would be located within the Downtown Centennial Plan Northern Strip Gateway District. The Northern Strip Gateway District does not outline permissible uses and utilizes Title 19 to do so. The proposed use does not adhere to all Minimum Special Use Permit Requirements outlined by Title 19.12. The requested Waivers for distance separation from a city park and individual care center illustrate incompatibility with the existing neighborhood. Furthermore, the requested Waiver to allow the use to be located further than 1,500 feet from an existing bus stop served illustrates that the neighborhood lacks sufficient services to support the use. For these reasons staff recommends denial. If denied, the proposed Facility for Transitional Living for Released Offenders could not locate at 240 West Philadelphia Avenue.

FINDINGS (SUP-53504)

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

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

   The proposed location for the Facility for Transitional Living for Released Offenders is not compatible with the existing surrounding land uses. Specifically, an individual care center licensed for more than twelve children and city park are located in close proximity to the subject site. The health, safety and general welfare of the community is at risk and does not improve with the addition of the proposed use.

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

   The R-4 (High Density Residential) zoned property is a suitable zoning designation for the proposed use. However, the use fails to meet minimum parking requirements. The subject site is located within the Downtown Centennial Plan and is not subject to the automatic application of parking requirements. However, the calculation should be used to illustrate the requirements of an analogous project in another location in the City.

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

   Site access is provided from Philadelphia Avenue, a 51-foot wide Local Street as classified by the Master Plan of Streets and Highways. The street is adequate in size to accommodate the proposed use.

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

   The proposed facility designed to house persons recently released from jail and assist them in a reintegration process into the community would be located in close proximity to a child care center and park. Approval of the requested Special Use Permit could compromise the public health, safety and general welfare of the surrounding community.

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

The proposed Facility for Transitional Living for Released Offenders fails to meet all minimum requirements as outlined by Title 19.12. The applicant is requesting Waivers of distance separations from a city park and individual care center licensed for more than twelve children. Furthermore, the applicant is requesting a Waiver to allow a bus stop to be located more than 1,500 feet from the subject site. Staff cannot support the requested Waivers which illustrate the proposed use as inappropriate for the area.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED 120

APPROVALS 0

PROTESTS 2

GK

Go to Planning's web page | Print | Clear

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-53504 APN: 162-04-710-117

Name of Property Owner: PHILADELPHIA TRUST / CITY REDEVELOPMENT LLC & TRS

Name of Applicant: Cecile Walker / Reigning Blessings Inc.

Name of Representative: Cecile Walker

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: EDWARD T CARLSON

Subscribed and sworn before me

This _____ day of _____, 20_____

BRENDA F. PAGE
Notary Public, State of Nevada
Appointment No. 00-64382-1
My Appt. Expires June 2, 2015

Notary Public in and for said County and State

3/27/14

Go to Planning's web page | Print Form | Clear Form

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Cecile Walker / Reigning Blessing @ Inc.

Project Address (Location) 240 W. PHILADELPHIA LV NV

Project Name Reigning Blessing Inc. **Proposed Use** TLF.

Assessor's Parcel #(s) 162-04-710-117 **Ward #** _____

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

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

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

Additional Information _____

PROPERTY OWNER PHILADELIA TRUST CITY REDEVELOPMENT LLC TRS **Contact** EDWARD CARLSON

Address 240 W. PHILADELPHIA **Phone:** 858 366-3452 **Fax:** 858-345-3734

City LAS VEGAS **State** NV **Zip** 89102

E-mail Address ED@

APPLICANT Cecile Walker / Reigning Blessings **Contact** 702-686-0274

Address 3460 Shonna WAY. **Phone:** 702-686-0274 **Fax:** 702-431-6060

City NLV, NV. **State** _____ **Zip** _____

E-mail Address ReigningBlessing@Gmail.com.

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* E T Carl

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name EDWARD CARLSON

Subscribed and sworn before me

This _____ day of BRENDA F. PAGE, 20 _____.

Notary Public. State of Nevada
Appointment No. 00-6436
My Appt. Expires June 2, 20

Notary Public in and for said County and State

Brenda Page

3/27/14

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-53504
Meeting Date:	05/14/13 PC
Total Fee:	
Date Received:*	
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

f:\depot\Application Packet\Application Form.pdf

Parking Calculation

Transitional Housing
One space per 5 residents plus one for each administrator.
Maximum 14 residents and 1 administrator = 4 spaces

Multifamily Housing
10 1-bedroom units @ 1.25 spaces each = 13 spaces
2 2-bedroom units @ 1.75 spaces each = 4 spaces
Guests @ 1 space per 6 dwelling units = 2 spaces

Total required: 23 spaces
Total provided: 18 spaces

VICINITY MAP

PRJ-53268
04/08/14

SUP-53504

Revisions

Rev#	Description

Copyright 2014
Nick Antrillo Architect

Plotting and reproduction distort the appearance of drawn objects. Do not scale drawings without contacting the Architect.

Seal

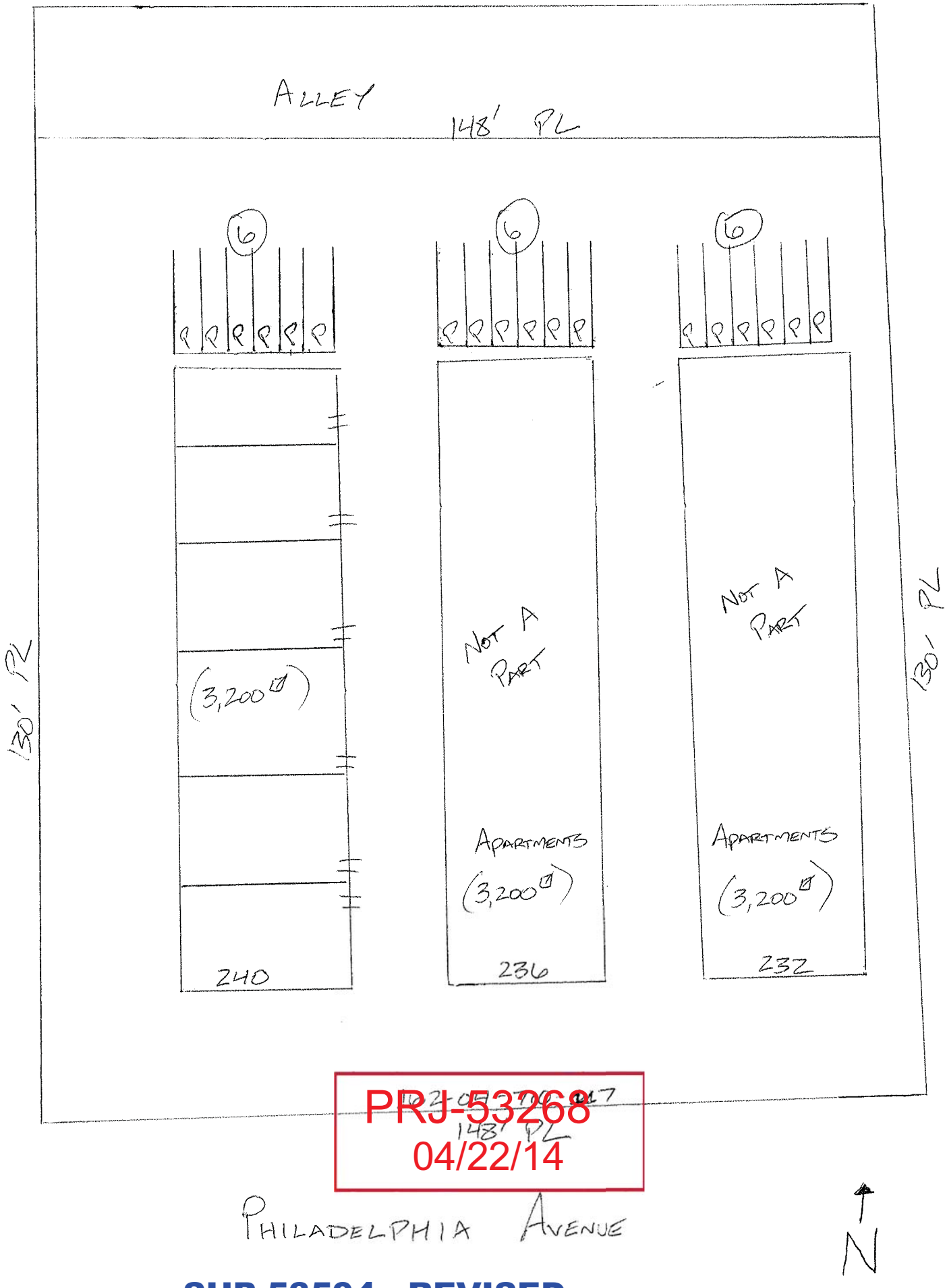
Date Mar 25, 2014

Nick Antrillo Architect
2355 N Christy Lane Las Vegas Nevada 89156
(702)592-3767 fax (702)453-1875

240 W. Philadelphia
6 Units - Transitional Housing
Las Vegas Nevada

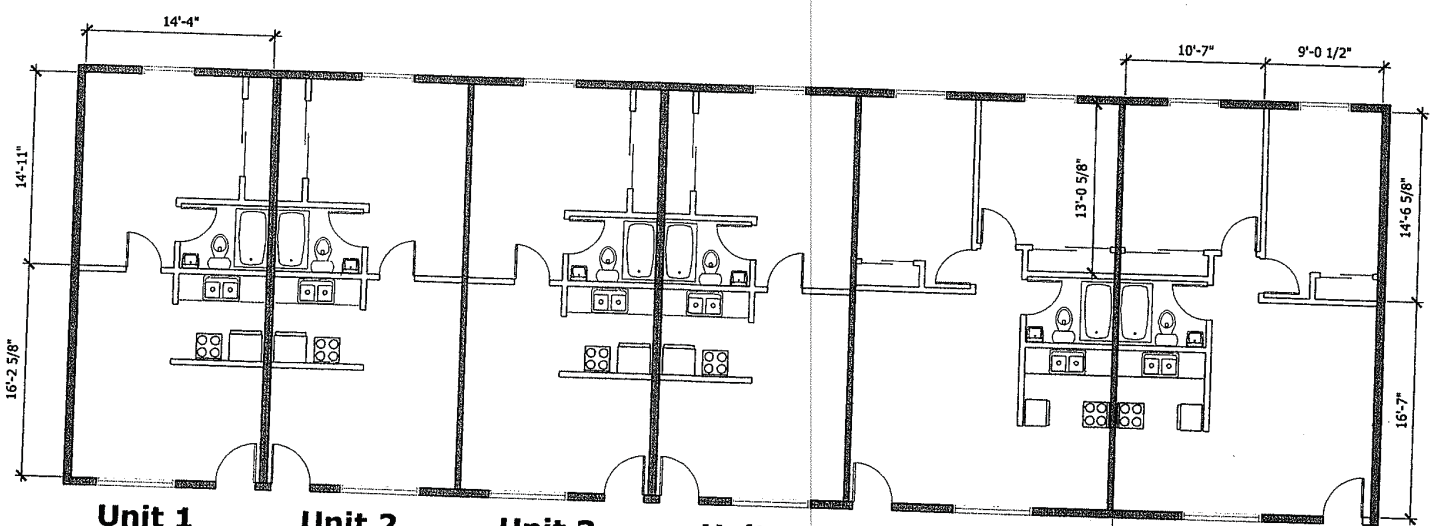
Sheet No.

Auxiliary
Site Plan



PRJ-53268
04/22/14

SUP-53504 - REVISED



SUP-53504

FLOOR PLAN

Revisions

Rev#	Description

Copyright 2014
Nick Antrillo Architect

Plotting and reproduction distort the appearance of drawn objects. Do not scale drawings without contacting the Architect.

Seal

Date February 14, 2014

Nick Antrillo Architect
2355 N Christy Lane Las Vegas Nevada 89156
(702)592-3767 fax (702)453-1875

240 W. Philadelphia
6 Units - Transitional Housing
Las Vegas Nevada

Sheet No.
A1.01
Floor Plan

SUP-53504 [PRJ-53268] - APPLICANT: CECILE WALKER - OWNER: PHILADELPHIA TRUST
240 WEST PHILADELPHIA AVENUE

04/03/2014

SUP-53504 [PRJ-53268] - APPLICANT: CECILE WALKER - OWNER: PHILADELPHIA TRUST
240 WEST PHILADELPHIA AVENUE

04/03/2014

SUP-53504 [PRJ-53268] - APPLICANT: CECILE WALKER - OWNER: PHILADELPHIA TRUST
240 WEST PHILADELPHIA AVENUE

04/03/2014

Justification Letter

Reinging Blessings, Inc , is a non profit Corporation. which was was formulated in 2013. We would like to serve our community through the City of Las Vegas by providing housing and a positve environment for men and /or women our primary population being inmates paroling from the prison system. It is to be noted that we will not be accepting sex offenders (SO'S) or violent offenders with unresolved issues.

Reigning Blessing will be operated to facilitate, their reintegration into the community: we will work closely with Department of Correction. Our residents must become gainfullly employed, pay their rent on a timely manner, complete their chores before they start their day .disabled

The reason we need to obtain zoning approval for this particular property at 240 W. Philidelphia #1-6 is because my heart has been touched for the homeless, for the hardship of people who are lost and I would love to assist them in starting their lives over by providing a home, support and guidance.

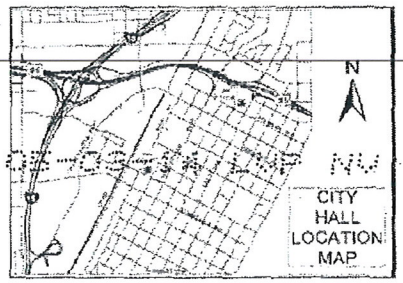
This property is very appropriate for our current needs.
I am aware of waivers for bus stop I realize I am over 77' . I can resolve issue by providing shuttle transportation to bus stop.
Also waivers on park ,community center ., church , will not be a issue in this case either they won't have to take that particular route if so , they would be provided shuttle transportatiion.

To our knowledge there are no Transitional Living Facilities in our immediate area: we will not inhibit the integration of disabled persons into the community or neighborhood in question . This proposed Transitional Residence will not adversely affect the health and safety of the general public.

SUP-53504

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-53504 [PRJ-53268]
Planning Commission Meeting of 5/13/2014

RECEIVED
MAY 5 2014
City of Las Vegas
Dept. of Planning

Case: SUP-53504
16204813002
PARK CIRCLE APARTMENTS L L C
6337 VISTA VERDE NORTH
LAS VEGAS NV 89146-1109

71 DRDCNMP 89146

#34 P

May 05 14 08:26a KONO COMMERCIAL RE, LLC 702-804-1000 p.1

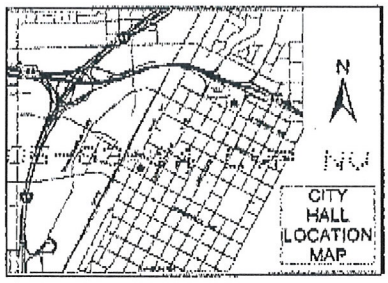
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED
FIRST CLASS

UNITED STATES PO

02 1M
00042792
MAILED FR

Return Service Requested
Official Notice of Public Hearing



RECEIVED
MAY 6 2014
City of Las Vegas
Dept. of Planning

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-53504 [PRJ-53268]

Planning Commission Meeting of 5/13/2014

16204710075
DILLMAN THOMAS J
615 N BUSH ST #1
SANTA ANA CA 92702-2

#34P

City of Las Vegas Agenda Item No.: **35.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 13, 2014

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

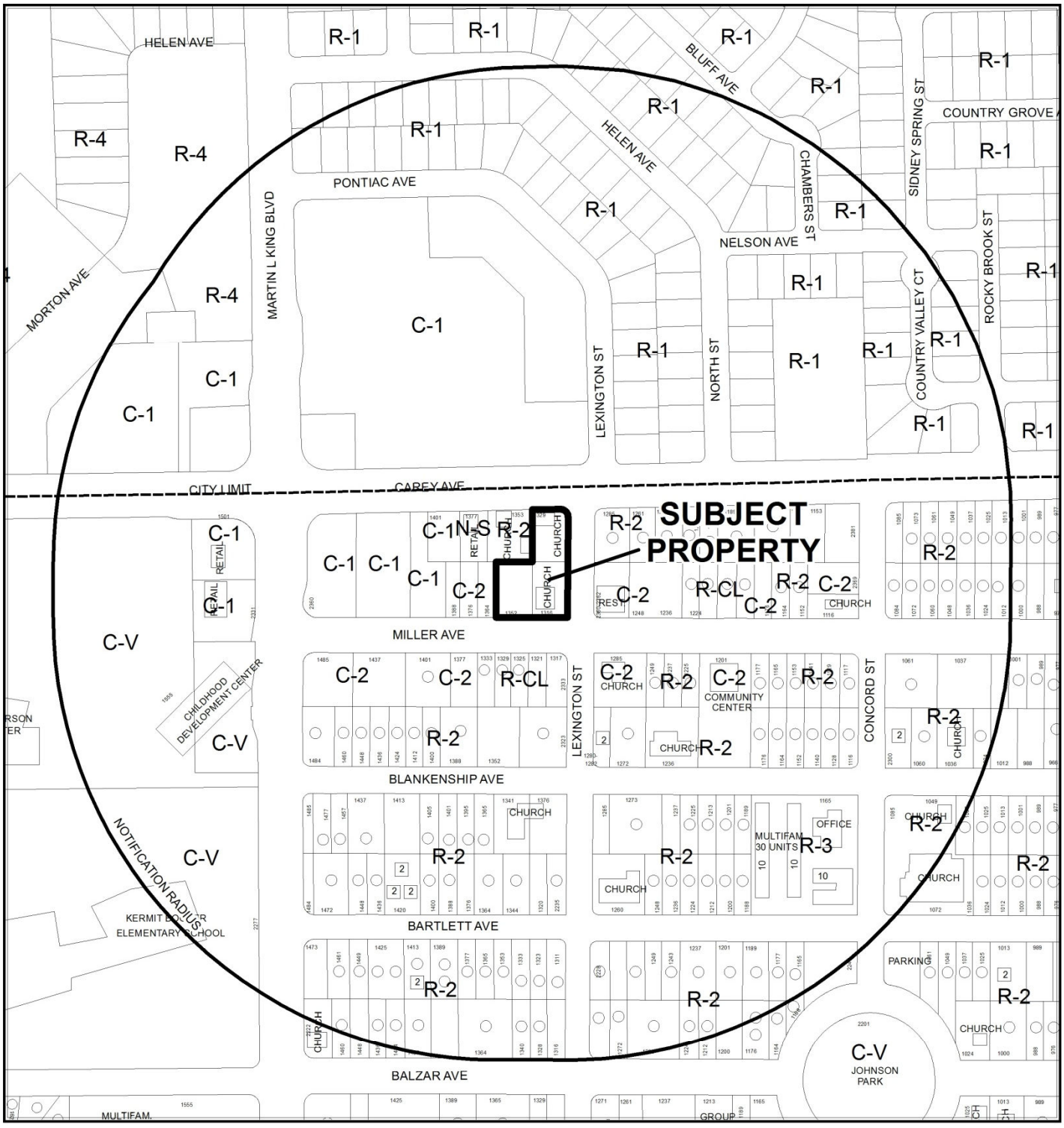
SUBJECT:
SDR-53435 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: EARNEST PATTON - OWNER: PRAYER CENTER REVIVAL MINISTRIES - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 7,378 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP WITH WAIVERS TO ALLOW REDUCTIONS IN PORTIONS OF ALL LANDSCAPE BUFFERING REQUIREMENTS on 0.68 acres at 1316 and 1352 Miller Avenue and 1329 West Carey Avenue (APNs 139-21-510-007, 073 and 074), C-V (Civic) Zone, Ward 5 (Barlow) [PRJ-53239]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 6/18/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



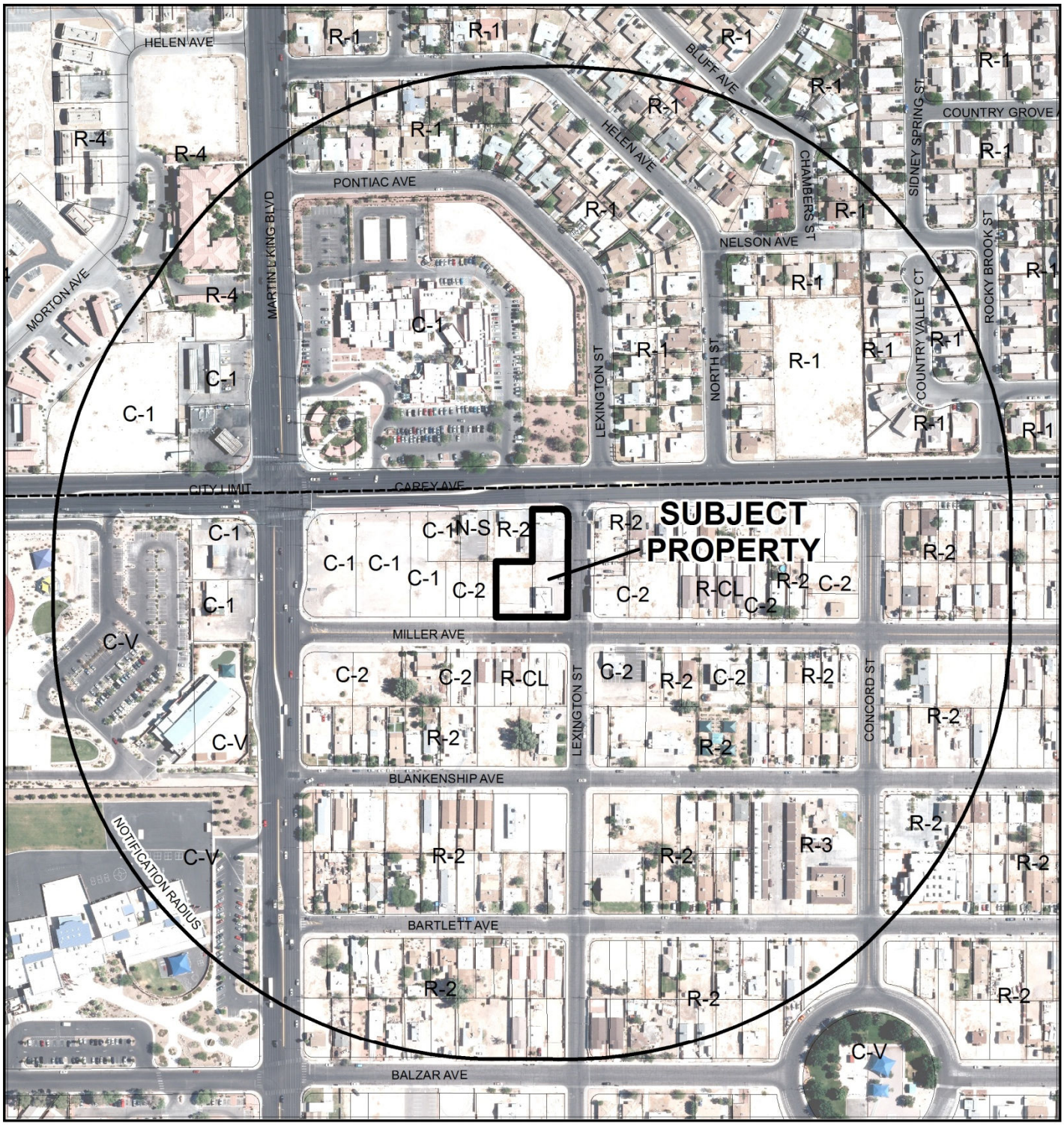
CASE: **SDR-53435 (PRJ-53239)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

0 200 400 Feet

N



CASE: **SDR-53435 (PRJ-53239)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

0 200 400
Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 13, 2014
DEPARTMENT: PLANNING
ITEM DESCRIPTION:

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-53435	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

SDR-53435 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All development shall be in conformance with the site plan date stamped 03/25/14, and landscape plan and building elevations, date stamped 04/14/14, except as amended by conditions herein.

3. Miller Avenue is hereby designated as the lot front. All development standards will be orientated with Miller Avenue as the front property line and the primary structure will be addressed off of said street.

4. Waivers from Table 4 of LVMC Title 19.08.40 are hereby approved, to allow perimeter landscape buffer widths adjacent to public rights-of-way of six feet along the northern property line, zero feet along a portion of the east property line and eight feet along the south property line where 15 feet is required.

5. Waivers from Table 4 of LVMC Title 19.08.40 are hereby approved, to allow perimeter landscape buffer widths adjacent to interior property lines of two feet along the northwest property line, three feet along the north property line and three feet along the portions of southwest where eight feet is required.

6. An Exception from Title 19.08.110 is hereby approved, to allow five parking lot islands and five 24-inch box trees where nine parking lot islands and nine 24-inch box trees are required.

7. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.

8. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

10. The trash enclosure on-site shall be constructed with solid metal gates and a roof or trellis structure.

11. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Dedicate a 15-foot radius on the northwest corner of Miller Avenue and Lexington Street and an additional 5-foot for a total radius of 25 feet on the southwest corner of Carey Avenue and Lexington Street prior to the issuance of any permits; coordinate with the Right-of-Way Section of the Department of Public Works for assistance in the preparation of appropriate documents.

15. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

16. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.

17. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

18. Submit an Encroachment Agreement for landscaping and private improvements, if any, in the Carey Avenue and Miller Avenue public rights-of-way prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

19. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting Site Development Plan Review for a proposed 7,378 square-foot Church/House of Worship located on the west side of Lexington Avenue between Miller Avenue and Carey Avenue. There are three lots containing an existing 1,673 square-foot Church/House of Worship, an undeveloped lot, and a vacant building at 1316 Miller Avenue and 1329 West Carey Avenue. The subject site is zoned C-V (Civic). This application will allow the site to be cleared and new construction to occur. Five perimeter landscape buffer Waivers and two Exceptions to allow the reduction in parking lot landscape islands and parking lot vegetation are required. The requested Waiver and Exceptions are minor in nature and the Church/House of Warship is compatible with the surrounding development; therefore, staff recommends approval of this Site Development Plan Review.

ISSUES

- The applicant is requesting Waivers to allow perimeter landscape buffer widths adjacent to public rights-of-way to be six feet along the northern property line, zero feet along portions of the east property line and eight feet along the south property line where 15 feet is required.
- The applicant is requesting Waivers to allow interior property line landscape buffer widths of two feet wide along the northwest, three feet wide along the north and three feet wide along portions of the southwest where eight feet is required.
- The applicant is requesting Exceptions to allow five parking lot landscape fingers where nine are required and to reduce the amount of parking lot vegetation to five shrubs and nine trees.
- The site currently consists of six subdivision lots over three separate parcels, and must be remapped to combine these lots prior to issuance of building permits.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
11/15/06	The City Council approved a General Plan Amendment (GPA-17129) request to amend the Southeast Sector Plan from MLA (Medium Low Attached Density Residential) to PF (Public Facilities), a Rezoning (ZON-16632) request from C-1 (Limited Commercial) and C-2 (General Commercial) to C-V (Civic) and a Site Development Plan Review (SDR-15034) request for a 5,750 square-foot expansion to an existing 1,673 square-foot church at 1316 and 1352 Miller Avenue and 1329 West Carey Avenue. The Planning Commission and staff recommended approval. Theses entitlements expired on 11/15/08.

Related Relevant City Actions by P&D, Fire, Bldg., etc	
07/01/09	The City Council approved Ordinance #6046 and successfully changed the zoning of the property from C-1 (Limited Commercial) and C-2 (General Commercial) to C-V (Civic).
10/22/09	The Planning Commission approved a Site Development Plan Review (SDR-35912) request for a proposed 5,750 square-foot expansion to an existing 1,673 square-foot church with Waivers of the perimeter landscape buffer requirements to allow one, eight and zero feet along the north, south, and east perimeters, respectively, where 15 feet is required adjacent to right-of-way and two feet along the north and west perimeters where eight feet is required along interior lot lines. Staff recommended approval. This entitlement expired on 11/06/09.
12/17/12	A Final Map (FMP-47786) request to revert the APNs 139-21-510-007,073, & 074 to acreage was submitted; the mylar set was submitted for review on 03/13/14.

Most Recent Change of Ownership	
09/20/01	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
07/27/09	A building permit (#144228) was submitted; however, no permit was issued. The building permit application expired on 05/01/12.
10/02/13	A building permit (#244252) for HVAC change out was issued. The permit was not finalized.
08/05/09	Civil Improvement Plans (#24921 L-CIVIL) were submitted; however, they were not approved.

Pre-Application Meeting	
03/10/14	A pre-application meeting was held with the applicant to discuss the following: 1. The submittal requirement for a Site Development Plan Review and the possibility of a parking Variance. 2. The building permit process for construction of the new building should it be approved.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
04/03/14	A field check was conducted of the subject property, which revealed there are two structure on the site.

Details of Application Request	
Site Area	
Net Acres	0.68

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Church/House of Worship	PF (Public Facilities)	C-V (Civic)
North	Government Facility	Public / Semi – Public (City of North Las Vegas)	C-1 (Neighborhood Commercial) –North Las Vegas
	Church/House of Worship	MLA (Medium Low Density Residential)	R-2 (Medium-Low Density Residential)
South	Single Family, Detached	MLA (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
	Church/House of Worship	MLA (Medium Low Density Residential)	C-2 (General Commercial)
East	Single Family, Detached	MLA (Medium Low Density Residential)	R-2 (Medium-Low Density Residential)
	Restaurant	SC (Service Commercial)	C-2 (General Commercial)
West	Church/House of Worship	MLA (Medium Low Density Residential)	R-2 (Medium-Low Density Residential)
	Undeveloped	MLA (Medium Low Density Residential)	C-2 (General Commercial)

Master Plan Areas	***Compliance***
West Las Vegas Plan	Y
Special Purpose and Overlay Districts	***Compliance***
C-V (Civic) District	Y
A-O (Airport Overlay) District (105 Feet)	Y

Other Plans or Special Requirements	*Compliance*
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to the 19.10.020 and 19.06.060, the following standards apply:

Standard	*Provided*	*Compliance*
Min. Lot Size	29,620 SF	Y
Min. Lot Width	80 Feet	Y
Min. Setbacks		
• Front	8 Feet	Y
• Side	11 Feet	Y
• Corner	21 Feet	Y
• Rear	54 Feet	Y
Max. Lot Coverage	25 %	Y
Max. Building Height	19 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Y*
Mech. Equipment	Screened	Y

* A condition of approval has been added to ensure the trash enclosure complies with Title 19 requirements.

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	11 Trees	13 Trees	Y
• South	1 Tree / 20 Linear Feet	11 Trees	15 Trees	Y
• East	1 Tree / 20 Linear Feet	12 Trees	20 Trees	Y
• West	1 Tree / 20 Linear Feet	13 Trees	21 Trees	Y
TOTAL PERIMETER TREES		**47 Trees**	**69 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	9 Trees	5 Trees	N

LANDSCAPE BUFFER WIDTHS			
Min. Zone Width Adjacent to Rights-of-Way			
• North	15 Feet	6 Feet	N
• South	15 Feet	8 Feet	N
• East	15 Feet	0 Feet	N
Adjacent to interior property lines			
• North	8 Feet	3 Feet	N
• West	8 Feet	2 Feet	N
• West	8 Feet	3 Feet	N
Wall Height	6 to 8 Feet Adjacent to Residential	Not Indicated	

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gathering size of non-fixed seating area***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Church / House of Worship	2,755 SF	1:100 SF					
TOTAL SPACES REQUIRED			27		34		Y
Regular and Handicap Spaces Required			25	2	32	2	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
15-foot landscape buffer adjacent to right-of-way.	A six-foot landscape buffer along the north property line adjacent to right-of-way.	Approval
15-foot landscape buffer adjacent to right-of-way.	A zero-foot landscape buffer along a portion of the east property line adjacent to right-of-way.	Approval
15-foot landscape buffer adjacent to right-of-way.	An eight-foot landscape buffer along the south property line adjacent to right-of-way.	Approval

Waivers		
Requirement	***Request***	***Staff Recommendation***
Eight-foot landscape buffer adjacent to the interior property line.	A three-foot landscape buffer along a portion of the southwest property line, adjacent to interior lot lines.	Approval
Eight-foot landscape buffer adjacent to the interior property line.	A three-foot landscape buffer along the north property line, adjacent to interior lot lines.	Approval
Eight-foot landscape buffer adjacent to the interior property line.	A two-foot landscape buffer along the northwest property line, adjacent to interior lot lines.	Approval

Exceptions		
Requirement	***Request***	***Staff Recommendation***
Provide one landscape island and one 24-inch box tree and four 5-gallon shrubs per six parking space and one landscape island, one 24-inch box tree and four 5-gallon shrubs on the end of parking space rows.	The applicant is requesting an Exception to allow five parking lot landscape fingers where nine are required and to a reduction in four 24-inch box trees and 16-five gallon shrubs where nine 24-inch box trees and 36 five-gallon shrubs are required.	Approval

ANALYSIS

This proposal is for a Site Development Plan Review (SDR-53435) for a proposed 7,378 square-foot Church/House of Worship located on parcels within the C-V (Civic) zoning district. This site previously received land use entitlements [Site Development Plan Review (SDR-15034) and Rezoning (ZON-16631)] for a 5,750 square-foot expansion to an existing 1,673 square-foot house of worship and a Rezoning from C-1 (Limited Commercial) and C-2 (General Commercial) to C-V (Civic); however, these entitlements expired. On 07/01/09, the City Council approved Ordinance #6046, successfully Rezoning the property from C-1 (Limited Commercial) and C-2 (General Commercial) to C-V (Civic).

This infill project will construct a new church on the west side of Lexington Street between Miller Avenue and Carey Avenue. This development will remove two existing structures, combine and repurpose three underutilized parcels to construct a new development in West Las Vegas.

Public Works has noted that the redevelopment of the site will require some type of mapping and therefore, the Planning Department has imposed a condition that "The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits." Final Map (FMP-47786) has been submitted to meet this requirement; however, as of 04/28/14, the mylar release is pending the payment of a City processing fee ($110).

Per Title 19.18, "Lot Frontage" is defined as "the side of the lot which fronts on a street or drive. In the case of a corner lot, the "front" of the lot shall be considered to be the side which has the lesser dimension in width, unless the Director authorizes another side to be designated as the "front" and attaches whatever conditions are deemed necessary to ensure that such alternative designation does not result in land use incompatibility with the surrounding area."

Once the three lots are mapped into a single lot, the Director of the Department of Planning has determined that Miller Avenue will be the front lot line and that all setbacks, development standards and building addresses shall be adjusted to reflect said determination.

With Miller Avenue designated as the front of the property, this project complies with Title 19.10.020, Building and Plaza requirement, as the building is placed at the front setback line and front entry and plaza of the church have a strong visual tie to Miller Avenue and Lexington Street. Parking is at the rear of the building and the lot is consistent with the development standards for the C-V (Civic) zoning district when adjacent to residential uses.

The primary structure is a metal building that will be veneered with stucco and painted in tans and brown. The wall plans are broken up with two rows of windows on the south and north elevations and a single row of square windows on the west elevation. The east elevation is the main entrance consisting of a covered entry with double doors that open to the east. This elevation will visually read as the main entrance. The proposed site circulation and parking lot layout is consistent with a house of worship similar in size throughout the valley.

The application does not meet the minimum landscape buffering code requirements. Per Title 19.08, a perimeter landscape buffer of 15 feet must be provided adjacent to all street rights-of-way. The site and landscape plans depict landscape buffers ranging from five feet to 11 feet along the north perimeter adjacent to Carey Avenue; a zero-foot to 12-foot landscape buffer along the west perimeter adjacent to Lexington Street; and an eight-foot landscape buffer along the perimeter adjacent to Miller Avenue. The reduction in landscape buffering requirements ranges between 53 and 100 percent along the public rights-of-way.

Per Title 19.08, a perimeter landscape buffer of eight feet must be provided adjacent to interior lot lines. The site and landscape plans depicts an interior landscape buffers that range from two feet to 20 feet along the northwest property line, three feet to four feet along the north property line and three feet to 11 feet along southwest property line. The reduction in landscape buffering requirements ranges between zero to 75 percent along interior property lines.

Additionally, an Exception is required to allow the reduction in the number of parking lot islands and landscaping requirements. Specifically, one parking lot island, one 24-inch box tree and four, five-gallon shrubs for the parking lot adjacent to the house of worship are proposed where three landscape islands, three 36-inch box trees and 12 five-gallon shrubs are required. Additional Exceptions are required to allow four landscape islands, four 24-inch box trees and 16 five-gallon shrubs within the northern parking lot, where six parking lot islands, six 24-inch box trees and 24 five-gallon shrubs are required.

The applicant has provided a mix of desert trees (Sweet Acacias, African Sumac, Foot Hills Palo Verde and Honey Mesquites) throughout the site that will have light green foliage with dashes of yellow blooms through the year. Red Push Pistachio have been incorporated for a splashes of orange and yellow fall color. Rosemary is the predominate shrub utilized on this site. This plant should provide a deep green foundation with lavender color blooms in winter and early spring. A majority of the trees species selected are consistent with the tree palette of the West Las Vegas Walkable Community Plan. In summation, the applicant has mitigated the reduction in landscape buffer widths and number of landscape islands by providing more trees and shrubs overall than is required by code and varying the type, quantity and spacing throughout the site.

The applicant has proposed a project that will enhance and beatify the community. The requested Waivers and Exceptions are minor in nature and design solutions have been presented to reduce their impacts. For these reasons, staff recommends approval of this application.

FINDINGS (SDR-53435)

In order to approve a Site Development Plan application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed development is compatible with adjacent developments and development within the area.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

The proposed development is consistent with the proposed General Plan designation of PF (Public Facilities) and a majority of Title 19 requirements with exceptions for the landscape buffer widths on all property lines and the reduction in parking lot landscape islands and parking lot trees. Staff supports the requested Waivers and Exceptions, as they are minor in nature.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   The site is accessed from Lexington Street, which is a 60-foot Right-of-Way and will provide adequate access to the site. Site access and circulation will not negatively impact adjacent roadways and neighborhood traffic.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The building materials are appropriate for the area and the city. Landscape materials are also appropriate and a majority of the tree selection is consistent with the plant palette of the West Las Vegas Walkable Community Plan.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   The building elevations are not unsightly or obnoxious, and will be compatible with development in the area.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   The proposed development is subject to permit review and inspection; therefore, appropriate measures will be taken to protect the health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

NOTICES MAILED 262

APPROVALS 0

PROTESTS 0

MR

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-53435 APN: _____

Name of Property Owner: Prayer Center Revival Crusade Ministries, Inc.

Name of Applicant: Prayer Center Revival Crusade Ministries Inc.

Name of Representative: Prayer Center Revival Crusade Ministries, 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): _____ _____

APN: _____

Signature of Property Owner: [signature] Pastor for Prayer Center Revival Crusade

Print Name: Thomas Coleman Pastor for Prayer Center Revival Crusade

Subscribed and sworn before me

This 25 day of March, 2014

[signature]

Notary Public in and for said County and State

Clark / NV

PATRICIA SHEIRE
Notary Public • State of Nevada
Appointment Recorded in Clark County
No 06-102244-1 Expires November 10, 2017

PRJ-53239
03/25/14

CLV Planning - Application Form

Application Number:	PRJ-53239
Application/Petition For:	SDR for Prayer Center Revival Ministries
ProjectAddress (Location):	1316 AND 1352 MILLER AVENUE AND 1329 WEST CAREY
Project Name	PRAYER CENTER REVIVAL MINISTRIES
Assessors Parcel #(s):	13921510007, 13921510073, 13921510074
Ward #:	WARD 5 (RICKI Y. BARLOW)
Is the Application Information Correct:	Yes
If no, ...change what	
General Plan Designation: Proposed:	Select
Zoning District: Proposed:	Select
Gross Acres:	
Lots/Units:	
Additional Information:	
Applicant First Name:	Earnest
Applicant Last Name:	Patton
Applicant Address:	5715 W Alexander Suite 155
Applicant City:	Las vegas
Applicant State:	NV
Applicant Zip:	89130
Applicant Phone:	702 395-4813
Applicant Fax:	702 839-2624
Applicant Email:	epttn@earthlink.net
Rep First Name:	Earnest
Rep Last Name:	Patton
Rep Address:	5715 W Alexander Suite 155
Rep City:	Las vegas
Rep State:	NV
Rep Zip:	89130
Rep Phone:	702 395-4813
Rep Fax:	702 839-2624
Rep Email:	epttn@earthlink.net

SDR-53435

PRJ-53239
03/25/14

CLV Planning - Application Form

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. I Accept:	Yes
Is the Owner Information Correct:	Yes
If no, ...change what	

Owner(s)	ADDR1	ADDR2
PRAYER CENTER REVIVAL MINISTRIES	3290 E ASTORIA DR	LAS VEGAS, NV 89121-2360

CLVEPLAN Applicant	Company	Title	Email
Earnest Patton	E&M enterprises inc	president	epttn@earthlink.net

SDR-53435

PRJ-53239
03/25/14

BUILDING CODE SUMMARY

CHAPTER ONE - CODE ADMINISTRATION

ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING MODEL CODES:

BUILDING	2009 INTERNATIONAL BUILDING CODE WITH SOUTHERN NEVADA AMENDMENTS
MECHANICAL	2009 UNIFORM MECHANICAL CODE WITH SOUTHERN NEVADA AMENDMENTS
PLUMBING	2009 UNIFORM PLUMBING CODE WITH SOUTHERN NEVADA AMENDMENTS
ELECTRICAL	2008 NATIONAL ELECTRICAL CODE WITH SOUTHERN NEVADA AMENDMENTS
ACCESSIBILTY	2003 ICC/ANSI A117
ENERGY	2009 INTERNATIONAL ENERGY CONSERVATION CODE
FIRE LIFE SAFETY	2009 FIRE CODE

CHAPTER FIVE - GENERAL REQUIREMENTS

ALLOWABLE AREA:2 STORIES (40FT) & 9,500 S.F.
PROPOSAD BUILDING 7,378 S.F. CHURCH

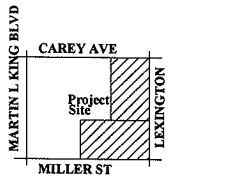
CHAPTER SIX - CONSTRUCTION REQUIREMENTS

TYPE OF CONSTRUCTION: TYPE V-B (NON-SPRINKLERED)

CHAPTER TEN - MEANS OF EGRESS

OCCUPANT LOADS:
PROPOSED BUILDING (1 PER 7 S.F./OCC.) - 7,378 S.F. =1054
TOTAL OCCUPANTS 1054

REMOVABLE SETTING: YES
SPRINKLED BUILDING: YES
STUCCO FACE BUILDING: YES



Location Map

VICINITY MAP

Site Information

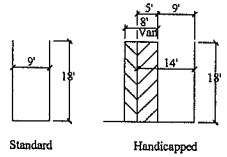
ZONING
C-V CIVIC DISTRICT
ASSESSSOR'S PARCEL NO.:
139-215-100-074,139-215-100-073, 139-215-100-072
JURISDICTION:
CITY OF LAS VEGAS
AREA (Approximate)
Net Area: 29,388 s.f.
BUILDING AREA
New Building 7,378 s.f.

Total Building Area	7,378 s.f.
FAR	0.25

Parking Analysis

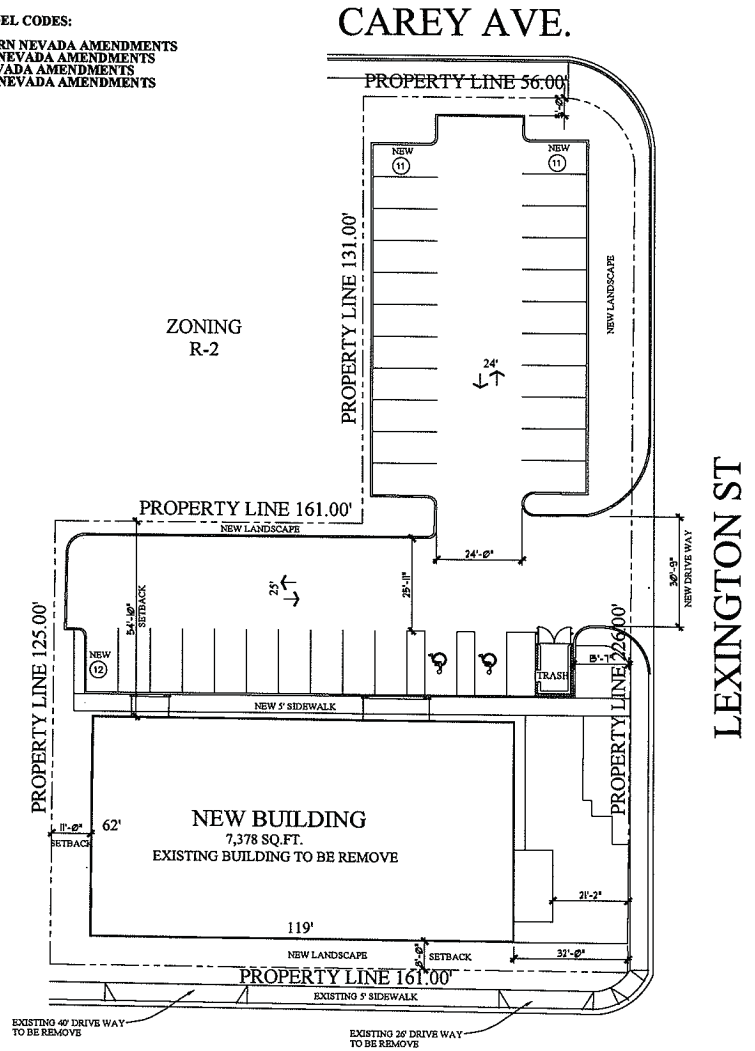
New BUILDING 7,378 SQ / 10 PER 1000 SQ. (church) = 74 SPACES NEED

TOTAL REQUIRED PARKING = 74 SPACES NEED
TOTAL PROVIDED PARKING = 34 SPACES
32# STD + 2# HANDICAP = 34 TOTAL PARKING STALLS



Typical Parking Spaces

Note:
This plan has been prepared without benefit of a complete survey.
No Guarantee of its accuracy is implied.

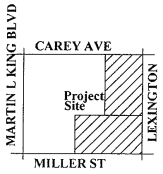


SITE PLAN
SCALE : 1/16" = 1'-0"

MACEDONIA BAPTIST CHURCH

PRJ-53239
03/25/14

SDR-53435



Location Map

VICINITY MAP

Site Information

ZONING
C-V CIVIC DISTRICT

ASSESSSOR'S PARCEL NO.:
139-215-100-074,139-215-100-073,139-215-100-07

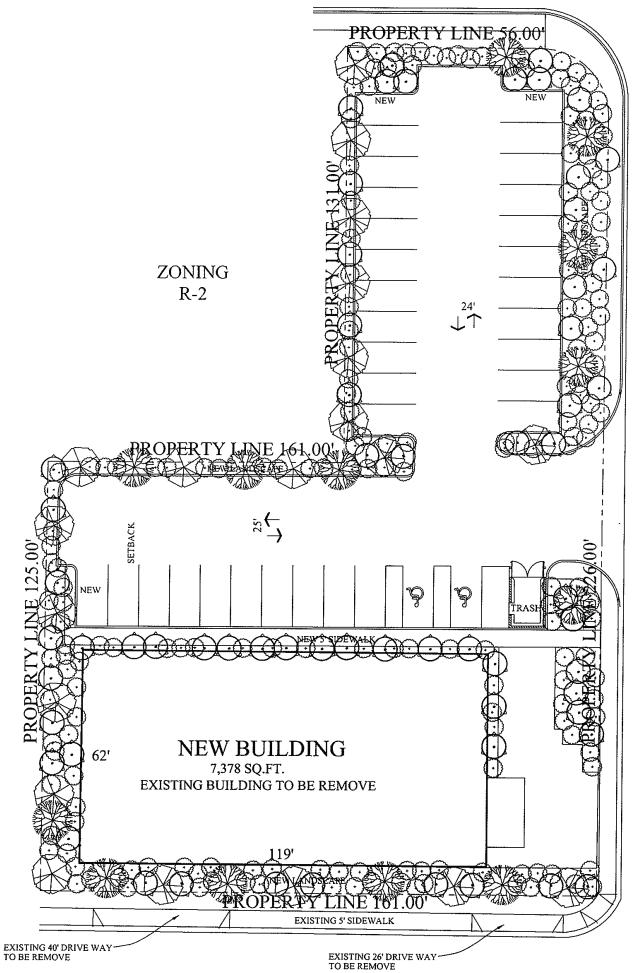
JURISDICTION:
CITY OF LAS VEGAS

AREA (Approximate)
Net Area: 29,388 sf
BUILDING AREA
New Building 7,378 gsf

TREE / PLANT SCHEDULE

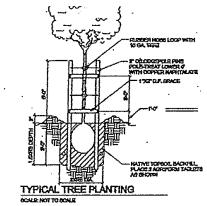
SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
	20	24" Box	20'-30' On Center	Sweet Acacia	ACACIA
	18	24" Box	20'-30' On Center	AFRICAN SUMAC	
	--	24" Box	20'-30' On Center	Red Push Pistache	Pistachio
	--	24" Box	20'-30' On Center	Desert Museum	Parkinsonia
	12	Height Varies	Varies, See Setback Requirements	MEXICAN FAN PALM	Washingtonia robusta "Mexican Fan Palm"
	68	24" Box	Varies, See Setback Requirements	Honey Mesquite	
	192	1- 5 Gallon	N/A	Rosmary	
		N/A	N/A	Xeroscape / Turf	

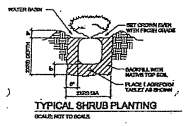
CAREY AVE.

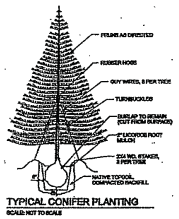


LANDSCAPE PLAN

SCALE : 1/16" = 1'-0"







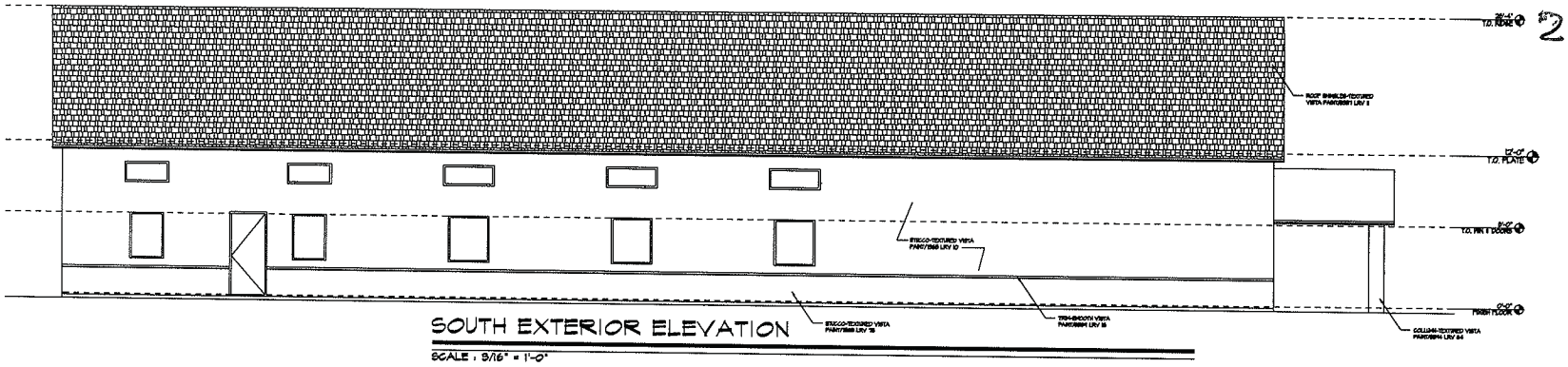
WOOD CHIPS AND BARK MULCH WILL BE USED THROUGHOUT ALL PLANTERS

PRJ-53239
04/14/14

Note:
This plan has been prepared without benefit of a complete survey.
No Guarantee of its accuracy is implied.

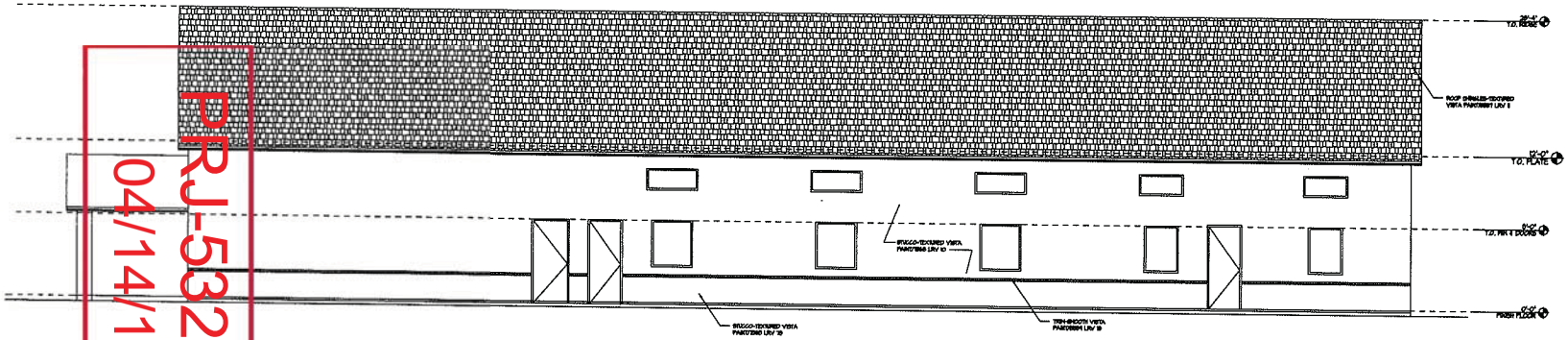
THE PRAYER CENTER CHURCH

SDR-53435



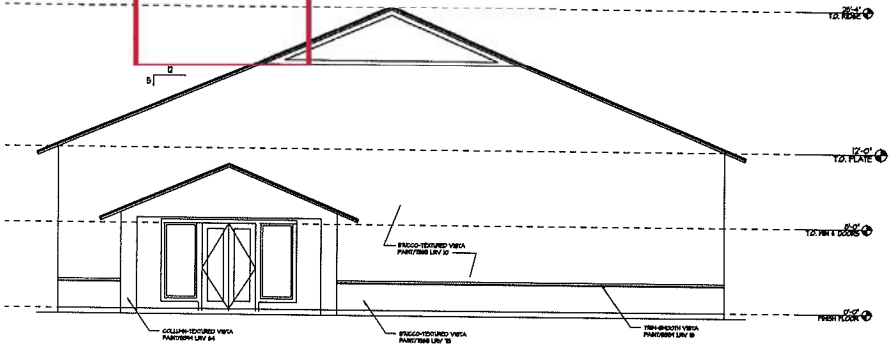
SOUTH EXTERIOR ELEVATION

SCALE : 3/16" = 1'-0"



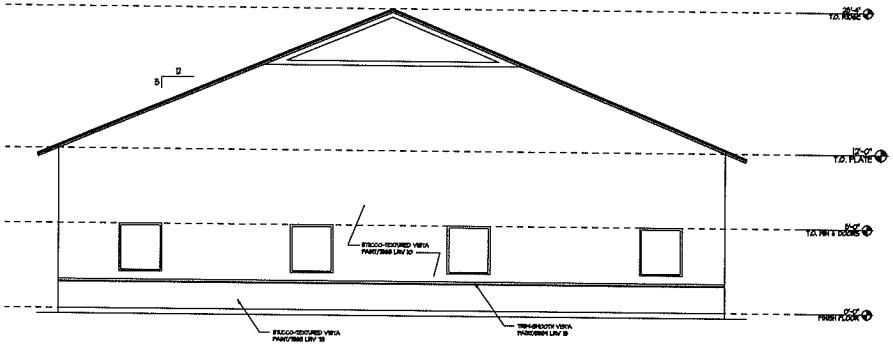
NORTH EXTERIOR ELEVATION

SCALE : 3/16" = 1'-0"



EAST EXTERIOR ELEVATION

SCALE : 3/16" = 1'-0"



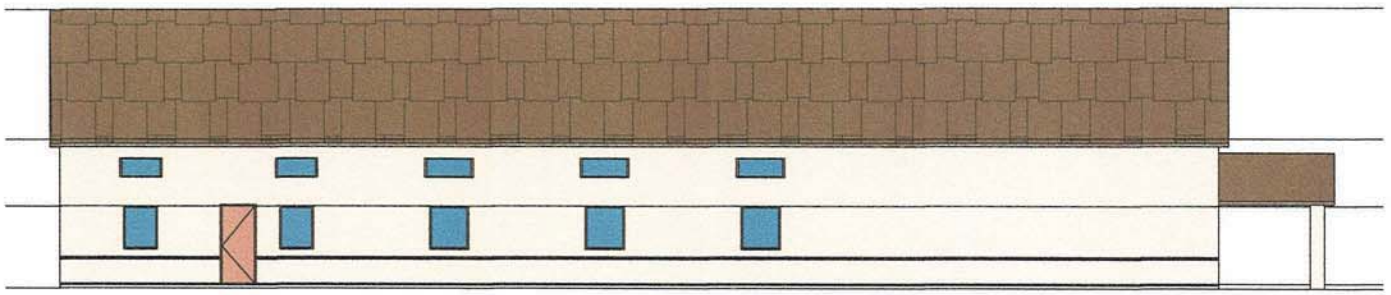
WEST EXTERIOR ELEVATION

SCALE : 3/16" = 1'-0"

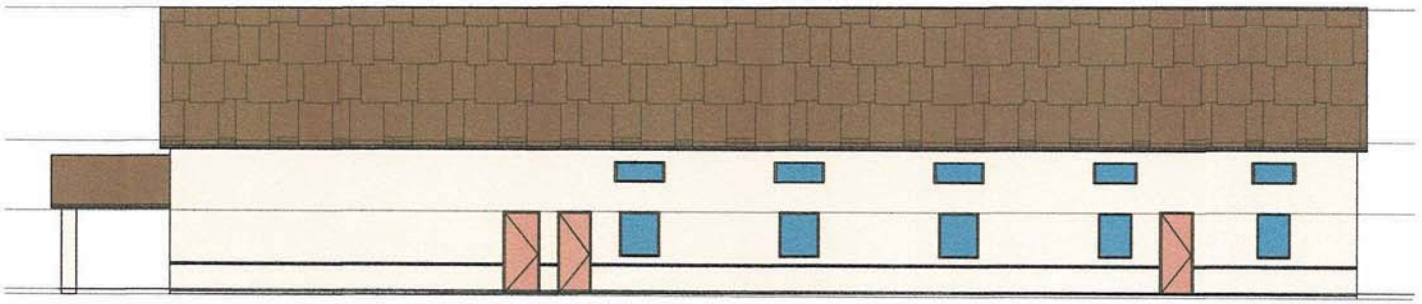
RJ-53239
04/14/14

THE PRAYER CENTER CHURCH

SDR-53435 - REVISED

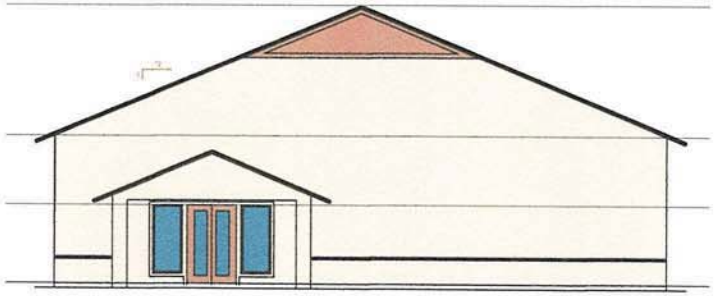


SOUTH EXTERIOR ELEVATION

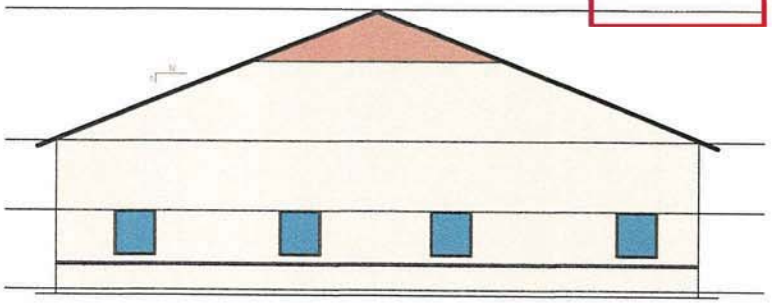


NORTH EXTERIOR ELEVATION

PRJ-53239
03/25/14



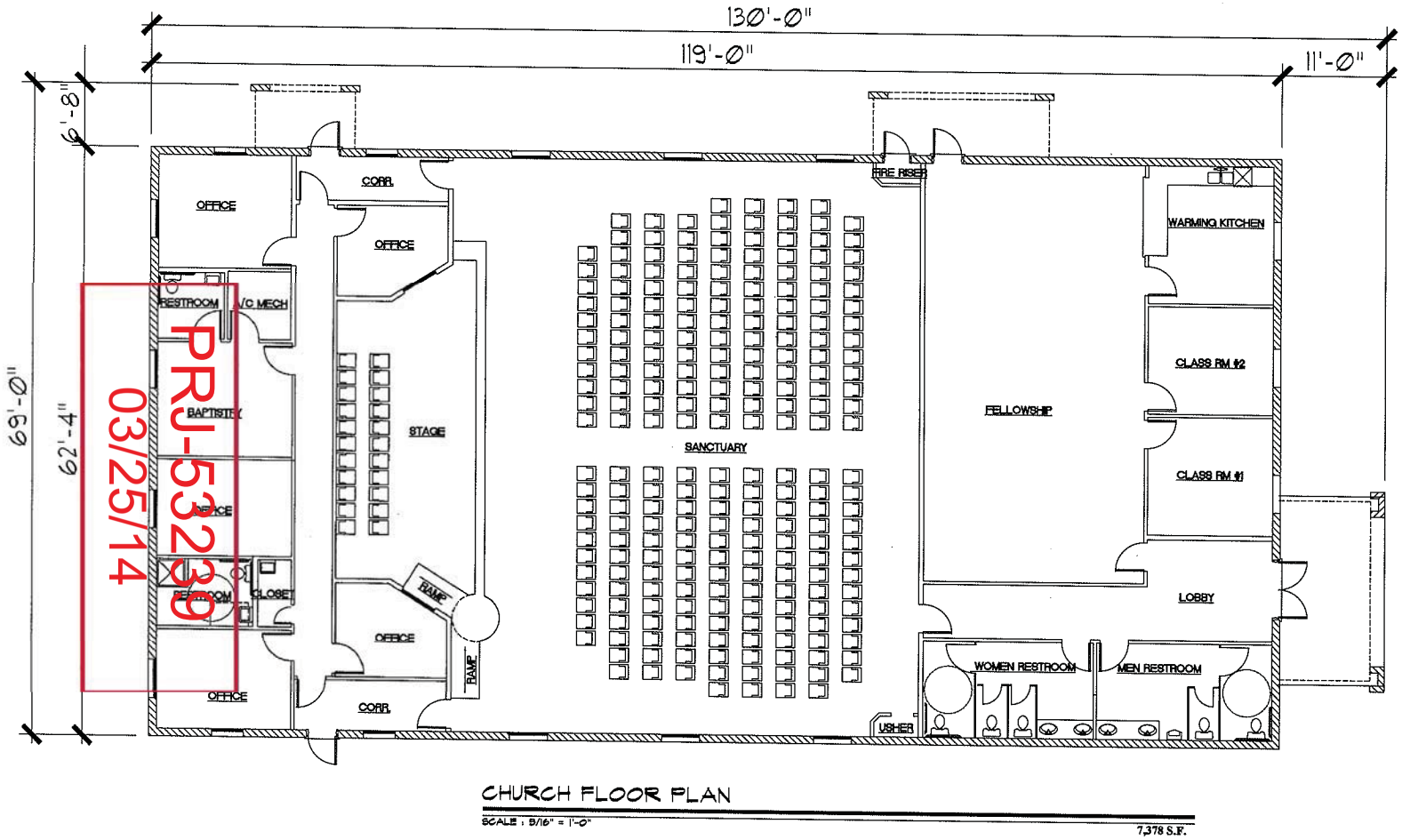
EAST EXTERIOR ELEVATION



WEST EXTERIOR ELEVATION

MACEDONIA BAPTIST CHURCH

SDR-53435



CHURCH FLOOR PLAN

SCALE : 3/16" = 1'-0"

7,378 S.F.

MACEDONIA BAPTIST CHURCH

SDR-53435

SDR-53435 [PRJ-53239] - APPLICANT: EARNEST PATTON - OWNER: PRAYER CENTER REVIVAL MINISTRIES
1316 AND 1352 MILLER AVENUE AND 1329 WEST CAREY AVENUE

04/03/2014

SDR-53435 [PRJ-53239] - APPLICANT: EARNEST PATTON - OWNER: PRAYER CENTER REVIVAL MINISTRIES
1316 AND 1352 MILLER AVENUE AND 1329 WEST CAREY AVENUE

04/03/2014

SDR-53435 [PRJ-53239] - APPLICANT: EARNEST PATTON - OWNER: PRAYER CENTER REVIVAL MINISTRIES
1316 AND 1352 MILLER AVENUE AND 1329 WEST CAREY AVENUE

04/03/2014

SDR-53435 [PRJ-53239] - APPLICANT: EARNEST PATTON - OWNER: PRAYER CENTER REVIVAL MINISTRIES
1316 AND 1352 MILLER AVENUE AND 1329 WEST CAREY AVENUE

04/03/2014

E&M ENTERPRISES, INC.
COMMITTED TO BUILDING YOUR VISION

5715 W. Alexander Road * Suite 155 • Las Vegas, NV 89130-2804 * Phone: 702-395-4813 • Fax: 702-839-2624

February 25, 2014

City of Las Vegas Planning and Development
731 S Fourth Street
Las Vegas , NV 89106

Re : Justification Letter for SDR 35912
Mr. Michael Hatch
1316 Miller Avenue
Las Vegas, NV 89106

To whom it May Concern :

Mr. Michael Hatch Pastor of Prayer Center Revival Ministries is requesting a change from their previously approved SDR 35912 on November 6 2009 . The church will be demolishing their existing 1,673 structure and replacing it with a new 7400 square foot Metal Steel Building. The new building will comply with previous approval with setbacks and Landscape buffer.

Sincerely

Earnest Patton P.E.
E&M Enterprises Inc
General contractor

SDR-53435

PRJ-53239
03/25/14

City of Las Vegas Agenda Item No.: **36.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 13, 2014

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

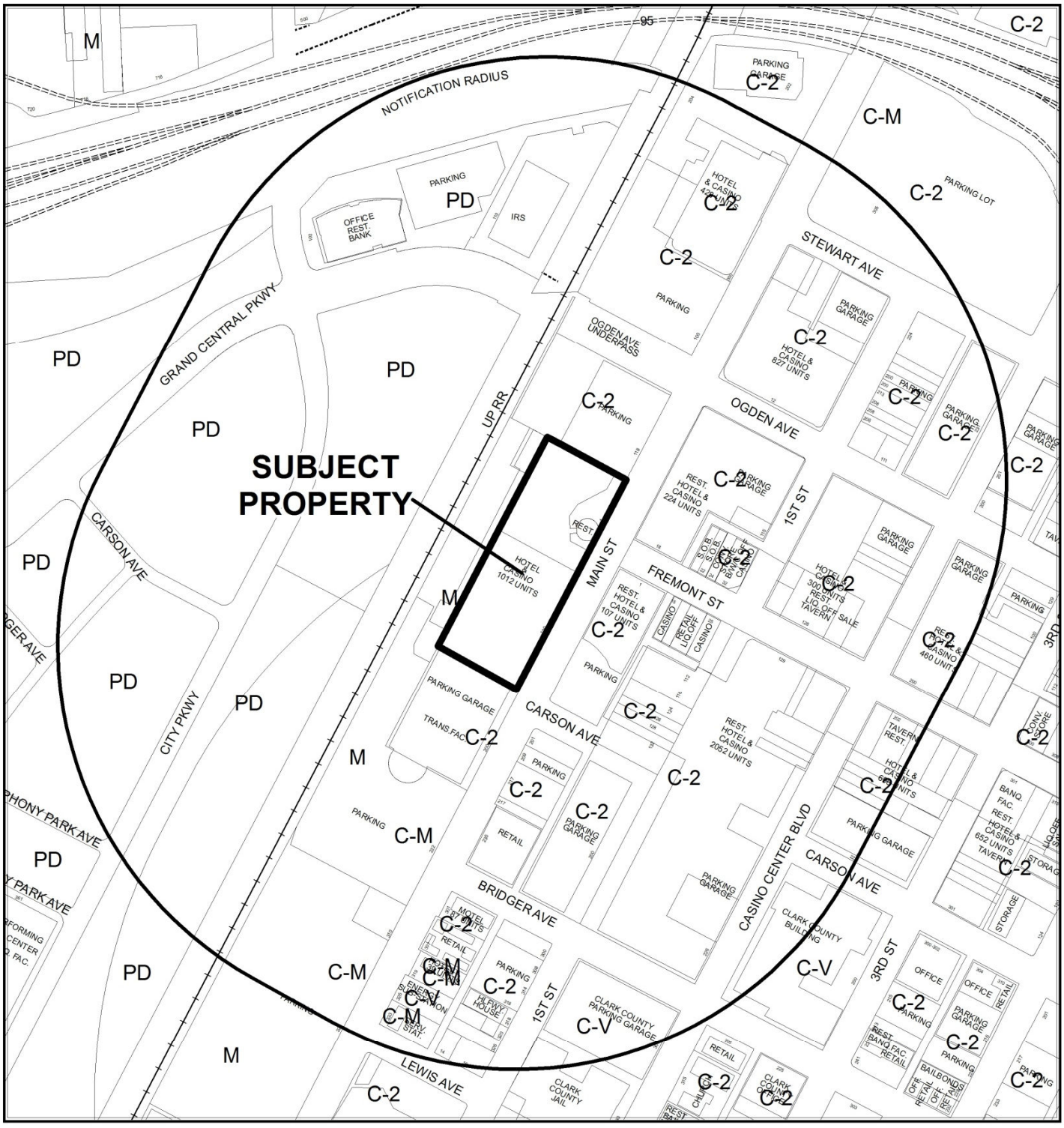
SUBJECT:
SDR-53485 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: T-UPR, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 79,150 SQUARE-FOOT COMMERCIAL RECREATION/AMUSEMENT (INDOOR) FACILITY IN CONJUNCTION WITH AN EXISTING HOTEL WITH WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN SITE PLANNING AND ARCHITECTURAL DESIGN STANDARDS on 16.67 acres at 1 South Main Street (APNs 139-34-101-009, 139-34-201-003 and 139-34-201-016), C-M (Commercial/Industrial) Zone and M (Industrial) Zone, Ward 5 (Barlow) [PRJ-53448]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 6/18/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



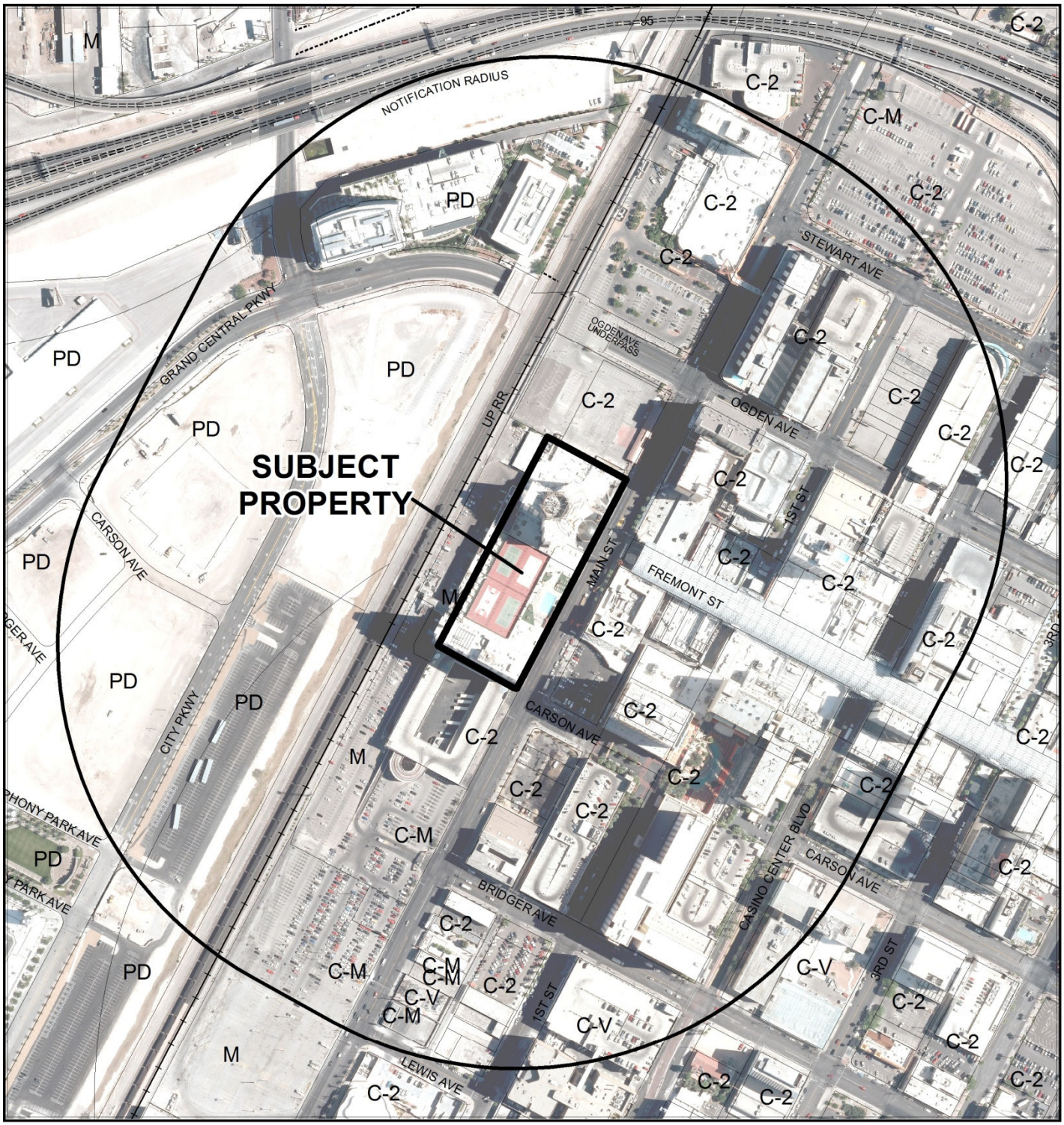
CASE: **SDR-53485 (PRJ-53448)**

0 200 400 Feet

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL) AND M (INDUSTRIAL)

N



CASE: **SDR-53485 (PRJ-53448)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL) AND M (INDUSTRIAL)

0 200 400 Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 13, 2014
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/ONWER: T-U P R, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-53485	Staff recommends DENIAL, if approved subject to conditions:	

** CONDITIONS **

SDR-53485 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 04/16/14, except as amended by conditions herein.

3. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.

4. Service areas and loading docks shall not be located along frontage lines and shall be oriented away and screened from public view.

5. The applicant shall appropriately screen all mechanical equipment from public view from public rights-of-way. Screening includes, without limitation, solid walls and landscaping of a density sufficient to screen the use.

6. A Waiver from the Downtown Centennial Plan Section F.1(a) is hereby approved, to allow the first story façade to not align along the property line adjacent to Main Street, where a minimum of 70% is required.

7. A Waiver from the Downtown Centennial Plan Section F.5(b) is hereby approved, to allow no articulated roofline and/or articulated cornice on the new building.

8. A Waiver from the Downtown Centennial Plan Section F.5(c) is hereby approved, to allow extended, blank, expressionless walls at the street level where the use of expression lines utilizing materials, colors, and/or relief is required.

9. A Waiver from the Downtown Centennial Plan Section F.5(d) is hereby approved, to allow no arcades, awnings, or canopies on the ground floor where such is required.

10. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

11. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as part of any business license application.

12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

13. A Comprehensive Construction Staging Plan shall be submitted to the Department of Planning for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.

14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for this Site Plan Prior to submittal of construction drawings for this site.

16. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

** STAFF REPORT **

PROJECT DESCRIPTION

The subject site consists of an existing hotel with non-restricted gaming at 1 South Main Street. The applicant is requesting a Site Development Plan Review to construct a 79,150 square-foot tent to be used as a Commercial Recreation/Amusement (Indoor) Facility. The proposed structure would locate within the existing surface parking lot south of the existing hotel and gaming use. The facility would be used primarily as an ice hockey arena but would further be utilized for events such as concerts and public ice skating. The site is located within the Downtown Centennial Plan – Central Casino Core District and does not adhere to all of the Downtown Centennial Plan Standards. The applicant is requesting waivers of the site planning and architectural design standards. Staff is recommending denial of this request, as the proposed design is not appropriate for the Downtown area. If denied, the proposed Commercial Recreation/Amusement (Indoor) Facility would not be permitted at this location.

ISSUES

- The proposed structure would locate across multiple property lines. A mapping action is required to consolidate the lots.
- A Waiver from the Downtown Centennial Plan is required to allow the first story façade to not align along the property line adjacent to Main Street, where a minimum of 70% is required.
- A Waiver from the Downtown Centennial Plan is required to allow no articulated roofline and/or articulated cornice on the new building.
- A Waiver from the Downtown Centennial Plan is required to allow extended, blank, expressionless walls at the street level where the use of expression lines utilizing a change in materials, colors, and/or relief is required.
- A Waiver from the Downtown Centennial Plan is required to allow no arcades, awnings, or canopies on the ground floor where such is required.
- The proposed Commercial Recreation/Amusement Facility (Indoor) use would locate within a portion of the existing surface parking lot south of the hotel and gaming use. It would replace existing parking spaces while the proposed use would require 395 additional parking spaces, resulting in a parking space deficiency of 553 spaces for the overall site. A Variance is not required, as projects located within the Downtown Centennial Plan area are not subject to the automatic application of parking requirements.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
02/12/70	The City Council approved Rezoning (Z-0001-70) from C-V (Civic) and C-2 (General Commercial) zones to C-M (Commercial/Industrial) and M (Industrial) zones for a hotel casino on 7.34 acres on the west side of Main Street between Ogden Avenue and Carson Avenue.
07/15/81	The Board of City Commissioners approved an Architectural Review (AR-0004-81) for an expansion of a hotel by 500 rooms at 1 South Main Street. The Planning Commission and staff recommended approval.
02/16/00	The City Council approved a Special Use Permit (U-0137-99) for an automobile rental facility within an existing hotel and casino at 1 South Main Street. Planning Commission and staff recommended approval.
07/14/11	Staff administratively approved a Site Development Plan Review (SDR-42227) for sidewalk and plaza area improvements on a portion of 1.49 acres at 1 South Main Street.

Most Recent Change of Ownership	
10/17/06	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
c. 1971	A business license (H06-00006) was issued for a Resort Hotel at 1 South Main Street. The license is still active.
c.1971	A business license (G08-00078) was issued for non-restricted gaming at 1 South Main Street. The license is still active.

Pre-Application Meeting	
03/26/14	Staff met with the representative to discuss the proposed development of a Commercial Recreation/Amusement (Indoor) Facility on the fifth story of a parking structure. Staff determined that the requested additional height was in compliance with Airport Overlay Standards and the proposed development was in compliance with Downtown Development Standards. A Site Development Plan Review would be required due to the size of the development request.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
04/03/14	Staff conducted a routine field check and noted a well maintained hotel and casino with associated parking lots.

Details of Application Request	
Site Area	
Gross Acres	A portion of 16.67 acres

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Hotel Casino	C (Commercial)	M (Industrial)
			C-M (Commercial/Industrial)
North	Parking Lot	C (Commercial)	C-2 (General Commercial)
South	Parking Garage	C (Commercial)	C-2 (General Commercial)
East	Hotel Casino	C (Commercial)	C-2 (General Commercial)
West	UP RR Union Pacific Railroad	UP RR Union Pacific Railroad	UP RR Union Pacific Railroad

Master Plan Areas	***Compliance***
Downtown Centennial Plan – Central Casino Core	N
Special Purpose and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (200 Feet)	Y
Downtown Casino Overlay District	Y
Live/Work Overlay District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Standard	*Required/Allowed*	*Provided*	*Compliance*
Front Setback	70% of the first story façade shall align along the front property line.	The proposed structure is set back 28 feet from the east property line with no alignment along Main Street.	N
Side Setbacks	No side yard setback is required.	Greater than 50 feet	Y
Rear Setback	No rear yard setback is required.	Greater than 75 feet	Y
Height	The Airport Overlay District limits the overall height of the development to 200 feet.	The proposed development is 44 feet in height.	Y
Service Areas	All service areas and loading docks shall be oriented away and be screened from public view.	The submitted site plan does not depict the location(s) of the service area(s).	N
Encroachments	No aerial encroachments are permitted. No vacations of the street right-of-way shall be permitted for expanding the building footprint.	The proposed addition will not create an aerial encroachment.	Y
Architectural Design Standards	Extended, blank, expressionless walls at the street level shall be prohibited.	The proposed structure would have extended blank elevations at the street level on all four sides.	N
Architectural Design Standards	The use of arcades, awnings and canopies on the ground floor of a building is required unless waived by City Council as part of a site development plan review.	The proposed elevations do not detail the use of arcades, awnings or canopies.	N
Architectural Design Standards	The main entry of the building from the street shall be appropriately articulated in the architectural design of the building.	The floor plan illustrates a main entrance along the east elevation, fronting Main Street. The submitted site plan and elevation plan do not illustrate in full detail the architectural enhancements around the formal entrance.	N

Standard	Required/Allowed	Provided	Compliance
Parking Screening	When parking lots face public streets, ornamental screen landscaping shall be incorporated.	The applicant is not proposing any new parking lot or parking garages with the proposed development.	N/A
Signage	The development is subject to review by the Downtown Design Review Committee for any proposed signage.	The applicant is not requesting any signage under this review.	N/A

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Main Street	Major Collector	Master Plan of Streets and Highways	82	Y

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Hotel, Motel or Hotel Suites	1,003 guest rooms	1 space for every guest room	1,003				
Non-restricted Gaming	60,000 SF	1:90 SF	667				
Commercial Recreation / Amusement (Indoor)	79,150 SF	1:200 SF	396				
TOTAL SPACES REQUIRED			2,066		1,513		N

Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City.

Waivers (SDR-53485)		
Requirement	**Request**	**Staff Recommendation**
70% of the building shall align along the front property line.	To allow zero percent of the building to align along the front property line.	Denial
Provide articulated roof lines and cornices on all sides of the building.	To allow no articulated roof lines or cornices.	Denial
Extended, blank, expressionless walls at the street level shall be prohibited	To allow extended, blank and expressionless walls along all four elevations at the street level.	Denial
The use of arcades, awnings and canopies on the ground floor of a building is required.	To allow no arcades, awnings, or canopies on the ground floor of the building.	Denial

ANALYSIS

The subject site is located within the boundaries of the Las Vegas Redevelopment District, and has a C (Commercial) land use designation. The zoning of the subject site is a combination of C-M (Commercial/Industrial) and M (Industrial). The existing hotel, non-restricted gaming establishment, and mix of general retail and restaurant uses are consistent with the current land use and zoning designations.

The applicant is requesting a Site Development Plan Review to construct a 79,150 square-foot tent to be used as a Commercial Recreation/Amusement (Indoor) Facility at 1 South Main Street. The facility would be used primarily as an ice hockey arena but would further be utilized for events such as concerts and public ice skating. The subject site is located within the boundaries of the Downtown Centennial Plan – Central Casino Core District, and is subject to the development standards outlined within. As proposed, the development does not adhere to all of the requirements outlined by the Downtown Centennial Plan. The proposed structure would locate within a portion of the existing surface parking lot south of the hotel and gaming use. It would replace existing parking spaces while the proposed use would require 395 additional parking spaces, resulting in a parking space deficiency of 553 spaces for the overall site. The existing parking structures located throughout the downtown area can adequately serve the proposed use. Specifically, the city of Las Vegas City Hall parking structure neighbors the subject site to the south and would be available for use on weekends and after normal working hours during the weekdays. Furthermore, a Variance is not required, as projects located within the Downtown Centennial Plan area are not subject to the automatic application of parking requirements.

The applicant is also requesting a waiver to allow no façade alignment along Main Street where 70 percent of the facade is required to front Main Street. As proposed, the structure is set back 28 feet from Main Street, which does not encourage the interactive urban environment that the Downtown Centennial Plan seeks to implement.

The subject site is also located within the boundaries of the Airport Overlay District, and is limited to 200 feet in height. The submitted elevation plans depict an overall height of 44 feet, which is in compliance with the Airport Overlay District. However, the elevation plans also depict blank, expressionless walls at the street level on all four sides of the proposed structure. The applicant is not proposing any changes in materials, colors, or architectural features to create visually interesting facades. As a result, the applicant is requesting three additional waivers to allow no arcades, awnings, or canopies on the ground floor of the structure where such is required, to allow no articulated roof lines on all sides of the building where such is required, and to allow blank, expressionless wall elevations at the street level where the use of expression lines utilizing materials, colors, or architectural embellishments is required. The lack of architectural features such as trim, windows, eaves, and varied roof pitch creates a monotonous façade that is not cohesive with the surrounding architectural massing of neighboring properties. The proposed design of the structure fails to enhance the pedestrian environment in the downtown area.

According to the Downtown Centennial Plan, projects within the downtown area are subject to streetscape standards and right-of-way improvements. The applicant would be responsible for constructing a five-foot amenity zone and a 10-foot wide, unobstructed sidewalk along Main Street. In addition, the applicant would be required to install street shade trees at 15 to 20-foot intervals along Main Street. However, the city of Las Vegas Department of Public Works has started a Capital Improvement Project to improve the transportation infrastructure along Main Street, from Bonneville Avenue to Stewart Avenue. The city initiated improvements would include creating a one-way couplet system for Main Street and the installation of the five-foot wide amenity zone, 10-foot wide sidewalk, L-curbs, re-paving, improved street lighting, new streetscape, and new traffic signals. The Capital Improvement Project relieves the applicant of providing the required amenity zone, sidewalk and streetscape.

The overall design of the proposed 79,150 square-foot structure is not appropriate for the Downtown area. It would not enhance the pedestrian environment nor encourage an interactive urban environment that the Downtown Centennial Plan seeks to implement. As such, staff is recommending denial of this request.

FINDINGS (SDR-53485)

In order to approve a Site Development Plan application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed Commercial Recreation/Amusement (Indoor) use is compatible with adjacent uses in the area. However, the design of the proposed 79,150 square-foot tent is not architecturally compatible with existing buildings in the immediate area. The design creates blank, expressionless wall elevations that do not contribute to an improved architectural massing in the downtown area.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

   The proposed development is not consistent with the Downtown Centennial Plan, as evidenced by the four requested Waivers from site planning and architectural design standards.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   Site access is provided by Main Street, an 82-foot wide Major Collector as classified by the Master Plan of Streets and Highways. The street is adequate in size to accommodate the proposed structure.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The proposed tent structure would be constructed of canvas supported by a steel frame. The proposal does not utilize materials commonly found in the surrounding area. The proposed materials are more common in temporary developments. Furthermore, the lack of architectural design makes the proposal inadequate for the area and the city.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   The lack of architectural features such as trim, windows, eaves, and varied roof pitch creates a monotonous façade that is not cohesive with the surrounding architectural massing of neighboring properties.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

The project will be subject to building permit review, inspections during construction and business licensing requirements prior to operating. Therefore, appropriate measures will be taken to protect the public health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 34

NOTICES MAILED 78

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-53485 APN: 139-34-101-006,007,008,009;.201-016

Name of Property Owner: T-U P R LLC

Name of Applicant: T-U P R LLC

Name of Representative: Lucy Stewart, LAS Consulting

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: JONATHAN JOSSEL

Subscribed and sworn before me

This 26 day of March, 2014

Emily Johnson

Notary Public in and for said County and State

State of Nevada, County of Clark

EMILY JOHNSON
Notary Public, State of Nevada
Appointment No. 10-1988-1
My Appt. Expires May 20, 2014

PRJ-53448
03/27/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SDR -Indoor commercial amusement

Project Address (Location) 1 Main Street

Project Name Wranglers arena **Proposed Use** indoor comm. amusem

Assessor's Parcel #(s) 139-34-101-006, 007, 008, 009 **Ward #** 5

General Plan: existing _____ proposed _____ **Zoning:** existing C-2/I proposed C-2/I

Commercial Square Footage 54,000 **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information Add wranglers arena on the 5th floor of the Plaza hotel & casino

PROPERTY OWNER T-U P R LLC **Contact** Jonathan Jossel

Address 1 Main Street **Phone:** 646-784-7111 **Fax:** _____

City Las Vegas **State** NV **Zip** 89101

E-mail Address jjossel@tamares.com

APPLICANT same as owner **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

REPRESENTATIVE LAS Stewart **Contact** Lucy Stewart

Address 1916 Trail Peak Lane **Phone:** 7024996469 **Fax:** 7029460857

City Las Vegas **State** NV **Zip** 89134

E-mail Address stewplan@aol.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name JONATHAN JOSSEL

Subscribed and sworn before me

This 26 day of March, 20 14.

Emily Johnson

Notary Public in and for said County and State

State of Nevada, County of

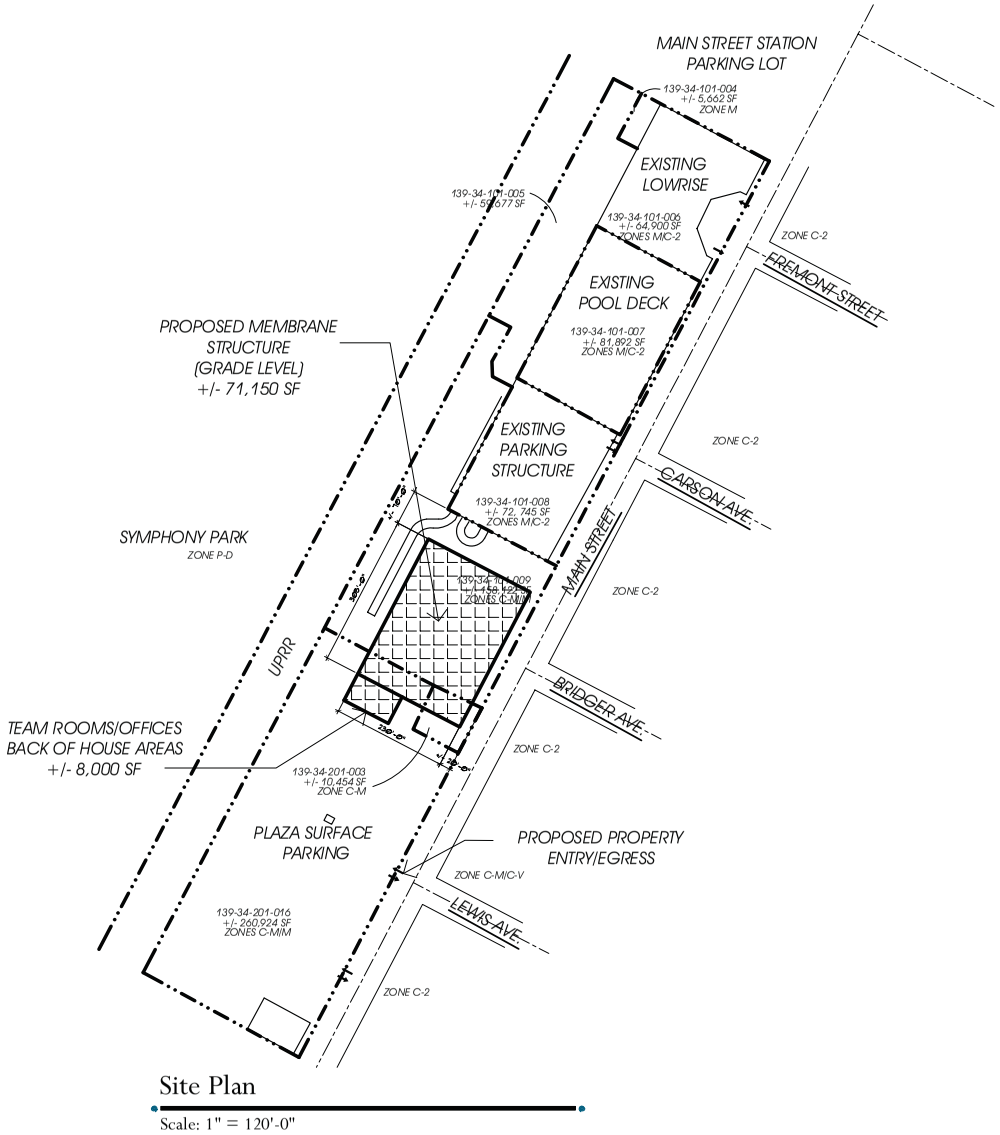
EMILY JOHNSON
Notary Public, State of Nevada
Appointment No. 10-1988-1
My Appt. Expires May 20, 2014

FOR DEPARTMENT USE ONLY

Case #	SDR-53485
Meeting Date:	05/13/14 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-53448
03/27/14



Site Plan

Scale: 1" = 120'-0"

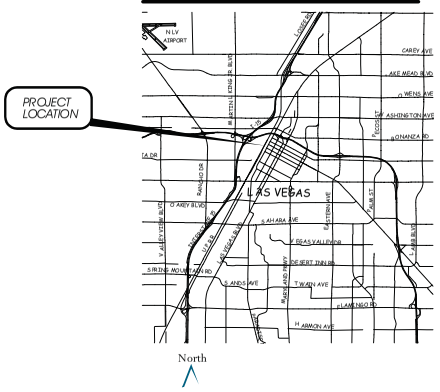
Site Data:

ASSESSOR'S PARCEL NUMBER(s) (APN)	139-34-101-009 139-34-201-003 139-34-201-006
CURRENT ZONING	C-2
PARCEL AREA	
SITE GROSS	+/- 16.67 ACRES GROSS
NEW BUILDING AREA:	+/- 79,000 SF
PARKING ANALYSIS:	
EXISTING HOTEL ROOMS: - 1003 @ 1 PER	1003 SPACES
EXISTING CASINO: - 60,000 SF @ 1 PER 90 SF =	667 SPACES
COMM. REC/AMUSEMENT: 79,000 @ 1 PER 200	395 SPACES
TOTAL PARKING REQUIRED	2,065 SPACES
PROVIDED	1513 SPACES

Owner/Developer:

The Plaza Hotel and Casino
1 Main Street
Las Vegas, NV 89101

Vicinity Map:



Project No. 14523

North

Wranglers Stadium @ The Plaza

Las Vegas, Nevada

April 16, 2014

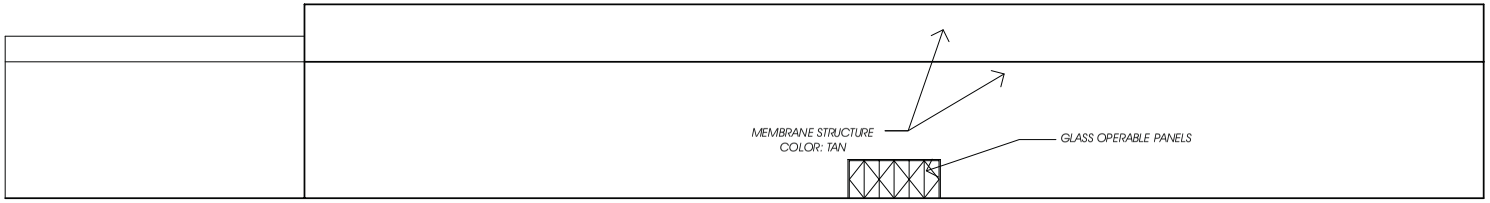
This design is conceptual in nature and no guarantee of its accuracy is implied.

© Copyright AVARUUS Studios, Inc. 2014

PRJ-53448
04/16/14

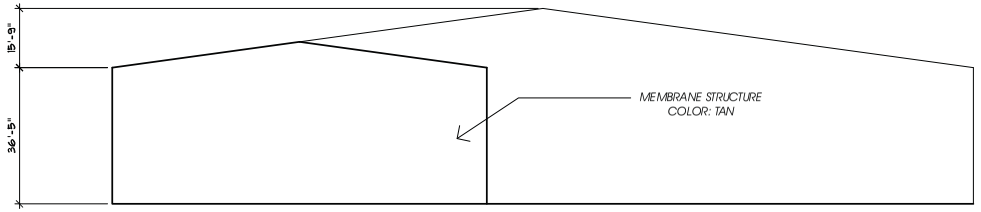
AVARUUS STUDIOS
(702) 776-7774

SDR-53485



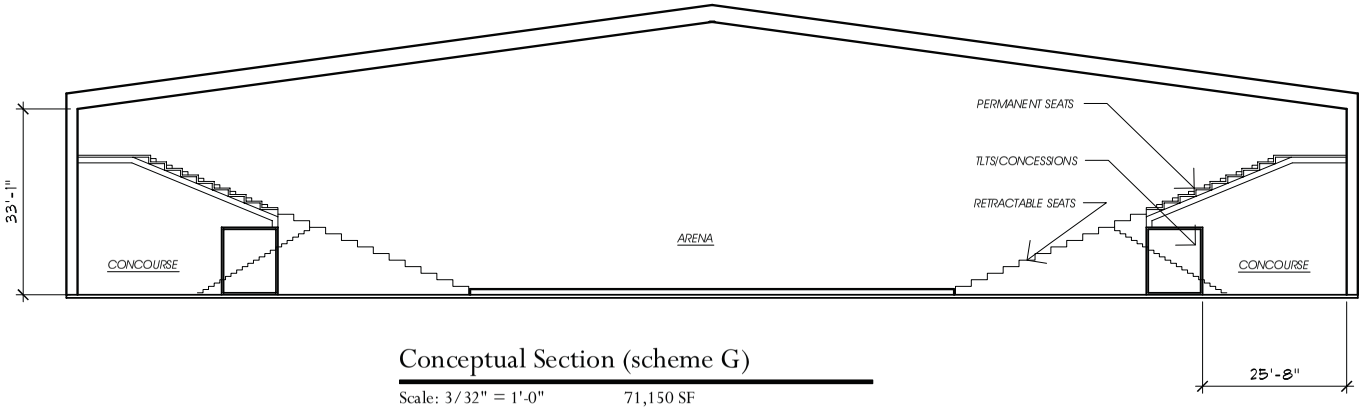
Exterior Elevations

Scale: 1/16" = 1'-0"



Exterior Elevations

Scale: 1/16" = 1'-0"



Conceptual Section (scheme G)

Scale: 3/32" = 1'-0" 71,150 SF

Project No. 14523

Wranglers Stadium
@ The Plaza
Las Vegas, Nevada

This design is conceptual in nature and no guarantee of its accuracy is implied.

© Copyright AVARUUS Studios, Inc. 2014

April 16, 2014

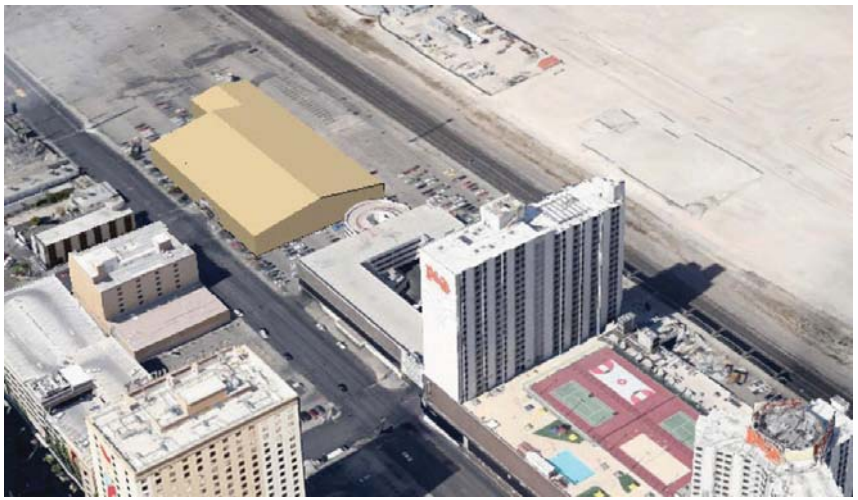
PRJ-53448
04/16/14

AVARUUS STUDIOS
(702) 776-7774

SDR-53485

Color Sample

Scale: none



Aerial Views

Scale: none

Project No. 14523

Wranglers Stadium
@ The Plaza
Las Vegas, Nevada

This design is conceptual in nature and no guarantee of its accuracy is implied.

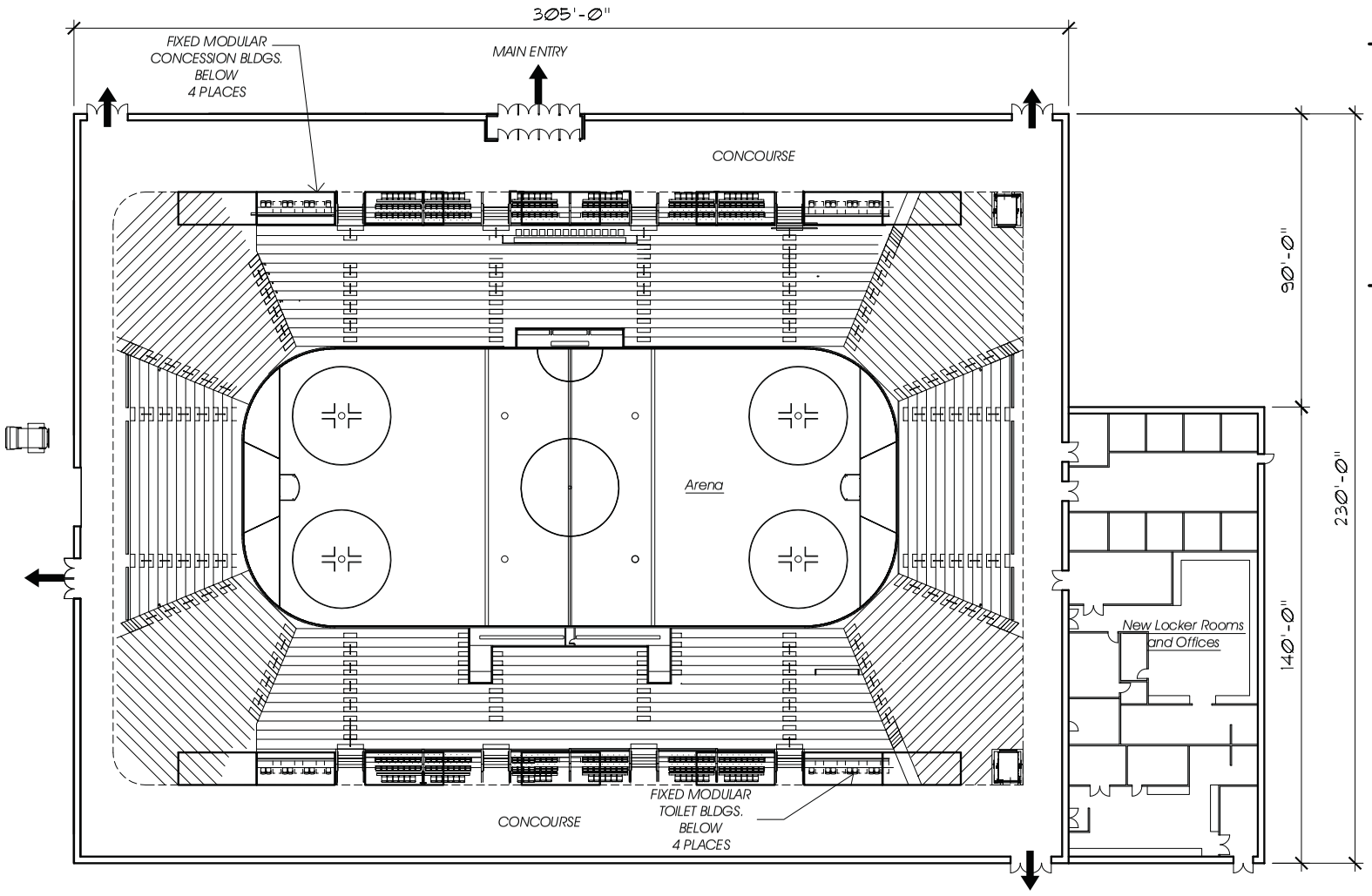
© Copyright AVARUUS Studios, Inc. 2014

April 16, 2014

PRJ-53448
04/16/14

AVARUUS STUDIOS
(702) 776-7774

SDR-53485



Egress Calculations:

Doors: Occ load x .15 = 4500 x .15 = 56'-3" of door width

Toilet Calculations:

WATER CLOSETS:

MEN:	1500 OCCS / 75 =	20 REQD.
	750 OCCS / 120 =	7 REQD.
	TOTAL =	27 REQD.
WOMEN:	1520 OCCS / 40 =	38 REQD.
	730 OCCS / 60 =	13 REQD.
	TOTAL =	51 REQD.

LAVATORIES:

MEN:	1750 OCCS / 200 = 9 REQD.
WOMEN:	1750 OCCS / 150 = 12 REQD.

DRINKING FOUNTAINS:

COMBINED: 4500 OCCS / 1000 = 5 REQD.

SERVICE SINK:

COMBINED: 1 REQD.

North

Conceptual Floor Plan (scheme G)

Scale: 1/16" = 1'-0" 47,300 SF

Project No. 14523

Wranglers Stadium @ The Plaza

Las Vegas, Nevada

This design is conceptual in nature and no guarantee of its accuracy is implied.

© Copyright AVARUUS Studios, Inc. 2014

April 16, 2014

PRJ-53448
04/18/14

AVARUUS STUDIOS
(702) 776-7774

SDR-53485

SDR 53485
T U P R, LLC

1 Main Street

Proposed 47.3 thousand square foot commerical recreation/amusement facility.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	RECREATIONAL COMM CTR [1000SF]	47.3	22.88	1,082
AM Peak Hour			1.62	77
PM Peak Hour			1.45	69

Existing traffic on all nearby streets:

Main Street	
Average Daily Traffic (ADT)	13,013
PM Peak Hour (heaviest 60 minutes)	1,041

Bridger Avenue	
Average Daily Traffic (ADT)	5,238
PM Peak Hour (heaviest 60 minutes)	419

	Adjacent Street ADT Capacity
Main Street	34,500
Bridger Avenue	16,300

This project is expected to add about 1,082 trips per day on Main St. & Bridger Ave. Currently, Main is at about 38 percent of capacity and Bridger is at about 32 percent of capacity. With this project, Main is expected to be at about 41 percent of capacity and Bridger to be at about 39 percent of capacity.

Based on Peak Hour use, this project will add about 77 trips in the peak hour, or about five every four minutes.

Note that this report assumes all traffic from this development uses all named streets.

SDR-53485 [PRJ-53448] - APPLICANT/OWNER: T-UPR, LLC
1 SOUTH MAIN STREET

04/03/2014

SDR-53485 [PRJ-53448] - APPLICANT/OWNER: T-UPR, LLC
1 SOUTH MAIN STREET

04/03/2014

Lucy Stewart
1916 Trail Peak Lane
Las Vegas, NV 89134
(702) 499-6469-cell
(702) 946-0857-fax

April 16, 2014
Greg Kapovich
City of Las Vegas, Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106

RE: Wranglers Arena PRJ53448_JF001-Revised

Dear Mr. Kapovich:

Please accept this letter as our justification for a site development review (SDR) for the above referenced property. The Wranglers ice Hockey team is relocating from the Orleans arena to the Plaza Hotel and Casino. They are constructing a tent grade level, over the surface parking lot. They had originally proposed it on the 5th level of the parking garage, where the hotel pool is located. Structurally it is difficult plus it would be crossing property lines on top of the parking structure. The arena will be used for the daily practice for the hockey team, plus for their home games.

The Downtown Centennial Plan doesn't require the regular parking standards, however, if they were applied, the Plaza would be short 552 parking spaces now that the arena is removing parking spaces. While that may seem excessive, there are plenty of parking spaces throughout the downtown area. We anticipate attendees to visit other attractions downtown, perhaps to eat or drink at one of the many establishments in the Fremont Street corridor, either before or after the hockey game. There is street parking on the surrounding streets, the public garage at 4th street, parking at Neonopolis and various parking lots throughout the downtown area. This should help divert people to other properties before or after the game.

SDR-53485

PRJ-53448
04/16/14

They are planning on adding stairs and escalators along the back of the building to allow for separate access to the arena, handicap access is via the elevators to the arena.

In addition, when the Wranglers are not playing or practicing, there arena will be used for a variety of other uses. The public will be invited to ice skate; there may be concerts and various other activities to draw the public to this venue. The seating count will depend on the event for this location but should range between 5-10,000 seats (typically 8500 for concerts). There will concessions and bathrooms added for the public. The facility may be used as overflow for hotel convention meeting space during the off season. The pool will be covered by the tent, and covered by seats while there is a game. During off season and when there are no games, the pool will be enclosed by the tent and available for the clientele. The tent is canvas and will look similar to the tents at the World Market Center on Grand Central Parkway (see attached picture). The sign package will be submitted at a later date.

Please contact me with any questions you might have.

Yours truly,

Lucy Stewart

Lucy Stewart

SDR-53485

PRJ-53448
04/16/14

City of Las Vegas Agenda Item No.: **37.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 13, 2014

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
TXT-53243 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action to amend LVMC Chapter 19.12 related to Permitted Uses and Chapter 19.18 related to Definitions and Measures to amend the zoning district applicability, descriptions and definitions for various uses related to crop and animal production and food processing and to provide for other related matters. Staff recommends APPROVAL.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Proposed Amendments and Staff Report

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 13, 2014
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
TXT-53243	Staff recommends APPROVAL.	

** PROPOSED AMENDMENT(S) **

1. LVMC 19.12.010 Table 2 (Permitted Uses) is hereby amended to revise the applicability of the "Animal Keeping & Husbandry" use within City zoning districts by inserting the letter "C" in the boxes corresponding to the C-PB, C-M and M Districts to indicate that the use is subject to conditional use regulations.

	U	R-E	R-D	R-1	R-CL	R-TH	R-2	R-3	R-4	R-MH	P-O	O	C-1	C-2	C-PB	C-M	M	Additional Information
Animal Keeping & Husbandry	C	C	C												C	C	C	page XXX

2. LVMC 19.12.010 Table 2 (Permitted Uses) is hereby amended to revise the applicability of the "Crop Production" use within City zoning districts by inserting the letter "C" in the boxes corresponding to the C-PB, C-M and M Districts to indicate that the use is subject to conditional use regulations.

	U	R-E	R-D	R-1	R-CL	R-TH	R-2	R-3	R-4	R-MH	P-O	O	C-1	C-2	C-PB	C-M	M	Additional Information
Crop Production	P	P													C	C	C	page XXX

SS

3. LVMC 19.12.010 Table 2 (Permitted Uses) is hereby amended to revise the applicability of the "Community Garden" use within City zoning districts by inserting the letter "P" in the box corresponding to the C-PB District to indicate that the use is permitted of right.

	U	R-E	R-D	R-1	R-CL	R-TH	R-2	R-3	R-4	R-MH	P-O	O	C-1	C-2	C-PB	C-M	M	Additional Information
Community Garden	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	page XXX

4. LVMC 19.12.010 Table 2 (Permitted Uses) is hereby amended to revise the applicability of the "Garden Supply/Plant Nursery" use within City zoning districts by inserting the letter "P" in the box corresponding to the C-PB District to indicate that the use is permitted of right.

	U	R-E	R-D	R-1	R-CL	R-TH	R-2	R-3	R-4	R-MH	P-O	O	C-1	C-2	C-PB	C-M	M	Additional Information
Garden Supply/Plant Nursery													S	P	P	P	P	page XXX

5. LVMC 19.12.070 is hereby amended by adding Conditional Use Regulations to the "Animal Keeping & Husbandry" use as follows:

Conditional Use Regulations:

1. With respect to domestic animals:
    a. The applicant must submit to the Department, for administrative review and approval, a site plan with notes indicating the number and types of animals to be kept or reproduced on the premises.
    b. No more than 3 sheep or goats may be kept for each 20,000 square feet of land included in the building site.
    c. All operations and activities shall be in accordance with LVMC Title 7.
    d. No more than one horse or cow is permitted for each 7,500 square feet of lot area.
    e. In the R-D Zoning District, no more than 2 horses may be stabled on building site, and the site must have a minimum net lot size of 18,000 square feet.
    f. No horse or cattle may be kept at any location south of Cheyenne Avenue.

2. With respect to non-domestic animals:
    a. Animals shall be confined at all times within a secured, enclosed or fenced area.
    b. Animals which are kept outdoors must be located at least 1,500 feet from any residential dwelling, school, individual care center licensed for more than 12 children or public park.
    c. The site must have a minimum area of 2 acres.
    d. All operations and activities shall be in accordance with LVMC Title 7.

3. The use shall be conducted entirely within an enclosed space, except that up to one quarter of the area containing the use may be located in the open air for ancillary educational purposes. (C-PB, C-M and M only)

On-site Parking Requirement: No additional parking required beyond that which is required for the principal use on the site.

6. LVMC 19.12.070 is hereby amended by amending the Description and Conditional Use Regulations to the "Crop Production" use as follows:

Description: An area for raising or harvesting agricultural crops, generally operated on a large-scale commercial basis with accompanying wholesale and retail sales. This use does not include ~~either~~ any medical marijuana establishment, a community garden, ~~or~~ a garden that is incidental to a residential use whose products are intended for the use of those residing on the parcel, or production of any other plant material otherwise defined by this Title.

Conditional Use Regulations:

1. The use shall be conducted entirely within an enclosed space, except that up to one quarter of the area containing the use may be located in the open air for ancillary educational purposes.

On-site Parking Requirement: One space for each employee on the largest shift.

7. LVMC 19.18.020 is hereby amended by amending the definition of the term "Crop Production" as follows:

Crop Production. An area for raising or harvesting agricultural crops, generally operated on a large-scale commercial basis with accompanying wholesale and retail sales. This use does not include ~~either~~ any medical marijuana establishment, a community garden, ~~or~~ a garden that is incidental to a residential use whose products are intended for the use of those residing on the parcel, or production of any other plant material otherwise defined by this Title.

Staff Report Page One
May 13, 2014 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This item is for discussion and possible action to amend LVMC Chapter 19.12 related to Permitted Uses and Chapter 19.18 related Definitions to amend the zoning district applicability, descriptions and definitions for various uses related to crop and animal production and food processing.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
05/02/12	The City Council adopted Ordinance 6189, which was introduced as Bill No. 2012-2. This amendment permitted the "Community Garden" use as conditional in all residential zoning districts and permitted in all commercial and industrial districts in the Unified Development Code. The C-PB District was not included in this amendment.
05/02/12	The City Council adopted Ordinance 6190, which was introduced as Bill No. 2012-17. This amendment made various updates, corrections and clarifications to the Unified Development Code first adopted 03/16/11. The C-PB District was reintroduced as part of this amendment.
12/19/12	The City Council adopted Ordinance 6229, which was introduced as Bill No. 2012-55. This amendment consolidated various animal-related uses, including "Animal Keeping & Husbandry."

ANALYSIS

Traditionally, crop and animal production has been an outdoor use restricted to rural areas of the city, where undesirable noise, smells and health nuisances can be minimized by larger open spaces and separation from other uses. However, emerging sustainable technologies have allowed urban farms to coexist with commercial, retail and industrial uses using methods that limit power, waste and water usage. Food and animal production (primarily aquatic species) can be scaled to the needs of the producer and can also be accomplished in smaller enclosed spaces.

Currently the Unified Development Code does not allow the keeping and breeding of animals for food production in commercial or industrial zoning districts, nor is the cultivation of agricultural raw materials for wholesale or retail sale allowed in these districts. The proposed amendment would allow such uses conditionally in the C-PB (Planned Business Park), C-M (Commercial/Industrial) and M (Industrial) Districts with the opportunity for applicants to request special use permits if conditions could not be met. Food processing by non-mechanized means is already permitted in these districts, with the requirement of a special use permit in the C-PB District only.

This amendment would also allow "Community Garden" as a permitted use in the C-PB District. The use is conditional in all residential districts and permitted in all other commercial and industrial districts in the city. When the use was first introduced in the UDC, the C-PB District was a legacy category, meaning that no new uses could be added. The C-PB District was reinstated concurrently with adoption of the "Community Garden" use but subsequent updates to the code did not include this use in the C-PB District.

The "Garden Supply/Plant Nursery" use would also be allowed as a permitted use in the C-PB District, similar to the C-M and M Districts. This use differs from "Crop Production" in that the raw materials for planting or food production are offered for sale, but no produce from those plants are sold. Neither this use nor the others above should be construed as permitting the cultivation or sale of marijuana plants, as those uses are not currently allowed in the city.

FINDINGS (TXT-53243)

The proposed text amendment is intended to achieve the following:

- Allow for sustainable urban farming and animal production in less restrictive commercial and industrial districts.
- Allow "Animal Keeping & Husbandry" and "Crop Production" as conditional uses in the C-PB, C-M and M Districts, with conditions restricting the use primarily to enclosed spaces.
- Allow "Community Garden" as a permitted use in the C-PB District consistent with the intent of the use.
- Allow "Garden Supply/Plant Nursery" as a permitted use in the C-PB District, consistent with the current allowance of this use in the C-M and M Districts.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED RJ only

APPROVALS 0

PROTESTS 0

City of Las Vegas Agenda Item No.: **38.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 13, 2014

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
TXT-53408 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action to amend LVMC 19.12.070 to remove from the conditional regulations for the Animal Keeping and Husbandry use the restriction that horses may not be kept south of Cheyenne Avenue, and to provide for other related matters. Staff has NO RECOMMENDATION.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff has NO RECOMMENDATION

BACKUP DOCUMENTATION:
1. Proposed Amendments and Staff Report

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 13, 2014
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
TXT-53408	Staff has NO RECOMMENDATION.	

** PROPOSED AMENDMENT(S) **

1. LVMC Title 19.12.070 is hereby amended by amending the Conditional Use Regulations for the "Animal Keeping & Husbandry" use as follows:

Conditional Use Regulations:

1. With respect to domestic animals:
   a. The applicant must submit to the Department, for administrative review and approval, a site plan with notes indicating the number and types of animals to be kept or reproduced on the premises.
   b. No more than 3 sheep or goats may be kept for each 20,000 square feet of land included in the building site.
   c. All operations and activities shall be in accordance with LVMC Title 7.
   d. No more than one horse or cow is permitted for each 7,500 square feet of lot area.
   e. In the R-D Zoning District, no more than 2 horses may be stabled on the building site, and the site must have a minimum net lot size of 18,000 square feet.
   f. No ~~horse or~~ cattle may be kept at any location south of Cheyenne Avenue.

2. With respect to non-domestic animals:
   a. Animals shall be confined at all times within a secured, enclosed or fenced area.
   b. Animals which are kept outdoors must be located at least 1,500 feet from any residential dwelling, school, individual care center licensed for more than 12 children or public park.
   c. The site must have a minimum area of 2 acres.
   d. All operations and activities shall be in accordance with LVMC Title 7.

** STAFF REPORT **

PROJECT DESCRIPTION

This item is for discussion and possible action to amend LVMC 19.12.070 to remove from the conditional regulations for the Animal Keeping and Husbandry use the restriction that horses may not be kept south of Cheyenne Avenue.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
06/03/09	The City Council adopted Ordinance 6041, which was introduced as Bill No. 2009-18. This amendment added restrictions on sheep and goats to the "Animal Keeping and Husbandry" use as part of a larger update to LVMC Chapter 19.
12/19/12	The City Council adopted Ordinance 6229, which was introduced as Bill No. 2012-55. This amendment consolidated various animal-related uses and included a conditional use regulation for the "Animal Keeping and Husbandry" use providing that horses or cattle may not be kept at any location south of Cheyenne Avenue, meaning that a special use permit would be required to keep horses or cattle at such locations.

ANALYSIS

The current Conditional Use Regulations listed in Title 19.12.070 for the "Animal Keeping and Husbandry" use restrict horses and cattle from being kept south of Cheyenne Avenue. Those applicants wishing to keep horses and cattle south of Cheyenne may request a Special Use Permit, which allows the Planning Commission and/or the City Council discretion on a case-by-case basis to determine suitability of any such request. This amendment would remove the restriction on horses only from the conditional use regulation, thereby permitting the keeping of horses in the U (Undeveloped), R-E (Residence Estates) and R-D (Single Family Restricted) Districts anywhere in the city, subject to the remaining conditions listed in Title 19.12.070. A special use permit would still be required to keep cows in these locations south of Cheyenne Avenue. Prior to December 2012, no special use permit was necessary for the keeping of either horses or cattle on locations south of Cheyenne Avenue.

FINDINGS (TXT-53408)

The proposed text amendment is intended to achieve the following:

- Remove the conditional use regulation that restricts the keeping of horses to locations north of Cheyenne Avenue only.
- Remove the ability for the Planning Commission and City Council to determine suitability of locations for the keeping of horses south of Cheyenne Avenue through the Special Use Permit process.
- Make minor grammatical and syntax corrections.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED RJ only

APPROVALS 0

PROTESTS 0

City of Las Vegas Agenda Item No.: **39.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 13, 2014

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
TXT-53747 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend LVMC 19.04.010 Table 2 Sexually Oriented Business Conditional Use Regulation 6 to extend to 18 months the period of time within which to obtain a building permit to reestablish and continue the use when a use has been discontinued under certain circumstances, within the Downtown Centennial Plan area. Staff has NO RECOMMENDATION.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff has NO RECOMMENDATION

BACKUP DOCUMENTATION:
1. Proposed Amendments and Staff Report

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 13, 2014
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
TXT-53747	Staff has NO RECOMMENDATION.	N/A

** PROPOSED AMENDMENT **

1. LVMC 19.12.070 is hereby amended by amending Conditional Use Requirement 6 for the "Sexually Oriented Business" use as follows:

   6. The provisions of Regulation 4 and the provisions of Chapter ~~19.16~~ 19.14 that prohibit the expansion, enlargement or alteration of an existing use as described in those provisions shall not apply to an existing nude show located within the Downtown Centennial Plan area, as described in Ordinance No. 6051 and as amended from time to time, but only if and to the extent that the following conditions are met:

      a. Any expansion, enlargement or alteration, including all required on-site parking, must be contained entirely on the same legally-created parcel on which the use presently exists.

      b. The expansion, enlargement or alteration must be approved by means of a Major Site Development Review pursuant to LVMC 19.16.100(G), unless that requirement is waived by the Director.

      c. Except as otherwise provided in Paragraph (d), the discontinuation and abandonment provisions of LVMC 19.14.030(A) shall continue to apply.

      d. For a use that is discontinued for purposes of expansion, enlargement or alteration, or in connection with a foreclosure proceeding, the use shall not be considered terminated or abandoned. However, the building permit ~~for~~ or permits necessary to accomplish such expansion, enlargement or alteration must be obtained within ~~6~~ 18 months after operations cease and the ~~permit~~ permits must be exercised completely before ~~the permit expires~~ they expire.

RTS

Otherwise, the use shall be deemed abandoned, the nonconforming status lost, and the future use of the property must comply with current zoning requirements.

e. For purposes of this Regulation 6, the expansion, enlargement or alteration of a use includes the rebuilding or replacement of the building or buildings associated with the use.

** STAFF REPORT **

PROJECT DESCRIPTION

This item is for discussion and possible action to amend LVMC 19.04.010 Table 2 Sexually Oriented Business (SOB) Conditional Use Regulation 6 to extend to 18 months the period of time within which to obtain a building permit to reestablish and continue the use when a use has been discontinued under certain circumstances, within the Downtown Centennial Plan area.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
12/15/10	The City Council adopted Ordinance 6123, which was introduced as Bill No. 2010-50. This amendment allows under limited circumstances the expansion, enlargement or alteration of certain nonconforming sexually oriented businesses located within the Downtown Centennial Plan Area. The Planning Commission and staff recommended approval of the amendment as TXT-39658.

ANALYSIS

The Conditional Use regulations listed in Title 19.12.070 for the Sexually-Oriented Business use prohibit the reestablishment of a sexually-oriented business that is nonconforming due to distance separation requirements if the use is abandoned for a period of at least 30 days. This 30-day period is significantly less than the period that is allowed for the reestablishment of other nonconforming uses, which are allowed up to 12 months to reestablish per Title 19.14.030. The 30-day period for reestablishment of nonconforming sexually-oriented uses does not apply in instances where the business is being expanded, enlarged or altered; in those instances, the property owner has six months to obtain a building permit, and all construction activity must be completed before the permit expires.

The proposed amendment would extend the period to obtain permits to expand/alter/enlarge sexually-oriented uses from six months to 18 months, and would preclude foreclosure actions from consideration of abandonment of the use.

FINDINGS

The proposed text amendment is intended to achieve the following:

- Extend the period that a SOB has to reestablish itself from six months to 18 months in the event that the closure of the business is due to the expansion, enlargement or alteration of the structure, or in connection with a foreclosure proceeding.
- Provide the Director with discretion as to whether a Major Site Development Plan Review heard by the Planning Commission is required.
- Make minor grammatical and reference corrections.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED RJ only

City of Las Vegas Agenda Item No.: **40.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 13, 2014

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
DIR-53631 - DIRECTOR"S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For a presentation on the 2014 Smart Growth Sprawl Report results. Staff has NO RECOMMENDATION.

NO ACTION

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff has NO RECOMMENDATION

BACKUP DOCUMENTATION:
None

City of Las Vegas Agenda Item No.: **41.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: MAY 13, 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